

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: Paige J. Swanley

DATE: December 7, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: (607) 255-6544

ORGANIZATION (if any): Preservation Planning Workshop, Cornell University

IDENTIFICATION

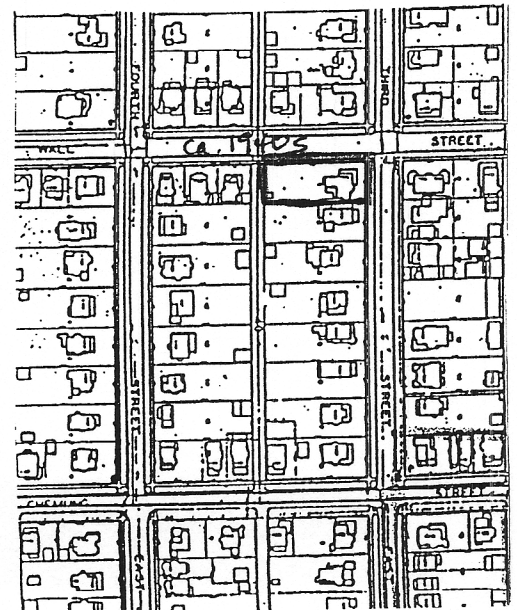
- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 202 Wall Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: James and Nancy Dickinson ADDRESS: 202 Wall Street
- 6. USE: Original: Residence Present: Residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No []
Interior accessible: Yes [] No [X] Explain: No, 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 []
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



MAP:



N

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: Hills at north and south boundaries.
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: ca. 1860s-70s

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11. INTEGRITY:

1888 Sanborn Map: The two-story main block of the house is L-shaped. Because this house is located on a corner, it has two main facades. The longest (west) facade faces Wall Street. The second principal facade is oriented to the north, facing East Third Street. The east facade is split into two planes. The northern half extends further east than does the southern half. An irregularly-shaped, one-story addition abuts the east facade of the main block. The addition copies the same general plan as the main east facade, with a third projection at the northeast corner. The north facade of the addition is recessed slightly from the plane of the main block's north facade.

1893 Sanborn Map: The L-shaped main block has been divided into two distinct areas. The dividing wall is oriented east-west and separates the two "arms" of the L. The west facade has been divided roughly in half. The southern half of that facade was reduced in height from two stories to one. The north half of the west facade was reduced to one-and-a-half stories. A veranda wraps around the northwest corner of the house, along roughly half of the west facade, and along half the length of the main block's north facade.

1898 Sanborn Map: A one-story porch was added to the south facade of the original L-shaped main block. The addition to the east facade was split into two sections. A dividing wall, oriented east-west, is roughly on axis with the south side of the west porch. The south section of the addition is rectangular; the north section is S-shaped. The S-shaped portion is now two stories high (instead of one-and-a-half stories).

1903 Sanborn Map: The south porch was removed. The south half of the original block of the house was reduced in width; the west facade is recessed from the west plane of the rest of the original house. The southwest corner of the veranda, which overlapped the now recessed south half of the main block, has been removed. A new interior wall divides the east addition to the house; the old dividing wall in that part of the house has been removed. The new wall is on axis with the wall that divides the north and south halves of the main block of the house. Consequently, the north section of the addition is rectangular; the south part is L-shaped. A one-story, rectangular outbuilding was built at the rear (south) of the property. The building abuts the south boundary line on the east side of the lot. The long facades face east and west.

1908 Sanborn Map: A one-story porch was added to the south facade of the main block of the house. Both the north and south

11. INTEGRITY (continued):

halves of the main block are now one-and-a-half stories high. In 1903, the north half was two stories high; the south half was one story high.

1913 Sanborn Map: The east facade of the east addition was rearranged. The rectangular (north) part of this addition has been turned ninety degrees, so that the long sides face the north and south. The north facade of the addition is no longer flush with the north facade of the main block. The northeast corner of the south half of the addition has been extended east the length of the north addition.

The north half of the main block is once again two stories in height. The north bay window has been widened and more closely integrated into the north facade of the house. The veranda was split into two separate porches. The porch on the north facade is two stories high; the porch on the west facade is one story high. The outbuilding has been moved east several feet.

1921 Sanborn Map: No change.

1930 Sanborn Map: The outbuilding is now designated as an automobile garage.

1939 Sanborn Map: No change.

ca. 1940s map: The north half of the addition has been rotated ninety degrees, to its original position.

10 April 1978: A building permit was acquired to erect a 42" chain link fence along the east property line, and to repair a retaining wall. The cost of the work was \$950.00.

10 May 1978: A building permit was acquired to remove the existing fence and erect a new 42" chain link fence. The work cost \$460.00.

24 July 1980: A building permit was acquired to remodel the second floor, including new walls and ceilings, a new full bath, 3/4 bathrooms, and new trim. The work was done for \$7000.00.

16 September 1981: A building permit was acquired to erect a 24' x 32' wood frame two-car garage at the alley (south) side of the lot. The work cost \$3000.00.

16 June 1992: A building permit was acquired to demolish a 6' x 12' shed. The work was done by Yeager, contractor.

CONTINUATION SHEET, Page 3
202 Wall Street
Corning, New York

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The lot occupied by 202 Wall Street is 165' x 63'. The short sides face East Third Street and the alley south of the lot. The house is located in the center of the northern half of the rectangular lot. Because the house is located on a corner, there are two principal facades, one oriented to the west, one to the north. The setbacks of the houses along East Third Street are similar, and vary generally because of the degree of incline of the hill between the homes and the road. The east to west spacing varies according to the dimensions and number and location of additions made to each house on the block.

Although the land upon which the house is situate is fairly level, there is a steep drop from the sidewalk down to the street level. This incline becomes less sharp as one proceeds east on East Third Street. Another steep hill leads from the rear half of the property up to the alley, which is oriented east-west. The garage is located at the top of this hill.

Situated on Lot 1 on the north side of East Third Street, this home and its neighbors are attractive nineteenth century homes. The building directly to the east of the subject property, 110 East Third Street, is a hipped-roof Italianate-style residence.

18. OTHER NOTABLE ASPECTS OF BUILDING AND SITE:

202 Wall Street is an eclectic home, the original design of which is obscured by multiple additions. Some elements of the Stick-style are evident. 202 Wall Street has a cross-gabled roof, covered with slate cut in a fishscale pattern. The two-and-a-half story steeply pitched main gable end is oriented east-west, and faces Wall Street. The main entrance is located on the southern bay of this three-bay gable end. The entrance is emphasized by a broken pediment and pilasters. The door is paneled and has a five-light fanlight. Two long, narrow, double-hung windows occupy the two north bays on the first story. A single six-over-six light double-hung sash is centrally located on the second story. The one-and-a-half story cross-gable, oriented north-south, has a shed dormer with paired windows, and a vent stack on the roof. There are two six-over-six light double-hung windows on the first story. The south gable end has a second entrance, with a protective shed roof supported by brackets.

The facade oriented to East Third Street is asymmetrical. A red brick eave wall chimney is located in the west third of this facade. It is mostly an interior chimney, but approximately two inches extend out from the wall. The middle third of this facade

18. OTHER NOTABLE ASPECTS OF BUILDING AND SITE (continued):

has a shed dormer similar to that on the main facade. The eastern third of this facade is a two-story hipped-roof addition, with a second story overhang. The overhang is supported with small brackets. A large Stick-style diagonal bracket supports a wide overhang; a Stick-style diamond-pane window is also located on this addition.

The outbuilding, located at the rear (south) of the property is a 24' x 32' one-and-a-half story two-car garage. The roof is covered with asphalt, and the exterior of the garage is board and batten. It was constructed in 1981.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

One aspect of the importance of 202 Wall Street is its location in the Southside neighborhood of Corning, New York. This area documents the growth of the city from its beginning through the twentieth century. Its initial existence is due to speculation and the transportation industry. The city grew under the auspices of Corning Inc., a large glass manufacturer which employed many Corning residents. Many styles of nineteenth and early twentieth century homes are in evidence in the Southside neighborhood. These include Greek Revival, Italianate, Second Empire, Queen Anne, Colonial Revival, Neo-Classical, Tudor, Craftsman, Stick, Spanish Mission, and Shingle. Also, notable architects such as Pierce and Dockstader, Pierce and Bickford, and Henry G. Tuthill designed homes in the area. Local builders such as the Corning Building Company and H.O. Dorman also constructed homes in the Southside neighborhood.

One of the earliest recorded land transfers for this property occurred in 1854, when Joseph Fellows bought it for \$350.00 from Erastus Corning, *et al.* C.R. and Elizabeth A. Maltby acquired the property at a later date, and lived at 202 Wall Street until 1893. C.R. Maltby was an important figure in the Corning business community. He founded C.R. Maltby and Bros., a large wholesale grocery firm, in 1864. The business enjoyed a seventy-five mile trading radius, and was one of the largest businesses of its kind in the early twentieth century. In 1891, the business was so large that it occupied four adjacent stores in downtown Corning: numbers 42, 44, 46, and 48 Market Street. Mrs. Maltby conveyed 202 Wall Street to her daughter, Bertha R. Heyniger, in September 1894. William S. Heyniger, Bertha's husband, was the vice president of C.R. Maltby & Co. until 1910. The company was comprised of four partners, C.R. Maltby, H.H. Kendall, William S. Heyniger, and W.S. Maltby. After 1910, Heyniger was a principal in Heyniger, Pitt & Co., a large and

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (continued):

successful wholesale grocery business. A photograph by Frank E. Hewitt, a professional photographer who lived in and documented Corning between 1902 and 1944, showcases the Heyniger-Pitt building and its salesmen, who are lined up next to their fleet of 1917 Model T Fords. In May 1918, Bertha R. Heyniger sold 202 Wall Street to Robert L. and Sarah Tyler Allison. In 1920, William S. Heyniger was chosen president of Corning Homes, Inc. This group was organized to plot and sell the land of the Houghton flats.

In September 1935, James W. and Helen Y. Smith bought the property. Mr. Smith was the president of the Corning Building Company. The Youngs lived in the house until August 1956, when they sold it to Robert L. and Frances G. Bisset.

21. SOURCES: ?

Corning City Directories; Steuben County Deeds; 1893 Map of the City of Corning, New York, by Harry C. Heermans, City Engineer; Sanborn Fire Insurance Maps of Corning, 1888, 1893, 1898, 1903, 1908, 1913, 1921, 1930, 1939; map of Southside neighborhood, ca. 1940s; Corning building permits 1970s-present; tax assessment records.

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McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1991.

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