



**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

The Colonial Revival style house is embellished by decorative leaded paired parlor windows on the first floor façade and simpler paired windows on the second floor. The leaded window sashes remain but the other windows now have one-over-one light replacement sash. The trim and decorative detail include simply molded window trim, bracketed cornice and elaborate porch wrapping around the front façade with a canted corner and ornamented with scrolled column capitals and a sunburst pediment over the entry steps. The oak front door has a large oval window surrounded by carved woodwork. The interior has many intact decorative features including varnished woodwork and doors throughout including an elaborate and highly decorative archway framed by half-columns on paneled half-walls. The interior floorplan is intact and has hallmarks of the early 20<sup>th</sup> century Colonial Revival style such as formal front rooms with varnished wood built-in cabinetry and a rear service section with kitchen and butler's pantry and a central stair offering access and a division between the front and rear sections.

**RELATED STRUCTURES: (Describe)**

**STATEMENT OF SIGNIFICANCE:**

This house is not likely individually eligible under architecture due to its altered exterior materials but could potentially be eligible at the local level under Criterion B as the home of a prominent French Canadian doctor who held many public offices and served as an officer on many local fraternal and civic organizations that had a primarily French Canadian membership. Dr. Joseph G. Perrault (1872-1934) was born in St. Pie, Quebec (Canada) and attended both the University of Vermont and Universitatis Lavallensis (Quebec). He and his new bride, Josephine Chartier Perrault, moved to St. Albans from Montreal in 1898 and purchased a house and large lot on the corner of Lake Street and North Elm Street that had been the residence of another French Canadian doctor, Israel S. Brault. Dr. Perrault practiced medicine there for 35 years during which time he had constructed the present house/office at 235 Lake Street, next door to the original home (233 Lake Street<sup>1</sup>). The house appeared next door to the older home between the 1912 and 1920 Sanborn maps and City directory listings show Dr. Perrault at the new address in 1915 and also that he took out an ad in the directory for his practice, suggesting that he was highlighting his new office. Dr. Perrault served as Justice of the Peace for 25 years, and was a member of City Council as well as its health officer. He was included on the roster of doctors practicing at the city hospital. He was a member and in some cases an officer of the Independent Order of Foresters (an organization which originated in Canada), the Knights of Columbus, Fraternal order of Eagles, St. Jean de Baptiste, Catholic Order of Foresters, and Woodmen of America. All of his brothers and a sister remained in Quebec and included a Catholic priest and a nun. His local prominence was evident in the report of his funeral held at Holy Angels Church next door at which hundreds of mourners were in attendance including many in the medical profession from

<sup>1</sup> The earlier home was removed between the 1920 and 1926 per the Sanborn maps.

throughout the county.<sup>2</sup>

In addition to potential Criterion B significance, the house would contribute to a potential "Holy Angels Parish Historic District" (alternatively "French Canadian Workers Housing Historic District") which would be locally significant under Criterion A as a representation of the development of worker housing after the coming of the railroad to St. Albans in 1860. The potential district has additional local significance as an ethnic neighborhood that started as a mix of French Canadian and Irish families of railroad workers and evolved into a more fully French Canadian community after the establishment of the French National Parish of Holy Angels Catholic Church on Lake Street in 1873.

The Holy Angels Parish Historic District is a neighborhood developed starting in the 1860s to supply a demand for housing for the thousands of employees the Central Vermont Railroad (CVRR) brought to town when it moved its headquarters to St. Albans in 1860. The area was known as the "Western Reserve" being west of the CVRR tracks. The workers neighborhood of largely Irish and French Canadian immigrant families continued to grow with more emphasis on the French Canadian population after the creation of the Holy Angels Parish in 1873, specifically formed by Bishop DeGrosbriand as a French National Parish. The construction of the Holy Angels Church, convent (listed on the National Register of Historic Places) and school on Lake Street near North Elm in the early 1870s cemented the French Canadian character and population of the surrounding tight neighborhood on streets that were developed after 1860 including Spruce Street, Oak Street, Maple Street, LaSalle Street, Pearl Street, and Pine Street (all north of Lake Street) and possibly also Russell, South Elm, and Edwards Streets (South of Lake Street) in addition to the earlier Lake, Cedar, and North Elm Streets. Most of the homes are modest in size with some simple designs repeated but there are a few larger, more elaborate houses built in the styles of the day – Greek Revival, Gothic Revival, Italianate and later Queen Anne and Colonial Revival. A secondary commercial district west of the railroad tracks on Lake Street developed around the turn of the 20<sup>th</sup> century to serve the growing neighborhood. The Holy Angels Parish became the center of a thriving French Canadian population in St. Albans and its region. Preservation of the French culture was aided by the church through creation of a French language parochial school and encouragement of the formation of French Canadian civic and fraternal groups. The proximity to Canada made this easier as many immigrants still had family in nearby Quebec. Dr. J. G. Perrault was just such an example of an immigrant with many connections to family in Quebec.

From the statement of significance of the 1980 National Register of Historic Places nomination for Holy Angels Convent:

*"Although French speaking Quebecers had settled in northern Vermont since the frontier days, the earliest immigrants readily assimilated into the Yankee culture, economy, and language. When in the 1850s, a St. Albans financier gained control of the Central Vermont Railroad and moved its offices and main yards to his home town, the resulting job opportunities attracted Canadian labor to St. Albans in unprecedented and less easily assimilatable numbers. These new immigrants brought with them their church, which early on adopted an anti-assimilation policy and fervently*

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<sup>2</sup> Obituary and newspaper accounts (St. Albans Messenger) in St. Albans Historical Society collection), February 8, 1934.

*sought to preserve their native culture, language, and religion. The church's strongest weapon in this effort was the parochial school system. In the 1860s it erected the first Holy Angels Convent (L'Ecole Saintes-Anges"), a brick dwelling which still stands several blocks to the north. Classes were taught exclusively in French; it was not until the turn of the century that a bilingual policy was adopted. By the 1890s, St. Albans had grown into one of the largest RIL centers on the United States-Canadian border. This development in turn engendered the growth of a large, predominantly French speaking working class, much of which lived in modest homes on the west side of the city. To accommodate the increased number of students, the church built this large new convent in 1899. For three quarters of a century it served its neighborhood as a school, religious center, social center and meeting hall. Residents of the surrounding district are still overwhelming [sic] of French descent and for many of them L'Ecole Saintes-Anges has been a cultural focal point since childhood."*<sup>3</sup>

According to the 1985 state register / survey of St. Albans, the neighborhood included the cluster of Oak, Maple, Pine, LaSelle, and Spruce, Streets bounded by and including North Elm, Pearl Street, the railroad tracks, and Lake Street with its institutional, commercial and residential mix. However, the survey indicated that the 19<sup>th</sup> century/ early 20<sup>th</sup> century character had eroded on Maple, LaSelle, and Pine Streets but had survived better on Oak, Spruce and North Elm Streets. This is confirmed through Google Streetview and a brief reconnaissance site visit. In addition, the neighborhood might also include Cedar Street and some of the short streets south of Lake Street which appear reasonably intact.

The US Census and City Directories confirm that the neighborhood had a notable French Canadian population with many heads of household employed by the CVRR.

#### REFERENCES:

Beers, Map of St. Albans, 1871

Google Maps and Streetview

Manning's City Directories for St. Albans, 1897 – 1940s

Page, John C. "L'Ecole Sainte-Anges" nomination to the National Register of Historic Places, 1980

Sanborn Fire Insurance Maps for St. Albans (1889-1946)

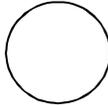
US Census records

Vermont Historic Sites and Structures Survey & State Register of Historic Places nomination, St. Albans City, 1985

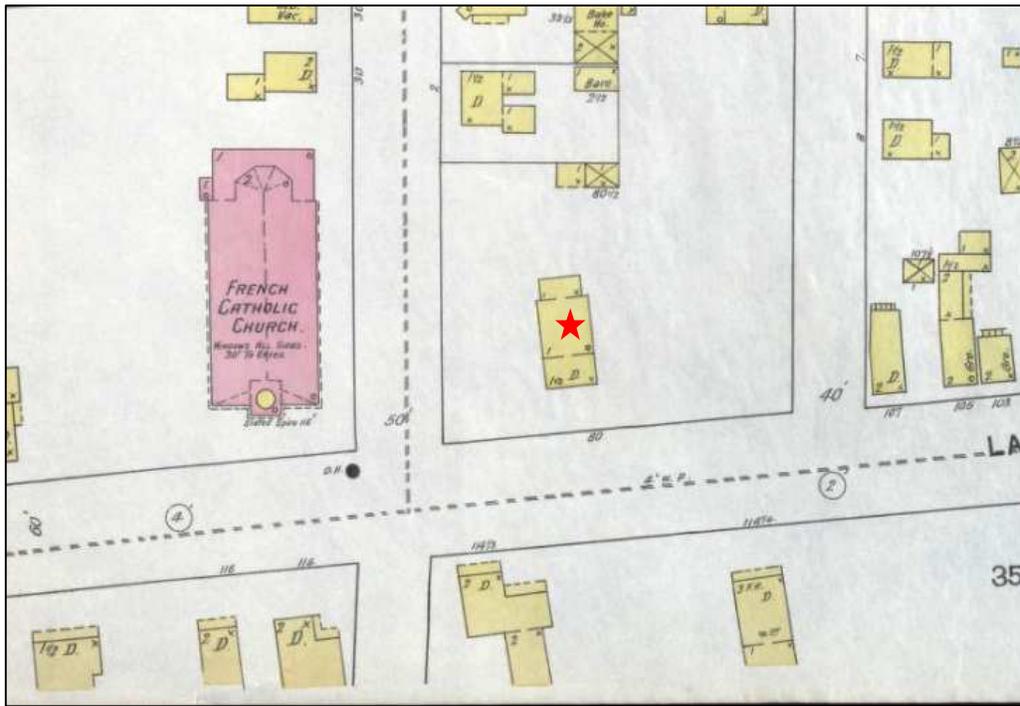
Walling map of Franklin & Grand Isle Counties, 1857

Collection of St. Albans Historical Society including newspaper clippings and Holy Angels church history

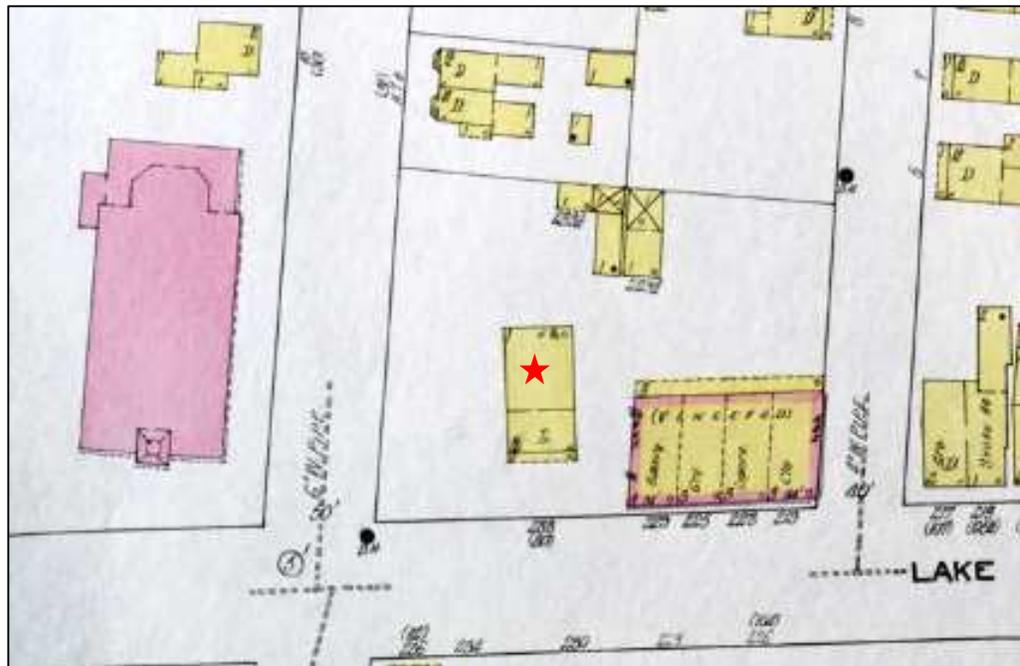
<sup>3</sup> Page, John C. "L'Ecole Sainte-Anges" nomination to the National Register of Historic Places, 1980

<p>MAP: (Indicate North in Circle)</p> <p>See attached</p> 	<p><b>SURROUNDING ENVIRONMENT:</b>  Open Woodland <input type="checkbox"/> Woodland <input type="checkbox"/>  Scattered Buildings <input type="checkbox"/>  Moderately Built Up <input type="checkbox"/>  Densely Built Up <input checked="" type="checkbox"/>  Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/>  Agricultural <input type="checkbox"/> Industrial <input type="checkbox"/>  Roadside Strip Development <input type="checkbox"/>  Other:</p> <p>RECORDED BY: Lyssa Papazian</p> <p>ORGANIZATION:</p> <p>DATE RECORDED: July 25, 2019</p>
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Historic Maps



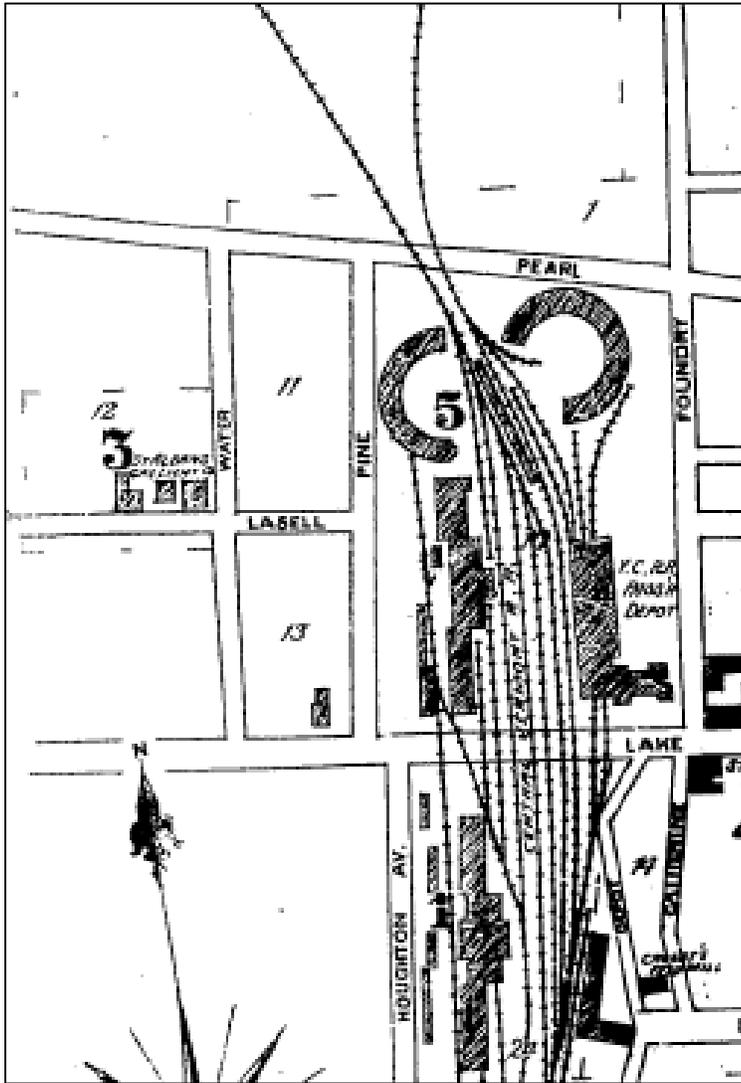
Detail of 1895 Sanborn Map (north at top) with 233 Lake Street indicated (predated 235 Lake Street)



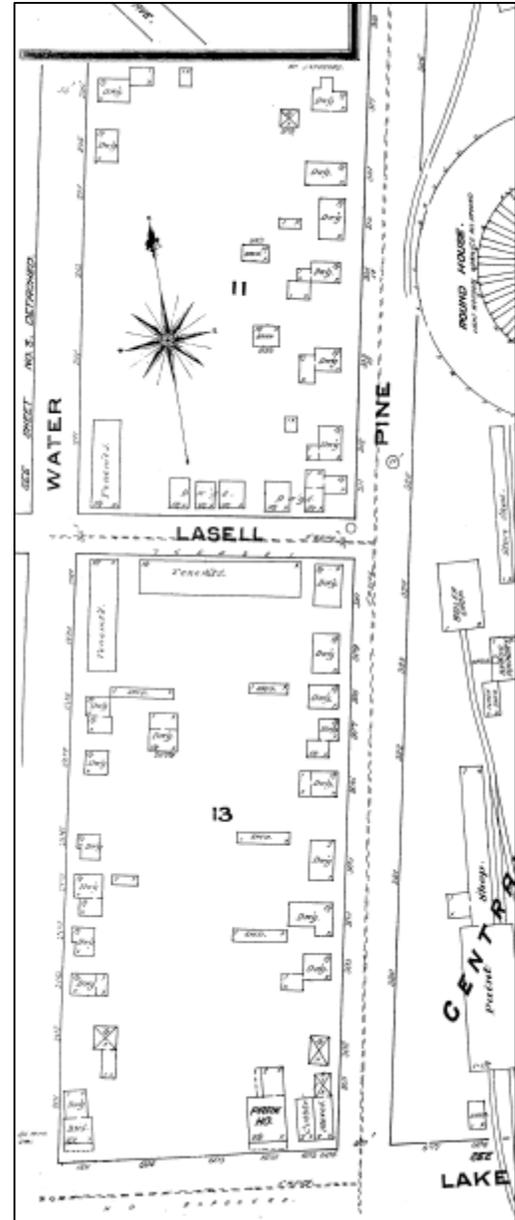
Detail of 1912 Sanborn Map (north at top) with 233 Lake Street indicated (predated 235 Lake Street) along with commercial block next door

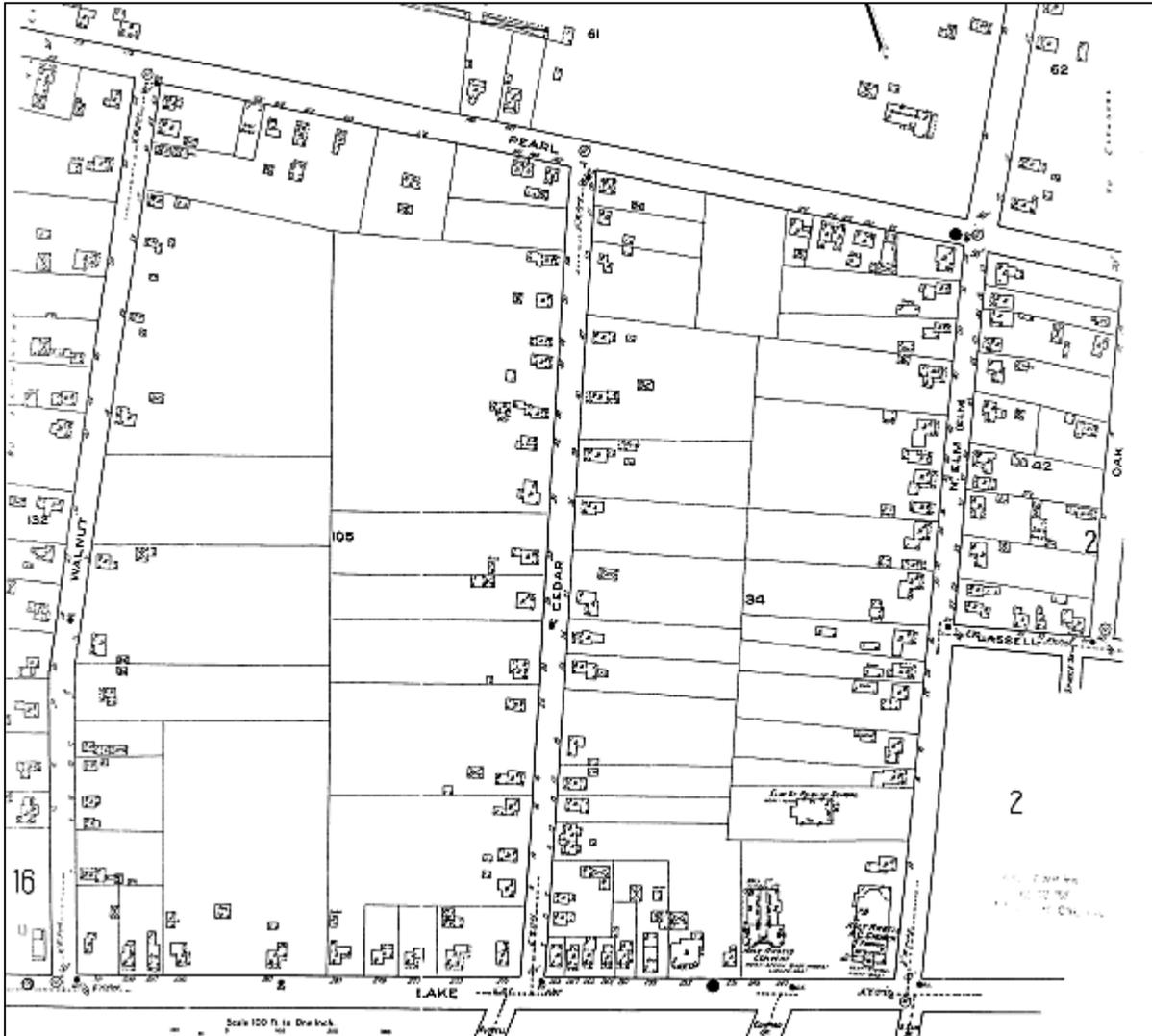




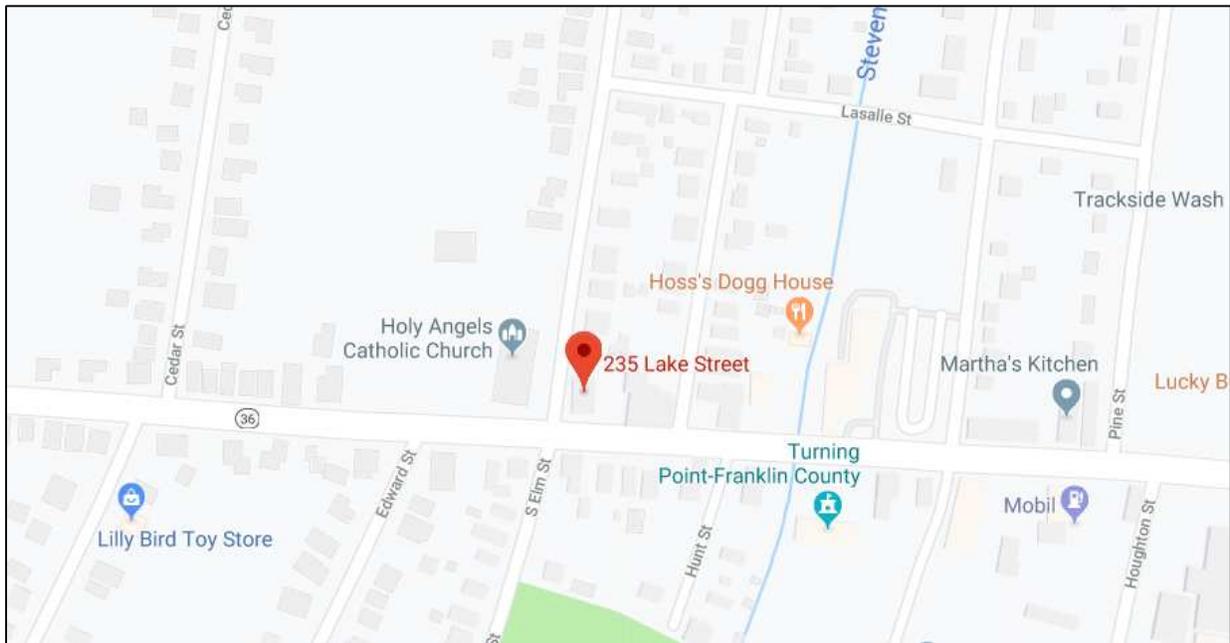


Above left: Detail of 1884 Sanborn Map, sheet 1;  
 Right: Detail of 1884 Sanborn Map, sheet 5

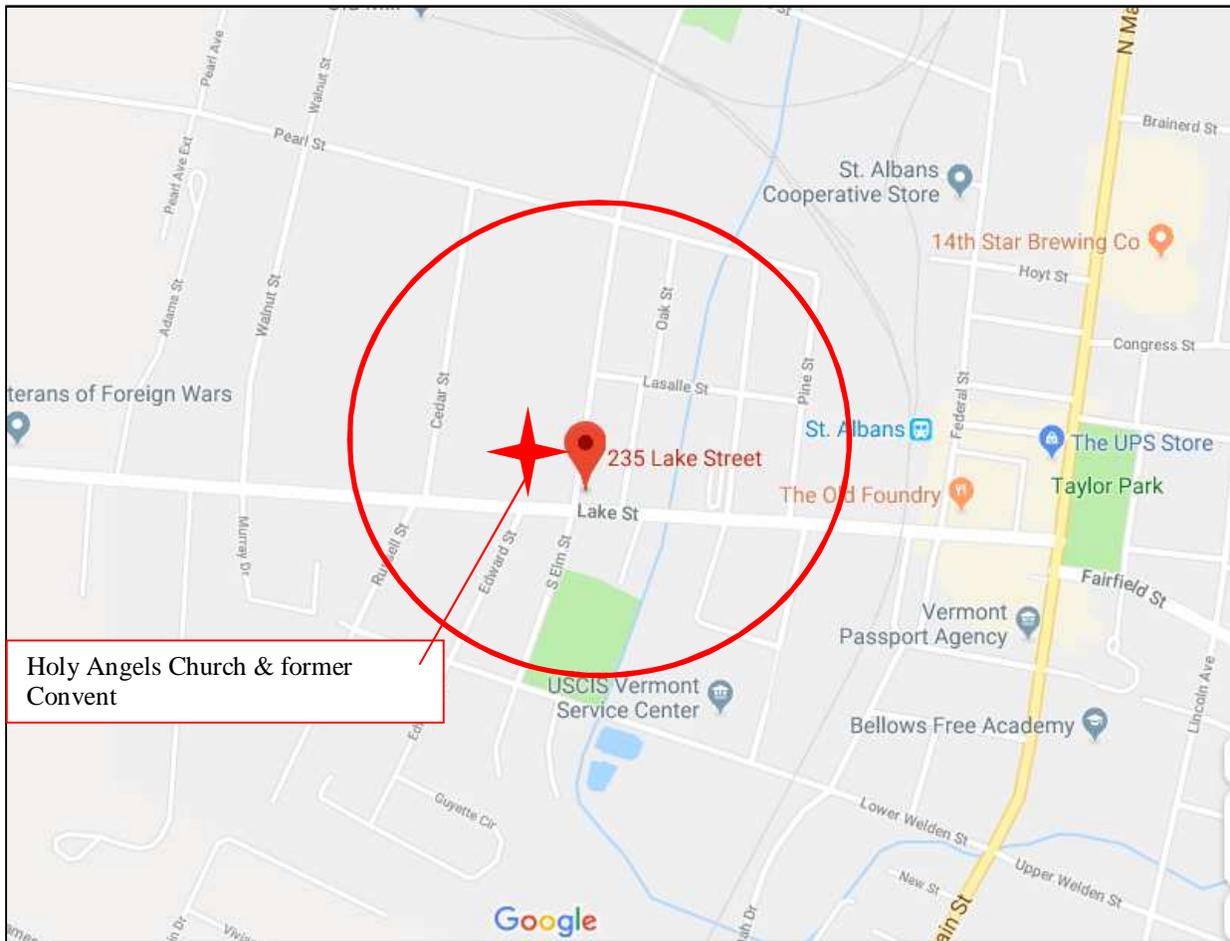




Detail of 1920 Sanborn Map, sheet 15 showing near current levels of build out on Cedar and Elm Streets. The number of houses on the 1871 map on Cedar Street was 17 on relatively large lots and was 31 in 1920 with many of the lots divided and more houses added. The number of houses on Elm Street in 1871 was 27 on smaller lots and in 1920 was 36 with less added to the already fairly dense street. The Sanborn maps show no changes from 1920 to 1946 on these two streets.



Detail of Google map (north at top) showing property in St. Albans.



Detail of Google map (north at top) showing property and surrounding potential Historic District,

circled in red in St. Albans City.

Photographs



235 Lake Street, looking north



235 Lake Street, looking northeast with commercial block on Lake Street on right



Lake Street, looking west from in front of 235 Lake Street, with (l. to r.) Holy Angels Convent (former) and Church



235 Lake Street, looking east from North Elm Street



235 Lake Street, looking south with Lake Street intersection and South Elm Street beyond



235 Lake Street, looking west



235 Lake Street, interior details, looking east from front (west) parlor through front hall to eastern parlor

**Google Street view images of potential district**



Maple Street looking south



Spruce Street looking north



North Elm looking north from LaSelle



LaSelle looking west towards North Elm



Oak Street looking north from LaSelle



Pine Street looking north from near Lake Street with shopping plaza on right



Lake Street looking west from near Holy Angels Convent



Cedar Street looking north from Lake Street



Cedar Street looking north near northern end



South Elm Street looking south from Lake Street



Edward Street looking south from Lake Street