

**Vermont Certified Local Government Program
2024 Grant Application Form**

Name of CLG Community: City of St. Albans

Name of CLG Coordinator: Chip Sawyer

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Name of Municipal Treasurer: Nicole Robtoy

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Project Name: Survey for French-Canadian Heritage District

Will this project be administered by a designated third-party? ☐ Yes or ☒ No

If yes, name of organization: N/A

Project Category: Please check the appropriate category below and provide the requested information as indicated or on a separate page.

Priority I Projects

Top priority in the selection of projects and award of grant funds is given to Priority I projects.

☒ **Survey Project.** *Please describe in Project Summary:*

- purpose of the project;
- area to be surveyed (indicate on map);
- estimated number of properties to be surveyed;
- estimated number of acres to be surveyed;
- status of completion of town-wide or city-wide survey; and
- plans for completion of survey.

☐ **National Register Project.** *Please describe in Project Summary:*

- purpose of the project;
- building or historic district to be nominated (indicate on map);
- property type or theme for Multiple Property nomination;
- for a historic district, the number of contributing properties within the district;
- status of completion of town-wide or city-wide survey;
- plans for completion of survey; and
- status of survey through the National Register process.

☐ **Preservation Planning Project.** *Please describe in Project Summary:*

- purpose of the project;
- area to be covered by the plan (describe and indicate on map);
- status of completion of town-wide or city-wide survey, and plans for completion of survey; and
- status of survey through the National Register process.

- ☐ **Information and Education Project.** *Please describe in Project Summary:*
- purpose of the project;
 - audience, methods and products;
 - status of completion of town-wide or city-wide survey, and plans for completion of survey;
 - status of survey through the National Register process; and
 - status of historic preservation planning.
- ☐ **Pre-Development Project.** *Please describe in Project Summary:*
- purpose of the project;
 - property or area to be covered by the plan (describe and indicate on map);
 - scope of work and products;
 - status of completion of town-wide or city-wide survey, and plans for completion of survey;
 - status of survey through the National Register process; and
 - status of historic preservation planning.

Priority II Projects

Awarded only if grant funds remain after all Priority I projects have been selected.

- ☐ **Development Project.** *Please describe in Project Summary:*
- purpose of the project;
 - property or area to be covered by the plan (describe and indicate on map);
 - scope of work and products;
 - status of completion of town-wide or city-wide survey, and plans for completion of survey;
 - status of survey through the National Register process; and
 - status of historic preservation planning.
 - Please include a location map showing the footprint of the building, the parcel boundaries, and any areas of possible ground disturbance resulting from the project.

Project Summary (please address the bulleted items in the Project Category selected above):

*The **purpose of this project** is to survey an area of the City that is associated with our community's rich ethnic heritage and the legacy of the railroad, which still reverberates today. The ultimate goal is to define an area suitable for a historic district nomination to the National Register. This project would benefit from hundreds of hours of volunteer work and significant local interest over the decades to preserve the history of this area.*

*The **area to be surveyed** is depicted on a map in the Supporting Materials pdf file. The area encompasses approximately **300 properties** and **105 acres**.*

Status of Completion and existing information:

This survey project will build upon existing data in the L'Ecole Saintes-Ange (Holy Angels Convent) National Register nomination of 1980¹, the St. Albans City Streets State Register nomination of 1980² and the countless hours of work of volunteers in our community to create texts and maps, which reside at the St. Albans Museum. An image of such a map is included in

¹ Available at http://accdservices.vermont.gov/ORCDocs/SaintAlbansCity_NationalRegister_NominationForm_00000005.pdf

² Available at https://accdservices.vermont.gov/ORCDocs/Franklin_StateRegister_NominationForm_96030-116.pdf

the Supporting Materials pdf file. This project will also benefit from a volunteer undertaking of this past summer, for which the City's Historic Preservation Commission members and staff walked the survey area and noted any significant differences between properties today and their counterpart information in the 1980 St. Albans City Streets nomination.

Plans for Completion of Survey:

A scope of work is presented below. A qualified consultant will be hired to oversee the work, lead the research and provide trainings as necessary. Volunteers will help fill out the VARI forms for each property using the 1980 St. Albans City Streets nomination as a base, take the property photos, do Sanborn map research, and plug in the 1980 descriptions updated for current conditions.

Task	Consultant Hrs	Volunteer Hrs
• Walk through for boundaries & general photography	2 hours	2 hours
• <u>Training volunteers to use VARI form, take photos & do map & other research</u>	2 hours	2 hours
• Photos of individual properties	4 hours	4 hours
• Management of photos (labeling, sorting, etc)	5 hours	5 hours
• <u>Potential 300 VARI forms/parcels or less if boundary is limited</u>		
Allow 300 VARI forms @ .3 hours	46 hours	59 hours
• Research	53 hours	20 hours
• Phase 1 Report	10 hours	2 hours
• Consultation/meeting locally	4 hours	4 hours
• Prepare & give public presentation	8 hours	2 hours
• Admin	4 hours	
• Travel (assume 2 trips)	12 hours	
• TOTALS	150 hours	100 hours

Please Answer the Following Questions:

1. How will the public be informed about the purpose of this project and the value of historic preservation? (note: public information and education is a required component of *all* CLG grant projects)

As with our recent Historic District nomination update, the City Historic Preservation Commission (HPC) strongly supports the need for public and property owner involvement during this project. The public will be introduced to the project via social media, press releases, web posts and an ongoing webpage that will contain updates on the project. Our objectives for public outreach will be:

- a. to communicate the benefits of inventorying and preserving historic character as an essential component of the City's sense of place and our recent economic renaissance,*
- b. to communicate both to the public and to property owners what it means for a property to be surveyed and listed on the national register,*
- c. to keep the public and property owner apprised of the process, and*
- d. to allow for public and property owner input on project deliverables, such as buildings lists, district boundary changes, etc.*

There will be several HPC meetings during the course of the project, and the public will be welcomed at every meeting. One of these meetings will include a public walk of the Historic District. The City HPC will be the venue for any large presentations on this project.

2. Describe the impact that this project will have on historic resources. Will it be significant and long lasting?

The potential "French-Canadian Heritage District" would be 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 French-Canadian Heritage 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 20th 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 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 rail 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.”

3. Does this project focus on disaster preparation, mitigation, and resilience? If yes, please explain how.

☐ Yes -or- ☒ No

If yes, please describe:

4. Describe the project schedule assuming starting date of **July 2024** and completion date of **August 1, 2026**. List dates for subcontracting with consultants, on-site meetings, delivery of draft products, such as survey and National Register forms, and public meetings, as applicable. All products, including a final project report and auditable financial documentation are due by the completion date.

DATE	Task/Product Completed
1/18/2024	DHP notifies applicants of grant awards.
7/2024	Execute Grant Agreement with DHP.
9/15/2024	Release scope and consultant RFP. After public HPC meeting for input.
11/15/2024	Select project consultant. HPC input involved in selection.
12/1/2024	First Progress Report Due to DHP.
1/15/2025	Public HPC kick-off meeting with consultant.
2/15/2025	Volunteer training with Consultant.
3/15/2025	Continue Volunteer training and final planning with Consultant.
4/1/2025	Second Progress Report Due to DHP.
6/15/2025	HPC meeting and public walk of survey area.
9/30/2025	Survey area inventory and photos complete.
12/1/2025	Third Progress Report Due to DHP.
1/30/2026	Research and Draft Report and VARI Forms Completed.
3/15/2026	Public Presentation of Draft Survey Report. Input collected.
4/1/2026	Fourth Progress Report Due to DHP.
6/30/2026	Public Presentation of Final Survey Report.
8/1/2026	Completion Date: Deadline to submit final project report, final product, and request reimbursement.
9/30/2026	Deadline for DHP to process payment requests and disburse grant funds.

5. Who will participate in the project and what will they do? Relate the personnel listed in the budget (CLG staff and commissioners, consultants, volunteers) to their role in completing the project.

The project consultant will perform the bulk of the work for the historic district survey and nomination. They will be hired to oversee the work, lead the research and provide trainings as necessary.

The City CLG Coordinator (City staff-member) will perform administration and coordination duties for the project and for the grant.

The members of the City HPC will convene public meetings and be a primary source of public input on the project.

The HPC members will be the primary pool of volunteers. Others will include St. Albans Museum board members/volunteers and other community members passionate about history. Volunteers will help fill out the VARI forms for each property using the 1980 St. Albans City Streets nomination as a base, take the property photos, do Sanborn map research, and plug in the 1980 descriptions updated for current conditions.

6. What are the dates of the local government's fiscal year? *July 1 to June 30.*
7. If applicable, what are the dates of the designated third-party administrator's fiscal year?
to _____ or ☒ not applicable

Signatures: After completing the application, print it out and have each of the three signatories sign and date this page. Then scan the complete application as a PDF and email it as an attachment along with the other required application materials.

THIS APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED SIGNATURES ARE ENTERED BELOW:

Chip Sawyer

Name of person preparing this application

Director of Planning & Development

Title

Signature

Date

Laz Scangas

Name of CLG Commission Chair

Signature

Date

Tim Smith

Name of Chief Elected Local Official (or Designee)

Mayor

Title

Signature

Date

Name of CLG Community: City of St. AlbansName of CLG Project: Survey for French-Canadian Heritage DistrictFederal Share: \$11,070 + Local Share: \$7,380 (cash & in-kind match) = Total Project Amount: \$18,450**Note:** the Federal Share cannot exceed 60% of the total project amount, and the Local Share must be at least 40% of the total project amount.

CASH EXPENDITURES 1 (expenses to be reimbursed by the grant)				
Salaried Employees	# Hours & Rate	Proposed	Actual	Variance
<i>Any City staff time coordinating the project will be spent from City salary funds as part of regular duties and not attributed as match.</i>	N/A	0		
Total Cash Expenditures for Salaried Employees		0		

CASH EXPENDITURES 2 (expenses to be reimbursed by the grant)				
Contracted Services	Description of Services	Proposed	Actual	Variance
<i>Procured Qualified Historical Consultant</i>	The historical consultant (either individually or as a contracted team) will perform professional duties associated with the scope of work in the project application, including trainings, surveys, photos, research, architectural descriptions, and presentations.	15,450		
Total Cash Expenditures for Contracted Services		15,450		

CASH EXPENDITURES 3 (expenses to be reimbursed by the grant)				
Other Expenses	Description of Costs	Proposed	Actual	Variance
<i>None estimated at this time.</i>	None estimated at this time.	0		
Total Cash Expenditures for Operating Services		0		

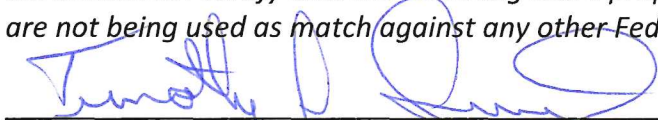
IN-KIND EXPENDITURES 1 (services to serve as match for the grant)				
Donated Time	# Hours & Rate	Proposed	Actual	Variance
Local HPC members and other volunteers	100 hours at Independent Sector rate of \$30	3,000		
Total In-Kind Expenditures for Donated Time		3,000		

IN-KIND EXPENDITURES 2 (services to serve as match for the grant)				
Donated Services	Description of Costs	Proposed	Actual	Variance
None estimated at this time.	None estimated at this time.	0		
Total Cash Expenditures for Donated Services		0		

LOCAL CASH MATCH (cash to serve as match for the grant)				
Cash Match	Description of Match	Proposed	Actual	Variance
Budgeted Planning & Development Dept. Funds	Budgeted Planning & Development Dept. Funds	4,380		

	Proposed	Actual	Variance
Total of All Cash & In-Kind Expenditures	7,380		

Certification: I certify that the matching share proposed for this project does not include funding from other Federal sources, and that these funds are not being used as match against any other Federal grant application.



 Chief Elected Local Official or Designee

12/5/23

 Date

City of St. Albans proposed French-Canadian Heritage District.

General survey
area. See next
map.

St Albans City

Fairfield St

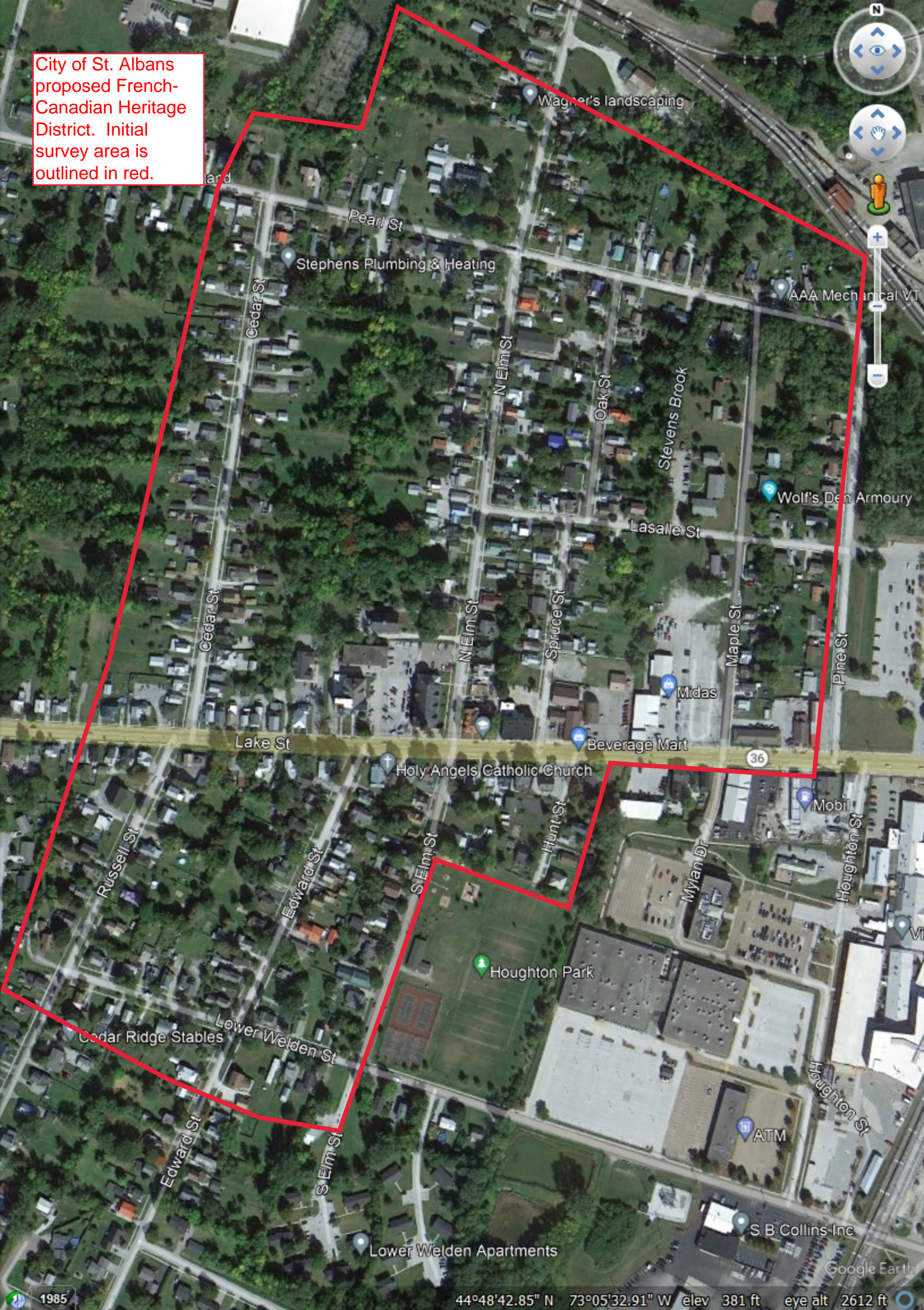
S Main St

St Albans State Hwy

Google Earth

44°48'37.83" N 73°05'10.96" W elev 387 ft eye alt 13801 ft

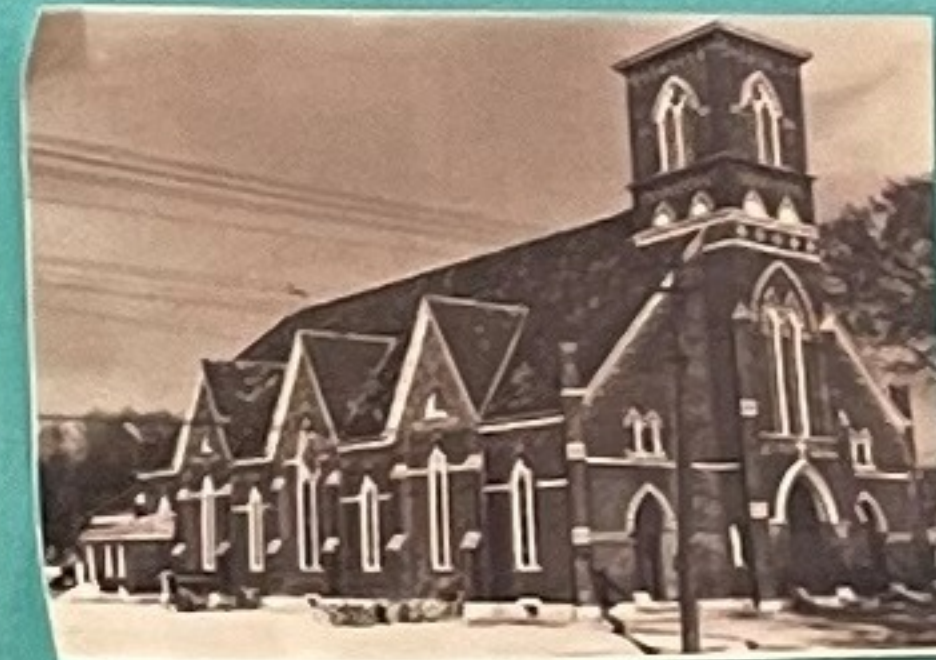
City of St. Albans
proposed French-
Canadian Heritage
District. Initial
survey area is
outlined in red.



Research Map compiled by St. Albans Museum volunteers.

247
School

Elm Street School



HUNT

SPRUCE

OAK

LASSALL

NORTH ELM

LAKE

SOUTH ELM

EDWARD

RUSSELL

CEDAR

PEARL

LWR WELDEN