

878

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Grace Episcopal Church

other names/site number Grace Church, Grace Church Waverly

2. Location

street & number 445 Park Avenue [] not for publication

city or town Village of Waverly [] vicinity

state New York code NY county Tioga code _____ zip code 14892

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. in my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally. ([] see continuation sheet for additional comments.)

[Signature]

Deputy Commissioner for Historic Preservation

20 June '00

Signature of certifying official/Title

Date

New York State Office of Parks, Recreation & Historic Preservation

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
[] see continuation sheet
- determined eligible for the National Register
[] see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain) _____

[Signature]

Signature of the Keeper

date of action

Edson H. Beall

8/2/00

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Grace Episcopal Church
Name of Property
Tioga County, New York
County and State

7. Narrative Description

Grace Episcopal Church, built in 1854, occupies a small flat grassy lot on the southwest corner of Park Avenue and Tioga Street in the Village of Waverly, Tioga County, New York. The building is situated in a residential neighborhood of seemingly intact late 19th and early 20th century houses and is two blocks north of the Main Street commercial district. The nominated lot is the property historically associated with the church. The site also includes a parish house to the south of the church building and a small garage. Grace Church is one of three churches near Muldoon Park along Park Avenue.

The Gothic Revival wood frame church is oriented along an east-west axis with its front gable end facing Park Avenue. Resting on a brick foundation with cement veneer, the rectangular building is three bays wide and six bays long. The building has clapboard siding with the exception of the front facade, which has flushboard siding. The building is surmounted by a steeply pitched roof with slightly flared eaves and a bracketed cornice. Fenestration throughout the building is generally symmetrical. Tall, narrow lancet windows - single, paired, or in groups of three - contain stained glass and are surmounted by Gothic-inspired drip molds.

The front façade is characterized by a centrally placed entrance portico, single and paired lancet windows, and an oculus in the apex of the gable end. The portico features a steeply pitched gable roof with flared eaves that echo the profile of the main block's roof. Supported by modern wrought-iron posts and railings, the portico shelters a large Gothic-arched, double-leaf door. On each side of the portico there is a single lancet window with stained glass. Above the portico are two large lancet windows. Drip moldings hang above the four lancet windows and are more prominent against the flushboard of the east elevation. A wooden belfrey is perched on the peak of the gable. The base of the belfrey is clapboard, and the pyramidal roof has a small flare.

There are six bays on the north elevation of the main block of Grace Church. Each bay contains a lancet window with stained glass surmounted by drip moldings. The second and fifth bays house gable dormers. The dormers have single-pane fixed sash windows. The dormer in the fifth bay was most likely added for symmetry, as it does not permit light into the interior chancel area. The south elevation is six bays long and contains the same

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Grace Episcopal Church
Name of Property
Tioga County, New York
County and State

elements as the north façade. Two small shed-roofed additions have been added to the southwest corner of the building.

On the west elevation a rectangular, gable-roofed apse projects from the main body of the church. Three lancet windows with stained glass decorate the west elevation. The sills of the lancets are at the same height, yet the center lancet is taller. A continuous drip molding runs across the three lancets. A stuccoed chimney abuts the southern corner of the gabled section. A shed roof addition extends from the south façade; on the west elevation of this addition a paired window has a small-shed roof that is supported by three brackets. Brackets also support the eaves of the shed roof.

The interior of the church survives with a remarkably high degree of integrity of design, material, and craftsmanship. The front entry door opens into a small vestibule. Stairs leading to the second story and to the undercroft are located along the south wall. A small sitting room is located on the north wall. The main body of the church is accessed through a pair of swinging doors. Particularly notable features include an exposed hammerbeam truss system in the sanctuary. A center aisle leads to the chancel area. Two steps lead to the platform area of the chancel where the organ and choir stalls are located. The pipe organ was installed in the church in 1895. A single step leads to the altar area where the altar table is elevated on two additional steps. The choir area is separated from the nave of the church by an altar rail. A second altar rail defines the areas of the altar. The apse of the building is located within a simple pointed arch opening. Three pointed lancets adorn the west wall of the chancel area. A carved oak reredos has three trefoil arches. Faux wood paneling, added in the 1920s, mirrors the design of the reredos on the surrounding walls of the apse.

Originally, the interior of the church had stenciling on the plaster walls. A chair rail runs along the walls of the nave that caps the faux wood wainscotting. Painted wood lath, added during the early 20th century, create a grid on the surface of the plaster. During the 1870s a choir loft was added to the back of the church above the vestibule. During the pastorate of Rev. Charles T. Raynor, between the years of 1907 to 1912, the church underwent several interior alterations. In 1907-08 the building was raised three feet and a basement was excavated to provide undercroft space. The choir loft was also closed off during this period to create a choir

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Grace Episcopal Church
Name of Property
Tioga County, New York
County and State

vestry. The choir stalls were moved to the front of the church when these changes occurred. New oak pews were installed in 1912. Many of the stained glass windows were added during this period. The undercroft houses a social hall with a kitchen, dining area, bathrooms, and a mechanical systems room. Renovations were made to the basement in the 1960s.

Parsonage

The parsonage is located to the south of the church at 439-441 Park Avenue. Although more modest in scale and decoration, the parsonage reflects the Gothic Revival style of Grace Church. The building is oriented along an east-west axis with a gable end facing Park Avenue. The two-story clapboard residence has a cross plan with a steeply pitched roof pierced by several small gable-roofed dormers. It also houses a small oculus in the peak of each of its gable walls, a feature that is also found on the main façade of the church. An older chapel once used as a school for the church was incorporated into the rear of the residence when it was built in 1874. Its board and batten siding distinguish the one-and-one-half-story structure. Fenestration is generally symmetrical; single and paired, rectangular window openings contain double-hung sash and are surmounted by miter-arched lintels.

The interior of the parsonage retains many of its original features. Most of the first floor baseboard, door, and window trim is original. The mantle in the dining room, carved wood detailing surrounding the bay, and original light fixtures contribute to the integrity of the residence. Behind the parsonage there is a small early 20th century garage. It sits on the western boundary of the property and is a rectangular, gable-roofed frame building with particleboard siding.

Grace Episcopal Church

Name of Property

Tioga County, New York

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

Areas of Significance:

(Enter categories from instructions)

Architecture

Religion

Settlement

Period of Significance:

1854-ca. 1940s

Significant Dates:

1854, 1874, 1907-1912

Significant Person:

N/A

Cultural Affiliation:

n/a

Architect/Builder:

Builder: Mr. Washburne

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

Grace Episcopal Church
Name of Property
Tioga County, New York
County and State

8. Narrative Statement of Significance

Grace Episcopal Church in the village of Waverly, Tioga County, is the oldest church in the Chemung Valley of New York on its original site. Built in 1854, it is an excellent example of the growth of the small regional Episcopal Church communities in the mid-nineteenth century. Grace Church gains its primary significance under Criterion C in the area of architecture as an example of a mid-nineteenth century Gothic Revival style building embodying the Episcopal Church's increasingly coherent architectural program based on liturgical and structural function. Grace Church is also historically significant under Criterion A in the areas of religion and of settlement and subsequent community development. It represents the expansion of the Episcopal Church as emigration to Central New York continued during the middle of the nineteenth century. The church is also historically significant for its documentation of the spread of the Episcopal Church during the diocese of Western New York period.

The Village of Waverly is situated along the Chemung River in the Town of Barton in Tioga County, New York. In 1796, John Shepard purchased 1000 acres of land that later became the communities known as Waverly and Factoryville. Early growth in the area was concentrated in Factoryville. Cayuta Creek facilitated the early development of Factoryville as an industrial center that included grist mills and a woolen mill. In 1821, John Shepard completed a survey of his land holdings in the area and at that time the central streets of Waverly were laid out. In 1821, the Turnpike from Owego to Chemung was completed and by 1825 Isaac Shepard, a son of John Shepard, had opened a tavern along the route. The tavern was successful, and it drew business to the community of Waverly.

In 1819 Deacon Ephraim Strong built the first residence in Waverly. His landholdings included the center of the present village. John Spalding purchased the land from Strong, and Owen Spalding, his son, later acquired the land in 1826. The growth and development of Waverly in the early nineteenth century has been attributed primarily to Owen Spalding. Spalding's land holdings included a farm that encompassed most of the land outside of Shepard's holdings. Spalding donated his land to many projects that contributed to the community's development. Spalding gave land for churches of several denominations, the village hall and the village park.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

Grace Episcopal Church
Name of Property
Tioga County, New York
County and State

Owen Spalding sold the property where Grace Church is located to the church for \$400 in 1856. The deed included the already constructed church building and an earlier parsonage.

The Erie Railroad was introduced to Waverly in 1849 as a result of the influence and donations of major landholders. The position of the central depot in the area caused the commercial center to shift from Factoryville to Broad Street, and subsequently, downtown Waverly began to develop. In 1887, Waverly was the second largest community in Tioga County, behind Owego. The village experienced great economic development during the last quarter of the nineteenth century.

The first Episcopal services held in the area were cottage services held in Factoryville by George Watson. By the early 1850s Waverly had surpassed Factoryville with regard to its size and commerce. As a result of its prominence, Waverly became the site for the new Episcopal organization. Rev. George Watson, rector of St. Paul's Episcopal Church in Owego, Levi Gardner, Arthur Yates, and A.P. Spalding formally signed the certificate of organization for Grace Protestant Episcopal Church on December 28, 1853. When Grace Church was formed it was part of the diocese of Western New York under Bishop DeLancey and subsequently Bishop Coxe. In 1868, it came under the charge of Bishop Huntington as part of the newly organized diocese of Central New York.

It was during the pastorate of Rev. Horatio Gray, the first rector of the church, that the building was constructed in 1854. *The Waverly Advocate* in 1853 reported, ". . . a new church edifice is to be erected during the spring by the Episcopalians." The building cost \$4000 to build.¹ In 1856 Owen Spalding sold the property to the rector, vestrymen, and churchwardens of Grace Church at the cost of \$400. The deed record included the newly constructed church building and a parsonage, which presumably was demolished sometime prior to 1874. During the pastorate of Rev. James A. Brown, a new rectory was constructed on the property.

¹ Preservation Planning Workshop, *A Survey of Waverly*. (Ithaca: Cornell University, 1982), 236.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 3

Grace Episcopal Church
Name of Property
Tioga County, New York
County and State

Grace Church has continued to service its community since its founding in 1853. A lineage of rectors has served the community of Grace Episcopal Church and today an active parish carries on this tradition. The church stands today as a symbol of the village of Waverly's early growth. The church represents the initiative and optimism of the Episcopal Mission in establishing a church in the emerging community.

Grace Church is representative of the parishes founded and the churches built through the efforts of Bishop DeLancey, local clergy and laymen in the communities the flourished along developing transportation corridors in the mid-nineteenth century. Gothic Revival-style Episcopal churches in Central New York document the Expansion of the Church during the administrative period of the Diocese of Western New York, 1838-1868, and the first two decades of the Diocese of Central New York. Gothic Revival-style churches also profile a parallel growth of interest, among regional parishes, in fine religious architecture as espoused by the New York Ecclesiological Society.²

² Christine B. Lozner. *Historic Churches of the Episcopal Diocese of Central New York*. (Syracuse: Episcopal Diocese of Central New York, 1996), 39.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

Grace Episcopal Church
Name of Property
Tioga County, New York
County and State

9. Bibliography

"Map of Waverly and Factoryville," Atlas of Tioga County. New York: F. W. Beers, A.D. Ellis, G.G. Soule, 1869.

Albertson, Charles. The History of Waverly. Waverly, New York: The Waverly Sun, 1943.

American Association of University Women. A Walking Tour of Waverly's Historic Churches. May 4, 1980.

Gay, William. Historical Gazeteer and Directory of Tioga County 1785-1888. Syracuse: Journal Office, 1879.

Lozner, Christine. Historic Churches of the Episcopal Diocese of Central New York. Syracuse: Episcopal Diocese of New York, 1996.

Preservation Planning Workshop. A Survey of Waverly. Ithaca: Cornell University, 1982.

The Waverly Advocate, March 18, 1853.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

Grace Episcopal Church
Name of Property
Tioga County, New York
County and State

10. Geographical Data

Verbal Boundary Description

The nominated property comprises the rectangular lot as shown on the attached property tax map.

Boundary Justification

The boundary of the nominated property is drawn to coincide with the legal lot lines of the land currently and historically associated with the building. An iron fence follows the property line along the north and west boundary lines.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 11 Page 1

Grace Episcopal Church
Name of Property
Tioga County, New York
County and State

11. Form Prepared By:

Pilar B. Yeakel
406 East Eighth Street
Elmira Heights, NY 14903

Grace Episcopal Church

Waverly, Tioga County, New York

Photographer: Pilar B. Yeakel

1998

Negatives: NYS OPRHP, Field Services Bureau

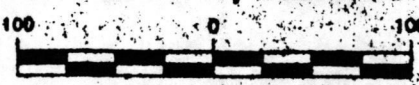
1. Grace Episcopal Church, looking west.
2. Grace Episcopal Church, looking southwest.
3. Grace Episcopal Church, interior, looking west.
4. Grace Episcopal Church, detail, north window.
5. Grace Episcopal Church parsonage, looking northwest.
6. Grace Episcopal Church parsonage interior.



**SHEET
166.19**

3

**TAX MAP
VILLAGE OF WAVERLY
TIOGA COUNTY, NEW YORK**



GRAPHIC SCALE
1" = 100'

166.19

166.14	166.15	166.16
166.18	X	166.20

SHEET INDEX

MAP DATE 5-14-78

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Grace Episcopal Church
NAME:

MULTIPLE Historic Churches of the Episcopal Diocese of Central New Yo
NAME: rk MPS

STATE & COUNTY: NEW YORK, Tioga

DATE RECEIVED: 7/06/00 DATE OF PENDING LIST: 7/14/00
DATE OF 16TH DAY: 7/30/00 DATE OF 45TH DAY: 8/20/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00000878

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8/2/00 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Grace Episcopal Church
Waverly, Tioga Co., Ny

①

31MRS00 ELITE PHOTO



Grace Episcopal Church
Waverly, Tioga Co., NY

11 016 NNNN --- 3IMR00 ELITE PHOTO

(2)



Grace Episcopal Church
Waverly, Tioga Co., NY

2015
NNNN 31MAR00 ELITE PHOTO

③



Grace Episcopal Church
Waverly, Tioga Co., NY

④

2115 MMB 31M988 ELITE PHOTO



Grace Episcopal Church
Waverly, Tioga Co., NY

10 00 NNNN 31MAR80 ELITE PHOTO

⑤



Grace Episcopal Church
Waverly, Toga Co., Ny

2018 HHC SIMPLEX ELITE PHOTO

6



Grace Episcopal Church
Waverly, Tioga Co.
New York
Waverly Quad
Scale 1:24000
UTM Coordinates
Easting 18372518
Northing 4651106

Published by the New York State Department of Transportation, in cooperation with the U.S. Department of Transportation, Federal Highway Administration.

Map base from 1969 U.S. Geological Survey 7.5-minute quadrangle. Map revisions made using aerial photographs dated 1991, construction plans, official records and other sources. Features revised include: highways and other transportation facilities; civil and public land boundaries; recreation sites; hydrography; and buildings. Gray tint indicates developed areas in which only landmark buildings are shown. Darker gray tint indicates open water features.

Revisions may not comply with National Map Accuracy Standards. Correspondence concerning this and other Department of Transportation maps should be directed to: Map Information Section, New York State Department of Transportation, State Campus, Building 4, Room 105, Albany, New York 12232.

Map revisions outside New York State are limited to major highways. Revisions by R.C. Faught



QUADRANGLE LOCATION

SCALE 1:24 000



Transverse Mercator projection, 1927 North American Datum

To place on the 1983 North American Datum, move the projection lines 8 meters south and 28 meters west as shown by dashed corner ticks.

1000-meter ticks based on the New York Transverse Mercator projection /grid. Between 72° and 78° West Longitude, this projection /grid is identical to Zone 18 of the Universal Transverse Mercator projection /grid. Areas east of 72° and west of 78° are direct mathematical extensions of Zone 18. The scale of this map has been adjusted by its projection scale factor in order to maintain true 1:24,000 scale. The Transverse Mercator projection scale factor at this quadrangle location is 0.9998. 10,000-foot ticks based on the New York State Plane Coordinate System, Central Zone. 1994 magnetic declination is approximately 12.0° West. Control and spot elevations shown to the nearest foot.

INDEX TO 1:9600 (1"=800') MAP COVERAGE



BOUNDARIES:

- State
- County
- Town or City
- Incorporated Village
- State / Federal Land

ROADS:

- Posted Touring Route:
- Interstate
- U.S.
- State
- County
- State Highway (SH) number and limit
- County road
- Interchange number
- Divided:
 - Wide mail
 - Narrow mail or barrier
- Undivided:
 - 4 or more lanes
 - Less than 4 lanes
- Vehicle track; trail

Contours, at 10-foot intervals (20-foot below 42'), shown unrevised from 1969 U.S. Geological Survey map. Datum is mean sea level.