

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: Jeffrey A. Harris

DATE: December 18, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: _____

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

IDENTIFICATION

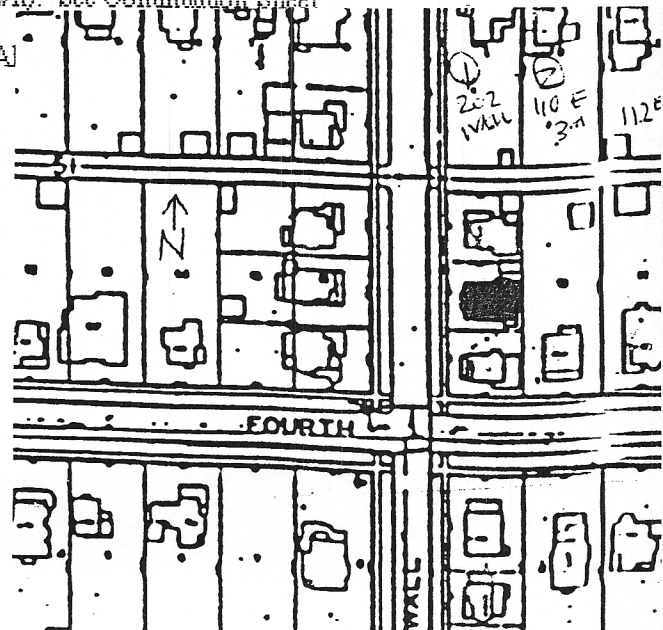
- 1. BUILDING NAME(S): _____
- 2. COUNTY: Steuben TOWN/CITY: Coming VILLAGE: _____
- 3. STREET LOCATION: 218 Wall Street
- 4. OWNERSHIP: a. public [] b. private [x]
- 5. PRESENT OWNER: Frederick R. Graham ADDRESS: 218 Wall St.
- 6. USE: Original: residence Present: residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [x] No []
Interior accessible: Yes [] No [x] Explain: private residence

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard [x] b. stone [] c. brick [] d. board & batten []
e. cobblestone [] f. shingles [x] 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 [x] b. good [] 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. MAJ _____



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: ca. 1905

ARCHITECT: Unknown

BUILDER: William R. Coger?

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

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Corning, New York

11c. MAJOR ALTERATIONS AND DATES:

Two-story sleeping porch added to the rear - 1917
Garage constructed to northeast - 1913-1921
Garage torn down, replaced with new 12'-0" x 21'-0" garage - 1970

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

Located on the east side of Wall Street, this residence is surrounded by single family homes dating from the late nineteenth- and early twentieth-centuries. Like many houses along this street, it sits upon one of three parcels of land subdivided from a single lot at the corner of the blocks. This arrangement is characteristic of the streets running from north to south in the Southside Neighborhood grid. It produces an even spacing of buildings and consistent setbacks, but severely restricts the size of rear and side yards. The residence is located in the middle of this subdivided lot, and thus has little extra room between it and the houses to the north, south, and east. On this part of Wall Street, the land slopes down fairly steeply to the north.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

With its irregular massing, projecting gables, and varied exterior sheathing, 218 Wall Street serves as a typical example of the Queen Anne Style of architecture. This style was quite popular in the Southside Neighborhood from the 1860s until the early 1900s, employed in both high-style and vernacular permutations. This particular example exhibits some highly decorative features of the style, including a second-floor corner turret, a wide front porch with convex stairs, and a wide projecting front gable with clipped corners. The economy of the house, however, can be seen in its basic box-like form, upon which these features are appended.

The central block of the two-and-a-half-story house features a hipped roof, from which project gabled wings or bays on all four sides. Each level of the house has a different surface treatment, a typical feature of the Queen Anne Style. The first floor level is sheathed in clapboards and the second floor level in staggered wood shingles, while above, the gable ends feature fish-scale wood shingles. An added decorative feature is the foundation, which has been parged over with concrete and scored to give the appearance of cut stone. A projecting gable dominates the front (west) facade, encompassing its southern half on the second floor level. It features a three-sided cutaway bay below the gable, with a wide one-over-one sash window in the center, and narrower sash in the angled sides. These and most of the other windows on the house also have wood-framed storm windows. Above the clipped corners of this bay, the gable overhang is decorated with sawn brackets, and the gable end features a Palladian-style window. On the northern corner of this facade, a turret-like projection extends from the second-floor level, with a conical roof. A one-story porch extends across the first-floor level of the house, featuring slim Tuscan columns, an open balustrade, and a convex central bay. The porch and the facade behind it have been extensively remodeled. The entrance has been shifted to an enclosed vestibule on the southern end of the porch, and a wide picture window now occupies the wall where the entrance was originally located. Several of the supporting porch columns have also been removed. A two-and-a-half-story gabled wing extends from the eastern edge of the north facade, featuring clipped corners on the first-floor level, decorative brackets, and a square casement window in the gable end. A one-story porch on the southeast

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corner of the south facade shelters a side entrance, and the rear (east) facade feature the gable end of a projecting wing and a two-story, glassed-in sleeping porch. The sash windows, storm windows, wood shutters, and siding all appear to be replacements of original elements and materials. A wood-framed, one-car garage sits to the north of the house, with clapboard sheathing and a gable roof.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

218 Wall Street was a part of the last wave of Queen Anne Style homes to be built in the Southside Neighborhood. Many were built during the latter decades of the nineteenth century, such as the examples located across the street, but several were still appearing until around 1910. Features such as the restrained irregular massing, the full-width porch, and the Palladian-style window in the gable end all point to the growing influence of the Colonial Revival Style, and clearly date the house close to this transitional period. The lot was originally owned by William R. Coger, a local carpenter/builder, before being sold to the house's first owner, Thomas B. Beard. Since Mr. Coger continued to own the adjacent lots for the next fifteen years, it is possible that he was responsible for building this particular residence. Mr. Beard worked for the New York Central Railroad, which expanded its operations in Corning in 1899 when it absorbed the lines and equipment of the Fall Brook Railway. The growth of the railroad industry in Corning was a major factor in the growth of the neighborhood up to and past Fourth Street. This property is also significant in its connections to the Corning Glass Works. It was used as a rental property from 1929 to 1947, when it was often occupied by employees of the company, and subsequent owners have also been closely tied to the Glass Works.

21. SOURCES:

Corning City Directories; Steuben County Deeds; Sanborn Fire Insurance Maps of Corning, 1908, 1913, 1918, 1923, 1930, 1948; Assessment Records; Bird's-Eye View of Corning, 1882; City of Corning. Corning: Harry C. Heermans, City Engineer, 1893; Building Permit Records; Dimitroff, Thomas P., and Lois S. Janes. History of the Corning-Painted Post Area: 200 Years in Painted Post Country. Corning: Corning Area Bicentennial Commission, 1977; 1916 Year Book, F. W. Dodge Company, NYC.

MAP INFORMATION:

1882 - House does not exist on site, according to Bird's-Eye View

1893 - House does not exist on site.

1908 - Wood-framed house exists at 218 Wall Street

CITY DIRECTORY INFORMATION:

1893 - No listing

1895 - No listing

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1899 - No listing

1903 - Thomas B. Beard, Yardmaster NYCRR, home at 217 Wall

1905 - Thomas B. Beard, Yardmaster NYCRR, home at 218 Wall

DEED INFORMATION:

March 4, 1901 - George Hitchcock to William R. Coger, Lot 9, Block 40, for \$2,500. Book 268, page 64.

October 21, 1903 - William R. Coger to Thomas B. Beard, Middle 55 feet of Lot 9, Block 40, for \$800. Book 282, page 205.



HARRIS

↑ 218 Wall St.