

NEW HAMPSHIRE HISTORIC PROPERTY DOCUMENTATION  
732 FIRST AVENUE

NH STATE NO. 672

- LOCATION:** 732 First Avenue, Berlin, Coos County, New Hampshire
- USGS: Berlin, New Hampshire, Quadrangle  
Universal Transverse Mercator Coordinates: 19.316755.4961770
- PRESENT OWNER:** New Hampshire Department of Transportation
- DATE OF CONSTRUCTION:** ca. 1900
- PRESENT USE:** vacant  
**ORIGINAL USE:** residential
- SIGNIFICANCE:** The Bouchard Two-family, 732 First Avenue, is significant as an example the Berlin Heights Addition neighborhood of a two-story-plus-attic gable-front two-family with additional massing elements; it was converted to a three-family in the 1940s. It contributes to The Avenues/Berlin Heights Addition Historic District under Criterion A and C. The two-family was built during a period of increasing development of the Berlin Heights Addition, likely by its owner, a carpenter, who likely also built the house next door (726 First Avenue). The French-Canadian owners and residents of this property contribute to an understanding of the ethnic mix of the immigrants who developed the district. Two generations of the Bouchard family owned the building for nearly one-hundred years, and occupied at least one of the units for much of its history. As was common in the neighborhood, the two-family was later altered to create an additional unit. It contributes to the understanding of the streetscape patterns of the district, a mix of single- and multi-family residences set close together and dating to the late nineteenth and early twentieth century. Under Criterion C, the property has enough integrity to describe the two-and-a-half-story gable-front two-family form with additional massing. The later alterations, done within the period of historical significance, are typical for the district. They include subdivision of the building, primary entries into the kitchens, and exterior stairs in the enclosed porches. The Bouchard Two-family represents the most complete representation of its vernacular property type, 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 Historian Laura B. Driemeyer. Charley Freiberg, Elkins, New Hampshire, was the photographer. Existing Conditions Survey, Inc. prepared the measured drawings. This documentation is mitigation for the rerouting of N.H. Route 110 through the Berlin Heights Neighborhood Addition.

## **Architectural Description**

### Location/Setting/Landscaping

The Bouchard Two-family is located on a 0.1-acre lot on the east side of First Avenue, in an area of closely set buildings. First Avenue is the easternmost street in the Berlin Heights Addition neighborhood and roughly parallels the railroad tracks. North of Green Street, First Avenue is relatively flat, and to the north dead-ends at the railroad corridor. South of Green Street, First Avenue continues in a straight line beyond the edge of the neighborhood and intersects with Western Avenue, which subsequently follows the west bank of the Androscoggin River.

Like its neighbors, the building sits close to the front property line, occupying much of rectangular, 50'-wide lot and occupies much of the lot. The slightly northwest-facing building extends the full depth of the roughly 87'-deep lot (Appraisal 2010). The lot was subdivided from the original lot 4, Block 25 of Plan D of the Berlin Heights Addition (Deed 1899 99:315). Until ca. 2008 a large multi-family dwelling stood directly to the east (off of Roderick Street), but its demolition created open space between the rear of the house and the railroad tracks. The attached garage at the rear of house is accessed by a driveway from Roderick Street, the result of the purchase of an additional parcel of land in 1903 to create a right-of-way (Deed 1903 113:329; Deed 1912 16:123). This is the only driveway for this property. On the north side of the house, a narrow strip of grass separates the house from the driveway of the adjacent house at 738 First. On the south side of the house, a narrow paved walkway leads to the entries of all three apartments. Three concrete steps with a modern railing at the end of the walkway lead up to the asphalt paved driveway. A small lawn separates the path from the adjacent house at 726 First Avenue. A low painted picket fence separates the side lawn and the driveway. The lot is relatively flat, with the front of the house, shallow lawn, and sidewalk directly at street level. It does rise slightly towards the rear, however, such that the driveway and garage are at a slightly higher grade. East of the garage on the adjoining parcel is overgrown vegetation.

### Character-Defining Elements

The Bouchard Two-family is a representative example of the pattern of early twentieth-century two-family residences with later alterations in the Berlin Heights Addition Neighborhood. This includes the addition of one or more apartments through subdivision and/or expansion of the original apartments, addition of and/or enclosure of porches with exterior stairs, and additions to

the side and/or rear elevations. The relatively modest scale of the original two-family form appears to be comparatively rare in the Berlin Heights Addition Neighborhood but maybe reflect the comparatively early date of construction for a two-family within the neighborhood. The original form strongly resembles the form and massing of some single-family houses published by mail-order companies in the late nineteenth and early twentieth centuries.<sup>1</sup> The interiors of the apartments include finishes common to mid-twentieth-century alterations in Berlin, including the extensive use of varnished plywood. The prevalent use of this material is indicative of the prominence of the wood industry in the area and the ease of access to such materials. Interior period features include the built-in kitchen cabinets, built-in storage cabinets, and varnished plain window and door trim. In addition, the building retains some finishes from the original date of construction, predominantly reused four-panel doors with raised fields and early twentieth-century decorative hardware including hinges, knobs, and plates. The plans of each of the apartments, though different from each other, all feature a common Berlin characteristic. The primary entry leads into the kitchen, with most or all rooms radiating off of that space. The kitchen is often the largest room in a residence, be it a single-family house or an apartment.

### Overview

The Bouchard Two-family was built as a two-story-plus-attic, gable-front two-family, with a two-story-plus-attic gabled bay and a one-and-a-half-story rear ell. Other original additional massing elements included a polygonal bay window on the north half of the façade (its foundation remains visible in the basement) and a one-story rectangular addition extending off the rear (east) elevation of the rear ell (Sanborn 1901). By 1905 the one-story rear extension had been expanded onto the land Bouchard acquired in 1903 with a two-story shed to house his wood dealership (now the garage); a porch now spanned the south elevation of the rear ell (Sanborn 1905).<sup>2</sup> The building essentially occupied the full depth of the lot by this time. Between 1909 and 1914 the footprint appears to have been modified again, with the addition of a two-story porch spanning the façade and wrapping around the south elevation to the gabled bay. The porch on the ell was raised to two stories and stairs were added along the south elevation of the rear extension, which had been raised to a full two stories. The north elevation of the original one-story extension and shed now had a one-story addition (Sanborns 1909, 1914).<sup>3</sup> Between 1914 and 1920 a one-story addition was added along the north elevation of much of the main block and the original rear ell (Sanborn 1920).<sup>4</sup> No further changes are present on the two later Sanborns (Sanborns 1928, 1928 updated to 1950). Interior finishes (and documentary evidence), however, suggest the conversion to three units occurred in the 1940s. Then further alterations

---

<sup>1</sup> One such company, the Midwest-based Radford Architectural Company, began as a lumber and mill work business. Radford's earliest plans date to the late 1890s when they were published by the Radford Sash and Door Company and followed by their first catalogue of house plans, *The Radford Ideal Homes* (Reiff 2000:150). See Reiff, especially pages 160-161 for plans. Such commonalities are not intended to suggest that Bouchard used these plans but rather that the form and massing and some elements of the plan were characteristic of the period.

<sup>2</sup> It is possible the porch was original but just not drawn on the earlier Sanborn map.

<sup>3</sup> Bouchard filed a building permit for unspecified additions or repairs in 1913 (City of Berlin 1914).

<sup>4</sup> Bouchard filed another building permit in 1915, again for unspecified additions or repairs (City of Berlin 1916).

occurred after 1950 when the one-story addition on the north elevation of the main block and rear ell was raised to two stories. It is not known when the northwest room was expanded into the front porch and a window added on the south wall, looking onto the remaining porch. In 2005 the interior of the front apartment was expanded into the porch, creating a windowless space (Bernard 2010:24).

The interior finishes largely confirm the documentary evidence for the chronology of changes. The building was initially constructed as a two-family with some early modifications between 1909 and 1914. The first-floor finishes are a mix of three periods, original build, 1910s, and 1940s. The second-floor and attic finishes predominantly date to the 1950s remodeling. The 1910s alterations entailed modifications to the two-family including raising the roof of the ell to two stories. Comparatively few of those finishes remain. Then in the mid- to late 1940s the first floor was subdivided into two apartments; the kitchen finishes of each first-floor unit date to that phase of alterations. Finally, the second-floor apartment was expanded in 1950s when Juliette (Bouchard) Blanchette acquired full title from her siblings to the property after their mother's death in 1951. Nearly all the finishes in that apartment date to that period or later.

### Exterior

The Bouchard Two-Family, built ca. 1900, faces slightly northwest towards Mt. Forist. The original form was altered and expanded several times in the twentieth century. The altered two-story-plus-attic gable-front two-family has a two-story, slightly pitched flat-roofed rear ell, and various additions to all the elevations. The regularly fenestrated main block is two-bays wide and two piles or rooms deep, with the rear pile augmented on the south elevation by a two-story-plus-attic gabled bay. The rear ell is also two rooms deep. On the façade, an enclosed one-story porch wraps around the southwest corner to the original two-story-plus-attic gabled bay on the south elevation. An early twentieth-century front entry location is suggested by the diagonal cutaway corner of the porch. A two-story addition on the south side of the ell extends the length of the ell. A two-story addition on the north elevation starts at the rear pile of the main block and continues the length of the rear ell. A large garage with a pitched flat roof connects to the east end of the rear ell.

The building is sheathed in aluminum and vinyl siding except the north and east elevations of the garage which are sheathed in asphalt shingle tabs with a yellow brick pattern. The original or early clapboards remain visible only on a small section, below the metal bulkhead doors on the north elevation. On the upper section of the south porches, the sheathing has been removed and only insulation paper covers the elevation. The replacement siding obscures any original trim such as corner boards or window trim with the exception of raking cornices and cornice returns on the front gable and gabled bay which are covered with replacement material. Only the later poured concrete foundations of the later additions on the façade (west) and north elevations are visible. The roof of the main block and gabled bay is clad with asphalt shingles. A brick chimney is roughly centered on the west wall of the ell, rising above the main block, just south of the rear gable. A second brick chimney is centered near the north wall of the garage. The top is capped and has clay vent pipe.

Most of the window openings contain twentieth-century wood 1/1 sash of varying ages with some notable exceptions. On the second story in the gabled bay and on the north elevation of the main block are three-part, wooden, mid-twentieth-century windows consisting of a large picture window flanked by single-light casement windows. An original 2/2 sash window is present on the south wall of the original rear ell, now obscured from the exterior by the enclosed porch. A small diamond pane window is centered in the gable of the gabled bay. A fixed two-sash is on the north wall of the ell near the garage.

The front elevation of the house has gone through extensive alterations. Today a one-story enclosed porch spans the façade and wraps around to the gabled bay. An entry is positioned at an angle where the porch turns to wrap around; above the door is a small pediment. It leads to a small, rectangular storage space. Currently there are 1/1 windows on the north end of the porch and on the single bay on the south elevation. A larger opening has been in-filled on the west side of the front elevation. At the second-floor level there is a single 1/1 window in the north bay of the main block; a second matching window opening has been in-filled. Centered above this at the attic level is a single 1/1 sash window. The projecting eaves have a narrow raking cornice and returns.

The south elevation of the house has a gabled bay at the rear pile of the main block. The now enclosed early wrap-around porch fills the reentrant angle of the gabled bay and main block. A 1/1 sash window is centered on this section. The entry to the first-floor front apartment is centered in the gabled bay, screened by shed-roofed entry hood supported by 2 x 4s. New steps constructed of pressure-treated wood lead up to the entry. Above, at the second story, is the previously noted three-part window and a small diamond pane window is centered in the gable above. Like the front gable, the projecting eaves on the gabled bay have a narrow raking cornice and returns. Behind the gabled bay (to the east) is the entrance to the first-floor rear apartment, screened by a shed-roofed entry hood supported by plywood brackets. Concrete steps with a metal railing along the west edge lead up to the entry. The rest of the elevation has a series of 1/1 sash, roughly centered at the first-floor level and a mixture of 1/1 and fixed sash at the second-floor level, all added ca. 2005.

On the north elevation a long, two-story addition begins immediately east of the first window bay of the main block (and second window on the north elevation) and continues the length of the rear ell. This elevation has 1/1 sash at irregular intervals and includes one blocked window in the first window bay on the first story. A single triple window, similar to that used on the gabled bay on the south side is located at the second-floor level of the main block. There is a fire escape from the paired second-floor windows on the addition section. At the east end, providing light to the unheated, enclosed storage space is a two-light fixed sash, possibly a reused original sash. In the reentrant angle between the main block and addition is a low concrete wall and bulkhead opening to the basement. The double-leaf metal bulkhead doors protect the stone steps and basement door. Quarter-turn stone block steps lead down to the entry.

Attached to the rear (east) end of the ell is a one-story, pitched flat-roofed garage. The south elevation facing Roderick Street has a wide overhead door and vinyl sided walls. The rear

(north) elevation is sheathed in asphalt shingles (resembling yellow brick); a brick stove chimney with a clay vent pipe rises above the roof at the north end. The east elevation is also clad with the same yellow brick asphalt shingles.

### Foundation and Framing

The foundation of the original main block and rear ell is a mortared stone foundation and underpinnings which are no longer visible on the exterior because of later additions on all elevations. Below grade the granite and rough rubble foundation walls consist of random-sized, rough-cut, uncoursed stones with mortar. The stone may have been native to the site, removed, and split when the cellar hole was dug. Outcroppings of the same stone are present in the cellar. Unlike many other houses in the neighborhood the foundation is not particularly high though it is built onto and over remaining sections of exposed ledge.

On the interior, the foundation walls are roughly 3'-6" high, constructed of concrete mortared stone, rough coursed pink granite. The underpinning on the west elevation of the original main block is configured to support the polygonal bay window originally located above, in the first window bay. Under the main block the ground was further excavated and roughly 2'-high poured concrete retaining walls surround the lower excavated space under the main block and gabled bay only. The elaborate concrete work includes several levels and some steps, likely poured over ledge; the board forms are visible on the concrete faces. The areas under the rear ell and north addition are only partially excavated to create crawl spaces and allow for the installation of any utilities. The foundation under the north addition, accessible by a crawlspace opened through the original north stone foundation is poured concrete.

A fixed three-light sash is centered in the underpinning on the south elevation of the gabled bay. A second window opening is present just west of the door opening. A board attached with surface hinges covers the opening.

The first-floor framing, all vertically sawn, is visible in the basement. The framing consists of 2" x 7" joists running north-south, two-feet on center, and a 6" x 6" carrying beam in the main block runs east-west below the joists, thus supporting them roughly at mid-point. A similarly sized beam continues the length of the rear ell. A shorter, similarly sized carrying beam spans the intersection between the main block and gabled bay, also supporting the joists. Lally columns and wood posts scattered throughout provide additional support to the framing. The subflooring is wide, vertically sawn boards measuring roughly 12"-13".

No interior demolition was done but it is assumed to be balloon framing, as that method of construction was fairly well established by the end of the nineteenth century.

### Interior

The building consists of three apartments. The first-floor front apartment has four-rooms plus a bathroom and pantry/sink room. The first-floor rear apartment has more space but one less room. The large third apartment occupies the entire second floor and attic and is comprised of six rooms including three bedrooms, a living room, and dining room. All the apartments feature

a common plan element of most Berlin residences. The kitchen, typically the largest room in the house or apartment, is how residents and visitors enter or most commonly enter the residence, and the other rooms typically radiate out from it. This is a common plan feature of many Berlin residences, both single-family houses and multi-families.

The interior finishes date predominantly from two periods of remodeling, the late 1940s and the 1950s. Very little of the original ca. 1900 finish remains with the exception of some door and window trim and a few doors in scattered locations, plaster walls and wooden floors on the first floor, mostly in the front apartment, and possibly some baseboards on the second story in addition to some in the first-floor front apartment. "Original" or at least early side and top window and door trim is 4¼". 1950s trim is varnished plain boards but narrower, measuring just 2¾". Original and early baseboards are 7¼" high whereas those from the 1940s and 1950s are slightly lower. Only one room, the dining room/kitchen in the front apartment has a molded base cap. Plywood sheets were used extensively throughout the building in later remodelings, notably for cabinet doors and closet doors. The enclosed porch most recent alterations occurred in 2005 (Bernard 2010:24).

### ***Floor Plan***

Most of the original plan has been altered as a result of the several subdivisions after initial construction. Because of the changes, it is not clear if the original entry door was into the gable front section or into the gabled. The front apartment occupies the original expanded main block and gabled bay and has four rooms and a bathroom plus a pantry/sink room. The rear apartment has three rooms plus a bathroom, all located in the original ell and later north and east additions. The second-floor apartment, the largest of the three, has five rooms plus a bathroom on the second-floor and an additional room in the attic. Entries to all the apartments are now on the south elevation. Entry to the first-floor front apartment is directly into the apartment from the exterior, whereas for the other two apartments they are from the enclosed porches along the original rear ell.

The entry to the front apartment is through a doorway in the gabled bay and leads directly into a kitchen-dining room in the southeast corner of the apartment. The footprint of the apartment is generally square, two rooms wide, two rooms deep, with the exception of a cut-away in the southwest corner and a small extension at the northeast corner. The rooms are generally the same size with the exception of the pantry/kitchen sink room. Three of the rooms are accessible from a small hall in the center of the apartment. The kitchen-dining room is the largest of the spaces and provides access to the pantry/sink room, small hall, and northeast room. To the north of the northeast room is the compact bathroom in the 1910s north addition. The northeast room has a doorway to the northwest room, which is also accessible from the small hall. That hall doorway does not appear to be original or it was expanded at a later date. At the west end of the hall is a windowless room that also extends east behind the south wall of the hall. This space is partially located in the original main block and partially in the added front porch and is the most altered space in the building.

Access to the rear apartment is from the enclosed porch along the south elevation of the original rear ell. The porch provides some privacy and an additional space, albeit unheated. Like the other first-floor apartment, entry is directly into the kitchen, the largest room in the apartment. The apartment footprint is generally square, two rooms wide and two rooms deep. The other three rooms can be accessed only from the kitchen. The bathroom is in the northwest corner, the northeast room in the northeast corner, and the back room in the southeast corner to the east of the kitchen. A small closet is on the west wall of the kitchen and each of the other two main rooms has a larger closet, both east of the northeast room.

The second-floor apartment is also accessed from the enclosed porch along the south elevation but via enclosed steps up from the ground level. At the top of the stairs is a wall with a door opening and window, providing additional privacy to the entry into the apartment. As with the first-floor apartments, entry is directly into the spacious kitchen. The footprint of the apartment extends the entire width and length of the second floor but is also two rooms wide and two rooms deep. The more public social spaces are located in the main block and ell and the more private spaces are located in the later additions to the north and east. The kitchen provides access to all the rooms on the second floor, including the dining room in the southwest corner, the living room in the northwest corner, the bathroom, a bedroom in the northeast corner, and a second bedroom east of the kitchen in the southeast corner of the apartment. Each bedroom has a closet that occupies space to the east of the northeast bedroom. The southeast bedroom is larger than the room below in the first-floor apartment. The living room is in the northwest corner of the main block and the dining room extends into the gabled bay; an added wide elliptical arch opening connects the two spaces. The attic stairs are located in southwest corner of the apartment off a small hall accessed from the living room through an arched opening. In the attic, the stairs lead directly into a T-shaped room that occupies the entire knee-walled space. A closet is located in the southwest corner of the room, adjacent to the stairs.

The first-floor rear apartment and second-floor apartment both have unheated, unfinished storage spaces east of the living unit. This two-story, unheated space connects the east end of the first-floor rear and second-floor apartment to the garage which is sited perpendicular to the residence. The two-story space consists of an unfinished narrow rectangular space along the east end of the first-floor rear apartment. The entry at the south end is near the stairs to the second-floor apartment. The space most likely was intended for storage. Above, on the second story, the space is narrower and has an L-shaped footprint, wrapping around the north side of the second-floor rear or east bedroom. Access is through a doorway at the south end of the space, from the second-floor porch.

Access to the cellar is only from the exterior. Only the space under the main block and gabled bay is full height; only crawl spaces are present under the ell and north addition.

### ***Basement***

As noted, the basement is accessed through a bulkhead on the north elevation of the main block. A board door hung with strap hinges is in the opening. A boarded window is located immediately west of the entry. A second window, in the south elevation of the gabled bay

underpinning is a three-light fixed sash, now blocked on the exterior by the entry stairs. The area under the main block and gabled bay is excavated below grade to allow full-height in the space. Below the 3'-6"-high stone foundation is a stepped poured concrete retaining wall around the full-height excavated space. The board forms used to create the roughly 2'-high stepped walls remain visible. The floor in this area is concrete; in the rest of the partially excavated space under the rear ell and north addition it is dirt. The brick chimney foundation is situated on a ledge in the rear ell.

The heat is provided by an oil-fired forced hot water system. One boiler and one water heater serves all three units. The electrical service is 100 amps with new circuit breakers; each apartment has its own separate electric meter. Plumbing is new PVC pipes, connected to the old cast-iron pipes at the exit point in the south end of the gabled bay. The water pipes are copper. The oil tank is located along the west wall in the polygonal bay.

### ***First-floor, Front Apartment Overview***

The front apartment occupies the original first-floor of the main block plus the enclosed front porch area and a small portion of the addition on the north elevation first added between 1909 and 1914. It is the smaller in area of the two first-floor apartments, now comprised of four rooms, a bathroom, and a pantry with a sink, built-in cabinets, drawers, and counters along two of the walls. Most of its configuration dates to the 1940s though it possibly contained one less room. While many of the floor and wall finishes appear to date to 1899, the window and door trim is a mix of several different periods, predominantly the 1910s and 1940s.

It is possible that an original stair and stair hall in the southwest corner of the building remain in place until the 1950s, allowing for ease of access between the second-floor apartment and this apartment. This might have been desirable as the Juliette Bouchard and her husband likely lived on the second floor while Juliette's mother and second husband lived in this front apartment. That may explain the absence of a full kitchen in this apartment.

### ***First-floor, Front Apartment Dining Room/Kitchen***

Entry into the apartment is into this space that appears to serve multiple uses, as the dining room, partial kitchen, and likely central gathering space. The 12'-7" x 10'-11½" room is the largest of the spaces in this apartment, is the primary circulation space, and is located in the original gabled bay. In addition to the only exterior access centered on the south wall, doorways to the pantry/sink room and small hall are present on the west wall and to the northeast room on the north wall. The exterior door is a replacement metal door with a single light upper panel above two vertical feather edge lower panels and provides the only natural light into the space. The doorway is trimmed with plain board varnished trim. Doors are absent from the three interior openings, though evidence of hinges on the frame for a door opening into the northeast room is present. The trim on the other openings is the standard 4¼" plain board except for the header on the pantry doorway which is 4¾". Varnished horizontal boards block an original window

opening on the east wall; five shallow symmetrically placed shelves fill the opening. The window trim is varnished 4¼" plain board.

The flooring is hardwood maple. A 2'-8" x 2'-7½" patch is present near the north doorway. On the walls is 3'-4¼"-high plywood panel wainscoting which includes a 3⅝" dado cap. The varnished wainscoting is ¼" thick and applied over the original lath-and-plaster wall. Below the wainscoting is a varnished 6⅝"-high baseboard with a ½" ovolo base cap. This is the only room in the apartment with a base cap. A patch in the baseboard on the east wall shows the location of an original door opening leading to the rear ell; the shadow is also present in the plaster wall above the wainscoting. The walls are roughly ⅜"-thick plaster over ⅜" lath. The ceiling is also plastered.

Heat is provided by a baseboard heater along the south half of the east wall. The central thermostat is on the west wall. A fan and incandescent light fixture is centered on the ceiling; a modern incandescent wall bracket fixture is to the east of the entry door. A heavy duty electrical outlet at the baseboard level on the north end of the east wall shows the former location of a stove. The shadow of an earlier doorway is visible in the plaster wall generally above the outlet. This doorway was likely the original opening between the main block and rear ell and was likely only blocked when the first floor was subdivided into two units.

### ***First-floor, Front Apartment Pantry/Sink Room***

The pantry is a small, nearly square room accessed from the dining room/kitchen. It is located in a one-story, shed-roofed space added in the re-entrant angle between the gabled bay and main block. The small space features a porcelain enamel rectangular sink with an integral back splash and replacement fixtures below the 1/1 sash window centered on the south wall.

Built-in plywood cabinets and drawers on the west and south walls provide considerable storage space above and below the countertop. Flanking both sides of the sink is a countertop with replacement tile that continues along the west wall under the cabinets. Above the countertop is a full-height cabinet on the south wall to the left of the sink and three narrow full-height cabinets spanning the west wall, set about 15" above the countertop. On the south wall below the countertop and sink is a pair of cabinets and on the west wall a cabinet and three drawers. An additional two small drawers are set directly under the upper cabinets in the north corner. The cabinetry includes some decorative detailing. Above the window and sink is an arched wooden valance under a pair of plywood rectangular panels. The top of the upper cabinetry is trimmed with a filet and coved cornice molding; the same cove molding trims the bottom of the cabinets also. Pairs of vertical 1½"-wide vertical strips applied over a flat panel flank each upper cabinet as an additional decorative detail. Additional vertical strips have been placed along the wall under the upper cabinets, separating decorative tiles. The cabinets and drawers feature 1940s streamlined metal pulls and surface hinges. The cabinet shelves are circular sawn with "bent molding" below, holding them in place.

Affixed to the north sheetrock wall are three added shallow painted shelves. The door trim is the same 4¼" plain board. Modern patterned vinyl sheeting covers the floor. The sheetrock ceiling has a central incandescent light fixture.

### ***First-floor, Front Apartment Hall***

The hall is a small square space with door openings on all but the south wall. All of the openings appear to be later additions or altered after original construction. The flooring is the standard hardwood maple and continues through the doorway between the hall and northwest room. A roughly 13" x 10" patch in the hardwood floor is located adjacent to the east door jamb into the northwest room.

### ***First-floor, Front Apartment Southwest Room***

Off the hall is a windowless, L-shaped space with all new finishes dating to 2005 (Bernard 2010:24). The finishes include steel studded walls with stucco finish and carpeting over plywood flooring.

### ***First-floor, Front Apartment Northwest Room***

The northwest room was likely used as a living room, or possibly a second bedroom. The east half of the room is located in the original main block; the west half was added between 1909 and 1914. Lines on the north and south walls show the division between the original and later walls. A break in the baseboard on the north wall is also evident. The room is accessible from both the hall and the east room, through doorways on the south and east walls, respectively. The latter has a four-panel door like the pair in the northeast room but it has been cut down, measuring just 2'-4¼" in width. It has been rehung with ca. 1900 decorative loose-pin butt hinges. It retains its original decorative escutcheon plate on one side and Bennington knob on the other.

The room is the only space with two windows, one on the west wall and a second on the north wall, in close proximity to each other. A third window opening, on the south wall, is now blocked and fitted with shallow shelves. The 2'-6½" x 5' west and north window openings have 1/1 sash and characteristic 4¼" side and top trim; the blocked opening is the same size and has the same trim.

The walls are lath-and-plaster above a 7¼" plain baseboard. The room is heated with a pair of baseboard heaters that extends the length of the west wall and partially along the south and north walls.

### ***First-floor, Front Apartment Northeast Room***

The nearly square northeast room was likely the bedroom for this apartment as it is the only room with a closet and is adjacent to the bathroom. An opening on the south wall leads to the kitchen; originally a door opened into this room but only the hinge scars remain on the door jamb. The opening on the west wall leads to the northwest room. On the north wall is the door opening to the bathroom. On the east wall, which projects slightly into the room, is a closet,

created when the building was altered, likely in the 1910s. A window on the north wall provides the only natural light to the space. The window and door trim and doors represent different building phases. The window trim is the characteristic 4¼" plain board. The newer trim on the door openings to the dining room/kitchen and the northwest room is 5".

The doors to the bathroom and closet are matching reused doors though the top rail of the former has been cut down an inch. The closet door measures 2'-4" x 6'- 4½". Each has four low raised field panels, two large upper, two smaller lower, with molding around the panel edges. The stiles are 4½", the top rail is 4¼", the meeting rail 7", and the bottom rail 8". Both doors retain their original ca. 1900 decorative cast escutcheon plates and knobs, and decorative cast loose-pin butt hinges. The flooring is the characteristic maple hardwood. The walls are mostly plastered with a 6½" plain board baseboard, though some sections have sheetrock. Suspended from the sheetrock ceiling is a centered fan and light fixture. A baseboard heater runs along the north wall.

In the closet the walls are lath-and-plaster, above a plain baseboard. The east half of the hardwood flooring runs perpendicular to that in the room while the west half runs parallel to the northeast room flooring, suggesting this closet configuration is a later alteration.

### ***First-floor, Front Apartment Bathroom***

The square bathroom is located in the one-story addition, added between 1914 and 1920 (Sanborns 1914, 1920). On the northwest wall is a 1'-7¾" x 5' window opening with characteristic 4¼" plain board trim. The lower sash has been boarded over to provide some privacy. The 1/1 sash window has sash weights, showing it likely dates to the construction of this addition. The walls are sheet rock, laid over plaster. The flooring is vinyl sheeting. A lowered acoustic tile ceiling is over the earlier sawn-lath-and-plaster ceiling. The fixtures are all modern and include a prefabricated shower stall in the northeast corner.

### ***First-floor, Back Apartment Overview***

The first-floor rear apartment occupies the original rear ell, one-story extension on the rear ell, and one-story addition on the north elevation of the ell made 1914-1920. The roughly square apartment has one less room than the front apartment, but is slightly larger. The rooms include a large kitchen, two rooms with closets, and a bathroom. Entry is directly into the kitchen from the now enclosed porch. None of the finishes appear to date from the earliest date of construction and in fact some appear to be slightly later than those in the front apartment. Most of the doors are characteristic early twentieth-century two-panel doors with single plywood panels with stuck moldings or moldings on the interior edges of the stiles and rails framing the panels with a cove-fillet-bead profile. The bathroom and kitchen closet doors are narrower but of the same configuration. The window and door trim is generally 4¼". Most of the trim and doors are varnished except that in the back bedroom where it has been painted white. Like the front apartment, the back apartment also has baseboard heaters in all the rooms.

### ***First-floor, Back Apartment Enclosed Porch***

The enclosed porch extends the length of the south side of the original rear ell and part of the shed extension. At the west end is the exterior entry door with four 1/1 wood sash windows extending the length of the wall to the east. The replacement metal door has a nine-light upper panel with two feather-edge vertical panels below. The windows are contemporary with those in the second-floor apartment porch. Hardware on the 1/1 stained wood sash windows consists of a centered inset angled sash lift on the bottom rail of the lower sash and a centered sash fastener atop the meeting rail. At the east end of the porch is a closet, located under the stairs up to the second floor and an open space with shelving between the stairs and the ell wall. A low step up to this space suggests it was likely open, further substantiated by the relatively new wall boards. Inside the closet, the walls are framed with 2" x 4" studs and plywood sheathing boards. An old piece of linoleum or oil cloth sits loosely on the floor. The west and south walls of the ell are clad with waveline, wood-grained textured asbestos shingles with roughly 11" exposures. The west and north window openings, including the blocked one on the west elevation have narrow back band moldings. The floor is painted poured concrete. The ceiling is plywood sheets and strapping.

### ***First-floor, Back Apartment Kitchen***

The rectangular 11'-8" x 12'-11" kitchen is the largest room in the apartment. The exterior entry is into this room and all the other rooms are accessed from it. The room was likely the original kitchen of the first-floor apartment; a stove-flue chimney on the west wall rises between the front and rear apartments. A closed thimble remains on the wall to the north of the closet.

The exterior entry doorway is on the south wall with a replacement door like on the front apartment. Additional doorways include ones to the bathroom and the northeast room on the north wall, and to a bedroom on the east wall. The door trim is 4<sup>5</sup>/<sub>8</sub>", indicative of a later phase of alterations. The doors are characteristic early twentieth-century two-panel doors with stuck moldings.<sup>5</sup> A shallow closet on the west wall has a narrow two-panel closet door with early twentieth-century wrought metal hardware including a bevel-edged escutcheon, convex face knob, and loose-pin butt hinges. This style of hardware is also present on the bathroom and northeast room doors.

The kitchen has one window opening on the south wall with 2/2 sash, 4<sup>1</sup>/<sub>2</sub>"-wide side trim and 4<sup>1</sup>/<sub>4</sub>"-wide header; the sash maybe the only remaining original one in the building.

The kitchen cabinets on the east wall span the wall between the doorway to the back (east) bedroom and the north wall and resemble those in the front apartment in terms of construction, detailing, and hardware. The wall cabinetry consists of double-leafed 2'-6"-wide cabinets flanking a shorter double-leaf cabinet centered above the sink. Below the middle cabinets is an arch. A stained plywood board covers the wall below the cabinets, now partially covered with a

---

<sup>5</sup> Solid stuck [not a typo] moldings (as opposed to applied moldings) are where the mold is "worked out on the door element itself by putting it through a 'sticker' machine to bring the edges to a desired form" (Jennings and Gottfried 1993:30).

formica backsplash. The same cove molding as was used on the front apartment pantry cabinets is present at the top and bottom of the wall cabinets. The cabinet interiors are similarly finished as those in the front apartment with shelves supported by moldings. Below the replacement formica counter top are three drawers and two cabinets, a single one under the sink, and a double-leaf one to the right of that. In the right-hand, double-leafed bottom cabinet, beaded board is evident on the south side, perhaps a remnant of earlier or original cabinetry in this location. The hardware matches the streamlined door handles and surface hinges found in the front apartment. The sink is a replacement double metal sink.

The lath-and-plaster walls rise above a plain 7¼"-high baseboard and are detailed with a 3½"-wide dado placed at 3'-2¾" height. The plain baseboard is. Characteristic maple hardwood flooring is present throughout the apartment. The ceiling is 12" acoustic tiles with an added molded cornice. The room has a mid-twentieth century central circular florescent ceiling light fixture.

#### ***First-floor, Back Apartment Back (East) Bedroom***

The 11'-8" x 7'-7" back (east) bedroom is plainly finished like the other rooms but with a later wall finish. All the trim has been painted white. A 1/1 sash window on the south wall provides the only natural light to the rectangular space. The window trim including side, top, sill, and apron matches that elsewhere in the apartment.

Painted ¼"-thick paneling covers the walls, above the 7" baseboard which has an ovolo base cap, the only one in the apartment. A baseboard heater spans the south wall, under the window. The ceiling is the standard 12" acoustic tiles with an added molded cornice. The room is illuminated with a modern central ceiling light fixture. The narrow wood strip flooring runs perpendicular to that in the kitchen and the threshold is slanted up from the kitchen to meet the slightly higher floor level in the back bedroom.

The door opening between this room and the kitchen originally had a door that opened into the room. The hinges remain on the jam. A door opening on the north wall with standard trim leads to a large closet. The standard early twentieth-century two-panel door opens into the closet. Hardware includes loose-pin butt hinges and the standard escutcheon plate with a beveled edge and convex face knob.

The closet interior has a plain 7" baseboard below the wallpapered sheetrock walls. A single shelf and rod spans the width of the closet along the northeast wall. The floor is carpeted. A central light fixture is suspended from the ceiling.

#### ***First-floor, Back Apartment North Room***

The rectangular north room, like the adjacent bathroom, is located in the space added sometime between 1914 and 1920 on the north side of the original ell. The 10'-4½" x 14'-1" room has two windows on the north wall finished with the standard 4¼" varnished plain board trim. The door into the room is a 2'-6" x 6'-6" two-panel door with the same moldings and hardware as on the other doors in the apartment. The trim is the standard 4¼" varnished plain board. On the east

wall is the closet door opening with a 2' x 6'-6" varnished two-panel door with detailing and hardware like the others in the apartment. The walls are mostly plaster though a portion of the east wall maybe sheetrock, above a 7" varnished plain baseboard. The flooring is the same as that found throughout the apartment. Baseboard heating spans the north wall. The room has a central ceiling-fan-and-light fixture.

The rectangular closet has a plain white-painted baseboard below wallpapered walls and the same flooring running north-south as in the east or back room. The closet door opens into the closet. A single light bulb ceiling fixture illuminates the space. A clothing rod spans the width of the closet with a single shelf above it.

### ***First-floor, Back Apartment Bathroom***

The bathroom is in a space added 1914-1920 on the north side of the original ell. The rectangular room has predominantly new fixtures, except for a 4'-6" porcelain enamel claw-foot tub and some early finishes. The slightly narrower door opening has a 2' x 6'-6", two-panel door with single plywood panels with stuck moldings. The stiles all measure 4½", the top rail is 4⅝", the meeting rail 8", and the bottom rail 9". The hardware matches that on the other doors in the apartment. The original window on the north wall has been blocked, covered with melamine that spans the entire north wall. The other three plaster walls have a 3½" plain board dado cap at 3'-6½" height. The baseboard is the same as in the kitchen, 7¼" plain board. The flooring matches that present throughout the apartment. The ceiling is 12" acoustic tiles. The room is well-illuminated with a central incandescent ceiling light fixture and a pair of chrome-finish bracket light fixtures with streamlined white opal glass and beveled translucent glass shades on the wall above the sink.

### ***Second-floor Apartment, Overview***

The second-floor apartment occupies the entire second-floor and finished attic space. Entry is into the kitchen as with the first-floor apartments. All the other second-floor rooms open off the kitchen, including a living room, dining room, two bedrooms, and bathroom. The attic space is accessible by a closed stairway off the living room. The configuration of the apartment dates to sometime after 1950, when the one-story addition on the north elevation of the main block and ell was raised to two stories (Sanborn 1950). All of the finishes date predominantly to the 1950s. The kitchen cabinetry differs slightly from that in the first-floor apartments and is of a slightly later date. The plan in the main block was likely altered, with the likely removal of a stairwell between the first and second stories, and the removal of walls to create a more open plan for the social spaces. In contrast with all the other rooms in the building, the north bedroom and attic room have molded window trim and corner blocks.

### ***Second-floor Apartment, Enclosed Porch***

Recently rebuilt pressed wood stairs rise from the east end along the south wall of the porch to an outer landing. The closed stairwell is flanked by painted plywood walls. At the second floor the south wall is unfinished, constructed of unpainted pine studs and plywood sheets applied to the outer face. Similar painted boxed plywood rings the stair opening. Irregularly placed 1/1 wood

sash windows line the south wall. A north-south wall with a door opening, opposite the top of the stairs, and a window opening subdivides the second-floor porch into two spaces. The easterly half of the porch includes access to the unfinished second-story space at the rear of the apartment. The flooring is painted boards running north-south. The north and west interior walls are clad with the same waveline asbestos shingles as on the first-floor enclosed porch. The doorway in the wall at the top of the stairs leads to a more finished enclosed porch area. A window opening adjacent to the doorway has a 1/1 vinyl window. The floor is hardwood veneer flooring. The ceiling matches that on the first floor. The south wall is unpainted studs and plywood sheeting. A doorway on the north wall is the only entrance to the apartment. The door opening has a modern wood door with an upper panel of three horizontal lights and a lower panel of three horizontal feather-edge panels. A wooden screen door with two screened panels above a horizontal feather-edge panel is on the exterior of the opening.

### ***Second-floor Apartment, Kitchen***

In characteristic Berlin fashion, the only entry to the apartment leads into the kitchen. The nearly square 14'-4" x 14'-6½" room has predominantly 1950s finishes. A pair of doorways on the west wall leads, respectively, to the dining room and living room. Also on that wall is the original stove-flue chimney that projects into the space though it is now covered with the same wall finishes found on all the walls. On the north wall, doorways lead to the bathroom and north bedroom. A doorway on the east wall leads to the rear or east bedroom. A pair of windows flanks the exterior entry on the south wall. As on the first floor, the door trim is varnished plain boards but narrower, measuring just 2¾". The doors are birch-veneer hollow-core doors with faceted glass knobs. Masonite panels held in place with metal moldings cover the walls. The 4¼" plain baseboard is varnished. Vinyl tile sheeting covers the floor. The ceiling is sheetrock with a central later twentieth-century ceiling light fixture. The ceiling cornice is a narrow molding with a cove and fillet. A circular metal ventilation fan is located near the west wall between the chimney and doorway to the living room. Two rows of baseboard heaters under the window to the west of the entry heat the space.

The kitchen cabinetry along the north and east walls is constructed of varnished plywood. Two double-leaf wall cabinets line the north wall, to the east of the bedroom doorway. On the east wall a pair of double-leaf wall cabinets flanks a lower height double-leaf wall cabinet centered over the recently removed sink. The counter and the sink were removed by the tenants or property owner when the building was vacated. The middle cabinet has only two shelves whereas the outer two have three. A pair of decorative cut arch valences details the bottom edge of the middle cabinets. Below the counter is a pair of drawers and a double-leaf cabinet with one shelf to the right of the sink and to the left of the sink a drawer and a cabinet. The hardware on the cabinet doors and drawers includes smooth curved metal handles and surface hinges. The hardware is somewhat later than that found on the first-floor kitchen cabinets. A narrow coved cornice runs along the top of the cabinetry.

The last owners or tenants removed the trim around the doorways into the living room and dining room. Consequently this revealed some of the original framing at the intersection of the original

main block and rear ell. Cut rafters at the location of the added dining room doorway opening showed the original rear ell was originally one-and-a-half stories with a gable roof. The 2" x 4" rafters and wall studs were vertically sawn.

### ***Second-floor Apartment, Dining Room***

The 12'-3" x 11'-0½" nearly square dining room is located in the original gabled bay but has mid-twentieth-century finishes and windows. The room is accessible through a doorway on the west wall of the kitchen and by a large elliptical-arched opening from the living room. The door and door trim has been removed from the former but likely resembled that on the opening between the living room and kitchen. The well-lit space includes a three-part window spanning much of the south wall and a 1/1 wooden sash window at the south end of the west wall. The three-part window consists of a picture window flanked by single-light casement windows and has 2¾"-wide trim. The floor is hardwood oak boards. Some patches in the flooring show the walls to either side of the arch opening have been modified, as has the north end of the west wall, in the vicinity of where an original stair likely rose from the first floor. The interior walls are wallpapered sheetrock above baseboards which now measure 6⅞" but were likely originally 7¼" before the addition of the hardwood flooring suggesting the baseboards are original. The ceiling is also sheetrock. A baseboard heater extends along the south wall.

### ***Second-floor Apartment, Living Room***

The living room in the original main block has all mid-twentieth-century finishes and windows, dating to when this second-floor apartment was expanded and refinished. Like the adjoining dining room, the space is well-illuminated with a three-part window on the north wall and a large 1/1 wooden sash window on the west wall. The window types, trim, and hardware match those in the dining room. In addition to the wide elliptical arch opening into the dining room, door openings include one on the east wall, leading to the kitchen and a semi-circular arched opening leading to a stair hall. The trim around the kitchen doorway has been removed but an August 2010 photograph taken by the appraiser shows the standard 1950s door trim and a French door with fifteen lights and glass knobs (Bernard 2010:19). The flooring, ceiling, and walls and baseboard match those in the dining room though the walls are painted rather than wallpapered.

### ***Second-floor Apartment, Attic Stair Hall and Closet***

The configuration of this space and the adjoining closet represent 1950s alterations, likely at the time of the removal of the original interior stairs. The exterior of the building shows a window was once present on the west wall, just north of the attic stairs doorway. The small square hall has a doorway on the south wall leading to the attic stairs and a closet doorway on the east wall. The flooring is a continuation of the oak hardwood boards present in the living room and dining room.

The doorway to the attic has the standard varnished trim but a 2'-6"-wide rehung original late nineteenth-century four-panel, raised field panel door. The hardware is also late nineteenth-century as on the four-panel doors in the first-floor front apartment. Scars on the casing show a door with larger hinges was originally in this location. The closed 2'-11¼"-wide winding stairs

to the attic rise in the southwest corner of the main block to the open, finished attic room. The carpeted stairs have roughly 9" treads and 7" risers. The roughly 7¾" wall stringer has a molded cap. A modern rounded hand rail rises along the wall as the stairs ascend.

The closet door opening has varnished plywood trim and a hollow core door with glass knobs. Carpeting covers the plywood floor inside the closet. The south wall in the closet is the underside of the stairs rising to the attic.

### ***Second-floor Apartment, Bathroom***

The bathroom, located in space added in the 1950s, is a rectangular room with some fixtures and features dating to the 1950s. The bathtub, located along the west wall, is a characteristic 1950s porcelain enamel tub with moldings along the lower third of the outer face. On the north wall a formica-covered vanity with an oval sink above a cabinet and two drawers under the counter extends partially under the window. Above the sink and adjacent to the window is an inset medicine cabinet flanked by vertical florescent wall bracket lights, all likely dating to the 1950s. The toilet is a later twentieth-century replacement. On the north wall is a smaller window with plain board varnished trim. Built-in cabinetry at the south end of the bathtub consists of narrow cabinets above and below three drawers. The hardware matches that on the kitchen cabinets, smooth curved metal handles. The walls match those in the kitchen, with Masonite panels held in place with metal moldings. Vinyl sheeting covers the floor. A modern incandescent globe ceiling light fixture provides additional lighting. A baseboard heater along the north wall heats the space.

### ***Second-floor Apartment, North Bedroom***

The small rectangular north bedroom (7'-8½" x 12'-11") is located in a space added after 1950. The room has extensive storage space provided by a large number of built-ins and a large closet at the east end. The west wall is lined with cabinets, drawers, and two closets. Three-quarter height closets, each with a sliding door, flank a tier of five drawers. Above these is a row of three double-leaf cabinets, each with a single shelf. The hardware matches that on the closet door in the back (east) bedroom, metal round knobs. Additional wall cabinets line the south wall, consisting of a pair of double-leaf cabinets each with two shelves. A large closet at the east end of the room has plain board varnished door trim and is simply finished with a plain baseboard and sheetrock walls. A hook board runs around three of the walls. A central ceiling light fixture illuminates the closet. Most recently the closet may have housed a dryer, as a vent is located on the north wall.

The finish for the pair of windows on the north wall differs from that on the cabinetry and door trim which matches those found throughout the apartment. The trim consists of Colonial Revival style molded architraves with corner bullet blocks. The casing profile consists of a center convex molding flanked by double beads. The same molding was used on a window and closet casing in the attic. The door into the room is a birch hollow core door with a glass knob and the trim is the standard plain board found throughout this apartment. The walls and ceiling are

sheetrock, with a simple narrow reverse ogee crown molding. Carpeting covers the floor. A baseboard heater runs along most of the north wall.

### ***Second-floor Apartment, Back (East) Bedroom***

The larger 14'-4" x 10'-5½" rectangular east bedroom is also plainly finished with materials resembling those found throughout the apartment. The 3'-6¼" x 4'-6" window opening on the south wall has a wooden 1/1 sash window, like those elsewhere in the apartment. The trim, sill, and apron match that on the other windows of the same period in the apartment. The door and door trim match that in the north bedroom. The narrow closet door opening on the north wall has a bifold birch-veneered door with a cylindrical metal knob and the standard trim found in most rooms. The walls are sheetrock above a 4½" baseboard. The flooring is red oak tongue-and-groove hardwood flooring. A baseboard heater runs along the south wall. A domed modern incandescent light fixture is centered on the sheetrock ceiling.

The closet has sheetrock walls above a painted plain 4½" baseboard. The floor is carpeted. The clothes bar runs east-west. Two shelves run along the north and west walls above the clothing bar. An incandescent light with a fluted bell milk glass globe is suspended from the ceiling, lighting the closet space.

### ***Second-floor Apartment, Attic Room***

The attic room is an open, T-shaped finished space with knee walls located in the main block and gabled bay. The room consists of a 12'-6½" x 17'-7½" area in the main block and the low-ceilinged 7'-11" x 6'-1½" space in the gabled bay. A thin Colonial Revival style railing with thin turned balusters supporting a narrow cap separates the room from the stair. The room is well illuminated by 1/1 sash windows in the front (west) and rear (east) gable ends. The front window has the same trim as found in the second-floor north or side bedroom, 4¼" molded side and head casings and 4¾" bullet corner blocks. Below the beveled sill is a 2¾" apron with a compound molding. The rear window has plain board trim. In the south gable end of the gabled bay is a 1'-6" x 2'-1½" window opening with a fixed diamond pane window. The window has similar molded trim as on the front window but plain corner blocks. A closet tucked under the eaves to the west of the stair has the same molded trim and plinth blocks as on the front window. Adjacent to the front window is a former fuse box, where the electricity originally came into the house; the equipment has been removed. The interior is lined with asbestos padding to reduce the chance of fire from sparks. The walls are plastered above a high plain baseboard. The ceiling is also plastered. Carpeting covers the floor except in the gabled bay which has a hardwood veneered plywood floor. A vent in the floor near the gabled bay allows heat to rise from the room below heating the attic space.

### **Attached Unfinished Storage Spaces and Garage, Overview**

The unfinished spaces associated with this building have always been connected to the rear of the ell and have been expanded and modified over time. They now consist of a narrow (5'-6½"), two-story unfinished space and a shed-roofed garage with a stove-flue brick chimney centered on

the north wall. Also present is a small enclosed space in the front of the building, occupying a portion of the added front porch.

### ***Former Front Porch Space***

The small, square space, accessible only from the exterior, is all that remains of the early twentieth-century added front porch. While most finishes are modern, some edge-and-center-bead board is present on the ceiling in the small corner closet. The space houses the circuit breakers for the three apartments.

### ***Unfinished, Rear Two-story Space***

The first-floor unfinished space, likely created ca. 1903, is accessed through a doorway on the south end. The door is a reused interior four-panel door with raised field panels (larger upper, smaller lower), stuck moldings, and Bennington knobs. Natural light is provided by a fixed two-light sash set high in the north wall. The west wall, originally an exterior wall is sheathed with clapboards with 3¼" exposures, fixed with wire nails. The south and north walls are stud-framed with random-width exterior sheathing boards (roughly 5"-10") applied to the outer face; the east wall is similarly sized random-width boards applied to studs. The floor is covered with old linoleum or vinyl sheets, except for the north end which is covered with a plywood sheet, possibly covering a dirt floor. The north end has a raised concrete lip along the north and west sides. The ceiling is covered with Tuff-R insulation panels. Lighting is provided by modern EMT electrical conduits and individual exposed light fixtures.

On the second-floor this roughly finished space is narrower than on the first-floor space (just 2'-11" for much of its length) and L-shaped, wrapping around the northeast corner of the ell. Access is through a doorway at the south end, off the second-floor enclosed porch. A patch outside the doorway may be evidence of an earlier configuration for the stairs to this level.

The door is a reused tongue-and-groove board-and-batten door with an early twentieth-century thumb latch. The west walls show the south 14'-11" was extended east about 3'-5" after this space was enclosed. Whereas the west wall in the narrow section is sheathed with clapboards with 4" exposures for much of its elevation, the section along the post-1950 north addition is sheathed with narrower clapboards with 3¼" exposures seen below. The east wall is plywood panels and strapping, as is the north wall. A reused two-light sash window is set high on the east wall, providing the only natural light to the space. The floor is wood floor boards with some evidence of paint; an older linoleum sheet with a diamond pattern covers the flooring in the north corner. The ceiling is unfinished boards. A vent pipe exits just above the window.

### ***Garage***

The garage was built ca. 1903 as a work space and only converted to a garage at a later unknown date. Much of the interior finish of this very utilitarian space dates to that later conversion. The walls are covered with painted plywood panels. A steel I-beam spans the width of the space at the mid-point of the shed-roofed space. The sheetrock ceiling is affixed to reused boards (some painted clapboards) nailed to the original framing. The north end is partially separated from the

main area, to either side of a brick stove-flue chimney. The floor at the north end is slightly higher and the northeast side has a raised concrete lip, as in the adjoining first-floor unfinished space. The chimney rises from a roughly 5'-high crudely-constructed wood base. On the west side of the chimney, the north wall and ceiling has been covered with pressed tin and asbestos panels to deflect the heat. The floor is poured concrete. Miscellaneous shelves, work benches, and cabinets are present on the west and east walls of the garage, all seemingly mid-twentieth century or later.

### Building Comparison

Though the integrity of the exterior of this building is compromised, the accretion of additional massing over time is a common pattern within the Berlin Heights Addition neighborhood and other Berlin neighborhoods. Numerous examples throughout the Berlin Heights Addition neighborhood and other neighborhoods illustrate this process. In addition, the interior spaces remain largely intact to the period of subdivision. Without access to more properties it is difficult, however, to ascertain the frequency of the subdivision of one apartment into two, as with the Bouchard Two-family. Gable-front two-family houses augmented by gabled side bays and rear ells are comparatively rare in the Berlin Heights Addition neighborhood and so few comparables have been identified. A generally similar altered example is the contemporary Lepage Two-family, located nearby at 763-765 First Avenue at the northerly end of the street and also being documented as part of the mitigation process (see N.H. State No. 686). The Lepage Two-family, however, features a deeper gabled bay located at the third pile, creating a different plan. Exterior alterations have included replacement siding and windows and enclosed side porches.

More common are wider and deeper gable-front two-families, with symmetrical fenestration on the side elevations and occasionally two-story polygonal bays on the facade, sometimes with two-story front porches. Multiple examples of this larger type are common throughout the Berlin Heights Addition neighborhood and many have undergone alterations similar to the Bouchard Two-family, including additions and alterations such as enclosure of porches and application of replacement siding and windows. A large altered example with additional massing is the ca. 1895 Bushey House, now a three-family located at 125-127 Madigan Street. In addition to a side gable bay on one side elevation, a cross gable on the other side elevation provides additional space to the third-story apartment. The façade features a pair of entries screened by a porch and balanced by a two-story polygonal bay. A characteristic example is 780 Second Avenue, the Arsenault Two-family, built ca. 1911. The gable-front two-family features a two-story polygonal bay balanced by a two-story porch on the wide three-bay façade. The three-room deep building has symmetrical fenestration on one side elevation and an enclosed two-story porch on the other side elevation. Like the Bouchard Two-family, a third apartment was added in the mid-twentieth. Other examples in the Berlin Heights Addition neighborhood include 107 Madigan Street, 768 Third Avenue, 775 Third Avenue, 795 Third Avenue, and the well-preserved 17 Hinchey Street.

## **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).<sup>6</sup> 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 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, druo 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.

---

<sup>6</sup> 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.

### ***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.<sup>7</sup> 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 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

---

<sup>7</sup> 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).

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.<sup>8</sup> 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).<sup>9</sup> 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).<sup>10</sup> 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).

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

---

<sup>8</sup> 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.

<sup>9</sup> The summary reports do not include totals for number of dwellings.

<sup>10</sup> The summary reports do not provide a breakdown of owned vs. rental properties.

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 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](http://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**

732 First Avenue was built as a two-family residence ca. 1900-1901 on a lot purchased in 1900 by a French-Canadian immigrant. The buyer, Odilon (also spelled Odeland and Odilard) Bouchard (1863-1918), a carpenter, was likely the builder (Deed 1900 99:389). The history of the property and its ownership and occupancy patterns, notably multiple generations of one family are characteristic of the Berlin Heights Addition neighborhood. The ethnicity of the owners and occupants, in this case predominantly French Canadian, is also a common theme of

the area. For much of the building's history, from the time of its construction until the late 1990s two generations of the same family owned and often occupied the house. Odilon Bouchard, who emigrated from Quebec ca. 1890, subsequently married a second-generation French-Canadian from Gorham; the couple raised eight children in the two-family. One of the daughters subsequently acquired the property from her siblings after their mother's death. She and her husband continued to live in the two-family, updating and expanding the second-floor unit in the 1950s. The subdivision of the two-family house into three units is an additional common pattern of the area, done in response to increasing demand for housing and changing family circumstances. In the case of this property, the first-floor was subdivided into two units in the 1940s to accommodate a tenant and the aging Mrs. Bouchard and her second husband.

### ***Ownership, Development, and Occupancy, 1900-1930***

In characteristic fashion for the Berlin Heights Addition neighborhood, the Bouchard Two-family was developed by the property owner and occupied by multiple generations of the Bouchard family. The land occupied by 732 First Avenue was first platted in 1892 as lot 4 in Block 25 in Plan D of the Berlin Heights Addition, on the corner of what became Roderick Street and First Avenue (BHA) (Plan D 1892). Odilon (Odeland) Bouchard, a French-Canadian immigrant, purchased the northeasterly half of lot 4 with a 50' frontage on First Avenue in June 1900 (Deed 1900 99:389). He had developed it by the following year (Sanborn 1901). In 1903 he purchased an adjoining piece of land to the east (the west half of Lot 3), a 25' x 100' tract that extended from Roderick Street the full width of his lot, thus providing an additional 25' in depth to his lot and allowing him to construct a work space accessible from Roderick Street (Deed 1903 113:329).<sup>11</sup>

Bouchard (1862-1918) had emigrated ca. 1890 from the Quebec region of Canada.<sup>12</sup> He worked as a carpenter and subsequently became a wood dealer maintaining his business to the rear of the two-family in a two-story shed space (Sanborn 1909). Like many French-Canadian immigrants Odilon married late, to a younger woman. His wife, Arthemise Coulombe (born 1877), was a second-generation French-Canadian from Gorham. After their marriage in 1893, the couple

---

<sup>11</sup> Lots 3 and 4, as platted originally, each measured 25' x 100', with the narrow frontage on Roderick Street. Bouchard's first purchase was the southwest part of a lot on the corner of First Avenue and Roderick Street with 50' frontage along First Avenue on which 726 First Avenue now stands. A year later he purchased a second 50' x 25' parcel adjoining that parcel, to the northeast, the northeast half of lot 4. Then in 1903, he purchased a narrow, rectangular parcel, 25' wide on Roderick Street, and extending 100' deep, paralleling the two parcels he already owned. His purchase and development of those parcels modified the original intention of the planners, who seemingly envisioned buildings fronting on Roderick Street in this location. See Plan of Berlin Heights Addition and above cited deeds. Bouchard possibly constructed 726 First Avenue, also being documented as part of this mitigation project (see N.H. State No. 682), for Anais and Joseph Dube (Deed 1899 99:315; Deed 1907 130:284). The 1907 deed of sale for 726 First Avenue from Bouchard to Anais Dube indicates they had a sale contract dated August 31, 1898, likely an error in the year. The 1907 deed indicates Anais Dube had occupied that property as her homestead place for the past eight years (Deed 1907 130:284).

<sup>12</sup> He was born in St. Raphael, a small village less than thirty miles east of Quebec City (Quebec Vital Records).

lived in Gorham for several years, before moving to Berlin.<sup>13</sup> The couple would have nine children (eight of whom survived to adulthood). The first of their children, Laura (1894-1968) was born in Gorham but the next two, Edward (1897-1983) and William (1899-1976), were born after the family moved to Berlin. The rest of the children were born after the family had moved to their new home on First Avenue: son Fred (born 1901), twin daughters Dorilda (1903-1989) and Helena (1903-1991), Florence (1906-2006), Juliette (1910-1997) and Eugenie (Jennie) (1912-1990) (Census 1900, 1910, 1920; SSDI; City of Berlin 1902).

Odilon Bouchard died in December 1918, leaving Artemise Bouchard a widow with a large family (Bernard 2010:22). She inherited the house, which she continued to own until her death in 1951, living in it for much of that time, except for a period in the 1930s. By 1920 the Bouchard household included two young adult sons and five daughters (ages 7-16). The eldest son Edward Bouchard had taken over his father's wood dealership for a time. William was an electrician at the Cascade Mill and two of the girls worked as store clerks (Census 1920). Ten years later only four of the daughters (Dorilda, Florence, Juliette, and Eugenie) were still living with their mother on First Avenue; all the other children had moved elsewhere, mostly in Berlin. In that year the three oldest daughters were employed, respectively, as an office stenographer, clerk, and typist (Census 1930).

### ***Tenants, ca. 1903-ca. 1930***

For much of its history, especially between the time of construction and the 1930s, the tenants of the second flat changed regularly, with residents typically remaining for just a year or two. The men tended to be immigrants or second-generation French-Canadian, a pattern common to the Berlin Heights Addition neighborhood. The tenants typically had young families. Some of the men worked in the mills, in a range of capacities. They tended to move to other housing within the same neighborhood.

The first identified tenant was Edmond Bergeron (born ca. 1875), a recent French-Canadian immigrant, employed as a teamster for the city. He and his wife had two young daughters (Directory 1903; Census 1910). By 1905 the tenant was Charles Poirier, a laborer at the Brown Mill, followed by Edward Corbett, a laborer at the Cascade Mill (Directory 1905-06, 1909-10).

By 1910 the Fred J. King family lived in the second apartment. King (born ca. 1875), a second-generation French Canadian, was a blacksmith in the paper mill. The household included his French-Canadian wife Agnes B. (born ca. 1879), and their two young children aged 8 and 4. Agnes came from Quebec ca. 1899, about two years before the couple married (Census 1910).

Ten years later the Boivin family now rented the second apartment. Fred Boivin worked at the Cascade Mill as an electrician, like the younger Bouchard son William. Fred (born ca. 1886), a recently arrived English-Canadian immigrant, and his younger wife Mary, a second-generation English-Canadian (born ca. 1895) had a young daughter. The household also included Mary's father Patrick O'Donnell (born ca. 1862), a section man for the Boston & Maine Railroad and

---

<sup>13</sup> Bouchard acquired property there in 1894 and sold it three years later describing it as a piece of land "on which I have erected buildings" (Deed 1894 70:336; Deed 1897 84:251). By that time the family had moved to Berlin.

younger sister Grace, a telephone operator (born ca. 1900) (Census 1920). By 1923 the tenant of the second apartment was Francois L. Delisle, an assistant yard superintendent at C.N. Hodgdon Co., a dealer of coal and wood, coke, and cement on Main Street (Directory 1923). The following year the tenant was Simon Davis (1891-1953), a clothing peddler and native of Russian Poland who remained until after 1927 (Directory 1924, 1927). The native of Russia Poland had emigrated in the mid-1910s and the household included his younger wife and one young son (Census 1930). By 1930 the rental unit had yet another new tenant, Laughlin McKenna (born ca. 1892), a French-Canadian paper mill electrician (Directory 1930). The other household members included his younger wife and two young children (Census 1930). The McKenna's remained at 732 First Avenue for at least two years before moving to Park Street, outside of the immediate neighborhood (Directory 1932, 1934).

### ***Ownership and Occupancy, ca. 1930-1951***

Arthemise Bouchard remarried in the early 1930s. Her new husband, Peter (Aurele) Nolen (or Nolin), a second-generation French-Canadian, was from Littleton and the couple lived in that town for most of the 1930s following their wedding on 26 December 1931 (NH Marriage Records; Directory Littleton 1932; Census 1930). The Bouchard daughters, however, continued to live in the First Avenue two-family until they began to marry, also in the early 1930s, and mostly move elsewhere in Berlin.<sup>14</sup> After the marriage of the last of the daughters both apartments became tenant occupied as, surprisingly, none of the young couples chose to live in the two-family though Artemise Bouchard Nolen continued to own the property.

Between the early 1930s and 1939 the building had a series of short-term tenants. In 1934 a middle-aged couple, Dominique and Cecelia Chenard and at least one of their adult daughters lived in one of the apartments; Fred Michaud lived in the second apartment. Both men worked in the mills (Directory 1934; Census 1930). Two years later the tenants were Alex and Yvonne Arsenault and Gedeon and Fridoline Couture (Directory 1936).

By 1939 the two-family was now occupied only by family members with Artemise and Peter Nolen living in one apartment and Artemise's daughter and son-in-law, Juliette and Albert Blanchette living in the second apartment (Directory 1939). Albert N. Blanchette (1907-1980), a second-generation French Canadian, worked as a truck driver and a clerk at a wholesale grocery and then for the Brown Company in the 1930s and early 1940s (SSDI; Directory 1932, 1934, 1936, 1939, 1941). In the mid-1930s the couple had lived on Champlain Street. Juliette worked as the manager of the local Montgomery Ward order office (Directory 1934, 1936, 1941).

In the 1940s the building underwent some alterations including the subdivision of the first floor into two apartments. The 1948 Directory lists three households, George and Harriet Stranger, Peter and Artemise Nolen, and Albert and Juliette Blanchette. George J. (1925-1990) and

---

<sup>14</sup> Juliette married Albert Blanchette (1907-1980) in September 1931 (NH Marriage Records). Florence married Louis Phillip Lemoureux two months later. The couple lived at 732 First Avenue in the Bouchard apartment briefly, along with Dorilda and Jennie Bouchard (NH Marriage Records; Directory 1932). The following year Eugenia married Willie J. Rheume in April and Dorilda married Louis P. Theriault of Littleton in August, 1932 (NH Marriage Records).

Harriet (1926-2008) Stranger were newlyweds; he was a recent veteran of WWII, first-generation Czechoslovakian (Directory 1941, 1948). By that time Albert Blanchette had joined his younger brother Hector in the grocery business, owning Blanchette Brothers at 211 East Mason Street. Hector's wife Imelda worked in the grocery and Juliette Blanchette, also a co-owner, was the bookkeeper (Directory 1948, 1956; Anonymous 1997). By the late 1960s Albert had retired from the grocery business but was the vice president of L'Ange Gardien Credit Union (Directory 1969-70).

### ***Ownership and Occupancy, 1951-1997***

Juliette Blanchette became the owner of the house after her mother's death in 1951, with her siblings deeding their shares in the property to her (Deed 1951 384:215, 384:216; Deed 1997 780:1258). After that time the Blanchettes made further changes to the building, expanding the second-floor apartment, and updating the finishes. The Blanchettes would own the multi-family for the remainder of their lives (Directory 1969, 1974). Long-term tenants from the mid-1950s to sometime after 1975 included an older couple, Herman (1881-1968) and Bertha Robichaud (1905-1984) who formerly lived elsewhere in the neighborhood. Herman was employed by the White Mountain Lumber Company until his retirement in the late 1950s. Bertha continued to live in the three-family after her husband's death before moving to Stewartstown sometime after 1975 (Directory 1975; SSDI). Other tenants before the Robichauds or contemporary with them included Ray F. and Therese L. Parent (Directory 1953), Armand and Doris LaBonte (Directory 1953, 1956), Donald and Helen G. Bisson (Directory 1961), Albert Girouard (Directory 1969-70), and Lucille P. Dube (Directory 1975).

Juliette Blanchette continued to live in the First Avenue multi-family after her husband's death in 1980, remaining there until her death in 1997 (Directory 1974; SSDI).

### ***Ownership, 1997 to present***

After Juliette Blanchette's death, the property was no longer owner-occupied for the first time since the late 1930s. The property was sold to out-of-state owners from Massachusetts (Deed 1997 882:330). In 2005 the property was sold to a Conway, New Hampshire, couple (Deed 2005 1127:919). The property was resold within a year and then exchanged hands again twice more before being owned again by a Berlin resident. The state acquired the property in 2010 (Deeds 2006 1179:354; 2008 1264:219; 2009 1277:496; 2010 1314:703).

## BIBLIOGRAPHY

Anonymous

1919 *Brown Bulletin* I, no. 1 (July), 1-12. Berlin and Coos County Historical Society.  
<http://berlinnhhistoricalsociety.org/>.

Anonymous

1997 "Juliette Blanchette." *Sun-Journal*, Lewiston, Maine.

Berlin, City of

1893-1940 *Annual Report... City of Berlin*. Archive.org; Collection of New Hampshire State Library.

Bernard, Stephen

2010 Appraisal of 732 First Avenue, Project #12958B Parcel 24, NHDOT, Concord.

Brown Bulletin Publishing Association

1919-1960 *Brown Bulletin*. Berlin and Coos County Historical Society  
([www.berlinnhhistoricalsociety.org](http://www.berlinnhhistoricalsociety.org)).

Census Bureau

1850-1940 Population Census. Ancestry.com.

Directory, City of Berlin

1903-1975 *City of Berlin Directory*. Ancestry.com; Collections of Boston Public Library; Berlin and Coos County Historical Society; New Hampshire State Library.

Directory, Littleton

1932 *Littleton Directory*, Ancestry.com.

Early, Frances H.

1979 "French-Canadian Beginnings in an American Community: Lowell, Massachusetts, 1868-1886." Ph.D. Diss., Concordia University.

Gove, William G.

1986 "New Hampshire's Brown Company and Its World-Record Sawmill." *Journal of Forest History* 30, no. 2 (April), 82-91.

Jennings, Jan and Herbert Gottfried

1993 *American Vernacular Interior Architecture, 1870-1940*. Ames, IA: Iowa State University Press.

Louis Berger Group, Inc.

2001 Berlin Project Area Form. On file with the New Hampshire Division of Historical Resources, Concord, NH.

New Hampshire Death Records, 1654-1947. Familysearch.org and Ancestry.com.

New Hampshire Deaths and Burials, 1784-1949. Familysearch.org and Ancestry.com.

New Hampshire Marriage Records, 1637-1947. Familysearch.org and Ancestry.com.

Obituary Index, Ancestry.com.

Preservation Company (Lynne Emerson Monroe, Kari Ann Laprey, and T. Kirker Hill)

1998 Berlin Town Project Area Form. On file with the New Hampshire Division of Historical Resources, Concord, NH.

Preservation Company (Elaine Stiles and Amy Seavey)

2002 Berlin Heights Addition Project Area Form. On file with the New Hampshire Division of Historical Resources, Concord, NH.

Preservation Company

2008 Berlin Heights Addition Project Area Addendum--(The Avenues/)Berlin Heights Addition Historic District. On file with the New Hampshire Division of Historical Resources, Concord, NH.

Quebec Vital and Church Records, Ancestry.com.

Reiff, Daniel D.

2000 *Houses From Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide.* University Park, PA: Pennsylvania State University Press.

Rule, John

n.d. "The Brown Company: From North Country Sawmill to World's Leading Paper Producer." Society of Industrial Archaeology, Northern New England Chapter. <http://www.sia-web.org/chapters/nec/pdf/Brown%20Paper%20Company%20by%20John%20Rule.pdf> Accessed March 2013.

Smith, David C.

1970 *History of Papermaking in the United States (1691-1969).* New York: Lockwood Publishing Co.

Social Security Death Index (SSDI), Ancestry.com.

U.S. Obituary Collection. Ancestry.com.

Watterson, Andrew, et. al.

1997 "Environmental History of the Androscoggin River, Main and New Hampshire."  
<http://abacus.bates.edu>. Accessed 13 February 2013.

Works Projects Administration

1938 *New Hampshire: A Guide to the Granite State*. American Guide Series. Boston:  
Houghton Mifflin Company.

WWI and WWII draft and enlistment cards, Ancestry.com.

### Historical Maps, atlases, and plans

Sanborn Insurance Co.

1901, 1905, 1909, 1914, 1920, 1928, and 1950 "Berlin, NH". [www.sanborn.umi.com](http://www.sanborn.umi.com)

### Registry of Deeds, Coos County

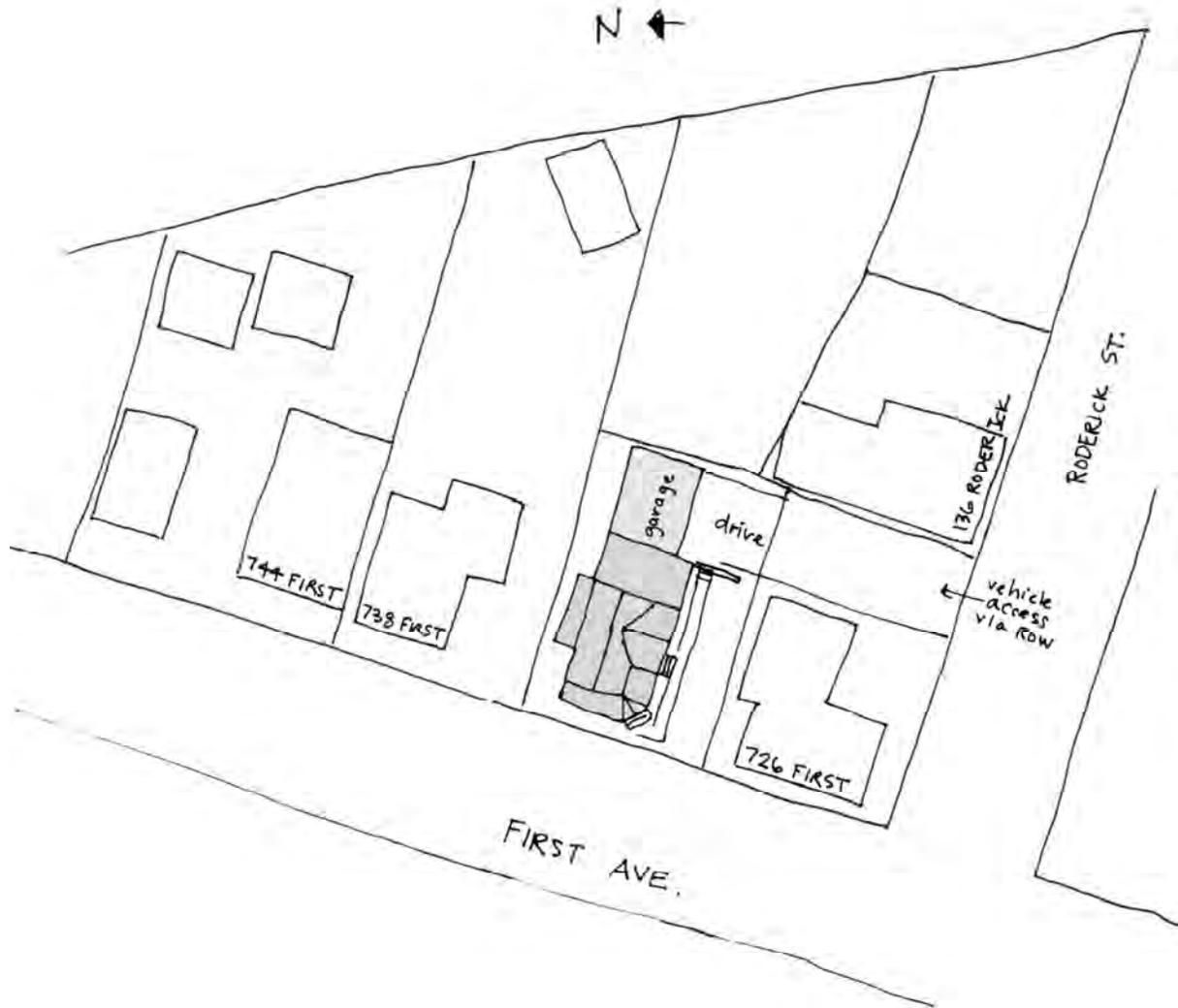
Deeds and plan numbers referenced in notes.

### Websites

[www.city-data.com/city/Berlin-New-Hampshire.html](http://www.city-data.com/city/Berlin-New-Hampshire.html) (accessed March 2013).

# DRAWINGS

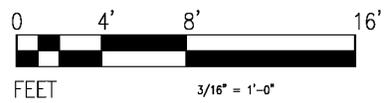
## Sketch Map



Exterior Elevations



(A) EXISTING FRONT EXTERIOR ELEVATION



West Elevation



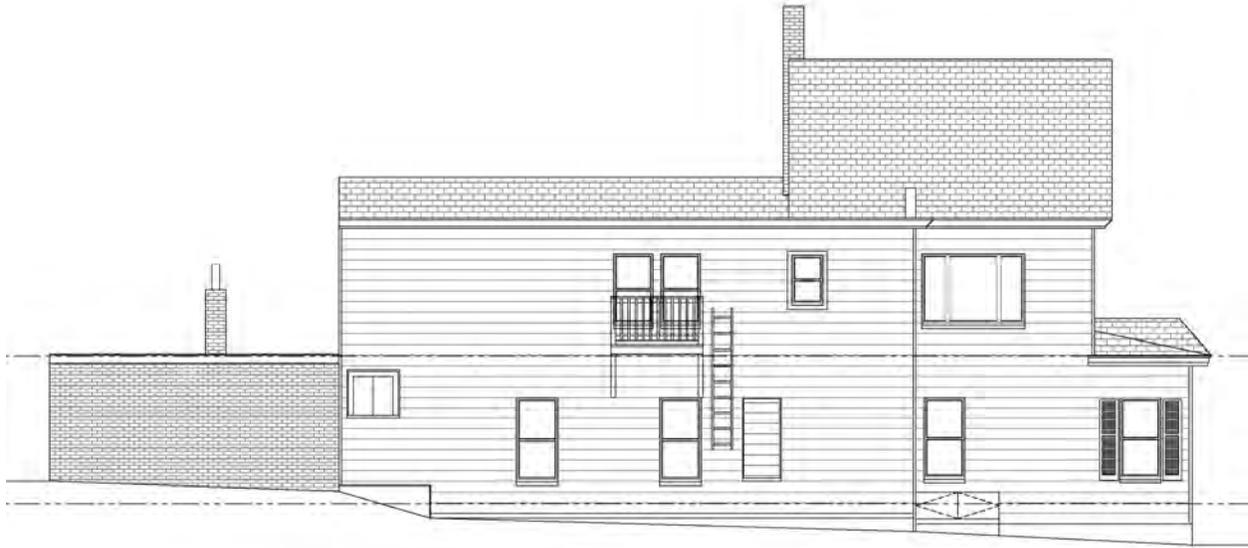
(B) EXISTING SIDE EXTERIOR ELEVATION

South Elevation

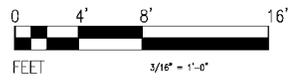


(C) EXISTING REAR EXTERIOR ELEVATION

East Elevation

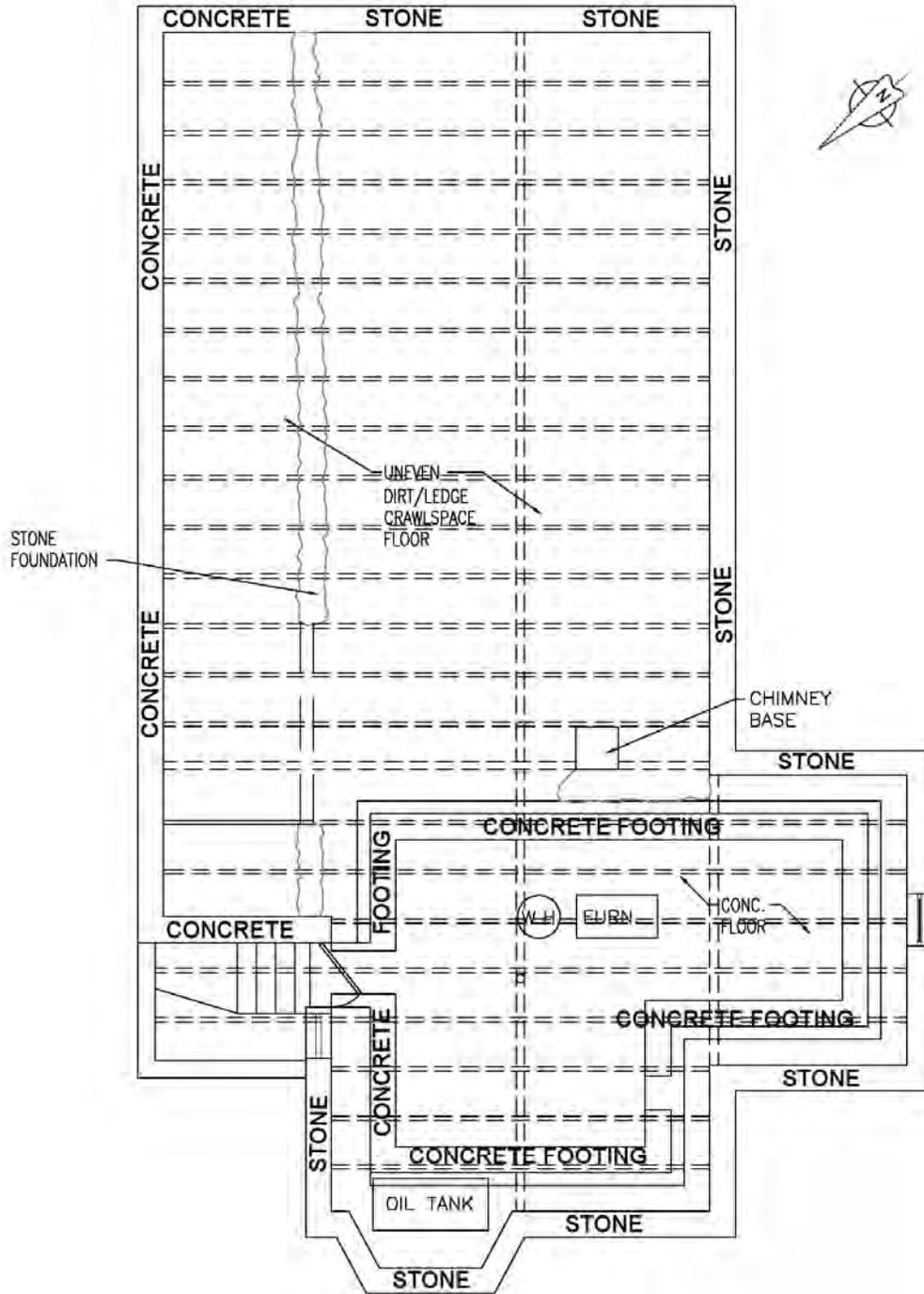


Ⓟ EXISTING SIDE EXTERIOR ELEVATION

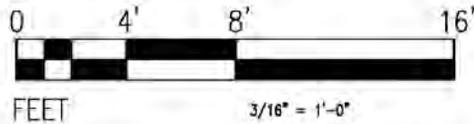


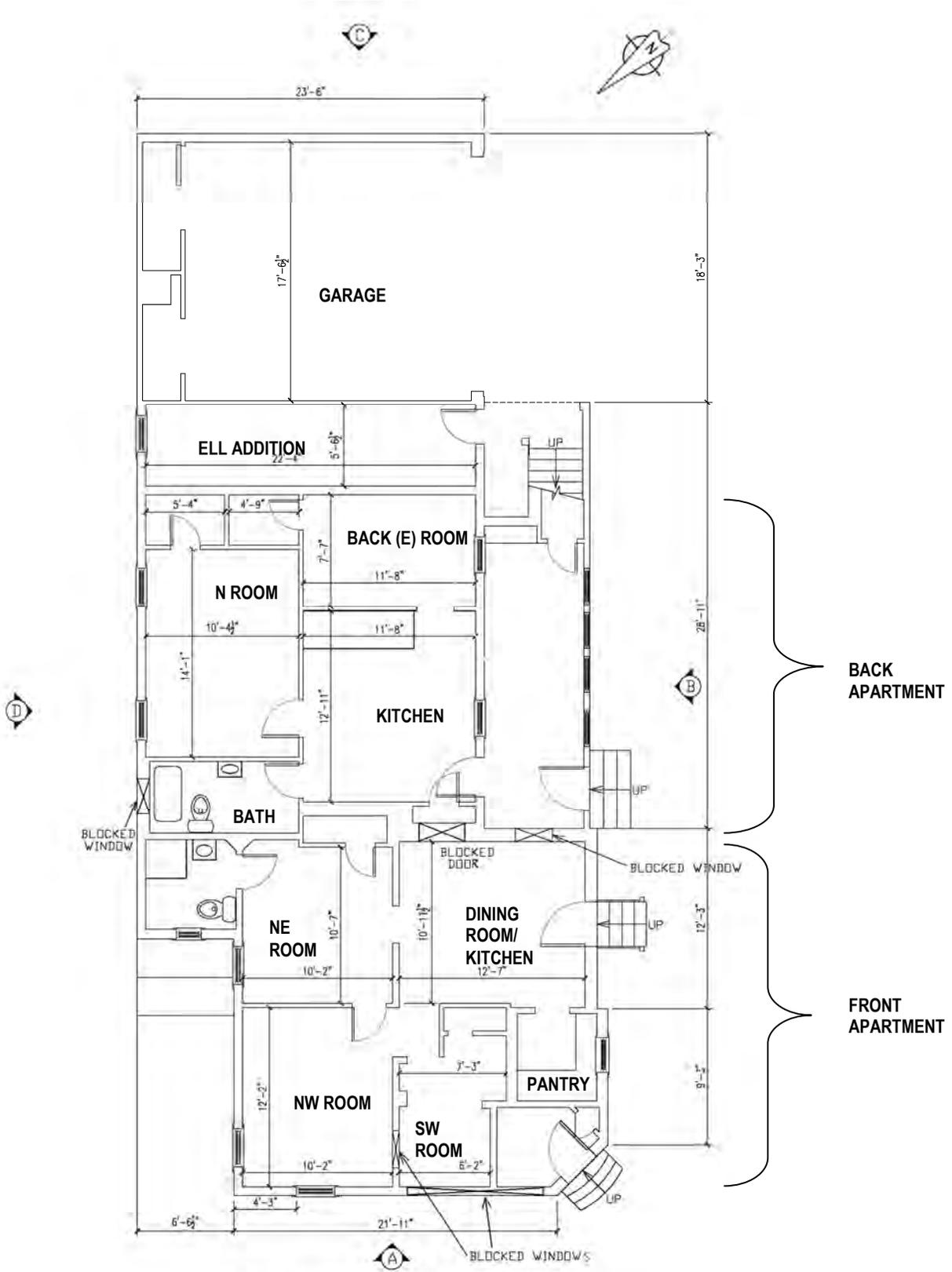
North Elevation

Interior Plans

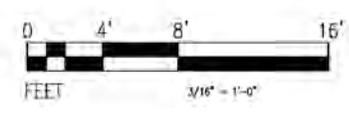


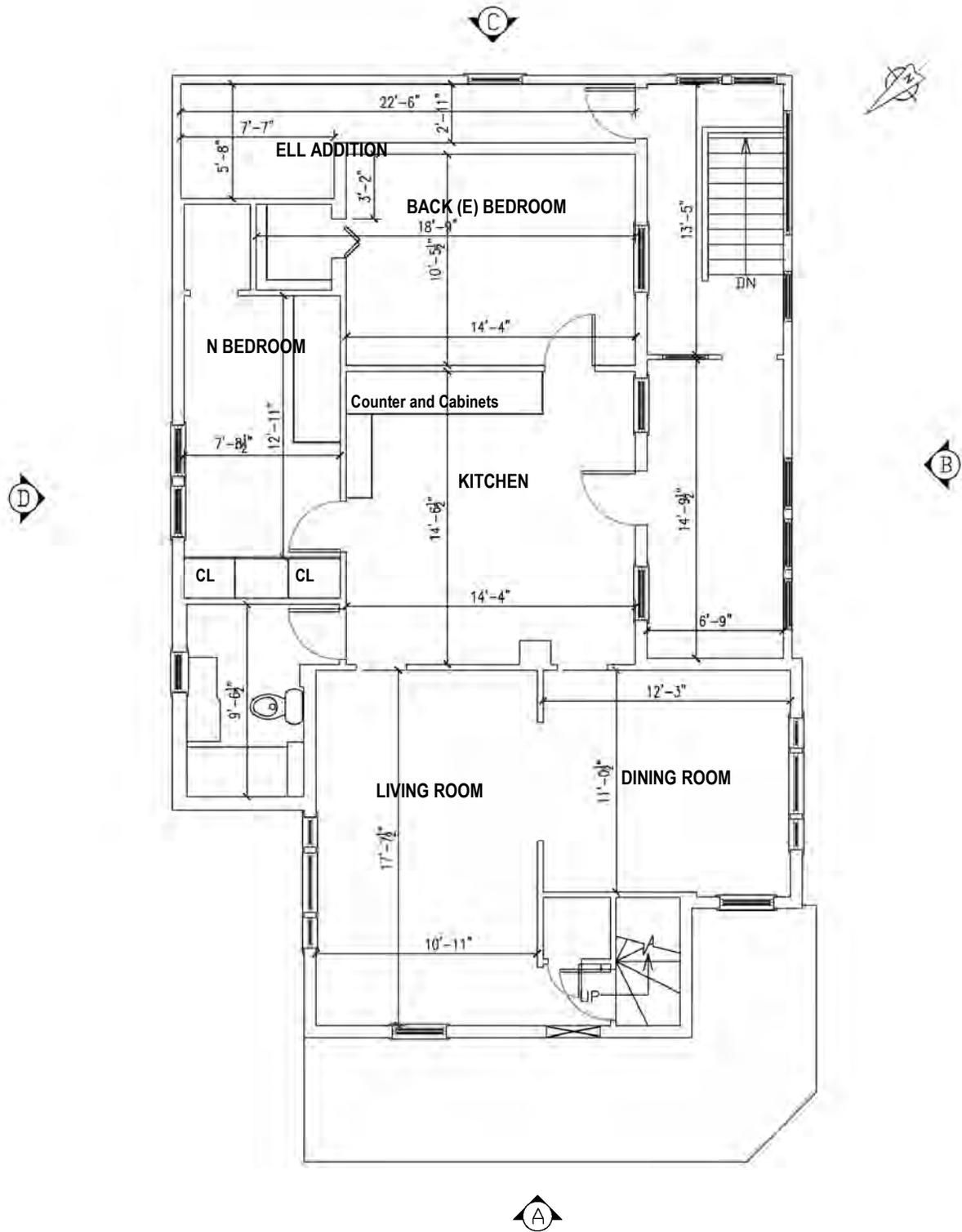
1 EXISTING BASEMENT FLOOR PLAN



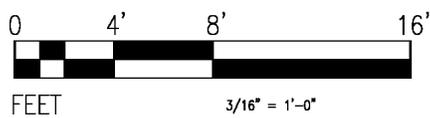


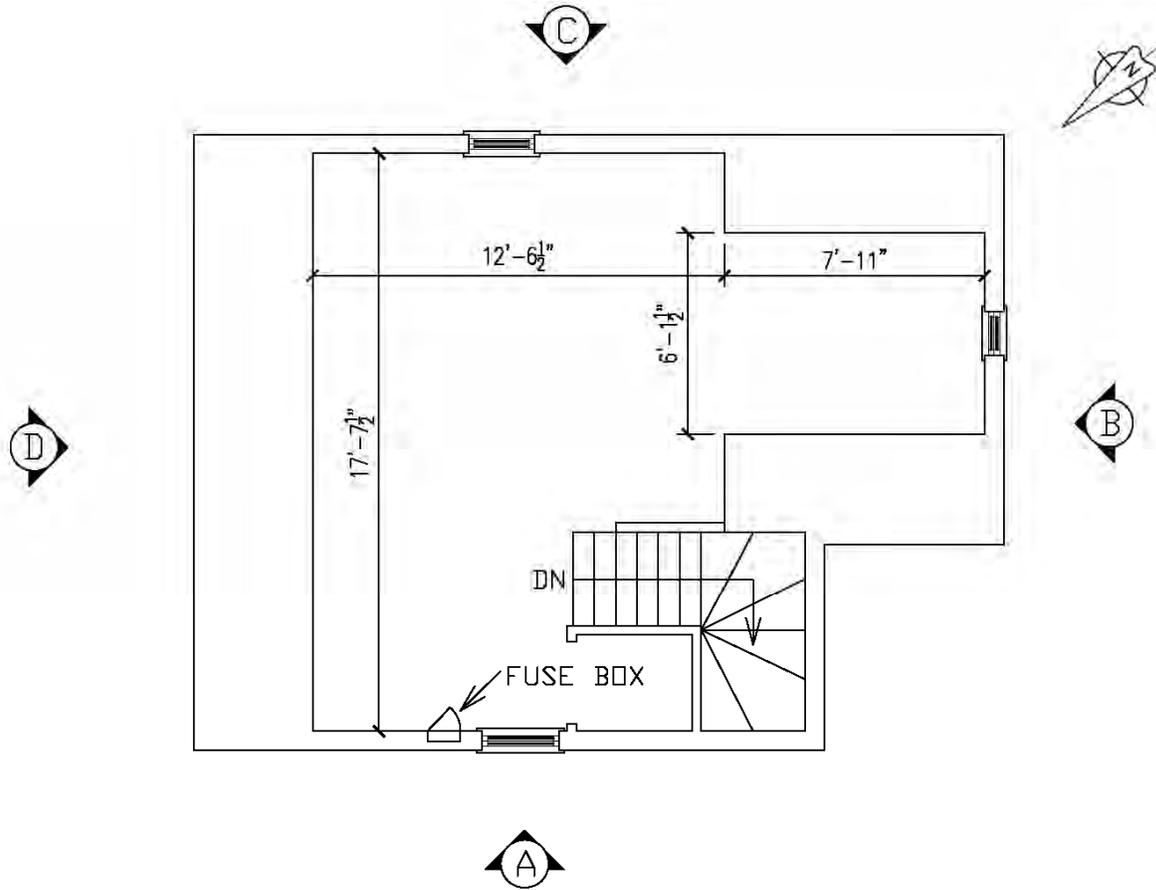
2 EXISTING FIRST FLOOR PLAN



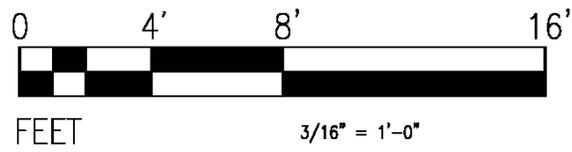


3 EXISTING SECOND FLOOR PLAN





4 EXISTING ATTIC FLOOR PLAN



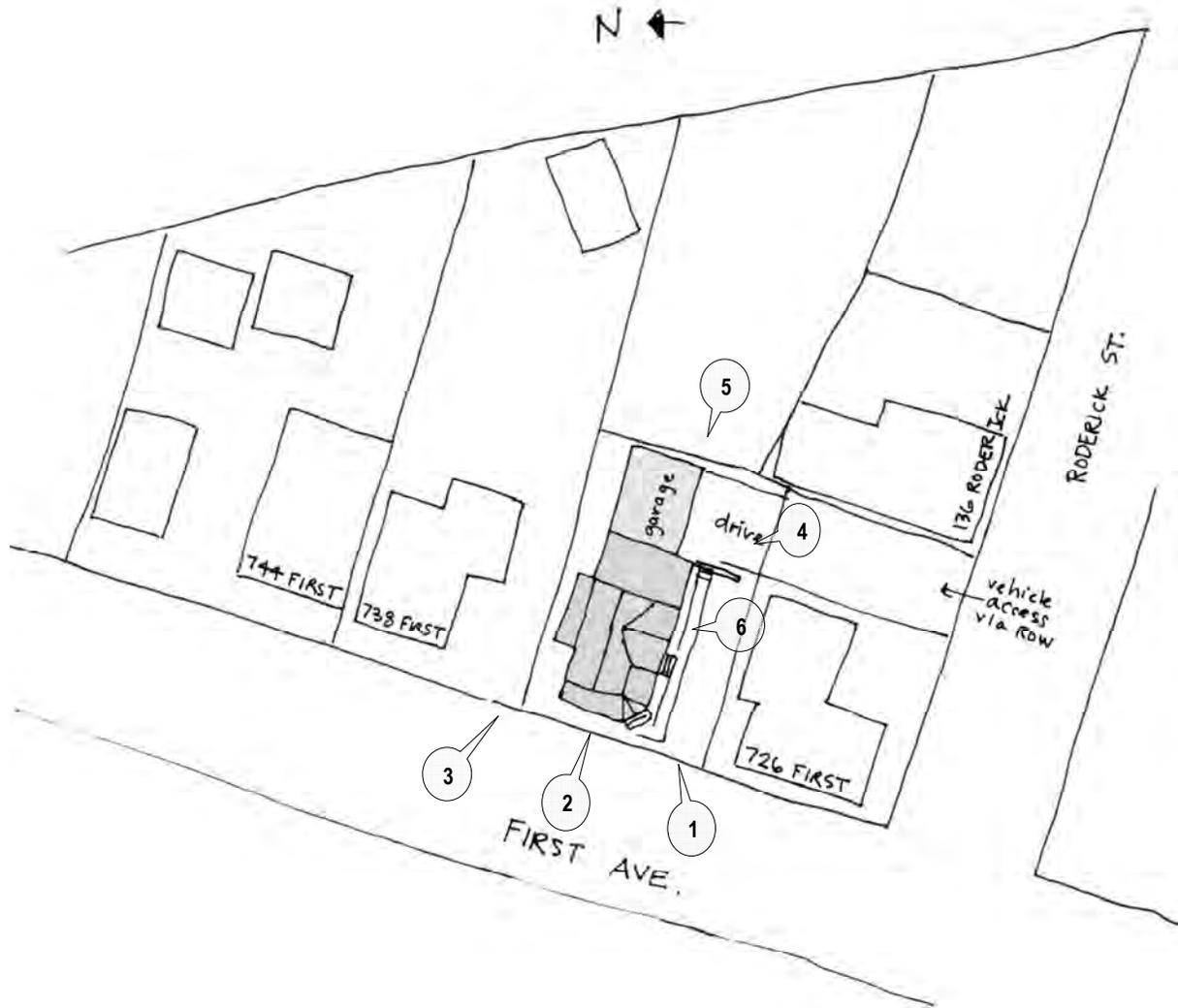
## Index to Photographs

Photo Number	Description	Direction
	EXTERIOR	
1	Façade (west elevation) and south elevation, showing main block, cross-gable, enclosed front wrap-around porch, and enclosed two-story side porches	E
2	Street view, façade and north elevation, show proximity of neighboring buildings (738 and 726 First Avenue), and proximity of building to street	SE
3	North elevation and facade, showing north addition	SE
4	South elevation, showing rear ell with enclosed porches and garage	N
5	East elevation of garage	WNW
6	Detail, gable end of cross-gable with diamond pane window, raking cornice, and cornice returns	N
	INTERIOR	
7	Basement, Stone foundation and poured concrete form work at intersection of cross-gable and main block	SW
8	Basement, Crawl space under rear ell, showing base of stove-flue chimney atop a ledge	SE
9	First Floor, Front Apartment, Dining room/kitchen, showing original blocked window in cross-gable section, and later wainscoting	S
10	First Floor, Front Apartment, Pantry/sink room with 1940s built-in cabinetry	W
11	First Floor, Front Apartment, Northwest room, section added at unknown date with blocked window towards porch	W
12	First Floor, Front Apartment, Northwest room, show doorway to northeast room with original four-panel door with original hardware and added or altered doorway to small hall	S
13	First Floor, Front Apartment, Northeast room, closet with original four-panel door and hardware and doorway to dining room/kitchen	S
14	First Floor, Front Apartment, Closet door hardware, northwest room	N
15	First Floor Rear Apartment, Enclosed porch and exterior entry and original blocked window in cross-gable	NW
16	First Floor Rear Apartment, Kitchen, showing only remaining 2/2 sash window, entry, closet, and thimble in original stove-flue chimney	W
17	First Floor Rear Apartment, Kitchen, 1940s built-in cabinetry	E
18	First Floor Rear Apartment, Bathroom, with claw-foot tub	NE
19	First Floor Rear Apartment, Northeast room, showing one window and closet	E

Photo Number	Description	Direction
20	First Floor Rear Apartment, Southeast Room, showing the closet and paneled walls	NE
21	Second Floor Apartment, Kitchen, built-in cabinetry	E
22	Second Floor Apartment, Dining room and living room, opening between the two rooms	SW
23	Second Floor Apartment, Dining Room, detail of window hardware on 1/1 sash window; this hardware found on most windows on second floor	W
24	Second Floor Apartment, North Bedroom, showing hollow-core door, 1950s built-in cabinets and closets, and bullet-block window trim	N
25	Second Floor Apartment, East Bedroom, showing window and doorway with hollow-core door	W
26	Second Floor Apartment, Stairs to attic	SW
27	Attic room, showing diamond pane window in cross-gable and stair baluster	W
28	Attic room, showing detail of closet and front window with bullet-block trim	W
29	Unfinished Spaces and Garage, Ell addition, first floor, showing unfinished space	NE
30	Unfinished Spaces and Garage, Ell addition, second floor, showing unfinished space	NE
31	Unfinished Spaces and Garage, Garage, detail, stove-flue chimney	E
32	Unfinished Spaces and Garage, Garage, detail, insulation materials on north wall near stove-flue chimney	N

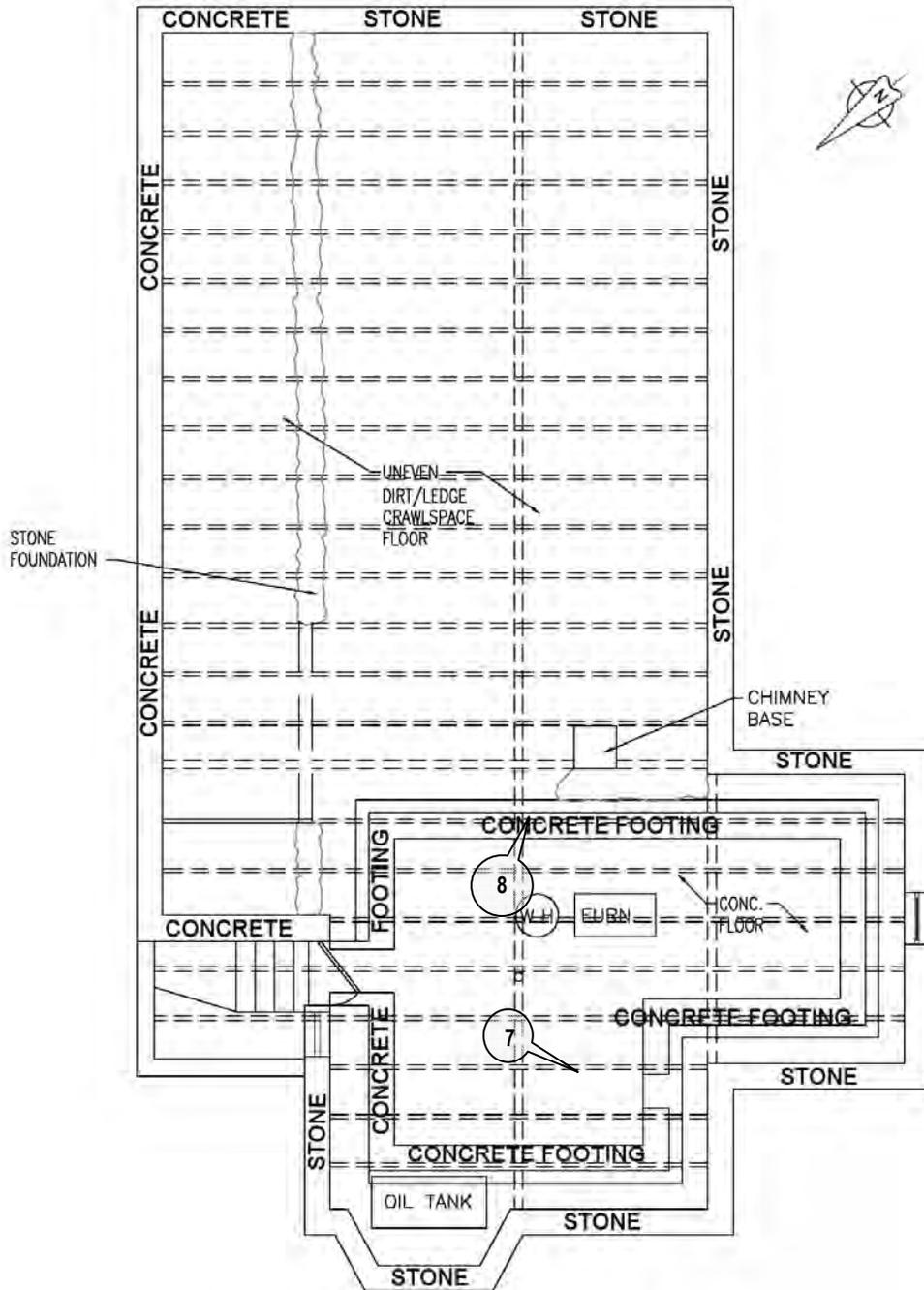
# Keys to Photographs

## Exterior



Photos 1-6

**Interior**

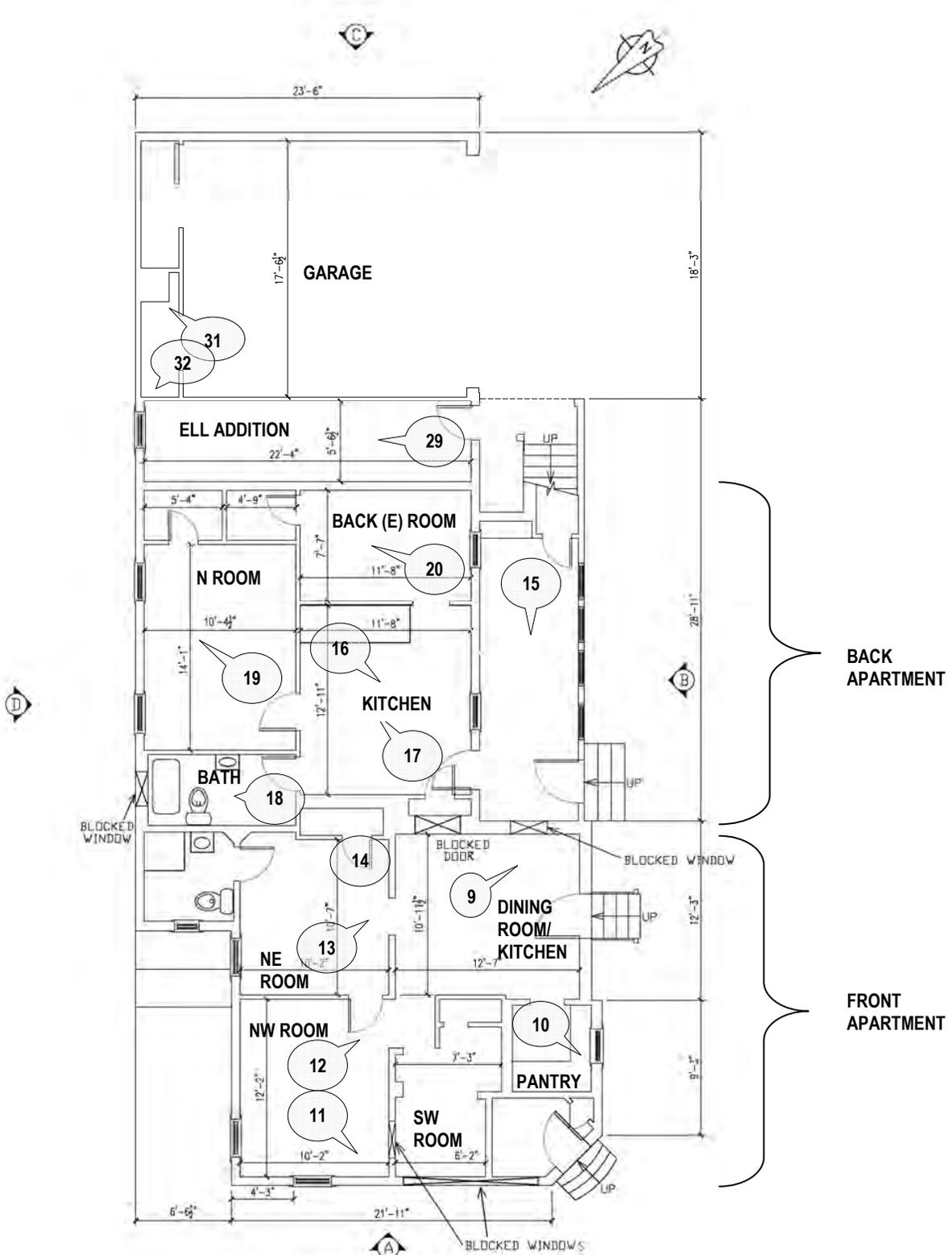


1 EXISTING BASEMENT FLOOR PLAN

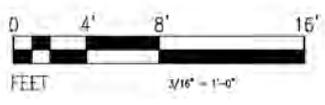
0 4' 8' 16'

FEET 3/16" = 1'-0"

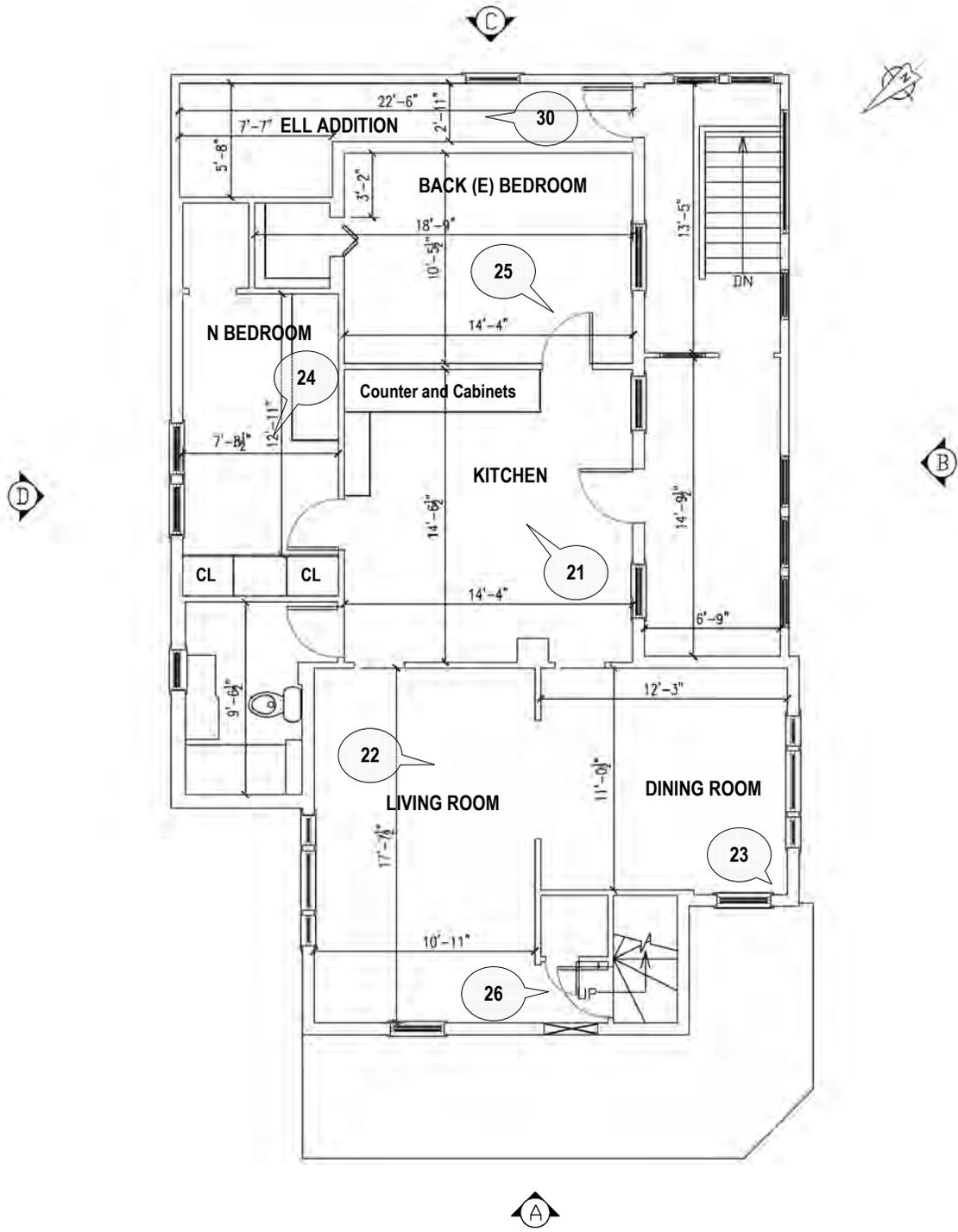
Photos 7-8



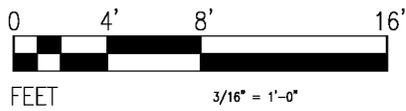
2 EXISTING FIRST FLOOR PLAN



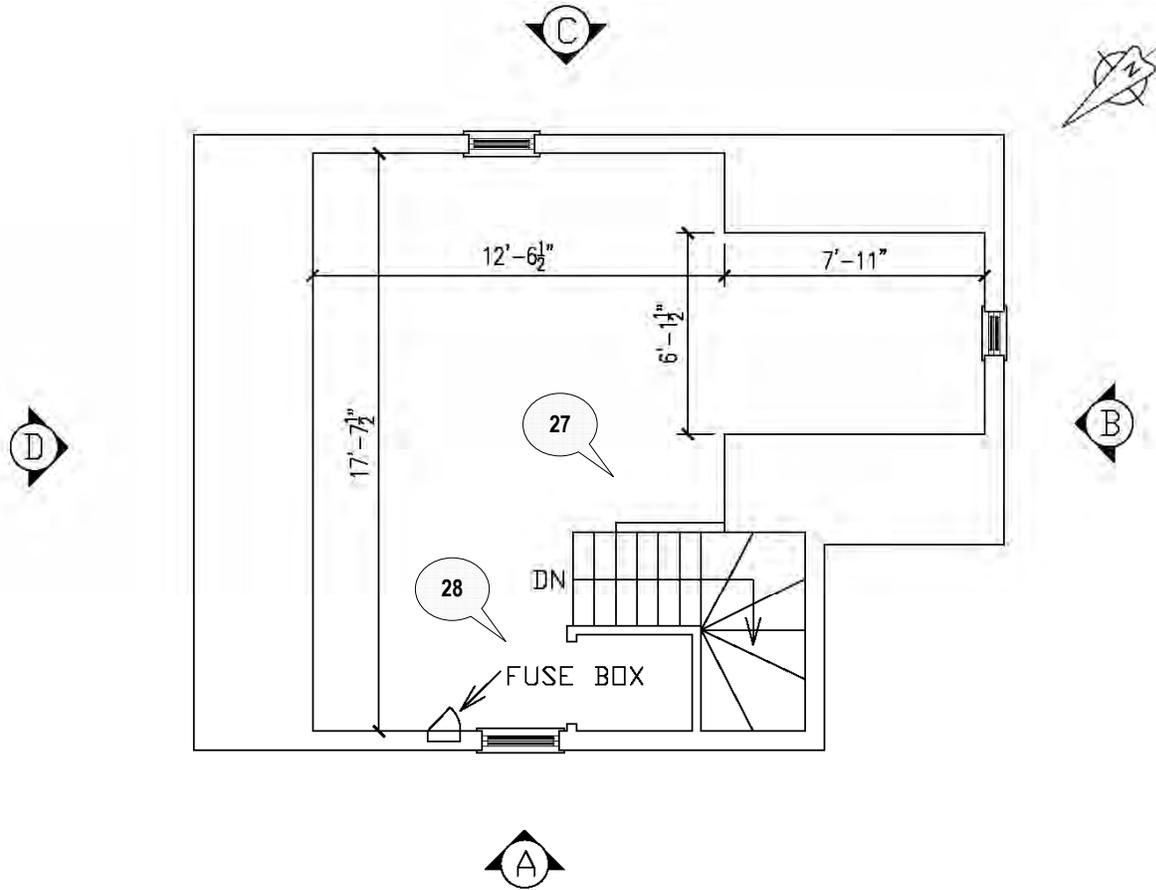
Photos 9-20, 29, 31-32



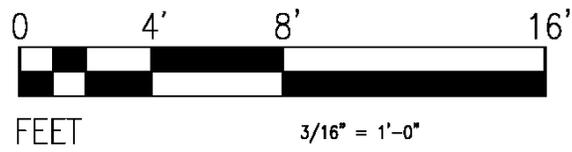
3 EXISTING SECOND FLOOR PLAN



Photos 21-26, 30



4 EXISTING ATTIC FLOOR PLAN



Photos 27-28

## REFERENCE PHOTOS

### Exterior



Photo 1) Façade (west elevation) and south elevation, showing main block, cross-gable, enclosed front wrap-around porch, and enclosed two-story side porches  
Direction: E



Photo 2) Street view, façade and north elevation, show proximity of neighboring buildings (738 and 726 First Avenue), and proximity of building to street  
Direction: SE



Photo 3) North elevation and facade, showing north addition  
Direction: SE



Photo 4) South elevation, showing rear ell with enclosed porches and garage  
Direction: N



Photo 5) East elevation of garage  
Direction: WNW



Photo 6) Detail, gable end of cross-gable with diamond pane window, raking cornice, and cornice returns  
Direction: N

**Interior**  
***Basement***



Photo 7) Stone foundation and poured concrete form work at intersection of cross-gable and main block  
Direction: SW



Photo 8) Crawl space under rear ell, showing base of stove-flue chimney atop a ledge  
Direction: SE

*First Floor Front Apartment*



Photo 9) Dining room/kitchen, showing original blocked window in cross-gable section, and later wainscoting  
Direction: S



Photo 10) Pantry/sink room with 1940s built-in cabinetry  
Direction W



Photo 11) Northwest room, section added at unknown date with blocked window towards porch  
Direction: W



Photo 12) Northwest room, show doorway to northeast room with original four-panel door with original hardware and added or altered doorway to small hall  
Direction: S



Photo 13) Northeast room, closet with original four-panel door and hardware and doorway to dining room/kitchen  
Direction S



Photo 14) Closet door hardware, northwest room  
Direction: N

***First Floor Rear Apartment***



Photo 15) Enclosed porch and exterior entry and original blocked window in cross-gable  
Direction: NW



Photo 16) Kitchen, showing only remaining 2/2 sash window, entry, closet, and thimble in  
original stove-flue chimney  
Direction: W



Photo 17) Kitchen, 1940s built-in cabinetry  
Direction: E

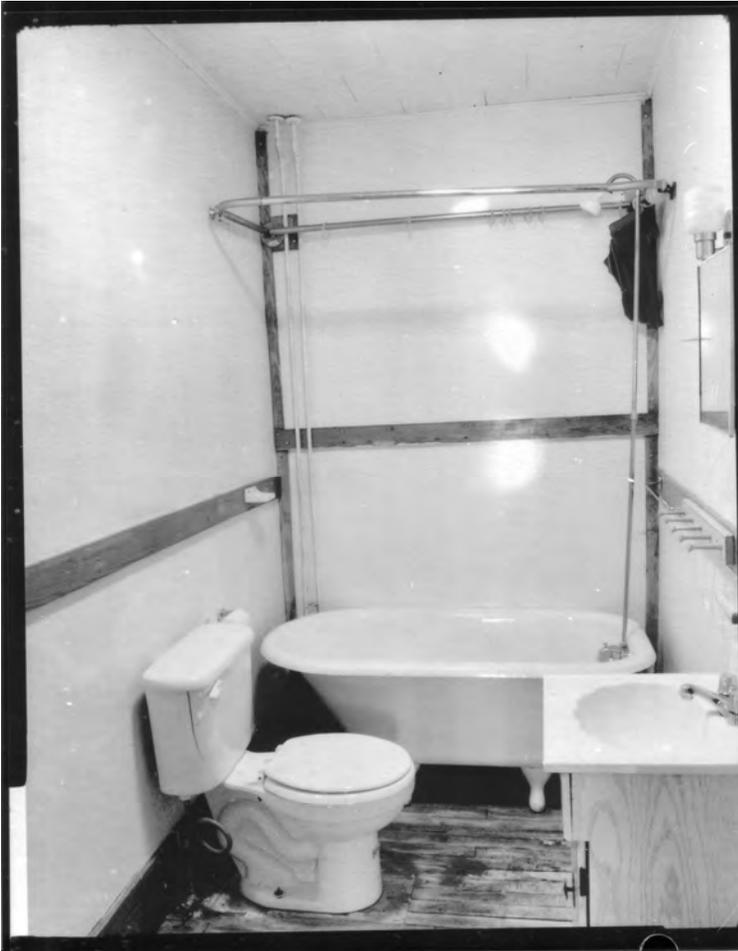


Photo 18) Bathroom, with claw-foot tub  
Direction: NE



Photo 19) Northeast room, showing one window and closet  
Direction: E



Photo 20) Southeast Room, showing the closet and paneled walls  
Direction: NE

*Second Floor Apartment*



Photo 21) Kitchen, built-in cabinetry  
Direction: E



Photo 22) Dining room and living room, opening between the two rooms  
Direction: SW



Photo 23) Dining Room, detail of window hardware on 1/1 sash window; this hardware found on most windows on second floor

Direction: W



Photo 24) North Bedroom, showing hollow-core door, 1950s built-in cabinets and closets, and bullet-block window trim

Direction: N



Photo 25) East Bedroom, showing window and doorway with hollow-core door  
Direction: W



Photo 26) Stairs to attic  
Direction: SW



Photo 27) Attic room, showing diamond pane window in cross-gable and stair baluster  
Direction: W



Photo 28) Attic room, showing detail of closet and front window with bullet-block trim  
Direction W

***Unfinished Spaces and Garage***



Photo 29) Ell addition, first floor, showing unfinished space  
Direction: NE



Photo 30) Ell addition, second floor, showing unfinished space  
Direction: NE



Photo 31) Garage, detail, stove-flue chimney  
Direction: E



Photo 32) Garage, detail, insulation materials on north wall near stove-flue chimney  
Direction: N