

BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY _____

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

YOUR NAME: Susan E. Lassell
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ORGANIZATION (if any): Cornell University

DATE: May 31, 1992
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DRAFT

IDENTIFICATION

- 1. BUILDING NAME(S): BPOE Corning Lodge No. 1071
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 148 Walnut St.
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Corning Lodge 1071 BPOE ADDRESS: 148 Walnut St., Corning NY 14830
- 6. USE: Original: Residence Present: Benevolent Association
- 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 [X] d. board & batten []
e. cobblestone [] f. shingles [] g. stucco [X] other: Faux-marble siding
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints []
b. wood frame with light members []
c. masonry load bearing walls [X]
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. ~~town~~ [] 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: parking lot

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 [X]
h. other: Public park

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. 1866-1870

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES:

Between 1913 and 1921 the porch on the southeast corner of the building was built in on the second story, with the first story remaining open. Later, this too was filled in and three square window openings were filled with twelve glass blocks each.

During the winter of 1961, the B.P.O.E. expanded the club by constructing the two-story addition currently seen on the western facade, along Walnut Street. This addition covers the historic entrance to the house, though it appears that the original wrap-around porch was removed earlier.

At some time a two-story addition was made to the west facade of the building. This faces the parking lot. It is covered with brick veneer.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The building sits on the north side of West First Street, at the intersection of Walnut Street. The building is one of the corner-stones of the Courthouse Park block. However, its location on the corner and the parking lot to the west visually separate the building from the other residential structures.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

The main block of the current building is the historic Maltby residence, an Italianate Style house. This style was popular nationwide from the 1850s to 1880, and from 1860 to 1880 in New York. The period of the Italianate Style parallels the boom period of Corning's economic growth, which accounts for the popularity of Italianate homes. The movement emphasized the picturesque classical qualities of informal Italian farmhouses. Characteristics of the style found in this house include the block-like massing, the ornate window hoods, the brick construction and the low-pitched hipped roof.

The asymmetrical form of the main building consists of a two story, four bay by four bay block with a two bay by three bay block projecting to the west. The original eaves of the low-pitched hipped roof have been stunted by the wide 1960s corrugated metal cornice band. The fenestration of the south facade includes original flattened arch window hoods and sills surrounding the full-height two-over-two windows. The windows on the large block on the first story are glazed in modern glass block.

The addition on the Walnut Street facade exhibits influences of the International Style. Geometric patterns found in the square ribbon windows, the square faux-marble siding and the full height vertical metal strips between windows are characteristic of this style.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

In 1879 Mary Beers Maltby, the wife of Jerome B. Maltby, purchased the house at the corner of West First and Walnut streets for the sum of \$6,800. This cost would indicate that the house had been constructed by an earlier owner (perhaps William M. Sherwood, who sold it to Mrs. Maltby). However, the Maltby family lived in the house until it was sold to the Elks in 1917. The prominence of Jerome Maltby in the city and the state is reflected in the prominence and elegance of his residence.

In 1879, the year that Jerome and Mary Maltby purchased the house, a county history described "C.R. Maltby & Bro. ... this firm is carrying on a very extensive wholesale grocery trade. The house was established in 1867. It is doing an annual business of \$300,000." Jerome had joined his brothers, Charles and Erastus, in the family grocers business after an unsuccessful attempt at gold-mining in California. By 1876 Erastus had retired and Charles had relocated to New York City, leaving the management of the grocers to Jerome, "whose untiring efforts and judicious management the healthy financial condition of the firm is largely due." By 1891 the County History claimed that "the firm of C.R. Maltby & Bro., is said to be the largest wholesale grocery in the southern tier of counties of New York, between New York City and Buffalo." The grand brick Italianate house, with intricate and powerful details, reflected the influence and success of Jerome B. Maltby.

By 1907, the Corning Lodge of the Elks boasted 37 members. In 1917 the Lodge bought the Maltby House, and after initial remodeling the club house opened in January of 1918.

21. SOURCES:

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

Map of Corning. Brewer & Canfield, 1855.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.

Roberts, Millard F. Historical Gazetteer of Steuben County, New York with Memoirs and Illustrations. Syracuse: By the author, 1891. (Reprinted in two parts by the Steuben County Historical Society, 1979.)

Sanborn Map Company, Maps of Corning, New York. (1888, 1893, 1898, 1903, 1908, 1913, 1921, 1930, 1948)

Steuben County Record of Deeds