

BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY _____

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Lisa Adkins
YOUR ADDRESS: 106 W. Sibley Hall
ORGANIZATION (if any): Preservation Planning Workshop, Cornell University

DATE: September 1, 1992
TELEPHONE: (607) 255-6851

IDENTIFICATION

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 71 East Third Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Miles + Bonnie Vance ADDRESS: 71 East Third Street, Corning, NY
Present: Residential
- 6. USE: Original: Single family residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No []
Interior accessible: Yes [] No [X] Explain: Private residence

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard [X] b. stone [] c. brick [] d. board & batten []
e. cobblestone [] f. shingles [] g. stucco [] other:
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints [X] ?
b. wood frame with light members [X]
c. masonry load bearing walls []
d. metal (explain)
e. other
- 10. CONDITION: a. excellent [] b. good [X] c. fair [] d. deteriorated []
- 11. INTEGRITY: a. original site [X] b. moved [] if so, when?
c. list major alterations and dates (if known): see continuation sheet
- 12. PHOTO:
- 13. MAP:

14. THREATS TO BUILDING:

- a. none known b. zoning c. roads
d. developers e. deterioration
f. other:

15. RELATED OUT BUILDINGS AND PROPERTY:

- a. barn b. carriage house c. garage
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features
j. other:

16. SURROUNDINGS OF THE BUILDING (CHECK MORE THAN ONE IF NECESSARY)

- a. open land b. woodland
c. scattered buildings
d. densely built-up e. commercial
f. industrial g. residential
h. other:

17. INTERRELATIONSHIP OF BUILDINGS AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

See Continuation Sheet

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

(Including interior features if known):

See Continuation Sheet

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: ca. 1865

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

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16. MAJOR ALTERATIONS AND DATES:

The earliest part of this house was constructed ca. 1862, and corresponds to what is now the gable front one-and-a-half story section of the house. The first Sanborn Fire Insurance map of the area from 1888 shows that early area of construction as having a small one-story wing on its eastern side. The one-story wing had been extended to the rear by 1903, and by 1906 the Sanborn map shows that a full second story had been added above the wing. A full width front porch is also shown. The porch was removed sometime after 1950 and replaced with the current vestibule. A small two-story addition was also installed at the rear northeast corner of the house.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The modest proportions of this house are a reminder of the earliest generation of homes in this neighborhood. Although this house's former contemporaries have been either removed or more extensively expanded, the house at 71 East Third Street maintains a dignified presence in the neighborhood. The house has a modest front yard with some landscaping and is set slightly below the level of East Third Street. The lot slopes to the rear, revealing part of the house's basement story.

There is also a ca. 1925 two-story garage at the extreme rear of the lot which is accessed by the alley which divides the block. This three-car garage is unusual in that it contains a service element of the the neighborhood's sewer main within the structure, installed by the city's Department of Public Works in 1925. The second floor of the garage is finished and has served as living quarters in the past.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

This house has some attributes of the Gothic Revival Style. In general, the verticality of the gable front section and its general proportions in relation to the enlarged wing suggests the cross gable subtype of that style. The glassed-in vestibule, although a more modern

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16. OTHER NOTABLE FEATURES...(continued):

In addition, reinforces the Gothic Revival look of the house's plan with the use of cut-work wooden trim elements.

The exterior of the house is clad entirely in narrow clapboard with no other decorative detailing apparent. The foundation is cast stone with a sandstone finish and beaded mortar joints. There is also a massive brick chimney at the rear of the gable front section. The house's fenestration varies considerably. First floor windows on both sections of the house are generally two-over-two double-hung sash with the exception of casement windows placed on the rear of the wing section and the northeast corner addition. Second floor windows are generally smaller one-over-one double-hung sash, with one irregularly placed casement window on the eastern facade. There is a secondary entrance into the rear addition accessed by a paved walkway along the eastern facade, and another basement level entrance to that addition at the rear.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Deed research on this house reveals a regular chain of owners from the time of its ca. 1862 construction to the present, complete with purchase prices for most sales. The house originally was originally sold in 1865 by Leonard and Ann Maria Beck for \$700 to Cordelia and Henry Van Campen. Mrs. Van Campen later owned 96 East Second Street, and was a longtime neighborhood resident. There is little information available about other late nineteenth century owners of the house. Mrs. Anna Branch, listed in 1890s city directories as the widow of Edwin Branch, owned the house from 1890 until she sold it to local lawyer Herbert Heminway in 1907 for \$3900. The house remained in the Heminway family until 1945, at which time it was sold to William E. and Sarah P. Severn. They have already been living in the house since 1936. Mr. Severn was the principal of the Corning Free Academy in the 1920s, and became the superintendent of the local school district in 1929. He served as the superintendent until 1954, presiding over the school system through a controversial period of local history in which a number of local school

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20 HISTORICAL... (continued):

districts were combined into a unified district. A local school is named for Mr. Severn. Sarah Severn sold the house in 1957 after her husband's death to local doctor Milton Lapp. The current owners of the house are Miles and Donnie Vance.

21. SOURCES:

Atlas of Steuben County, New York, M. Levy, Philadelphia: J.E. Ginter, Publisher, 1857.

Atlas of Steuben County, New York, Philadelphia: D. G. Beers & Co., 1873.

Clayton, W. W., History of Steuben County, New York, with Illustrations and Biographical Sketches of Some of its Prominent Men and Pioneers, Philadelphia: Lewis, Peck, & Company, 1879.

Map of the City of Corning, New York, Corning: Harry C. Heermans, City Engineer, 1893.

Elmira-Corning City Directories, Boyd Cousins: 1872-73, 1874-75, Hamilton's 1893-1920, inclusive.

City of Corning Tax Assessment Rolls: Corning City Hall Tax Assessor's Office, Corning, NY.

Gazetteer and Directory of Steuben County: 1868-69, Syracuse: Hamilton Co. Co., 1868.

Hakes, Harlo, ed., Landmarks of Steuben County, Syracuse: D. Mason & Company, 1896.

Interview with Mrs. Bonnie Vance, August 1992.

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21 SOURCES... (continued):

