



FOR OFFICE USE ONLY \_\_\_\_\_

# BUILDING-STRUCTURE INVENTORY FORM

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

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

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

DATE: September 1, 1992  
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## IDENTIFICATION

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 76-78 East Second Street
- 4. OWNERSHIP: a. public [ ] b. private [X]
- 5. PRESENT OWNER: John Hufnagel ADDRESS: ?
- 6. USE: Original: ~~Single~~ family residence Present: Multiple <sup>units</sup> apartments (4)
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No [ ]  
Interior accessible: Yes [ ] No [X] Explain: private residence

## DESCRIPTION

- 8. BUILDING MATERIAL
- 9. STRUCTURAL SYSTEM:
  - a. clapboard [X] b. stone [ ] c. brick [ ] d. board & batten [ ]
  - e. cobblestone [ ] f. shingles [X] g. stucco [ ] other:
  - 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 [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:

*Be nice!*

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. 1890

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

} See Continuation Sheet

21. SOURCES:

} See Continuation Sheet

22. THEME:

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11c. MAJOR ALTERATIONS AND DATES:

The only substantial change<sup>s</sup> to this structure <sup>have</sup> been the adaptation of the interior. Originally built as a two-family residence ca. 1890-92, the house was made into four apartment units ca. 1960.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

Relationship  
to other  
buildings  
?

The building at 76-78 East Second Street has a shallow front yard with a pair of concrete steps leading from the front porches down to the level of the sidewalk. Another pair of concrete steps provides access from the sidewalk to the street. The lot is almost entirely shaded on the west by mature trees.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

The two-family residence at 76-78 East Second Street <sup>or (4) ?</sup> is a fairly symmetrical building that manages to appear asymmetrical by the clever use of contrasting building materials and juxtaposed roof planes. The foundation is made of partially parged fieldstone <sup>which</sup> but <sup>while</sup> the rest of the building is clad in clapboard and wood shingles. The roof is covered in diamond-patterned asphalt shingles, with a brick chimney set at the roof's peak. <sup>the photos don't make it look asymmetrical</sup>

The two-and-a-half-story building has a hipped roof with a large front wall dormer. There is a decorative <sup>recessed balcony</sup> inset porch with a spindlework frieze and balustrade centrally placed at the peak of the front facade. <sup>(north?)</sup> The overhanging ~~section~~ section of the front wall dormer has coarsed wave-edged wood shingles, and is visually supported by a series of large brackets. The vergeboard of this dormer is <sup>I think this is a REAL name for these...</sup> further decorated with a cross-hatched design accented with a bull's-eye motif.

Two full-height tower-like bays are set on the east and west facades, just behind a pair of wraparound porches that are decorated with turned spindlework balustrades with solid brackets and cutwork skirts. The modern entrance doors face the street, but are set on the secondary facades. The windows on the building are generally one-over-one double-

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18. OTHER NOTABLE FEATURES...(continued):

hung sash, but there are some small multi-colored <sup>Queen Anne</sup> ~~fifteen-over-one~~ sash in the eastern bay and a circular window in the front wall dormer.  
spelling?

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This <sup>OR 4?</sup> two family residence was built ca. 1890-92 and replaces a single-family residence formerly on the same lot. The building first appears on the Sanborn Fire Insurance Map <sup>of</sup> from 1893, and has not significantly changed since that time. The first owner of the house was probably Frances Helen Meade Darrin. She was given title of the house at Christmas of 1890 by furniture dealer John W. Darrin, and seemed to use the house entirely as an income property. Dr. Harry Ferris, a local dentist, used the 76 East Second <sup>Street address</sup> ~~portion~~ as his residence when he purchased the property in 1922. The property was owned by the Ferris family until 1956, and was ultimately converted into four apartment units.

is he related to her?

21. SOURCES:

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

Atlas of Steuben County, New York, Philadelphia: D. G. Beers & Co., 1873.

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, & Company, 1879.

Map of the City of Corning, New York, Corning: Harry C. Heermans, City Engineer, 1893.

Elmira-Corning City Directories, Boyd Cousins: 1872-73, 1874-75; Hanford's 1893-1920, inclusive.

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