

BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE _____
UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Matt O'Brien

DATE: May 13, 1992

YOUR ADDRESS: 106 W. Sibley Hall, Ithaca, NY

TELEPHONE: (607) 255-6851

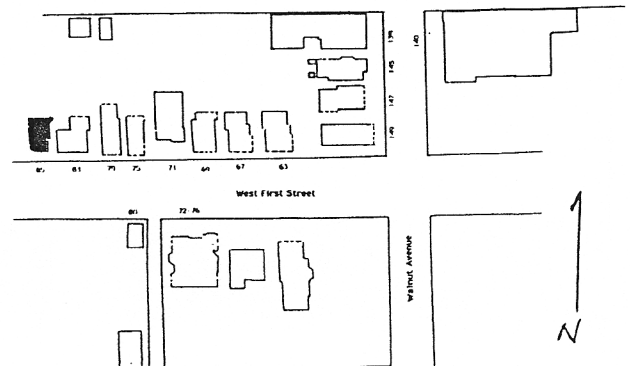
ORGANIZATION (if any): Cornell University

IDENTIFICATION

1. BUILDING NAME(S):
2. COUNTY: Steuben TOWN/CITY: Coming VILLAGE:
3. STREET LOCATION: 85 West First Street
4. OWNERSHIP: a. public [] b. private [x]
5. PRESENT OWNER: Harold & Sharon Cutler ADDRESS: 408 Meadow Drive, Big Flats, NY
6. USE: Original: Private Residence Present: Two 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 [x] d. board & batten []
e. cobblestone [] f. shingles [] g. stucco [] other:
9. STRUCTURAL SYSTEM:
a. wood frame with interlocking joints []
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):
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. 1888-1893.

ARCHITECT: Unknown.

BUILDER: probably John Cogan.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

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85 West First Street
Corning, New York

11. INTEGRITY:

Built between 1888 and 1893, the addition to the rear (north) with its Mansard roof was changed from a single story to one-and-a-half-story house between 1903 and 1908. This is curious in that the Mansard roof is typically identified with the Second Empire Style which was no longer a popular style in New York after the mid 1880s.

It is obvious that the present entry stair is a recent addition and that a previously single-family residence has now been converted into two units. There is a lean-to addition on the rear of the house that does not show up on the Southside neighborhood plan and was probably constructed after 1972.

While there are no outbuildings on the property, the tax assessment rolls list the address 85 1/2 West First Street as "residential vacant land."

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

This side of West First Street in the block to the northwest of Courthouse Park is characterized by a scattering of houses on the parcels. The setbacks along this north side of West First Street are relatively consistent. In addition, while there is a similarity in form of many of the buildings on this block, the styling and materials are different enough so as to minimize the coherency of the block as a whole. Only one of the buildings on this side of the street dates from 1857 or earlier, unlike the other side of West First Street. Finally, there is a church in this row of residences that further adds to the feeling that this varied enclave of structures is like a small neighborhood, separate from the park to the southeast and the commercial areas to the north and east. The hilly terrain further serves to isolate this neighborhood from its surroundings.

The house sits very low on its site, with the first floor windows not more than six inches off of the ground on the West First Street side of the house. This could relate to an elevation change to West First Street since the house was first built, perhaps as a result of the construction related to the rerouting of Monkey Run Creek underground in the mid 1940s.

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Corning, New York

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

This two-story brick residence has a cross gabled roof on its front (south) half and a Mansard roof on the rear (north) section, possibly a later addition. The most significant design detailing is the rubbed, rounded brick trim used on the breaks in walls of the two-story projecting bay that faces onto West First Street. The gable ends are sided with rough cut, non-stained wood fish scale shingles. The roof is covered with composition shingles. There is a lean-to addition on the rear of the house that does not show up on the Southside neighborhood plan.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This house was built by John Cogan, the local mason and builder who constructed the clock tower for Walker and Lathrop in 1883-84. Cogan was the first alderman elected from the 4th Ward; the voting booth for this ward is located just across the street. Cogan never lived in this house.

The tax assessment rolls indicate that there is an 85 1/2 West First Street, described as "residential vacant land," but there is no building bearing such an address. There is no indication that such a building could have existed as the property drops off dramatically at the rear of 85 West First Street and there is no evidence of a building with this address on the Sanborn maps.

21. SOURCES:

Texts and Miscellaneous:

Boyd's Corning City Directories 1872-73, 1874-75.

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 and Company, 1879.

Corning Building Company. 100 Years in Corning: The Corning Building Company, 1848-1948, Corning (?): Cartwright and Sons, 1948.

Corning City Hall Tax Assessment Rolls.

Corning-Painted Post Historical Society photographic files.

Continuation Sheet, Page 3
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21. SOURCES, continued:

Dimitroff, Thomas P. and Lois Janes. History of the Corning Painted Post Area: 200 Years in Painted Post Country. Corning: Corning Area Bicentennial Commission, 1977.

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

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Adolph A. Knopf, 1990.

McMaster, Guy H. History of the Settlement of Steuben County, New York, Including Notices of the Old Pioneer Settlers and their Adventures. Bath, New York: R. S. Underhill and Company, 1853. (Reprint: Geneva: Humphrey Press, 1975).

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).

Maps and Directories:

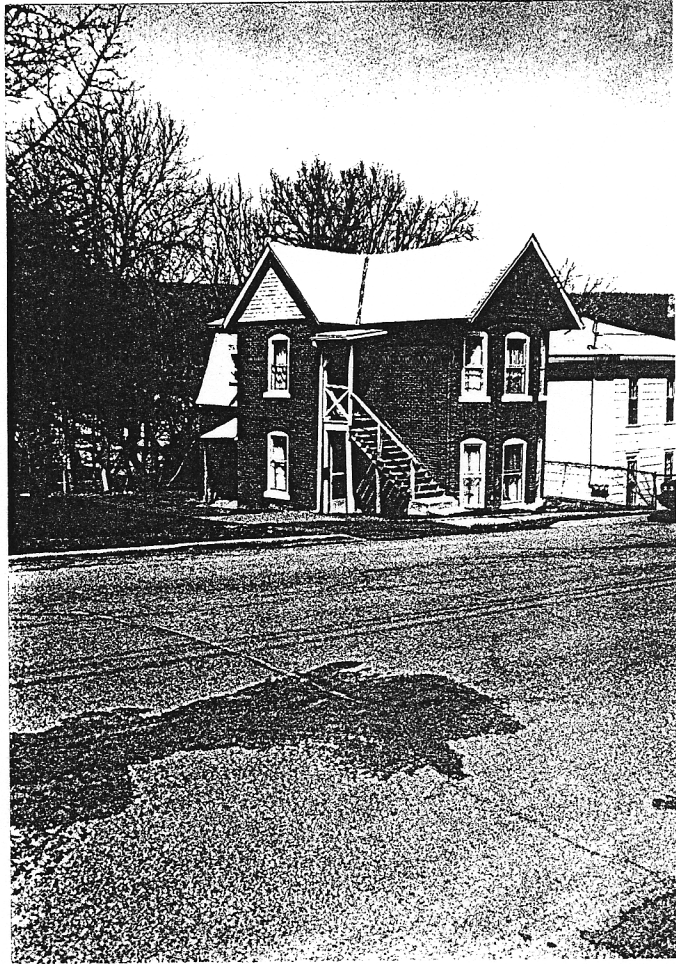
Atlas of Steuben County, New York. M. Levy. Philadelphia: J. E. Gillette, publisher, 1857.

City of Corning. Corning: Harry C. Heermans, City Engineer, 1893.

Fire Insurance Maps of Corning, New York 1888, 1893, 1898, 1903, 1908, 1913, 1921, 1930, 1948.

Steuben County directory. Syracuse: Hamilton Child, 1868-69.

View of Corning, New York, Looking Toward the South. Philadelphia: Philadelphia Publishing House, C. J. Corbin, Field Manager, 1882.



85 West First