



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chairperson Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Barry Calnan
- Erik McFarland
- Carol Molepske (Alternate 1)

Date and Time: June 26, 2023
5:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Meeting ID: 810 3267 4037

Passcode: 353784

By

Computer: <https://us02web.zoom.us/j/81032674037?pwd=SHhLKzJiTzlaa1JENFdIbnpNcHZLQT09>

By Phone: +1-312-626-6799 (US
Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the May 30, 2023 meeting of the Historic Preservation / Design Review Commission.
3. A request from Makayla Teague, representing Ryan Davis, for a design review to perform restoration improvements to the storefront facade on the property located at 1008 Main Street (Parcel ID 281240832202920), consistent with Ch. 22.05(2).
4. Discussion, with possible action, on submitting an opinion of the nomination submittal to the National Register of Historic Places for the property located at 1300 Maria Drive (Parcel ID 281240829240045).
5. Discussion on the Historic Preservation / Design Review Commission's Design Guidelines:
 - Section 3.2.2: Masonry Exterior Walls
 - Section 3.2.3: Metal Exterior Walls

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

- Section 3.3: Foundations

Closing Section:

6. Adjourn

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PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

May 30, 2023 – 5:00 PM

933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Chairperson Siebert, Vice Chairperson Munck, Alderperson Christianson, Commissioner Calnan, Commissioner McFarland, and Commissioner Molepske.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Technician Mohr, Chris Klesmith, Mak Teague, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the April 24, 2023 meeting of the Historic Preservation / Design Review Commission.
3. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 22, Historic Preservation and Design Review Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 22.05 for the purpose of defining the term 'mural' and creates Section 22.07 for the purpose of establishing guidelines for the painting of murals on historic buildings.
4. Discussion, with possible action, on submitting a Historic Preservation Fund Subgrant application.
5. Discussion on the Historic Preservation / Design Review Commission's Design Guidelines:
 - Formatting of the Design Guidelines document.
 - Sec.3.1 Exterior Walls
 - Engineered or Synthetic Siding
 - Wall Guidelines
 - Wood Guidelines

Closing Section:

6. Adjourn

Opening Section:

1. Roll Call

Present: Siebert, Munck, Calnan, Molepske

Excused: Christianson

Absent: McFarland

Discussion and Possible Action on the Following:

2. Report of the April 24, 2023 meeting of the Historic Preservation / Design Review Commission.

Motion by Vice Chairperson Munck to approve the report of the April 24, 2023 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner Molepske.

Motion carried 4-0.

3. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 22, Historic Preservation and Design Review Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 22.05 for the purpose of defining the term ‘mural’ and creates Section 22.07 for the purpose of establishing guidelines for the painting of murals on historic buildings.

Associate Planner/Zoning Administrator Kuhn provided a summary of previous conversations and feedback received in the latter half of 2022 in which the commission had directed staff to pursue a formal ordinance for murals that could be codified. Staff was now presenting that drafted ordinance for feedback and potential approval.

Commissioner McFarland arrived at 5:03PM.

Chairperson Siebert declared the public hearing opened.

Chris Klesmith (700 Wadleigh St), board member of CREATE Portage County, expressed the organization’s concerns for subsection (2)(h), adding that it added subjective rubric to an ordinance that was to be more objective.

Mak Teague (1220 Second St), local mason, provided testimony against painting over historic clay masonry and provided details on existing murals downtown which appeared to be failing.

Chairperson Siebert declared the public hearing closed.

Commissioners had the following comments:

- There was a back-and-forth discussion between the commission and audience members revolving the painting over of masonry, improper fixes for facade restoration or mural painting, types of paints used on clay masonry, and the potential for a secondary canvas to be adhered directly to the façade, and ideal percentage of brick being painted over if there is no other option.
- Back-and-forth discussion on limewashing techniques, pigments, and best practices.
- Back-and-forth discussion on how the ideal percentage of wall coverage would be calculated on historic buildings where the make-up of the historic masonry would need to breathe to deter deterioration of the façade.
- Back-and-forth discussion on the (2)(h) verbiage, in whether it aids in being objective or continues to be subjective criteria. Ultimately, it was determined that it was more so a grammatical issue.

Motion by Commissioner Calnan to amend the request with the following:

1. **Strike subsection (2)(d) from Section 22.07: Mural Guidelines.**

seconded by Vice Chairperson Munck.

Motion carried 5-0.

Aldersperson Christianson arrived at 5:28PM.

Motion by Aldersperson Christianson to amend the request with the following:

1. **Section 22.07 (2)(h): The proposed mural shall have cultural, artistic, historical or societal significance, ~~to the broader Portage County region.~~**

seconded by Vice Chairperson Munck.

Motion carried 4-1, with Chairperson Siebert voting in the negative.

Motion by Vice Chairperson Munck to approve the request from the City of Stevens Point to amend Chapter 22, Historic Preservation and Design Review Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 22.05 for the purpose of defining the term 'mural' and creates Section 22.07 for the purpose of establishing guidelines for the painting of murals on historic buildings; seconded by Commissioner Molepske.

Motion carried 5-0.

4. Discussion, with possible action, on submitting a Historic Preservation Fund Subgrant application.

Associate Planner/Zoning Administrator Kuhn provided a summary of previous meeting discussions on submitting a Historic Preservation Fund Subgrant application, reiterating submittal timelines, funds available, scope of work eligible, and comments received from the City's local government representative to the State's Historic Preservation Office. Staff was looking for direction as to what were the commission's preferred projects for the grant submittal.

Commissioners had the following general comments:

- Back-and-forth discussion on the Historic Districts proposed for nomination to the National Register.
- Concerns noted for deteriorated buildings within the Church of Intercession district.
- Concerns noted for the expanded Clark-Main district, stating it was predominantly rental properties so it may be a hard sell to property owners.
- After initial back-and-forth concerns for expanding the historic districts, staff clarified that the main change would be reflected on the National Register which would open opportunities for financial assistance to homeowners at the State level. There would be no local designation, so the commission would not have purview over those properties if expanded for the National Register of Historic Places.

Motion by Vice Chairperson Munck to submit a Historic Preservation Fund Subgrant application prioritization the creation of a Historic Preservation Plan with the additional staff directive to hold public informational meetings for the four potential historic districts; seconded by Commissioner Molepske.

Motion carried 5-0.

5. Discussion on the Historic Preservation / Design Review Commission's Design Guidelines:

- Formatting of the Design Guidelines document.
- Sec.3.1 Exterior Walls
 - Engineered or Synthetic Siding
 - Wall Guidelines
 - Wood Guidelines

Associate Planner/Zoning Administrator Kuhn indicated that the following discussion was intended to look at the bigger picture in what worked well or perhaps was not working well when it came to the Design Guidelines document. They would be discussing general formatting for the document, as well as beginning to address individual sections one at a time until the document was completely reviewed.

Commissioners had the following comments:

- Formatting of the Design Guidelines document.
 - No specific preference over formatting so long as it was easy to read.
 - Preference for more helpful, less heavy-handed language. Ex. 'tips' instead of 'enforcement'.
- Sec.3.1 Exterior Walls
 - Engineered or Synthetic Siding
 - Comments made over the financial implications of requiring original materials which could be cost prohibitive and may deter owners from upkeeping properties. There were continued discussions about potential mechanisms to bridge that financial gap.
 - Allowing the deviation from original materials so long as the engineered or synthetic material mirrored the original aesthetic.
 - Request was made to review potential synthetic materials in person to better gauge the quality available on the market.
 - Wall Guidelines and Wood Guidelines
 - Back-and-forth discussions on the proper preparation and procedures prior to painting a surface.
 - Back-and-forth discussions on the replacement of deteriorated areas, specifically large areas versus smaller architectural details.
 - Continued discussion on upkeeping of historic masonry, specifically the painting over of such masonry which could lead to moisture buildup and deterioration.

Staff noted that these observations would aid in addressing the review and update of the design guidelines over the next several months.

Closing Section:

6. Adjourn

Meeting adjourned at 7:06 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

Administrative Staff Report

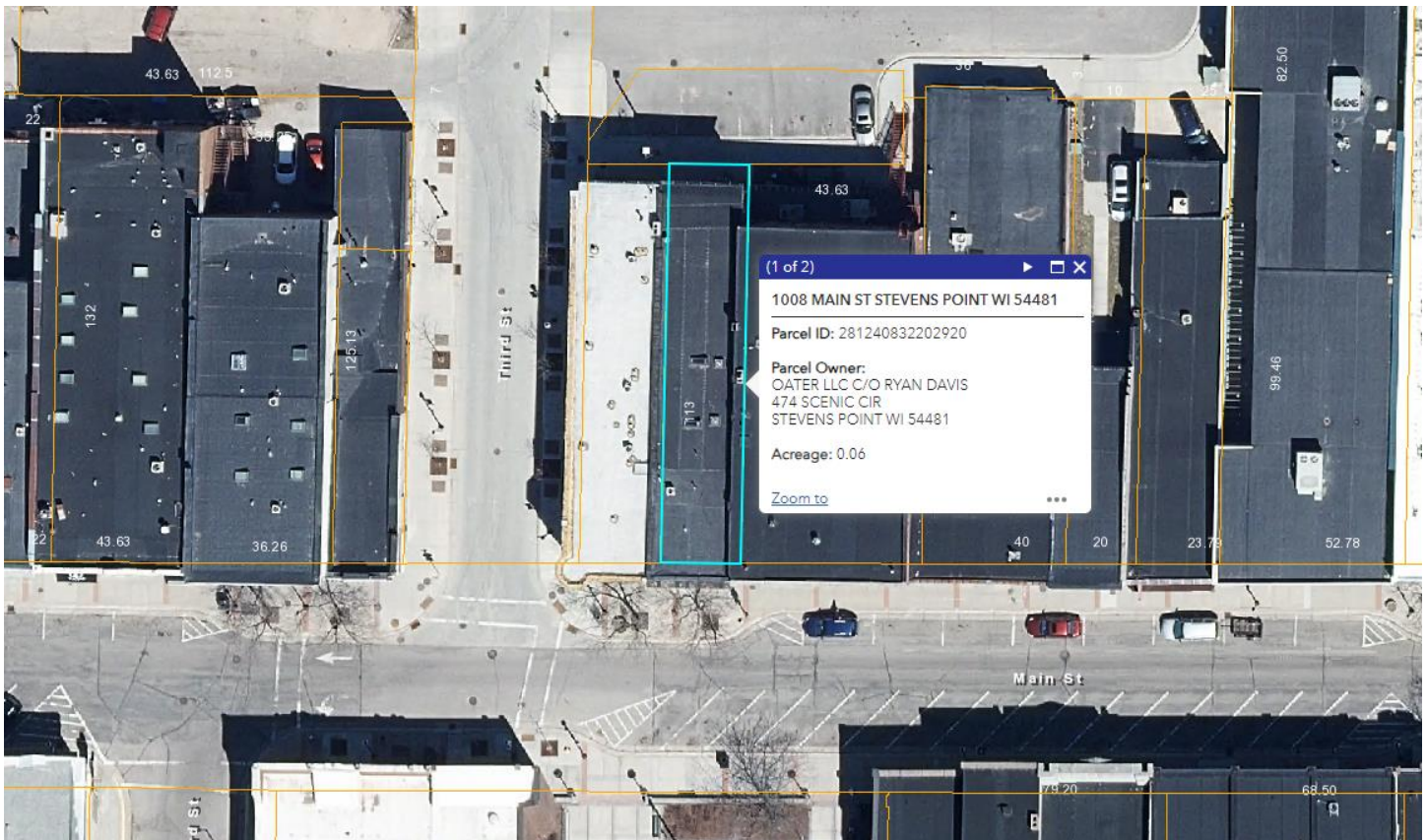


Design Review
1008 Main Street
June 26, 2023

Department of Community Development
1515 Strong's Avenue, Stevens Point, WI
54481
Ph: (715) 346-1568 - Fax: (715) 346-1498

Applicant(s): • Makayla Teague, representing Ryan Davis Staff: • Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): • 281240832202920 Zone(s): • "B-3" Commercial Council District: • District 1 – Ald. Christianson Lot Information: • Actual Frontage: 23 feet • Effective Depth: 113 feet • Square Footage: 2,599 • Acreage: 0.060 Structure Information: • Year Built: 1875 • Number of Stories: 2 Current Use: • First-floor commercial and one apartment unit on the second floor. Applicable Regulations: • Chapter 22 • Downtown Design Guidelines	Request A request from Makayla Teague, representing Ryan Davis, for a design review to perform restoration improvements to the storefront facade on the property located at 1008 Main Street (Parcel ID 281240832202920), consistent with Ch. 22.05(2). City Official Design Review / Historic District 1. Mathias Mitchell Public Square Historic District Staff Recommendation Approve the request to perform restoration improvements to the storefront facade on the property located at 1008 Main Street (Parcel ID 281240832202920), subject to the following conditions: 1. The applicant shall submit to the Designated Agent the proposed paint color that will be applied to new and existing wood materials on the building's storefront. Such paint color shall be reviewed and approved by the Designated Agent prior to application. 2. For exterior wood material that will not be removed, any existing paint that is proposed to be removed shall adhere to Section 3.2.1.5 of the Commission's Design Guidelines. 3. Joints between wooden elements must be sealed with caulk and/or other sealants to prevent moisture from penetrating the wood. 4. The Designated Agent shall have the ability to approve minor amendments to the proposed project plan.
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Vicinity Map



Scope of Work

Overview: The applicant is requesting a design review to exterior improvements to the south facing wall on the building located at 1008 Main Street. Such improvements include the removal of rotten wood, replacing the rotten wood with new wood material, and addressing gaps in exterior wall material below the sill line of the second story and above the storefront transoms. As found within the site photos below, the purpose of this request is to restore the storefront façade by addressing areas where water damage has occurred. According to the applicant, any removed wood material would be replaced like-for-like with respect to material, thickness and color.

According to Section 7.4 of the Historic Preservation / Design Review Commission’s Design Guidelines, the proposed restoration work is considered a ‘major work’ and requires the review and approval of the Commission. Said requirement is outlined below.

Sec. 7.4: Major and Minor Works

Sec. 7.4.1 Major Works (HPDRC Approval)

p. Alteration of Exterior Surfaces

The process for obtaining a design review from the Commission is identified below.

No owner or person in charge of a historic structure or historic site, or property located within a historic district shall reconstruct, alter, or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless approval has been granted by the commission.

Upon the filing of any request for a design review certificate with the commission, the commission shall review the request in accordance with the design guidelines. If the commission determines that the application for a design review certificate and the proposed changes are consistent with the design guidelines, it shall issue the design review certificate. Upon the issuance of such certificate, any other required permits shall be obtained.

Guidelines of Review (numbers below pertain to the pertinent guideline standards)

*****Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.**

SEC. 3.2.1: WOOD MATERIALS

5. Proper preparation should be done prior to painting wood surfaces including:

- a. Remove damaged paint down to the next sound paint layer using gentle techniques such as hand scraping and sanding. Sandblasting and high-pressure water treatments can damage historic wooden materials and should be avoided.
- b. Heat guns and plates can be used if additional paint removal is necessary.
- c. Clean the surface thoroughly with soap and water to remove all dirt and grime.
- d. Prime any bare wood surfaces prior to painting.
- e. Apply a sound paint film using high quality paint.

Analysis: The applicant has stated in the application that paint will be applied to any new wood material that is introduced onto the building.

Findings: As a condition of approval, the conditions shall apply if any additional paint will need to be applied to wood surfaces that will not be removed as part of this project.

6. Repair deteriorated wood by patching and splicing with a material of similar size, shape, and texture.

Materials such as aluminum, vinyl, and veneer are not recommended on historic wooden structures.

Analysis: The applicant is requesting to rotten wood material on the south facing wall of the building. While the exterior appearance of this south facing wall proves that significant water damage exists, a review of the inner layers of building material will need to be inspected to better understand the full scope of water damage that exists.

Findings: Any rotten wood that is removed will be replaced like-for-like with wood. The applicant will, to the greatest extent possible, patch or splice wood depending on the full scope of water damage that exists.

SEC. 3.7: STOREFRONTS

1. Retain and preserve historic materials including wood, stone, architectural metal, and cast iron.

Analysis: Upon review of the rotten wood material, it appears that minimal architectural features will be

impacted. The top trim of the storefront is either hanging off the building or partially missing altogether. Any new wood introduced for this top trim will be identical in material, size and thickness.

Findings: Given the scope of water damage that exists, staff believes that wood façade materials, to the greatest extent possible, will be retained as part of this project scope.

4. **If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.**

Analysis: See Sec. 3.2.1.6 above pertaining to the repair of exterior wood materials.

Findings: Staff believes that this standard would be met provided that the above conditions of approval are fulfilled.

SEC. 3.11: PAINT

5. **Select paint schemes that are most appropriate to the architectural style and period of the historic structure.**

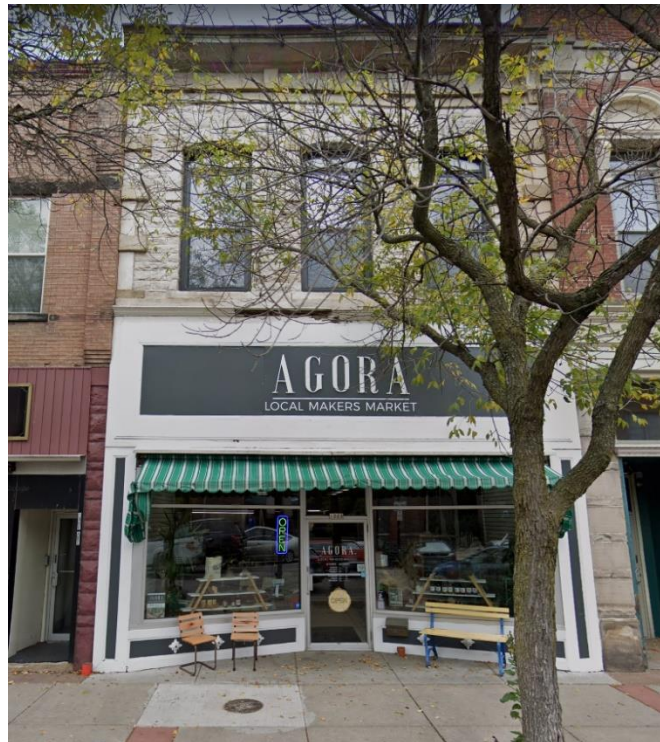
Analysis: New paint will be applied to the project area, however a specific color has not been proposed.

Findings: As a condition of approval, the applicant shall provide the Designated Agent with a proposed paint color to apply onto the exterior wood material.

Historic Photographs



Site Photographs





HISTORIC PRESERVATION/ADMINISTRATIVE SUMMARY (Staff Use Only)

DESIGN REVIEW

COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481 P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com <http://stevenspoint.com>

APPLICATION FOR DESIGN REVIEW

Application #		Date Submitted		Assigned Case Manager	
Associated Permits or Applications (if any)				Pre-Application Conference Date	
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant?) Same	
Applicant Name	Makayla Teague	Contact Name	
Address	1220 Second St Apt C	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	6086390114	Telephone	
Fax	N/A	Fax	
Email	mak@communitybuilders.coop	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant?)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Ryan Davis, Oater LLC	Owner's Name	
Address	474 Scenic Circle	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-498-0633	Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
1008 Main Street		
Legal Description of Subject Property		
281-24-0832202920- tax key number		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
5,280		2,599

Application for Design Review Page 1 of 2

Current Zoning District(s)		Current Historic District(s) - Local, State, National
B3 Central Business, Downtown Design Review, Mathias Mitchell		
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Mixed retail w/ res units	Mixed retail w/ res units	Mixed retail w/ res units
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)		
Repair and replace wooden facade at 1008 Main Street. Current facade has significant water damage, causing rot. Top trim is currently hanging off of building, middle upper piece is currently missing, Facade would be replaced and repaired to look as it was before water damage, no significant change to aesthetic look.		
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.		
No, because the current scope of work is solely to replace the wooden facade identical to what its appearance was before water damage occurred. The facade as it currently sits is rotten, with visible water damage and rot to the wood.		
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.		
Yes it does, as the design will not be changed. It will be replaced with the same design elements and paint will be from an approved paint color palette from the historic committees website. The repair of the facade will improve curb appeal for the building, as well as those who are visiting downtown Stevens Point and the businesses operating within the building.		
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.		
Yes, as the proposed work will beautify and maintain the historic integrity of the Mathias Mitchell downtown historic district. Maintenance of the historic buildings is important as it creates a nice, safe, clean environment for individuals who are patrons of the downtown district.		
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume		

proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.

Yes it does, as the facade is only being repaired, not redesigned. The facade is being replaced using the current design as it has shown for years. While the facade is not being torn back to what it originally was when the building was built, it is being repaired using the design it has been for many years.

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)		Additional Exhibits If Any (List):
Photographs of Building or Structure		
Renderings or Elevations		
Site Plan (for additions, and new construction)		

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	5.26.23		5.26.23

From: [Makayla Teague](#)
To: [Adam Kuhn](#)
Subject: [External] 1008 Main St
Date: Monday, March 20, 2023 8:42:46 AM

Hello Adam-

I spoke with you a couple weeks ago regarding 1000 Main Street, and we had a brief conversation about the neighboring building , 1008. 1008 has a wooden facade with visible wood damage. I was contacted late last week to be informed that the city inspectors office has received complaints about the facade, that there may have been a piece fall off/ they're worried pieces may come off.

My question is- if I am simply replacing the facade, not altering it in any way (same design would be used, painted the same colors, just removing and replacing the wood) would I need Committee approval?

The plan is to start work on the building after the neighboring building is completed.

Best,

Mak Teague

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



Memorandum

To: Certified Local Governments in Wisconsin
From: State Historic Preservation Office (SHPO), Certified Local Government Coordinator
Date: June 6, 2023
Re: *National Register of Historic Places* nominations for properties in CLG jurisdictions

When the *State Historic Preservation Office* (SHPO) receives a *National Register of Historic Places* (NRHP) nomination for a property within the jurisdiction of a *Certified Local Government* (CLG), the preparer will share the nomination with the chief elected official and the Historic Preservation Commission (HPC) in that community at least 60 days prior to the State Review Board's consideration of the nomination. The State Review Board meets quarterly, typically in February, May, August, and November.

This is an opportunity for the HPC to comment on the nomination and contribute local knowledge of the property and its history.

As a CLG, your commission's responsibility is to review the nomination and provide an opinion as to whether the property meets the eligibility criteria for the NRHP. Typically, HPCs do this by placing the nomination on the agenda of a regular meeting and allocating time for public comment as well as commission review. It is not within the HPC's responsibility or authority to require or request edits from the nomination preparer. If the commission has concerns or feedback about the content of the nomination, that information should be transmitted directly to the SHPO.

A summary of public comments and/or a letter of the commission's opinion may be submitted, by postal mail or email, to:

Ian Gort
ian.gort@wisconsinhistory.org

State Historic Preservation Office
Wisconsin Historical Society
816 State St. Rm. 305
Madison, WI 53706

The letter may come from the chair of the HPC, the director of the Planning Department, the chief elected official, or any combination thereof. Regardless of whether the SHPO receives correspondence from the CLG, the SHPO will proceed with the nomination process.

Sisters of St. Joseph of the Third Order of St. Francis Convent Complex

Portage County, Wisconsin

Name of Property

County and State

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 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: Sisters of St. Joseph of the Third Order of St. Francis Convent Complex

Other names/site number: St. Joseph Convent; St. Joseph Academy; St. Joseph Province

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: 1300 Maria Drive

City or town: Stevens Point State: WI County: Portage

Not For Publication: ☐ Vicinity: ☐

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

Signature of certifying official/Title:	Date
Daina Penkiunas, Wisconsin State Historic Preservation Officer	
State or Federal agency/bureau or Tribal Government	
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title:	State or Federal agency/bureau or Tribal Government

Sisters of St. Joseph of the Third Order of St. Francis Convent Complex

Portage County, Wisconsin

Name of Property

County and State

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:) _____

Signature of the Keeper

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 ☐

Number of Resources within Property

(Do not include previously listed resources in the county)

Contributing	Noncontributing	
<u>4</u>	<u>3</u>	Buildings
<u>1</u>	<u>0</u>	Sites
<u>0</u>	<u>0</u>	Structures
<u>2</u>	<u>2</u>	Objects
<u>7</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register 0

Sisters of St. Joseph of the Third Order of St. Francis Convent Complex
Name of Property

Portage County, Wisconsin
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RELIGION: church-related residence

EDUCATION: school

FUNERARY: cemetery

Current Functions

(Enter categories from instructions.)

FUNERARY: cemetery

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Romanesque
Revival

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK

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 Sisters of St. Joseph of the Third Order of St. Francis (SSJ-TOSF) Convent Complex is located on a forty-one-acre parcel situated on the north side of Maria Drive between Prentice and 2nd streets in the City of Stevens Point, Portage County.¹ The convent is the founding motherhouse

¹ The Sisters of St. Joseph of the Third Order of St. Francis Convent Complex property was originally located in the Town of Hull just outside the northern

<u>Sisters of St. Joseph of the Third Order of St. Francis Convent Complex</u>	<u>Portage County, Wisconsin</u>
Name of Property	County and State

of this Polish sisterhood. The convent complex also features a boiler house, garage, and cemetery chapel that serves as a mausoleum; all of which are contributing buildings. Additional contributing resources are the congregation's cemetery, a grotto, and an iron fence with entrance pillars. A cemetery memorial, chain link fence, and three townhome buildings are non-contributing resources. Also located on the property, but not included in the resource count, are mechanical units, light poles, moveable planters and statuary, and convent signage.

Built in 1903 as the order's motherhouse and teacher training academy, the four-story, brick convent was designed in the Romanesque Revival style by the firm Aldrich & Cordella of St. Paul, Minnesota. Elements of the style include its brick masonry exterior and use of round-arches over the entrance, in the niche above the entrance, and window openings; however, its overall stylistic composition is modest. In 1916, a four-story addition similar in design characteristics to the original building was constructed on its west elevation. This addition was designed by the firm E. Brielmaier & Sons of Milwaukee. The hipped-roof uppermost level of the original convent and 1916 addition was replaced with the existing flat-roofed upper level in 1959. A final addition projecting from the west elevation of the 1916 addition consisting of a chapel and infirmary was built in 1967. The chapel and infirmary addition was designed in the Modern Movement style by the architectural firm, Hackner, Schroeder & Associates of La Crosse, Wisconsin. It occupies the former site of the convent farm. Following construction of this chapel, the original chapel wing formerly located on the rear elevation of the convent was razed. Similarly, following construction of the boiler house in 1967, the original boiler house, laundry, and bakery buildings were razed by the early 1970s. On the interior, the convent retains its double-loaded corridor layout and original circulation patterns and stairs. Corridors feature a repeating rhythm of wood-paneled doors with transoms and wooden door trim. Original finishes including wooden flooring, pressed-metal ceilings, and plaster walls also have been maintained.

The convent complex also retains its historic setting. When purchased in 1901, the property consisted of thirty-five acres featuring open farmland with farm buildings and a pine grove occupying its southeastern corner (*Figure 6*). Although no longer cultivated, the open fields to the west of the convent remain, most recently used for recreation purposes including a baseball field now overgrown, while the pines continue to shelter the grotto and cemetery. As a result of the preceding information, the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex possesses a high degree of historic integrity.

city limit of Stevens Point prior to its annexation by the City of Stevens Point in 1936 ("Organization and Incorporation of the Sisters of St. Joseph of the Third Order of St. Francis research letter," August 28, 1985, SSJ-TOSF Archives; Josephine Marie Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2 volumes (South Bend, IN: Sisters of St. Joseph of the Third Order of St. Francis, Inc., 1992), 2: 240).

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Narrative Description

Setting

The Sisters of St. Joseph of the Third Order of St. Francis Convent was built on a thirty-five acre parcel consisting of open farmland with farm buildings and a pine grove occupying its southeastern corner. The order purchased additional adjoining land in 1912; however, they subsequently sold portions of their property resulting in its current forty-one acres. Although the convent farm was discontinued in the 1960s and its farm buildings disassembled and sold, the historic setting has been retained with open fields to the west of the convent. These former farmlands are no longer cultivated and were most recently used by Pacelli Catholic High School for a baseball field, which is now overgrown. The pine grove also remains and is especially heavily wooded in the area of the grotto and congregation cemetery. The pine trees also partially obscure the view of the convent, which is setback from Maria Drive (photos #28-29).

The immediate setting surrounding the property includes a two-story high school across Maria Drive that was built in 1957 by the Sisters of St. Joseph of the Third Order of St. Francis on land they owned at that time. Originally named Maria High School, it was renamed Pacelli Catholic High School and sold by the order in 1972. Further west are one-and-one-half-story, single-family residences. Similarly, small single-family homes are situated across Prentice Street from the convent property. Immediately north of the convent cemetery is a three-story apartment building located on land that was sold by the congregation in the 1980s.

Regarding the broader context of the City of Stevens Point, the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex is located north of the downtown area. Notable landmarks in the vicinity are the University of Wisconsin-Stevens Point campus located less than a half-mile to the east and the Sentry Insurance complex, one of the largest employers in Stevens Point, situated approximately one-half mile to the north. Stevens Point Area Senior High also is located approximately one-half mile to the north. The Wisconsin River is a little over a mile to the west.

Convent (Contributing, 1903/1916/1959/1967)

(The Sisters of St. Joseph of the Third Order of St. Francis Convent is composed of three primary sections: the original convent constructed in 1903; an addition built on its west elevation in 1916; and a chapel and infirmary addition projecting from the west elevation of the 1916 addition. Each building component is described separately below)

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Exterior

Convent (1903)

Designed by the architectural firm Aldrich & Cordella of St. Paul, Minnesota, the convent was planned to allow the future construction of additions on either end of the building. It is a four-story, Romanesque Revival style, brick building with a flat roof (photo #1). Elements of the style include its brick masonry exterior and use of round-arches over the entrance, in the niche above the entrance, and window openings; however, its overall stylistic composition is modest. As well, the convent also features modest limestone detailing including the belt course over the raised basement level.

The primary (south) elevation has a slightly projecting, five-bay, center wing. Projecting from the middle of this wing is a two-story, gabled entrance wing (photo #2). This entrance wing exhibits decorative brickwork above the round-arch entrance opening and surrounding the niche above the entrance. It also features limestone trim in the form of a keystone above the entrance, caps on the stepped lower section, and coping on the gabled parapet, which is crowned with a limestone cross. The entrance has an aluminum-and-glass door with fanlight and sidelights configuration. The round-arch niche above the entrance contains a statue of St. Joseph with the Christ child placed on a limestone sill. The primary façade is characterized by regularly spaced window openings featuring brick lintels with prominent limestone keystones and limestone sills. Window openings on the first level, as well as the third level of the center wing, are round-arched, while the remaining examples are rectangular. Fenestration consists of one-over-one vinyl windows. The upper level lacks any decorative details and is slightly setback from the rest of the elevation. Situated over the belt course on the southeastern corner of the center wing, the cornerstone is inscribed: *Conventus Sororum St. Joseph Mai 20, 1902*.

Window openings on the rear (north) elevation similarly feature limestone sills, yet lack the keystones of the primary elevation openings. As well, round-arch window openings are only evident on the first level. A three-story, three-bay section in the middle of the rear elevation composed of slightly darker brick represents the former location of the original chapel wing (photos #13 & 14; *Figure 4*). An entrance at the western end of the elevation contains an aluminum-and-glass door. Six window openings at the eastern end of the elevation have been infilled with brick.

The east elevation features a one-story entrance wing with a gabled parapet and limestone coping (photo #15). This wing shelters an entrance containing an aluminum-and-glass door topped with a wooden sash fanlight. Window openings contain limestone sills. Round-arch window openings are found on the first level. Seven window openings at the northern end of the elevation have been infilled with brick.

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Historic photographs reveal the most significant exterior alteration was the replacement of the convent's original hipped roof with the existing flat-roofed upper level in 1959 (*Figures 3 & 6*). This project removed the central gabled parapet and its Romanesque Revival stylistic detailing above the third floor. An additional alteration was razing the original chapel wing on the rear elevation in the early 1970s following construction of the existing chapel addition in 1967 (*Figure 4*). This chapel wing also contained kitchen and dining room facilities. Finally, convent fenestration was replaced with the existing vinyl windows in 2008. These windows were modeled on the design of the original wooden sash windows. Exterior aluminum-and-glass entrance doors on the primary, rear and side elevations also are replacements, although the wooden sash fanlight above the side (east) elevation entrance door is original to the building. Other than the alterations described, the Sisters of St. Joseph of the Third Order of St. Francis Convent retains its original massing and exterior materials.²

Addition (1916)

Built in 1916 projecting from the west elevation of the convent, this four-story, brick addition is oriented perpendicular to the convent. Designed by the firm E. Brielmaier & Sons of Milwaukee, the addition exhibits many of the same architectural elements as the convent building; specifically, the limestone belt course over the raised basement, round-arch window openings occupying the first level, and window openings featuring brick lintels with limestone keystones and limestone sills (photo #3-4). Its primary (south) elevation consists of slightly projecting end bays with decorative brickwork on the upper level. This brickwork was part of the design of the addition's original gabled parapet, which was removed during the upper floor reconstruction project in 1959 (*Figure 6*). Limestone detailing unique to the addition are simple carved limestone quatrefoil insets at the corners of the upper level. Also on this level, in the center of the primary elevation, is a niche containing a statue of Mary atop a paneled limestone pedestal. Molded limestone trim is found above the niche. Additional detailing are the limestone lintels located over the first-level window opening keystones on the end bays. These lintels wrap around to the first bay of the side elevations. Fenestration consists of one-over-one vinyl windows except on the raised basement where window openings contain glass block. Located over the belt course at the southeast corner of the addition, the cornerstone has raised lettering and numbering reading: A+D 1915.

² "Start Work On \$135,200 Repair Job At Convent," *Stevens Point Daily Journal*, January 12, 1959, Page 1; "St. Joseph Convent completes major remodeling project," *The Catholic Times*, February 21, 2008, SSJ-TOSF Archives; "Sisters of St. Joseph Congregation remodel convent," *Portage County Gazette*, July 13, 2007, SSJ-TOSF Archives; "St. Joseph Province - Summary of New Projects," SSJ-TOSF Archives.

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East elevation window openings feature the same brick lintel and limestone keystone and sill detailing as the primary elevation with round-arch window openings on the first level. Paired windows are located on the upper level, which lacks decorative details and is slightly setback from the rest of the elevation. The addition is attached to the original convent building at the northern end of the east elevation by a hyphen connection that is setback from the primary elevation of the convent. This hyphen connection has an entrance framed by brick pilasters with round-arch panels topped with limestone caps. Limestone molding connects the pilaster caps. Additional detailing in the form of limestone blocks arranged in a stepped pattern is found above the molding. The round-arch entrance opening has a brick lintel with carved limestone blocks supporting the spring point of the arch. The opening contains aluminum-and-glass double doors topped with a wooden sash fanlight.

The west elevation is partially obscured from view by the 1967 chapel addition; however, it features the same design elements as the east elevation. A painted metal fire escape is located toward the northern end of the west elevation (photo #12). As well, a small, one-story, flat-roof addition containing an entrance and a glass block window is located at the northern end of the west elevation.

Window openings on the rear (north) elevation have the same brick lintel and limestone keystone and sill detailing as the other elevations featuring round-arch window openings on the first level. An entrance at the eastern end of this elevation contains an aluminum-and-glass door with transom and sidelights configuration.

Regarding alterations, the original gabled roof of the 1916 addition was replaced with the existing flat-roofed upper level in 1959 (*Figure 6*). Existing vinyl windows were installed in 2008 replacing original fenestration. As well, the primary and rear elevation aluminum-and-glass entrance doors are replacements, although the wooden sash fanlight above the primary elevation doors is original to the addition. Finally, although an exterior fire escape is shown on the original architectural plans at same location as the existing, it is smaller (only a single bay wide), which suggests the existing fire escape is a later iteration. Outside of these alterations, the massing and exterior materials of the 1916 addition are intact.³

³ E. Brielmaier & Sons Co., Architects (Milwaukee), "Addition to St. Joseph's Academy, Stevens Point, Wisconsin," Architectural plans dated February 1, 1915, Copy retained by McQuillen Historical Consulting, LLC, Shorewood, Wisconsin.

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Chapel and Infirmary Addition (1967)

(Note, although the chapel and infirmary addition was designed and built as a single project, the exterior and interior descriptions will be listed separately given their different functions and for better organization within Section 7)

Chapel Addition (1967)

Designed in the Modern Movement style, the three-story, brick-veneered chapel projects from the west elevation of the 1916 addition. It is attached to the 1916 addition at two locations by hyphen connections resulting in a courtyard situated between these two additions (photo #42). The courtyard contains a statue of St. Francis, while a poured concrete retaining wall acting as a planter wraps around from the west elevation of the 1916 addition to the northern hyphen connection. This northern hyphen connection is brick-veneered, while the southern hyphen connection's primary (south) elevation is limestone-veneered.

The primary (south) elevation of the chapel has a limestone-veneered section at the chapel's southeast corner that features 'Saint Joseph Convent Chapel' in raised aluminum lettering along with a thurible and chain and lines of trailing incense (photo #5). Projecting from the elevation is an elevated, one-story wing, which contains sacristy and Mass preparation rooms on the interior. This brick-veneered wing has a flat-roof with limestone coping. Regularly spaced window openings contain aluminum stained-glass windows and limestone sills. Limestone spandrel panels that vertically span the elevation are found above and below the windows. The wing is supported by limestone-veneered piers creating a cloistered passageway under the wing. Aluminum windows with limestone lintels, sills and spandrel panels below the sills are found on the ground level. Ground-level entrances at each end of the elevation contain original painted metal doors containing single, vertically oriented, glass inserts. The western entrance features a transom, while the eastern entrance has a transom and sidelights configuration. A datestone by the eastern entrance is inscribed: 1965. The primary elevation of the chapel behind the elevated wing is brick-veneered and rounded in the middle of the elevation representing the location of the sanctuary on the interior.

The cloistered passageway extends along the west elevation, as well as the east elevation within the courtyard. Window openings on the ground level contain aluminum windows with limestone lintels, sills and spandrel panels below the sills. An original painted metal door with a vertically oriented, glass insert and transom is located at the north end of the west elevation cloister. Above the ground level, the side elevations feature regularly spaced, tall window openings containing aluminum stained-glass windows and limestone sills. Stained-glass windows feature operable hoppers at the bottom of the window. Limestone spandrel panels are located above and below the windows.

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Aluminum stained-glass windows with operable hoppers are situated in the middle of the rear (north) elevation on the upper two levels. Window openings feature limestone sills and limestone spandrel panels separating the windows on each level. Below the windows is a metal, double-door entrance, while a ramp contained by a concrete retaining wall accesses a single-door entrance at the eastern end of the elevation. Surface-mounted conduit is found above the entrances. A louvered vent is located to the west of the double-door entrance on the ground level; this vent is shown on the original chapel addition elevation drawings.

The chapel has a metal batten-seam roof. The roof eaves feature a metal fascia. A skylight is located on the roof over the sanctuary. A tall cross composed of aluminum pipe is mounted on top of the skylight.

Based on the chapel elevation drawings included with the original architectural plan set for the chapel and infirmary addition, the chapel exterior appears to be unchanged.⁴

Infirmary Addition (1967)

Extending from the west elevation of the chapel, the three-story infirmary has a flat roof with limestone coping (photos #7-9). It is attached to the chapel by a three-story, limestone-veneered hyphen connection that is setback from the primary elevation. This hyphen connection features a set of tripartite aluminum windows with lower operable hoppers on each level. Designed in the Modern Movement style, the infirmary is L-shaped in plan featuring a three-story solarium with outdoor balconies on its southwest corner.

The primary (south) elevation is characterized by alternating bays of brick-veneer and limestone-veneer reflective of the chapel's elevated wing. Brick-veneer bays lack openings, while regularly spaced window openings are situated within the limestone-veneered bays spanning the width of the bay. As a result, the limestone-veneer takes the form of spandrel panels. Window openings contain limestone sills and non-original vinyl slider windows. Reflective of the Modern Movement style, the three-story solarium features full-height limestone-veneered vertical members and painted metal railings. The arrangement of railing balusters, many of which do not extend to the top rail or floor, takes the form of a pattern of repeating crosses between the limestone vertical members. The scalloped overhang of the solarium roof further adds to its overall stylistic composition. Solarium fenestration consists of original tall, fixed sash, aluminum windows with

⁴ Hackner, Schroeder and Associates, Inc. (La Crosse, Wisconsin), "Chapel and Infirmary Addition," Architectural plans dated October 1964, Copy retained by McQuillen Historical Consulting, LLC, Shorewood, Wisconsin.

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lower operable hoppers. Original painted metal doors containing a single, vertically oriented, glass insert access each level of the solarium balcony.

The alternating bays of brick-veneer and limestone-veneer configuration is repeated on the west and rear (north) elevations. The southernmost brick-veneered bay on the west elevation contains a louvered vent on the ground level; this vent is shown on the original elevation drawings of the infirmary addition. An exterior entrance at the western end of the rear elevation contains an original painted metal door with a vertically oriented, glass insert and sidelights. An additional entrance at the eastern end of the rear elevation contains a non-original metal door.

Based on the infirmary elevation drawings included with the original architectural plan set for the chapel and infirmary addition, exterior alterations appear to be limited to the installation of the existing vinyl windows. These elevations further reveal that the vinyl windows were modeled on the two-by-two configuration of the original aluminum windows. Presumably, this fenestration replacement work occurred in 2008 when the vinyl windows were installed on the original convent building and 1916 addition.⁵

Interior

Convent (1903)

The convent retains its layout and circulation patterns in the form of its double-loaded corridors and stairs (*Figures 14-17*). Wooden stairs at the eastern end of the building feature a wooden balustrade with turned balusters and paneled newel posts with decorative newel caps. Linoleum covers the stair treads and landings. Corridors are intact maintaining their repeating rhythm of wood-paneled doors with transoms and wooden door trim on the first, second and third floors. On the first floor, the corridor features wooden flooring, plaster walls and a pressed-metal ceiling. The second floor corridor features the same finishes except it is carpeted (photo #34), while the third floor corridor is carpeted and has a suspended acoustical tile ceiling (photo #36). Rooms on the first floor are predominantly carpeted, although some retain their wooden flooring. Ceilings finishes consist of both gypsum board and suspended acoustical tile; however, two rooms contain original pressed-metal ceilings. Character-defining elements on the first floor are the five fireplaces featuring decorative wooden mantels with fluted columns and glazed tile surrounds and hearths (photo #33). Another notable feature are vaults with fire doors located in the northeast

⁵ Hackner, Schroeder and Associates, Inc. (La Crosse, Wisconsin), "Chapel and Infirmary Addition," Architectural plans dated October 1964, Copy retained by McQuillen Historical Consulting, LLC, Shorewood, Wisconsin; "St. Joseph Convent completes major remodeling project," *The Catholic Times*, February 21, 2008, SSJ-TOSF Archives; "Sisters of St. Joseph Congregation remodel convent," *Portage County Gazette*, July 13, 2007, SSJ-TOSF Archives.

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corner of the building on the first, second and basement levels. The second and third floors contain apartments with carpeting, gypsum board ceilings, and furred-out walls. Although walls were furred-out, original window stools have been retained. The fourth floor corridor has an asphalt tile floor and textured plaster ceilings. Rooms on the fourth floor are predominantly carpeted with acoustical tile ceilings. Two communal bathrooms with tile floors are located at each end of the corridor. This floor most recently contained the administrative offices for the entire congregation. An elevator is located at the western end of the building.

Alterations to the interior consisted of remodeling the dormitory space on the upper level in 1959 for the order's novices and postulants (*Figure 8*). In 1970, the Sisters of St. Joseph provided housing for female University of Wisconsin-Stevens Point students on the third and fourth floors. In preparation to accommodate approximately one hundred women, large rooms on the third floor and dormitories on the fourth floor were partitioned into smaller sleeping rooms and lounges for the college students. Ten years later, in 1980, the fourth floor was further remodeled to feature a lowered ceiling and new light fixtures. Finally, in 2008, the order created efficiency apartments on the second and third floors, each featuring its own bathroom and kitchenette. These replaced the former arrangement consisting of small rooms (called "cells") for the sisters that simply contained a bed, sink, chair, desk, and small closet with communal bathrooms at the end of the corridor.⁶

Note that, unlike the 1916 addition and 1967 chapel and infirmary addition for which original architectural plans are available, the original Aldrich & Cordella architectural plans for the 1903 convent were not found during the course of research.

Addition (1916)

Similar to the original convent building, the 1916 addition retains its layout and circulation patterns in the form of its double-loaded corridors and stairs. Terrazzo stairs are located inside the primary elevation entrance. The stairway at the northern end of the addition also features terrazzo stairs leading to the rear elevation entrance and basement level. Above the first floor, this is a wooden stair with a wooden balustrade featuring chamfered balusters and paneled newel posts. Treads and risers have been covered with rubber, while sheet vinyl is found on stair landings. Identical wooden stairs are located at the southern end of the addition. These stairs have rubber matting on its treads and first and second floor landings, while stair landings on the upper floors are covered with

⁶ "Start Work On \$135,200 Repair Job At Convent," *Stevens Point Daily Journal*, January 12, 1959, Page 1; "College Coeds Crack Convent Cloister," SSJ-TOSF Archives; "St. Joseph Center for the Elderly, Stevens Point, Wisconsin," SSJ-TOSF Archives; "St. Joseph Convent completes major remodeling project," *The Catholic Times*, February 21, 2008, SSJ-TOSF Archives; "Sisters of St. Joseph Congregation remodel convent," *Portage County Gazette*, July 13, 2007, SSJ-TOSF Archives.

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linoleum (third floor) and asphalt tile (fourth floor). Corridors are intact maintaining their repeating rhythm of wood-paneled doors with transoms on the first, second and third floors, although doors and wooden door trim are recessed within the opening. On the first floor, the corridor features wooden flooring with rubber matting identical to the southern stair and plaster walls and ceiling (photo #31). The second floor corridor has the same finishes except for the ceiling, which is suspended acoustical tile. The third floor corridor has a suspended acoustical tile ceiling and is carpeted. Rooms on the first floor are predominantly carpeted with suspended acoustical tile ceilings. The 1916 addition also contains examples of original built-in cabinetry on the first, second and third floors (photo #32). The convent library remains on the second floor and features wooden flooring and built-in cabinets (photo #35), although, similar to the original convent building, most of the second and third floor space is devoted to apartments that have carpeting, suspended acoustical tile ceilings, and furred-out walls. The fourth floor corridor has an asphalt tile floor and a suspended acoustical tile ceiling. Kitchen, dining area, and laundry facilities are located in the basement. Both the kitchen and dining area feature asphalt tile floors and acoustical tile ceilings, while the dining room has laminated wall-paneling. An elevator is located at the southern end of the 1916 addition.

The original architectural plans for the 1916 addition indicate that the basement would be devoted to two refectories and a kitchen. The first floor featured a sewing room, music room and large spaces simply labeled, "room." Classrooms, sleeping rooms, and an art studio were located on the second floor, while the third floor consisted of sleeping rooms and dormitories. The fourth floor was entirely allotted for dormitory use. The Sisters of St. Joseph of the Third Order of St. Francis noted the addition also included a library, science laboratories, and a museum; presumably these functions were located on the first floor in the rooms with an unspecified use on the architectural plans.⁷

In terms of interior alterations, existing finishes within the basement date to 1958. The 2008 project that created efficiency apartments on the second and third floors of the original convent building also entailed the same work on the second and third floors of the 1916 addition. The elevator at the southern end of the 1916 addition also was installed as part of that project.⁸

⁷ E. Brielmaier & Sons Co., Architects (Milwaukee), "Addition to St. Joseph's Academy, Stevens Point, Wisconsin," Architectural plans dated February 1, 1915, Copy retained by McQuillen Historical Consulting, LLC, Shorewood, Wisconsin; *The White Cord, 50th Anniversary*, Sisters of St. Joseph of the Third Order of St. Francis, 1951, 25.

⁸ "St. Joseph Province - Summary of New Projects," SSJ-TOSF Archives; "Sisters of St. Joseph Congregation remodel convent," *Portage County Gazette*, July 13, 2007, SSJ-TOSF Archives.

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Chapel Addition (1967)

The northern passageway connecting the 1916 addition with the chapel funnels directly into the chapel narthex. The narthex features a stone tile floor and an original patterned acoustical tile ceiling with concealed grid. The room north of the narthex was used as a parlor and wake chapel. It similarly features a stone tile floor and patterned acoustical tile ceiling. The parlor/wake chapel is separated from the narthex by a wooden grid wall containing glass panes to allow visibility between the two areas. Accordion doors in the middle of the grid wall can be opened connecting the two spaces. Stairs located in the northeast corner of the narthex access the choir loft. The stairs are carpeted and feature a wooden balustrade with decoratively sawn balusters. The south wall of the narthex is composed of marble, wood-panels with raised molding, and wooden doors with the same molding profile that access the nave.

The nave is carpeted with an acoustical plaster ceiling and pendant light fixtures. Rectangular marble columns demarcate the location of the side aisles (photos #37-38). Tall stained-glass windows depicting the Cantic of the Sun by St. Francis of Assisi are situated on the west side of the nave, while stained-glass windows representing the joys of Mary and Joseph are found on the east side.⁹ Nave side walls and walls flanking the sanctuary are exposed brick. The same marble composing the columns is used for the back wall of the sanctuary, which is illuminated by the skylight above. The sanctuary is has a tiered platform containing the original altar, tabernacle, lectern and communion railings, which are composed of Rosso marble from Italy. A crucifix is mounted on the back wall of the sanctuary over the tabernacle. The marble north wall of the nave contains four groups of confessionals featuring wooden doors with raised molding (photo #39). Organ pipes and choir loft are visible from the nave.

Behind the sanctuary is a semicircular corridor with an exposed brick back wall accessing the priest sacristy, boys sacristy, and Mass preparation workroom. These areas feature asphalt tile floors, plaster walls, and original acoustical tile ceilings with a concealed grid. Each room contains cabinetry, which, in the priest sacristy, features the same molding as seen on the narthex doors accessing the nave and confessional doors. This semicircular corridor leads to a corridor in the southeast corner of the chapel that has an asphalt tile floor, original acoustical tile ceiling, exposed brick west wall with doors accessing the nave, and a plaster east wall.

The choir loft contains the organ and organ pipes. It features asphalt tile floors, plaster walls and a textured plaster ceiling. The seating area to the west of the organ was considering the infirmary gallery. It contained a confessional and could be accessed directly from the infirmary addition.

⁹ Sister Mary Laureen Omernick of the Maria High School art department provided the basic design of the stained-glass windows, which were made by the Conrad Pickel Studio of New Berlin, Wisconsin.

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The gallery to the east of the organ was the visitors gallery, which was directly accessed by the stairs from the narthex. A corridor along the north wall of the choir loft connected the two seating galleries.

The ground floor below the sanctuary and southern portion of the nave was intended as a recreation area for the sisters. It is carpeted with an original acoustical tile ceiling and painted concrete block walls. The southern passageway connecting this room with the dining room in the 1916 addition features an original acoustical tile ceiling and an asphalt tile floor with inlaid shuffleboard court. An open stair within the passageway is composed of vertical steel tubes, a metal rail, wooden handrails, steel stringers, and rubber treads and risers. It has the same design characteristics as the stair in the infirmary addition elevator lobby. The space north of the sisters recreation area was devoted to food service featuring a receiving room for deliveries, dry storage rooms, a canning room, and built-in coolers and freezers. Connected with the kitchen, this area contains asphalt tile floors and painted concrete block walls.

Interior alterations appear to be limited to the installation of carpeting within the nave. The original architectural plan set for the chapel indicated the nave would feature “resilient fields and carpeted aisles.”¹⁰

Infirmary Addition (1967)

The interior double-loaded corridor layout of the infirmary addition is consistent on each floor. Corridors feature acoustical tile ceilings, asphalt tile floors, wooden handrails, and wooden doors and door trim (photo #41). The acoustical tile ceiling on the ground floor is original exhibiting a concealed grid and smaller tiles, while non-original acoustical tile ceilings are located within the first and second floor corridors. Solariums are similarly finished with asphalt tile floors and acoustical tile ceilings consisting of original acoustical tile on the ground floor and non-original acoustical tile on the upper floors. Residential rooms within the infirmary contain wardrobe cabinets and toilet rooms. Finishes consist of asphalt tile floors and plaster ceilings, while toilet rooms feature ceramic tile floors and wall tile.

The primary stairs are located opposite the elevator within the elevator lobby adjoining the entrance to the chapel narthex. This open stair is composed of vertical steel tubes, horizontal metal rails, wooden handrails, steel stringers, and rubber treads and risers (photo #40). A secondary stair situated at the northern end of the infirmary is oriented around pierced plaster walls featuring marble stools. This stair consists of steel stringers, rubber treads and risers, asphalt tile landings,

¹⁰ Hackner, Schroeder and Associates, Inc. (La Crosse, Wisconsin), “Chapel and Infirmary Addition,” Architectural plans dated October 1964, Copy retained by McQuillen Historical Consulting, LLC, Shorewood, Wisconsin.

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and aluminum pipe handrails. An additional elevator is located at the western end of the infirmary next to the solarium.

Interior alterations appear to be limited to the non-original suspended, acoustical tile ceilings.

Landscape

The Sisters of St. Joseph of the Third Order of St. Francis Convent Complex is setback from Maria Drive. The property is accessed by three driveways on Maria Drive; the easternmost two driveways access a parking area located in front of the original convent building and a driveway along the east side of the convent leading to a parking area behind the building. The westernmost driveway accesses parking areas behind the building. The convent complex is located on a forty-one-acre parcel featuring open fields to the west, while a pine grove occupies the eastern portion of the property. The far eastern portion of the convent complex along Prentice Street containing the congregation's cemetery, cemetery chapel, and grotto is especially heavily wooded. Deciduous trees are also scattered throughout the property. A large grass area is found in front of the western portion of the convent consisting of the chapel and infirmary addition, while a smaller lawn is located in front of the original convent building. An iron fence with brick entrance pillars is situated along Maria Drive, while a chain link fence is found along Prentice Street. Also located on the property are mechanical units, light poles, moveable planters and statuary, and convent signage.

Boiler House (Contributing, 1967)

The boiler house is located behind the original convent building (photos #18-20). It is a brick-veneered, one-story building with an exterior brick chimney on its west elevation. Featuring a flat roof with metal coping, the boiler house has window openings with limestone sills on its north, west and east elevations. Window openings contain tall, fixed sash, tripartite aluminum windows with lower operable hoppers. Openings containing louvered vents are found above the windows on the north elevation. Entrances to the boiler house are located on the north and west elevations. The south elevation is a solid masonry wall. The interior consists of a painted concrete floor, unpainted concrete block walls, and exposed bar joists supporting the ceiling.

The boiler house was constructed at the same time as the chapel and infirmary addition and is shown on the Hackner, Schroeder and Associates, Inc. proposed site plan for that project labeled "new boiler house" (*Figure 12*). Following its construction, the laundry, bakery, and former boiler

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house buildings and potato cellar, all of which were found in close proximity to the existing boiler house, were razed by the early 1970s.¹¹

Garage (Contributing, 1970 with 1980 addition)

A brick-veneered, one-story garage is found behind the 1967 infirmary addition. The garage has seven vehicular bays with overhead garage doors on both its south and north elevations (photos #16 & 17). Overhead doors on the south elevation appear to be predominantly painted particle board, although two have been replaced with metal doors. Overhead doors on the north elevation are metal doors. The garage features a flat roof and metal coping. Single-door and double-door openings are found on both the east and west elevations. Vent pipes project from the west elevation. On the interior, the garage has a concrete floor and exposed bar joists supporting the ceiling.

The document “St. Joseph Province – Summary of New Projects” states the garage was built in 1970 and, in 1980, was “renovated to include 7 more car stalls.”¹² The metal overhead garage doors on the north elevation suggest these additional stalls were added to the rear of the garage; however, this is ambiguous given the building’s uniform appearance on both the exterior and interior.

Cemetery Chapel & Mausoleum (Contributing, 1903)

Located within the older section of the cemetery, the brick, one-story, cemetery chapel serves as a mausoleum (photos #23-25). It was built concurrent with the original convent building; a description of the convent dedication notes that when the pontifical high Mass was celebrated in the convent chapel, another high Mass was celebrated “in the mausoleum chapel in the cemetery.”¹³ Its primary (west) elevation has a gabled parapet featuring a brick, arched corbel table and limestone coping. A limestone cross crowns the gable peak. The lintel over the central entrance consists of three courses of rowlock brick. Wood-paneled double-doors with tall glass panes access

¹¹ Hackner, Schroeder and Associates, Inc. (La Crosse, Wisconsin), “Chapel and Infirmary Addition,” Architectural plans dated October 1964, Copy retained by McQuillen Historical Consulting, LLC, Shorewood, Wisconsin; Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 506 (Appendix C); “St. Joseph Province – Summary of New Projects,” SSJ-TOSF Archives. Peplinski indicates the bakery, laundry, and boiler house were demolished in 1970, while “St. Joseph Province – Summary of New Projects” has them being razed in 1972.

¹² “St. Joseph Province – Summary of New Projects,” SSJ-TOSF Archives.

¹³ “St. Joseph’s Academy,” *Stevens Point Daily Journal*, June 30, 1903, Page 1.

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the building. Above the entrance is a round-arch niche with limestone sill containing a pieta sculpture. Single, pointed-arch window openings featuring brick lintels and limestone sills are found on the side (north and south) elevations. Window openings contain fixed wooden sash windows. Below each window at the ground level are three blind arches composed of two courses of rowlock brick lintels. A round-arch, fixed wooden sash window is found in the gable peak of the rear (east) elevation.

Reverend Luke J. Pescinski of St. Peter Parish (Stevens Point) is interred with his family members in the mausoleum. Reverend Pescinski actively promoted the organization of the Sisters of St. Joseph of the Third Order of St. Francis purchasing the subject property for their founding motherhouse.

Cemetery (Contributing, 1903)

The Sisters of St. Joseph of the Third Order of St. Francis cemetery is situated along Prentice Street occupying the eastern portion of the property (photos #23-26). The cemetery is the final resting place for many of the order's sisters. Graves surrounding the cemetery chapel are older, predominantly featuring gravestones with inscriptions in the Polish language. Located by the eastern property boundary and generally aligned with the cemetery chapel is a statue of a crucifix featuring St. John and Mary, the Mother of Jesus. Sisters buried in this area served as leaders of the order. The northern section of the cemetery features uniformity in the gravestones, which are inscribed in English (photo #26). Many of the cemetery gravestones, especially those inscribed in Polish, request that a Hail Mary be said for the interred. The cemetery continues to be used for burials of congregation members who have recently died.

Cemetery Memorial (Non-Contributing, 2001)

A granite memorial, "Dedicated in Loving Memory of our Sisters and Associates Buried Elsewhere" is found by the northwest corner of the cemetery (photo #27). Inscribed with the names of many Sisters of St. Joseph, this memorial was installed and blessed during the centenary jubilee celebration of the congregation held in 2001. A granite bench has been installed in front of the memorial.

Our Lady of Lourdes Grotto (Contributing, 1923)

Located by the southeast corner of the property and situated amongst the pine grove is the Our Lady of Lourdes Grotto. The Sisters of St. Joseph had the grotto built during the summer months of 1923 (photos #21 & 22). Designed as a faithful reproduction of the Lourdes Shrine by the DePrato Company of Chicago, the grotto was constructed by Frank Spalenka of Stevens Point. It

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is composed of tufa rock sourced from Cleveland, Ohio with statuary from the DePrato Company. The upper niche contains a statue of Our Lady of Lourdes (Mary), while a small stone altar is situated within the ground-level arch. A statue of a kneeling Bernadette, gazing upon Mary, is placed on the ground in front of the grotto, while a statue of the “Good St. Anne” is contained within a niche on the grotto’s opposite side. The grotto was dedicated by Bishop Paul Rhode of Green Bay and was the site of the annual May Crowning ceremony where a wreath of flowers was placed on the head of the statue of Mary by the St. Joseph Academy Sodality of Our Lady society (*Figures 9 & 10*).¹⁴

Fence and Entrance Pillars (Contributing, 1911)

An iron fence with four pairs of brick entrance pillars is found along the southern property boundary parallel to Maria Drive (photo #28-30). This fence spans from the Maria Drive and Prentice Street intersection to the intersection with Union Street. It is evident in a historic aerial photograph of the convent (*Figure 6*). Brick entrance pillars feature limestone bases and caps. The three eastern pairs of pillars contain iron gates, while the westernmost pillars lack gates. The fence and entrance pillars are counted as a single resource in the resource count.¹⁵

Fence (Non-Contributing, unknown date)

A chain link fence located along the eastern property boundary parallel to Prentice Street also wraps around the northern boundary of the cemetery (photos #22-24 & 26-27). The chain link fence is a non-contributing resource.

Townhome Buildings (Non-Contributing, 2023)

Three, two-story, brick-veneered townhome buildings featuring gabled roofs are located behind the Sisters of St. Joseph of the Third Order of St. Francis Convent; two townhome buildings contain six residential units each, while the remaining townhome building contains five units. Two of the townhome buildings are situated in close proximity to the northern property boundary and the other is directly east of the boiler house. The townhome buildings were an initial component of this tax credit project, which contributed to the overall financial viability of the historic rehabilitation of the convent. The location of the townhome buildings on the property and their size, design, and exterior materials were reviewed and approved by the National Park Service

¹⁴ “A Grotto to the Blessed Mother of Lourdes Amid the Aged Pines,” SSJ-TOSF Archives.

¹⁵ Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 506 (Appendix C).

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(NPS) through the submittal of a *Part 2 Historic Preservation Certification Application* (NPS Project #42,985) to ensure compatibility with the historic convent.

Integrity

The Sisters of St. Joseph of the Third Order of St. Francis Convent Complex retains a high degree of integrity enabling it to convey its local significance in the areas of Education, Ethnic Heritage, and Health/Medicine. The period of significance for Education is 1903-1965 with the end date representing the year that St. Francis College closed ending that institution's association with the convent. The period of significance for Ethnic Heritage is 1903-1973 spanning the period from the initial completion of the founding motherhouse and teacher training academy of this Polish sisterhood and ending with the National Register 50-year guideline for determining significance. Lastly, the period of significance for Health/Medicine is 1938-1973 representing the beginning of the order's health care apostolate and ending with the National Register 50-year guideline for determining significance.

The convent retains its historic period massing consisting of the original (1903) building and additions constructed in 1916, 1959 and 1967. These additions represent the evolving needs of the order over time addressing the early growth in their membership, the expansion of their teacher training facilities and curriculum, and, with the infirmary addition, the needs of their aging congregation. Although the 1959 upper level construction altered the roofline of the original convent building and 1916 addition, it too satisfied the need for improved dormitory space for the increasing postulant and novice populations.

The convent complex similarly evolved over time; the farm buildings west of the convent were razed to allow for construction of the chapel and infirmary addition. The original chapel wing was razed only after a larger chapel that improved the worship facilities for the community had been built. The original boiler house was removed following construction of a new boiler house. The laundry and bakery buildings were demolished when these functions were relocated inside the lower level of the convent. When windows were replaced, the size of the window openings were maintained and new fenestration was based on the one-over-one configuration of the original windows. Importantly, each of the buildings and contributing resources that comprise the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex; namely, the convent, boiler house, garage, cemetery chapel/mausoleum, cemetery, grotto, and fence and entrance pillars, all possess integrity, as does the convent complex's setting consisting of its open fields and pine grove.

On the interior, the convent retains its layout and circulation patterns in the form of its double-loaded corridors and stairs. Character-defining spaces are intact including the chapel with its

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stained-glass windows and marble columns. The character-defining corridors featuring a repeating rhythm of wood-paneled doors with transoms and wooden door trim also have been preserved. This applies to the infirmary addition, as well, with its own repeating rhythm of doors within its corridors. Original finishes including wooden flooring, pressed-metal ceilings, and plaster walls have been maintained. Lastly, the convent retains many historic period architectural features in the form of its built-in cabinets and fireplaces featuring decorative wooden mantels and glazed tile surrounds and hearths. As a result, the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex continues to possess those architectural elements dating to the historic period when it served as the teacher training academy, place of convalescence, and home for the members of this Polish order.

END OF DESCRIPTION, DO NOT DELETE

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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

ETHNIC HERITAGE: EUROPEAN

HEALTH/MEDICINE

(Complete only if Criterion B is checked.)

Period of Significance

1903-1965 (Education)

1903-1973 (Ethnic Heritage)

1938-1973 (Health/Medicine)

Cultural Affiliation

N/A

Significant Dates

1903

1916

1959

1967

Architect/Builder

Aldrich & Cordella (1903 convent)

E. Brielmaier & Sons (1916 addition)

Hackner, Schroeder & Associates, Inc.
(1959 addition; 1967 chapel & infirmary
addition)

Significant Person

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.)

The Sisters of St. Joseph of the Third Order of St. Francis Convent Complex is locally significant under Criterion A: History in the areas of Education, Ethnic Heritage, and Health/Medicine. This religious order was established on July 1, 1901 by Polish members of the School Sisters of St. Francis who left their German-American order to serve their fellow Poles by teaching in their parish schools, "the twofold object of the congregation is self-sanctification and active charity in educating the youth."¹⁶ The subject convent served as the founding motherhouse and teacher training academy of the congregation, which ultimately became the largest Polish sisterhood organized in the United States. Considering the pivotal role of the Catholic Church in the life of

¹⁶ "St. Joseph's Academy Reaches 33rd Birthday," *Stevens Point Daily Journal*, August 1, 1934.

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Wisconsin's Polish immigrant communities, historic significance in the areas of Education and Ethnic Heritage are closely related. Parishes provided a center for the unification and organization of the community and parish schools, staffed by Polish and Polish-American orders, served as a means to transmit Polish language and cultural identity to succeeding generations. Emerging as the primary socio-cultural institution in Polish America, these parochial schools were entirely reliant on the Polish women religious who staffed them. To prepare their members for their teaching vocation, the Sisters of St. Joseph of the Third Order of St. Francis established a high school, St. Joseph Academy, as well as a junior college, St. Joseph Junior College, within the convent. Originally exclusively serving the members of their order, St. Joseph Academy later accommodated day students, as well. Further opportunities for sisters to advance their education were offered through summer classes when the community gathered at the motherhouse at the end of the parochial school year for prayer, reunion, rest, and study. Preparing their membership to teach a variety of subjects, classes specific to the ethnic heritage of the order, including Polish conversation, composition and literature, were offered in the curriculum. Sisters who served as faculty at St. Joseph Academy and St. Joseph Junior College received their degrees from such institutions of higher education as Catholic University, Marquette University, DePaul University, the University of Wisconsin, and Central State Teachers College (currently, University of Wisconsin-Stevens Point). By 1967, a total of 180 sisters associated with the subject convent had received college or advanced degrees. The growth of the Sisters of St. Joseph of the Third Order of St. Francis, which consisted of forty-six founding members in 1901 and increased to 252 in 1910, 451 in 1920, and 920 in 1940, coincided with a great wave of Polish immigration to the United States. The Polish-American community would number at least three million in 1920, and a half century later, its size had approximately doubled. Increasing membership allowed the order to staff a greater number of Polish parochial schools; in 1934, the Sisters of St. Joseph taught approximately 26,500 children. By 1951, the order staffed sixty-nine elementary schools, as well as multiple high schools. Of these elementary schools, twenty-seven were located in Wisconsin featuring a total enrollment of approximately 5,542 children. In 1964, approximately 40,000 students were enrolled in schools administered and staffed by the order. The convent complex is also significant in the area of Health/Medicine. In 1938, the congregation initiated a health care apostolate purchasing River Pines Sanatorium near Stevens Point. During the period 1945-1949, the sisters responded to requests for their ministry in health care purchasing three hospitals that had been operated by individual doctors, as well as receiving a hospital in northern Michigan. By 1964, they had expanded all of these facilities at considerable expense to their order. Their health care mission also applied to members of the congregation. The same year their membership peaked at 1331 in 1967, the Sisters of St. Joseph completed construction of an infirmary addition at the convent complex for the aging sisters of their community in need of care. As membership steadily declined thereafter, so did the number of schools the order staffed. They also divested themselves of their health care facilities. By 2019, the order consisted of 196 women religious; fifty-five percent of whom were 80-years-old or older. As a result, a plan was established to transition sisters

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from the order's provinces to an elder care facility in Ohio. Following this decision, the order sold the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex with plans that it will be rehabilitated for residential use.

Period of Significance and Justification

An appropriate period of significance in the area of Education is 1903-1965. The beginning date represents the initial completion of construction of the convent when the Sisters of St. Joseph took residence and provided training to prepare members of the order for their teaching ministry in Polish parochial schools. The end date represents the year St. Francis College closed (formerly, St. Joseph Junior College). St. Francis College and St. Joseph Academy were the academic institutions established by the order within the convent for the education and training of its members. Considering St. Joseph Academy, later renamed Maria High School, moved from the convent into a new high school building in 1957, the closing of St. Francis College in 1965 represents an appropriate end date for the period of significance in Education. In terms of the area of Ethnic Heritage, an appropriate period of significance would be 1903-1973. The Sisters of St. Joseph of the Third Order of St. Francis were founded as a Polish order of women religious; therefore, the beginning date represents the initial completion of construction of the convent, which was their founding motherhouse. In terms of the end date, although assimilation into the broader culture of the United States resulted in English becoming the language predominantly used by the order, the Sisters of St. Joseph remained identifiably Polish in character for decades following their founding. The congregation continued to offer one of their summer retreats in the Polish language into the 1960s. Additionally, the continued use of the Polish language by members of the community is evident into the 1970s; whether by sisters conversing with patients in Polish when they volunteered at a local hospital or Cardinal Karol Wojtyla conducting Mass in Polish in the convent chapel when he visited in 1976. Therefore, in the area of Ethnic Heritage, an end date reflecting the National Register 50-year guideline for assessing significance is appropriate. Lastly, in the area of Health/Medicine, the period of significance would be 1938-1973. The Sisters of St. Joseph of the Third Order of St. Francis initiated their health care apostolate in 1938 purchasing River Pines Sanatorium located near Stevens Point. Sisters from the subject St. Joseph Province staffed that health care facility. The order ultimately owned and administered seven additional hospitals; three of which were staffed by sisters from the St. Joseph Province and operated into the 1970s. As well, the infirmary addition constructed at the convent in 1967 was purpose-built to provide for the health care of the order's members serving in this capacity until recently when the Sisters of St. Joseph sold their convent property. Within the history of their health care apostolate, research did not reveal a clearly discernable end date or information to justify extending the period of significance in the area of Health/Medicine beyond 1973, which reflects the National Register 50-year guideline.

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Criteria Consideration (if applicable)

The Sisters of St. Joseph of the Third Order of St. Francis Convent Complex was established by a religious community and used for religious purposes. The property satisfies the requirements of Criterion Consideration A related to religious properties because it derives its historic significance from its important role in the areas of education, ethnic history, and health/medicine. In terms of Criterion Consideration D, the cemetery chapel and the congregation's cemetery are contributing resources within the convent complex property.

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

Brief Historic Context of Stevens Point

The City of Stevens Point, Portage County has its origins in the trading post established on the east bank of the Wisconsin River by Henry Mullarkey in the late 1830s. The original plat was filed November 1847 and Stevens Point was incorporated as a city on May 17, 1858 with a population of approximately 2,000 residents. During the mid- to late-nineteenth century, Stevens Point earned the nickname "Gateway to the Pineries" serving as a staging area for the logging boom upriver in the great white pine forests of Wisconsin's northwoods.¹⁷

Awarded the county seat in 1868, the arrival of the railroad in November 1871 and the railroad's decision to make Stevens Point its divisional headquarters was a turning point in the city's history. Rail transportation made it possible to plane and ship lumber undamaged, which led to the establishment of multiple planing mills. The population of Stevens Point increased to 4,000 in 1876 and 7,896 by 1889. Further significant developments in the city included construction of a State Normal School in July 1893; the first building in what is today the University of Wisconsin-Stevens Point campus. In 1912, the offices of the Hardware Mutual Insurance Company moved to Stevens Point. This entity subsequently became Sentry Insurance Company, which, along with the University of Wisconsin-Stevens Point, is a major employer in the city. Currently, Stevens Point features a population of approximately 26,000 residents.¹⁸

¹⁷ Timothy F. Heggland, *City of Stevens Point Intensive Architectural/Historical Survey - Final Report* (Stevens Point, WI: City of Stevens Point, December, 2011), 12.

¹⁸ Heggland, *City of Stevens Point Intensive Architectural/Historical Survey - Final Report*, 14-18.

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Polish Immigrants & Polish Heritage in Portage County and Wisconsin

Regarding Polish ethnic history, Portage County was the location of the state's first sizable and distinctly Polish settlement (Poland Corner). Stevens Point ultimately would emerge as the economic and cultural focal point of the Polish population in central Wisconsin. By 1905, Portage and Marathon counties featured 15,000 Poles; 5,000 of whom resided in Stevens Point. Incorporating their numbers throughout the state, the size of Wisconsin's Polish population ranked fourth nationally behind Illinois, New York and Pennsylvania in 1900. The Polish-language newspaper, *Kuryer Polski (Polish Currier)* of Milwaukee estimated there were 115,000 first- and second-generation Poles in the state by 1896 and 225,000 by 1915. In addition to central Wisconsin, sizable Polish communities were founded in the western portion of the state in Trempealeau County and northwest of Green Bay in Brown, Shawano, and Oconto counties, while Wisconsin's largest Polish population was located in Milwaukee. By 1920, Polish residents constituted eleven percent of Wisconsin's foreign-born population, second only to Germans. Thirty years later, in 1950, they remained eleven percent of the state's foreign-born population and continued to be the dominant ethnic group in Portage County.¹⁹

Attesting to the lasting influence of Polish heritage in Stevens Point and Portage County was the visit made by Cardinal Karol Wojtyla,²⁰ archbishop of Krakow, Poland in August 1976 sponsored by the local organization, Annual Lectures on Poland. Cardinal Wojtyla's initial stop was to St. Peter Church, the oldest Polish Catholic parish in Stevens Point, where a large group of parishioners sang Polish hymns in greeting and the Cardinal addressed them in the Polish language. The Mass following his welcoming banquet included area choirs signing Polish songs and Cardinal Wojtyla's homily was delivered in both English and Polish. Specifically regarding retention of the Polish language in the area, the *Stevens Point Daily Journal* reported on a group of eleven retired Sisters of St. Joseph who regularly volunteered to visit older, long-term patients at the local hospital in February 1974. The article noted that each sister could speak Polish, which was appreciated by the patients whom, for many, Polish was their native language. Stevens Point continues to host an annual "Dozynki Harvest Festival," a Polish cultural festival sponsored by

¹⁹ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison: State Historical Society of Wisconsin, Division of Historic Preservation, 1986), Vol. 1, Polish Settlement, 7/1-7/3.

²⁰ Cardinal Karol Wojtyla was elected pope in October 1978 taking the name John Paul II. Interestingly, the opening lines of a newspaper article on his visit to Stevens Point included this bit of foreshadowing, "He shook so many hands he could have been the President of the United States. Or the Pope." ("He will never be forgotten here," *Stevens Point Daily Journal*, August 24, 1976, Page 17).

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the Polish Heritage Awareness Society of Central Wisconsin and, as well, the Stevens Point Area Convention & Visitors Bureau maintains a Polish Heritage Trail publication on their webpage.²¹

The Role of the Catholic Church & Parish School in Polish Immigrant Communities

Polish immigrants brought a desire to preserve their religion, language and cultural customs that had been oppressed in their European homeland. To fulfill this desire, the role of the church was vitally important in the life of Wisconsin's Polish immigrant population. *Cultural Resource Management in Wisconsin* states, "the desire to transmit one's Polish cultural identity, especially via the Polish Catholic Church, was particularly strong in the Wisconsin communities."²² Reverend Anthony J. Kuzniewski, S. J. notes that the forms and content of their faith were one of the few sources of continuity and stability for these newly arrived Poles:

... the parish helped to break down the anonymity of life in America and provided a center for the unification and organization of the community. The societies and brotherhoods grouped around each congregation helped to fill a human need by giving public recognition to the members. A normal parishioner, belonging to several such groups, could in the course of his life hold a number of offices, thereby experiencing a sense of personal dignity and affirmation not available in the other public areas of his life.²³

In 1863, the first Polish Catholic Church was built in Wisconsin located at Poland Corner in Portage County on the road leading from Polonia to Stevens Point. Dedicated to St. Joseph, it was the second Polish parish in the United States. Approximately one dozen Polish parishes had been established within Portage and Marathon counties prior to the twentieth century. In Wisconsin, the number of Polish Catholic churches was disproportionately high featuring 45 of the 300 Polish

²¹ "Schedule set for visit of cardinal," *Stevens Point Daily Journal*, August 18, 1976, Page 8; "Polish cardinal here for visit," *Stevens Point Daily Journal*, August 23, 1976, Page 1; "A hearty welcome," *Stevens Point Daily Journal*, August 23, 1976, Page 4; "He will never be forgotten here," *Stevens Point Daily Journal*, August 24, 1976, Page 17; "Sisters of St. Joseph St. Michael's visitors," *Stevens Point Daily Journal*, February 27, 1974, Page 10. Cardinal Wojtyla's itinerary included stops at several farms owned by families of Polish descent in the Rosholt area northeast of Stevens Point, as well as visits with the Felician Sisters in Polonia and the Sisters of St. Joseph. His visit to the Sisters of St. Joseph of the Third Order of St. Francis Convent included Mass conducted in the Polish language in the convent chapel.

²² Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 1, Polish Settlement, 7/1.

²³ Frank Mocha, ed., *Poles in America: Bicentennial Essays* (Stevens Point, WI: Worzalla Publishing Company, 1978), 403.

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Catholic churches nationally in 1901. Shortly thereafter, there were eighty-one Polish settlements with seventy-six Polish churches in the state by 1905.²⁴

The church parochial school emerged as the primary socio-cultural institution in Polish America, “at its root, the school served a dual purpose: it taught the rudiments of Catholicism, and it strengthened the possibility that the Polish identity would be preserved in the midst of non-Polish America.”²⁵ In this manner, the parish school provided unity and continuity for successive generations. By 1914, there were approximately four hundred Polish Catholic schools nationally educating 128,540 children. Peak enrollments in the Polish parochial schools occurred in the 1920s and 1930s. In 1921, there were 511 schools featuring an enrollment of 220,000 students, which represented approximately two-thirds of all Polish-American children attending school that year. Interestingly, while preserving traditional values, beliefs, and a sense of Polish history, the curriculum of Polish parochial schools also served to assimilate Polish-American children into the broader culture. In this regard, the ethnic parish and its parochial school “served as a bridge between the old and the new world.”²⁶ An early parish school curriculum consisted of Polish instruction in reading, writing, catechism, arithmetic, Bible history, and general world history, while also hiring an instructor to teach the English language. An example of a Polish parochial curriculum at the turn of the twentieth century featured Bible history, catechism, reading, and grammar in Polish, as well as the history and literature of Poland, while, in English, students learned arithmetic, American history, geography, English grammar, and penmanship. Illustrative of this balance between preserving Polish culture and assimilation was a third-grade reader prepared by the Polish Felician Sisters that featured a frontispiece depicting George Washington flanked by two Polish heroes of the American Revolution, Thaddeus Kosciuszko and Casimir Pulaski.²⁷

The essential element of Polish educational efforts in the United States was the women religious who staffed the schools. During the peak parochial school years in the immigrant Catholic Church, teaching sisterhoods attracted large numbers of Polish women. Candidates to the Polish sisterhoods were “mostly American-born girls of Polish descent, generally proficient in both English and

²⁴ Roger F. Krentz, Ph.D., *Polish Catholic Churches in Wisconsin in 1905* (Self-published, 2010), 17, 68; Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 1, Polish Settlement, 7/1-7/3.

²⁵ Mocha, ed., *Poles in America: Bicentennial Essays*, 409-410.

²⁶ Dorota Praszalowicz, “Polish American Sisterhoods: The Americanization Process,” *U.S. Catholic Historian* 27, no. 3 (Summer 2009): 56.

²⁷ Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 1, Polish Settlement, 7/1-7/3; Mocha, ed., *Poles in America: Bicentennial Essays*, 410-411, 415, 436, 442, 445-446, 448, 451.

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Polish. The convents maintained the Polish spirit, and the sisters were urged to speak always in Polish except when teaching.”²⁸ By 1914, there were 2,180 teaching sisters in the Polish parochial school system. During the peak enrollments of the 1920s and 1930s, there were approximately 5,500 sisters teaching in Polish Catholic schools. A 1943 survey showed that there were over 9,300 sisters of Polish descent, of whom nearly 5,400 were teachers. Among the Polish sisterhoods, the Sisters of St. Felix (Felicians) were the largest in membership and the number of institutions staffed. The Sisters of the Holy Family of Nazareth were the second largest. These religious orders were both founded in Europe (Krakow and Rome, respectively). The Sisters of St. Joseph of the Third Order of St. Francis ranked third, both in membership and the number of schools they administered, and are recognized as the largest Polish sisterhood founded in the United States. In total, more than fifteen Polish and Polish-American congregations, as well as Polish members from non-Polish sisterhoods, served in the Polish parochial school system in the United States. All of these sisters substantially contributed to the process of developing strong ethnic communities and were an important component of the Polish immigrant experience.²⁹

Resource-Specific History

The Sisters of St. Joseph of the Third Order of St. Francis was founded on July 1, 1901 in Stevens Point, Wisconsin.³⁰ The order was established by Polish members of the School Sisters of St. Francis who left their German-American order to serve their fellow Poles:

The congregation of the Sisters of St. Joseph of the Third Order of St. Francis was founded... to fill a void within the Catholic Polish-American parish neighborhoods in the Midwest... They [Polish immigrants] needed teachers in the parish schools to foster in the children their identity as Polish immigrants learning to become respected American citizens. In response to this need, forty-six Polish School Sisters of St. Francis (Milwaukee, Wisconsin) left their German-American congregation in what appeared to some as a rebellious action. They acted from the

²⁸ Mocha, ed., *Poles in America: Bicentennial Essays*, 451.

²⁹ Mocha, ed., *Poles in America: Bicentennial Essays*, 411-412, 416, 444, 451; Praszalowicz, “Polish American Sisterhoods: The Americanization Process,” 46, 48. The Sisters of St. Joseph of the Third Order of St. Francis were incorrectly identified as, “the only exclusively Polish order of sisters in this country” in a local newspaper article in 1909 (“Priest Twenty-Five Years,” *Stevens Point Daily Journal*, June 26, 1909, Page 1).

³⁰ Originally referred to as, “The Order of the Polish Sisters of St. Joseph” then changing their name to, “The Order of the Sisters of St. Joseph,” the congregation adopted “Sisters of St. Joseph of the Third Order of St. Francis” in 1945. Since this is the current and longest-held name for their community, it is the appropriate name to use for their founding convent (“Organization and Incorporation of the Sisters of St. Joseph of the Third Order of St. Francis research letter,” August 28, 1985, SSJ-TOSF Archives).

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conviction that they were fulfilling God's will in forming a new religious congregation (centered in Stevens Point, Wisconsin) that could respond to the urgent need of the Polish immigrants.³¹

Reverend Luke J. Pescinski of St. Peter Parish (Stevens Point) actively promoted the organization of this new religious order purchasing the subject property for their founding motherhouse. The cornerstone of the motherhouse and training school for teachers, referred to as St. Joseph Convent and St. Joseph Academy, was laid May 20, 1902.³² Ceremonies began with Mass at St. Peter Church followed by a large procession of approximately 2,000 to the convent property. Bishop Messmer of Green Bay presided over the ceremony, while Reverend Anthony Wisniewski (Green Bay) delivered the principal address in the Polish language. Designed by the firm Aldrich & Cordella of St. Paul, Minnesota, the convent could accommodate two hundred women and was designed to allow the future construction of additions on either end of the building. Although the exterior and first and second floors of the motherhouse were completed by 1903, the third and fourth levels were not finished on the interior until 1909 (at that time, the third floor was to be used for classrooms, while the fourth floor featured dormitory space).³³

The formal dedication of the motherhouse and academy was held on June 30, 1903 with similar ceremonial flare. Bishop Messmer was again in attendance along with Bishop Schwebach of La Crosse and numerous priests from Wisconsin and Illinois; the majority of whom were Polish. Although the day was rainy, 2,000 attended the dedication, including the mayor and common council. Led by a band, the procession carrying flags and banners marched to the convent. Featured within the procession was a delegation of approximately fifty members of the "Milwaukee societies of the Polish Benevolent association."³⁴ After the blessing of the convent

³¹ Josephine Marie Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2 volumes (South Bend, IN: Sisters of St. Joseph of the Third Order of St. Francis, Inc., 1992), 2: 22-23.

³² Although the local newspaper repeatedly used the possessive in identifying the property (i.e. "St. Joseph's Convent" and "St. Joseph's Academy"), the Sisters of St. Joseph generally did not use an apostrophe and the letter "s" when referring to the convent and academy. This is true of Sister Josephine Marie Peplinski, SSJ-TOSF who refers to "St. Joseph Convent" and "St. Joseph Academy" in her history of the order, *A Fitting Response*. As well, the cornerstone is inscribed, "Conventus Sororum St. Joseph"

³³ "Plans Accepted," *Stevens Point Daily Journal*, January 22, 1902, Page 1; "Memorable Ceremony," *Stevens Point Daily Journal*, May 20, 1902, Page 1; "Contracts Awarded," *Stevens Point Daily Journal*, January 7, 1909, Page 1; "Priests Are Transferred," *Stevens Point Daily Journal*, December 8, 1909, Page 1; Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 506 (Appendix C).

³⁴ "St. Joseph's Academy," *Stevens Point Daily Journal*, June 30, 1903, Page 1.

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chapel, Rev. Goral of St. Francis de Sales Seminary (located south of Milwaukee) delivered a sermon in the Polish language. Mass was celebrated in the convent chapel, as well as the cemetery chapel, followed by dinner in the dining hall. Ceremonies were concluded with a benediction by Bishop Messmer. The order immediately began to train their members with three Sisters of St. Joseph attending Central State Teachers College (currently, University of Wisconsin-Stevens Point) in the fall of 1901 and, in 1904, a two-year commercial course was established at St. Joseph Academy under the direction of Stevens Point Business College.³⁵

Requests made to the Sisters of St. Joseph of the Third Order of St. Francis for teachers from Polish parishes were immediate and, by 1901, the order was teaching in six parochial schools; three in Wisconsin, including St. Peter Parish in Stevens Point, and two in Detroit and one in Chicago. Three additional schools in Wisconsin were added to their responsibilities the following year.³⁶ Early in the order's history, teaching contracts established between the Reverend Mother and parishes are notable for their brevity, as well as a specific notation that certain domestic duties were not part of the Sisters' responsibilities:

We, the Sisters of St. Joseph, hereby state that we agree to take charge of the Parochial School of Saint Mary at Bremond, Tex., for one year, under the following conditions: 1. That each Sister is paid Two Hundred Fifty Dollars (\$250) as a salary for ten months 2. That the Sisters receive Twenty-five Dollars (\$25) yearly as a remuneration for church laundry 3. That the Sisters' salary be paid monthly. In addition to the above the Sisters will not tend to the scrubbing and cleaning windows of school-rooms, nor to the sweeping of the church.³⁷

The community quickly grew from its original forty-six sisters and, by 1909, the Sisters of St. Joseph of the Third Order of St. Francis had over two hundred members. Continuing to experience tremendous growth, the order numbered 406 women religious serving in forty-three Polish-American parishes in nine states by 1917.³⁸

³⁵ "St. Joseph's Academy," *Stevens Point Daily Journal*, June 30, 1903, Page 1; Sister M. Alexia, "Historical Record: St. Joseph's Academy, Stevens Point, Wisconsin," 1943, SSJ-TOSF Archives.

³⁶ Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 509 (Appendix D - Commitments to Elementary Schools).

³⁷ *Signed contract between Reverend Mother Mary Boleslaus (SSJ-TOSF) and Reverend Ignatius J. Szymanski (St. Mary Church, Bremond, TX), June 14, 1910*, SSJ-TOSF Archives.

³⁸ "Many Take Vows," *Stevens Point Daily Journal*, August 13, 1909, Page 1; Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 23, 505.

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As the Sisters of St. Joseph of the Third Order of St. Francis community grew, more space was needed at their motherhouse, which resulted in the construction of a large, four-story addition on the western end of the convent. Designed by the Milwaukee architectural firm E. Brielmaier & Sons, the cornerstone for the addition was laid in 1915. Bishop Rhode of Green Bay attended its dedication ceremony held on July 26, 1916. The addition provided more dormitory and dining space, along with classrooms, science laboratories, an art studio, sewing room, and a music room. The allotment of interior spaces demonstrated the order's commitment to expanding its teacher-training facilities, while also allowing the Sisters of St. Joseph to accommodate two hundred more women religious (at that time, the community featured approximately seventy-five novices and sixty postulants).³⁹ In this regard, it is important to recognize the convent's role as home for all members of the order. Although most of the sisters would spend the majority of the year away staffing Polish parochial schools, they returned to their motherhouse during summer vacations, which were a time of prayer, reunion, rest, and study. Specifically, this involved gathering as a community for religious retreats, as well as attending summer school to further their education. Summer school enrollment ranged anywhere from fifty-to-117 sisters, novices, and postulants in the early 1920s to the mid-1930s where the academic session entailed classes six days per week over a period of five or six weeks.⁴⁰

In addition to serving their own growing congregation, the 1916 addition allowed the Sisters of St. Joseph of the Third Order of St. Francis to establish a girls' school. Also referred to as St. Joseph Academy, the school accommodated day students and boarders opening September 1922. Prior to this date, instruction at St. Joseph Academy was exclusively for members of the order. As the only

³⁹ In terms of the formation stages for women religious, a postulant lives in residence, but is not a formal member of the community. Postulancy can be considered the equivalent of a discernment period. The next step in commitment is the novitiate. A novice has been formally received in the community, receives a white veil, and is called "Sister." Following a two-year novitiate, the novice decides whether to profess temporary vows (receiving her black veil if she does). After a period of three years, a novice can renew her temporary vows or take perpetual vows (final vows). In an early stage of showing an interest towards religious life a woman may be an aspirant, which is equivalent to a pre-postulancy.

⁴⁰ "New Addition For Academy," *Stevens Point Daily Journal*, January 5, 1916, Page 1; "Dedicate New School," *Stevens Point Daily Journal*, July 25, 1916, Page 1; "St. Joseph's Academy Reaches 33rd Birthday," *Stevens Point Daily Journal*, August 1, 1934; *The White Cord, 50th Anniversary*, Sisters of St. Joseph of the Third Order of St. Francis, 1951, 25, 55; Sister M. Alexia, "Historical Record: St. Joseph's Academy, Stevens Point, Wisconsin," 1943, SSJ-TOSF Archives; E. Brielmaier & Sons Co., Architects (Milwaukee), "Addition to St. Joseph's Academy, Stevens Point, Wisconsin," Architectural plans dated February 1, 1915, Copy retained by McQuillen Historical Consulting, LLC, Shorewood, Wisconsin.

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girls' Catholic high school in Stevens Point, it served students from the city and the surrounding towns:

The purpose of the institution is to offer young girls an opportunity to receive an education distinguished not only by high standards of scholarship but also by sterling qualities of character which will prepare them to meet the situations in life successfully.⁴¹

St. Joseph Academy also was established during the period the Sisters of St. Joseph identify as the transition between the order's first and second phases of its education ministry:

As was noted earlier, she [Mother Mary Dionysia] was a teacher during that first phase of the congregation's history of education, that is, from its founding in 1901 well into the 1920s. The goal of that period was to prepare the immigrant children for life in the United States as Polish-Americans. She exercised a leadership role throughout most of the second phase, that is, until the 1960s. This was a time of developing a more professional education program for the succeeding generations of those immigrant families.⁴²

The Sisters of St. Joseph spent \$20,000 in preparation for opening St. Joseph Academy. Expenses included equipment for a physics laboratory, home economics room, and physiology room including microscopes, slides, models of the body, and exhibit cases. As well, the existing library was further developed with additional books and book cases, a charging desk, and card catalogue cabinet to prepare books for circulation. The student body of St. Joseph Academy was a mix of day students, boarders, postulants and novices with the latter studying to prepare for their ministry in Polish parochial schools. During its early years, academy enrollment was tilted toward more postulants and novices; however, by the late 1930s and early 1940s, this trend was reversed with a greater number of lay students in attendance. St. Joseph Academy offered a four-year college preparatory degree program, a four-year commercial program with bookkeeping, typing and shorthand courses as part of that curriculum, as well as a "special course" program, which was intended for students who were not preparing for college and wanted to devote time to the study of music or painting. The college preparatory program allowed students to focus on specific areas of study offering classical, science, math, history or modern language curriculums. Demonstrating the order's commitment to providing a high quality education, the faculty of St. Joseph Academy consisted of Sisters of St. Joseph who had received their degrees from Catholic University (Washington D.C.), Marquette University, DePaul University, the University of Wisconsin, and Central State Teachers College. In later years, many sisters were graduates of Alverno College and

⁴¹ "St. Joseph Academy, Stevens Point, Wisconsin (Prepared for the Polish-American Encyclopedia)," May 1948, SSJ-TOSF Archives.

⁴² Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 467.

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St. Norbert College. St. Joseph Academy received accreditation from Catholic University in 1923 and the University of Wisconsin in 1928. In 1926, it received formal recognition from the State of Wisconsin and, on March 19, 1931, St. Joseph Academy became a member of the North Central Association of Colleges and Secondary Schools.⁴³

Enrollment at St. Joseph Academy steadily increased from the original twenty-seven students in 1922 to 115 in 1932, 132 in 1942, and 202 in 1947. By this latter year, which marked the institution's twenty-fifth anniversary, a total of 1,564 students had attended St. Joseph Academy with 653 graduating. Of those graduates, 348 were members of the Sisters of St. Joseph, while 305 were day students, although twenty later embraced religious life. In 1954, St. Joseph Academy was renamed, Maria High School to honor Mary, the Mother of Jesus. Maria High School remained within the convent addition until 1957, at which time it moved into a new building constructed by the Sisters of St. Joseph across the street (1301 Maria Drive, Wisconsin Architecture and History Inventory [AHI] #216881). The new high school building was built to alleviate overcrowding at a time when school enrollment had increased to 290 students. Retaining the Maria High School name, it continued to serve as an all-girls high school operated by the Sisters of St. Joseph of the Third Order of St. Francis until 1970.⁴⁴

In addition to the many girls educated at St. Joseph Academy/Maria High School, the Sisters of St. Joseph of the Third Order of St. Francis fulfilled their mission to local Polish parochial schools by staffing both St. Peter and St. Stanislaus schools in Stevens Point (interestingly, in 1957, the Sisters of St. Joseph staffed a total of five St. Stanislaus parish schools in Wisconsin, which were located in Arcadia, Racine, Seymour, Stevens Point, and Superior, respectively). In Portage County, they taught at schools located in Rosholt (St. Adalbert), Junction City (St. Michael), Amherst (St. Mary of the Scapular) and Fancher/Amherst (Our Lady of Mt. Carmel). They also administered schools in Wisconsin's Polish-settled areas of Trempealeau County; namely, Sts. Peter & Paul in Independence and St. Stanislaus in Arcadia. The Sisters of St. Joseph also taught at schools within the Polish-settled areas of Brown and Shawano counties including the Assumption of the Blessed Virgin Mary in Pulaski, St. Mary of the Angels in Green Bay and St.

⁴³ "St. Joseph's Academy Reaches 33rd Birthday," *Stevens Point Daily Journal*, August 1, 1934; "Academy is 25 Years Old, Plans an Observance," *Stevens Point Daily Journal*, September 24, 1947; Sister M. Alexia, "Historical Record: St. Joseph's Academy, Stevens Point, Wisconsin," 1943, SSJ-TOSF Archives; "Bulletin of St. Joseph's Academy," 1930, SSJ-TOSF Archives.

⁴⁴ Sister Mary Alexia, S.S.J. "Historical Sketch of St. Joseph Academy, Stevens Point, Wis. to Commemorate its 25th Anniversary, Oct. 2, 1947," SSJ-TOSF Archives; *The Echo*, 1947-48 (Silver Jubilee Edition), SSJ-TOSF Archives; "Academy Name Changed to Maria High," 1954 and "Maria High School," August 27, 1954 newspaper clippings, SSJ-TOSF Archives; "Ground Breaking Set For New Maria High," *Stevens Point Daily Journal*, February 23, 1956, Page 1.

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Casimir in Krakow, as well as multiple schools in Milwaukee including St. Adalbert located in the city's Polish South Side neighborhood. Some of these parochial elementary schools were quite large. In Stevens Point, St. Peter's largest enrollment was 809 students in 1955 and St. Stanislaus's peak was 554 pupils in 1956. St. Adalbert (Milwaukee) featured an enrollment of 1,302 students in 1919. By 1934, the total enrollment of all parochial schools administered by the order was approximately 26,500 students.⁴⁵

The Sisters of St. Joseph of the Third Order of St. Francis established additional provinces in the Cleveland and Chicago areas in 1926 and 1936, respectively. In 1943, the order's general motherhouse was transferred from Stevens Point to South Bend, Indiana to be centrally located and easily reached by each of the three provinces. Additionally, a central novitiate uniting the young religious of the provinces also was organized in South Bend. A novice would spend the first year (canonical year) of her two-year novitiate there prior to returning to her provincial home to prepare for her chosen profession.⁴⁶ Following relocation of the general motherhouse to South Bend, the Stevens Point convent remained the provincial motherhouse of the order's St. Joseph Province. During this period, membership in the order had steadily increased from 406 women religious in 1917 to 703 in 1930 and 920 in 1940. The community surpassed one thousand members by their golden jubilee year in 1951 (968 professed sisters, 56 novices, and 49 postulants); 287 of whom were affiliated with St. Joseph Province. Demonstrating the order's continued ties to their Polish heritage, they published two jubilee commemorative books; one in Polish and one in English. At that time, the Sisters of St. Joseph of the Third Order of St. Francis staffed sixty-nine elementary schools and eleven high schools.⁴⁷

⁴⁵ "1936-1937 Enrollment of Children in the Schools of St. Joseph Province," SSJ-TOSF Archives; "Establishments (Elementary Schools), 1957, St. Joseph Province, Stevens Point, Wis.," SSJ-TOSF Archives; Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: Appendix D - Commitments to Elementary Schools; "St. Joseph's Academy Reaches 33rd Birthday," *Stevens Point Daily Journal*, August 1, 1934.

⁴⁶ Established as a teaching order and later initiating a health care apostolate, many Sisters of St. Joseph became teachers or nurses; however, occupations were not limited to these two professions. Sisters also served in such roles as seamstress, cook, gardener, printer, secretary, and laundress. Service included fulfilling any of the many duties required for the daily operation and maintenance of the motherhouse, provincial homes, and ministry locations (*The White Cord*, 50th Anniversary, 33).

⁴⁷ Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: Foreward, 25, 329, 333, 340, 413-418, 505; *The White Cord*, 50th Anniversary, 30-33. Our Lady of Czestochowa Province (later named, Marymount Province) was located in Garfield Heights, Ohio, while Immaculate Conception Province was established in Bartlett, Illinois.

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In a continual effort to improve teacher training for their members, a two-year junior college named, St. Joseph Junior College, was established within the St. Joseph Province in 1946:

Realizing the need for a more accelerated program for the training of the members of the Order than could be afforded them through part-time residence, summer sessions, and extension courses taken at various institutions, as was hitherto the practice, the St. Joseph Province of the Sisters of St. Joseph at Stevens Point, Wisconsin, opened the St. Joseph Junior College in 1946. Though college courses in certain subjects were offered at St. Joseph since 1934, but not until with the summer session of 1946 was a full two-year collegiate work begun.⁴⁸

At this time, the sisters within St. Joseph Province administered twenty-five elementary schools, two public schools, two junior high schools and one senior high school (St. Joseph Academy). The junior college shared space and facilities with St. Joseph Academy, although its academic courses were separate from the academy curriculum. Numerous classes in education were offered with an emphasis on elementary school teaching methodologies. Foreign language instruction included Polish, French, Latin, and Spanish. In addition to Polish conversation and composition, two classes were offered in Polish literature. Junior college faculty consisted of sixteen members of the order, in addition to a priest who taught philosophy and religion. The college's elementary education curriculum was designed to allow a student who transferred to a senior college to be able to obtain a Bachelor of Arts, Bachelor of Science, or Bachelor of Science in Education degree. Many sisters did so and, by 1967, a total of 180 women religious from St. Joseph Province had received college or advanced degrees throughout the history of the order. The St. Joseph Junior College bulletin also noted that this higher level of academic training was to advance the order's teaching apostolate.⁴⁹

The general aim of the college is to provide a program of liberal education in accord with the ideals of traditional Christian culture and in a philosophy and way of life which is thoroughly Catholic, which deals with the development of all aspects of the student's personality--spiritual, intellectual, social, and physical and which will prepare them to become instruments, as teachers of our Catholic youth, to promote Christ's kingdom on earth.⁵⁰

⁴⁸ *St. Joseph Junior College Bulletin, Stevens Point, Wisconsin, 1946-48*, SSJ-TOSF Archives.

⁴⁹ *St. Joseph Junior College Bulletin, Stevens Point, Wisconsin, 1946-48*; *St. Joseph Junior College Bulletin, 1954-56*, SSJ-TOSF Archives; "St. Joseph Province, Stevens Point, Wis., August 25, 1967, Order in which the Sisters Received their 1st degrees," SSJ-TOSF Archives.

⁵⁰ *St. Joseph Junior College Bulletin, Stevens Point, Wisconsin, 1946-48*, SSJ-TOSF Archives.

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St. Joseph Junior College later developed into a three-year degree program. In 1958, its name was changed to, St. Francis College. At that time, enrollment remained exclusive to sisters, novices, and postulants of the Sisters of St. Joseph community; however, with the relocation of Maria High School to their new school building in 1957, the order briefly considered expanding the junior college and opening it to the public, although this never came to fruition.⁵¹

At this same time, construction projects at the Sisters of St. Joseph of the Third Order of St. Francis Convent resulted in the building taking its current form. In 1959, the convent's original hipped roofs were replaced with the existing flat-roofed upper level. This work was prompted by issues with the leaking roof, while also generally improving the dormitory space on the upper floor for the order's increasing number of postulants and novices. The project architect was Robert B. Hackner with Hackner, Schroeder & Associates of La Crosse, Wisconsin.⁵²

The chapel and infirmary addition also was designed by architect Robert Hackner. Ground was broken for this addition and the cornerstone laid in 1965. Following construction of the new chapel, the original chapel wing on the rear elevation of the convent was razed. The chapel and infirmary addition was built upon the site of the convent farm. Prior to construction, farming operations were discontinued and agricultural buildings were disassembled and sold at auction along with the Sisters of St. Joseph farm equipment, machinery, bee hives, and herd of twenty-four Holstein and Brown Swiss cattle.

The infirmary provided a facility for the elderly and retired sisters of the order. Specifically, convent chaplain Reverend Henry H. Lee stated at the groundbreaking ceremony that the infirmary was for, "... those who have spent their lives in the service of God and man and have come home to spend their final days."⁵³ Its ground floor was intended for home service sisters who operated the convent, the second floor contained private rooms for self-care individuals, while the upper floor was devoted to sisters in need of more intensive care. Each floor featured a solarium with outdoor balcony on the southwest corner of the infirmary. Regarding the chapel, Sister Mary Laureen Omernick of the Maria High School art department provided the basic design of its stained-glass windows. Windows on the west side of the chapel represent the Cantic of the Sun

⁵¹ "Junior College Gets New Name - St. Francis," *Stevens Point Daily Journal*, March 19, 1958, Page 1; "Ground Breaking Set For New Maria High," *Stevens Point Daily Journal*, February 23, 1956, Page 1.

⁵² "Start Work On \$135,200 Repair Job At Convent," *Stevens Point Daily Journal*, January 12, 1959, Page 1. Frank J. Henry, Inc. of Wisconsin Rapids was the contractor for this project.

⁵³ "Ground Broken For Addition To Convent," *Stevens Point Daily Journal*, February 3, 1965, Page 16.

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by St. Francis of Assisi, while those on the east side consist of the joys of Mary and Joseph. The first Mass in the chapel was celebrated on Christmas 1966. The cornerstone laying ceremony for the chapel and infirmary addition was well-attended and included Reverend Mother Mary Benjamin and other members of the general motherhouse, the provincial mothers from Our Lady of Czestochowa and Immaculate Conception provinces, and 170 members of the order from high schools in Stevens Point, Chicago, Cleveland, Detroit, and Greenwood, Mississippi. Upon completion, the formal dedication was held on May 1, 1967 attended by Bishop Freking of La Crosse, Bishop Hammes of Superior, and Bishop Grellinger of Oshkosh. The public was welcomed to an open house on May 14, 1967. At that time, the convent had seventy-six sisters, along with twenty-six aspirants, in residence.⁵⁴

Membership in the Sisters of St. Joseph of the Third Order of St. Francis peaked at 1331 in 1967 and steadily declined thereafter. Construction of the infirmary addition and general preparation for an aging population was reflected in the St. Joseph Province, which, in 1969, had a community of 335 sisters, amongst whom 110 were 60-years-old or older. Although sisters from the province continued to staff thirty parish elementary schools, the ratio of sisters to lay teachers was three-to-one in 1965 and only slightly more than one-to-one in 1969. These demographic trends within the order resulted in institutional changes including the closure of St. Francis College in 1965.⁵⁵ The Sisters of St. Joseph administration of Maria High School continued until 1970, at which point it merged with Pacelli High School, a Catholic boys' school, taking its name and becoming a co-educational facility administered by the Christian Brothers. The Sisters of St. Joseph later sold the high school to the Diocese of La Crosse in 1972. In 1982, the general motherhouse in South Bend, Indiana was sold (the motherhouse was ultimately reestablished within the Stevens Point convent in 2007). The 1980s also saw the continuing trend of schools that were relinquished and no longer staffed by the order. By 1991, the Sisters of St. Joseph had relinquished their positions in five of

⁵⁴ "Ground Broken For Addition To Convent," *Stevens Point Daily Journal*, February 3, 1965, Page 16; "Cornerstone Laying Sunday At Convent Addition," *Stevens Point Daily Journal*, October 26, 1965, Page 1; "Cornerstone Of Convent Addition Laid," *Stevens Point Daily Journal*, November 1, 1965, Page 1; "St. Joseph's Project Set for Dedication," *Stevens Point Daily Journal*, April 27, 1967, Page 7; "Tour of St. Joseph Motherhouse, Stevens Point, WI, Sisters of St. Joseph of the Third Order of St. Francis," SSJ-TOSF Archives.

⁵⁵ The relocation of Maria High School and closing of St. Francis College created space and a unique opportunity for activity at the convent when the Sisters of St. Joseph accommodated female University of Wisconsin-Stevens Point students in need of housing beginning in 1970. Referred to as, "The Cloister," this housing arrangement featured 98 college women living at the convent with 91 sisters that first year ("College Coeds Crack Convent Cloister," SSJ-TOSF Archives). This relationship lasted approximately ten years, by which time the university had addressed its housing shortage.

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the six original parochial schools they administered dating back to their founding in 1901, including St. Peter Parish in Stevens Point where their teaching commitment ended in 1986.⁵⁶

In 2007, the Sisters of St. Joseph had 340 members with approximately sixty living at the motherhouse in Stevens Point. By 2019, the order consisted of 196 women religious; fifty-five percent of whom were 80-years-old or older. Of this total, twenty-eight sisters continued to reside at the Stevens Point convent. That same year was the first in the order's history where compensation no longer met the living expenses of their membership due to increasing health care costs and reduced overall income from the decreasing number of wage-earning sisters. As a result, a plan was established to transition elderly sisters from the order's provinces to the facility they established in Garfield Heights, Ohio in 1949 (currently, Marymount Health Care Systems). This consolidation allowed the sisters to receive needed care, while also continuing to live in community. Following this decision, the Sisters of St. Joseph of the Third Order of St. Francis sold their convent complex in Stevens Point. The property will be rehabilitated for residential use under the federal historic preservation tax credit program. Prior to embarking on their transition plan, the Sisters of St. Joseph held a spiritually conference and reconciliation with the order they left, the School Sisters of St. Francis, in 2013. At this meeting, Sister Marjorie White, SSJ-TOSF President addressed the assembly of nearly three hundred sisters and associates stating, "we are no longer cousins, but now we are truly sisters to one another."⁵⁷

Areas of Significance: Education (1903-1965) and Ethnic Heritage (1903-1973)

The Sisters of St. Joseph of the Third Order of St. Francis Convent Complex is nominated for listing in the National Register having local significance under Criterion A: History in the areas of Education and Ethnic Heritage. As an order of Polish women religious founded with a vocation to teach in Polish parish schools, the education and ethnic heritage areas of significance are closely aligned. During the period 1901 to 1914 an average of 100,000 Polish immigrants came to America each year. By 1914, approximately 2.2 million Poles had immigrated to the United States. In this regard, the most substantial period of Polish immigration coincided with the founding and early

⁵⁶ "Maria Nuns Tell Hopes, Problems," SSJ-TOSF Archives; "Ministry - Colleges," SSJ-TOSF Archives; "St. Joseph Province - Summary of New Projects," SSJ-TOSF Archives; Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 505, 508-509.

⁵⁷ "Number of Sisters and Associates As of June 1, 2007," SSJ-TOSF Archives; "St. Joseph Convent completes major remodeling project," *The Catholic Times*, February 21, 2008, SSJ-TOSF Archives; Alan Hovorka, "Stevens Point convent dwindles as aging sisters move to Ohio for medical treatment," *Stevens Point Journal*, January 18, 2019; "Another step along the journey," SSJ-TOSF Archives.

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growth of the Sisters of St. Joseph of the Third Order of St. Francis when the order's membership increased from its original forty-six founding members in 1901 to 252 in 1910 and 451 in 1920.⁵⁸

To prepare their members for their teaching vocation, the Sisters of St. Joseph of the Third Order of St. Francis established a high school, St. Joseph Academy, and a junior college, St. Joseph Junior College, within the convent. Further opportunities for sisters to advance their education were offered through summer classes when the community gathered at the motherhouse. Sisters who served as faculty at St. Joseph Academy and St. Joseph Junior College received their degrees from such institutions of higher education as Catholic University, Marquette University, DePaul University, the University of Wisconsin, and Central State Teachers College (currently, University of Wisconsin-Stevens Point). By 1967, a total of 180 sisters from the St. Joseph Province had received college or advanced degrees.⁵⁹

At the time the community surpassed one thousand members by their golden jubilee year in 1951, the Sisters of St. Joseph of the Third Order of St. Francis staffed sixty-nine elementary schools and multiple high schools. Of these elementary schools, twenty-seven were located in Wisconsin featuring a total enrollment of approximately 5,542 students. In 1964, approximately 40,000 students were enrolled in schools administered and staffed by the order. In Wisconsin, the Sisters of St. Joseph staffed local schools in Stevens Point and Portage County, as well as schools in the Polish-settled areas of Trempealeau County, Brown and Shawano counties, and in Milwaukee including St. Adalbert located in the city's Polish South Side neighborhood.⁶⁰

In terms of significance in the area of Ethnic Heritage, *Cultural Resource Management in Wisconsin* states, "Resources that are directly related to individuals, groups, or activities that played significant roles in the perpetuation of Polish ethnic traditions should be given a higher priority than those site or structures only generally associated with Polish culture in Wisconsin."⁶¹ Both St. Joseph Academy and St. Joseph Junior College foreign language departments offered

⁵⁸ Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 1, Polish Settlement, 7/1-7/3; Mocha, ed., *Poles in America: Bicentennial Essays*, 400-401; Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 505 (Appendix B).

⁵⁹ "St. Joseph Province, Stevens Point, Wis., August 25, 1967, Order in which the Sisters Received their 1st degrees," SSJ-TOSF Archives.

⁶⁰ *The White Cord, 50th Anniversary*, 119; SSJF Echo, October 1964, "Summary: Members & Other Statistics of the Congregation, 1964-65," SSJ-TOSF Archives.

⁶¹ Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 1, Polish Settlement, Evaluation - Context Considerations.

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Polish language courses. In addition to Polish conversation and composition, St. Joseph Junior College also offered classes in Polish literature:

The literature of the ancestral homeland helps to keep alive a rich cultural heritage and depicts a full Christian life... to know the Pole in history and literature, is to know him as an individual, staunchly devoted to the Mother of God, with an unshaken faith in the ultimate triumph of spiritual forces over the brute reign of material power.⁶²

Additionally, one of the extracurricular activities at St. Joseph Academy was folk dancing, which likely would have been based on Polish cultural tradition. In general, the perpetuation of Polish traditions at parishes where the sisters taught included activities such as plays, musicals, and folk dances depicting Polish heritage and customs. A Polish custom celebrated by the order during the Christmas season was beginning Christmas Eve with the sharing of a wafer and invoking the blessings of heaven on each member of the community.⁶³

The Sisters of St. Joseph also continued to use the Polish language within their order; most of the congregation's correspondence was written in Polish into the 1950s and, during their summer retreats, one of the retreats continued to be offered in Polish into the 1960s. In the 1970s, a group of retired Sisters of St. Joseph who volunteered at a local hospital conversed with patients in the Polish language. Cardinal Karol Wojtyla celebrating Mass in Polish during his visit to the convent chapel in 1976 is further evidence that the Sisters of St. Joseph of the Third Order of St. Francis retained their Polish identity many years following the founding of the order.⁶⁴

As a result of the academic and vocational training received at the subject convent, the Sisters of St. Joseph of the Third Order of St. Francis reinforced and sustained the Polish heritage of the parochial schoolchildren they educated, while also integrating them into the broader culture of the United States.

Health Care

⁶² *The White Cord, 50th Anniversary*, 67.

⁶³ "Academy is 25 Years Old, Plans an Observance," *Stevens Point Daily Journal*, September 24, 1947; Krentz, Ph.D., *Polish Catholic Churches in Wisconsin in 1905*, 35; *The White Cord, 50th Anniversary*, 92.

⁶⁴ Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 30; "St. Joseph Province, Schedule of Retreats," SSJF Echo, May 1962, Page 3, SSJ-TOSF Archives; "Sisters of St. Joseph St. Michael's visitors," *Stevens Point Daily Journal*, February 27, 1974, Page 10.

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In 1938, the Sisters of St. Joseph of the Third Order of St. Francis initiated a health care apostolate purchasing River Pines Sanatorium located near Stevens Point. This facility for those with tuberculous consisted of an administration building, club room, three dormitories, and seven cottages with a capacity to treat sixty-two patients. Fifteen sisters from the St. Joseph Province staffed River Pines Sanatorium serving in multiple capacities including administration, nursing, and support staff.⁶⁵ This new health care ministry was formally incorporated into the community's "purpose and business" language with hospitals and sanatoriums added to the statement that the order shall, "conduct, promote, and establish schools, academies, colleges, hospitals and sanatoriums in the State of Wisconsin or at any place within the United States of America."⁶⁶

Later, during the period 1945-1949, the order responded to requests for their ministry in health care purchasing three hospitals that had been operated by individual doctors: a forty-bed hospital in Meridian, Mississippi; a seventeen-bed hospital in Loup City, Nebraska; and a sixteen-bed hospital in Cheyenne Wells, Colorado. Additionally, they were offered a sixteen-bed hospital in Michigan's Upper Peninsula formerly operated by a mining company. By 1964, all of the aforementioned facilities were expanded via additions, or the construction of new hospital buildings, using federal Hill-Burton financing, contributions from the Sisters of St. Joseph, and funds raised in each of the respective communities. At the newly constructed 114-bed hospital in Meridian, Mississippi dedicated in 1964, the Sisters of St. Joseph hospital administration pioneered in establishing racially integrated health care in that locality. The order also built a hospital next to their Marymount provincial home at the behest of Polish-American doctors in Cleveland. Named Marymount Hospital, this 125-bed facility was dedicated on October 30, 1949. Marymount Hospital and St. Joseph Hospital in Meridian, Mississippi were the order's largest hospitals, both of which were administered and staffed by sisters from the Marymount Province. In addition to River Pines Sanatorium, sisters from the St. Joseph Province in Stevens Point operated two other health care facilities in Wisconsin: St. Joseph Home and Hospital in River Falls and St. Joseph Hospital and Nursing Home in Rice Lake, both of which were smaller hospital and nursing home facilities that could accommodate approximately forty patients and an equal number of nursing

⁶⁵ Sister Mary Ernestine, who ministered to patients at River Pines Sanatorium, was one of the first Sisters of St. Joseph to become a registered nurse in 1936. She received her training at St. Mary School of Nursing in Madison, Wisconsin (Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 298-301).

⁶⁶ "Organization and Incorporation of the Sisters of St. Joseph of the Third Order of St. Francis research letter," August 28, 1985, SSJ-TOSF Archives; *The White Cord, 50th Anniversary*, 36; Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 301, 525.

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home residents. Sisters from the St. Joseph Province also administered and staffed Divine Infant Hospital in Michigan's Upper Peninsula.⁶⁷

Providing a detailed history of the Sisters of St. Joseph commitment to one of these hospitals – namely, Divine Infant Hospital in Wakefield, Michigan – is instructive of the broad trends associated with their health care apostolate. Teaching in the area at the catechetical school of St. Mary Parish, the order was approached by a local priest to assume ownership and operation of Wakefield Hospital; a sixteen-bed facility established in 1925 by a mining company to provide medical care for their employees. The Sisters of St. Joseph consented and, on September 1, 1946, five sisters from the St. Joseph Province began their ministry at the hospital. Renamed, Divine Infant Hospital, it was open to all citizens regardless of race, color, creed, or social status. The sisters immediately expended sixty thousand dollars on improvements including expanding X-ray and anesthesia services and developing a laboratory. Two years later, the order spent another forty-five thousand dollars to build a convent that included a staff room and chapel serving the hospital. By 1951, hospital staff consisted of seven Sisters of St. Joseph and eight lay employees. Sisters served as hospital superintendent, X-ray technician, dietician, and nursing staff; one of whom was a registered nurse trained as an anesthetist. At this time, the Sisters of St. Joseph operation of the hospital was characterized in the local newspaper as being, “for the betterment of humanity in the area.”⁶⁸

In 1955, the Sisters of St. Joseph built an addition to Divine Infant Hospital at considerable expense to their congregation. It is reasonable to conclude that without the order's contribution to the project, which resulted in a sixty-bed facility with expanded surgical, maternity, and emergency room departments, the hospital expansion would not have occurred. As noted in the local newspaper, other options for funding and operating the hospital, whether by local governmental bodies or a non-profit, non-sectarian group, were unrealistic and would have resulted in a far greater financial obligation to the taxpayer. In the end, project financing for the hospital addition consisted of \$385,000 in federal funding and \$240,000 contributed by the Sisters of St. Joseph of the Third Order of St. Francis, which resulted in only \$75,000 needing to be raised locally. In addition to their contribution, the sisters bore the cost of operating, staffing and maintaining the

⁶⁷ Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 26, 462-467, 524-527; “It Was Difficult – Mighty Difficult – in the ‘50s and the ‘60s,” SSJ-TOSF Archives; “St. Joseph Province – Summary of New Projects,” SSJ-TOSF Archives.

⁶⁸ “National Hospital Day Observed At Wakefield,” *The Wakefield (MI) News*, May 14, 1948, Page 1; “Wakefield Hospital – Its History and Program,” *The Wakefield (MI) News*, February 4, 1949, Page 1; “Historical Notes of Interest,” *The Wakefield (MI) News*, September 23, 1955, Page 2; Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 525; *The White Cord*, 50th Anniversary, 39.

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hospital, as well as relieving the obligation on accounts that could not be paid, which the order characterized as, “[a] fabulous amount.”⁶⁹ Upon completion of the expansion project, Divine Infant Hospital featured a staff of ten Sisters of St. Joseph and forty-five lay employees. In 1963, 2,202 patients were admitted to Divine Infant Hospital with 1,324 individuals treated in its emergency room. That same year, 233 babies were delivered in its maternity department and the hospital averaged seventy-five percent occupancy. Hospital payroll was approximately \$300,000.⁷⁰

Divine Infant Hospital occupancy was eight-four percent in 1969; however, this number steadily decreased from that point to fifty-two percent by 1973. During the same period, net income dropped from a profit of \$61,847 in 1969 to a loss of \$39,603 in 1973, which resulted in the hospital utilizing reserve funds to cover operating expenses. In response, the Sisters of St. Joseph began staffing the hospital as a 35-bed facility and instituted other measures in hopes of restoring solvency, including closing the obstetrical department. Although the hospital continued to suffer operating losses, director of the St. Joseph Province, Sister Elaine Smurawa, indicated the order would absorb those losses to keep the hospital open stating, “we can’t let our problems in operating the hospital interfere with our commitment to provide hospital care for this community.”⁷¹ Economic realities ultimately led the Sisters of St. Joseph to sell Divine Infant Hospital in June 1979 to a non-profit organization that converted the hospital for use as an assisted living facility for the elderly.⁷²

Similar to Divine Infant Hospital, the Sisters of St. Joseph of the Third Order of St. Francis divested themselves of their other health care facilities in the 1970s and 1980s with the exception of Marymount Hospital. Transfer of ownership began with River Pines Sanatorium in 1971 followed by St. Joseph Hospital and Nursing Home (1972; Rice Lake, Wisconsin), St. Joseph Home and Hospital (1975; River Falls, Wisconsin), St. Joseph Hospital (1978; Meridian, Mississippi), Sacred

⁶⁹ “Sisters of St. Joseph State Their Position Regarding the Hospital Issue,” *The Wakefield (MI) News*, November 11, 1965, Page 1.

⁷⁰ “Wakefield Hospital - Its History and Program,” *The Wakefield (MI) News*, February 4, 1949, Page 1; “Divine Infant Hospital Statistics for 1963,” *The Wakefield (MI) News*, May 21, 1964, Page 1. In 1961, staff at Divine Infant Hospital included Sister Mary Marceliosa, a registered nurse who received her training at St. Mary Hospital in Madison, Wisconsin, and Sister Mary Seraphia, a registered dietician with a Bachelor of Science degree from the College of St. Scholastica in Duluth, Minnesota (“Two Observe 25th Anniversary,” *The Wakefield (MI) News*, July 27, 1961, Page 1).

⁷¹ “Firm Begins Survey of Divine Infant Hospital,” *The Wakefield (MI) News*, December 22, 1977, Page 1.

⁷² “Changes are Being Made At Divine Infant Hospital,” *Ironwood (MI) Daily Globe*, June 20, 1973, Page 14; Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 525.

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Heart Hospital (1978; Loup City, Nebraska), and St. Joseph Hospital of the Plains (1987; Cheyenne Wells, Colorado).⁷³

Area of Significance: Health/Medicine (1938-1973)

The Sisters of St. Joseph of the Third Order of St. Francis initiation of a health care apostolate in 1938 significantly contributed to the positive health outcomes of the sick and elderly in the eight communities where they operated hospitals and a sanatorium. Furthermore, by administering these facilities based on a policy of non-discrimination, the order ensured that access to health care was open to all; thereby, offering care to those individuals who may have had limited access to medical treatment without the order's ministry. In addition to operating and staffing their hospitals, the Sisters of St. Joseph also committed their own financial resources to expand and modernize the treatment services provided by these institutions. Lastly, their apostolate is also notable for providing health care in areas that were economically disadvantaged – Divine Infant Hospital was characterized as being located in a “depressed area”⁷⁴ – where hospital facilities likely would not have been available without the Sisters of St. Joseph intervention.

A final consideration in the area of Health/Medicine is the commitment of the Sisters of St. Joseph to the health of their members, which dated to the founding of the order. The motherhouse in Stevens Point and later provincial homes were identified as places of care in times of illness. The farmhouse purchased with the subject convent property was used as an infirmary for the sick of the community, especially those with tuberculosis, until 1946 (referred to in the Polish as their domek, the “little house” was sold and moved in 1946). In 1929, the Sisters of St. Joseph bought a residence in Denver, Colorado they named the St. Theresa Convalescent Home. Used for the treatment of community members suffering from tuberculosis and other ailments, the order sold the property in 1945. The infirmary wing built in 1967 as an addition to their founding convent specifically included space for those elderly and retired community members needing medical care. Even recently, the decision to relocate members of the order to Marymount Health Care Systems in Ohio was made to be able to provide advanced medical care for the many sisters of advanced age within their congregation.⁷⁵

⁷³ Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 527.

⁷⁴ “Sisters of St. Joseph State Their Position Regarding the Hospital Issue,” *The Wakefield (MI) News*, November 11, 1965, Page 1.

⁷⁵ Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 96-97, 264, 506 (Appendix C); Sanborn Map Company, *Sanborn Fire Insurance Map, Stevens Point, Wis.*, June 1922; “St. Joseph’s Project Set for Dedication,” *Stevens Point Daily Journal*, April 27, 1967, Page 7.

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Comparative Analysis

In terms of comparison properties, *Cultural Resource Management in Wisconsin* states, “in the spheres of social work, education, and religion proper, ten male orders and twenty-four female orders have advanced the mission of the Catholic Church in Wisconsin.”⁷⁶ The Wisconsin Architecture and History Inventory (AHI) identifies thirty-two National Register-listed properties classified under the “monastery, convent or religious retreat” property type with fourteen additional properties having been determined eligible for National Register listing. Of these listed and determined eligible properties, many are convents within Catholic church complexes and, as convent buildings affiliated with a parish, they are not good comparisons to the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex, which served as the founding motherhouse and teacher training academy of the order. A good comparison property is the Visitation Convent Complex in Elm Grove built by the School Sisters of Notre Dame (NRHP #11000311). Consisting of seven contributing buildings, it similarly features a grotto dedicated to Our Lady of Lourdes and a cemetery. As well, its oldest building (1899) is contemporaneous to the time period of the founding motherhouse of the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex. Possessing architectural significance, the Visitation Convent Complex is also historically significant in the areas of Social History, for establishing an orphanage at that convent property, and Health/Medicine in regards to providing health care for the sick and infirm members of the order. The Visitation Convent Complex is extant and retains integrity. An additional good comparison property is St. Joseph’s Convent in Milwaukee, which serves as the motherhouse of the School Sisters of St. Francis; the order the founding members of the Sisters of St. Joseph left to establish their Polish sisterhood in Stevens Point. St. Joseph’s Convent is a contributing property in the South Layton Boulevard Historic District (NRHP #96000412), although it has potential for individual listing for its architectural and historical significance. Similar to the Sisters of St. Joseph of the Third Order of St. Francis Convent, St. Joseph’s Convent (1890) features multiple additions (1913 and 1923) including a chapel addition (1917). Furthermore, the property also contains contributing boiler house and garage buildings. St. Joseph’s Convent in Milwaukee is extant and highly intact having been the location of two federal historic preservation tax credit projects (NPS Projects #25,365 and #41,135).

Specifically in terms of properties associated with Polish Catholic orders in Wisconsin, the Franciscan friars established a church and monastery in Pulaski in 1888 (AHI #2322). This monastery is no longer extant, although the Franciscan Publishers Building (1941) constructed by the order on the same property was recently listed in the National Register for its historical

⁷⁶ Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 3, Religion, Catholics/Catholic Orders in Wisconsin.

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significance in the areas of Communications and Ethnic Heritage (NRHP #100005900). Pulaski's Franciscan order grew and later established St. Francis Friary in Burlington, which featured a seminary college (1931 with 1957 addition; AHI #221124). This property was recently determined eligible for the National Register for its architectural significance through the submission of a *Part 1 Historic Preservation Certification Application* (NPS Project #44,574). Interestingly, St. Francis Friary became academically affiliated with the Sisters of St. Joseph's St. Joseph Junior College, which later changed its name to St. Francis College (academic certificates from this period noted that courses were, "... offered by the St. Francis Institute of St. Francis College, Stevens Point, Wisconsin, and recognized and approved by St. Francis College, Burlington, Wisconsin"⁷⁷). Similar to the Sisters of St. Joseph of the Third Order of St. Francis Convent, the three-story St. Francis Friary features a rectangular plan and brick exterior built to contain residential, educational and chapel facilities. The college closed in 1969; however, the building continued to be used as a friary, as well as a retreat center. Both St. Francis Friary and the Franciscan Publishers Building possess a high degree of integrity; although, in terms of historical significance, it should be noted that the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex is the founding institution of that Polish sisterhood dating it closer to the early Polish immigration period, while the original Franciscan friar's monastery in Pulaski is no longer extant. Based on these comparative properties, the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex is eligible for the National Register of Historic Places for historical significance in the areas of Education, Health/Medicine, and Polish Ethnic Heritage.⁷⁸

Concluding Significance Statement

Built as the founding motherhouse and teacher training academy for their religious order, the Sisters of St. Joseph of the Third Order of St. Francis Convent Complex is eligible for the National Register under Criterion A in the areas of Education, Ethnic Heritage, and Health/Medicine. Recognized as the largest Polish sisterhood established in the United States, the order staffed numerous Polish parochial schools during the period of significant Polish immigration. The Sisters of St. Joseph advanced the academic and vocational training of their members through their administration of St. Joseph Academy and St. Joseph Junior College within the convent. As well, additional classes were provided when the community gathered during the summer months. Specific to the ethnic heritage of the order, the Sisters of St. Joseph offered courses in Polish

⁷⁷ St. Francis College Theological Courses completion certificate dated July 26, 1959, SSJ-TOSF Archives.

⁷⁸ National Register of Historic Places, Franciscan Publishers Building, Pulaski, Brown County, Wisconsin, National Register #100005900; Property records, Franciscan Monastery (AHI #2322) and St. Francis Friary (AHI #221124), Wisconsin Architecture and History Inventory (AHI), Maintained by the Wisconsin Historical Society - Division of Historic Preservation, 816 State Street, Madison, WI.

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conversation, composition and literature. Their background and training allowed the sisters to reinforce and sustain the Polish identity and cultural traditions of the parochial schoolchildren they educated in the Polish immigrant communities they served, while also integrating them into the broader culture of the United States. In 1938, the Sisters of St. Joseph of the Third Order of St. Francis initiated a health care apostolate, ultimately operating and staffing eight health care facilities. By investing their own financial resources to expand and modernize the treatment services at these institutions, the order provided care to those who may have had limited access to medical treatment without the order's ministry. The Sisters of St. Joseph also provided for the health care of its members; most notably with the construction of the infirmary addition at the subject convent complex to serve the elderly and retired members in their congregation.

Land Acknowledgement (will be reviewed by the Office of the State Archaeologist)

This nomination recognizes the depth of human presence here, the ancestral homeland of American Indians for millennia. From as early as the seventeenth century, inter-tribal conflict, Euro-American exploration and settlement, military campaigns, and government programs, all had the effect of repeated displacement of Indians of many tribal affiliations. This continuous tribal movement resulted in Wisconsin being home to many tribes who originated from other parts of the country, generating a pattern of immigration, relocation, and formation of a new homeland. Some of these tribes remain in Wisconsin but others may not. We acknowledge that the property that is the subject of this nomination is located on land long occupied by American Indians; specifically, tribes such as the Ho-Chunk, Menominee, and Potawatomi inhabited the area that would become Portage County.

Archaeological Potential (will be drafted and reviewed by the Office of the State Archaeologist)

The Hackner, Schroeder and Associates architectural plan set for the chapel and infirmary addition dated October 1964 includes a site plan revealing former farm building locations where the chapel and infirmary addition was constructed (*Figures 11 & 12*). Furthermore, this site plan also includes the former locations of the laundry, bakery, and boiler house buildings and potato cellar, which were found in close proximity to the existing boiler house. A Sanborn Map Company Fire Insurance Map dated June 1922 similarly shows the location of these buildings, which were razed in the early 1970s (*Figure 13*). Finally, the original chapel wing that formerly projected from the rear elevation of the 1903 convent was razed in 1970 following construction of the existing chapel (*Figure 4*).⁷⁹

⁷⁹ Peplinski, SSJ-TOSF, *A Fitting Response: The History of the Sisters of St. Joseph of the Third Order of St. Francis*, 2: 506 (Appendix C); "St. Joseph Province - Summary of New Projects," SSJ-TOSF Archives. Peplinski indicates the

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Preservation Activities (for properties in CLGs)

The Sisters of St. Joseph of the Third Order of St. Francis Convent Complex was evaluated as potentially eligible for the NRHP during a survey of the City of Stevens Point conducted in 2011. Eligibility was re-affirmed prior to the writing of this nomination with the submission of a National Register Questionnaire to the Wisconsin Historical Society (WHS), which was positively reviewed on November 12, 2020. Additionally, a *Part 1 Historic Preservation Certification Application* (NPS Project #42,985) was approved by the National Park Service on March 4, 2021 and a *Part 2 Historic Preservation Certification Application* was conditionally approved on March 11, 2022. As a partner with the Wisconsin State Historic Preservation Office (SHPO) and the National Park Service (NPS) participating in the Certified Local Government (CLG) program, Stevens Point is required to maintain a system to survey and inventory historic properties. That entails regular surveys with updates every 20-25 years to identify properties that appear potentially eligible for the NRHP.

END OF STATEMENT OF SIGNIFICANCE DO NOT DELETE

bakery, laundry, and boiler house were demolished in 1970, while "St. Joseph Province - Summary of New Projects" has them being razed in 1972.

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10. Geographical Data

Acreage of Property: 16.72 acres

Provide either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

☒ NAD 1927 or ☐ NAD 1983

1. Zone:	<u>16</u>	Easting:	<u>295187</u>	Northing:	<u>4934412</u>
2. Zone::	<u>16</u>	Easting:	<u>294878</u>	Northing:	<u>4934420</u>
3. Zone::	<u>16</u>	Easting:	<u>294878</u>	Northing:	<u>4934568</u>
4. Zone:	<u>16</u>	Easting:	<u>294846</u>	Northing:	<u>4934568</u>
5. Zone:	<u>16</u>	Easting:	<u>294845</u>	Northing:	<u>4934620</u>
6. Zone:	<u>16</u>	Easting:	<u>295124</u>	Northing:	<u>4934615</u>
7. Zone:	<u>16</u>	Easting:	<u>295125</u>	Northing:	<u>4934646</u>
8. Zone:	<u>16</u>	Easting:	<u>295192</u>	Northing:	<u>4934644</u>

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

The nominated property consists of Lots 1, 2, 3 & 4 of Certified Survey Map No. 011637 recorded with the Portage County Register of Deeds as Document 886781, excluding the right-of-way extension of Union Street, which occupies the western portion of Lot 4. As a result, the historic boundary coincides with the eastern boundary of Lots 1 & 2, the southern boundary of Lots 1, 3 & 4, the eastern boundary of the right-of-way extension of Union Street, the western boundary of Lot 4 north of this right-of-way extension of Union Street, and the northern boundary of Lots 2, 3 & 4.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary was drawn to include all of the contributing resources on the property, as well as an appropriate setting that includes the pine grove historically associated the convent property. The boundary is visually delineated by Maria Drive on the south, Prentice Street on the east, and an apartment complex on the north. It excludes the right-of-way extension of Union Street that occupies the western portion of Lot 4. It also excludes the open fields to the west and northwest as this additional acreage does not directly contribute to the property's historic significance; note that the field to the west was most recently used as a baseball field by Pacelli Catholic High School, the outlines of which remain visible on satellite views of the property.

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County and State

11. Form Prepared By

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Additional Documentation

Figure Log

- Provide a list of all maps, plans, and additional documentation provided

Embed figures

- **Maps:** A **USGS map** or digital 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:** such as floor plans of representative spaces, photo keys, historic images, etc.(Check with the SHPO, TPO, or FPO for any additional items.)

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Figure 1: April 9, 1902 photograph of groundbreaking with Rev. Luke Pescinski presiding (image retained by the Sisters of St. Joseph of the Third Order of St. Francis)



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Figure 2: May 20, 1902 photograph of the blessing of the cornerstone (image retained by the Sisters of St. Joseph of the Third Order of St. Francis)



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Figure 3: 1903 convent prior to construction of 1916 addition, undated photograph (image retained by the Sisters of St. Joseph of the Third Order of St. Francis)



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Figure 4: Rear elevation of 1903 convent showing original chapel wing on right, undated photograph (image retained by the Sisters of St. Joseph of the Third Order of St. Francis)



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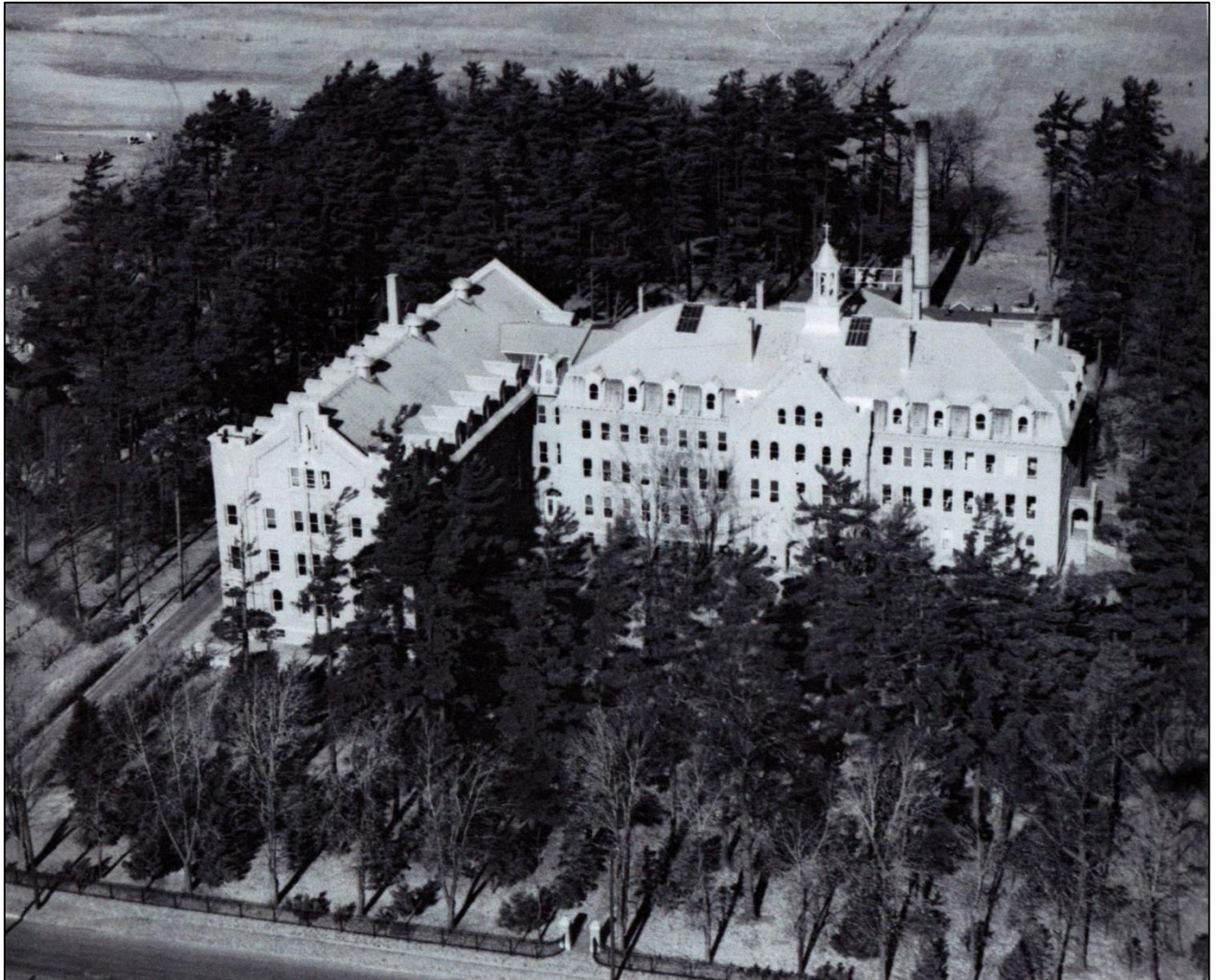
Figure 5: 1903 convent with 1916 addition on left, undated photograph (image retained by the Sisters of St. Joseph of the Third Order of St. Francis)



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Figure 6: Aerial view of 1903 convent with 1916 addition on the left, undated photograph (image retained by the Sisters of St. Joseph of the Third Order of St. Francis)



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Figure 7: St. Joseph Junior College, 1948 summer session, chemistry class (image retained by the Sisters of St. Joseph of the Third Order of St. Francis)



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Figure 8: 1959 photograph of the postulant dormitory following construction of the upper level of the convent in 1959 (image retained by the Sisters of St. Joseph of the Third Order of St. Francis)



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Figure 9: Circa 1950 photograph of the annual May Crowning ceremony of the statue of Mary within Our Lady of Lourdes Grotto by the Sodality of Our Lady (image retained by the Sisters of St. Joseph of the Third Order of St. Francis)



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3.2.2 Masonry

Various types of masonry construction are found in the districts including brick, stone, stucco, and concrete. Buildings in the downtown commercial area are primarily of brick construction while there are also several examples of brick residential structures. Just like with wood, masonry construction contributes to a building's historic character in its texture, color, size and scale, and detailing. This architectural detailing includes subtle elements like variations in bond patterns to more prominent detailing like corbelling, brick cornices, quoins, etc.

Masonry should be properly maintained in order to prevent deterioration. Typical masonry maintenance issues include deteriorated mortar joints, broken or chipped bricks, and loose bricks. Much of this deterioration is due to the effects of weather as well as improper maintenance and cleaning.



Deteriorated masonry

Masonry Guidelines

1. Preserve and protect character-defining masonry architectural features including corbelling, cornices, sills, quoins, foundations, and walls.
2. Routinely inspect masonry features for cracks, loose bricks, and signs of weather damage paying particular attention to mortar joints.
3. Apply caulk to the joints between bricks and window frames in order to prevent water penetration.
4. Deteriorated masonry units should be repaired rather than replaced using materials that match the original in size, texture, color, and overall appearance. Synthetic materials are not recommended on historic structures for the wholesale covering of a structure.
5. Paint should not be applied to masonry surfaces that were historically not painted.
6. Removal of paint from a masonry structure is encouraged when the underlying masonry units are character defining and are in good condition, and only if safe and proper paint removal procedures are used resulting in no damage to the masonry.

7. When cleaning is necessary, proper techniques should be used.
 - a. Use the gentlest means possible including low-pressure washing with detergent and natural soft bristle brushes. Test the cleaning method on a small area first because older brick can be damaged by even low-pressure washing
 - b. Use caution when utilizing chemical cleaners. Test a small area first to determine that no damaging effects will occur. Run-off from chemical cleaning should be controlled and authorized by the City of Stevens Point prior to the cleaning process.
 - c. Sandblasting, iceblasting, corncob blasting or another method or high-pressure water blasting should not be used to clean historic masonry and may be subject penalty under WI state statute.
8. When repair to mortar joints is needed due to cracks, missing and crumbling mortar, and loose bricks, use proper techniques for re-pointing.
 - a. Remove deteriorated mortar by hand raking rather than using electric saws and hammers that can damage the brick.
 - b. Original texture, color, width, strength and profile of the historic mortar joints should be matched. Type N mortar should be used as defined by the American Society for Testing and Materials (ASTM).
 - c. Repointing with mortar that is stronger than the original, such as Portland cement, can cause brick to crack, break or spall. In re-pointing mortar joints, mortar of appropriate PSI should be used.



Re-pointed and painted masonry

3.2.3 Metal

Architectural metals are frequently found in the historic districts on both residential and non-residential construction. Cast iron columns, metal roofs, and wrought iron details are typical metal treatments in

Stevens Point and are important character-defining elements of historic architecture. Common maintenance and deterioration issues include corrosion, rust, and peeling paint. Corrosion and rust are particularly problematic as they will continue to cause deterioration of metal as long as it is exposed.

Metal Guidelines

1. Preserve and protect character-defining metal features including cast iron columns, metal roofs, gutters, architectural details, fences, gates, and hardware.
2. Routinely inspect metal features for peeling paint, corrosion, and rust.
3. Deteriorated metal should be repaired rather than replaced. Should the level of deterioration warrant replacement, the element should match the original in design, color, detail, and material.
4. Paint historic architectural materials in the appropriate manner:
 - a. Remove all loose paint and corrosion prior to repainting
 - b. Apply a rust-inhibiting primer coat after cleaning
 - c. Apply a sound paint film using high quality paint
5. Cleaning of architectural metals should be done in the appropriate manner:
 - a. Use the gentlest means possible such as detergent and soft bristled brushes on soft metals such as pressed tin, aluminum, and copper. Avoid using sandblasting or high-pressure washing on these metals. Some chemical and thermal methods are appropriate for softer metals.



- b. Stronger metals such as cast and wrought iron can be cleaned with mechanical methods such as low-pressure, dry grit blasting.
6. The protective patina coating of metals such as copper and bronze should not be removed.

Sec. 3.3 Foundations

Most buildings within the historic districts are supported by continuous foundations or by brick piers, often with panels or lattice filling the spaces between piers. While most of the foundations create crawl spaces, there are several instances of historic buildings with basements. Although the foundation is not the most prominent architectural feature of a structure, it is certainly an important character-defining element of the historic building. The most common maintenance issue with a foundation is moisture retention as a result of poor drainage and lack of ventilation of the building's crawl space, or basement. Brick foundations also can have loose or cracked brick and deterioration of mortar joints due to the settling of the structure over the years. Vegetation growing too close to the building can also result in foundation damage.

Foundation Guidelines

1. Retain and preserve historic foundations including their design, texture, color, and materials. Character-defining features of historic foundations should be retained and preserved including vents, grills, panels, piers, lattice, porch steps, basement windows and door openings.
2. If a historic foundation must be repaired or replaced, the original size, shape, texture, color, and material should be matched.
3. Protect and maintain masonry foundations by:
 - a. Cleaning, repairing, and re-pointing foundations according to masonry guidelines.



- b. Keeping vents open to insure adequate ventilation of the crawl space
 - c. Grading the site around the foundation to drain water away from the building. Install drains near the foundation if necessary.
 - d. Removing vegetation that may cause structural damage to the building's foundation.
4. Paint should not be applied to previously unpainted masonry foundations. If paint is to be applied to previously painted surfaces, it should be done in a color that closely matches the existing masonry material.
 5. New foundation openings including vents or mechanical installations should be installed only in non-character defining elevations. New openings should not be installed if they will damage the historic structure.
 6. Underpinning should consist of bricks and joint tooling that match the piers as closely as possible. Non-structural underpinning may consist of a single course of bricks, lattice brick walls, or even treated wooden lattice. If openings between brick piers are to be filled in, they should be done with similar materials or lattice. The infill area should be recessed and clearly differentiated from the original piers
 7. Structural underpinning may be a veneer wall of brick covering a concrete block wall. This thickness may meet the minimum requirements for a foundation wall. Brick lattice may also be used as a veneer to cover the concrete block.

Sec. 3.4 Windows and Doors

Window and door openings are an important architectural feature of a historic building that is both aesthetic and functional. There is a wide variety of window designs in the historic districts based on the style and period of the structure itself. Most windows in the district are double-hung wooden units with a variety of pane configurations. Since historic window treatments are indicative of a building's architectural style and period, some modern treatments have compromised the character of the historic building. For example, vinyl or substitute siding applied to a home can often

obscure architectural details of a window surround. Also, many double hung, multi-paned windows have been replaced with single pane, single sash units, dramatically changing the look of the historic structure. Doors in the district also come in an assortment of shapes, sizes, and designs. Like windows, some original doors have been replaced by stock units that are conspicuously modern and quite different from the architectural style of the structure.



Residential window and doors



Second floor commercial windows

Windows and Doors Guidelines

1. Retain and preserve historic windows and doors. All elements associated with historic windows and doors should be retained and preserved including frames, trim, sashes, muntins, glass, lintels, shutters, and hardware.
2. Windows and doors should be repaired when necessary by splicing or patching only the deteriorated section to match the original.
3. If replacement of a window or door unit is necessary, the new unit should be replaced to match the original in size, scale, material, detail, pane and/or panel configurations. Exterior aluminum clad is permitted to be installed on new wooden windows.
4. Install shutters on a historic structure only if the building would have originally had shutter assemblies. New shutters should be made of wood and should have the appearance of being functional.

