

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: Azhar S. Tyabji
YOUR ADDRESS: 106 W. Sibley Hall, Ithaca, NY
ORGANIZATION (if any): Cornell University

DATE: Spring, 1994
TELEPHONE: (607)255-4331

IDENTIFICATION

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 277 Walnut Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: John Lewis Driggins, Jr. ADDRESS: Same as above
- 6. USE: Original: Private residence Present: Private 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 [] other: fibreboard siding
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints[X]
b. wood frame with light members []
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. MAP:

14. THREATS TO BUILDING: a. none known[X] b. zoning[] c. roads[]
d. developers[] e. deterioration[]
f. other:

15. RELATED OUTBUILDINGS AND PROPERTY: a. barn[] b. carriage house[]
c. garage[X]
d. privy[] e. shed[] f. greenhouse[]
g. shop[] h. gardens[]
i. landscape features

16. SURROUNDINGS OF THE BUILDING: (Check more than one if necessary)
a. open land[X] b. woodland[]
c. scattered buildings[X]
d. densely built-up[] e. commercial[]
f. industrial[] g. residential[X]
h. other:

17. INTERRELATIONSHIP OF BUILDINGS AND SURROUNDINGS:

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: 1903

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES:

This house has undergone significant alterations. Judging from photographs dating from 1943 to 1951, it appears that the structure was originally clad with clapboard siding. Around 1944, the clapboard siding was stripped and replaced with a type of hardboard siding patterned with tar to give the impression of brick walls. The house was reclad in 1954 with clapboard siding, which was finally stripped in 1978 and replaced with fibreboard siding.

On the east facade, a one-story porch covering the southern half of the facade was enclosed, and the shed roof of the porch replaced with a similar roof in 1956. In 1972, all the existing windows on the east and west facades were removed, and replacement windows were added. Two one-over-one double-hung sash on the first story level of the south facade were replaced with awning windows that same year. The following year, similar double-hung sash were replaced with awning windows on the first story level of the projecting wall on the west facade. In 1975, a one-story room was added to the southern half of the west facade. An exterior brick chimney was added to this room the same year.

15i. RELATED OUTBUILDINGS AND PROPERTY:

There is a garage with a gabled roof and novelty siding located at the southeastern corner of the lot. The garage has a trio of fixed windows on the north and south facades, with the entrance facing Walnut Street on the east facade.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The structure is located at the southwest corner of an intersection of roads. It is surrounded by open land to the north, south and east. It is consistent with its neighbors in size, north-to-south and east-to-west separation, and setback.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

The house at 277 Walnut Street is a modified example of the Italianate Style, as described in the McAlesters' A Field Guide to American Houses. The house shows most of the distinguishing characteristics of the Italianate Style, particularly its square "box-like" plan, wide overhanging eaves, and a low pitched simple hipped roof. An interesting feature is its two story ranking, considered rare by the McAlesters for Italianate structures, which in most cases are two- or four-ranked.

The east (main) facade consists of a two-story projecting bay covering the northern half of the facade. A one-story enclosed porch occupies the reentrant angle formed by the projecting bay, and covers the remaining half of the facade. This porch has a shed roof. The main entrance door is placed near the southeast corner of the projecting bay, and is beneath the porch. A picture window is located between the main entrance and the northeast corner on the first story level of the projecting bay. The porch has a second entrance near the southeast corner of the facade. Between the two entrances on the porch facade, there is a one-over-one replacement window. The second story level of this facade has three one-over-one double hung sash on the projecting bay, and two one-over-one double-hung windows on the remaining portion of the facade.

one The north facade consists of two awning windows on the first story level, and two one-over-one double-hung windows on the second story level. The south facade has two awning windows on the first story level, and one awning window placed near the southwest corner on the second story level.

The west (rear) facade features a projecting bay covering the northern half of the facade. The principal features on this facade include awning windows on the first story level, one-over-one double-hung windows on the second story level, and a small room with a hipped roof projecting from the reentrant angle formed by the projecting bay. An exterior brick chimney is attached to the projecting room.

The house has an irregularly coursed stone foundation parged with poured concrete. The structure is clad with fibreboard siding, and has an asphalt roof. The garage, located at the southeast corner of the lot, has a stepped gabled roof with asphalt shingles. The entrance is on the gable front facing Walnut Street. There is a door between the garage entrance and the northeast corner. The garage has a trio of casement windows on the north and south facades, and is clad with novelty siding.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This house is constructed on Lot 8 of Block 72, as laid out in the 1855 Brewer and Canfield map of Corning.

The land on which the house exists was first settled by a Joseph McCann, mentioned in the 1893 Hanford City Directory of Corning. Joseph, a "teamster" and "laborer," probably sold the property to a relative, John McCann, a "machinist," in 1895, when the latter is first mentioned as a resident. The house, however, was not built until sometime between 1903 and 1905, following which John McCann, Sr., gave the house to his son, John Jr., in 1909. The son and his wife, Sarah, occupied the premises until 1933, when Sarah, now widowed, mortgaged the property to the Corning Cooperative Savings and Loan Association. Stanley Young, of Young, Young, Bostwick and Shillberger, Attorneys, paid the Association \$1600 for the house. The house was again mortgaged to the Association sometime between 1930 and 1936; in 1937, Phillip and Mary Driggins, immigrants from Kentucky, purchased the property, deeding it to their daughter, Olive D. Wilson in 1953. Her son, John L. Driggins (the current owner and occupant) inherited the property in 1987, naming his wife, Mary Driggins, co-owner, until 1988, when he again assumed sole ownership.

where
did
they
live
when
they
settled?
Was the
house moved
to the site?

CONTINUATION SHEET, Page 2
277 Walnut Street
Corning, New York

21. SOURCES:

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

City of Corning Building Permits, City Engineer's Office, Corning, New York.

Corning City Directories, Boyd's 1874-75; Hanford 1893-1950.

Map of Corning. 1855. Buffalo: H. Brewer and C.A. Canfield.

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

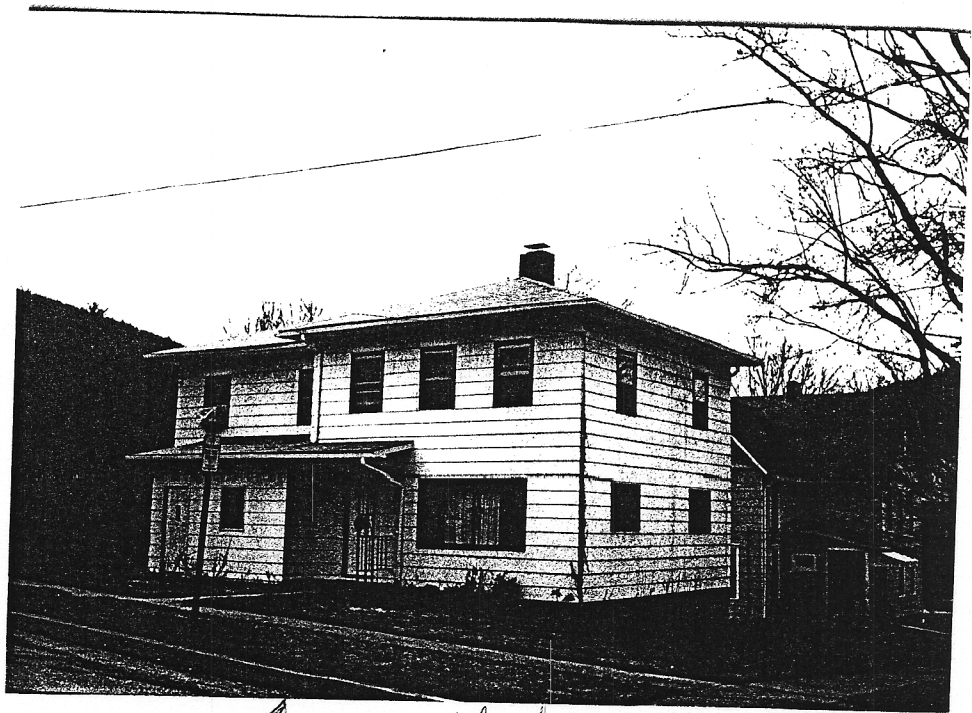
City of Corning. 1893. Corning: Harry C. Heermans, City Engineer.

Sanborn Map Company. *Fire Insurance Maps of Corning, New York*, (1898, 1903, 1908, 1913, 1921, 1930, and 1948).

Steuben County Deed Records, Steuben County Clerk's Office, Bath, New York.

Steuben County Tax Records, Steuben County Records Center, Bath, New York. (1860-1909)

ADDITIONAL PHOTOGRAPHS: (To be attached later)



↖ 277 Walnut