

**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. \_\_\_\_\_  
Q U A D \_\_\_\_\_  
S E R I E S \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

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

DATE: May 31, 1992  
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\*\*\*\*\* D R A F T \*\*\*\*\*

**IDENTIFICATION**

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 15-17 W. First St.
- 4. OWNERSHIP: a. public [ ] b. private [ X ]
- 5. PRESENT OWNER: Frank & Frances Avagliano ADDRESS: 15-17 W. First St.  
Present: Two Family Residence
- 6. USE: Original: 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 [ ] d. board & batten [ ]
  - e. cobblestone [ ] f. shingles [ ] g. stucco [ X ] other: vinyl siding
- 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 [ ] c. fair [ X ] 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:

4. THREATS TO BUILDING:

- a. none known [ ] b. zoning [ ] c. roads [ ]  
d. developers [ X ] 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 side lawn and picket fence  
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 [ X ]  
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. 1873 - 1881

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES:

Sanborn fire insurance maps from 1888 show that the property was originally an irregular T-shape, with dependencies attached to the east and north of the main structure, and that it functioned as a boarding house. By 1893 the form of the main building had evolved to the form that exists today.

Sanborn maps from 1948 indicate that the detached dependency buildings (address 15 West First Street) were removed sometime between 1930 and 1948. It is possible that this occurred with the change in ownership in 1948.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The house sits on the north side of West First Street, between Pine Street and Walnut Street. The shallow setback is consistent with the other structures on this block. The spacing to the east and west are irregular; the house rests on the western two-thirds of the lot, creating a very narrow space to the west and an open space to the east. This open area is covered with lawn, and fronted by a white picket fence. The rear half of the lot is improved with a parking lot.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

The house is a modest interpretation of the Queen Anne Style. This style was popular nationwide from 1880 to 1910, and from 1880 to 1905 in New York. The irregular massing, chamfered corners of the projecting bay, and decorative details in the gable end are characteristic elements of the style.

The house is two stories in height and loosely resembles a cross-shaped plan. The steeply pitched cross-gabled roof is covered with composite shingles. The south-facing gable-end is decorated with a carved "truss" design, which matches the brackets supporting the gable at the chamfered corners. The single-bay hipped cross gables project one bay deep from the body of the house. The entry door to the house is in the south facade of the east projecting bay, and is covered by a shed-form single story porch. The house is covered in white vinyl siding. The fenestration consists of modern one-over-one sash windows, with paired windows on both stories of the front-facing facade.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

In 1881 Amory Houghton sold the property to James McGivern. It is likely that McGivern built the house on the lot at that time, based on the period of construction of Queen Anne Style buildings. McGivern was listed in city directories of the 1870s as a carpenter on Church Street then on First Street (perhaps at 17-19 First?). In the Gazetteer of 1891 McGivern is listed as a foreman at the glassworks, residing at 208 West First. However, McGivern did not sell the house until 1948, to the present owner, which may indicate that McGivern operated the house as a rental. His stature in the glassworks indicates that he could have been affluent enough to own and rent properties besides his own residence.

21. SOURCES

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

Corning City and Painted Post directories: Boyd's: 1872/3 Hanford: 1893-1920 Manning: 1921-1986

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.

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