



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

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

YOUR NAME: Robert Hodder & Martha Demas DATE: August 1989
Sibley Hall

YOUR ADDRESS: Cornell Univ., Ithaca, NY TELEPHONE: (607) 255-6848

ORGANIZATION (if any): City of Auburn

IDENTIFICATION

- 1. BUILDING NAME(S): _____
- 2. COUNTY: Cayuga TOWN/CITY: Auburn VILLAGE: _____
- 3. STREET LOCATION: 70 South Street
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: Thomas Clary ADDRESS: 70 South St., Auburn
- 6. USE: Original: Residential Present: Professional/Residential
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain no, by appt. only

DESCRIPTION

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

12. PHOTO:

13. MAP: See attached



70 South Street

17. Within two years of the founding settlement at Hardenbergh's Corners (1793), South Street was laid out; by 1837, it reached as far south as Elizabeth Street and by 1871, extended to Union Street (today's Richardson Avenue).

Today South Street (between Grover and Richardson) retains much of its historical residential quality. The street is characterized by generally uniform setbacks, conformity to scale and use of materials in its architecture and its nature, tree-lined streetscape. In the middle section of the district (between Fitch and Chedell) there is a grouping of wider lots with deeper setbacks that are remnants of Auburn's largest 19th century estates. Also, in the southern section of the district, there is a preponderance of revival architecture (principally Colonial and Tudor) which represents a later period of development.

The house at 70 South Street conforms in scale and setback with nearby structures and contributes significantly to the historic character of the street.

18. This two and one-half story, five-bay, brick residence is of Italianate Style. Its rectangular-massed form features a two-story angled bay on the north elevation and a one-story bay on the south elevation. The wide, overhanging eaves of the shallow hipped roof are supported by brackets. Breaking the heavy cornice band are shallow windows in the attic half story.

The central, slightly projecting entry bay features paired windows at the second story. The windows are all 1/1 sash with segmental-arched molded stone lintels and plain sills. The central entry incorporates Federal and Greek Revival detailing: sidelights with flanking Doric columns crowned by an entablature and semi-circular fanlight. The entry is enframed by a semi-circular stone surround.

At the rear of the house is a two-story brick carriage house.

20. No. 70 South Street is an exceptionally fine example of the Italianate Style on South Street. Although not visible from the street, the brick carriage barn is also of exceptional quality and well preserved. This ensemble is one of the few to survive without subsequent alteration.

This building was built by John Beardsley for his daughter, the wife of Lorenzo Nye. Nye and his family occupied the house until about 1904. Nye was a partner in the Carhart & Nye Company and later the Nye & Wait Company.