

United States Department of the Interior
National Park Service

50-806

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: St. Joseph's Academy and Convent
Other names/site number: _____
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 605 Stevens Avenue
City or town: Portland State: Maine County: Cumberland
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 set forth in 36 CFR Part 60.

In my opinion, the property meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<u>Kristi Mohnney</u>	<u>2/10/2017</u>
Signature of certifying official/Title:	Date
<u>MAINE HISTORIC PRESERVATION COMMISSION</u> State or Federal agency/bureau or Tribal Government	
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title State or Federal agency/bureau or Tribal Government	

ST. JOSEPH'S ACADEMY AND CONVENT

CUMBERLAND COUNTY, MAINE

Name of Property

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

[Handwritten Signature]
Signature of the Keeper

3/27/17
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u>1</u>	<u> </u>	objects
<u>3</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/school
RELIGION/church-related residence

Current Functions

(Enter categories from instructions.)

EDUCATION/education-related
VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Second Empire

LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation: Granite; walls: Brick; trim: Terra Cotta;
roof: Slate

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The St. Joseph's Academy and St. Joseph's Convent (a.k.a. Sisters of Mercy Motherhouse) at 605 Stevens Avenue in Portland, Maine are located near the geographic center of the city in an area that once made up the town of Deering. These two adjoining buildings, linked by an added two-story brick connector, stand on a large parcel of land owned by the Sisters of Mercy (see Figure 1). The St. Joseph's Academy and Convent are the only buildings on the site considered eligible for National Register listing, therefore boundaries for this National Register nomination have been drawn to include these two buildings along with a late nineteenth century shrine, which is considered a contributing object. Boundaries of the National Register nomination also encompass a non-contributing modern garage and non-contributing modern shed. The Sisters of Mercy property borders Baxter Woods, a heavily wooded public park, to the south. To the east is a large modern apartment complex known as Deering Pavilion. West of the property, on the opposite side of Stevens Avenue, is the Evergreen Cemetery, a 243.5 acre site established in the mid-nineteenth century. Walton Street runs along the northern border of the property; beyond Walton Street is a residential neighborhood of homes dating largely to the first half of the twentieth century. The St. Joseph's Academy and Motherhouse are well-preserved historic buildings that remain largely intact, with only moderate alterations and few notable additions. The three-story brick Academy building was constructed in 1862 and is an excellent example of Second Empire style design. Its slate-covered mansard roof is characteristic of the style, along with the rusticated stone foundation and quoins, prominent hood molds over the windows, heavy cornice with brackets, and double-hung 2/2 windows. The added circa 1886 wing is consistent with the design of the original building, duplicating the major design elements and detailing. The Motherhouse is a monumental three-story brick structure built in two phases dating to 1909 and 1921. Designed in the Classical Revival style by the Boston architectural firm of Chickering & O'Connell, the Motherhouse is highly ornamented. Notable architectural features include the tall entry pavilions topped by broad pediments, massive Ionic columns, rusticated base story, main entry surrounds with compound arches, Ionic brick pilasters, fanlights, heavy articulated cornice and monumental cupola.

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Narrative Description

SITE/LANDSCAPING

The entire Sisters of Mercy property contains 19.9 acres at the intersection of Stevens Avenue and Walton Street; 5.9 acres of that are included with the two buildings being nominated to the National Register. In addition to the resources contained within the National Register boundaries (St. Joseph's Academy, the Motherhouse, the shrine, garage, and shed), the Sisters of Mercy parcel includes St. Catherine's Hall (former home for aged women, now elderly housing), the former Catherine McAuley High School (recently renamed The Maine Girls' Academy), an additional garage, and three sheds (as shown in Figure 1).

The St. Joseph's Academy and Motherhouse face Stevens Avenue and are set back roughly 120 feet from the public sidewalk. The National Register boundaries encompass the generous front yard between the Motherhouse and Stevens Avenue, the south lawn (where the shrine is located), paved driveways that encircle the Academy/Motherhouse complex, and a strip of land to the east of the buildings, on which stands the non-contributing garage.

An iron fence that appears to date to the early twentieth century runs along the property line at the Stevens Avenue and Walton Street sidewalks. Portions of the fence are included within the National Register boundaries, along with two vehicular gates and three pedestrian gates accessing Stevens Avenue. The fence is roughly five feet high and is composed of slender pickets spaced approximately six inches apart. Decorative scrollwork appears between the pickets at widely-spaced intervals along the fence, as seen in Photo 25. The two identical vehicular gates each have two operable leaves featuring diagonal bracing with scroll ends; a large scroll bracket decorates the top of these gates. The northernmost of the pedestrian gates stands alongside one of the vehicular gates. There is also a pedestrian gate from Stevens Avenue leading to a walkway that extends toward the Motherhouse on axis with the main entry. These two pedestrian entrances are identical and feature an arched gate topped by scrollwork and a tall horseshoe arch topped by a stylized cross above the gate. A third pedestrian gate at the far southern end of the fence leads from Stevens Avenue to a walkway on axis with the shrine. This is a simple picket gate with no embellishment.

The area immediately surrounding the Academy/Motherhouse and shrine features a number of mature trees and other plantings. Among the more notable landscape features are a circular planting bed just opposite the main entry (Photo 26), a statue of St. Joseph by the north elevation of the Academy building, and a shrine on the south lawn that includes a fountain and curved stone wall on which is mounted a statue of the Blessed Mary. In addition to the front and south lawns, there are grassy strips running along the perimeter walls of the Academy and Motherhouse buildings.

RESOURCES

1. St. Joseph's Academy - (1862; c. 1886 – Photographs 1 through 7) 1 contributing building
605 Steven's Avenue
Designer – Charles H. Howe (civil engineer)

General Description

The former St. Joseph's Academy, is the older of the two contributing buildings on the site. The brick structure consists of the original 1862 three-story main block, along with an original two-story rear ell, and a two-story south wing that was added around 1886 (Figure 4). The main block is five bays wide and three bays deep, while the rear ell is three bays wide and three bays deep. The south wing is five bays wide and three bays deep. The styling and detailing of the main block and south wing are identical. This Second Empire style building is constructed of red brick trimmed with rusticated granite elements, in the form of a raised foundation, quoins, window sills, window heads, and entry surrounds. The building rests on a rusticated granite ashlar foundation punctuated by small square window openings. The main block rises two stories to a third floor contained beneath a mansard roof. The south wing has a single brick story topped by a second-floor mansard. Both mansards retain the original slate shingles and feature a series of shallow shed dormers framed by wood

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pilasters supporting simple entablatures. Five tall brick chimneys rise from the upper plane of the roof on the main block. The rooflines are defined by a wood cornice with stout brackets. Windows at the first floor have prominent flat hood molds, while those at the second floor are arched. All windows at the first and second floors have rusticated granite sills set on small bracket blocks. Most window openings retain the original wood double-hung windows. Windows of the main block typically have a two over two pane configuration, while those of the south wing are six over six. The smaller basement windows have three over three windows. Nine of the windows on the south wing hold modern replacement sashes – four in the dormers on the west elevation and five at the first floor of the east elevation. Modern storm windows were installed in most of the window openings.

Main Block

The principal façade (west elevation) of the main block features a central granite entry enclosure with rusticated corner pilasters supporting a tall entablature (Photo 1 on left). The main entry is set within an arched opening with an elongated keystone and holds what appear to be historic arched paneled wood doors with stained glass in the upper panels. A name plaque above the entry doors reads "St. Joseph's Academy." Both side walls of the enclosure feature a single narrow arched window with keystone; these windows hold 4/4 arched wood double-hung sashes. Access to the main entry is by means of a granite stoop with decorative iron hand railings. The symmetrical façade of the main block has four windows at the first floor, flanking the main entry, and five window bays at the second floor, with the central bay holding a paired window. There are five dormers at this elevation; the central dormer holds a pair of narrow sashes.

The north elevation of the main block is dominated by a tall central arched window consisting of stacked paired two over two sashes; those at the second floor are in the form of arched tracery windows (Photo 2). A wood spandrel panel with wide fluting separates the windows. Flanking the central window are two tall blind arches. There is a single dormer with a paired window at this elevation.

The rear (east) elevation of the main block has just one and one-half window bays exposed on either side of the rear ell. Detailing on these narrow exposed sections of wall match that of the façade, except that the windows closest to the rear ell are very slender openings with simple rectangular sills and lintels (visible in Photo 3). There are two dormers at this elevation, set toward either end of the mansard.

The south elevation of the main block is covered by the south wing, except for the mansard, which features a central dormer with a paired window (visible in Photo 1).

Rear Ell

Detailing of the two-story rear ell matches that of the main block, including the foundation, quoins and cornice. The ell is enclosed by a shallow gabled roof (Photo 2 on left). The side elevations of the rear ell (north and south) are identical, with three windows at each floor. A metal fire escape was added to the south elevation (date unknown but it appears to date to the mid-twentieth century – visible in Photo 3).

The east elevation of the rear ell rises to a clipped pediment at the gable. A stout arched tracery window with paired two over two sashes sits within the gable (Photo 3 on right). Fenestration at the first and second floors matches that on the north elevation of the main block, except that a doorway was added within the southern blind arch; the added entry holds a wood plank door that no longer functions.

South Wing

The principal elevation (west) of the south wing features an arched entry in the southernmost bay (Photo 1 on right). The entry, which holds a modern door, sidelight and transom, is topped by a rusticated granite hood mold with impostes and a keystone. Access to the entry is by means of a granite stoop with metal pipe hand railings. There are five windows at the first floor, the northernmost of which is taller than the others. Five dormers are set in the mansard at this elevation.

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The rear (east) elevation of the south wing has similar fenestration to the west elevation (Photo 3 on left). Instead of a first floor entry, the rear elevation has what appears to be an added brick entry enclosure in the southernmost bay at the basement level. The enclosure has a shallow gable roof and a modern plywood door with flat wood trim. Both the first floor and mansard have five window bays. The southernmost window at the first floor is shorter than the others but has identical trim.

Interior

The interior has been modified over the years to accommodate different uses by the school but the historic character remains, along with many historic features and finishes. The main entry opens into a stairhall where the original staircase with wood balustrade winds up through the building (Photo 7). At the first floor a hallway runs perpendicular to the stairhall, from north to south, at the center of the main block. Various offices and a reception parlor open off the hallway (Photo 6). Spaces retain many of the original finishes, including window/door trim, paneled doors, wood baseboards, vaulted ceilings, and hardwood floors. The rear ell holds the former library at the first floor (Photo 4), replete with wood shelving, fluted columns and vaulted ceiling with decorative plasterwork. The second floor is laid out in a similar manner as the first and retains much the same detailing in the main block. A large common room in the rear ell at the second floor (former chapel) features a deep vaulted central bay (Photo 5). The south wing has undergone more change than the original block. Both levels are laid out with a hallway along the west wall for access to (classrooms and bathrooms). There is no way to determine the original layout of spaces as all existing finishes are modern. Finishes include modern flooring (VCT, carpeting, and ceramic tile), suspended panel ceilings, and flat wood trim.

2. St. Joseph's Convent (a.k.a. Motherhouse) - (1909; 1921 – Photographs 8 through 22) 1 contributing building
605 Steven's Avenue
Architect – Chickering & O'Connell

General Description

The monumental Motherhouse is a three-story red brick structure designed in the Classical Revival style. The building was constructed in several phases (see Figure 2). The earliest construction dates to 1909 and consists of the main block, the north wing, and the western half of the chapel block (Figure 5). Between 1909 and about 1914 a single story brick connector was constructed off the east end of the north wing to join the Motherhouse to the Academy building. The south and rear wings of the Motherhouse were added in 1921, at which time the chapel wing was also extended (Figure 6). An additional floor was built atop the northeast connector between 1914 and 1922 (likely as part of the 1921 renovations). The various sections of the building enclose two large courtyards, each flanking the chapel wing.

The Motherhouse rests on a rough-cut granite foundation and is trimmed with sandstone (water tables, window sills and lintels) and terra cotta detailing, in the form of belt courses, window sills, entry surrounds, columns, brackets, balustrades, and pilaster capitals. Decorative brickwork enhances the building as well, with elements such as pilasters, quoins, corbelling, and a rusticated first floor (façade, south and north elevations). The façade (west elevation) of the main block is highly ornamented, while secondary elevations have more restrained detailing. Each section of the building is enclosed by a slate-covered hip roof, except the northeast connector, which has a flat roof finished with a recent rubber membrane. Small dormers with pedimented gables line the roofs of the main block, south wing and north wing. Dormers retain the original wood double-hung sashes with upper panes designed to mimic tracery windows. A copper cornice with acanthus brackets and egg and dart molding defines the roofline at the principal elevations (west, north, and south). Secondary elevations feature a copper boxed cornice above corbelled brick brackets.

The original wood double-hung windows remain throughout the building. There are a variety of window types, sizes, and pane configurations, but the most common are one over one and two over two double-hung windows. Most windows at the principal elevations (west, north and south) have flat heads with simple flat sandstone lintels and sills, except at the first floor where windows have segmental arched heads with stylized brick voussoir. Windows at the first and second floors (except those lighting the chapel) have transoms, nearly all of which are blocked with wood panels. Modern storm windows were installed in most window openings.

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Main Block – Façade (West Elevation)

The main block is thirteen bays wide and five bays deep. The façade (west elevation) of the main block is flanked by end walls of the north end south wings, which project beyond the main block to form two end pavilions for the façade (Photo 8). The façade rises from a rusticated granite ashlar foundation punctuated by small square window openings; the granite foundation is much lower at all other elevations. Rusticated brick banding decorates the first floor. A central tower rising to a tall copper cupola dominates the façade (Photo 9). The cupola is ornamented with balustrades, pediments, acanthus scroll brackets, dentil molding, and golden dome topped by a Celtic cross. The main entry to the building is located at the base of the tower and is recessed within monumental terra cotta surrounds featuring granite steps, Ionic columns with guilloche banding, compound arches, modillions, finials, keystones, a statue of St. Joseph, and an incised name plaque reading "St. Joseph's Convent." The entry holds the original glazed wood double doors set beneath a fanlight. Above the entry is a three-story arched window that lights the main stairwell. This window is topped by a cast stone hood mold with scroll impostes. Window bays flanking the central tower at the second and third floors (six on each side) are separated by brick pilasters with terra cotta Ionic capitals.

North and South Wings - Facade

As noted, the west end walls of the north and south wings form slightly projecting pavilions at both ends of the building façade. These identical pavilions are three bays wide, have brick quoins, and are defined by their highly ornamented central bays (Photo 10). An entry at the base of the projecting central bay retains the original glazed double doors, sidelights, and fanlight. Access to the entry is by means of a granite stoop; the northern stoop has an added metal hand railing. Above the entry is an elaborate terra cotta balcony set on scroll brackets, two of which are ornamented with figure heads. The second and third floor bays over the entry are flanked by pairs of broad Ionic columns with guilloche banding. A tall tripartite window at the second floor is framed by terra cotta surrounds with simple Classical styling. Each pavilion is topped by a pedimented gable.

North and South Wings – Side Elevations

The side elevations (north elevation of the north wing and south elevation of the south wing) have nearly identical detailing that is less ornate than the façade and includes a sandstone water table, rusticated brick banding at first floor, and terra cotta belt courses above the first and third floors (Photos 11 and 12). The south wing is eighteen bays long, whereas the north wing is only thirteen bays long; both wings are three bays deep. There is one entrance at the west end of each elevation. The entry at the north elevation has a granite stoop and retains the original copper clad pedimented hood on acanthus brackets (visible in Photo 12). The original entry door was replaced. The entry at the south elevation is framed by simple sandstone surrounds with a pedimented gable. A wood canopy was added over the doorway. The original glazed wood door remains in this entry.

Secondary Elevations at Rear

Walls at the rear of the building and within the two courtyards are far more utilitarian than the façade and side elevations (Photo 13). There are plain brick walls, some with brick corbeling beneath the roof eaves and a simple granite water table, but otherwise lacking ornamentation. There are a number of wall protrusions and set backs of the various wings that make up the building. Fenestration is irregular, with windows of varying sizes and types asymmetrically placed across the elevations. Most windows have segmental arched brick heads, although there are also round arch windows at the third floor of the rear wing. The southern portion of the rear elevation (south of the chapel wing) features an original open wood porch along the first floor (Photo 14). Two smaller enclosed wood porches were added atop the south end of the open porch. A wide garage door was added at the basement level, along with an enclosed shed. North of the chapel wing, a wide arched opening provides access through to the north courtyard (Photo 15 - a matching opening into the south courtyard was infilled).

The design of walls within the courtyards matches that of the rear elevation (Photos 16 and 17). As with the rear elevation, there are a variety of window types, including segmental arch windows, round arch windows (at the second floor of the chapel wing and rear wing), and smaller flat head windows (basement level). The

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arched windows of the chapel wing hold stained glass sashes. Other notable elements in the north courtyard include a tall tripartite window at the top floor of the north wall, originally intended to light an art studio, and three arched stained glass windows for the side chapel at the second floor of the rear wing. Within the south courtyard, the east wall features a series of broad arched windows with paired sashes and fanlights.

Northeast Connector

The two-story brick northeast connector addition is eight bays long and four bays wide (visible on the far right of Photo 15 and toward the right in Photo 2). The addition is enclosed by a flat roof finished with a recent rubber membrane.

Detailing of the connector's north elevation is similar to the side elevations of the main building and includes a sandstone water table and a rusticated brick facing on the first floor. There was a second belt course over the first floor but it was removed, likely when the second story was added. Window sills at the basement level are made of rough-cut granite, while those at the upper floors are sandstone.

The secondary elevations (east and south) of the connector have plain brick walls. As is the case with secondary elevations of the main building, the east and south walls of the connector have a variety of window types and sizes, most with segmental arch heads but also flat heads at the basement and some second floor windows. Window detailing at the south elevation matches that of the north elevation. Windows on the east elevation have rusticated granite sills and lintels to match those on the adjacent wall of the St. Joseph's Academy building (visible at center of Photo 13).

Interior

The interior of the Motherhouse remains very much intact, both in terms of its layout and finishes. The focal point of the floor plans is the large chapel at the center of the building (Photo 18). Very little alteration has occurred within the chapel itself since it was enlarged in 1921, other than the installation of carpeting. The original chapel was roughly two-thirds the size it is today and had a more traditional curved apse end than the existing (Figure 7). In addition to the main stair (Photo 19), the five original secondary staircases also remain in the building, with all original finishes. The basement level of the building holds the more utilitarian spaces, including a kitchen, dining room, laundry room, storage rooms, workspaces, and mechanical rooms. There are U-shaped corridors at the first, second and third floors. The corridors remain in their original configurations and retain the historic finishes, including beaded board wainscoting, crown molding, paneled wood doors (some with glazed panels), and door surrounds with transoms (Photo 20). The first floor includes rooms for a variety of functions, including classrooms (Photo 21), meeting rooms, offices, sitting rooms and bathrooms. Finishes are consistent throughout, with most of the classrooms, meeting rooms, and sitting rooms retaining the original beaded board wainscoting and crown molding. Most of the private offices are lacking the wainscoting but have simple wood baseboards. Much of the floor area at the second and third floors is taken up by a series of small bed chambers (Photo 22). There are also a variety of workrooms/common rooms, bathrooms, storage rooms, and a small kitchen. Virtually all of the rooms retain the original configurations and finishes, including wood baseboards, window casings, door casings, paneled wood doors, and crown molding. The fourth floor was originally a large open dormitory space with exposed trusses. Much of the space was subdivided in to small bed chambers and finished off with plaster walls and ceilings, hardwood flooring and paneled wood doors (some glazed). Walls were finished with wood trim, including baseboards, window casings, and door casings.

3. Shrine - (c. 1870 – Photograph 23, Figure 8)
605 Steven's Avenue

1 contributing object

The shrine consists of a curved wall, roughly four feet high, constructed of rough-cut ashlar field stone, with a taller central stone pedestal on which stands a statue of the Blessed Mary. Much of the semi-circular wall is now obscured by evergreen trees. There are several small statues (a girl, a boy and a lamb) in front of the shrine wall that appear in early photographs, although in different locations (Figure 8). The wall and statue face toward Stevens Avenue. Between the wall and Stevens Avenue is a small stone fountain that is visible in early photos of the shrine and appears to have been built as part of the installation. The fountain has a low

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circular cut granite base with a cobblestone cap. Rising from the center of the pool is a three-tiered fountain that is decorated with cobblestones.

4. Garage - (c. 1970 – Photograph 24)
605 Steven's Avenue

1 noncontributing building

A small utilitarian garage stands at the rear of the Motherhouse. It is a simple gabled structure with concrete block walls on two sides and open ends. The garage is of no architectural significance and is a noncontributing element.

The St. Joseph's Academy and Convent are well-preserved resources with only minor alterations and additions. Notable alterations to the Motherhouse are limited to infilling of several windows within the courtyards, covering transoms on the first and second floors, installing storm windows, replacing an entry door on north elevation, and installing a loading door at the rear (east) elevation. Additions to the Motherhouse include two small enclosed porches at the rear elevation, an entry enclosure at the rear elevation, a small attached shed within the north courtyard, a brick elevator shaft in the north courtyard, and an added wood fire stair at the rear of the northeast connector. Modifications to the Academy building include replacing the entry doors on the west elevation of the c. 1886 addition, installing storm windows, adding a metal fire escape at the rear (east) elevation, and constructing an entry enclosure at the rear elevation. The following is a description of each resource, corresponding to attached photographs.

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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 is 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 the 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 old or achieving significance within the past 50 years

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Areas of Significance (Enter categories from instructions.)

EDUCATION

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1862-1966

Significant Dates

1862

1909

1921

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Howe, Charles H. (1821-1900)

Chickering, George W. (1869 - c. 1935)

O'Connell, Timothy G. (1868-1955)

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The St. Joseph's Convent (a.k.a. Motherhouse) and adjoining St. Joseph's Academy are located at 605 Stevens Avenue in Portland, Maine (Cumberland County), near the geographic center of the city and possess integrity of location, design, setting, materials, workmanship, feeling and association. The buildings are locally significant under National Register Criterion A in the areas of Education and Social History and under Criterion C in the area of Architecture. The period of significance runs from 1862, when the St. Joseph's Academy building was constructed, to 1966, the 50-year cutoff for National Register properties. The St. Joseph's Academy served as a Catholic school for girls from 1882 until 1969, while the Motherhouse was the principal residence for the Sisters of Mercy stationed in the Diocese of Portland from 1909 to 2004. The site was an important educational, residential, and spiritual center for the Sisters of Mercy for over 120 years. Further, the buildings are architecturally significant as well-preserved examples of the Second Empire and Classical Revival styles. In addition, the Motherhouse represents the work of Boston architects Chickering & O'Connell, one of New England's preeminent ecclesiastic design firms during the short duration of its existence from 1901 until 1911. As a result of its religious associations, the property meets Criterion Consideration A for National Register listing. The property's significance is due to its historical associations with the local community and for its architectural significance rather than for any religious associations.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

National Register Criterion A – Social History

The St. Joseph's Convent and Academy meet Criterion A in the area of Social History for their association with the Sisters of Mercy, who have a long history as educators and care givers. The site is also significant as the principal residence for the Sisters of Mercy in the region and for the role the campus played in the life of Portland's Catholic population.

Sisters of Mercy - Overview

The Sisters of Mercy were founded in 1831 by an Irish Catholic laywoman, Catherine McAuley (1778–1841), who made use of an inheritance to provide educational, religious, and social services for poor women and children of Dublin. This relatively modest endeavor grew into a worldwide religious order named the Sisters of Mercy, who came to be well known for their work in education and health care. The Sisters of Mercy first came to the United States in 1843, to serve the Diocese in Pittsburgh. By 1856 the Sisters of Mercy mission had spread to New York City, Chicago, Little Rock, Providence, Baltimore, San Francisco and St. Louis. The sisters operated numerous schools, orphanages and hospitals in these locations.

Sisters of Mercy Established in Maine

In 1855 there were just six priests and eight Catholic churches in Maine and New Hampshire.¹ At the time, the Diocese of Portland encompassed both states. The Sisters of Mercy were first called to serve the Diocese of Portland in 1858 when four nuns were sent from the main convent (or motherhouse) in Providence, Rhode Island to establish schools and other charitable institutions in Manchester, New Hampshire. It was not until 1865 that the Sisters of Mercy began their work in Maine, after the Portland Diocese bishop David W. Bacon wrote to Mother Frances Xavier Warde, Superior at the Sisters of Mercy motherhouse in Manchester, requesting assistance for the people of Bangor, Maine. Bacon's letter to Mother Warde began "Do you think you could divide

¹ "The Catholic Church in Southwestern Maine," *The Sacred Heart Review*, July 4, 1896, Vol. 16, No. 1, 22.

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your little community so as to take the Bangor mission in May? The Parish schools number about 400 children."² From Bangor, it took little time for the Sisters of Mercy to spread throughout the state.

The Sisters of Mercy arrived in Portland in 1872 to establish St. Elizabeth's orphanage. The orphanage was founded in a house on Free Street, which also served as the convent for the sisters. By 1873 two Catholic parishes had been established in Portland, the Immaculate Conception Cathedral parish and St. Dominic's. Schools at these two parishes were under the direction of the Sisters of Notre Dame (Canadian) until 1873 when the Sisters of Mercy assumed teaching responsibility. By this time the number of Catholics in New Hampshire and Maine had grown to about 80,000 and there were 23 parochial schools in operation throughout the diocese. The Sisters of Mercy missions in Maine included work among the Passamaquoddy Tribe and the Penobscot Nation on the Native American reservations in northern Maine beginning in 1878.

By the mid-1870s the number of Sister of Mercy nuns had increased to a point that there was already insufficient space to house them in the Free Street convent. Bishop Bacon had initiated plans to erect a larger convent near the Immaculate Conception Cathedral on Congress Street but he passed away before that plan could be realized. Bacon's successor, Bishop Healy, instead erected a school on the site. It was not until the 1880s that steps were taken to secure a site where the Sisters of Mercy could expand their mission and eventually construct a sufficient motherhouse for the growing number of nuns. In 1883 the Sisters of Mercy in Maine became a separate independent community from those in New Hampshire and the convent on Free Street in Portland became the motherhouse (seat of the Mother Superior) for the Sisters of Mercy in Maine.

Stevens Avenue Property

In 1881 the Diocese of Portland purchased property on Stevens Avenue in the Portland suburb of Deering (later annexed to Portland in 1899) to expand their Catholic mission. The property was the former estate of F.O.J. Smith, a well-known lawyer, publisher, financier, and politician. The grand house and gardens of Smith's estate were gone by then but several other buildings remained and were put to use as St. Joseph's Home for Aged Women (replaced by the extant St. Catherine's Hall) and a private girls' school (St. Joseph's Academy), both of which were overseen by the Sisters of Mercy. Smith himself had been buried on his former estate. His remains were moved to a grave in the Evergreen Cemetery on the opposite side of Stevens Street when the diocese purchased the estate. A shrine dedicated to Our Lady of Lourdes marks the location of Smith's initial burying place. A simple wood-frame chapel (once Clark Memorial Church), purchased by the Diocese from the Woodford's Methodist Congregation, was moved to the property and became St. Joseph's Church in 1881.³ The building was eventually removed after a new church was constructed on a site further north on Stevens Avenue.

In 1884 the Sisters of Mercy received an inheritance enabling them to purchase the Stevens Avenue site from the Diocese. The Sisters of Mercy continued to live at the Free Street motherhouse in Portland into the twentieth century, by which time their quarters were terribly overcrowded. By 1900 there were approximately 45 nuns living at the motherhouse on Free Street.⁴ By 1906 plans were underway to construct a large new motherhouse at the Stevens Avenue site, alongside the St. Joseph's Academy. To that end, the Sisters purchased 25 acres of land adjacent to St. Joseph's Academy and commissioned Boston architects Chickering & O'Connell (George W. Chickering and Timothy G. O'Connell) to design the monumental St. Joseph's Convent as their new motherhouse.

St. Joseph's Convent, the centerpiece of the site today, was constructed in two phases. The first phase was completed in 1909 and included the central main block, north wing, and the western half of the chapel wing. In 1921 the chapel was extended and the south and rear wings were constructed. It was also at this time that the Motherhouse was joined to the St. Joseph's Academy building by a two-story brick addition. The 1909 U-shaped

² Sister Mary Eulalia Herron, *The Sisters of Mercy in the United States, 1843-1928* (New York: The MacMillan Company, 1929), 201.

³ Scott T. Hanson, "Forest Avenue and Stevens Avenue, Portland, Maine, Historic Context," report prepared by Sutherland Conservation and Consulting, 2015, 23. Also see attached list of schools and other institutions operated by the Sisters of Mercy in Maine.

⁴ Mary Raymond Higgins, *For Love of Mercy* (Portland, Maine: Sisters of Mercy, 1995), 30.

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motherhouse provided a library, offices, an infirmary, classrooms, an art studio, auditorium (beneath the chapel), approximately 75 bedrooms (most measuring 8 x 15 ½ feet), a kitchen, two dining rooms, and a laundry room. The original construction also included a 200-person chapel that extended eastward from the main entry lobby. The Motherhouse was substantially enlarged in 1921 to accommodate the rapidly growing Sisters of Mercy community. Construction of the south and rear wings added a larger laundry facility, storage space, a community room/library, offices, four guest rooms, 45 bedrooms for the sisters, a dormitory, a conference room, infirmary, a sewing room, a historical room, a solarium, bathrooms and an enlarged stage and extended auditorium. The chapel was also extended eastward and a side chapel for students was constructed off its north side.

Sisters of Mercy Expanded Mission in the Twentieth Century

By 1928, in United States alone, Sisters of Mercy were overseeing 610 schools, seven colleges, 93 hospitals, and 76 other social service institutions, such as adult group homes, orphanages, and industrial schools.⁵ In the twentieth century the Sisters of Mercy became the largest religious congregation in the state of Maine. By 1928 there were 254 nuns living in the Motherhouse on Stevens Avenue and numerous others in convent parishes throughout the state. That year the Maine sisters were responsible for 24 parish schools, two private academies, one college, 23 missions/mission schools, two hospitals, and seven social service institutions. Of the ten Catholic parishes in Portland and South Portland that had been established by 1940, six had parochial schools run by the Sisters of Mercy.

The Sisters of Mercy also played an important role in providing health care to Maine residents. In 1915 they were put in charge of the Madigan Memorial Hospital in Houlton. The sisters began staffing Queen's Hospital in Portland at the height of the influenza epidemic in 1918. In 1943 the Diocese asked the Sisters of Mercy to administer Mercy Hospital, a much larger facility.

For over 150 years the Sisters of Mercy have played a significant role in the Roman Catholic Diocese of Portland, staffing schools, hospital, orphanages, and other charitable institutions in 25 cities and towns across the state.⁶ The number of women entering the Sisters of Mercy congregation gradually fell after about 1960, paralleling the decline in church membership, from 286,408 people in 1990 to approximately 175,000 today.⁷ By 2006 there were only 94 sisters remaining in Maine, 60 of whom were still active in the ministry. By 2015 the number of full-time active sisters in Maine was only 20. It was noted that "after retirement, the [Motherhouse] offered security and solace and a rewarding sense of community".⁸ The Motherhouse was occupied by the Sisters of Mercy until it was officially closed in 2004, by which time the building was aging and in need of repairs, as well as being much too large for the dwindling number of nuns. The building has been vacant since then.

National Register Criterion A – Education

The St. Joseph's Convent and Academy meet Criterion A in the area of Education for their association with the education of young women by the Sisters of Mercy at the private St. Joseph's Academy for 87 years.

At the time the Diocese of Portland purchased the former Smith estate on Stevens Avenue in Deering, the Sisters of Mercy were teaching at four schools in downtown Portland. These included St. Aloysius School and Kavanagh School in the Immaculate Conception Cathedral parish, St. Dominic's School in St. Dominic's parish, and St. Elizabeth's Academy, a high school operated at the Free Street convent. Although the former Smith mansion on Stevens Avenue had been removed previously, there remained a substantial brick structure that Smith had built in 1862 to be used as a home for indigent women, however, the building was never used for that purpose because it was deemed by city officials to be too far from downtown Portland. Instead, the Sisters of

⁵ Herron, *Sisters of Mercy in the United States*, Appendices B through F.

⁶ *Ibid.*, Appendices B through F.

⁷ Kelley Bouchard, "Sisters of Mercy Celebrate 150th Anniversary in Maine," *Portland Press Herald* online, August 9, 2015, unpaginated. www.pressherald.com/2015/08/09/sisters-of-mercy-celebrate-150th-anniversary-in-maine/

⁸ Matthew Jude Barker, "Portland Site Number 55, St. Joseph's Convent, The Motherhouse," Maine Irish Heritage Trail, unpaginated. http://www.maineirishheritagetrail.org/st-josephs-convent_055.shtml

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Mercy established a girl's school, known as St. Joseph's Academy, in the building. St. Elizabeth's Academy in downtown Portland was closed and consolidated with St. Joseph's Academy when the new school opened. The Academy building was said to be a "well-built edifice" with "tasteful granite trimmings."⁹

The new St. Joseph's Academy included primary, grammar and high school divisions. At the close of the first scholastic year, 1882/1883, there were ten boarders and six day students enrolled.¹⁰ Enrollment increased at such a rate that a large three-story addition was constructed off the south side of the building around 1886 to accommodate the growing student body. This new addition provided a study hall and additional dormitory space and allowed for the establishment of college courses that eventually led to the founding of St. Joseph's College, the first Catholic college for women in the state of Maine. The Sisters of Mercy fostered high scholastic standards and provided their students with a strong curriculum that was supplemented with French, needlework, and music classes. The school library was said to be "among the better school libraries in the state."¹¹ Under the leadership of Sister M. Carolyn Hanley in the 1920s the school encouraged greater participation in charitable activities, school socials and civic events. About this time the students also became more involved in dramatic productions and the school's literary magazine, *Academia*, was revived.

By 1909 the school had 68 alumnae, seven of whom went on to become Sisters of Mercy.¹² The graduating classes were rather small, never exceeding 20 students until the 1930s. The number of enrolled students reached 243 by 1958. Enrollment in the lower classes declined in the mid-20th century and by 1966 the kindergarten, first and second grades were discontinued. Not long after, the elementary grades were phased out, leaving only the high school classes. (St. Joseph's College had moved to Standish, Maine in 1954.) The largest graduating class, of 35 students, was in 1965. By 1966 St. Joseph's Academy had graduated 1,246 students, 87 of whom went on to become Sisters of Mercy. In 1969 St. Joseph's Academy, a private institution, merged with Cathedral High School, a diocesan school to form Catherine McAuley High School, the state's only all girls high school. A new building was constructed for the Catherine McAuley High School on the Sisters of Mercy Stevens Avenue property. In recent years enrollment at the high school has gradually dropped off, to only about 120 students in 2015, and lay teachers have assumed teaching responsibilities as the number of sisters has declined. In July of 2016 the school severed ties with the Roman Catholic church and the Sisters of Mercy, changing the name to The Maine Girls' Academy. They continue to occupy the 1969 school building on the Stevens Avenue site.

National Register Criterion C – Architecture

The St. Joseph's Academy and St. Joseph's Convent (Motherhouse) are significant under Criterion C in the area of Architecture as well-preserved examples of architect-designed institutional buildings from the late nineteenth and early twentieth centuries. The buildings embody the distinctive characteristic of their styles. The Motherhouse is further important as a local example of the work of Boston architects Chickering & O'Connell. The Motherhouse was built at a time when Chickering & O'Connell were highly regarded for their ecclesiastic designs and is an important element of the firm's work.

St. Joseph's Academy

St. Joseph's Academy is a three-story Second Empire style institutional building from 1862. The building exhibits characteristic elements of the style, most notably the slate covered mansard roof. Other elements that are typical of the Second Empire style include the rusticated stone foundation and quoins, prominent hood molds over the windows, heavy cornice with brackets, and double-hung two over two windows. The added circa 1886 wing is consistent with the design of the original building, duplicating the major design elements and detailing.

St. Joseph's Academy building was originally intended for use as a home for indigent women but was never put to that purpose, being converted instead to use as a school. Despite this, the building's form is

⁹ William Byrne, *History of the Catholic Church in The New England States, Vol. 1* (Boston: The Hurd & Everts Co., 1899), 506.

¹⁰ Higgins, *For Love of Mercy*, 38.

¹¹ *Ibid.*, 41.

¹² *Ibid.*, 38.

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consistent with the institutional designs used for many schools in the Portland Diocese in the nineteenth century. It is noted in the National Register nomination for St. Hyacinth School and Convent in Westbrook, Maine that the "architectural vocabulary of a two or three story building set on a raised basement constructed of brick masonry, with granite trim, individual or paired windows, and a monumental entrance are all typical elements for late nineteenth century school and institutional construction in Maine."¹³

The Catholic schools constructed in the second half of the nineteenth century in Maine were typically two and one-half to three stories in height and of brick construction, although there are some wood-frame examples, particularly in more rural communities. The schools were designed in a wide range of styles, including examples of Dutch Colonial, Italianate, Second Empire, Victorian, Romanesque Revival, and Colonial Revival. Of the three intact nineteenth century Catholic schools in Portland, St. Joseph's Academy is most stylistically comparable to the Second Empire style brick Kavanagh School in downtown Portland (1879 – 305 Congress Street), although the Kavanagh School is four stories and originally had a central tower. St. Dominic's School (1865 – 42 Gray Street) in Portland's West End is a much smaller brick building that is now three stories with a gable roof but was originally building at two stories with a Dutch Colonial roof. The arched windows with hood molds at the first floor of St. Dominic's School are similar to those at St. Joseph's Academy, which was built just three years prior.

The St. Joseph's Academy building was designed by Charles H. Howe (1821-1900),¹⁴ a Portland civil engineer who served as city engineer in the mid-nineteenth century. Howe appears to have had a long career; he was listed in Portland city directories from about 1850 to 1900. Howe is also credited with the 1855 design of Evergreen Cemetery, located on the opposite side of Stevens Avenue from the St. Joseph's Academy building. He is perhaps most well-known as one of three City Engineers (along with Charles Goodell and William Goodwin) who were responsible for creation of Portland's public park system from the mid-nineteenth century to the early twentieth century.

St. Joseph's Convent (Motherhouse)

The Motherhouse is a monumental Classical Revival style convent that served as the principal residence for the Sisters of Mercy in the Portland Diocese and from 1909 until 2004. The building is highly ornamented with Classical motifs, many of which are interpreted in a stylistic manner that was popularized in the early twentieth century, particularly for the design of public buildings. For the Motherhouse, the Classical Revival style is manifested in elements such as the tall entry pavilions topped by broad pediments, massive Ionic columns, rusticated base story, main entry surrounds (with Ionic columns, compound arches, modillions, finials, and statuary), Ionic brick pilasters, pedimented dormers, fanlights, heavy cornice (with egg and dart molding and acanthus modillions), and massive cupola (with balustrade, pediments, acanthus scroll brackets, dentil molding, and dome). The Motherhouse has had very little alteration to both the exterior and interior, so that it remains a very well-preserved example of its style and type. The building contains components that are typical of Roman Catholic convents, albeit on a much larger scale than most. The Motherhouse holds offices, sleeping quarters, a dining room, a kitchen, laundry room, sitting rooms, and a large central chapel. The earlier motherhouse on Free Street in Portland was a three-story building roughly five bays square, a size more typical of the various Sisters of Mercy convents across the state. At parishes and missions throughout the state wood-frame convent buildings of two to two and one-half stories were erected to house the Sisters of Mercy. These were typically ornamented with modest architectural detailing; examples include the St. Joseph's Convent in Old Town, St. Ignatius Convent in Sanford, and St. Mary's Convent in Orono. In the larger or more affluent communities, the convents were proportionately larger and often constructed of brick, as at the Sisters of Mercy convent in Brunswick, St. Edwards Convent in Bar Harbor, and St. Mary's Convent in Westbrook. In more rural areas, it was not uncommon for the convent to share a building with the parish school, as was the case at the Immaculate Conception Convent and Academy in Calais and St. Mary's Convent and School in Houlton. The Motherhouse in Portland was by far the largest and most highly ornamented of the Sisters of Mercy convents in the state, as was befitting its being the seat of the Mother Superior and located in Maine's largest city.

The Motherhouse was designed by the Boston architectural firm of Chickering & O'Connell, one of New England's preeminent ecclesiastic design firms during the short duration of its existence from 1901 until 1911.

¹³ Amy Cole-Ives and Matthew Corbett, "St. Hyacinth School and Convent," National Register Nomination, p. 18.

¹⁴ Hanson, "Forest Avenue and Stevens Avenue," 22.

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The Motherhouse is representative of an important component of the firm's work, the design of buildings for Roman Catholic congregations and orders. Their ecclesiastic designs were highly regarded and the firm was much sought after by Catholic parishes. Partner George W. Chickering (1869 - c. 1935) attended MIT and acquired additional training as head draftsman in the Haverhill, Massachusetts firm of C.W. & C.P. Damon from 1892 to 1894. Chickering subsequently worked in partnership with Timothy G. O'Connell (1868-1955), another MIT trained architect. O'Connell later came to be considered the "most prolific architect of Catholic buildings in New England."¹⁵ The firm was also awarded commissions from the Episcopal church but those were far fewer in number. The firm is known to have been commissioned by at least eight congregations in Maine, including Star of the Sea Church (York Beach), St. Louis (Auburn), St. Mary's (Biddeford), St. Joseph's (Portland), St. Andre's (Biddeford), St. Louis (Fort Kent), St. John's (Bangor), and St David's (Madawaska). Historians disagree on the exact dates that the partnership was in existence but it appears the firm was active from about 1901 until 1911. Research suggests that the firm maintained offices in Boston, Manchester, New Hampshire and Springfield, Massachusetts.

Criteria Consideration A

While the buildings were constructed for a Catholic congregation, they are eligible for National Register listing for their historical associations with the local community and for their architectural significance rather than for any religious associations. St. Joseph's Academy and Convent are significant in the area of education and social history for the important role they played in educating students and as the principal residence for the Sisters of Mercy in Maine. The buildings are significant as noteworthy examples of the Second Empire and Classical Revival styles of architecture. St. Joseph's Academy and Convent remain largely intact and embody distinctive characteristics of their styles.

Developmental history/additional historic context information (If appropriate.)

Institutions Administered by the Sisters of Mercy in Maine

Schools:

- St. John's School – Bangor (opened c. 1865)
- St. Aloysius School – Portland (opened 1864, teaching taken over by SOM in 1873)
- St. Dominic's School – Portland (built 1865, teaching taken over by SOM in 1873)
- Kavanagh School – Portland (opened 1879)
- Immaculate Conception School – Calais (opened 1885)
- St. Joseph's School – Old Town (opened 1885)
- Sacred Heart School – Portland (opened 1893)
- St. Ignatius – Sanford (SOM began teaching 1903)
- Cathedral High School – Portland (opened 1909, closed 1969)
- St. Mary's School – Biddeford (beginning 1892)
- St. Mary's School – Bangor (opened 1896)
- St. John the Baptist School – Brunswick (opened 1904)
- St. Joseph's School – Lewiston (beginning 1905)
- St. Mary's School – Bath (opened 1909)
- St. Edward's Convent and School - Bar Harbor (opened 1913)
- St. Mary's School – Augusta (opened 1914)
- St. Joseph's Parish (Deering) - St. Joseph's School (opened 1915)

¹⁵ Earle G. Shettleworth and Roger G. Reed, "Timothy G. O'Connell 1868-1955," *A Biographical Dictionary of Architects in Maine* Volume VI (Portland, Maine: Maine Citizens for Historic Preservation, 1991).

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Sacred Heart Parish – Sacred Heart School (opened 1915)
St. Mary's School – Orono (opened 1916)
The King's Academy – Portland (opened 1918, closed 1926)
St. Benedict's Grammar /High School – Benedicta (opened 1922)
St. Teresa's School – South Brewster (completed 1922)
St. Patrick's School – Portland (opened 1923)
St. Mary's School – Houlton (opened 1925)
St. Athanasius School – Rumford (opened 1929)
Immaculate Heart of Mary School – Fairfield (SOM began teaching 1934)
St. Joseph's School – Farmington (opened 1947)
St. Mary's School – Westbrook (SOM began teaching 1934)
Holy Cross School - South Portland (opened 1937)
St. Mary's School – Old Town (opened 1949)

Private Academies and Colleges

St. Joseph's Academy – Portland (opened 1882)
St. Mary's Academy – Houlton (opened 1911)
St. Joseph's College – (chartered 1915, opened 1917)

Catechetical Missions

Our Lady of Ransom Church – Mechanics Falls (beginning 1933)
St. Joseph's Church – Gardiner (beginning 1938)
St. Francis Xavier Church – Brownville Junction (beginning 1945)
Our Lady of the Sacred Heart – Presque Isle (beginning 1945)
St. Ann's Missions (Native American Missions) – Indian Island (beginning 1878); Pleasant Point (beginning 1879); Peter Dana Point (beginning 1879)

Social Service Missions

St. Anthony's Guild– Portland (housing for young women - opened 1909)
St. Louis Home and School – Scarborough (agricultural school for boys/residence for orphan boys – opened 1920)
St. Elizabeth's Orphanage/Home – Portland (opened 1872)
The Crèche (later Holy Innocents' Home) - Portland (orphanage for infants – opened 1907)
St. Michael's Orphanage/Home – Bangor (opened 1916)
St. Joseph Home for Women – Portland (opened 1882)
Blind Children's Resource Center - Portland (opened 1958)

Health Care Institutions

Madigan Memorial Hospital – Houlton (opened 1915)
The Queen's Hospital (later Mercy Hospital)– Portland (opened 1918)

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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http://en.wikipedia.org/wiki/Timothy_G._O'Connell

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 Buildings Survey # _____

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- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 357-1522

10. Geographical Data

Acreage of Property Approx. 5.9 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

- NAD 1927 or NAD 1983

1. Zone: 19 Easting: 395742 Northing: 4837044

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- | | | |
|----------|----------|-----------|
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries include a portion of Portland city lot 136 E006001, as delineated on the attached sketch map.

Boundary Justification (Explain why the boundaries were selected.)

The St. Joseph's Academy and Convent are two of four principal buildings located on a large 19.9 acre lot. The other buildings include the former St. Catherine's Hall and the former Catherine McAuley High School (now The Girls' Academy of Maine). There are also two small garages and four sheds on the property. Only the Academy and Convent are eligible for National Register listing as contributing buildings. The former St. Catherine's Hall has undergone extensive alterations that have compromised its integrity, while the former McAuley High School was not constructed until 1969 and is thus ineligible. In addition, the current large parcel of land will eventually be subdivided so that the adjoining St. Josephs' Academy and Convent buildings will stand on a separate lot that includes the lawn at the front (west) of the buildings as well as the driveways that encircle the buildings and lead out to Walton Street. The new lot will also include a c.1970s garage at the rear of the Convent. The National Register boundaries were drawn to encompass the proposed new lot for the St. Joseph's Academy and Convent buildings, as well as adjoining land to the south, where a historic shrine is located. The undeveloped fields and woods east of the St. Joseph's Academy and Convent buildings do not contribute to the significance of the historic buildings and thus have been left out of the nomination.

11. Form Prepared By

name/title: Christine S. Beard, Architectural Historian
organization: Tremont Preservation Services
street & number: 21 Market Street
city or town: Ipswich state: MA zip code: 01938
e-mail: chris@tremontpreservation.com
telephone: 978-356-0322
date: November, 2016

Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: St. Joseph's Academy and Convent

City or Vicinity: Portland

County: Cumberland State: Maine

Photographer: Christine Beard

Date Photographed: 9/2/14 (Photos 1, 3-8, 10, 12, 14-22, 24-26)
1/10/17 (Photos 2, 9, 11, 13, 23)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|---------|---|
| 1 of 26 | ME_Cumberland County_St.Joseph's_0001.tif
View northeast showing west elevation of St. Joseph's Academy |
| 2 of 26 | ME_Cumberland County_St.Joseph's_0002.tif
View south showing north elevation of St. Joseph's Academy |
| 3 of 26 | ME_Cumberland County_St.Joseph's_0003.tif
View west showing east elevation of St. Joseph's Academy |
| 4 of 26 | ME_Cumberland County_St.Joseph's_0004.tif
View northeast in library at first floor of St. Joseph's Academy |

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- 5 of 26 ME_Cumberland County_St.Joseph's_0005.tif
View northeast in former chapel at second floor of St. Joseph's Academy
- 6 of 26 ME_Cumberland County_St.Joseph's_0006.tif
View southwest in main parlor at first floor of St. Joseph's Academy
- 7 of 26 ME_Cumberland County_St.Joseph's_0007.tif
View west in main stairhall at first floor of St. Joseph's Academy
- 8 of 26 ME_Cumberland County_St.Joseph's_0008.tif
View northeast showing west elevation of St. Joseph's Convent
- 9 of 26 ME_Cumberland County_St.Joseph's_0009.tif
View northeast showing detail of central tower at west elevation of St. Joseph's Convent
- 10 of 26 ME_Cumberland County_St.Joseph's_0010.tif
View northeast showing detail at north end of west elevation of St. Joseph's Convent
- 11 of 26 ME_Cumberland County_St.Joseph's_0011.tif
View northeast showing south elevation (right) of St. Joseph's Convent
- 12 of 26 ME_Cumberland County_St.Joseph's_0012.tif
View southeast showing north elevation of St. Joseph's Convent
- 13 of 26 ME_Cumberland County_St.Joseph's_0013.tif
View west showing east elevation of St. Joseph's Convent (left) and St. Joseph's Academy (right)
- 14 of 26 ME_Cumberland County_St.Joseph's_0014.tif
View northwest showing east elevation of St. Joseph's Convent from south end
- 15 of 26 ME_Cumberland County_St.Joseph's_0015.tif
View west showing east elevation of St. Joseph's Convent at north end
- 16 of 26 ME_Cumberland County_St.Joseph's_0016.tif
View west in north courtyard of St. Joseph's Convent
- 17 of 26 ME_Cumberland County_St.Joseph's_0008.tif
View east in south courtyard of St. Joseph's Convent
- 18 of 26 ME_Cumberland County_St.Joseph's_0018.tif
View east in chapel at second floor of St. Joseph's Convent

ST. JOSEPH'S ACADEMY AND CONVENT

CUMBERLAND COUNTY, MAINE

Name of Property

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- 19 of 26 ME_Cumberland County_St.Joseph's_0019.tif
View west showing main entry and main stair at first floor of St. Joseph's Convent
- 20 of 26 ME_Cumberland County_St.Joseph's_0020.tif
View east in corridor of north wing showing typical corridor at St. Joseph's Convent
- 21 of 26 ME_Cumberland County_St.Joseph's_0021.tif
View east at first floor in north wing showing typical classroom in St. Joseph's Convent
- 22 of 26 ME_Cumberland County_St.Joseph's_0022.tif
View south at third floor in south wing showing typical bedroom in St. Joseph's Convent
- 23 of 26 ME_Cumberland County_St.Joseph's_0023.tif
View east showing shrine on south lawn of St. Joseph's Convent
- 24 of 26 ME_Cumberland County_St.Joseph's_0024.tif
View north showing garage at rear of St. Joseph's Convent
- 25 of 26 ME_Cumberland County_St.Joseph's_0025.tif
View west showing vehicular gate at southern driveway from Stevens Avenue
- 26 of 26 ME_Cumberland County_St.Joseph's_0026.tif
View northwest showing front lawn of St. Joseph's Convent

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

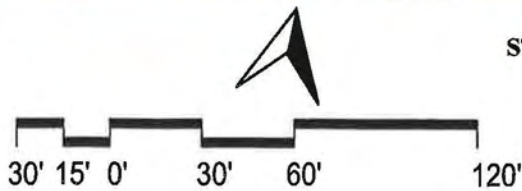
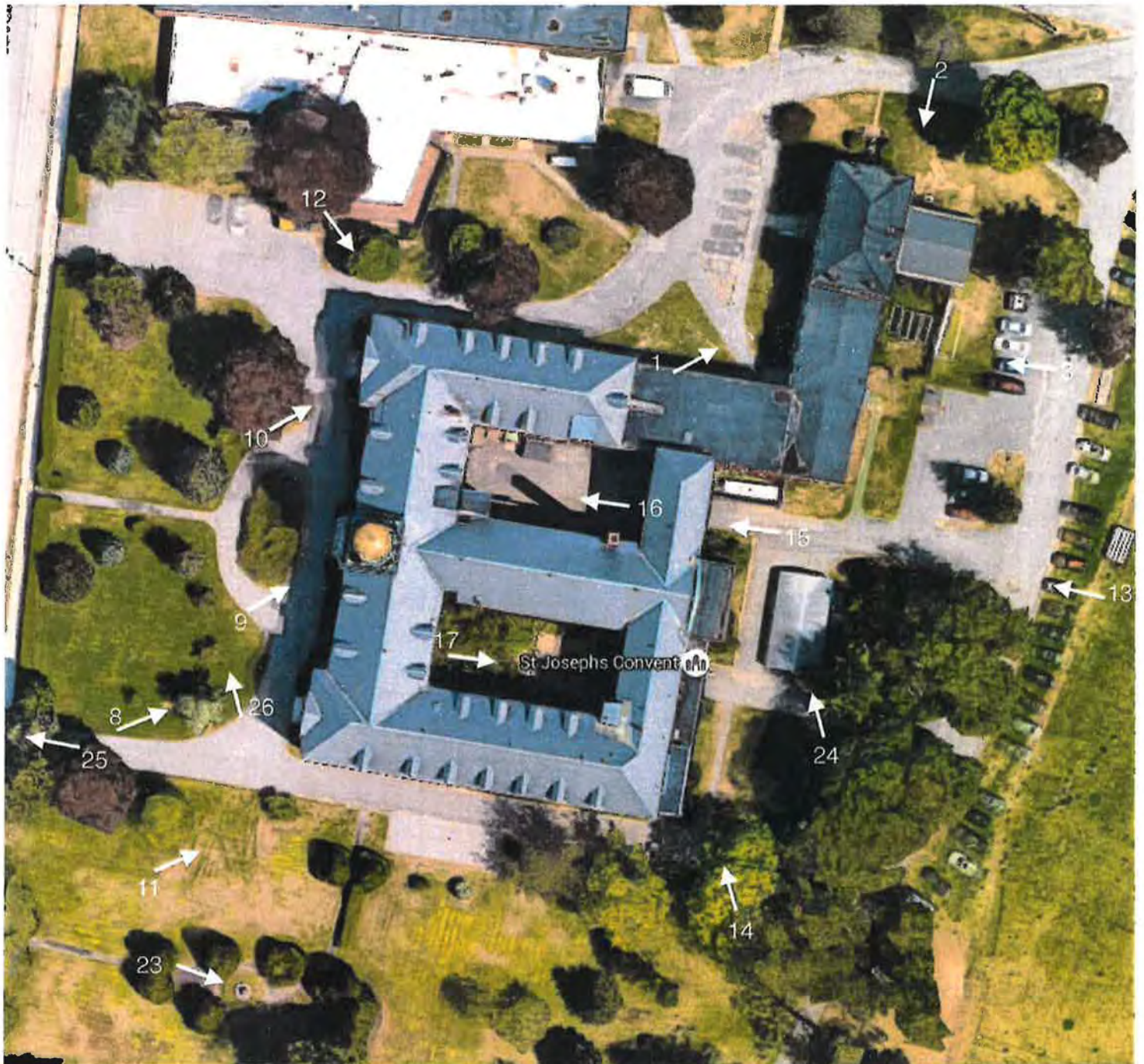
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State



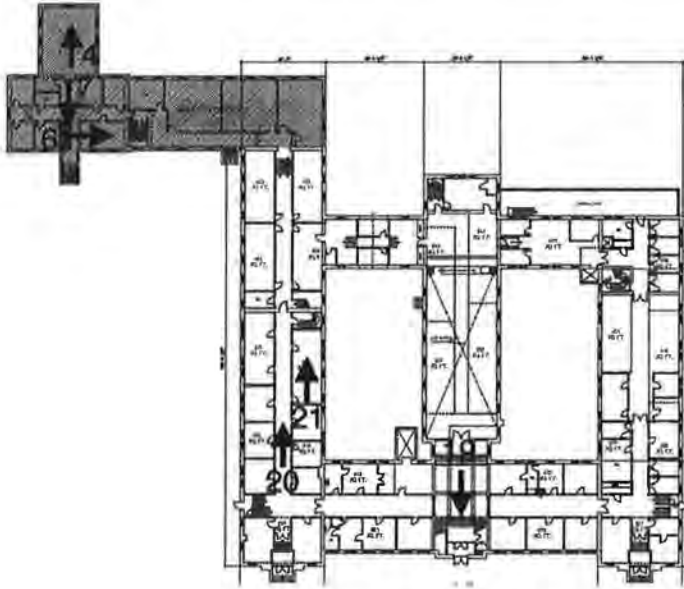
ST. JOSEPH'S ACADEMY AND CONVENT
KEY TO EXTERIOR PHOTOGRAPHS
(prepared 10/17/16)

ST. JOSEPH'S ACADEMY AND CONVENT

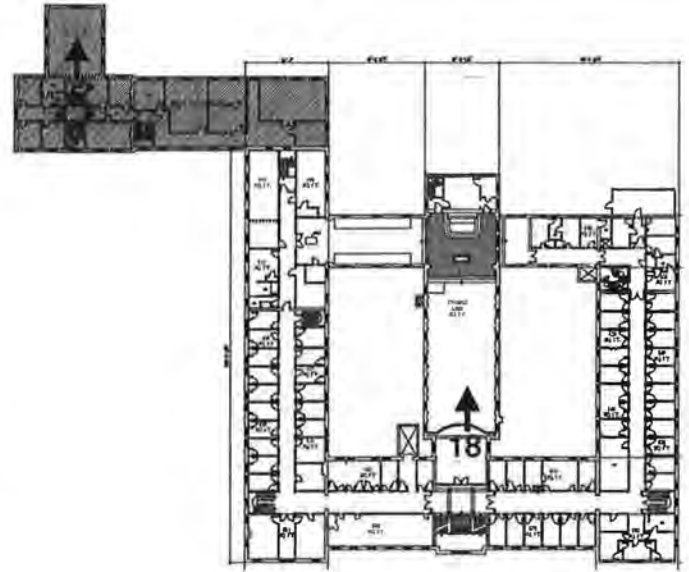
Name of Property

CUMBERLAND COUNTY, MAINE

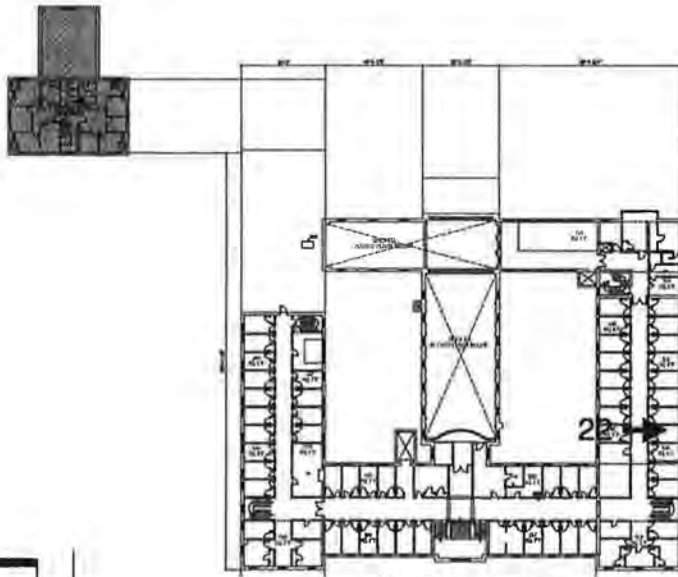
County and State



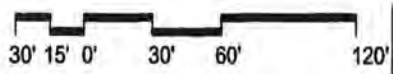
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



**ST. JOSEPH'S ACADEMY AND CONVENT
KEY TO INTERIOR PHOTOGRAPHS**

(prepared 10/17/16)

ST. JOSEPH'S ACADEMY AND CONVENT
Name of Property

CUMBERLAND COUNTY, MAINE
County and State

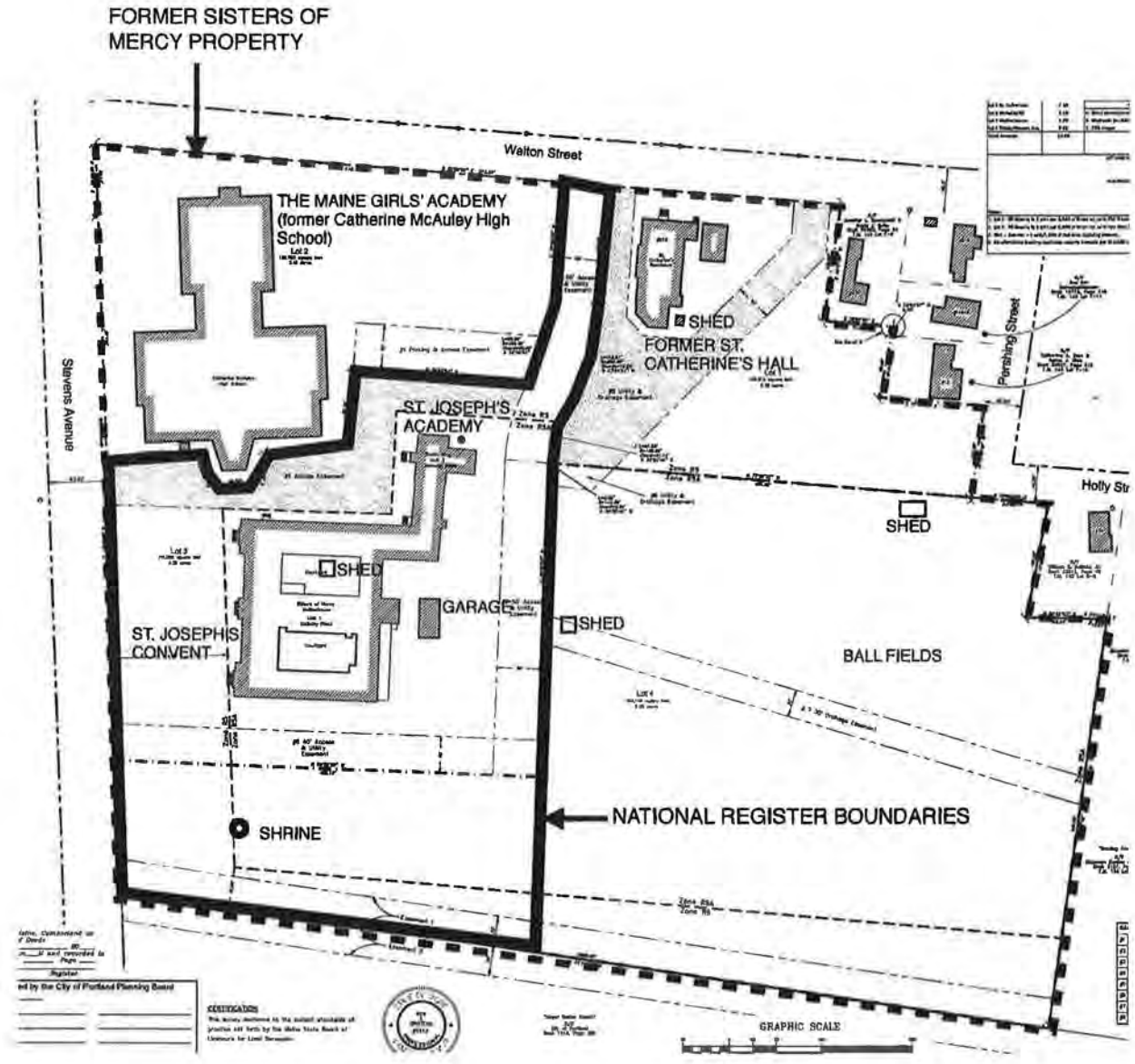


FIGURE 1
St. Joseph's Academy and Convent
National Register Boundaries
(prepared 10/17/16)

ST. JOSEPH'S ACADEMY AND CONVENT
Name of Property

CUMBERLAND COUNTY, MAINE
County and State

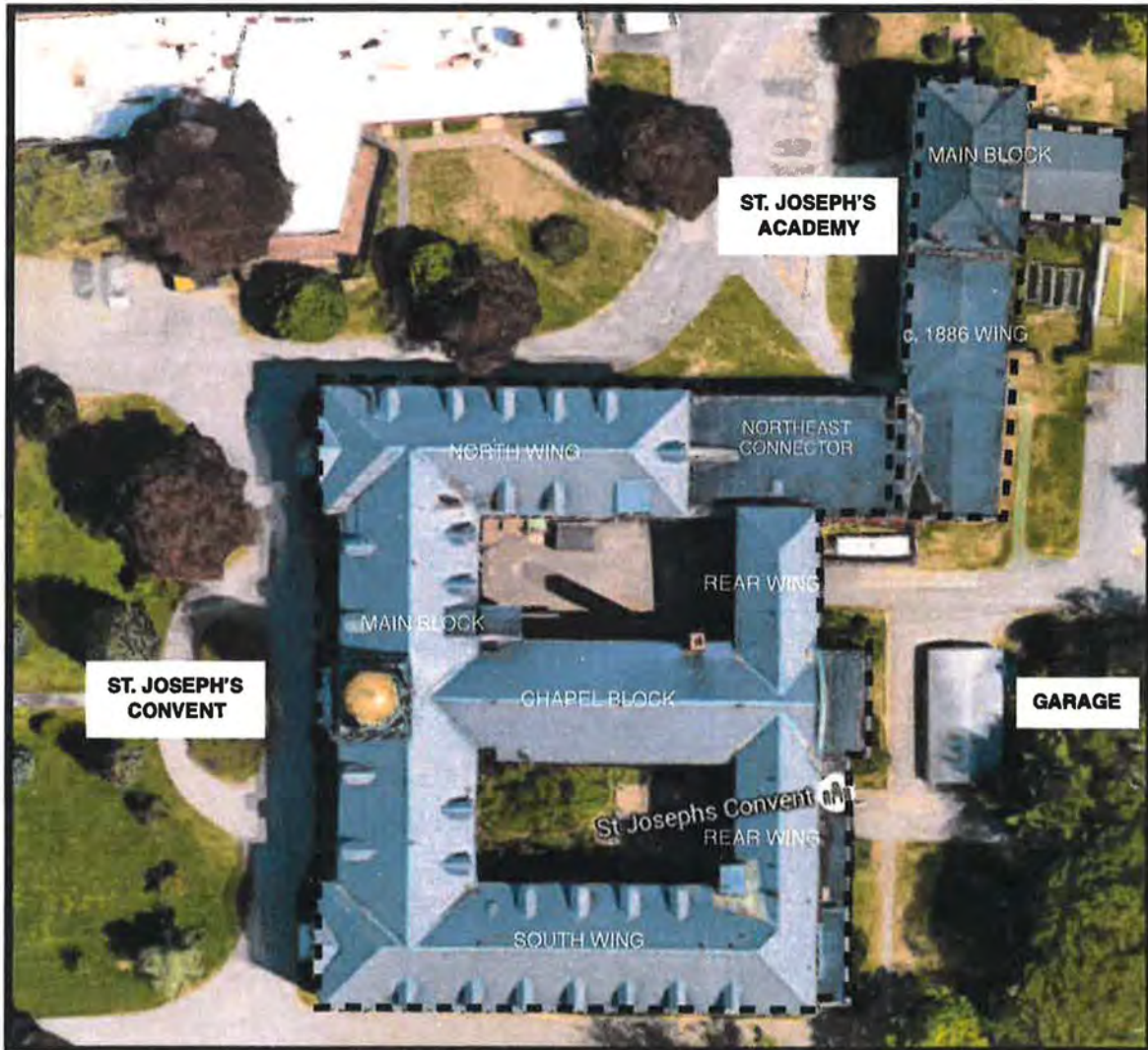
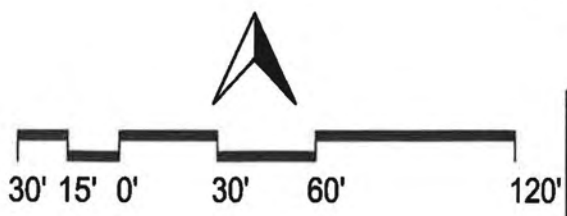


FIGURE 2
St. Joseph's Academy and Convent
Building Key
(prepared 10/17/16)

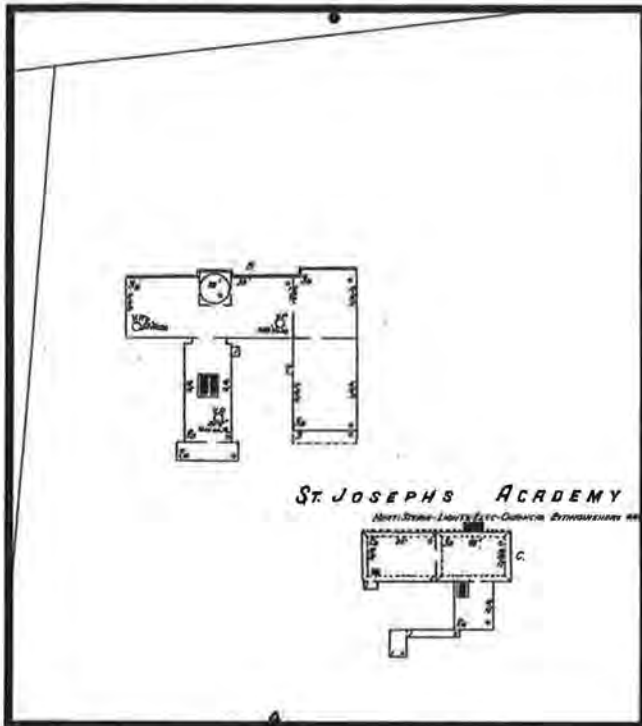


ST. JOSEPH'S ACADEMY AND CONVENT

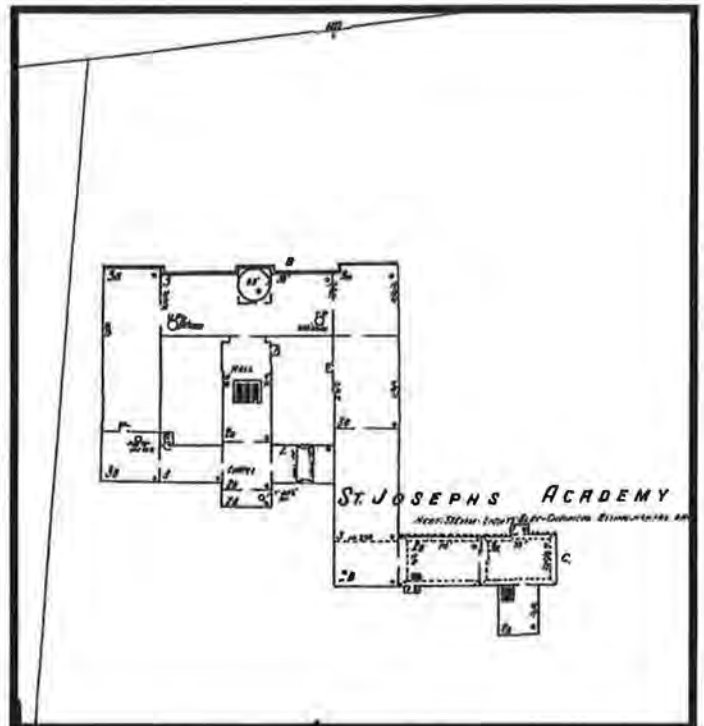
Name of Property

CUMBERLAND COUNTY, MAINE

County and State



1909



1922

Scale of Feet. 0 50 100 150



FIGURE 3
St. Joseph's Academy and Convent
Sanborn Insurance Atlases

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

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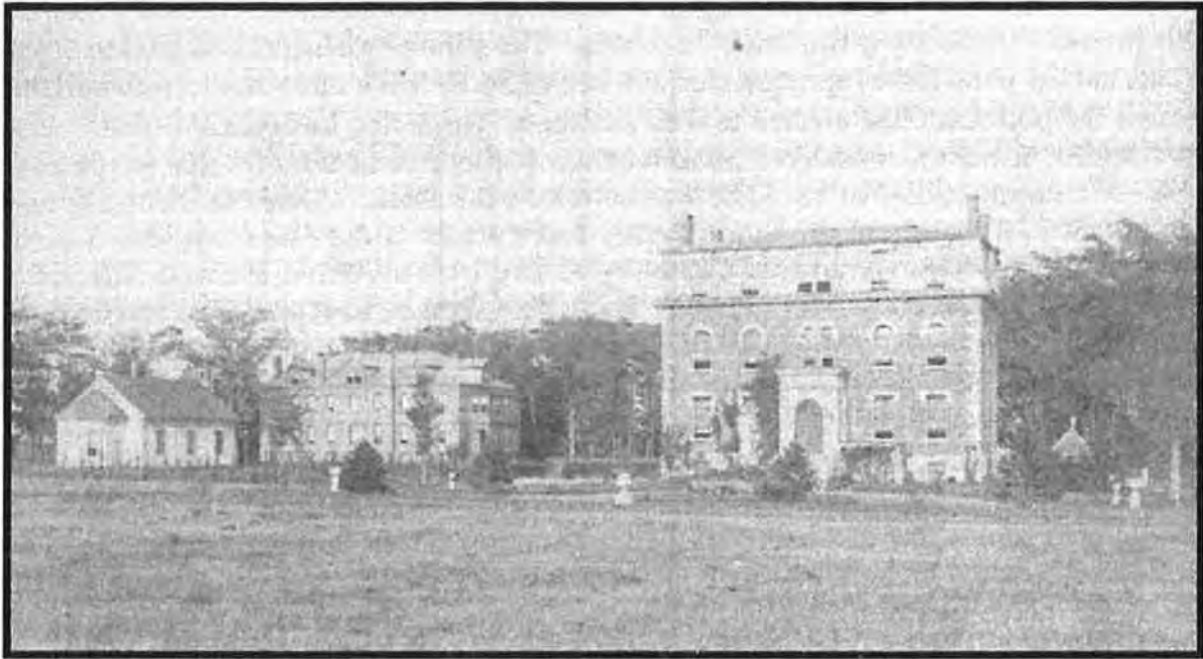


FIGURE 4
St. Joseph's Academy (right)
Prior to Construction of Circa 1886 South Addition
St. Joseph's Church (left) and St. Catherine's Hall (center)
Image from For Love of Mercy. Portland, Maine: 1995.

ST. JOSEPH'S ACADEMY AND CONVENT

CUMBERLAND COUNTY, MAINE

Name of Property

County and State



FIGURE 5

**St. Joseph's Convent
Circa 1912 View**

*Image from "Uffdahhhpostcard" eBay website
(<http://www.ebay.com/usr/uffdahhhpostcard> - accessed 8/16/16)*



FIGURE 6

**St. Joseph's Convent
Circa 1922 View**

*Image from "What Was There" website
(<http://www.whatwasthere.com/browse.aspx#!/11/43.678866,-70.294372/id/39131/info/details/zoom/14/> - accessed 3/4/16)*

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State



FIGURE 7

St. Joseph's Convent

Pre-1922 View of Chapel

Image from For Love of Mercy. Portland, Maine: 1995.



FIGURE 8

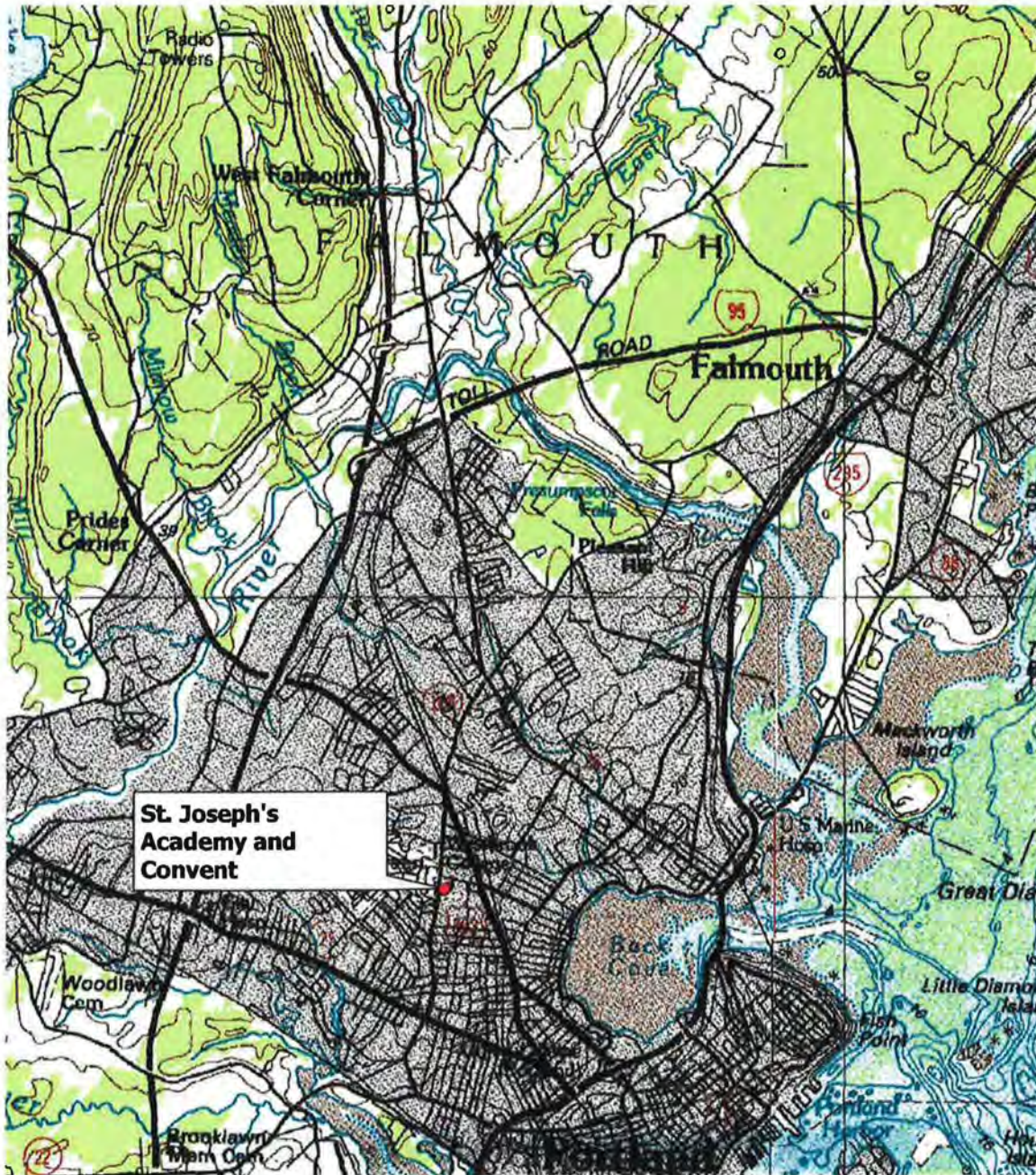
Shrine to Our Lady of Lourdes at St. Joseph's Convent

Image from "CardCow.com" website.

(<https://www.cardcow.com/308169/our-lady-fatima-shrine-convent-st-joseph-portland-maine/>)

ST. JOSEPH'S ACADEMY AND CONVENT
Name of Property

CUMBERLAND COUNTY, MAINE
County and State



ST. JOSEPH'S ACADEMY AND CONVENT
PORTLAND, CUMBERLAND COUNTY, MAINE
January 17, 2017

UTMs NAD 83 19 395742 / 4837044

2500 0 2500 5000 7500 10000 ft











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NO PARKING
ANY TIME

NO PARKING
ANY TIME

NO PARKING
ANY TIME





















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 3/27/2017 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



PAUL R. LEPAGE
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333



KIRK F. MOHNEY
DIRECTOR

10 February 2017

J. Paul Loether, Deputy
Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

Enclosed please find four (4) new National Register nominations for properties in the State of Maine:

North Monmouth Library, Kennebec County
Rumford Commercial Historic District, Oxford County
Canadian Pacific Railway Depot, Greenville Junction, Maine, Piscataquis County
St. Joseph's Academy and Convent, Cumberland County

Regarding the Rumford Commercial Historic District, Oxford County, Maine, I have included copies of five timely objection letters. These five full or part owners represent less than fifty percent of the total 36 owners within the district. Four of the objecting owners are one-fifth owners of the same property. I have also included a copy of the email response by Daniel Delahaye, FPO, regarding comments on the USPS owned Rumford Post Office included within the district.

If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-2132 x 8.

Sincerely,

Michael Goebel-Bain
Architectural Historian

Enc.