



**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: Richard Carlson  
YOUR ADDRESS: 106 W. Sibley Hall  
ORGANIZATION (if any): Preservation Planning Workshop, Cornell University  
DATE: Dec. 17, 1992  
TELEPHONE: \_\_\_\_\_

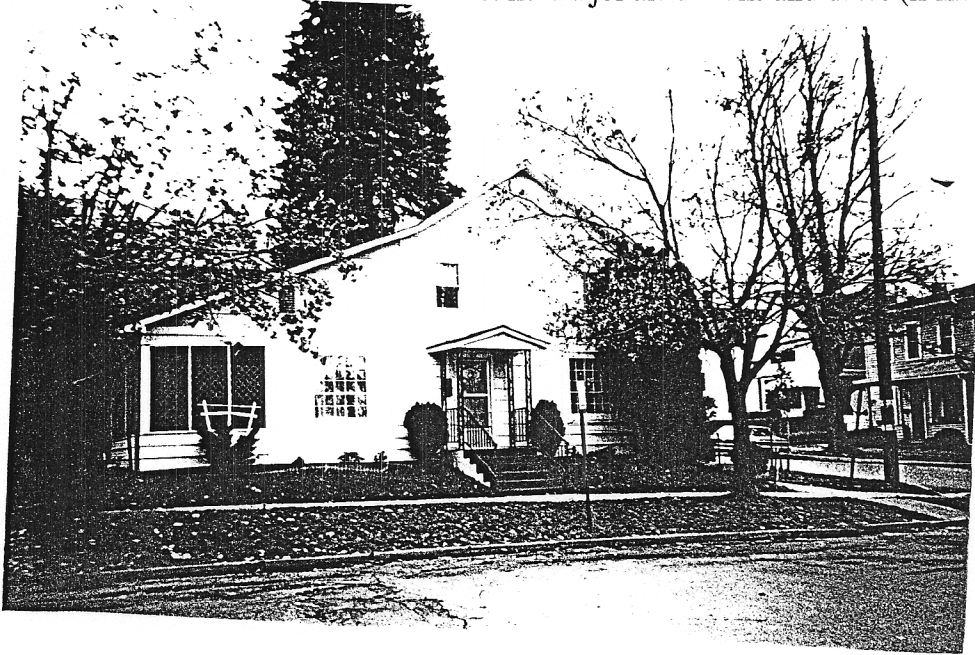
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**IDENTIFICATION**

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben                      TOWN/CITY: Corning                      VILLAGE:
- 3. STREET LOCATION: 44 West Third St.
- 4. OWNERSHIP:              a. public [ ]    b. private [ x ]
- 5. PRESENT OWNER: Bertha C. Dann                      ADDRESS: 44 West Third St.
- 6. USE: Original: Single-family residence                      Present: 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 [ ]    b. stone [ ]    c. brick [ ]    d. board & batten [ ]  
   e. cobblestone [ ]    f. shingles [ ]    g. stucco [ x ]    other: synthetic siding
- 9. STRUCTURAL SYSTEM:              a. wood frame with interlocking joints [ ]    }              like polyester?  
   b. wood frame with light members [ ]              }              no guesses?  
   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



14. THREATS TO BUILDING:

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

15. RELATED OUTBUILDINGS 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 BUILDING 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: probably prior to 1882

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

44 West Third Street

large picture

This house has been greatly altered since its ~~present~~ nineteenth century construction. 11c. The first story windows, probably originally six-over-six-light double-hung-sash like those on the second story, ~~to have been changed some time in~~ changed to the 20th century, perhaps around the same time the synthetic siding was added. The metal barrels forming the window wells on the west facade were probably also installed in the early twentieth century. The front steps and front porch also appear to be ~~yet~~ later additions. The patio on the east side of the house was enclosed in 1973.

17. This house is located on the southeast corner of Third and Walnut Streets in a primarily residential neighborhood, ~~although~~ <sup>although</sup> The Corning Free Academy occupies the block across Third Street, ~~however~~ <sup>however</sup> This section of Walnut Street contains primarily vernacular Queen Anne style residences, but other styles are represented as well. The house size, lot size, and setback are similar to those of other houses on the same block of Walnut Street, but considerably smaller than those of the houses on nearby Third Street.

18. This two-story, front-gabled, plank-framed residence has a shed-roofed addition attached to its east side that decreases in height from two to one story. The main ~~portion~~ <sup>block</sup> of the house is rectangular, and is clad in what appears to be two different kinds of synthetic siding, one on each floor.

The front facade of the house, which faces north, features a two-bay section that forms the main ~~body~~ <sup>body</sup> of the house, and the one story shed-roofed addition, whose northern facade is flush with that of the main house. The two bays of the main house contain an entry door and a twenty-light window on the first story, and two six-over-six-light double-hung-sash windows on the second. The section of the addition adjacent to the main body of the house has another twenty-light window on the first story. Farther west, a one-story enclosed porch marks the end of the addition. The porch has three tall single-light windows on the north facade.

The east facade of the house, like the front facade, is two bays wide. Two horizontal twelve-light windows are on the first story, while two six-over-six-light double-hung-sash windows are on the second.

of this structure on the 1893 map

20. A house, perhaps this one, ~~is shown at this location~~ <sup>is shown at this location</sup> was on this spot as early as 1893, when it first appears on the Sanborn map. Inexplicably, however, ~~it~~ and two neighboring houses, which also appear on the 1893 Sanborn map, do not appear on the 1893 map of Corning done by city engineer Harry C. Heermans. The outline is generally similar to the present ~~one~~ <sup>footprint</sup>, and the present ~~one~~ <sup>which</sup> has elements of late-19th century building styles. The 1882 Bird's-Eye View map of Corning shows a house that may be this one, although the map shows it to be slightly farther east than the present one, ~~that~~ <sup>this</sup> ~~however~~ <sup>however</sup> could have been an error in the map. ~~But~~ <sup>It</sup> is not known who lived here ~~there~~ <sup>at that time</sup>.

According to a 1947 appraisal of the house on the death of an owner, the house is "nothing more than a shell; ... it is what is generally termed a 'plank house', i.e., it does not have any studs and ... there [are] hardly any partitions between rooms."

The first known occupant of this house was Jerome Woepfel, who lived on "W. Third cor Walnut" -- probably here -- in 1899, but not 1895. He unquestionably lived at this address after 1903. The land actually belonged to his wife, Mary Deneen Woepfel, whom he married in 1898; all of Lot 1 had been sold to her in 1897 for only \$250, which is a rather low figure considering that a house (the one on the 1893 map) apparently already existed here.

Jerome Woepfel was a florist ~~and a member of the Woepfel family of florists who immigrated to the United States in 1882 at the age of 34. The Woepfels' greenhouses were located on Fourth Street until about 1906. The Sanborn maps of 1903 and 1908 also show a confectioners' shop on this site. It is unknown who ran this shop, or how long it operated, since the city directories in this period do not list this operation under confectioners in the business index.~~ <sup>and a member of the Woepfel family of florists who immigrated to the United States in 1882 at the age of 34. The Woepfels' greenhouses were located on Fourth Street until about 1906. The Sanborn maps of 1903 and 1908 also show a confectioners' shop on this site. It is unknown who ran this shop, or how long it operated, since the city directories in this period do not list this operation under confectioners in the business index.</sup>

After Jerome Woepfel's death in 1917, his widow Mary J. Woepfel continued to live ~~here~~ <sup>at this residence</sup> until she sold it to Steuben County in 1939, when she was around age 81. The County sold it two years later to William S. Sherman, who did not live here; the house remained vacant for over a decade until, in 1950, ~~Mr.~~ Sherman's widow sold the property to Robert J. Wills, an employee of CGW, and his wife Dorothy, who occupied the house. It was rented briefly before being acquired by the current owner and her sister, now deceased, in 1972.

21. Sources:

? emigrated? Germany the

Bird's-Eye View map of Corning, 1882.

Corning building inspectors files, Corning.

Corning city directories (1872, 1874, 1893-1991).

Sanborn Fire Insurance Company maps (1893, 1898, 1903, 1908, 1913, 1921, 1930, 1948)

Steuben County cemetary records, Corning Public Library.

Steuben County deeds, Steuben County court house, Bath.

Steuben County surrogate's court records, Steuben County court house, Bath.

United States census (1880, 1900, 1910).