

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.
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: 299 Walnut Street
4. OWNERSHIP: a. public [] b. private [X]
5. PRESENT OWNER: Harold C. Johnson 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: aluminum 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[X] f. greenhouse[]
g. shop[] h. gardens[]
i. landscape features:

16. SURROUNDINGS OF THE BUILDING: (Check more than one if necessary)
a. open land[] b. woodland[X]
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: 1906

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES:

A two-story addition was made to the east (main) facade sometime in the late 1940s. All the windows were replaced with similar sash in 1952 and again in 1967, with the exception of a two-over-two double hung sash on the first story level of the west facade. The original porch on the east facade, covering three-quarters of the facade, was replaced with the existing porch sometime in the early 1950s. One-over-one double-hung sash flanking the porch were replaced with the existing double awning windows sometime in the early 1960s. The second-story double-hung sash on the east facade were replaced with the existing awning windows in 1973. A garage was built adjacent to the north facade in 1968. The house received a new roof of asphalt and aluminum siding in 1982. A rear entrance porch, situated at the southwestern corner of the house, was added sometime in the mid-1960s. An awning window replaced a double-hung sash on the south facade at approximately the same time.

15i. RELATED OUTBUILDINGS AND PROPERTY:

The garage is attached to the north facade of the house. A shed clad with texture 1-11 siding is located at the southwest corner of the lot.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The structure is consistent with its neighbors in size, east-to-west separation, and setback. The land on the parcel slopes naturally downward toward the north. This structure is built on leveled ground.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

This structure is an example of a modified Italianate house, as described in the McAlesters' A Field Guide to American Houses. The house shows most of the distinguishing characteristics of the Italianate Style, particularly in 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 has a one-story porch centered in the facade. The porch has an almost flat roof supported by square posts resting on a poured concrete foundation with a wooden railing. The main entrance door, situated beneath the porch has twelve lights and is flanked by sidelights. Between the entrance and the northeast corner on the first story level there is a double-awning window. There are paired double-awning windows between the entrance and the southeast corner on the first story level. There are paired awning windows near the northeast and southeast corner s on the second story level.

The north facade consists mostly of one-over-one double-hung windows placed asymmetrically on the facade, with the exception of paired double-awning windows near the northeast corner on the first story level and an awning window near the northeast corner on the second story level. The south facade features asymmetrical fenestration, its principal elements being one-over-one double-hung sash, awning windows, and two casement windows. There is a small enclosed porch situated at the southwest corner of the facade with a multipaned entrance door facing west. A garage with a flat roof extends from the basement level of the facade. The garage has four one-

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE: (continued)
over-one double-hung windows on the north facade, and a large louvred glass window on the west facade.

The main features on the west (rear) facade include a two-over-two double-hung window near the northwest corner on the first story level, and the rear facade of the projecting enclosed porch described above. There is a casement window near the southwest corner of the facade, on the projecting wall of the porch. The porch rests on a cinderblock foundation.

The house is clad with clapboard siding, and rests on an irregularly coursed stone foundation parged with concrete blocks on the north, south and east facades. An interior brick chimney is evident at the apex of the hipped roof.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This house is constructed on a parcel of land identified as "SOC 49" on current tax maps and the 1994 Tax Roll of Corning.

This house, known for many years as the "Knox Annex," is constructed on land which once was a part of a large tract of land known as the "Knox Farm" (see Building Structure Inventory Form for 297 Walnut Street). Marvin Olcott and his wife deeded the vacant lot over to John Cogan of Owego, New York, in 1888, for the sum of \$700. Cogan may have built a temporary structure on the property, judging from tax rolls, owing to staccato increases in its property value over the next five years. Frederick Bach purchased the property in 1893, selling the land to Nicholas L. Bach in 1901. The house was subsequently built in 1906, and Nicholas occupied it until 1928, when the property was sold to Christine Bach for \$2,200. Christine held the property until 1941, combining the sale of this and a portion of the adjacent "Robinson Farm" (south of the city) to Anna Rodgers, who lived with two tenants in the house until 1948. The parcel was purchased by Harold Johnson, the current owner, in 1948.

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)