

NEW HAMPSHIRE HISTORIC PROPERTY DOCUMENTATION
110-112-114 GREEN STREET

NH STATE NO. 670

LOCATION: 110-112-114 Green Street, Berlin, Coos County, New Hampshire

USGS: Berlin, New Hampshire, Quadrangle
Universal Transverse Mercator Coordinates: 19.326174.4926393

PRESENT OWNER: New Hampshire Department of Transportation

**DATE OF
CONSTRUCTION:** 1872-1874

PRESENT USE: vacant
ORIGINAL USE: residential

SIGNIFICANCE: The Lemere-Desilets House, 110-112-114 Green Street, likely built 1872-1874, predates the platting and development of the Berlin Heights Addition Neighborhood and is likely the oldest extant house in the neighborhood. Built in two phases, the building acquired much of its present form by 1888. By ca. 1910 the building had been subdivided into three residential units, a common occurrence in the neighborhood. The form is a rare example in the neighborhood of an early vernacular two-family. Though its original plan was altered at the time of its subdivision into three units, it retains certain characteristic elements of Berlin housing plans, notably large kitchens as the primary living space. Characteristic building details include the stone foundation with grape vine mortar joints. Construction by the property owner is another characteristic pattern of the neighborhood. In addition, the ethnic heritage of the owners and occupants represents a common pattern of the neighborhood. The building has a long history of ownership by French Canadians, including a lengthy association with two families: the Lemerés (1872-1929) and the Vaillancourts (1929-1974). In addition, it was frequently occupied by French Canadians, many of whom worked in the paper mills or associated industries. The Lemere-Desilets House is one of eight types encountered among the twenty-six dwellings being documented for this project.

**PROJECT
INFORMATION:** Project personnel included Principal Lynne Emerson Monroe, Specialist Frank Whittemore, and Architectural Historians Laura B. Driemeyer and Teresa Hill. Charley Freiberg, Elkins, New Hampshire, was the photographer. Existing Conditions Surveys, Inc. prepared the measured drawings. This documentation is mitigation for the relocation of NH Route 110 through the Berlin Heights Addition Neighborhood.

Architectural Description

Location/Setting/Landscaping

The Lemere-Desilets House, built 1872-1874, is one of the earlier houses in the neighborhood and pre-dates the 1890s platting and development of the Berlin Heights Addition. It is located on the north side of Green Street, adjacent to the railroad tracks and at the eastern edge of the Berlin Heights Addition Neighborhood. Owing to the topography of the lot, the house is set back from the street and the east half sits high above the roadway. Consequently it has a high and deeper front lawn than many properties in the neighborhood. Its sloped lot dictated a number of site requirements including a high concrete retaining wall along Green Street and long concrete stairs running from the driveway (at basement level of the west half) to the entrance. The house is oriented on a slight diagonal from the street, reflecting the straightening of West Milan Road when the Berlin Heights Addition was laid out after the house was constructed.

The 0.11-acre irregularly shaped parcel (lot 365, tax map 119) has approximately 63' of frontage on the north side of Green Street and on the east approximately 110' along the Right of Way of the St. Lawrence and Atlantic Railroad; the lot is approximately 76' deep. It is above grade along Green Street; along the east side, however the lot is at grade with the railroad tracks. In the northeast corner of the lot is a detached, flat-roofed shed sited parallel to the railroad tracks.

Landscaping, aside from expanses of lawn in the front and rear, is minimal. It includes a few mature trees along the eastern and northern edges of the parcel. Along the west side of the property is a paved driveway shared with the abutting parcel to the west, 122 Green Street.

Character-Defining Elements

The Lemere-Desilets House is one of the oldest houses in the Berlin Heights Addition Neighborhood, predating the platting and development of that district, and is distinctive in the neighborhood and throughout Berlin.¹ The earliest sections of its distinctive form, built by 1888, bear some relation to nineteenth-century French-Canadian rural vernacular housing, notably the large kitchen as the primary social space (Norris 1888). This resemblance is plausible due to the fact the original builders were early French-Canadian immigrants to Berlin. In addition, at least one of the original builders worked in a sawmill and so as a woodworker was likely familiar with those building forms. With the exception of the two-story addition on the east elevation after 1950, the rest of the form has been present since before 1888. The 1888 *Bird's-Eye* shows an entry centered on the east side-gable section, and one on the east elevation of the west side-gable added section (Norris 1888). The plan and most of the historic interior finishes, however, date to the subdivision of the interior from two units into three units between 1900 and 1910 (Census 1900, 1910). Those later alterations altered the original plan and removed or obscured evidence of its original layout and finishes. While the west unit occupies two floors, with two rooms on the first floor and three spaces upstairs (including a small bathroom), the other two units each

¹ The spelling of the first and last names of the original owners varies considerably in different documents. The most common variations include Lemere, Lemire, or Lamire and Desilarr, Desilito, or Desilets. For consistency sake in this document the spellings Lemere and Desilets have been used for the name of the house.

occupy a single story and have bathroom facilities that are inserted in rooms rather than subdivided from rooms. The kitchens are the largest rooms in all three units, characteristic of French-Canadian living spaces. The most historic finishes include the commonly used edge-and-center-bead boarding on the kitchen walls and for built-in wall and counter cabinets, narrow tongue-and-groove flooring, 2/2 windows, and exterior doors with a narrow horizontal raised-field panel between the top and frieze rail, a single light panel, and three horizontal raised-field panels below the meeting rail.

Overview

The Lemere-Desilets House, first built 1872-1874, had been expanded to its present two-part structure by 1888 (Norris 1888). As first built, the house consisted of the east section, a three-bay, side-gable house with a full-width porch built on a low foundation. This original section was expanded with the addition of a side-gable mass at the west end, set forward from the original east section on a high, above-grade foundation. Sometime after 1950 the east section was augmented with a one-bay, two-story shed-roofed addition (Sanborn 1950). As built, the first story was enclosed but the upper story was an open porch which presumably provided access to the second-story unit. At the time of the early twentieth-century alterations edge-and-center-bead board, commonly used in many Berlin residences in this period, was applied to wall surfaces in the kitchens, and built-in wall and counter cabinets of the same material were added also.

Exterior

The one-and-a-half story, multi-family house consists of three parts. The original side-gable middle section is three bays and set on a low foundation. A full-width porch spans the façade and abuts the adjoining deeper side-gable mass added to the west end of the original section by 1888 (Norris 1888). The two-structural-bay-wide, double-pile-deep west addition sits on a full above-grade foundation. On the east end is an awkward one-bay, two-story, shed-roofed addition, added after 1950 (Sanborn 1950). The second story, originally an open porch, was enclosed with glass at some unknown later date. On the façade of the multi-family, at the upper story, each of the two earliest sections has a small gable-roofed wall dormer. On the rear is a porch centered on both side-gable sections, screening entries to the east and west first-floor apartments. To the east are recently rebuilt stairs rising to the second-story enclosed porch and entry to the second-story apartment.

Rising above the gable roofs are corbelled brick flue chimneys (possibly rebuilt above the roof line), one located at the ridgeline on the east section and the other on the north roof slope of the west section. Below the west section is an above-grade basement on the south and west elevations. As is common in the neighborhood, the ashlar foundation consists of random-sized, rock-faced, uncoursed stones set in thick surface mortar with added grape vine joints as a decorative detail. The walls are sheathed with red painted wood shingles. Asphalt shingles, of different ages, cover the gable roofs with copper on the bottom edges of the slopes. Two vents have been added on the rear slope of the original section, near the ridge, to provide some air circulation to the attic crawl spaces. Asphalt shingles also cover the front porch roof; asphalt sheets cover the rear porch roof.

Many of the windows are the original or early 2/2 double-hung sash windows with pin sash stops. In addition, many of the windows retain early two-light wooden storms. The windows are trimmed with plain boards and a drip molding above the lintel. The east addition now has a 1/1 vinyl window on the ground floor at the south elevation that had a 2/2 wood window as recently as May 2008 and a 1/1 sash at the second story. At the top of each gable end is a louvered vent.

The front one-story, shed-roofed porch (original to the house) runs the length of the original east section. The porch is supported by piers and has a closed balustrade with scuppers at its base on the south elevation. A fiberglass awning projects from the center of the porch, extending out over the three concrete steps leading to the front porch. The porch floor is painted boards; the ceiling is edge-and-center-bead board. On the rear porch, the shed roof is supported by square posts set atop a closed balustrade that runs along the east, half of the north, and the west sides of the porch. The shingled balustrade has scuppers at its base. The shed roof extends beyond the porch and has exposed rafters. The porch floor is painted boards and is supported by a brick pier on the northwest corner owing to the sloping ground.

The front and rear porches provide access to the west apartment and the first-floor east apartment. The first-floor entries all have storm doors. On the façade, the entrance door to the east first-floor apartment is centered on the east section, flanked by 2/2 windows. The front entry to the west apartment is on the east elevation of the west section. On the rear elevation the entries, screened by the back porch, flank a 2/2 sash window that illuminates the kitchen of the east unit. At the basement level, the front elevation features a simple wood entrance door and a fixed four-light window. At the rear, the exterior pressure-treated wood stairway up to the second floor leads to a doorway with a storm door into the enclosed porch.

Aside from the Classical elements on the porches, the house employs only a modicum of other decorative detailing. The eaves are boxed above a plain fascia board. The door openings have plain board architraves and the window openings also have plain board trim with a drip molding above the lintel.

Foundation and Framing

The foundation, built in two phases, consists of an inaccessible crawlspace under the east section and full basement under the west section. There is no crawlspace under the post-1950 addition. The west section foundation is characteristic of many in Berlin, constructed of square-cut, random-sized, rock-faced uncoursed stones set in thick surface mortar. The exterior of the foundation has been painted and grape vine joints have been added as a decorative detail to suggest ashlar stone work. The foundation has two exterior window openings in the 2'-thick foundation, one on the west wall and one on the south wall. Each has a fixed four-light sash, though the one on the south wall is now blocked on the interior by a large plywood panel holding the electrical boxes. High on the now interior east wall are two additional openings, each less than 2' wide, providing modest access to the crawlspace under the east section.

The west brick flue chimney is a square stack, built up from a ledge on the floor. It rises up through the building and its top is corbelled (possibly rebuilt above the roof as its corbelling matches that at 124 Green Street, a property that has the same ownership as 110-112-114 Green Street for many years). The base of the brick flue chimney in the east section was not visible but presumably sits on a ledge in the crawlspace area.

In the west section, the first-floor framing is largely obscured at the basement level by random-width (roughly 4½" to 12") finished boards over the north-south running 2" x 8" rough sawn floor joists. The roof framing in each section is slightly different. In the east attic, the roof framing consists of vertically sawn 2" x 6" rafters set roughly 4' on center, mitered and nailed at the top with no ridge pole, supporting 1" x 10" sheathing boards. Every other rafter pair is strengthened with a roughly 1" x 8" collar tie nailed to the rafter pairs. The gable end is framed with 2" x 4" studs. Cellulose insulation has been sprayed on the floor, obscuring the flooring. The west attic roof framing is 2" x 4" rafters mitered and nailed at the top with no ridge pole. The sheathing boards are mostly 1" x 12". The gable end studs are 2" x 4". Framing on the other stories was not examined but is assumed to be the same.

Interior

Most of the interior finishes are twentieth century, with a few exceptions, and vary considerably not only between the apartments but also within each apartment. The walls are a mix of lath and plaster, edge-and-center-bead board (mostly 3¼"), sheetrock, sheet goods such as melamine and a tile patterned type, and faux paneling, possibly applied over earlier walls finish. The baseboards range in height from 4¾" baseboard with a 1" base cap to 7" plain board; some have a cavetto shoe molding. Ceiling materials vary and include lath and plaster, Celotex panels, edge-and-center-bead boards, and troweled plaster. Floor materials include narrow strip tongue-and-groove flooring, 4" stained boards, vinyl sheets, and carpeting. Window and door trim is generally 4¼", 4½", or 4¾" plain board trim, with some variations including an added ¾" ovolo molding above the lintel. Many of door openings no longer have doors and those that do remain are an eclectic mix. They include two-panel doors with stuck moldings and metal hardware, a one-panel door with stepped moldings, and a Colonial Revival four-panel door with raised fields. The exterior doors, however, are the same: a narrow horizontal raised-field panel between the top and frieze rail, a single light panel, and three horizontal raised-field panels below the meeting rail. Two of the apartments have similar built-in edge-and-center-bead board wall and counter cabinetry. The frames of the wall cabinets employ the characteristic curved brackets. The only older bathroom fixtures are in the west apartment and include a small oval wall sink and claw-foot tub; the other two bathrooms are added with fixtures inserted in corners of rooms with other uses and only partially closed off.

Floor Plan

Because of the subdivision into three units, the multi-family has an atypical plan. The original easterly side-gable main block contains a three-room apartment on the first floor and a two-room one on the second floor; a four-room apartment occupies both stories of the westerly side-gable section. Each apartment has a kitchen and one or more spaces for use as bedrooms or living rooms. All but one of the entries are directly into rooms; only the rear entry of the west apartment is to a hallway. Within each apartment access to all rooms is from other rooms rather than from hallways.

Basement

A full cellar is present only under the west section of the building; only a crawl space is present under the original easterly section. The west section interior measures 12'-9" x 17'-8". The only access to the basement is from the exterior, through an entry on the south elevation. The door is constructed of double widths of edge-and-center-bead boards with a now blocked vertical

opening in the upper half. The 2'-thick foundation walls are characteristic Berlin foundation materials and construction—large, rough-cut granite blocks and large concrete-mortared joints. Cellar windows are present on the west and south walls. Each has fixed four-light sash on the interior and exterior. A large plywood board fitted with the electrical panels for the building spans the south wall, hiding the window on the interior. Two differently-sized openings on the east wall provide access to the easterly crawlspace. The northerly one is 1'-6" wide and the southerly one is 1'-10" wide. A large piece of ledge, roughly 3'-3" wide, projects into the northeast corner of the space. The floor is dirt. The ceiling is random-width (roughly 4½" to 12") finished boards over the 2" x 8" rough-sawn floor joists. The nearly centered brick flue chimney sits on a piece of ledge. One oil-fired boiler provides steam heat for each apartment. An oil storage tank is located along the north wall in the northwest corner. Four electric meters attached to a plywood board on the south wall provide service to each apartment and common areas.

The framing under the easterly section differs slightly from that of the westerly section, further confirming the two phases of construction. The larger 3" x 10" ceiling joists are set roughly 2'-8" on center. The presence of a short ladder towards the northerly wall (partially visible only through the southerly opening) suggests that the crawl space was accessible at one time from the first-floor, likely the kitchen. No evidence of this, however, remained in evidence at the first-floor level.

First-Floor, East Apartment Overview

The first-floor easterly apartment occupies the first-floor of the shallower side-gable section. The three-room apartment consists of two rooms in the east half and the kitchen spanning the full depth of the west half. A toilet and shower stall occupies a partially walled space in the southwest corner of the kitchen. The southeast room was most recently used as a living room and the northeast room was most recently used as a bedroom. To the east of each of these rooms is a large closet spanning the full depth of each room. The earliest finishes, aside from the plain board window and door trim is the edge-and-center-bead board wainscoting in the kitchen and the edge-and-center-bead board built-in cabinetry in the kitchen. The cabinetry resembles that in a number of early twentieth-century houses in the Berlin Heights Addition Neighborhood. Faux paneling covers the walls in the northeast and southeast rooms.

First-Floor East Apartment, Kitchen

The 12'-7" x 17'-11" rectangular room is the largest one in the apartment and extends the full depth of the east section. The front and back entries into the east apartment are directly into the kitchen; doorways on the east wall lead into the northeast and southeast rooms. 2/2 double-hung wood sash windows on the north and south walls provide light to the space. On the east wall between the doorways a brick flue chimney projects into the kitchen.

The kitchen has some of the earliest extant finishes in the building, though they likely date to the early twentieth century when the building was evidently subdivided into three units. The walls are plastered and all but the west one have 4'-2"-high, 3¼" edge-and-center-bead board wainscoting. The east wall between the doorways has a decorative plaster surface above the wainscoting. The 4¾" baseboard has a 1" base cap. A mid-twentieth-century circular florescent light fixture is centered on the Celotex tiled ceiling. Vinyl tiles cover the floor.

The window and door trim is 4½" plain board trim. The window openings and front and back door openings also have a ¾" ovolo molding across the top. The windows have 4½" deep sills above a stock 3½" apron. The matching early twentieth-century front and rear doors consist of a glazed opening with a narrow raised field panel above and three slightly higher raised field panels below. Both retain their original metal hardware including bevel-edge escutcheon plates, convex face knobs, and butt hinges.

Along the northerly third of the west wall is an early twentieth-century wall and counter cabinet, seen in other Berlin housing of the period. Constructed of 1' x 6" edge-and-center-bead boards, the cabinet consists of a pair of wall cabinets and three drawers and a cabinet below the replacement counter. Though the surface hinges are replacements, the drawer pulls and the cupboard turns appear original. Abutting the cabinet is a modern double-leaf sink cabinet which once contained a steel double sink that was removed by the last private owner. Above the sink is a modern medicine cabinet with a mirror, as this is the only sink in the apartment.

First-Floor East Apartment, Bathroom

The 2'-6" x 4'-8" bathroom occupies the southwest corner of the kitchen. The only fixture in the rectangular space is a toilet. The north wall was opened up to provide access to the added shower stall. The three-sided tin shower stall projects into the kitchen and is open on top. A small 1/1 vinyl replacement window with patterned opaque glass on the south wall provides light to the space. The trim is 4¾" plain board with a 3½" apron. The door trim is the same 4½" plain board as in the kitchen. The door has the same stamped metal hardware as the kitchen doors but later boarding has been applied to both faces. Vinyl sheeting covers the floor. Faux panel sheeting, now painted, covers the walls. The ceiling is the same Celotex tiles as in the kitchen.

First-Floor East Apartment, Northeast Room and Closet

The nearly square 8'-5" x 8'-7" northeast room is accessed by a doorway from the kitchen. The room is illuminated by a window on the north wall. A doorway on the east wall leads to the adjoining 4'-5"-wide closet that is the same depth as the room. The door to the kitchen has been removed but originally opened into the room from the north jamb.

Many of the finishes in the room are replacement materials. The only exceptions are the window and door trim, baseboards, and the 2/2 double-hung sash window. The window and room door trim matches that in the kitchen. The 1" x 5" baseboard has a ½" ovolo top molding. Luan panel sheeting covers the walls. Wall-to-wall carpeting covers the floor. The same Celotex tiles as in the kitchen cover the ceiling.

The rectangular, spacious closet has a homemade door constructed of two panels of 3¼" edge-and-center-bead boards. On the east wall, the window opening is covered on the interior with sheeting but the sash remains in place on the exterior. The plaster walls have a plain 5½" baseboard. The hardwood floor is 1" x 4" floor boards. A hook board at 5'-10" runs around all the walls.

First-Floor East Apartment, Southeast Room and Closet

The slightly larger, nearly square 8'-5" x 8'-11" southeast room is also accessed by a doorway from the kitchen. The room is illuminated by a window on the south wall. A doorway on the east wall leads to the recently refinished closet that matches the width of the northerly one but

parallels the depth of the adjoining room. The door to the kitchen has been removed but originally opened into the room from the north jamb.

The finishes in the room mostly differ from those found in the other two rooms. The door trim has a cavetto molding. The 2/2 double-hung sash window has the same 4½" trim with cavetto molding as on the door trim and a 3½" apron. The luan panel sheets covering the walls above the clamshell baseboard have been painted. The new ceiling is troweled plaster with a ¾" coved molding and a modern ceiling light-and-fan fixture. Wall-to-wall carpeting covers the floor.

The rectangular, spacious closet has recently been refinished and is open to the adjoining southeast room. Newly applied, unpainted sheetrock covers the walls and ceiling. A new globe light fixture is centered on the ceiling. The window on the south elevation is a new 1/1 vinyl window and replaced the original 2/2 sash window sometime after 2008. The hardwood floor is water damaged 1" x 4" floor boards.

West Apartment, First and Second Floors, Overview

The west apartment occupies both stories of the west side-gable section of 110-112-114 Green Street. The first floor contains two rooms, the kitchen and a north room, most recently used as a bedroom; the second floor has two additional rooms, most recently used as a living room and a bedroom. The bathroom, the only one in the building with early fixtures, is also on the second floor. Stairs rise along the south wall, in the west corner, providing access to the upper story. In addition to the front entry that leads directly into the kitchen, a rear entry leads to a short hall with built-in cabinetry, of the same period as that in the east first-floor apartment. Electricity is primarily provided by EMT conduits running along the walls or ceilings.

West Apartment, First Floor, Kitchen

The kitchen occupies the south half of the first floor of the apartment. The 16'-2" x 10'-10" rectangular room is accessed directly from the front entry and from the back entry via a short hallway. A doorway on the north wall leads to the adjoining northwest room. A quarter-turn stairway in the southwest corner rises along the south wall. Windows on the south and west walls provide light to the room. A thimble high on the north wall shows where the stove was originally located.

The finishes and features in the kitchen are all twentieth century with the exception of the 2/2 double-hung wooden window sash. The window hardware includes pin sash stops on the outer stiles of the lower sash. The front entry door matches the exterior doors for the east apartment. The windows have 4¼" plain board architraves, 4" sills, and no apron. Tile patterned sheet goods trimmed with a 4'-5" high dado cover the walls above the plain baseboard. The top of the wall is trimmed with a coved cornice. Celotex tile patterned panels cover the ceiling which has a modern ceiling light-and-fan fixture. The floor is standard tongue-and-groove narrow-strip flooring.

The only built-in is the mid-twentieth-century sink cabinet along the north wall in the northeast corner. The metal cabinet has double-leaf doors below the sink and metal streamlined handles.

The Colonial Revival open quarter-turn stair has a closed stringer, paneled string board, square balusters supporting a molded handrail, and a square newel post with a molded cap. The first two winder steps lead to a straight flight rising along the south wall and emerging near the

dormer on the upper story. The underside of the stairs is covered with the same tiled sheet good that covers the walls.

West Apartment, First Floor, Back Hall

The narrow 4'-wide hall is the only hall in the building and it provides access from the rear entry to the kitchen. The rear door matches the front door. The wall and ceiling finishes are the same as in the kitchen, including the coved cornice. Vinyl sheeting covers the floor, laid over the hardwood floor as found in the kitchen. Along the east wall is an early twentieth-century, built-in cabinet. Constructed of edge-and-center V-match boards, the cabinet has a pair of doors above the counter; below the counter is a deeper cabinet also with a pair of doors. The characteristic period hardware matches that on the cabinet in the east first-floor apartment.

West Apartment, First Floor, North Room (Bedroom)

The 12'-4" x 9'-11" north room occupies much of the north half of the first floor of the west apartment. The room is accessed from the kitchen; the door has been removed but originally opened into the room from the west door jamb. The brick flue chimney projects into the room on the south wall. A 2/2 double-hung sash window is centered on the north wall and retains its pin sash stops. The window trim is 4" plain board with a plain board sill. Luan paneling covers the walls and the chimney above the 7" plain board baseboard and is topped with a coved molding. The ceiling is plastered. The floor matches that in the kitchen though vinyl sheeting has been placed over it in places.

West Apartment, Second Floor, South Room

The stairs lead directly into this L-shaped, second-floor, knee-walled, primary circulation space. The space measures 11'-8" at its widest part and 9'-2" at its deepest part. A dormer on the south wall has a 2/2 double-hung sash window that matches others in the apartment. A doorway on the north wall leads to a bedroom and a doorway on the west wall leads to the compact bathroom. The stair railing runs along the stair opening to the west wall. The plaster walls are painted a vivid pinkish red. On the east wall, adjacent to the north wall, is a roughly 2'-wide plywood board nailed to the wall, covering an opening to the adjacent apartment. The window and door trim matches that on the first floor. The plaster ceiling has a central ceiling light fixture and electrical conduits laid atop the plaster and running from it to the east, north, and south. On the floor, vinyl sheets have been laid over the 3/4" tongue-and-groove narrow-strip flooring.

West Apartment, Second Floor, Bathroom

The small L-shaped bathroom is partially tucked under the eaves in the southwest corner of the apartment. It measures just 4'-3" at its widest point. The fixtures include an early small porcelain enamel oval wall sink, older toilet, and a claw-foot tub, which is tucked under the sloping ceiling in the narrowest part of the room. A 1/1 replacement window on the west wall illuminates the room. The Colonial Revival 1/4"-thick four-panel door (larger upper, smaller bottom) has raised fields and a bevel-edge escutcheon plate and is unlike any other doors in the building. The ceilings are plastered. The sloping ceiling and ceiling are plaster. Melamine panels cover the west and north walls.

West Apartment, Second Floor, North Room (Bedroom)

The 13'-9" x 11'-7" bedroom occupies the north half of the second floor. The room retains many of its original or early finishes. A window on the west wall provides the only light to the room. A doorway on the east wall is to a closet that spans the depth of the room. A second, small storage closet is located between the south wall and the brick flue chimney that rises up through the west building section. The lath-and-plaster ceiling has a nearly central ceiling fixture powered by a surface electrical conduit. The walls are lath and plaster above a 7" plain baseboard with a cavetto toe molding. The floor is 3¼" tongue-and-groove narrow-strip flooring. The closet and room doors are characteristic early-twentieth-century two-panel doors with stuck moldings, metal bevel-edged escutcheon plates and metal knobs. The narrow two-panel storage closet door lacks moldings and is hung with surface hinges. The window and door trim is the characteristic 4" plain board trim.

The finishes of the east closet interior match those in the room, including plastered walls and ceiling and plain baseboard. A rectangular scuttle at the south end of the closet ceiling provides access to the attic of the west building section. The storage closet is finished with plaster walls and four shelves (1'-3" x 10").

Second-Floor East Apartment, Overview

The second-floor easterly apartment, like the one on the first floor, occupies the easterly side-gable section of the building. The U-shaped easterly half of the apartment contains the kitchen and a sitting room. The westerly half of the apartment includes a bedroom with the bathroom in the southwest corner, open to the room. The apartment is accessed by stairs on the north side of the building that lead to an enclosed porch.

Second-Floor East Apartment, Entry Porch

The enclosed entry porch is accessed by recently constructed pressure treated wood straight-run stairway on north side of the building. The enclosed porch retains some of its original features including 3¼" edge-and-center-bead board ceiling with a center ceiling light fixture. The roof is supported by 4" square porch posts with chamfered edges under a 1' square capital set atop the enclosed balustrade. Insulation panels have been applied to the interior face of the balustrade. The space is now enclosed with aluminum storm sash between the posts on the south and east elevations, done at an unknown date after original construction. Wall-to-wall carpeting covers the floor.

Second-Floor East Apartment, Kitchen/Living Room

The U-shaped easterly portion of the apartment is partially subdivided by a 4'-3" x 1'-6" partition comprised of a closet and plastered brick flue chimney. The exterior entry on the east elevation leads into the southern half of the 12' x 17'-9" space. The entry door matches that of the first-floor apartments though the top half has been boarded up. A 2/2 double-hung sash window on the east wall provides the only natural light to the multipurpose space. The window retains its pin sash stops on the outer stiles of the lower sash. Edge-and-center-bead boards (4⁷/₈") cover the ceiling and sloping ceiling of the space, above the 2'-4" high wainscoting which is differently sized edge-and-center-bead boards (5¼" and 7"). The area between the wainscoting and bottom edge of the roof (roughly 12') is plastered; the west wall of the southerly half of the space is

sheetrock. A crown molding, consisting of a torus, fillet, and cavetto runs along the west wall, above the closet, and around the chimney, along the south side of the closet partition to the west wall. Vinyl sheeting has been laid over 3/4" tongue-and-groove flooring; wall-to-wall carpeting has been laid over the vinyl in the southerly half of the space. A small square scuttle that allows access to the attic crawlspace of the east side-gable section is centered near the east wall.

The northerly kitchen half contains a number of built-ins. On the east wall between the entry and the window is a built-in sink cabinet with a porcelain enamel sink. Constructed of edge-and-center V-match boards the single cabinet has surface hinges and a turn latch. A small counter on the north side of the counter has been extended with a new piece of plywood covered with contact paper. Above the sink is a modern metal medicine cabinet with a mirror, as this is the only sink in the apartment. On the west wall is a built-in cabinet, also constructed of V-match boards. Above the counter is pair of differently-sized wall cabinets with angled top edges owing to the sloping ceiling. Each is hung with surface hinges and has a cupboard turn latch. Below the counter are two cabinets with the same hardware, and a single shelf extending the length of the space. A closet, the only one in the apartment, is located between the west wall and the chimney, constructed of the same 3/4" edge-and-center-bead board used elsewhere in the space, including for the door and the south wall of the closet. Inside the closet are a hook bar and a single rod.

Second-Floor East Apartment, West Room (Bedroom and Bathroom)

The 9'-5" x 17'-9" rectangular room is accessed from the kitchen. The room has a mix of finishes from different periods. The ca. 1925 door is an early twentieth-century single panel door with stepped moldings. The original hardware includes a stepped-back escutcheon plate with a beveled ring door knob. A dormer on the south wall has replacement 1/1 vinyl window sash. Painted luan paneling covers the sloping ceilings and walls above the plain baseboard. The ceiling is Celotex tiles. The floor is 1" x 4" stained fir or yellow pine boards.

In the southwest corner of the room is a toilet, partially screened by a short north-south wall constructed of the standard edge-and-center bead board. To the north of that is a three-sided tin shower, open at the top. In the toilet area paneling sheets are laid horizontally on the west wall and knee wall. On the west wall between the toilet and shower is a roughly 2' wide and 14 3/4" deep opening with three added shelves. The wall is so thick in this location because it represents the combining of the original exterior west wall of the east side-gable section and the east wall of the added west side-gable section. Removal of the side panel on this opening revealed the two phases of construction. The original west wall includes 2" x 3" studs, sheathing boards, and clapboards. Abutting the original exterior clapboards are 2" x 4" studs of the added section with lath and plaster on their west face. This shows the west section was added onto the east section and not a pre-existing structure that was moved to this location and joined with the east section.

Attic

The attic is viewable only through small scuttles at the east end of each section. The roof framing in the east attic consists of vertically sawn, differently sized rafters set roughly 4' on center, mitered and nailed at the top with no ridge pole, supporting 1" x 10" sheathing boards. Every other rafter pair is strengthened with a roughly 1" x 8" collar tie nailed to the rafter pairs. The gable end is framed with 2" x 4" studs. On the north slope the sheathing boards have been

cut to allow the insertion of a pair of small metal vents. Cellulose insulation has been sprayed on the floor, obscuring the flooring. The west attic is framed with 2" x 4" rafters, set roughly 2' on center, nailed together at the top without a ridge board. The sheathing boards are mostly 1" x 12". The gable end studs are 2" x 4".

Outbuildings

The storage shed (roughly 12' x 22') sits on a concrete slab and rises to a tar and gravel-roof. Two doorways on the west elevation provide access to each half of the two-room unfinished interior. The framing of the rectangular structure is 2" x 4" stud construction, set variously from 2'-3" to 2'-8" on center and resting on a 5" x 6" sill. The random-width sheathing boards are clad with vinyl siding. Each section has a single 2/2 window on the east wall.

Building Comparison

The form of this building is distinctive for the Berlin Heights Addition Neighborhood, in large part because the building predates the platting and development of that area. Few of the 1870s building finishes seem to remain, however, with the exception of the framing. The building footprint and original additional massing elements, such as the front porch and the walls dormers are also original. However, the subdivision of housing into more units than as originally constructed is a very common pattern not only in the Berlin Heights Addition Neighborhood but in many of Berlin's neighborhoods. A large kitchen as the primary circulation space is also characteristic of housing in Berlin.

Historical Information

General Background of Locale

European settlement of Berlin (initially called Maynesborough) dates to the early nineteenth century. Initial settlement began in 1821 on the east side of the river with incorporation in 1829, at which time there were approximately seventy-three inhabitants (Merrill 1888, 789).² The location was attractive for two main reasons. The powerful Androscoggin River at the confluence with the Dead River, a small waterway with little volume, provided significant water power for small saw and grist mills. Plentiful timber resources covered the hills on either side of the river valley and nearby mountains (Gove 1986, 82). In addition, there was sufficient arable land for farming for the original settlers. Only with the arrival of the railroad in 1851, however, and an economical means of transport for lumber and wood products did the town's development begin to flourish. The railroad provided access beyond a local market and attracted outside investors to the town to build large-scale operations.

Wood Pulp And Paper Manufacturing

The second most significant and transformative event in Berlin's long-term development was the introduction of the wood pulp industry, beginning in the late 1870s. Wood pulp and paper mills

² The following is only a brief overview. For a more thorough overview history of the area see the context document (forthcoming) being prepared in conjunction with this HABS documentation. See also the bibliography, especially Preservation Company 2002 and Preservation Company 2008. The above and sections of the context document draw extensively from those two earlier documents by Preservation Company, at times verbatim.

began to replace saw mills as the dominant industry, reaching their zenith in the early twentieth century with multiple mills constructed along both sides of the river. Innovations in the manufacture of paper, notably the supplanting of rags by wood pulp for its production, was the genesis of this transformation, along with refinements of the wood pulp manufacturing process (Watterson 1997; Smith 1970, 121-187). By 1896 the Burgess Sulfite Fiber Company was the largest in the United States, manufacturing 75-80 tons of pulp per day (Watterson 1997). During the peak decades of production, multiple mills operated along the Androscoggin, manufacturing a wide range of wood products. Many of the mills were under the aegis of the Brown family, the town's predominant employer, and its corporate entities from the 1890s to the 1940s. By the late 1910s, the company manufactured a range of wood, wood pulp, and paper products including clapboards, fibre tubes, duo wrappers, sheathing paper, general merchandise, pulp screenings, house plumbing, kream krisp (later Crisco), shingles, lumber, book paper, kraft paper, bond paper, blinds, kraft pulp, sash, chloroform, doors, bleach liquor, lignine, and bleached sulphite pulp (Brown Bulletin 1919, 1). The second major corporate entity, the International Paper Company (established 1898), which had purchased the Glen Manufacturing Company in 1898, became the largest producer of newsprint in the world with multiple plants nationally, including several in Berlin.

Population

This flourishing industrial development created a growing demand for an ever larger work force. Large numbers of immigrants and migrants, many with lumber skills, flocked to Berlin to work in the mills, which often had high-paying jobs. The recruitment of skilled labor and individuals in specific trades was likely done through a variety of means, none specifically identified to date. Word of mouth likely played a key role in recruitment but other more active means may have been employed though the specific means remain unexamined.³ In addition to attracting large number of migrants, primarily from New England, Berlin became home to large numbers of immigrants, predominantly from French Canada and Europe. The flourishing local economy also attracted large numbers of tradesmen, merchants, craftsmen, professionals, and laborers, to name a few, to provide the goods and services essential to a thriving metropolis. Over the forty-year period from 1880 to 1930 the population of the city swelled from just over 1,100 to over 20,000 (Bureau of the Census 1890-1930). The Depression, however, significantly curtailed the paper-making industry, and in turn the economy of the City of Berlin, from which it never fully recovered. While the paper industry remained in Berlin into the 1970s, the numbers of mills and individuals employed steadily decreased over the decades.

Platting And Residential Development

Residential neighborhoods arose on both sides of the Androscoggin River in the wake of the establishment and flourishing of the paper mills, along with the extensive subdivision of land in grid patterns laid over steeply rising hillsides. Berlin was largely developed out of separate large parcels platted predominantly between 1890 and 1910. The Berlin Heights Addition was one of a number of areas in Berlin first platted in the early 1890s and generally developed over the next thirty years. The area, referred to as "The Avenues" for its north-south running numbered

³ More recent sources have suggested that recruitment occurred at Ellis Island but this has not been substantiated with primary sources. In nineteenth-century Lowell, Massachusetts, recruitment of French Canadians was done by French-Canadians hired by the textile mills (Early 1979, 130).

avenues, was named Berlin Heights Addition during the platting process to differentiate it from an earlier neighborhood, called Berlin Heights located to the northeast, east of the Grand Trunk Railway tracks. The platting and development of the area occurred in several phases over the course of the 1890s. By 1930 the blocks within The Avenues/Berlin Heights Addition Historic District boundary had reached its greatest density, comprised of a mix of single- and multi-family wood residences with modest set backs on urban lots, most typically measuring 50' x 100'. Over the course of those peak forty years Berlin grew from a small town to a thriving, bustling metropolis, the largest city in the northern part of the state.

In contrast with earlier nineteenth-century New England textile communities comparatively little company housing was constructed in Berlin. Two early companies, Forest Fibre Company and Glen Manufacturing Company did build a small number of houses and duplexes in the 1880s, outside of the Avenues, but the majority of housing was built by individuals. A cross section of individuals and entities, including Berlin businessmen, small-scale businesses, and individual property owners implemented the processes of platting, laying out roads, and financing and constructing housing. Speculative development was less common than individual development, either for owner-occupied or tenanted buildings.

Concurrent with the land development was considerable infrastructure development, including a sewer and water system, and electrification. The surveyor and engineer W.C. Perkins, president of the Berlin Heights Addition Corporation, was responsible for the layout of the town's water and sewer system which was first completed by 1893 (Bacon 1890:86; Annual Report 1893, 27-30). In the early 1890s the town Board of Health urged that all dwellings and businesses be connected to the sewers as sufficient water was now available for flushing them (Annual Report 1893, 27). As new areas were platted and developed, the systems were extended into those sections. The Berlin Electric Light Company had been established in 1887 and so lights were being placed along the streets. For instance, in 1894, a warrant included an addition of an electric light near the corner of Green Street and First Avenue and one near the school house west of the Grand Trunk Railway, both in the Avenues (Annual Report 1895, 5). In 1897 the city incorporated and the first city annual report includes a lengthy ordinance relating to sewers, including the requirement that plumbers get licensed "to do business as a plumber in connection with the Sanitary Sewer System" in Berlin (Annual Report 1898, 33).

From its inception the Berlin Heights Addition area, like many developments in Berlin, took on an urban character, with a grid street pattern in blocks of narrow acreage lots. The pace, character, and concentration of development in the neighborhood was influenced by geography and population pressures. First through Third Avenues and the lower cross streets were the earliest and most heavily developed, most likely because of their closer proximity to the downtown area and relative flat topography. The lots on First and Second Avenue were completely developed by ca. 1909 while Third Avenue and those above it were filled in more slowly (Sanborn 1901-1950).

Housing Stock

The housing stock in Berlin overwhelmingly is comprised of single, freestanding, wood-frame buildings on each lot, with air, light, and a small amount of land on all sides. The dwellings include a variety of single-family and multi-family residences with individual characteristics and distinguishable from their neighbors, though drawing upon certain common massing and spatial

characteristics typical of the period of construction. They employ an assortment of forms and styles popular in the late nineteenth and early twentieth centuries on residential buildings. Many lots include outbuildings or garages, some of which post-date the construction of the original residence as evidenced by the large number of building permits filed for one-story buildings in the 1910s and 1920s (Annual Reports 1912-1928). The Avenues is made up of primarily residential buildings of three units or less, typically one-and-a-half to two-and-a-half stories in height, with no building in the neighborhood rising above three stories. Some other neighborhoods do have four-story multi-family examples. The multi-family houses in Berlin as a whole have significantly larger porch structures than commonly seen in other urban environments, and tend to have porches on two or more elevations. Many of these porches provide exterior access to each living unit. Builders also used local materials in housing construction. Most dwellings have native stone foundations and are of wood construction. In much of the housing erected in the early twentieth century there is considerable similarity of interior finish materials, including window and door trim, doors, and edge-and-center bead wainscoting and cabinetry. Many of the wood building and finish materials would have been readily available locally from the Brown Company's Retail Lumber division which manufactured "All kinds of Building Material." An advertisement in the 1920 Directory listed Kyanized lumber, shingles, calno board, doors, windows, brick sheathing paper, "all kinds of moulding," and a "full line of interior finish" in hard pine, cypress and spruce, and soft pine (Directory 1920).

Ownership And Occupancy

The extent of rapid construction of housing in those decades along with the high percentage of rental properties can be gleaned from the census records. As of 1890 Berlin contained 364 dwellings housing a total of 702 families (Bureau of the Census 1890). Ten years later the number had more than tripled to 1,181 dwellings containing 1,672 homes.⁴ Of those total homes, 574 were owned, 1,077 were rented, with an additional twenty-one of unknown tenancy (Bureau of the Census 1900). By 1910 the dwelling number had increased by nearly one-half to 1,476, comprised of 2,302 homes, of which 892 were owned, 1,390 were rentals, and twenty were unknown (Bureau of the Census 1910). Those numbers had increased further by 1920. In that year Berlin had 3,115 homes (number of dwellings is not noted), of which 1,407 were owned, 1,656 were rented, and 52 were of unknown tenure (Bureau of the Census 1920).⁵ Of particular note is the increase in the number of owned homes. By 1930 the numbers had increased further, with a total of 2,959 dwellings. Of that total, 2,138 were single-family dwellings, 539 were two-family dwellings, and 282 were three-or-more-family dwellings (Bureau of the Census 1930).⁶ As of 1940 the number of dwelling units in Berlin had increased further, totaling 4,557. Of that total, 1,580 were detached one-family dwellings, twelve were attached one-family dwellings, 102 were side-by-side two families, 1,066 were other two-family dwellings, 765 were three-family dwellings, and the remainder 1,032 other types of dwellings including four-families (280), one- to four-family with business (133), five- to nine-family (531), ten- to nineteen-family (69), and other dwelling place (19).

⁴ Home refers to living space, not a building, so if a dwelling is occupied by more than one family or household, it is the home for each of those families.

⁵ The summary reports do not include totals for number of dwellings.

⁶ The summary reports do not provide a breakdown of owned vs. rental properties.

Many of the residents who initially settled in the Berlin Heights Addition neighborhood comprised a class of moderately skilled workers, including shoemakers, mill engineers, papermakers, carpenters, contractors, and others. The relatively high wages paid by the wood and paper mills in Berlin allowed many families to purchase their own homes. Between 1900 and 1920 renters initially outnumbered homeowners in the neighborhood but after that date the ratio was nearly equal (Bureau of the Census 1900-1930). Households varied in size and often included several generations or extended family members. In addition, or alternatively, household size was increased through the taking in of boarders or lodgers to provide extra income (Bureau of the Census 1900-1930). In the Avenues multiple generations of a family frequently resided in the same general area, often acquiring several lots in close proximity to each other if not directly abutting each other.

Ethnicity

The ethnic diversity of the mill's workforce is apparent by the number of neighborhoods initially identified by the nativity of their residents. Berlin's immigrants included Scandinavians, French Canadians, Germans, Irish, Russians, Russian Jews, and Italians. Areas were known as 'Irish Acres,' 'Little Canada,' 'Norwegian Village,' and 'German Town.' A small cluster of Russians settled on the west side of the railroad tracks at the base of Mt. Forist. By the late 1930s the city had thirteen different churches where services were conducted in five different languages (WPA 1938, 124). The areas were never entirely segregated by ethnicity and by the 1930s they were becoming more diverse (WPA 1938, 124).

Though the Berlin Heights Addition/The Avenues area was dominated by French Canadians, who often established close-knit neighborhoods with family and parochial ties, it was a mixed ethnic neighborhood. The French Canadian church, St. Anne's, predated the development of the Avenues and so was located elsewhere in the City. The Russians, initially mostly single men, arrived around the turn of the twentieth century. By 1915, there were 300 Russian men in Berlin, but only a few families. A Russian Orthodox congregation was formed for moral and spiritual guidance and the Holy Resurrection Church was constructed (Berlin Heritage Trail Partnership 1997:11).

History 1940 To Present

The Depression had a profound impact on the economy of Berlin, with the Brown Company suffering a series of setbacks such that by the 1940s it was close to bankruptcy. Though the industry recovered to some extent during the war and in the several decades afterwards, its numbers and innovations never matched those of the early twentieth century. The company was no longer locally owned and ultimately was acquired by a succession of corporate entities (Rule n.d.). The other large paper manufacturer, the International Paper Company, closed their Berlin mill in 1931. The decline in the local paper industry contributed to a decline in population, which decreased from its high of over 20,000 in 1930 to just over 15,000 by 1970. The decline has continued up to the present, though the numbers increased slightly in the 2000s, resulting in a population of just over 10,000 as of 2011 (www.city-data.com). The remaining mills were demolished in 2007 though one remains just south of the town line in Gorham.

History of Property with Ownership as Important to Building

The Lemere-Desilets House, built between 1872 and 1874, predates the platting and development of the Berlin Heights Addition Neighborhood and is the oldest or one of the oldest extant buildings in the neighborhood. The building history of the property and its ownership and occupancy patterns are representative of the Berlin Heights Addition Neighborhood. Original construction by the property owner for their occupancy is typical of the neighborhood. The subdivision of a multi-family into additional units is quite prevalent, often done in response to increased demand for housing and changing family circumstances, such as providing a small apartment for newly married adult children. A second common theme is the ethnic heritage of the owners and occupants, in this case predominantly French Canadian. In many instances the French-Canadian tenants were employed in the paper mills or some associated trade such as lumbering or mill work. 110-112-114 Green Street also has a lengthy association with the neighboring property to the west, 122-124 Green Street sharing common ownership beginning in 1929.

Construction and Ownership 1872-1900

The Lemere-Desilets House was built between 1872 and 1874. In July 1872 Augustus (or Augustin) Lameer (named Louis Lemere in a later deed) and Leivic Desilarr (spelled Louis Desilito or Desilito in later deeds) acquired a piece of land or building lot on the County Road leading from Berlin Falls to West Milan, adjacent to the west side of the railroad line (Deed 1872 42:340).⁷ In April 1874 Lemere and Desilito, both laborers, sold an undivided third part of the dwelling house and land (now identified as lot no. four, range nine) on what is now called Green Street and abutting the railroad to Napoleon Desilito (also spelled Desilets), likely a brother of Louis (Deed 1874 B5:124). In the early 1880s both of the Desilets quitclaimed their title of the land bought of Daniel Green and “the house thereon built by us” (Deed 1882 42:356; Deed 1883 42:354).⁸

Given the joint ownership from its earliest years, the building was likely built as a two-family. The physical evidence uncovered during examination of the built reveals it was built in two phases, with the east half constructed first, and the west half added by 1888 (Norris 1888).

The 1892 Hurd Map identifies A. Lemere as the owner and the 1892 subdivision plan mistakenly spells the owner's name as A. Lemeiux (Hurd 1892; 1892 BHA Plan D). In 1895 Lemere mortgaged the property for \$400 (Deed 1895 72:290).⁹ Two years later he quitclaimed the property to the Berlin Heights Addition and received it back the same day, likely for the purposes of adjusting the lot description in accordance with the Berlin Heights Addition plans (Deed 1897 75:332; Deed 1897 75:333). In 1900 it was an owner-occupied, two-family house (Census 1900).

⁷ This is a quitclaim deed rather than a warranty deed. In many of the primary documents, including census records, deeds, and birth, marriage, and death records, both the first and last names of the Lemeres are spelled differently. The last name is most commonly spelled Lemere, Lemire, or Lamire. The first and last names of all three men and their wives are spelled differently in various documents.

⁸ The quote is from Deed 1882 42:356. By then Napoleon Desilets was living in Lewiston, Maine.

⁹ The mortgage was discharged in 1907 by the Gorham Savings Bank, to whom it had been transferred (Deed 1895:72/290).

Lemere Family

Augustus Lemere (born 1847) emigrated from Quebec ca. 1870 (Census 1900) and soon thereafter married Stephanie (Ostaphanine) Desilette (also a French-Canadian immigrant, born ca. 1865). She was likely a relation of Louis and Napoleon Desilets, who jointly owned the property with Lemere for a time.¹⁰ Nine children were born between ca. 1871 and 1886, all in New Hampshire. They were: Henri (born ca. 1871), Albert (born ca. 1874), Jessie (ca. 1875-1896), Joseph (born ca. 1876), Sarah (born ca. 1878), William (1879-1910), Peter (born October 1881), Edward (ca. 1883-1898), and Mary (born ca. 1886) (Census 1880; NH Birth Records; NH Death Records). Mrs. Lemere died sometime between 1889 and 1895. By 1895 Augustus had remarried. His new wife, Celina Belanger (1847-1929), a native of St. Sylvestre, Quebec, had immigrated ca. 1881 (Census 1900; NH Death Record 1929). By 1900 (Census 1900), Augustus Lemere's probate identifies only five children (or grandchildren) as heirs: Henry, then living in Lewiston, Maine; the children of William A. (deceased); Peter (born ca. 1882), also of Lewiston, Maine; Mary Stott (born ca. 1886) of Jamaica Plain, Massachusetts; and Sarah Brown, of Old Orchard, Maine (Coos County Probate 1910).

Occupancy, 1880-Present and Ownership 1900-Present

In 1880 the Lemere family lived in one part of the house. The household consisted of Augustus, his first wife Stephanie (age 35), and their six children, all under the age of 10 (Census 1880). At that time, Lemere worked in a sawmill, likely the Wheeler steam sawmill. The 1929 centennial book for Berlin noted that Lemere and another individual "used to walk the three miles from Berlin in winter, saw laths twelve hours by night and walk back each morning" (Anonymous 1929:36). Didier Careau, who worked in the pulp mill, his wife Lunima, and their three young children, lived in the other unit (Census 1880). As of 1900, Augustus and his second wife Celina lived in one apartment, along with his two youngest surviving children, Peter and Mary. Augustus worked as a laborer and his two children worked in the shoe factory that operated nearby. A French-Canadian couple, William and Elviana Demielle, rented the other apartment (Census 1900).

Lemere died in January 1910 and his executor was neighboring property owner Louis Rodrick (also spelled Rodrique) (Deed 1912 120:347; Death Record 1910; Coos County Probate 1910). It appears that the building had been subdivided into three units by that time. In 1910 the two rental units were occupied by Alphonse and Marie Renaud, recently arrived from Quebec, and sulphite mill worker John Dalton and his wife and five children who had just come from England. Lemere's widow Celina lived in the third unit with her nephew Errol Lamoine, a 22-year-old, first-generation French-Canadian laborer working in the sulphite mill (Census 1910).

Celina remarried in August 1910, a little over six months after her husband's death and she acquired the house from his estate in 1912 (Coos County Probate 1910; Deed 1912 120:347; Deed 1913 120:347). Her new husband, Ferdinand (Fred) Bisson (1860-1931), was thirteen years younger and it was also his second marriage (City Annual Report 1911: 1910 Marriages). Bisson had come from Quebec ca. 1908. He worked as a truck driver for a machine shop. The

¹⁰ Lemere's death certificate gives his date of birth as 7 November 1835, making him 74 years old at the time of his death. This differs from the 1880 and 1900 census information. But the address and the number of years in the United States match the census information.

Bissons lived in the Green Street house through much of the 1920s, sharing it with tenants in the other two rental units.¹¹ By 1915-16 the tenants were Charles Armstrong, a millwright employed by Brown Mill Company, and Onesiphar Bisson (born ca. 1887), likely Frank's son from his first marriage. At the time Onesiphar was a teamster employed by Goebel & Co. He would subsequently move next door to 124 Green and become a salesman for Lafayette Company (Directory 1924, 1927; Census 1930). By 1920, tenants included French Canadian mill engineer Fred Gagne, his wife Marie and baby son, and baker Arthur Belanger (born 1892), his wife Eva, two young children and brother-in-law (Census 1920). By 1924, Gagne had moved out and Omer Gagnon, employed as a laborer now lived in that apartment (Directory 1924).

Vaillancourt Ownership and Tenants, 1929-1974

After the death of his wife Celina in 1929, Frank Bisson sold the property to Joseph and Rose Vaillancourt, owners of the adjoining property to the west, 122-124 Green Street (NH Death Records Index; Deed 1929 254:223). The Vaillancourts would own 110-114 Green Street until their deaths in the early 1970s. The couple, however, never lived in the building, always living nearby at 747 First Avenue. Their son Leo W., who also worked in the family grocery store (122 Green Street), inherited the property after his parents deaths in the early 1970s. Soon thereafter he sold the property, leading to a change of ownership for the first time in forty-five years (Deed 1974 569:501).

Joseph Vaillancourt was born in Quebec ca. 1883 and came to the U.S. as a baby. He married Rosanna (Rose A.) Therrien in April 1907 and the couple initially lived with her parents Elzier and Eugenie Therrien at the north end of Third Avenue (836, not extant) before acquiring and moving into 747-749 First Avenue (Census 1910; Preservation Company 2008; NH Marriage Records Index). Joseph Vaillancourt worked as refrigerating engineer for the sulphite mill and then foreman in an ice plant (WWI draft card; Census 1930). The couple had six children: Harry (born 1908), Lawrence, Rose (1913-2004), Alice (1915-2012), Leo (1917-2008) and Dora. Joseph and later his sons Harry and then Leo W. also operated Vaillancourt Grocery next door at 122 Green Street for roughly forty years beginning in the early 1920s (Directory 1920, 1923, 1961, 1969-70). During that period some tenants in 110-114 Green worked in the grocery, including family members.

After Bisson sold 110-114 Green Street, he appears to have continued to live in the house for another year or two (Census 1930; Directory 1930). Meanwhile, Onesiphore Bisson, was now living again at 114 Green Street, along with his wife and four children, ages 7-19, paying \$11 per month in rent (Census 1930). Alex Rabideau (born ca. 1903) and his wife Blanche had been renting the other unit since the late 1920s (Directory 1927). By 1930 they had a 2-year-old son and paid \$9 per month in rent (Census 1930). Rabideau worked for Brown Company. The couple remained for ten or so years until sometime after 1936 (Directory 1927, 1930, 1936, 1939; Census 1930).

For much of the 1930s and early 1940s the tenants remained fairly constant and included the oldest Vaillancourt son. By 1932 Harry Vaillancourt, who ran the family's grocery next door (122-124 Green), lived in one of the apartments. By 1940 the household included his wife Ella

¹¹ In 1913 Bisson filed a building permit to erect a two-story wooden building on Green Street, likely 122-124 Green Street (1914 Annual Report).

(born ca. 1914) and their daughter Rita (born ca. 1933) (Directory 1932, 1939; Census 1940). The couple paid \$7 per month in rent. The Rabideaus remained as tenants until the late 1930s (Directory 1936, 1939). After Onespiphar Bisson moved out in the early 1930s, the third unit was rented to different members of the Vien family, first Willie (born ca. 1911) who worked at the State Fruit Company and then his older brother Philip L. Viens (born ca. 1899) who worked for Brown Company (Directory 1934, 1936, 1939, 1941). The brothers were first-generation French-Canadians. In 1940 the Vien household included his wife Andrea (born ca. 1895) and his two brothers-in-law, Treffly Lemelin (born ca. 1889), a painter at the paper mill and Paul Lemelin (born ca. 1898), a yard laborer at the paper mill. Rent was \$15 (Census 1940). The third apartment was vacant in 1940.

In the 1940s Harry Vaillancourt continued to live in one of the apartments for much of the decade, before moving next door to the apartment above the grocery store. By the late 1940s the building was numbered 110, 112, and 114 Green Street. Other tenants included Mrs. Marie Louise Guillette (No. 110) and Adelard Goulet and his wife Cecilia (No. 114), both of whom continued to live in the Green Street house until sometime after the mid-1950s (Directory 1948, 1950, 1953, 1956). 112 Green Street was rented by Alfred Bilodeau in the early 1950s and followed by Alfred Martin and his wife Katherine. Both Goulet and Martin were woodsmen, a profession held by a number of the tenants in the 1950s and early 1960s.

By the late 1960s, the residents were all new, and included Rose Couture, Salomee L. LaValle, widow of Wilfred J.; and Rose and Gerard Godin (Directory 1969-1970).

Ownership 1974-present

Oreste and Antoinette Mosca, Jr., (1929-1992) who lived further west on Green Street (No. 158) acquired the property from Leo Vaillancourt in 1974 (Deed 1974 569:501). Tenants included George Poulin, Madeleine R. Gamache, and David G. Dumis, a woodsman, and his wife Sophie (Directory 1975).

The property changed hands again just four years later when the tenants David and Sophie Dumais acquired the house in 1978 (Deed 1978 610:370). The couple owned the property for the next seven years before selling it to their new neighbors, Marcel I. Arseneau (1930-1998) and his wife Florence (LeBlanc) (1914-1995) in 1985 (Deed 1985 677:797). The Arseneaus continued to own both properties until their deaths while living next door at 124 Green Street. After 1998, the Arseneau heirs owned both properties (110-112-114 and 122-124) for more than ten years before they were sold to the State of New Hampshire in 2010 (Deed 1317:190).

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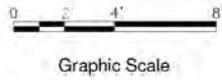
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Exterior Elevations

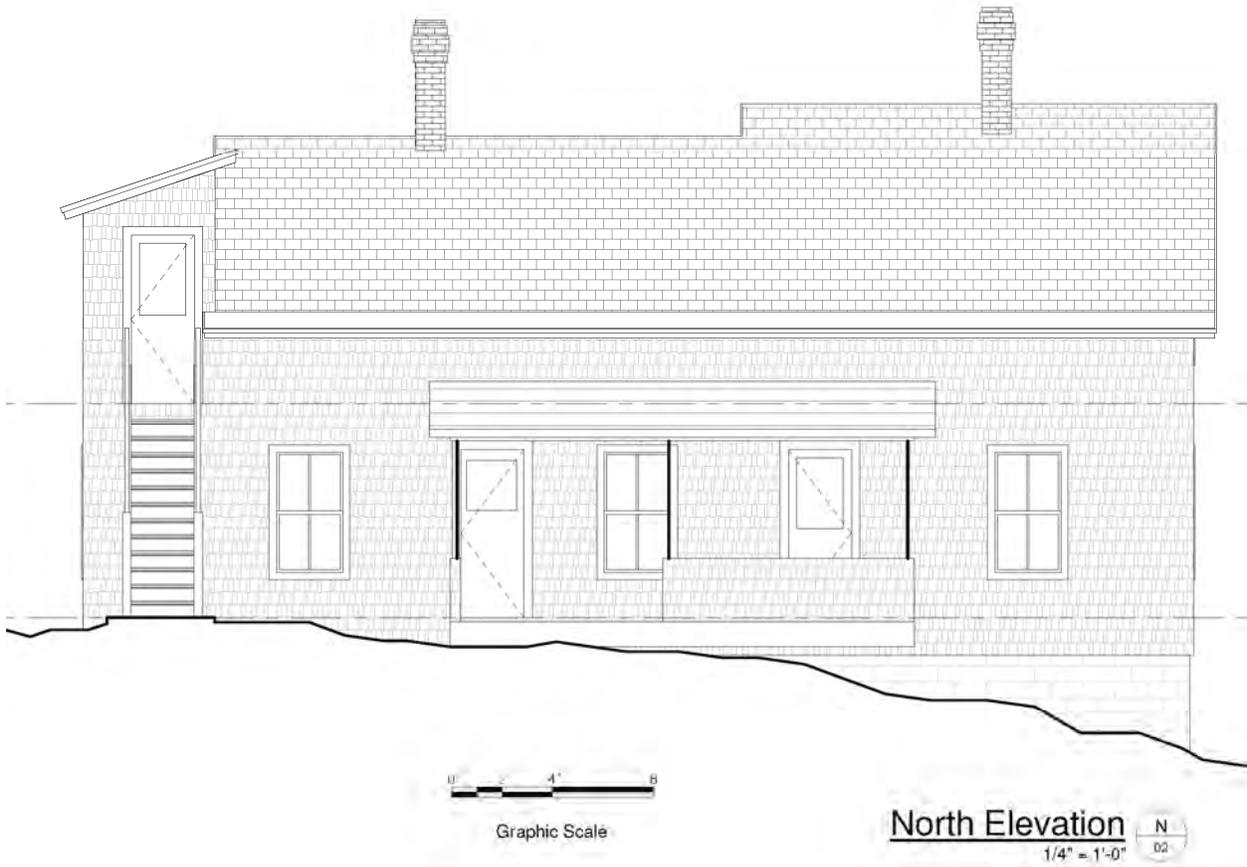


Front (South) Exterior Elevation

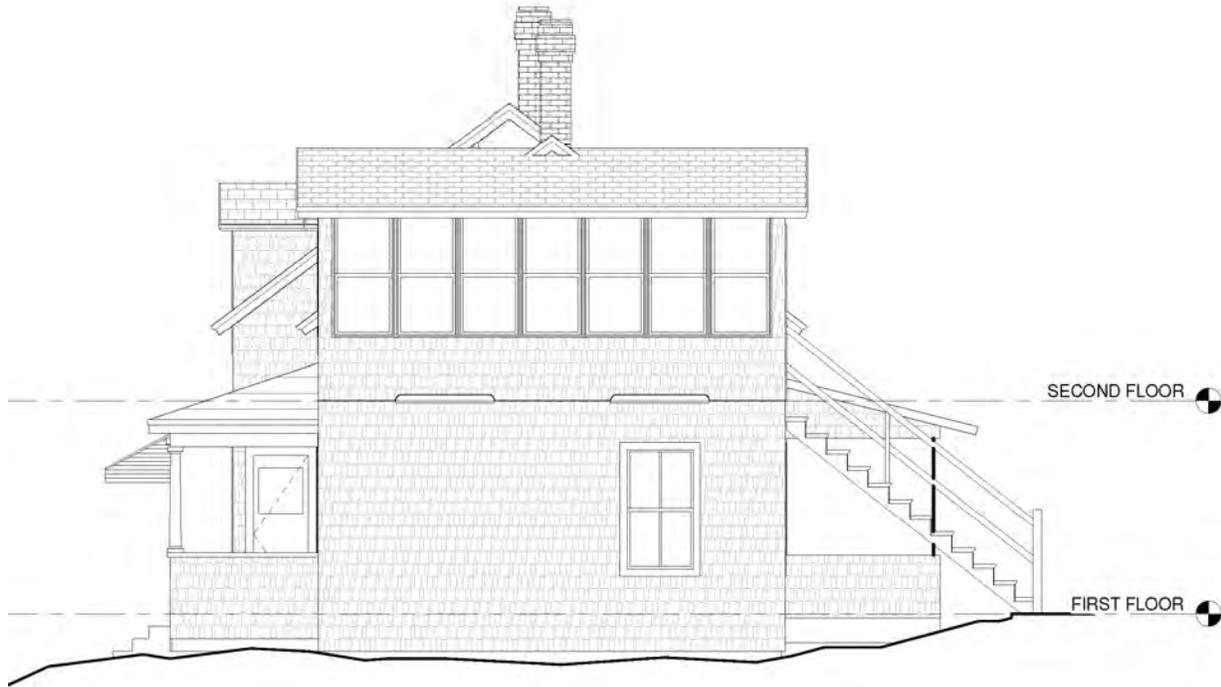


West Elevation W
02
1/4" = 1'-0"

West Side Exterior Elevation



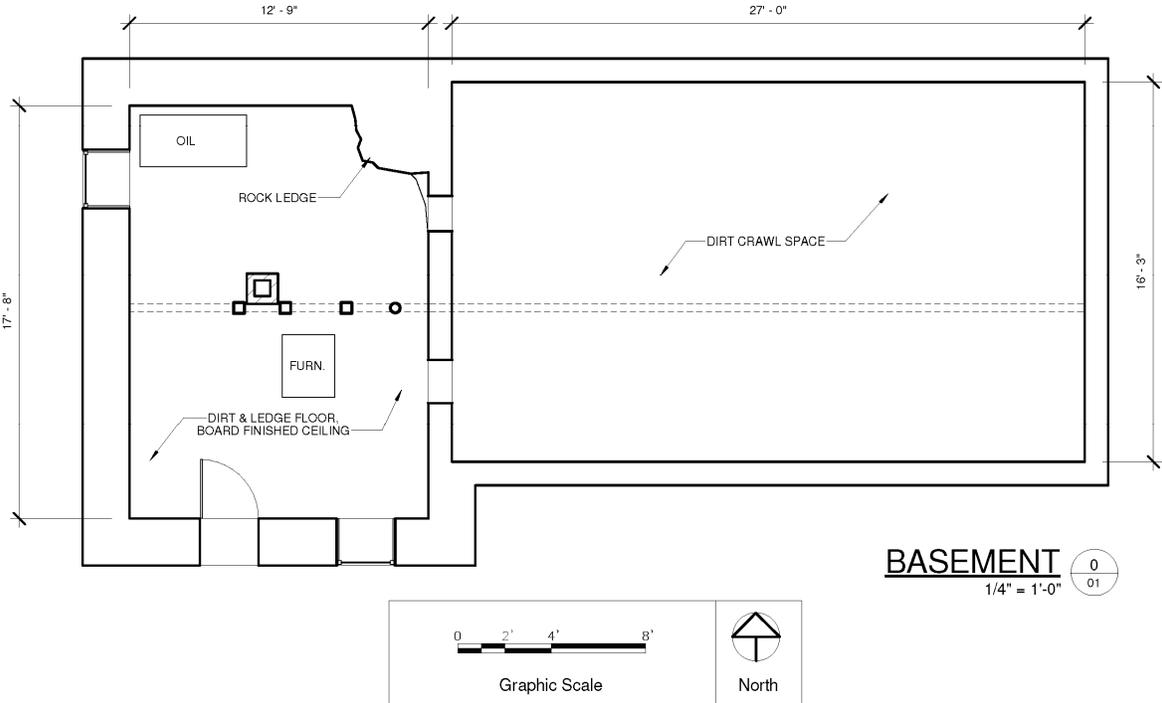
Rear (North) Exterior Elevation

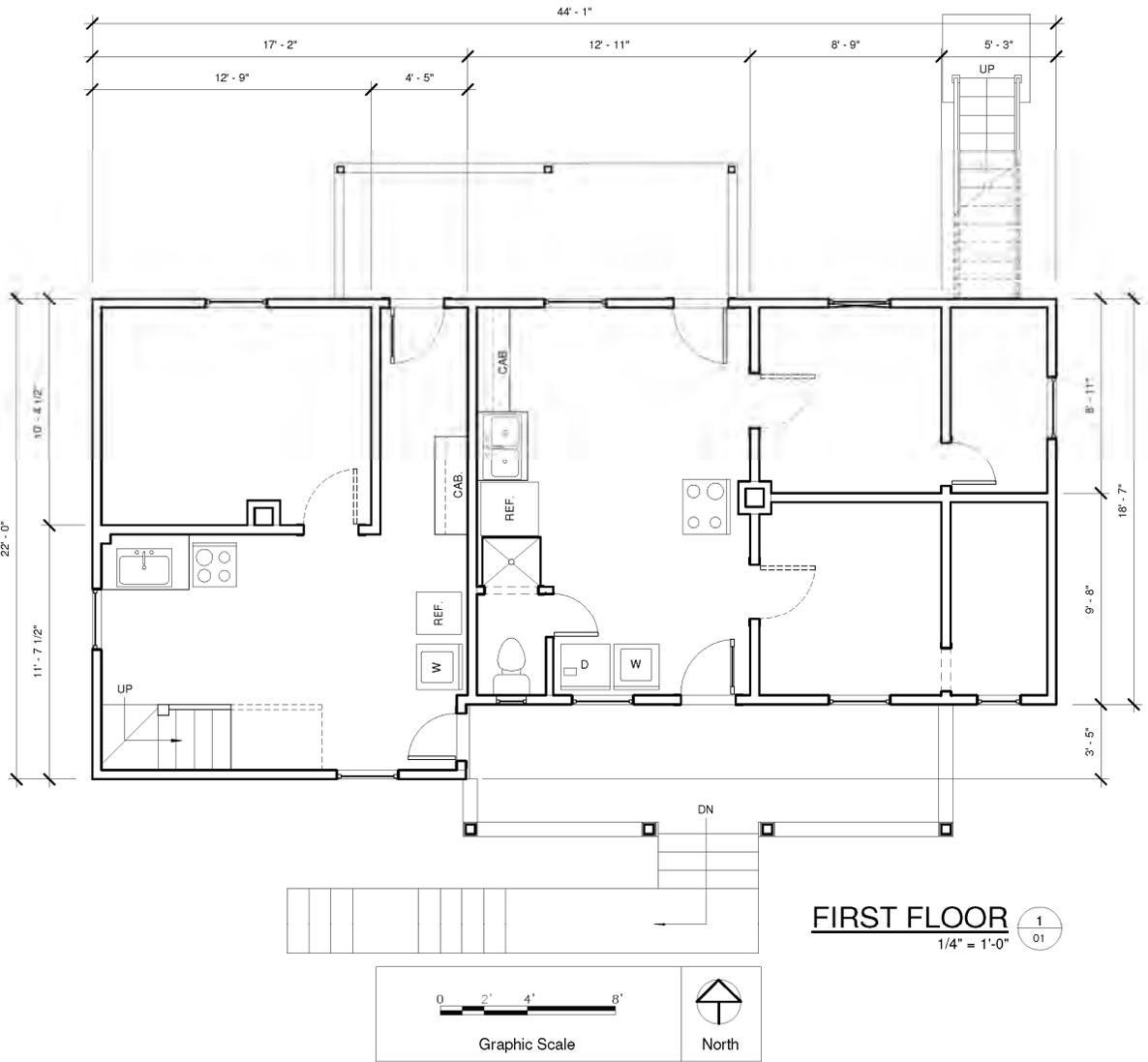


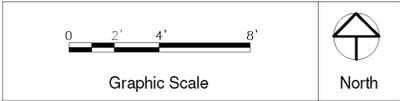
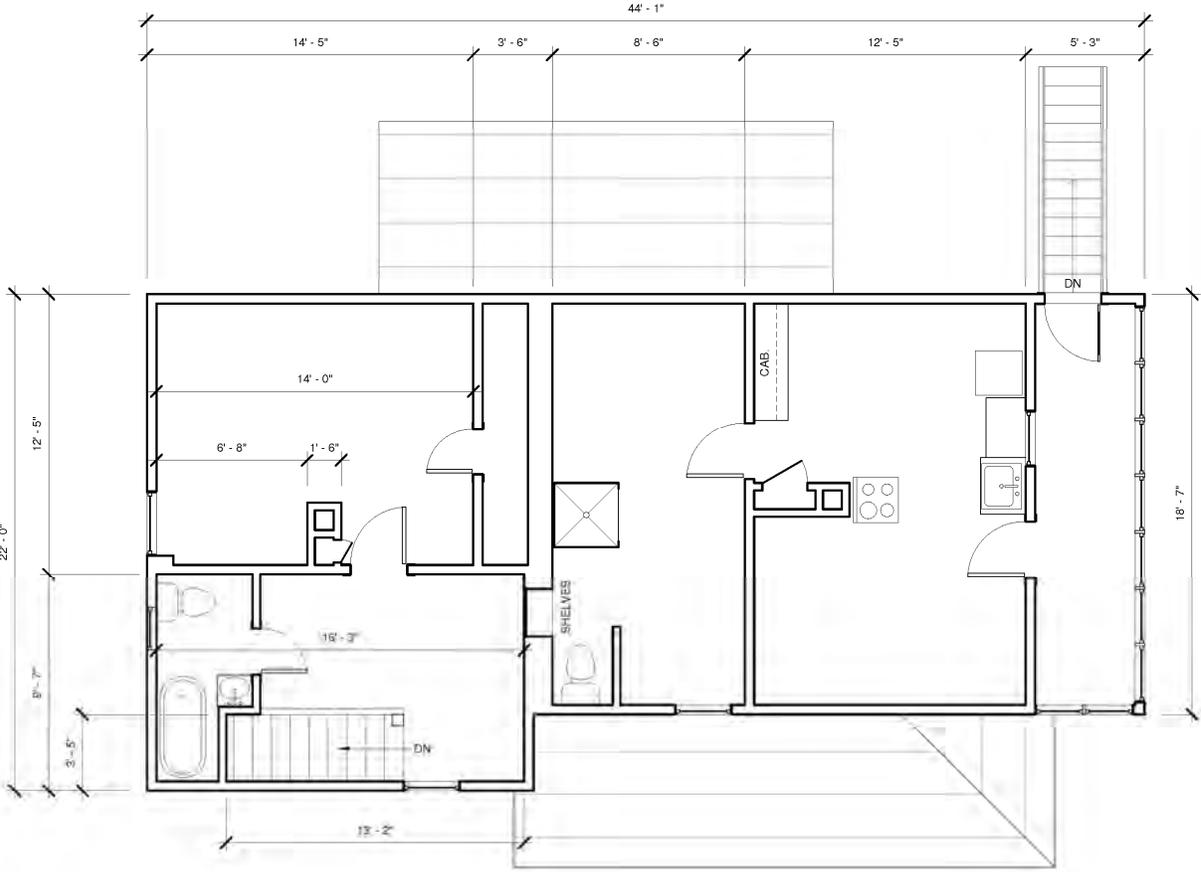
East Elevation E
02
1/4" = 1'-0"

East Side Exterior Elevation

Interior Plans







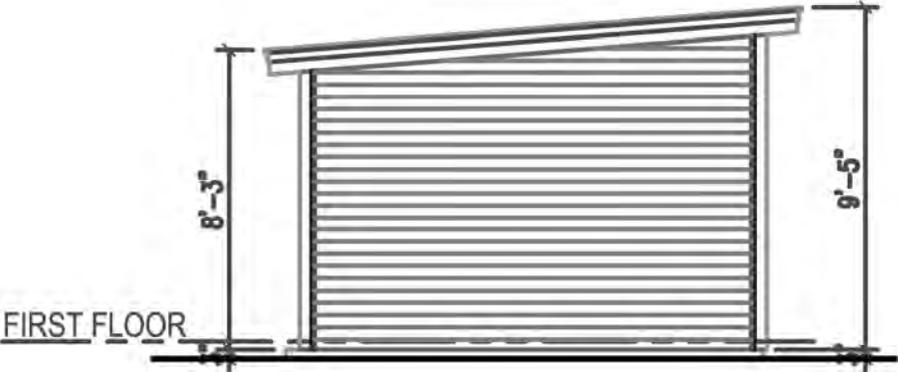
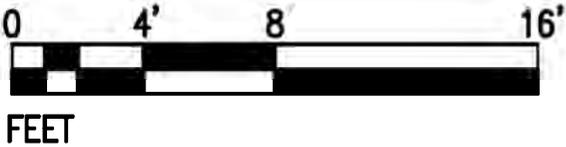
SECOND FLOOR 2
01
1/4" = 1'-0"

Shed Drawings



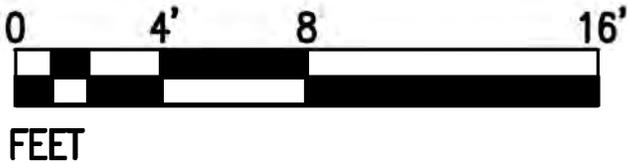
A
EX-1

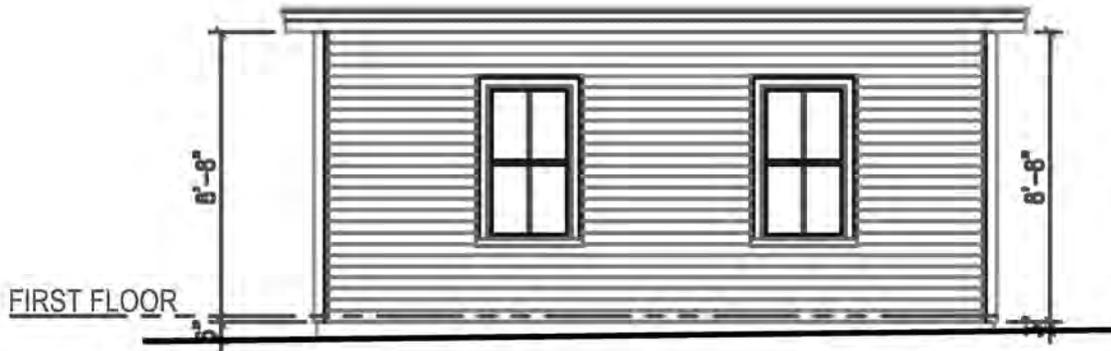
EXISTING FRONT (WEST) EXTERIOR ELEVATION



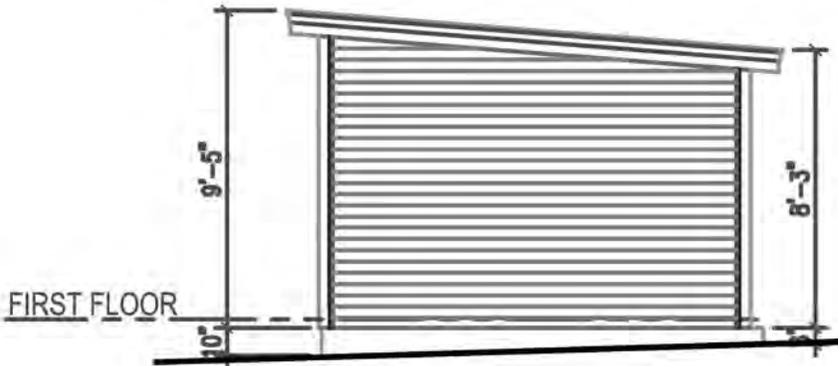
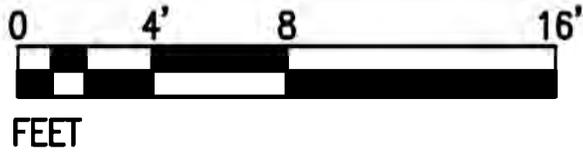
B
EX-1

EXISTING NORTH EXTERIOR ELEVATION

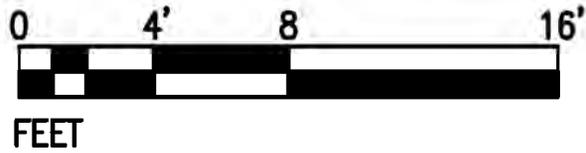


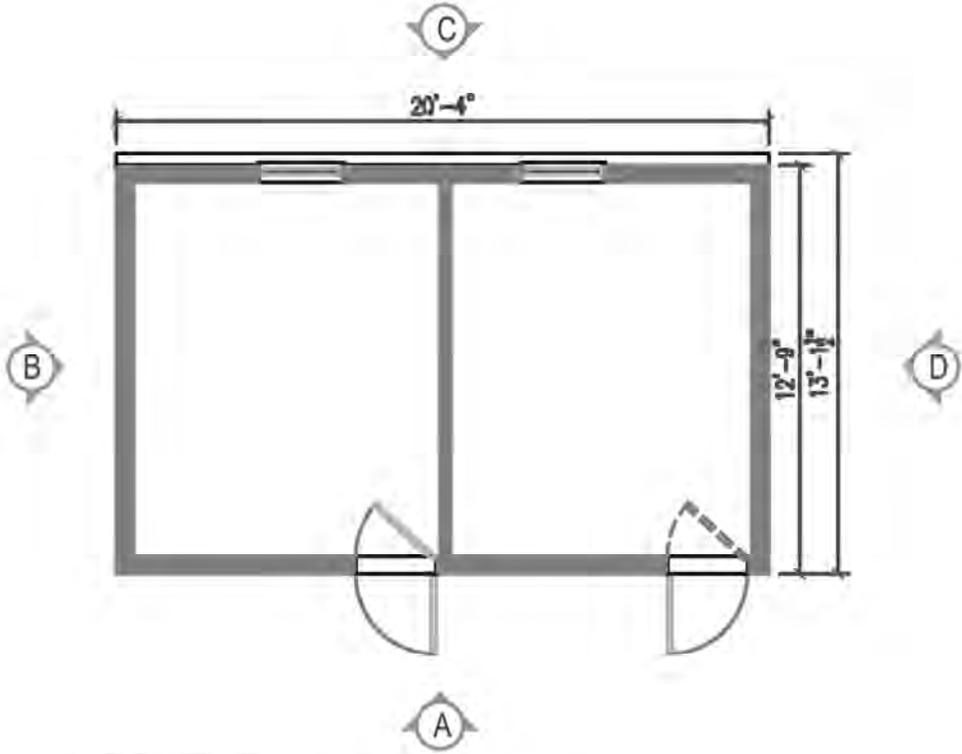


C EXISTING REAR (EAST) EXTERIOR ELEVATION
EX-1

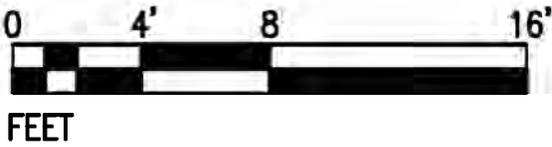


D EXISTING SOUTH EXTERIOR ELEVATION
EX-1





1 EXISTING FIRST FLOOR PLAN
EX-1



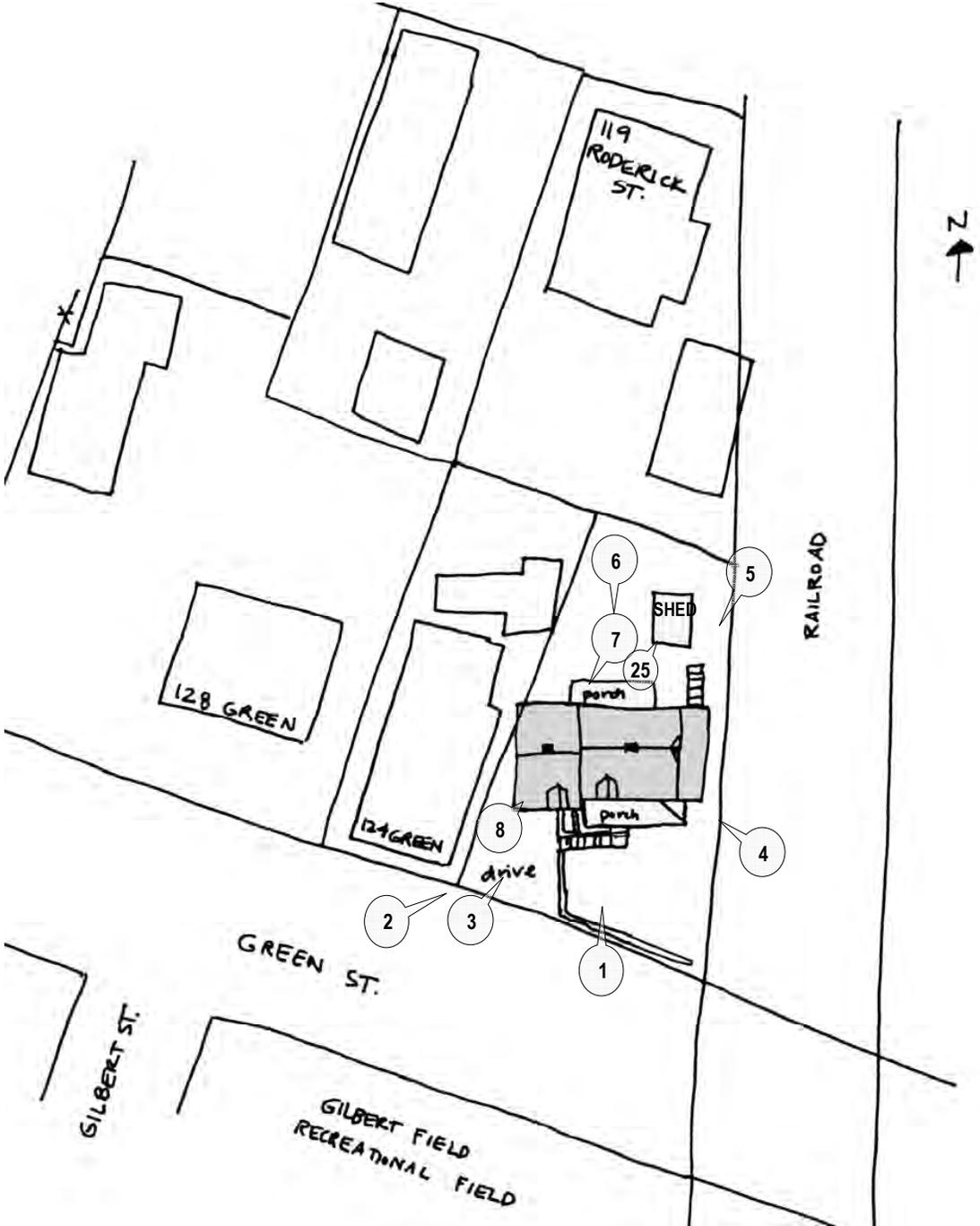
INDEX TO PHOTOGRAPHS

Photo Number	Description	Direction
	EXTERIOR	
1	Context shot, façade (south) elevation	N
2	West and façade (south) elevations	NE
3	Detail, west and façade elevations of west section	NE
4	Façade and east elevations	NW
5	Detail, rear (north) elevation, stairs to second-floor east apartment	SSW
6	Detail, rear (north) elevation, porch and rear entries	S
7	Detail, rear (north) elevation, rear entry to west apartment	SW
8	Detail, foundation under west section, showing grapevine mortar joints	NE
	INTERIOR	
9	Foundation with openings to crawl space under original building section	NE
10	West foundation wall, under later building section	NW
11	First Floor East Apartment, Kitchen, showing front entry and doorway to southeast room	SE
12	First Floor East Apartment, Kitchen, cabinet	W
13	West Apartment, First Floor, Kitchen, showing front entry and south window	SE
14	West Apartment, First Floor, Kitchen, cabinet, in back hall	NNE
15	West Apartment, First Floor, Bedroom, north window	NE
16	West Apartment, Second Floor, South Room, stairs to first floor	W
17	West Apartment, Second Floor, South Room, showing doorways to bathroom and bedroom	NW
18	West Apartment, Second Floor, South Room, wall dormer with original 2/2 sash and original lath and plaster walls	SE
19	West Apartment, Second Floor, Bathroom, showing wall mount oval sink, clawfoot tub, and wood flooring	SW
20	West Apartment, Second Floor, Bedroom and closet	SE
21	East Apartment, Second Floor, East room, showing sink and front entry, and ceiling and wall finishes in space	SE
22	East Apartment, Second Floor, Kitchen, showing showing built-ins	NW

Photo Number	Description	Direction
23	East Apartment, Second Floor, West bedroom	NNW
24	Attic over east section	W
	OUTBUILDING	
25	Shed, west and south elevations	NE
26	Shed, interior, south half, north and east walls	ENE

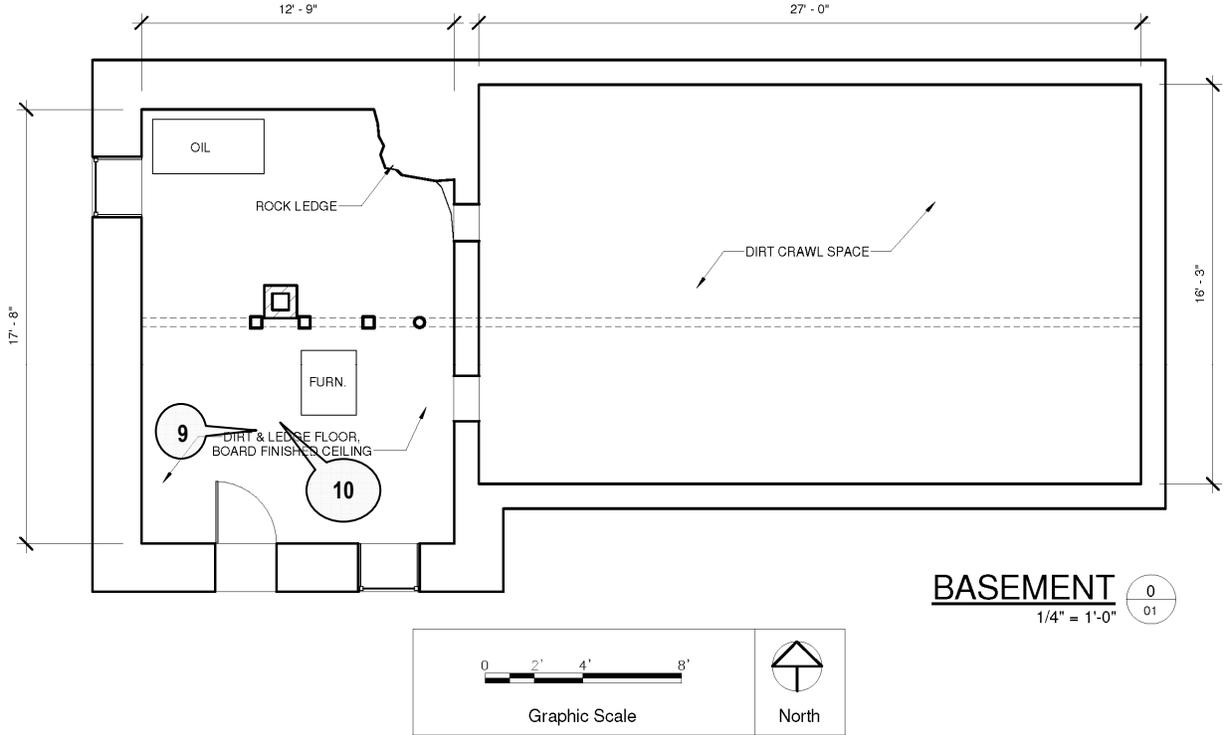
KEYS TO PHOTOGRAPHS

Exterior

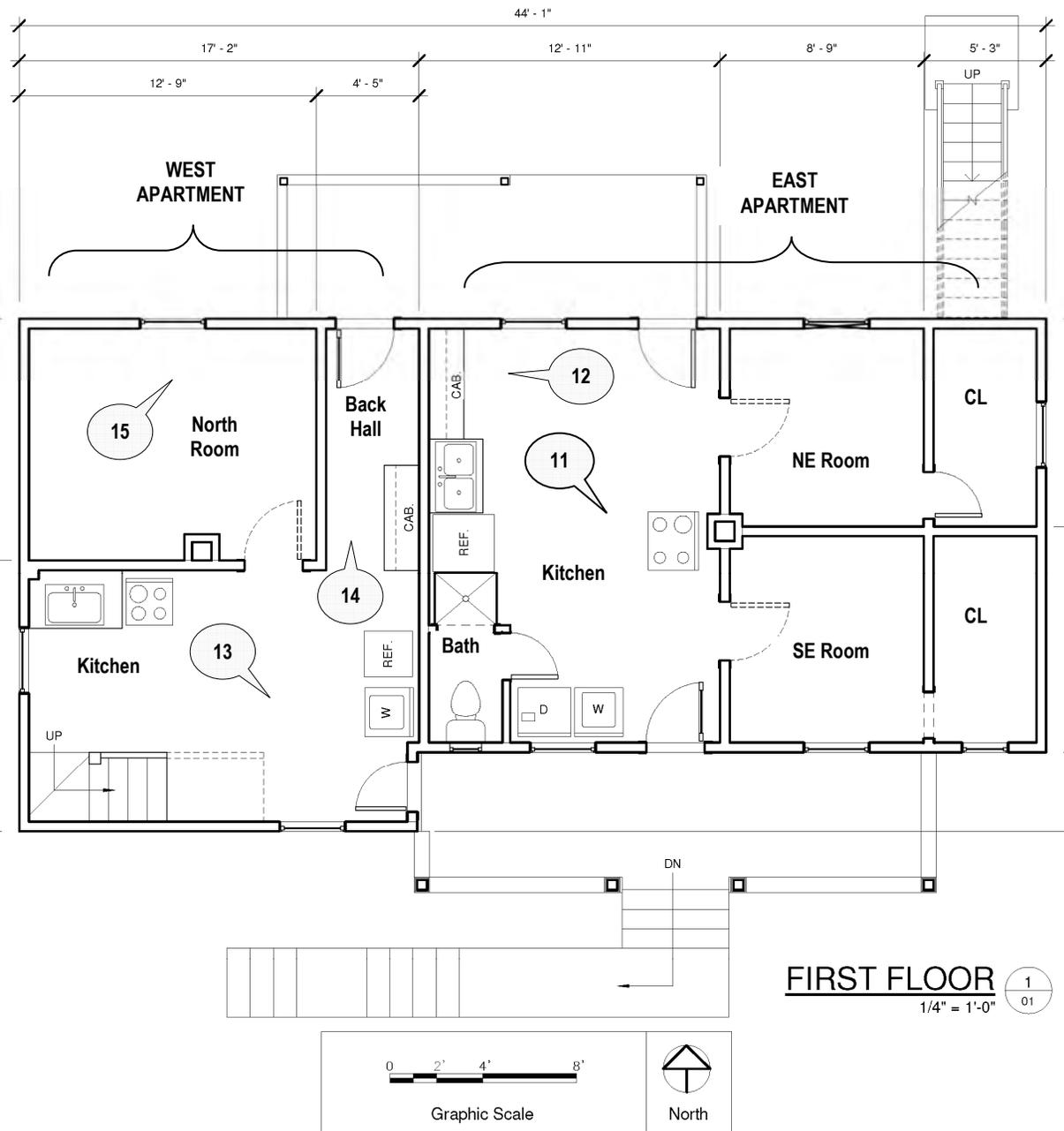


Photos 1-8 (house) and 25 (shed)

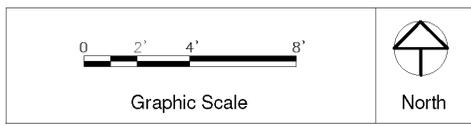
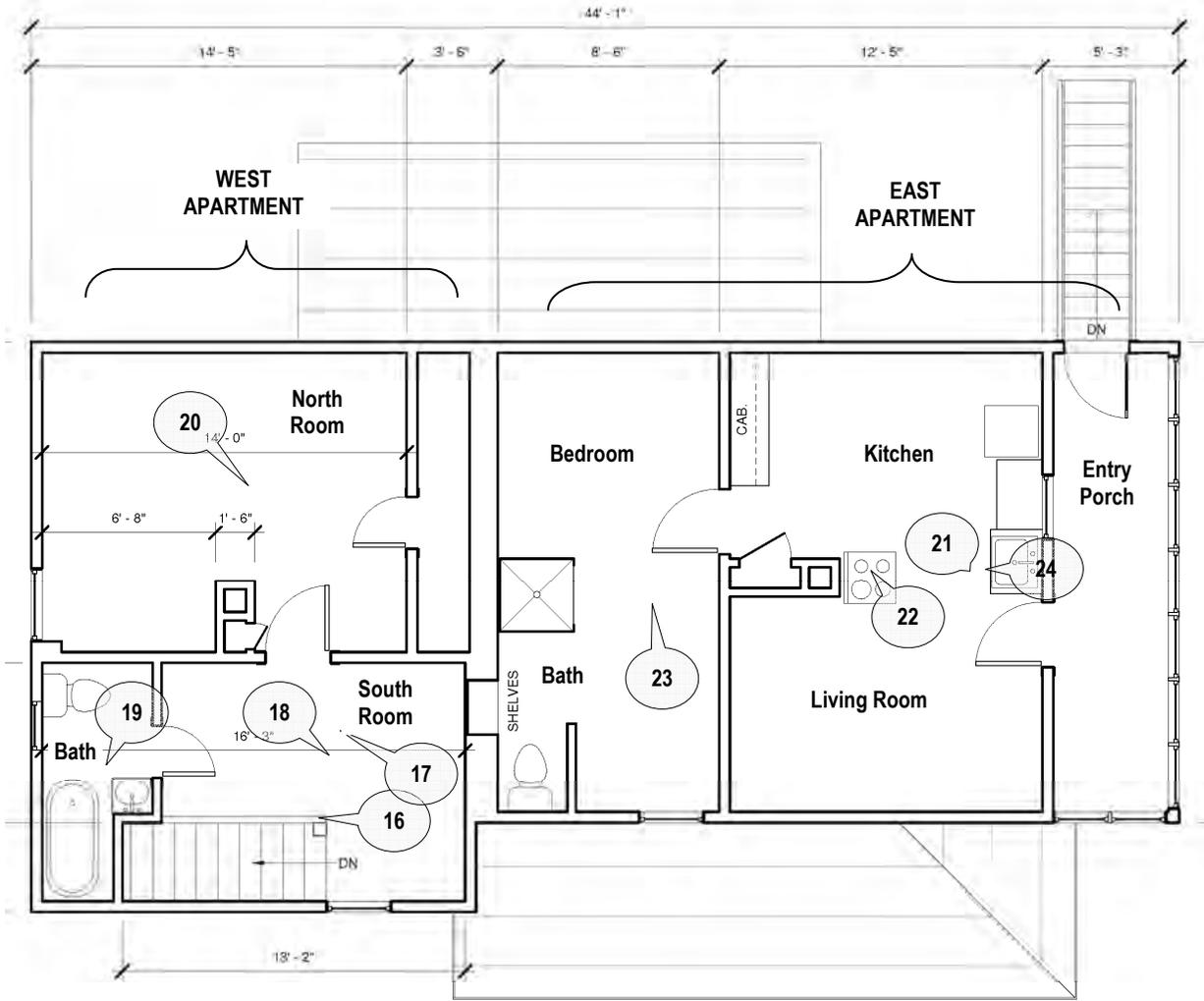
Interior



Photos 9-10



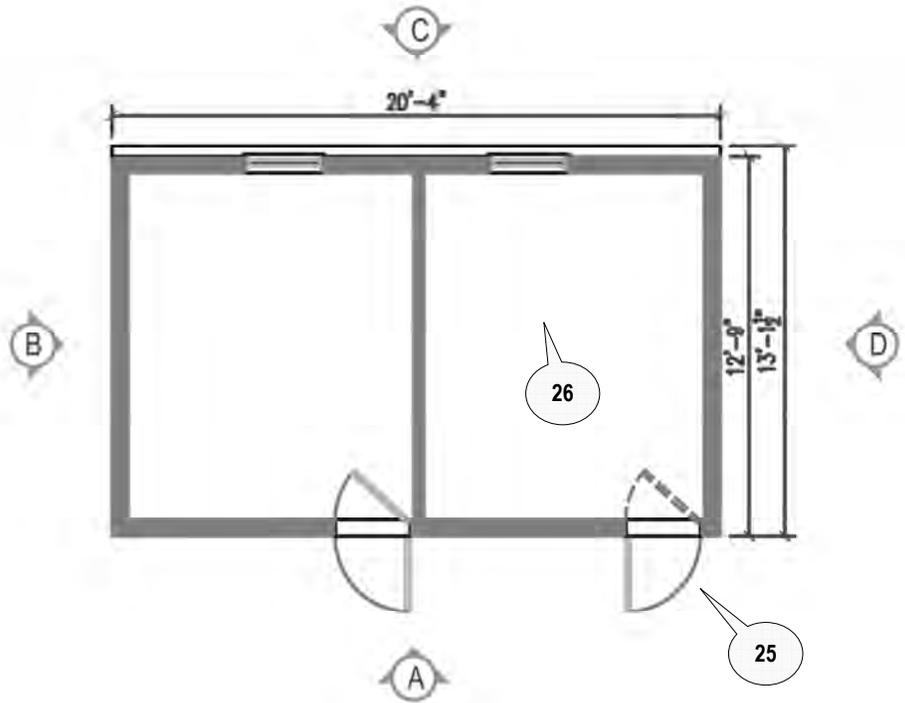
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 First Floor West Apartment Photos 13-15



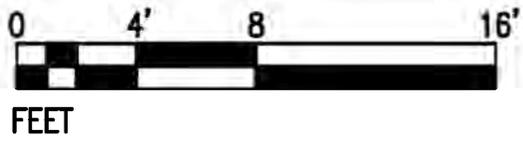
SECOND FLOOR 2
01
 1/4" = 1'-0"

Second Floor West Apartment Photos 16-20
 Second Floor East Apartment Photos 21-23

Attic Photo 24 (from opening above sink)



1 EX-1 EXISTING FIRST FLOOR PLAN



Shed Photos 25-26

REFERENCE PHOTOGRAPHS

Exterior



Photo 1) Context shot, façade (south) elevation
Direction: N



Photo 2) West and façade (south) elevations
Direction: NE



Photo 3) Detail, west and façade elevations of west section
Direction: NE



Photo 4) Façade and east elevations
Direction: NW



Photo 5) Detail, rear (north) elevation, stairs to second-floor east apartment
Direction: SSW



Photo 6) Detail, rear (north) elevation, porch and rear entries
Direction: S



Photo 7) Detail, rear (north) elevation, rear entry to west apartment
Direction: SW



Photo 8) Detail, foundation under west section, showing grapevine mortar joints
Direction: NE

Interior
Basement

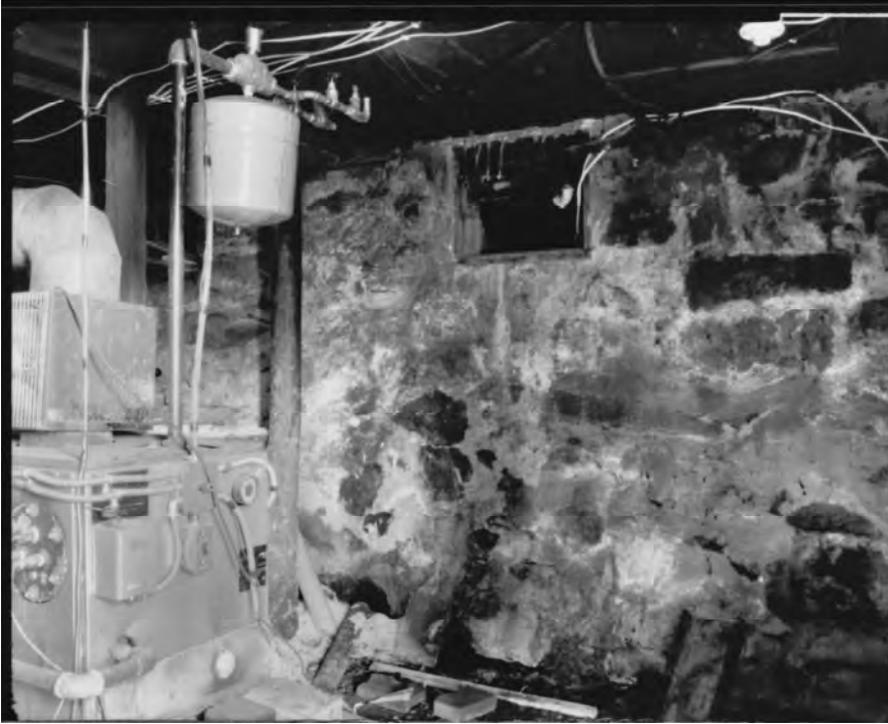


Photo 9) Foundation with openings to crawl space under original building section
Direction: NE



Photo 10) West foundation wall, under later building section
Direction: NW

First Floor East Apartment



Photo 11) Kitchen, showing front entry and doorway to southeast room
Direction: SE



Photo 12) Kitchen, cabinet
Direction: W

West Apartment
First Floor



Photo 13) Kitchen, showing front entry and south window
Direction: SE



Photo 14) Kitchen, cabinet, in back hall
Direction NNE



Photo 15) Bedroom, north window
Direction: NE

Second Floor



Photo 16) South Room, stairs to first floor
Direction: W



Photo 17) South Room, showing doorways to bathroom and bedroom
Direction: NW



Photo 18) South Room, wall dormer with original 2/2 sash and original lath and plaster walls
Direction: SE



Photo 19) Bathroom, showing wall mount oval sink, clawfoot tub, and wood flooring
Direction: SW



Photo 20) Bedroom and closet
Direction: SE

East Apartment
Second Floor



Photo 21) East room, showing sink and front entry, and ceiling and wall finishes in space
Direction: SE



Photo 22) Kitchen, showing showing built-ins
Direction: NW



Photo 23) West bedroom
Direction: NNW

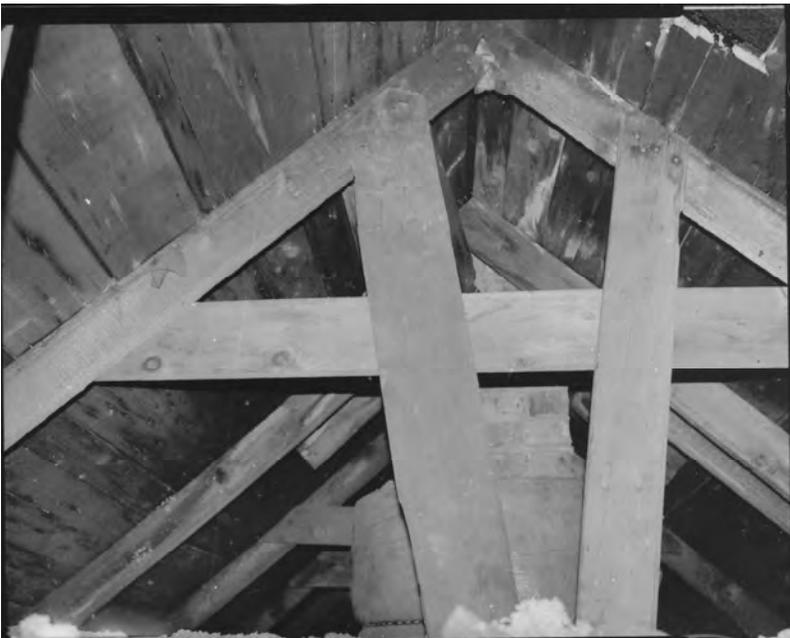


Photo 24) Attic over east section
Direction: W

OUTBUILDING



Photo 25) Shed, west and south elevations
Direction: NE



Photo 26) Shed, interior, south half, north and east walls
Direction: ENE