

LYSSA PAPANAZIAN

HISTORIC PRESERVATION CONSULTANT

13 DUSTY RIDGE ROAD, PUTNEY, VT 05346

www.lyssapapazian.com ~ lyssa@lyssapapazian.com

(802) 387-2878 [P] (802) 579-3698 [M]

Ms. Laura Trieschmann, State Historic Preservation Officer
Vermont Division for Historic Preservation
National Life Building – 6th Floor
Montpelier, VT 05620-0501

November 22, 2019 (revised 12/5/19 – these are noted in red)

Re: **Dr. Joseph G. Perrault House**
235 Lake Street
St. Albans, Franklin County, Vermont

NO ADVERSE EFFECT
Vermont Division for Historic Preservation

State Historic Preservation Office

Adaptive re-use rehabilitation – application for VCDP funding

Dear Ms. Trieschmann:

Introduction

As the historic preservation consultant hired by Arnold and Scangas Architects on behalf of the property owner, I have conducted a historic preservation review for the above referenced undertaking, applying the Secretary of the Interior's Standards for Rehabilitation and have prepared this Historic Preservation Letter Report. The review has been conducted in order to identify the project's potential impacts to historic buildings and structures, historic districts, historic landscapes and settings.

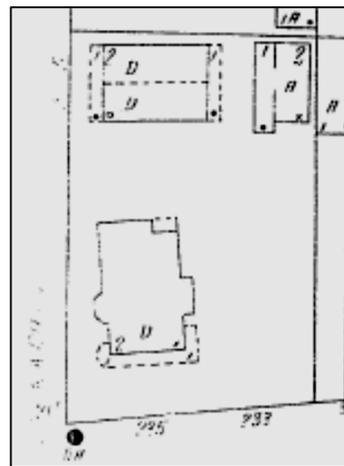
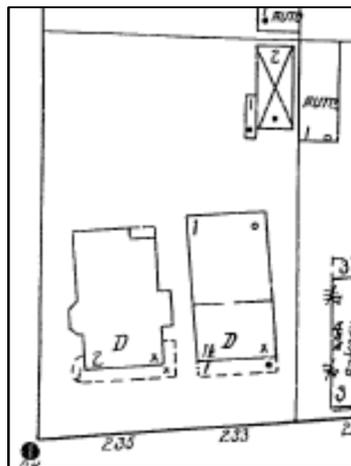
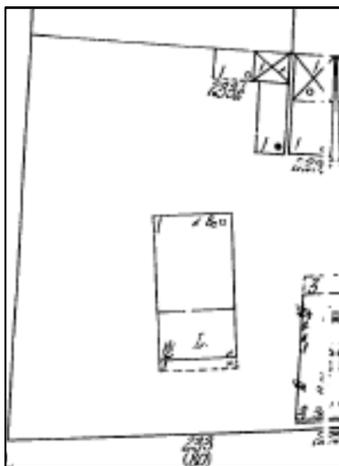
On August 13, 2019, I submitted a Determination of Eligibility request for this project and received concurrence on October 1, 2019 that 235 Lake Street would be a contributing resource in the "Holy Angels Parish Historic District" that is potentially eligible for listing on the National Register of Historic Places. The house is significant for its association with Dr. Perrault (1872-1934) and the surrounding French-Canadian community. In that form the detached garage was not described and evaluated but it is proposed for demolition so I am providing additional information about its eligibility and condition here and on the revised attached Historic Sites and Survey form.

This letter report and request for Section 106 review is the follow up to the Determination of Eligibility and is intended to provide information about the condition of the building and its components, proposed scope of rehabilitation work, as well as preservation analysis. This letter provides recommendations for a determination of effect for the schematic plans proposed in anticipation of a VCDP application for funding and potentially other state and federal sources to be identified in the future. **A future phase of the project is also presented and reviewed here because it will be applying for VCDP funds as well.**

Eligibility Evaluation of Barn/Garage



Close up view of garage showing older 2-story barn/garage altered with added shed addition and then by conversion to garage with more modern overhead garage bay doors. Note poor condition.

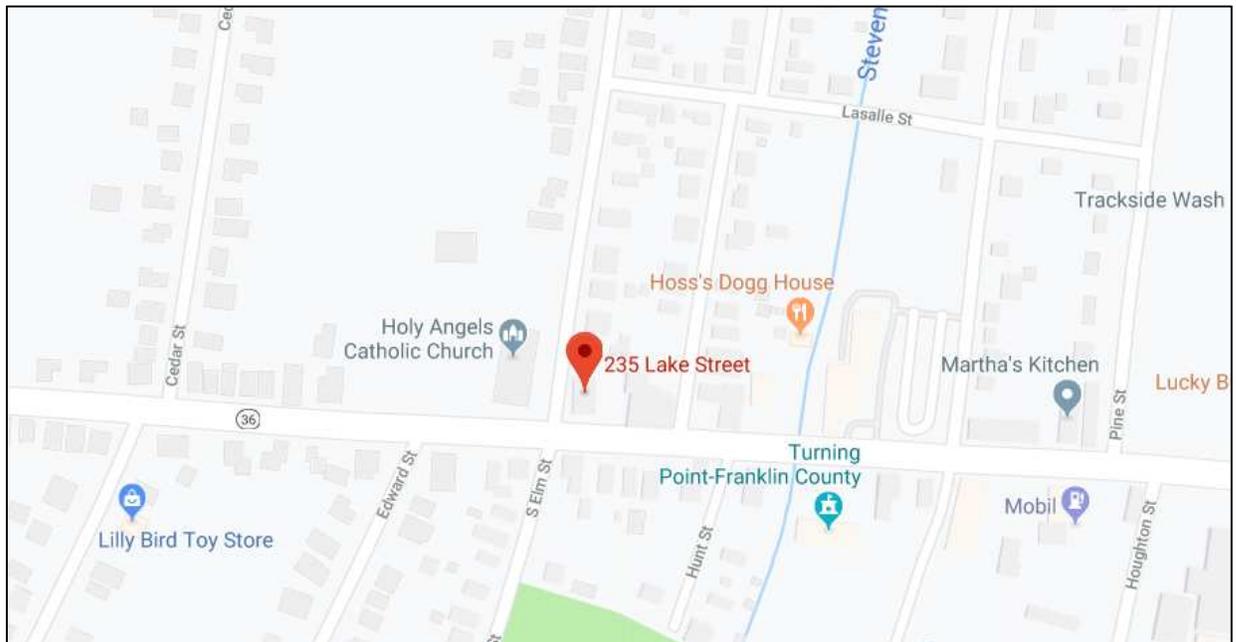


Left: Detail of 1912 Sanborn Map (Sheet 9) showing previous dwelling on site with shed and small barn and very small dwelling (“#233 1/2”) at northeast (rear) corner of lot;

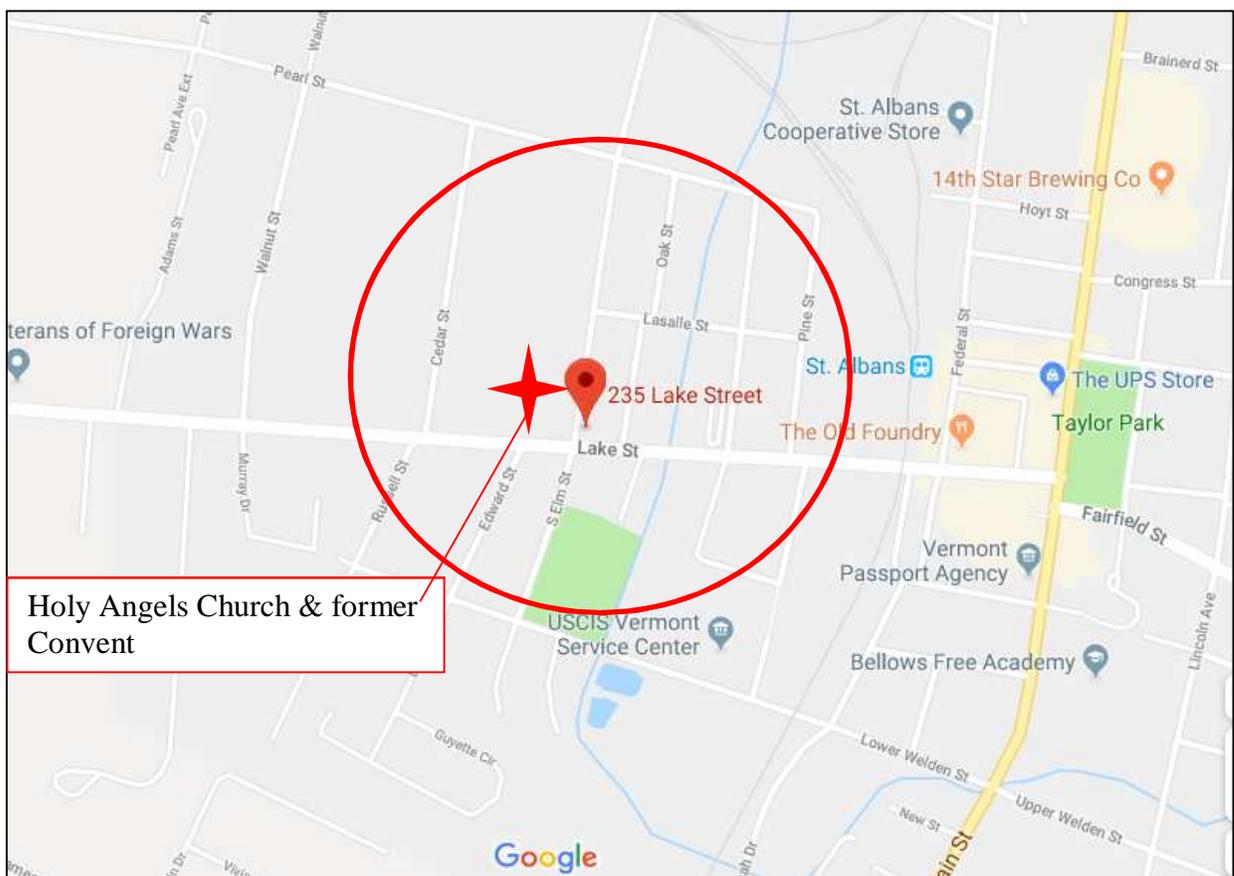
Center: Detail of 1920 Sanborn Map (Sheet 2) showing present house built next to previous house and what appears to be new 2-story barn with tiny shed attached in location of earlier collection of small structures (northeast corner);

Right: Detail of 1926 Sanborn Map (Sheet 8) showing removal of earlier house on lot, conversion of barn into garage and addition of 1 story wing that protrudes beyond façade of barn/garage and the construction of a duplex fronting North Elm Street at northwest (rear) corner of lot. Note: No change is shown on the 1946 update of the 1920 Sanborn Map

The extant 2-story gable-roofed portion of the barn/garage was constructed between 1912 and 1920 but likely at the time of the present house which is c. 1915. The barn was converted to a garage by 1926 when a one story wing was added and a residential duplex was added to the lot fronting on North Elm Street. Sometime after 1946 the duplex was removed and the barn/garage structure further altered when the protruding front of the 1 story wing was cut back and three overhead garage doors were installed across the new flush facades. In the last 30 years or so the structures, like the house, were covered in vinyl siding. The location of the demolished c. 1925 duplex is the location of the present fenced playground. The barn/garage structure has been altered considerably, appears to have low architectural integrity and is in poor condition. Based on these factors, I recommend that it be considered **non-contributing to the potential historic district**. Its major alterations also occurred after the death of Dr. Perrault which diminishes any potential criterion B significance.



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

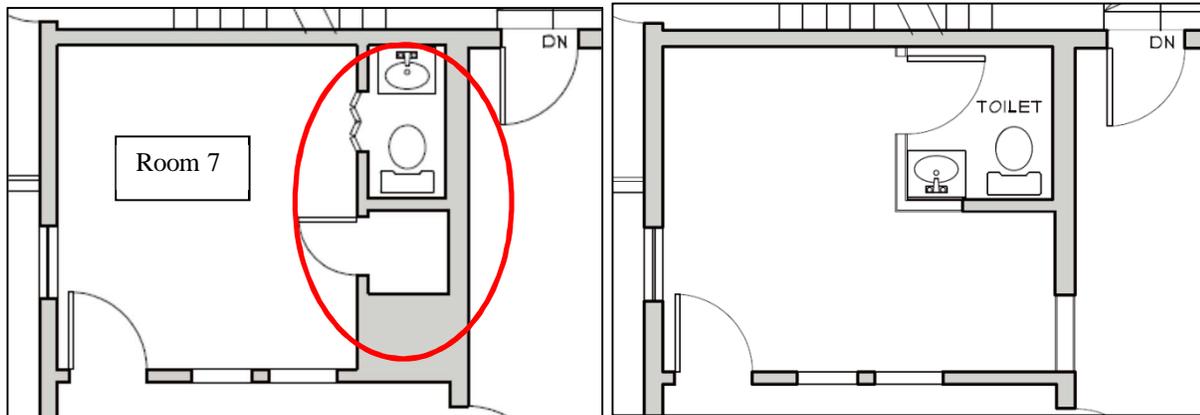


Detail of Google map (north at top) showing property and surrounding potential Historic District, circled in red in St. Albans City.

Project Description

The goal of the project is to expand the current day-care use of this residential property from just the first floor to the entire two story building. The plans are primarily for the interior of the building and will have very little effect on the exterior of the building. Demolition of an altered older barn/garage is also proposed in order to accommodate additional surface parking spaces in the short term and ultimately a small new classroom structure in the future.

On the first floor, the existing floor plan and historic features and finishes will all be preserved as is with one exception in the rearmost (northwestern) corner room. In that room, where a modern powder room had been added, the powder room and adjacent closet will be removed and a larger restroom for staff will be built in the northeast corner of the room. The exterior window and historic door to the next room on the south will be preserved as will a non-historic double opening in the wall between these rooms.



Left: Detail of existing 1st fl. plan of northwest rear room with area to be removed in red circle including toilet, closet and chimney; Right: Detail of proposed 1st fl. plan of same area



Below Left: 1) Northwest rear (Room 7) looking northeast at wall and two doors to be removed and area where new rest room will be constructed; Below Right: 2) Room 5 looking north to Room 7 through non historic double opening

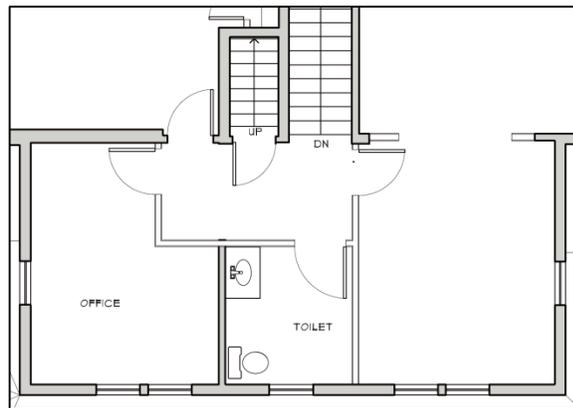
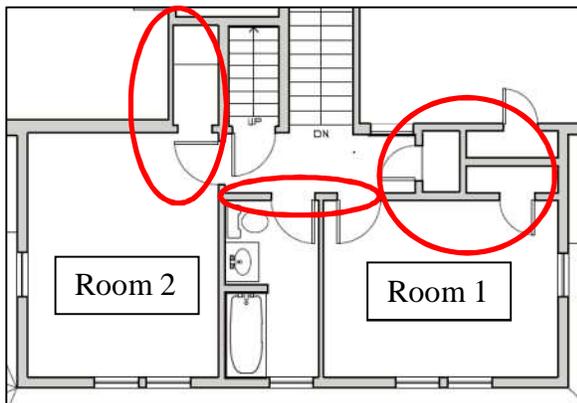
The only other changes proposed for the first floor will be to add some hand sinks in one of the rooms and **to repair a door in the kitchen leading to an unheated rear porch that doesn't close properly. A storm door will be added as well.** The elaborate original woodwork throughout the first floor will be preserved. The front door will be weather-stripped.

On the second floor, which had been divided in recent years for a separate apartment in the rear portion, more changes are proposed. These will be minimal and will not impact any exterior walls or windows.



The biggest proposed change is in the second floor stair landing which will be expanded to be deeper to the south, will be shortened on the east and expanded on the west. The three existing room doors plus one closet door will be re-used in the new doorway openings. The bathroom will be re-configured from a narrow, long room to a squarer room that is ADA compliant. The two front rooms flanking the bathroom (southeast and southwest) will be re-configured around the bathroom and landing change.

3) Looking south up the stairs at second floor landing and doors to room 1 and bathroom



**Left: Existing 2nd fl. plan detail of front rooms, bathroom and 2nd floor landing (north is at top);
Right: Proposed 2nd fl. plan detail of reconfigured front rooms, bathroom and 2nd floor landing (north is at top) red circles indicate doors/walls to be removed**



Top left: 4) 2nd floor landing, looking west at doors to room 2, to attic on right & to bathroom on left; Top right: 5) 2nd floor landing, looking east at closet door with closed off doorway to left



**Below left: 6) 2nd fl. Room 1 (southeast room), looking northeast at closet to be removed;
Below center: 7) 2nd fl. front bathroom (center), looking south from landing;
Below right: 8) 2nd fl. Room 4 (one of the middle rooms on west side), looking southeast at closet to be removed (typical of 2nd floor closet doors)**

In the southeast room (room 1) the doorway will be in a new wall at the end of the landing hall and three closets will be removed so that the room can open into the room to its north on the east side. In addition, the two rooms centered on the east side will have the present door opening between them expanded for a larger framed opening so the three rooms on that side can function as one classroom. The landing doorway into the southwest room (room 2) will be pulled back from its present location to allow for a current closet door to once again serve as a door into the rear section on the west side.

Dr. Joseph Perrault House, 235 Lake Street, St. Albans
Section 106 Review, 12/05/19



Left: 9) 2nd fl. Room 1, looking southeast; Right: 10) 2nd fl. Room 1 (southeast room), looking northwest at wall & doorway to be relocated



Left: 11) 2nd fl. Room 2 (southwest room), looking southwest; Right: 12) 2nd fl. Room 3, looking south at closet and doorway to be removed and area of wall where new framed opening will be created



Left: 13) 2nd fl. Room 2, looking northeast at closet to be turned into door to room 4; Right: 14) 2nd fl. Room 2, looking east at door and wall that will be re-located

Dr. Joseph Perrault House, 235 Lake Street, St. Albans
Section 106 Review, 12/05/19



Left: 15) 2nd fl. Room 4, looking southwest; Center: 16) 2nd fl. center bath, looking south; Right: 17) 2nd fl. Room 6, looking south at closet to be removed

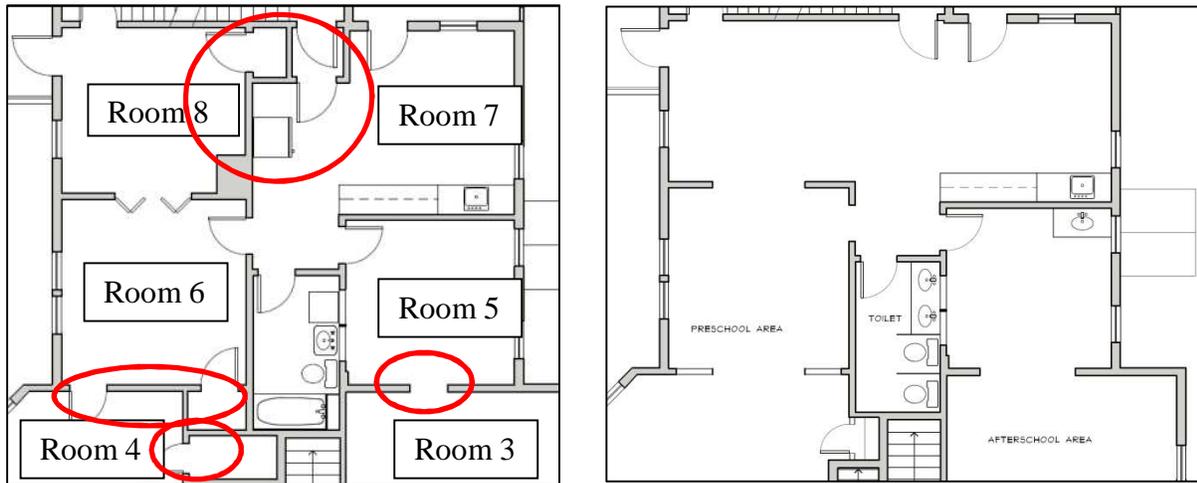


Left: 18) 2nd fl. Room 3, looking southeast; Right: 19) 2nd fl. Room 3, looking northeast



Left: 20) 2nd fl. Room 6, looking south at wall and two doorways to be altered into one framed opening;
Right: 21) 2nd fl. Room 4, looking northeast at doorway to be expanded into framed opening

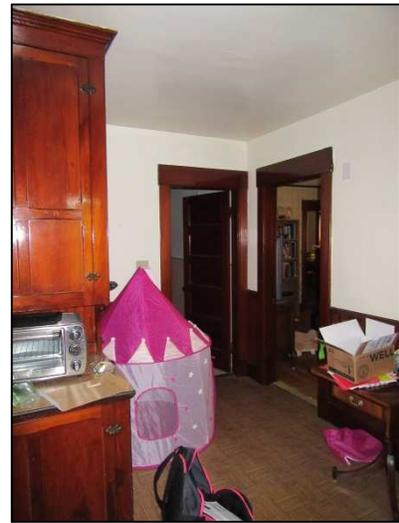
The two rooms centered on the west side (room 4 and room 6) will be slightly reconfigured with removal of three closets to open them up to each other with a new framed opening so they can function as one classroom. A large framed opening between the rear northwest corner room (room 8) and the one to its south (room 6) will be preserved so it can be an extension of the classroom. The kitchen in the northeast corner (room 7) will be expanded by joining it to adjacent room 8 on its west including the removal of a closet and vestibule in its northwest corner and chimney. The historic cabinetry will remain intact. The bathroom in the center of the second floor will not be changed except to add one sink and replace the tub with a second toilet stall. The two historic high borrow-lights in the bathroom's east wall actually have no glazing at present. The window will be re-glazed and preserved.



Left: Detail of existing 2nd fl. plan: rear four rooms (north is at top);
Right: Detail of proposed 2nd fl. plan rear four rooms. Note circled walls/doors to be removed.



Left: 22) 2nd fl. Room 5, looking south at door to be expanded;
Right: 23) 2nd fl. Kitchen (Room 7), looking northwest at vestibule & wall to be removed



Left: 24) 2nd fl. Room 8, looking east at closet and wall to be removed;
Center: 25) 2nd fl. Kitchen (Room 7), looking northwest at wall to be removed;
Right: 26) 2nd fl. Kitchen (Room 7), looking southwest at doors to bathroom and room 6



Left: 27) 2nd fl. Room 8, looking south at folding doors to be removed and part of wall beyond at doorway in room 6 to be removed; Center: 28) **Detail of 1st fl. kitchen door to back porch proposed to be repaired and to get a storm door;** Right: 29) Detail of front door to get new lock set and made operable



30) View of 235 Lake Street from intersection looking northeast

Other work proposed for the house includes:

- The removal of the chimney which can't be seen from the surrounding streets; The replacement of the standing seam metal roof (which is painted in failing lead paint) with a new standing seam metal roof. **The material proposed is a Kynar Finished 24 gauge double lock standing seam metal roof over ice and water shield, tri-flex 30 roofing underlayment, rosin paper, and with a perimeter metal drip edge. If this option is priced out of range of the budget, an alternate choice of roofing is a 50-year architectural asphalt shingle. If the alternate is pursued, the applicant will submit the proposed material to VDHP for approval.**
- The weather-stripping and lock replacement for the front door. The lock set doesn't function. **If the door can't be retrofitted to have a new lock set, the door would be replaced in-kind. If this becomes necessary, the applicant would submit a proposed replacement door to the VDHP for approval;**
- The removal and in-kind replacement of rear porch stairs and decks.



Left: 31) Driveway and altered garage, looking northeast from sidewalk with playground on left; Right: 32) Close up view of garage showing older 2-story barn/garage altered with added shed addition and then by conversion to garage with more modern overhead garage bay doors. Note poor condition.

Also proposed is the removal of the c. 1915 rear barn/garage structure. The barn/garage structure has been altered considerably, appears to have low architectural and structural integrity and is in poor condition. In the short term, the removal of the unused structure in poor condition would enable additional parking on site without taking away from the playground. Its removal is proposed currently.

Phase 2 Project Description

In the longer term the goal is to construct a new small two-story classroom building on the location of the former garage and turn the playground area into parking.

The new building will be just slightly larger in footprint to the existing set of structures and two stories as well. It will be located on roughly the same site as the old structures. The proposed new design of a square, hipped roof, clapboarded building with regular fenestration will orient

to the west towards North Elm Street. The traditional and conservative nature of the design appears to be compatible to the more elaborate house and will read as a secondary structure.



**Left: Proposed new site plan showing the new footprint for the new classroom building (starred);
Right: Proposed elevations for the new classroom building**

The proposed removal and new construction will involve some ground disturbance but neither the old nor the new structure has a basement and there is only very minimal foundation in the old structure.

Area of Potential effect (APE)

The main proposed work that could affect the surrounding area is the removal of the rear barn/garage and its future replacement with a new structure. The location of the old building and the new building is in the rear interior corner of the lot and not prominently visible from Elm or Lake Streets. The other exterior work proposed is quite minor and the balance of proposed work is interior to 235 Lake Street. The area of potential effect is the large lot of 235 Lake Street itself and the adjacent sidewalks from which the garage/new building could be seen.

Assessment of Effect

The level of preservation of significant historic features proposed for the first floor offsets the changes proposed for some of the second floor, which is not as historically significant. The features that will be affected are closets and simple doorways and the floor plan is not being altered too dramatically. In my opinion, the plans described above and shown on attached plans dated September 2019 by Arnold and Scangas Architects appear to meet the Secretary of the Interior's Standards for Rehabilitation.

The removal of the rear barn/garage structure affects an altered structure that I have recommended be considered non-contributing to the potential district. Because of the altered nature of the old garage and the discreet location on the rear interior corner of the large lot, none

of these changes will affect the potentially eligible historic district and should not detract from the potential Criterion B significance for being the residence and office of Doctor Perrault.

Phase 2 Assessment of Effect

As preliminarily proposed, the new structure is just slightly larger than the existing garage and also two stories. It is very simply designed with traditional fenestration and siding. It would appear to meet the Secretary of the Interior's Standards for Preservation Projects. However, when Phase 2 plans are finalized and ready for funding, the final design should be submitted to the DHP for review and approval.

Therefore it is my recommendation that the current project be considered to have no adverse effect on the historic property with the understanding that the Division for Historic Preservation will need to determine whether the project needs to be further evaluated for potential archaeology effects. In addition, DHP will have the opportunity to review and approve any changes to these plans as well as the Phase 2 final plans for new construction.

If for any reason, the project plans change and there are unexpected effects after final concurrence, then Section 106 consultation will recommence to ensure these new effects are resolved in compliance with the regulations prior to construction commencing (or continuing if already under way). Consulting parties will make reasonable efforts to avoid, minimize, or mitigate any adverse effects to the property. This process will be treated as Post-Review Discovery (§800.13) in order to resolve any potential adverse effects pursuant to §800.6 and will result in the completion of the Section 106 consultation for these changes.

The grantee is aware that work cannot commence until final Section 106 concurrence is provided by VDHP. Without this document, the grantee runs the risk of foreclosing the Vermont Community Development Program's (functioning as Agency Official) ability to complete environmental review prior to construction commencing pursuant to §800.9(b).

Thank you for your assistance.
Sincerely,



Lyssa Papazian

c: Rebecca Arnold, Architect
Heather Garceau, Almond Blossoms Pre-School

Attachments:

- Revised HSSS form
- Plans and Photo Key