

NEW HAMPSHIRE HISTORIC PROPERTY DOCUMENTATION  
8-10 WIGHT STREET

NH STATE NO. 676

- LOCATION:** 8-10 Wight Street, Berlin, Coos County, New Hampshire
- USGS: Berlin, New Hampshire, Quadrangle  
Universal Transverse Mercator Coordinates: 19.326043.4926835
- PRESENT OWNER:** New Hampshire Department of Transportation
- DATE OF CONSTRUCTION:** ca. 1900
- PRESENT USE:** vacant  
**ORIGINAL USE:** residential
- SIGNIFICANCE:** The Lavernoich Two-Family, 8-10 Wight Street, built ca. 1900, is a rare example in Berlin of a side-gable two-family. Far more common are gable-front two-families and hip-roofed two-family foursquares. The two-family exhibits some exterior and interior features common to multi-family housing throughout Berlin notably the two-story porch with a stairway to the second-floor unit, as well as the enclosure of such spaces after the original date of construction. Characteristic interior features include varnished window and door trim and varnished plywood kitchen cabinetry. In addition, the patterns of ownership and occupancy represent several themes common to the neighborhood. The building has a long history of ownership by the same immigrant family for almost its entire history. The family's background as Russian immigrants and the many Russian and French-Canadian immigrant tenants contribute to an understanding of the ethnic mix of immigrants who built and/or lived in in the neighborhood. Furthermore, many of the residents worked in the paper mills or associated industries. The Lavernoich 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 Historians Laura B. Driemeyer and Kari Laprey. Charley Freiberg, Elkins, New Hampshire, was the photographer. Existing Conditions Survey, Inc., Boston, Massachusetts, prepared the measured drawings. This documentation is mitigation for the relocation of N.H. Route 110 through the Berlin Heights Addition Neighborhood.

## Architectural Description

### Location/Setting/Landscaping

The Lavernoich Two-Family is sited facing west on Wight Street along the front property line adjacent to the sidewalk.<sup>1</sup> The rectangular 0.10-acre lot is located on the east side of Wight Street, just north of its intersection with the northern terminus of Third Avenue. The roughly 60' x 73' lot abuts the St. Lawrence and Atlantic Railroad right of way to the east. The lot's dimensions and size are characteristic of the Berlin Heights Addition Neighborhood. An asphalt-paved driveway runs along the south side of the building to a detached two-story, two-bay garage in the southeast corner of the lot.

The siting of the building on the front property line allows for a small rear yard which is at a lower grade than the building. Consequently there are retaining walls along the north, west, and a part of the south side. The north wall is concrete mortared fieldstone; the other two walls are stone and concrete. For the first half of the twentieth century a large outbuilding occupied the rear yard (Sanborn Maps 1928; 1928 updated 1950). A row of mature conifers extend along the rear boundary abutting railroad right-of-way. Lawn runs along the north side and to the rear of the building. The building stock in the vicinity of 8-10 Wight Street is predominantly a mix of multifamily housing, including the well-known Boulay Block (NH State No. 675) to the south.<sup>2</sup>

### Character-Defining Elements

The Lavernoich Two-Family, built ca. 1900, is a rare example of side-gable two-family with a rectangular footprint.<sup>3</sup> Two-family housing is popular not only in the Berlin Heights Addition neighborhood but also in many other Berlin neighborhoods. This particular form, a five-bay, double-pile building rising two-and-a-half stories from a brick foundation to a side-gable roof, entries into each of the front rooms from the front porch on both stories is less common however. The majority of purpose-built two families tend to be gable-front two-families and hip-roofed two-family foursquares.<sup>4</sup> By contrast, comparatively few examples of side-gable two-families seem to have built.<sup>5</sup> Enclosed two-story porches span the front and rear elevations, protecting exterior stairs. The two-story porch with a stairway to the second floor unit is a common massing feature on multifamily housing in the area, as is the enclosure of such spaces after the original date of construction.

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<sup>1</sup> The property was numbered 8-12 Wight Street until the late 1920s at which time it became 8-10 Wight Street (Berlin Directories 1915-16, 1927, 1930).

<sup>2</sup> For others on the east side of Wight Street to the north of this property see NH State Nos. 696 (24 Wight Street), 697 (26 Wight Street), and 677 (38 Wight Street).

<sup>3</sup> This description employs the standard convention when counting bays, always going from left to right, as if reading a page of text. In addition, the counting of bays refers to window and door openings rather than structural framing members.

<sup>4</sup> For examples of the former see NH State Documentation Nos. 681, 686, 693 and for the latter see NH State Documentation No. 680, 683, 684, 687, 691, and 677.

<sup>5</sup> A small side-gable house is located next door at 24 Wight Street (NH State No. 696) but it was likely built as a single family, although it seems to have been subdivided into two apartments at an early date (Preservation Company 2008, A-193-A-194).

The interior finishes in the first- and second-story apartments are similar, as are the plans. Many features, however, are characteristic of late-nineteenth- and early-twentieth-century multifamily housing in Berlin with later alterations. These include varnished interior window and door trim, arched or lancet arched door openings, narrow strip hardwood flooring, and random-width floor boards. The front entry doors to each apartment are early or original in the Arts and Crafts style. The kitchens have Melamine wainscoting with metal edging—a popular mid-twentieth-century finish in Berlin for kitchens and/or bathrooms. The kitchen cabinetry in both apartments is constructed of varnished plywood with streamline hardware, also common in many Berlin kitchens examined as part of the documentation process.

### Exterior

The Lvernoich Two-Family is a two-and-a-half story gable-block two-family with a rectangular footprint that faces west. The main block is augmented by an enclosed two-story porch spanning the façade (west elevation) and a two-story, shed-roof enclosed porch is centered on the rear (east) elevation. Sanborn maps show that open two-story porches originally spanned the full width of the façade and much of the rear elevation (Sanborn 1928). A pair of gabled dormers on the front roof slope provides additional light and space to the attic story. A brick flue chimney is centered on the roof ridge. Atypically for Berlin, the foundation walls are brick, now painted. The walls are sheathed in vinyl siding. The replacement siding has obscured any original decorative trim with the exception of cornice returns, also covered with synthetic material, on the gable ends. Evidence of earlier wood clapboard sheathing can be seen in several locations, including on the rear wall of the main block south of the main block rear entries at both stories and in the basement entry enclosure, also on the rear wall. The roof is clad with asphalt shingles.

The fenestration is regular with wooden replacement 1/1 sash windows, most if not all with triple track storm windows, on the first and second floors of the main block and in the dormers. The attic windows on the gable ends are replacement 1/1 vinyl sash. The front and rear porch windows are 1/1 triple track storm windows.

The front (west) elevation has a full-width, two-story porch with triple track storm windows spanning the front and north elevations at each story. Above on the front roof slope is a pair of gabled dormers with replacement wood 1/1 sash. Synthetic siding is used as porch skirting on all exposed elevations, extending down to the ground. The porch window spacing on the front elevation consists of two pairs of windows in the middle flanked by single windows. On the north elevation are single triple track storm windows. On the south elevation is the entry with a modern replacement door with diamond pattern lights in the upper panel and a single triple track storm window at the second story. A concrete stoop and three wood stairs lead to the entry.

The north elevation features regular fenestration on the main block with one window for each pile and an additional window in the gable at the attic story. The symmetrical fenestration on the first and second stories feature wood replacement 1/1 sash windows and triple track storm windows; the attic window is a replacement vinyl 1/1 sash window. A single window with a three-light fixed sash and a three-light wood exterior storm window is centered in the brick foundation, providing light to the cellar.

The rear (east) elevation has a nearly full-width, two-story enclosed porch set on a high footings with vertical vinyl skirting. The irregular openings include nearly centered window openings at each story with triple track storm windows in each opening. An additional window opening at the north end with the same storm windows is present on each story. The nearly centered rear entry with a replacement door is accessed by replacement open wood stairs with a metal pole railing. Immediately south of the stairs is an entry to the space under the porch. To the south of the porch, on the rear elevation of the main block is a small enclosed space that leads to the exterior doorway to the basement.

The south elevation largely resembles the north elevation in terms of regular fenestration and types of window sash. The one exception is the location of the fixed sash in the foundation. On this elevation it is located under the front pile window rather than centered on the elevation.

### Foundation and Framing

The painted brick foundation of the two-family is atypical for a late-nineteenth-century residential building in Berlin. Below grade, the brick foundation has been parged with plaster. The cellar originally may have been just a crawl space and later excavated with poured form-concrete walls added below the brick walls. The clearance is only about 5'. The concrete walls vary in thickness from 1'-3" along the front (southwest) elevation to just 7" along the northwest elevation. Stone ledge is present in the north corner of the basement.

The center brick flue chimney is a tall square stack. It runs the entire height of the building, straddling the roof ridge and is corbelled at the top. The stack appears to have been rebuilt above the ridge as it is smaller. The base sits on a raised concrete platform and is parged at the basement level. An ash clean out is present on the east face about 1' about the base. An old coal stove, long not used, is still vented into the chimney on the east side. An older oil-fired boiler is vented into the west side of the chimney.

The north and south foundation walls each have a single 2'-3" window opening with a fixed three-light sash. The north opening is centered in the brick foundation; the south opening is located 4'-3" east of the front (west) foundation wall.

The first-floor framing is visible in the basement and consists of 2" x 6" vertically sawn joists, set 2' on center, running east-west. The joists are butt tenoned into the 6" x 6" center north-south running carrying beam. Lally columns are irregularly placed under the carrying beam to provide additional support. Many of the joists have been sistered owing to the deterioration of the original members.

The wall framing is presumed to be characteristic of late nineteenth-century stud-frame construction though no interior demolition was done. None of the roof framing was visible or accessible.

## Interior

The inside of the house retains a mix of twentieth century materials, spanning the entire century from original construction to late twentieth century. The plan appears to be early if not original on each floor. The window and door trim is varnished fir with some variation in size between the two apartments. The kitchens have characteristic plywood wall and counter cabinetry and drawers. The doors include a mix of early twentieth-century exterior doors and on the interior hollow core doors with the exception of two four-panel doors to the second-floor bedrooms. The walls are sheetrock, predominantly painted, though the kitchens have Melamine wainscoting. The ceilings are Celotex tiles, over earlier plaster ceilings in some if not all locations. Floorings include wood (both narrow strip and random width), vinyl sheeting, and carpeting.

Both the electrical wiring and boiler were replaced with in the last few years (Bernard 2010:5). The electrical service is a 100-amp circuit breaker. Heat is provided by an oil-fired forced hot water system. The same boiler provides the hot water.

## ***Floor Plan***

The gable-block two-family has a distinctive plan, unlike other Berlin multi-families examined as part of the mitigation documentation. The current plan of the two-family consists of a two-bedroom unit on the first floor and a four-bedroom unit utilizing the second and attic floors.<sup>6</sup> The double tier of rooms on the first and second floors accommodates a five-room plan, though the layout and room sizes differ slightly between the two apartments. The dormered knee-walled attic has two additional rooms. In characteristic fashion for many Berlin multifamily houses, access to the each unit is from both the front and rear porches with access to the second-floor unit only by exterior stairs located within the porches. Each apartment has entries into each of the front rooms from the front porch and an entry into the rear hall from the back porch. The first-floor apartment has two differently-sized rooms in the front pile (kitchen, living room). In the rear pile, two differently-sized bedrooms are separated by a short hallway leading to the rear entry and a small bathroom. Only the northeast bedroom is accessed from the hall; the other bedroom is accessed from the southwest room (living room). Off the back porch is a rectangular storage space. On the second-floor, the plan roughly resembles that on the first floor, with two rooms in the front pile (living room, kitchen), and three differently-sized spaces in the rear pile (two bedrooms, bathroom, back stair hall). In the hall an open stair provides access to the finished attic. The open stair rises directly to the south attic room; the north room is accessed directly from the south room through an open doorway.

## ***Basement***

There is a full unfinished basement under the two-family measuring 29' x 17'-8". The low-height ceiling is about 5'. Some stone ledge is present in the north corner. The single 6" x 6" carrying beam runs northwest-southeast under the center of the main block. Irregularly spaced Lally columns are placed under the length of the carrying beam. The 2" x 6" joists are set 2' on center;

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<sup>6</sup> All the finishes appear to postdate original construction and so it could not be determined if this is the original plan or whether it was modified at some time to create the present configuration. Secondary sources, including census records and city directories suggest it has had two residential units since at least the 1910s.

many have been sistered with additional pieces owing to deteriorated original members, likely from moisture. The brick foundation walls have been parged with plaster. The below-grade foundation walls are form poured concrete of varying widths, ranging from 1'-3" to 7". The floor is poured concrete.

The cellar is accessible only from the exterior, through an entry near the east corner of the rear (east) elevation at grade level. The large door is constructed of a two layers of edge-and-center bead board, running vertically on the outer face and horizontal on the inner face, and hung on strap hinges.

The basement houses all the utilities for the two apartments. Heat is provided by an oil-fired forced hot water system. The same boiler provides the domestic hot water. The oil tank is located along the south wall in the southwest corner. Electrical service is 100 amps with new circuit breakers; each apartment has its own electric meter, with a third one for public spaces. Different generations of Romex wiring are visible in the cellar. The electrical panels are located along the south foundation wall just inside the entry. According to the last owners, the electrical wiring was replaced a few years ago, as was the boiler (Bernard 2010:5). The plumbing is a mix of cast iron and PVC pipes.

### ***Enclosed Two-Story Front (West) Porch***

The enclosed front porch has an exterior entry on the south end with a modern replacement metal door. The porch provides access to the first-floor apartment and has an open stair rising along the east wall, the primary access to the second-floor apartment. Above 6" V-match boards wainscoting, triple track storm windows trimmed with plain board trim line the west and north walls on both stories and on the south wall on the second story. Nearly all the finishes are modern replacement materials including wall-to-wall indoor/outdoor carpeting on the floor and stairs and vinyl siding on the wall of the main block, ceiling, and underside of the stair flight to the second floor. The straight flight has twelve runs and thirteen risers and a square newell post and hand railing.

### ***First-Floor Apartment Overview***

The first-floor apartment has a living room, kitchen, two bedrooms, and a bathroom.<sup>7</sup> The apartment is accessible through front entries in the first and fifth bays, one into the southwest room (living room) and one into the northwest room (kitchen). In addition, a rear entry from the back porch leads to a small back hall. The rooms feature a mix of finishes, a few early if not original. Much of the window and door trim is 3" plain fir trim, varnished in characteristic Berlin fashion. The windows have 3" molded aprons and 4½" sills. All the walls are sheetrock and nearly all the ceilings have Celotex tile ceilings (likely over earlier plaster ceilings), most with scotia cornices. The windows are wood replacement 1/1 sash windows with triple track storm windows. The entries doors are early if not original. The two front entries have Arts-and-Crafts style doors with large lights with rectilinear tracery. The back door is a characteristic early twentieth-century door with vertical panel raised field panel above a large light and three

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<sup>7</sup> Unless otherwise noted the room names refer to current or current apparent use.

vertical raised-field panels below the meeting rail. The interior doors are replacement hollow core. The flooring includes older vinyl sheeting (over earlier 2¼" narrow wood strip flooring) and 3¼" tongue-and-groove wood strip flooring. All the rooms are heated with baseboard heaters.

### ***First-Floor Living Room (Southwest Room)***

The rectangular southwest room was most recently used as the living room. The more southerly of the two front entries leads directly into the 14'-11" x 10'-10" room. A doorway on the east wall leads to the southeast bedroom and a lancet arched opening without trim (a common later alteration to doorways in Berlin) on the north wall leads to the kitchen (northwest room). The room is illuminated by wood replacement 1/1 sash windows on the south and west walls. The window openings have 3" varnished plain fir trim, a 3" molded apron, and 4½" sill. The early, if not original, Arts-and-Craft style glass entry front door provides additional natural light into the space. Evidence of graining on the door jamb shows this is an original entry, though the door may be later. The floor is narrow 3¼" tongue-and-groove wood strip flooring and appears to be laid over an earlier floor as it is at a higher level than the floors in the kitchen and southeast bedroom. The walls are sheetrock, above a 4½" baseboard. The replacement ceiling is Celotex tiles trimmed with a 1" scotia molding. A ceiling light fixture is centered in the space.

### ***First-Floor Southeast Bedroom***

The southeast bedroom is accessible only from the living room or southwest room. It is the larger of the two first-floor bedrooms, measuring roughly 9'-3 x 12'-2". A single window with wood replacement 1/1 sash is present on the south wall. A pair of closets spans the north wall. Each closet has a U-shaped shelf above the clothes rod. The room and closet finishes match those in the living room, including narrow wood strip flooring, sheetrock walls, baseboard, windows, window and door trim, and ceiling tiles. The room and closet doors are fir finished hollow core doors with brass finish escutcheon and knob.

### ***First-Floor Kitchen (Northwest Room)***

The kitchen, also a rectangular space, is slightly larger than the living room and also has an exterior entry with the same type of Arts-and-Crafts style door. The arched doorway on the south wall leads to the living room and a similar lancet arch doorway on the east wall leads to the narrow, short back hall. Natural light is provided by a wood replacement 1/1 sash windows on the west and north walls. The stove-flue chimney projects into the room beyond the south wall and has a thimble on the west face. Older vinyl sheeting covers the earlier 2¼" narrow wood strip flooring. A double circular florescent light fixture extends below the Celotex tile ceiling. The sheetrock walls have 4'-1½"-high Melamine wainscoting with stainless steel edging and a 4¼" basecap and shoe molding.

Along the east wall, north of the hall doorway, are built-in wall cabinets and a counter with cabinets below, constructed of varnished plywood in characteristic Berlin fashion. The symmetrical wall cabinetry consists of paired cabinets flanking a shorter center cabinet centered above the metal sink. Below the center wall cabinet is a scalloped valence and small, quarter-

round metal-edged Moderne decorative shelves, both similar detailing to that found in a number of other multifamily houses in the neighborhood. The cabinetry below the counter consists of a center double cabinet, single cabinets, and tiers of four drawers. The hardware includes surface hinges and 1950s streamline hardware. The Formica counter and backsplash are also metal edged.

### ***Back Hall and Rear Entry***

The short back hall runs between the kitchen and the rear entry and provides access to the northeast bedroom and the bathroom. The 3'-0"-wide hall is just over 8' deep. A doorway on the north wall leads to the north bedroom. A doorway on the south wall leads to the small bathroom. At the east end is the original rear entry with a late-nineteenth- or early-twentieth-century grained door. The door has a horizontal raised field panel and large single light above the meeting rail and three horizontal raised field panels in the bottom half.<sup>8</sup> The hardware is characteristic early-twentieth-century bevel-edged metal escutcheon plates and convex face knobs. All the door trim is varnished plain boards such as is used throughout apartment. The walls finishes are the same as in the kitchen, sheetrock with Melamine wainscoting, stainless steel edging, and basecap and shoe molding. A drop ceiling has been added over an earlier Celotex tile ceiling. As in the kitchen older vinyl sheeting covers the earlier 2¼" narrow wood strip flooring. Along the north wall east of the bedroom doorway is a hook bar (top edge is 6'-2" above floor) with a molding profile similar to the window apron moldings.

### ***First-Floor Bathroom***

The small, rectangular bathroom, accessible from the back hall, has all later twentieth-century fixtures including an "apartment shower," toilet, and sink cabinet. Floor-to-ceiling melamine panels cover the older sheetrock walls. A rubber baseboard runs around the base of the walls. A drop ceiling covers an earlier Celotex tile ceiling; the original plaster ceiling is visible under the Celotex tiles. Vinyl sheeting covers the floor.

### ***First-Floor Northeast Bedroom***

The northeast bedroom is the smaller of the two bedrooms in the first-floor apartment, accessed from the back hall. On the north wall of the nearly square room is a single window with the same wood sash and trim as in the living room. All other finishes including the narrow wood strip flooring, ceiling, and door trim also match that used in the living room. The hollow core room door and hardware matches that in the southeast bedroom.

### ***Enclosed Two-Story Rear Porch***

The two-story rear porch was originally open but was enclosed sometime after 1950 (Sanborn 1928 updated 1950). A carpeted stair rises along the east wall to the second-floor porch. An exterior entry with a modern door is roughly centered on the east wall. Window openings, all

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<sup>8</sup> The door resembles several used at 114 Green Street, Berlin, New Hampshire (NH State No. 670), another building documented as part of mitigation for the relocation of N.H. Route 110 through the Berlin Heights Addition Neighborhood.

with triple track storm windows, are present on the north wall, and on the east wall flanking either end of the stair well at both stories. A few original or early finishes remain in the storage areas in the south end of each porch. In the first-floor storage room these include turned porch posts in the corners, 4" clapboards with 3½" exposure on the wall of the main block, and ¾" tongue-and-groove fir floor boards. The other three walls of the room are ¾" edge-and-center-bead board, as is the door into the space. The door is hung with modern strap hinges and has a modern thumb latch. The rest of the porch, on both stories, has all new finishes including indoor/outdoor carpeting on the floor and stairs, vinyl siding on the walls and ceiling and the underside of the stairs, 1/1 storm track windows, and a modern exterior door with nine lights in the panel above the meeting rail. On the second floor, the floor, wall, and ceiling finishes of the northerly two-thirds of the space match those on the first floor, all dating from the late twentieth century. An added wall with a doorway separates the southerly one-third from the stair hall. This space screens the rear entry to the apartment and has two storage spaces along the east wall. As in the first-floor storage area, the added walls are constructed of vertical ¾" edge-and-center-bead board. The shed roof is constructed of roughly 2" x 4" rafters, set roughly 1½' on center, supporting random-width roof sheathing boards.

### ***Second-Floor Apartment Overview***

The second-floor apartment has five rooms on the second floor and two additional two rooms in the attic. The second-floor spaces include a living room and kitchen in the front pile and two bedrooms flanking a bathroom and stair hall in the rear pile. As with the first-floor apartment each front room—the northwest room (living room) and the southwest room (kitchen)—have entries from the front porch. The rear entry from the back porch leads to a central stair hall in the rear pile with a steep narrow open stair along the north wall, leading to the two finished attic rooms. The southeast bedroom and the bathroom are accessed from the back hall. The northeast bedroom is accessible only from the living room. A range of finishes spanning the twentieth century, including some early if not original ones, are present in the apartment and generally resemble those used in the first-floor apartment with a few exceptions. Of particular note are the bedroom doors, both four-panel doors with a plywood veneer applied to the outer face and the random-width floor boards also in the bedrooms. Much of the window and door trim is ¾" fir trim and is varnished in characteristic Berlin fashion. As with the first-floor apartment the walls are mostly sheetrock and the ceilings are Celotex tiles. Melamine wainscoting is applied over the sheetrock walls in the kitchen and most of the bathroom walls are clad with Melamine also. All the rooms are heated with baseboard heaters.

### ***Second-Floor Living Room (Northwest Room)***

The rectangular northwest room was most recently used as the living room. The more northerly of the two front entries leads directly into the roughly 15'-2" x 10-10½" room. The doorway has the same type of Arts-and-Crafts style door as used on the first-floor apartment. A doorway on the east wall leads to the northeast bedroom and an arched open doorway on the south wall leads to the kitchen. The stove-flue chimney rising from the basement projects slightly into the room in the southeast corner but is covered with sheetrock, as are all the walls. The room is illuminated by a pair of wood replacement 1/1 sash windows on the west wall and a single one

on the north wall. The window openings have 3½" varnished fir trim above a 2½" apron. Wall-to-wall carpeting covers the floor. The Celotex tile ceiling has a single central light fixture and a grate near the southeast corner of the room, to allow heat to rise to the attic floor. The sheetrock walls have a 4½" plain varnished baseboards and baseboard heaters along the exterior walls.

### ***Second-Floor Northeast Bedroom***

The roughly square northeast bedroom is the smaller of the two second-floor bedrooms, measuring roughly 8'-10" x 9'-3". The room has some original or early finishes. The raised field four-panel door has two tall vertical panels above the meeting rail and two smaller vertical panels below on the room face and a plywood veneer applied on the outer face. The metal hardware includes a bevel edge escutcheon and convex face knob. Old linoleum sheeting covers the roughly 8¼" grained floor boards, all most recently covered with wall-to-wall carpeting. The wall and ceiling finishes and window and door trim resemble those in the living room.

### ***Second-Floor Kitchen (Southwest Room)***

The kitchen also has an exterior entry but the door differs from the other three Arts-and-Crafts front entry doors. The mid-twentieth-century door has a large light above the meeting rail; below is a horizontal panel and two vertical panels, all with molded edges. An open arched doorway on the east wall leads to the back stair hall. Just north of the doorway the underside of the upper portion of the stair flight projects below the ceiling. The fenestration pattern and type and window trim matches that in the living room with two windows on the west wall and a single one on the south gable end. In the northeast corner the stove-flue chimney extends slightly beyond the north wall and has a thimble on the south face. The cabinetry on the east wall, constructed of varnished plywood appears to be newer than, is not as nicely crafted as, and has simpler streamline hardware than the first-floor apartment kitchen cabinetry. The wall cabinets consist of a long double-leaf door cabinet and two shorter height cabinets above the centered double sink. Originally two additional shorter height cabinets extended to the south wall but they were evidently cut out to accommodate a refrigerator in that location. Below the counter are three drawers at the north end and three cabinets. Patterned vinyl sheeting covers the floor. A single circular fluorescent light is centered on the Celotex tile ceiling. As in the first-floor kitchen the sheetrock walls have 4'-1½"-high Melamine wainscoting with stainless steel edging and a 4¼" basecap but no shoe molding.

### ***Second-Floor Back Hall and Stairs***

The back hall provides access to the southeast bedroom, the bathroom, back entry, and stairs to the attic. The open carpeted stairs rise from rear to front along the north wall. The steep stairs have eleven 7" runs and twelve 8½" risers. The top two steps are narrower than others, owing to the narrow opening in the attic floor. Double-leaf louvered doors below the stairs open to an unfinished storage space. On the north wall of the storage space, horizontal tongue-and-groove boards (roughly 6¼") are applied to the studs. Through an opening on that wall to allow access to the tub plumbing in the adjoining space, similar boards are visible, applied to the bathroom wall. The back door is a modern metal replacement with nine lights above the meeting rail and two vertical panels below. The floor and ceiling finishes are the same as in the kitchen.

### ***Second-Floor Southeast Bedroom***

The square 9'-1½" x 9'-2½" southeast bedroom also has some original or older finishes. The door and door hardware match the northeast bedroom ones. The flooring is painted, random-width floor boards. The other finishes, including the walls, ceiling, window, and trim match those in the living room. The room has no closet. The ceiling has a modern central light fixture.

### ***Bathroom***

The compact, rectangular bathroom has, with the exception of a mid-twentieth-century tub, later twentieth-century fixtures including a small wall sink with metal legs. The space is illuminated by a small hopper window, 4'-5" above the floor, with a 2' x 1'-8" light on the east wall. A shallow floor-to-ceiling built-in cabinet is located on the east wall between the window and the doorway. The 2'-10" x 0'-10¼" built-in has two cabinets with a single shelf in the upper one and two shelves in the bottom one. Painted melamine covers the walls, except the north wall, which has 4'-high melamine wainscoting over the sheetrock wall. The same vinyl sheeting as is present in the back hall and kitchen covers the floor. The Celotex tile ceiling has a central modern cut glass dome light fixture. The door is a 1-<sup>5</sup>/<sub>8</sub>"-thick hollow core door. The door trim matches that in the other rooms.

### ***Attic South Bedroom***

The stairs from the second floor lead directly into the attic south bedroom; the doorway at the top of the stairs originally had a door, with hinge evidence on the north jamb. An open doorway on the north wall leads to the north attic bedroom. The L-shaped, knee-walled south bedroom has a single 1/1 vinyl replacement window on the south gable end and a gabled dormer on the west wall, with a 1/1 wood window with 1'-8" x 1'-6" lights. The trim differs slightly from that on the lower two floors, consisting of plain 3-<sup>5</sup>/<sub>8</sub>" side trim and a molded 3" apron. The original random-width floor boards have been painted. The 3'-9" sheet rock knee walls have a plain 3½" baseboard, and rise to a sheetrock ceiling. The room is heated with baseboard heaters.

### ***Attic North Bedroom***

The attic north bedroom is accessible only from the south bedroom and the opening shows no evidence of a door in this location. A closet along the south wall of the room parallels the adjoining stair opening in the south room. The closet features a mixture of finishes of different ages, including unfinished floor boards (unlike those in the rooms), two types of vinyl sheeting, and faux paneling on the walls and ceiling. The bedroom finishes and windows match those in the other attic bedroom. A through vent is located just west of the closet doorway, once allowing heat to rise from the second floor space. The room now has baseboard heaters.

### ***Garage***

A two-story, two-bay garage is located southeast of the house, at the east end of the paved driveway. The low-pitched, gable-roofed building has a one-story, shed-roofed rear addition, added sometime after 1950 (Sanborn 1928 updated 1950). Sanborn maps show a two-story outbuilding with a rectangular footprint was once attached to the north side of the garage,

occupying much of the present back yard. Located east of the two-family, it was removed sometime between 1928 and 1950 (Sanborn Maps 1928, 1928 updated 1950).

The garage exterior is clad with vinyl siding, though it has fallen in places on the front (west) elevation, revealing the earlier painted shingle siding still in place. Each garage bay has a sixteen-panel wood overhead garage door with four lights in the second row. The only extant fenestration is a two-light fixed-sash window high on the north wall and a one-light fixed-sash window high on the south wall.

On the interior, the unfinished space is open on each story. An open stair rising along the rear (east) wall from the northeast corner leads to the upper story. Originally the first floor was subdivided with an east-west load-bearing wall but that has been replaced with Lally columns and posts at an unknown date to support the east-west 3" x 6" beam. At the first floor level the 3" x 3½" studs are set 3' on center with 1"-thick, random-width (roughly 6" to 12") horizontal sheathing boards laid on the outer faces of the studs. Cardboard has been nailed to the spaces between the studs on the east and south walls and the south half of the ceiling, presumably for insulation purposes. The north-south running ceiling joists measure roughly 3" x 5", supporting the random-width subfloor above. The floor is 2" random-width planking (roughly 6" to 12"). A window opening on the north wall opposite the stairs is now blocked.

At the upper story level, the low-pitched gable roof is supported by 3" x 5" rafters set roughly 3' on center. The walls are framed with a range of stud sizes (2" x 8", 2" x 6", and 2" x 4"). An opening centered on the west wall that extends down to the floor had been blocked with a plywood board when the building was first documented. The board was later removed at an unknown date when the property was no longer occupied but prior to final documentation. Rough posts support the east-west beam, under where the rafters meet at the ridge. The random-width floor boards are covered in places with old linoleum. The space was electrified as it retains knob-and-tube wiring.

The windowless rear shed addition spans the full width of the garage and is used for storage. The west wall is the original exterior east garage wall and retains the original or early painted exterior shingles. The other walls and ceiling are constructed of horizontally laid random-width board sheathing. The floor is dirt. The door is a plywood panel with vinyl sheathing covering the exterior face.

### Building Comparison

Two-family houses are present throughout the Berlin Heights Addition neighborhood, in addition to numerous other neighborhoods in Berlin. They include purpose-built examples and former single-family houses that were altered to two families. The side-gable variant of two families, however, is comparatively rare. As with 8-10 Wight Street, many have replacement siding and/or have enclosed porches. An additional example in the Berlin Heights Addition area is 851 Fourth Avenue, which like 8-10 Wight Street, has replacement windows and replacement vinyl siding, but its front porches with exterior stairs remain open.

## **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>9</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, duo wrappers, sheathing paper, general merchandise, pulp screenings, house plumbing, kream krisp (later Crisco), shingles, lumber, book paper, kraft paper, bond paper, blinds, kraft pulp, sash, chloroform, doors, bleach liquor, lignine, and bleached sulphite pulp (Brown Bulletin 1919, 1). The second major corporate entity, the International Paper Company (established 1898), which had purchased the Glen Manufacturing Company in 1898, became the largest producer of newsprint in the world with multiple plants nationally, including several in Berlin.

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<sup>9</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>10</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

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<sup>10</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>11</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>12</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>13</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

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<sup>11</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>12</sup> The summary reports do not include totals for number of dwellings.

<sup>13</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's workforce is apparent by the number of neighborhoods initially identified by the nativity of their residents. Berlin's immigrants included Scandinavians, French Canadians, Germans, Irish, Russians, Russian Jews, and Italians. Areas were known as 'Irish Acres,' 'Little Canada,' 'Norwegian Village,' and 'German Town.' A small cluster of Russians settled on the west side of the railroad tracks at the base of Mt. Forist. By the late 1930s the city had thirteen different churches where services were conducted in five different languages (WPA 1938, 124). The areas were never entirely segregated by ethnicity and by the 1930s they were becoming more diverse (WPA 1938, 124).

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

### ***History 1940 to Present***

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

The building history of the property and its ownership and occupancy patterns are representative of the Berlin Heights Addition Neighborhood. 8-10 Wight Street appears to have been built as a two-family residence ca. 1900 on a lot purchased in 1895 by Lewis Lemuel Jackson (Deed 1895 77/91; Deed 1900 100/312). The building's apparent construction sometime between 1895 and 1900 as a rental property is characteristic pattern of development in the 1890s. Until 1913 it was a rental property. Occupants for this initial period have not been identified. Similarly strong

associations beginning in the 1910s as a property owned and occupied by the same immigrant family for almost its entire history is another common pattern within the Berlin Heights Addition neighborhood. In 1913, however, the building was acquired by the Lavernoich family.<sup>14</sup> For the next nearly 100 years, until 2008, Lavernoich family members owned and occupied one and sometimes both units. Before the Lavernoich family acquired the property, several different French-Canadian immigrants owned the property. The family's background as Russian immigrants and the many Russian and French-Canadian immigrant tenants for much of its history is associated with the pattern of development of the mixed ethnic neighborhood.

### ***Ownership and Development, ca. 1895-1913***

The land occupied by 8-10 Wight Street was first platted in 1893 as lot 7 in Block 50 in Plan E of the Berlin Heights Addition (BHA) (Plan E 1893 64/400). The lot was first purchased in June 1895 by Lewis Lemuel Jackson (Deed 1895 77/91). Jackson (1843-1924), a native of South Paris, Maine, operated a hotel in Gorham (Census 1900; Sunderlin Family Tree).<sup>15</sup> This was one of two adjoining lots, each with 60' frontages, Jackson acquired at that time (Deed 1895 77/91).<sup>16</sup> By 1900, when Jackson sold the property, it had buildings on it although it is unclear if that is the present building (Deed 1900 100/312).

The new owner, Ferdinand Routhier, purchased the property for \$400 (Deed 1900 100/312). Routhier (born ca. 1849) was a French Canadian saloonkeeper and had been a resident of Berlin since the early 1890s (New Hampshire Death Record 1905).<sup>17</sup> He appears to have acquired the property for rental purposes, as he lived on Main Street where he maintained a lodging house in the Thurston Block (Directory 1903). He died in January 1905 and the property was inherited by his widow Lena Elmira Routhier whom he evidently married between 1900 and 1904 (Berlin Annual Report 1906; Census 1900; Deed 1905 122/174). In the 1900 census Routhier's household included a Lena Wight (born ca. 1850), a servant, who seems to have become his wife. Mrs. Routhier sold the property in May 1905, soon after her husband's death, to Florida Poullot of Berlin for \$350 (Deed 1905 122:174).

Poullot (also spelled Pouliot) mortgaged the property for \$900, more than twice the price she paid for the property, suggesting she did some construction work on the property during her five-year ownership (Deed 1910 148/364). Little is known about Poullot and she and her husband Narcisse appear to have returned to Quebec by the time she sold the property in May 1910 (Deed 1910 148/364). They are never listed in the census records in Berlin or in the city directories.

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<sup>14</sup> The spelling of the last name varies in different documents. Variations include Lawrinowice, Lavrinowich, and Lavernoich. Lavernoich is how the family has spelled it since the 1940s and therefore for purposes of consistency that is how it is spelled in this document.

<sup>15</sup> Jackson, a native of Maine settled in Gorham, New Hampshire by 1870 (Census 1870) and worked for the railroad. As of 1880 he was a fireman on the railroad (Census 1880).

<sup>16</sup> He also acquired lot 8.

<sup>17</sup> Routhier was a native of Belleville, Quebec. Before coming to Berlin he had lived in Red Lodge, Montana (New Hampshire Death Records).

In 1910 Poullot sold the property to Ulric Duval, Berlin, and Bernard W. Fisher, Stratford (Deed 1910 148/364). Duval (born ca. 1880) and Fisher (born ca. 1878) owned the building for just three years, during which time both units remained rentals though the occupants have not been identified (Deed 1913 163/95). Duval, a native of Maine, was a teamster who lived on Main Street in 1910. Fisher, a native of Vermont, was a piano salesman (Census 1910). When they sold the property in 1913, it was still subject to a \$900 mortgage.

### ***Lavernoich Ownership, 1913-2008***

In 1913, Duval and Fisher sold the property to Joseph Lavernoich (spelled Lawrinowice in the deed) at which time 8-10 Wight Street became an owner-occupied two-family (Deed 1913 163/95). For nearly 100 years, until 2008, two generations of the Lavernoich family would own and occupy one and sometimes both apartments.

Joseph Lavernoich (1880-1935) and his wife Julia Romiel (ca. 1896-ca. 1961) were Russian (Polish) immigrants. He arrived in the United States ca. 1908, and Julia, who was about fourteen years younger, had arrived ca. 1912 shortly before their marriage. The couple soon thereafter moved into the house where their thirteen children born between 1914 and 1931 grew up.<sup>18</sup> Joseph worked in the paper mill. By 1915-16, a group of Russian Polish laborers lived in the first-floor apartment. The Lavernoich family shared the upper apartment with four laborers, also Russian Polish immigrants, a practice that continued until sometime after 1920 (Directory 1915-16; Census 1920).<sup>19</sup> In 1920 four Russian men were boarding with the family (Census 1920). Ten years later the household included Joseph, Julia, and twelve children ages four months to 16 years (Census 1930).

After Joseph Lavernoich's death in February 1935, his widow Julia would continue to live in the two-family house. Joseph had conveyed title of the property to his wife Julia nearly ten years before his death, in January 1926 (Deed 1926 314/257). She lived in the upper apartment for another thirty years until her death in 1960 or 1961 (Directory 1960). In 1941 Julia remarried, to Anthony Migetz, but the marriage lasted less than ten years (New Hampshire Marriage Records). During the marriage the couple lived at 8-10 Wight Street.

For most of the time after Joseph's death some of the children lived with Julia, initially all of them until they got married or moved out of town. In 1940 the household included the widowed Julia and eleven of her children, all but the second and third oldest daughters who had moved away by then (Amelia and Mary) (Census 1940). Several of the sons, however, never married and continued to live in the second-floor apartment for the remainder of their lives. Upon their mother's death all of the siblings had inherited the property but eleven of them transferred title to

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<sup>18</sup> The children were Felicia Pauline (born ca. 1914), Amelia, known as Mildred (born ca. 1915), Mary (born ca. 1916), Adam (1917-1976), Bennie William (1919-2007), Bernice (1921-2010), Joseph Jr. (1922-2003), Edward P. (1924-1988), Alphonse (1925-1994), Della (born 1927), Valerian (Bill) (1928-2001), Irene (1929-2011), and Lawrence (1931-1982).

<sup>19</sup> The first-floor occupants listed in the directory are Adam Vakirlik, Keezma Vakirlik, Peter Gononehuch, Foma Pope, and Ivan Daluk. The boarders in the Lavernoich apartment are John Zhitcowsky, Elia Stepanuk/Stefanuk, and Gan Lapin.

Adam and Bennie (Deed 1961 462/132).<sup>20</sup> In 1969 four of the brothers, Adam, Bennie, Edward, and Joseph, lived in the upper apartment. Then, after Adam's death in 1976, Bennie and Edward jointly owned the property, living in the second-floor apartment (Deed 1977 594/250).

The older children had started working at an early age, many for the Brown Company, and a number of the brothers served in the Army during the Second World War (WWII enlistment, Ancestry.com). Son Edward Peter Lavernoich (1924-1988) worked for the Brown Company as a clerk and later as a time study engineer for Granite State Rubber Company. Adam Lavernoich (1917-1976) worked for the Berlin Mills Company for many years, including in the pulp mill. Joseph Lavernoich (1922-2003) worked at one-time for the W.P.A. and later as a construction worker (Directory 1941). Bennie William Lavernoich (1919-2007), the last of the brothers to live in the Wight Street house, worked as a clerk in the Woods Department for the Brown Company, then in the Accounting Department, and retired as Credit Manager for James River Corporation (Directory 1939-1974). Before their marriages, while still living at home, daughters Pauline, Irene, and Della also worked at Brown Company (Directory 1939, 1941, 1948, 1950, 1953).

After Bennie Lavernoich's death in 2007 the property was sold the following year, ending nearly 100 years of Lavernoich family ownership and occupancy (Deed 2008 1240/34). The state acquired the property in 2010 (Deed 2010 1314/796).

### ***First-Floor Occupancy, 1910s-Present***

For a few years after Lavernoich acquired the property, the McDougall family (also spelled MacDougal) rented the first-floor apartment. Archibald worked as a sulphite cook in the paper mill (Census 1920). His wife Mary did housework for private families (Census 1920). The McDougalls were Canadians of Scottish descent and came to the United States ca. 1897 with the first of their children Ronald. They lived on Fifth Street in Berlin in 1900 and by 1910 on Wight Street but further northwest on the street (Census 1900, 1910; Directory 1915-16). By 1920, at which time they lived in the first-floor apartment the household included five children (ages 15-23) who were still living at home; all but the youngest were working as mill laborers, wagon driver, or telephone operator (Census 1920; Directory 1920). The family moved elsewhere by 1923 (Directory 1923).

After the McDougalls moved out, a series of tenants of different ethnicities lived in the first-floor apartment. The Russian-born Kostick (Constantine) Darchek, who later lived at 785 First Avenue, and then owned and occupied 789 First Avenue lived there for a year or two (Directory 1923; NH State No. 673).<sup>21</sup> By 1930 Frank Veinot, a laborer at the paper mill, his wife, and three young children rented the apartment for \$18.00 per month. He was Canadian (English) and

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<sup>20</sup> The heirs were Felicia McIntyre, Amelia Sheridan (possibly known as Mildred), Joseph Lavernoich, Bernice Migetz, Della Hanson (Arnold), Irene Redfern (Herbert), all of Berlin; Mary Dupont of Laconia, New Hampshire; Edward Lavernoich of Bath, Maine; Alphonse Lavernoich of Winsted, Connecticut; Valerian Lavernoich of Washington, D.C.; and Lawrence Lavernoich of New York City (Deed 1961 462/132)

<sup>21</sup> See NH State Property Documentation for 789 Avenue, NH State No. 673, for information on the Darcheks (also spelled Darchik and Darchick).

they had moved to Berlin from Vermont (Census 1930). The Veinots lived there for less than five years. Dominique Morin then lived in the first-floor apartment briefly in the mid-1930s, followed by Mrs. Ena W. Emery (born ca. 1862), the widow of George H. (Directory 1936, 1939). Mrs. Emery remained until sometime after 1941 (Directory 1941). In 1940 the occupants, in addition to Mrs. Wells, included Antoinette Couture, a domestic servant, and seven members of the Lindsay family, the oldest just 17 years old (Census 1940; Directory 1941). Mrs. Wells had previously lodged with the Lindsay family on Williams Street (Census 1930). The rent that year was \$12.

In the 1940s and 1950s, the first-floor apartment was occupied primarily by family members. The first was daughter Bernice (1921-2010) and her husband Anthony J. Migetz, Jr. (1917-2010), who lived there from ca. 1948 to the mid-1950s (Directory 1948, 1953, 1956). During that time Tony worked for Public Service Company of New Hampshire. He later became a Berlin policeman rising to the rank of Sergeant (Directory 1948, 1953; [www.currentobituary.com](http://www.currentobituary.com)). The Migetzses later lived on Fifth Avenue (Directory 1961). By 1956 the youngest daughter Irene Ann (1929-2011) lived in the apartment with her husband Herbert J. Redfern (1921-1994), a teacher at the Junior High School. Irene worked for many years in the tabulating department of the Brown Company (*Union Leader*, 15 December 2011). The Redferns moved to Sherry Street by the early 1960s (Directory 1961).

In the 1960s the first-floor apartment was again rented to non-family members, including Roland and Arline T. Desilets, Roger and Annette Bisson. In the 1970s Gilbert and Marion Poisson, who previously lived at 140 Green Street, were the tenants.<sup>22</sup> All the men worked for Brown Company (Directory 1961, 1969, 1975).

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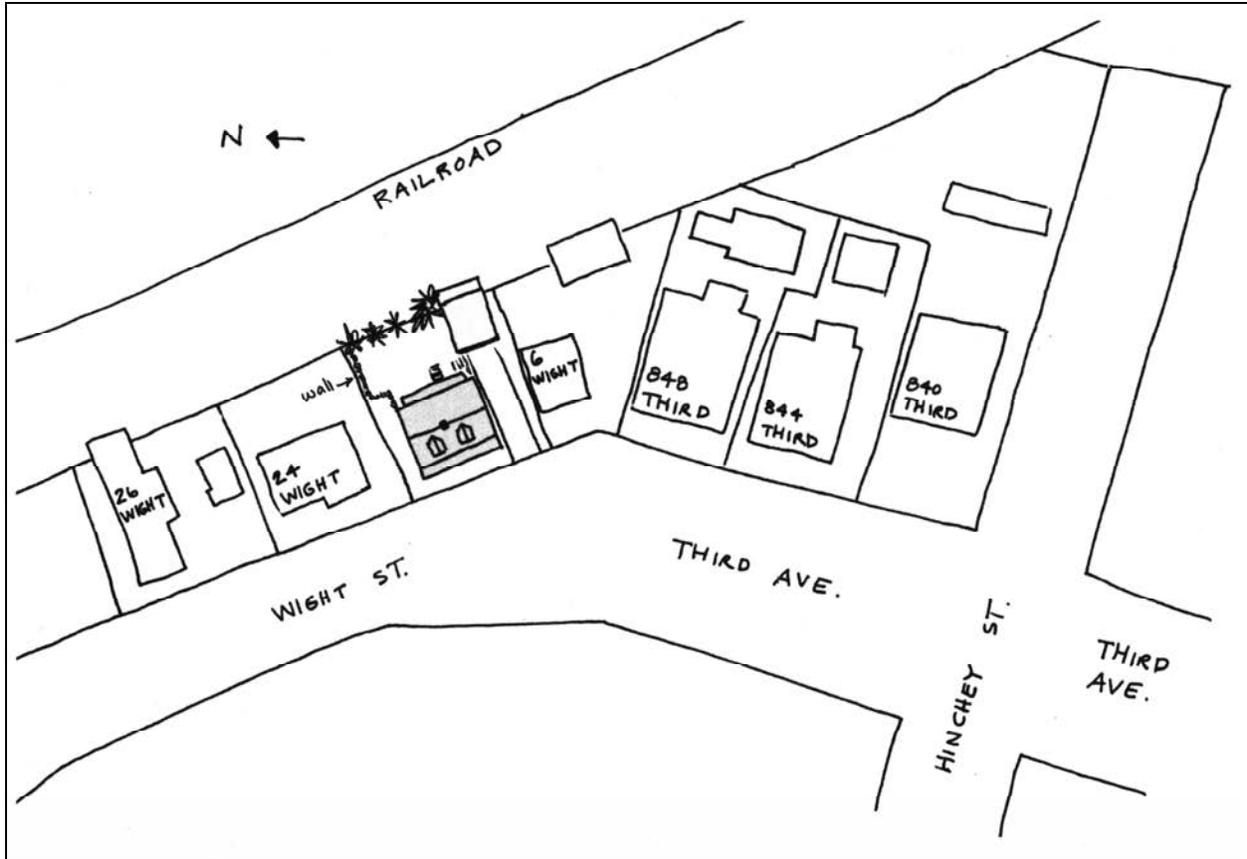
Deeds and plan numbers referenced in notes.

### Websites

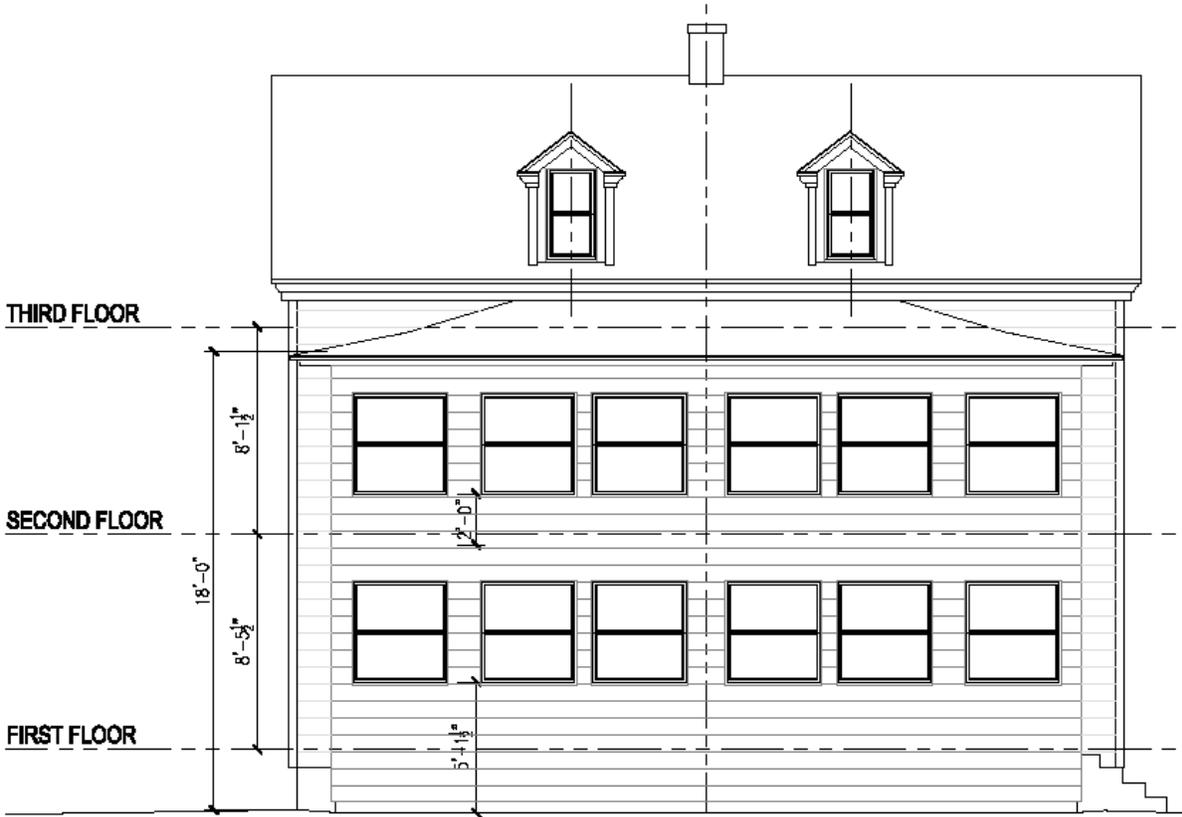
[www.city-data.com/city/Berlin-New-Hampshire.html](http://www.city-data.com/city/Berlin-New-Hampshire.html) (accessed March 2013).

# Drawings

Sketch Map



Exterior Elevations



**A**  
**EX-2** EXISTING FRONT (WEST) EXTERIOR ELEVATION

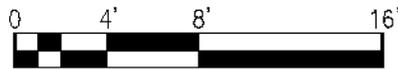






C  
EX-2

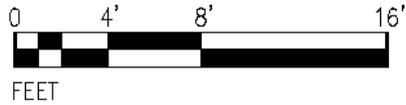
EXISTING REAR (EAST) EXTERIOR ELEVATION





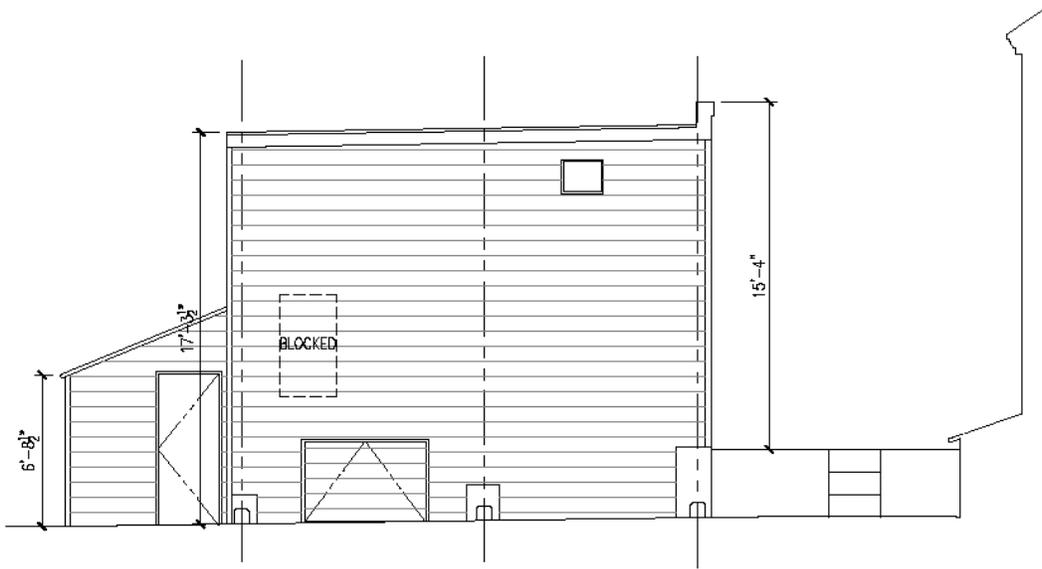
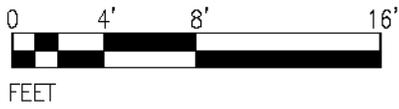
D  
EX-2

EXISTING SOUTH EXTERIOR ELEVATION

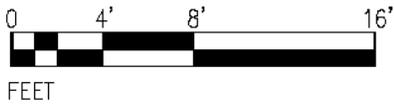


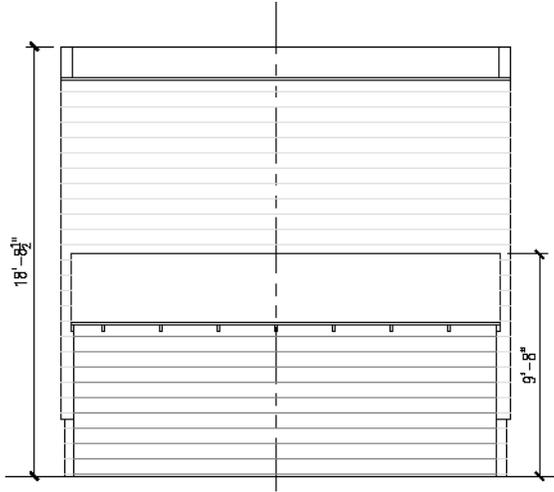


**E** EXISTING GARAGE FRONT (WEST) EXTERIOR ELEVATION  
**EX-3**

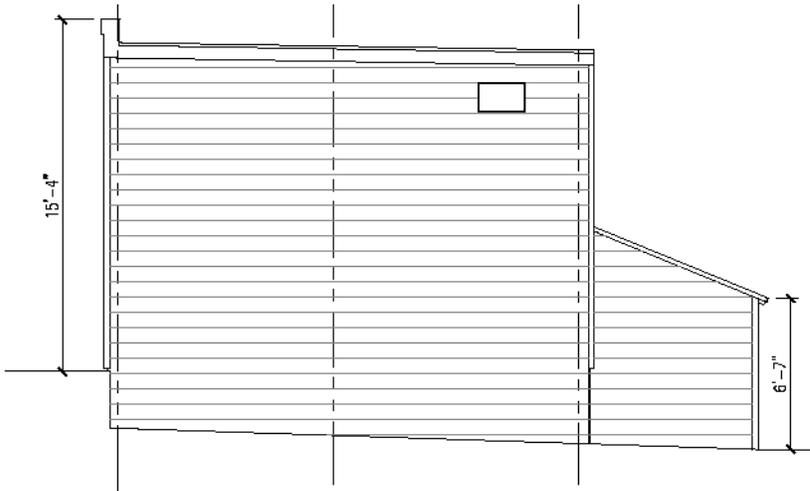
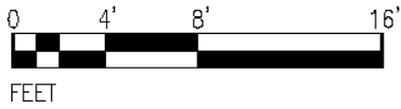


**F** EXISTING GARAGE NORTH EXTERIOR ELEVATION  
**EX-3**

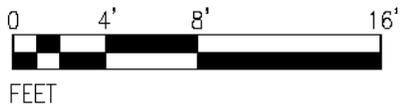




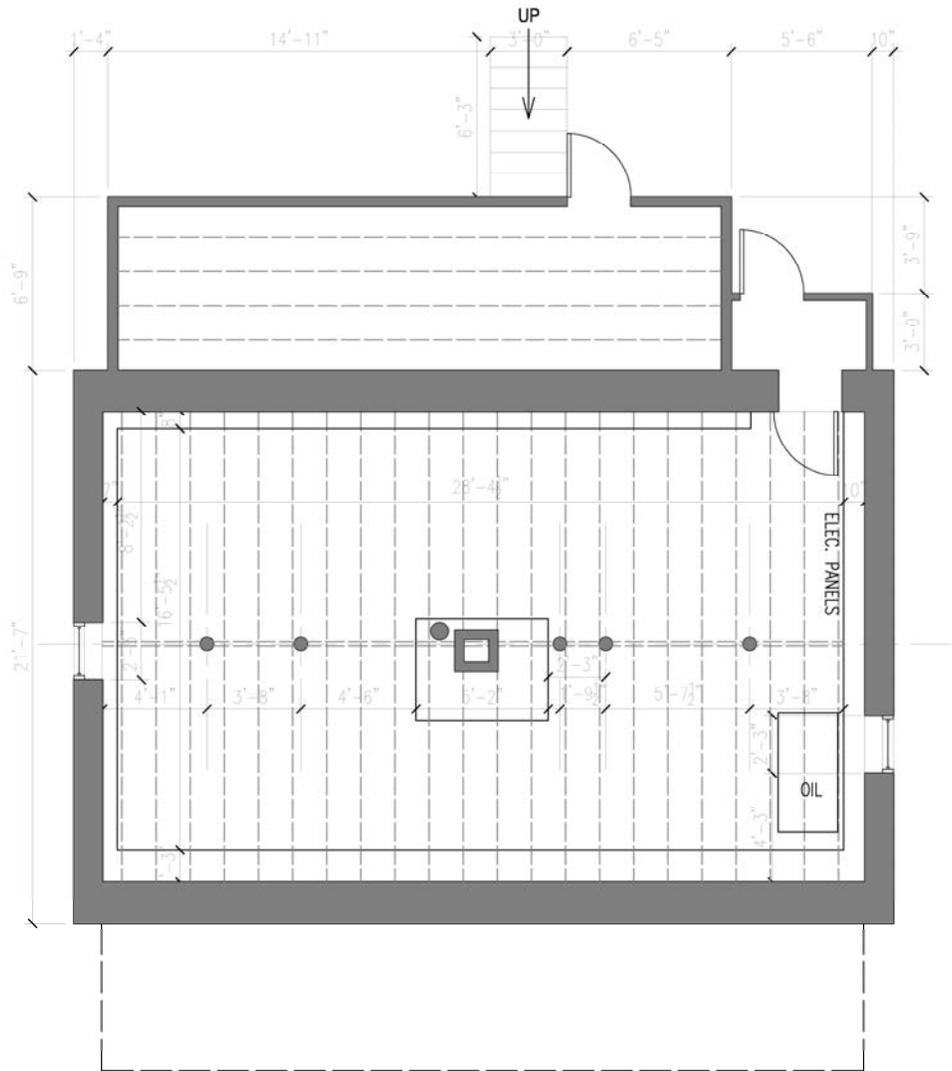
**G**  
**EX-3** EXISTING GARAGE REAR (EAST) EXTERIOR ELEVATION



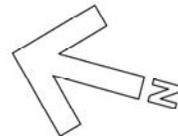
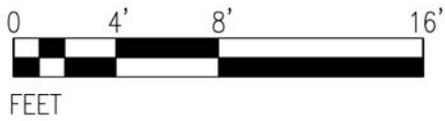
**H**  
**EX-3** EXISTING GARAGE SOUTH EXTERIOR ELEVATION

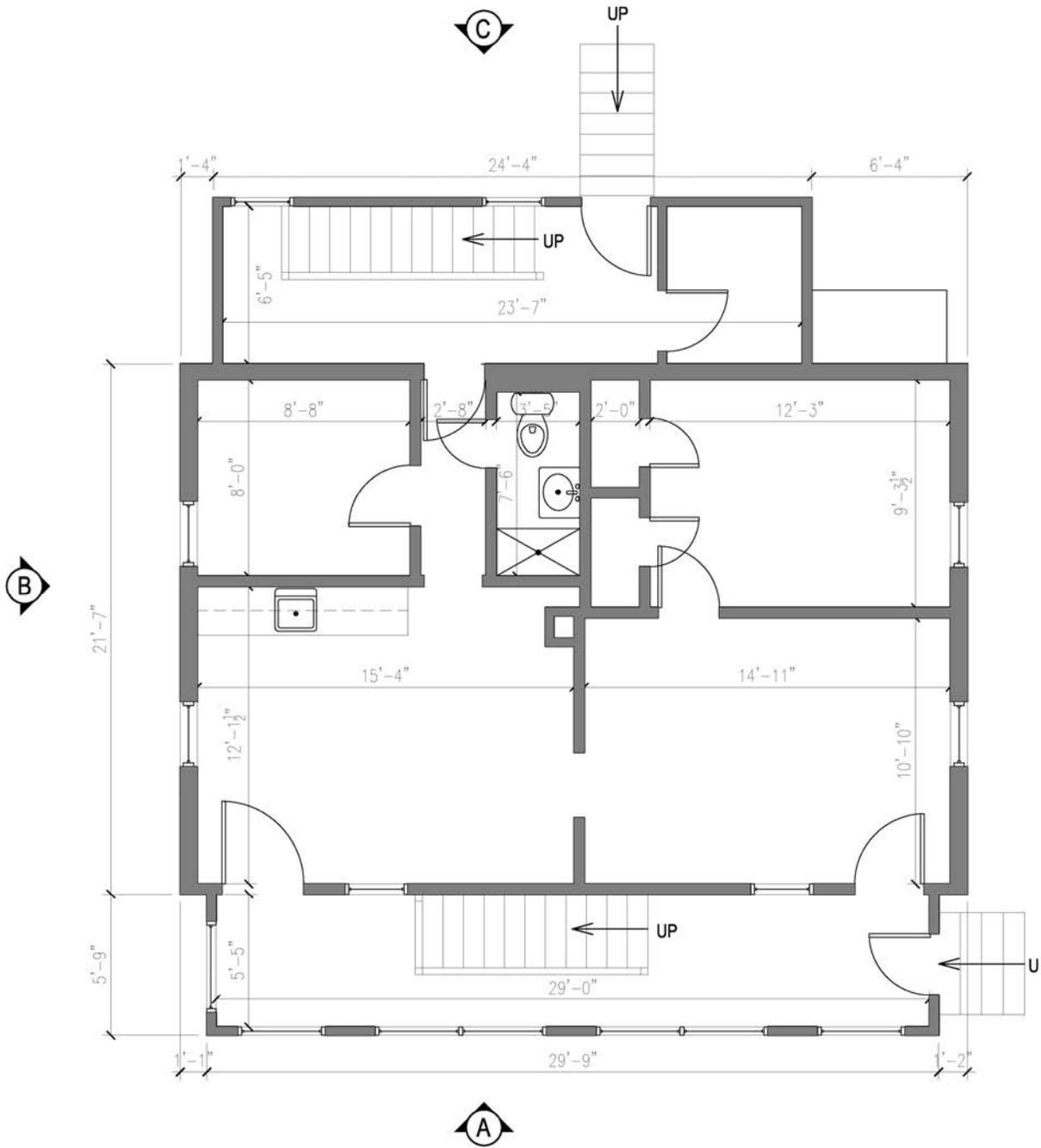


Interior Plans

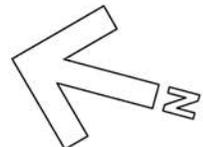
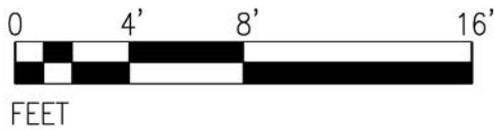


1 EXISTING BASEMENT PLAN  
EX-1

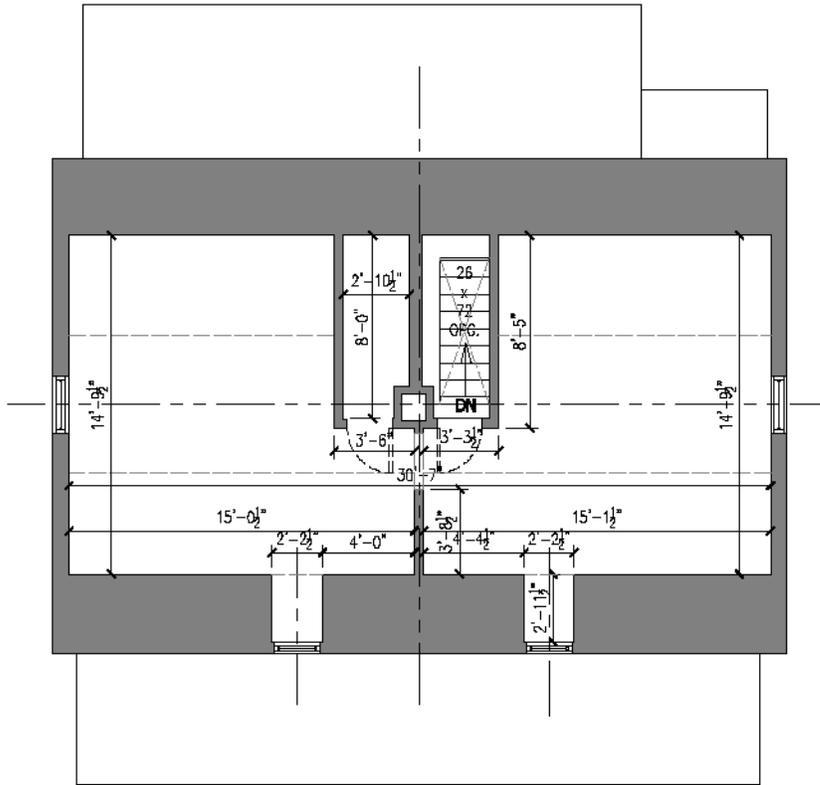




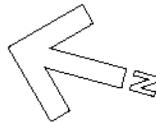
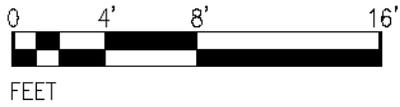
2 EXISTING FIRST FLOOR PLAN  
EX-1

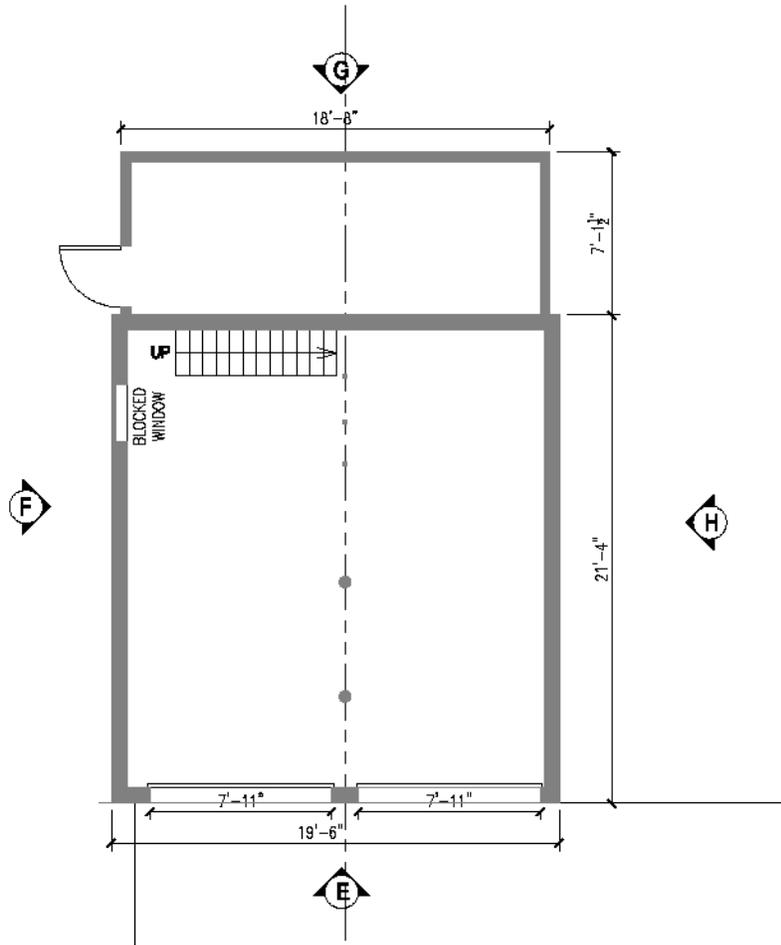




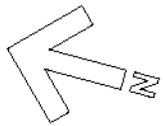
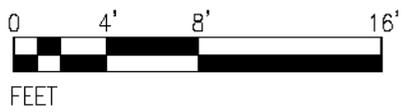


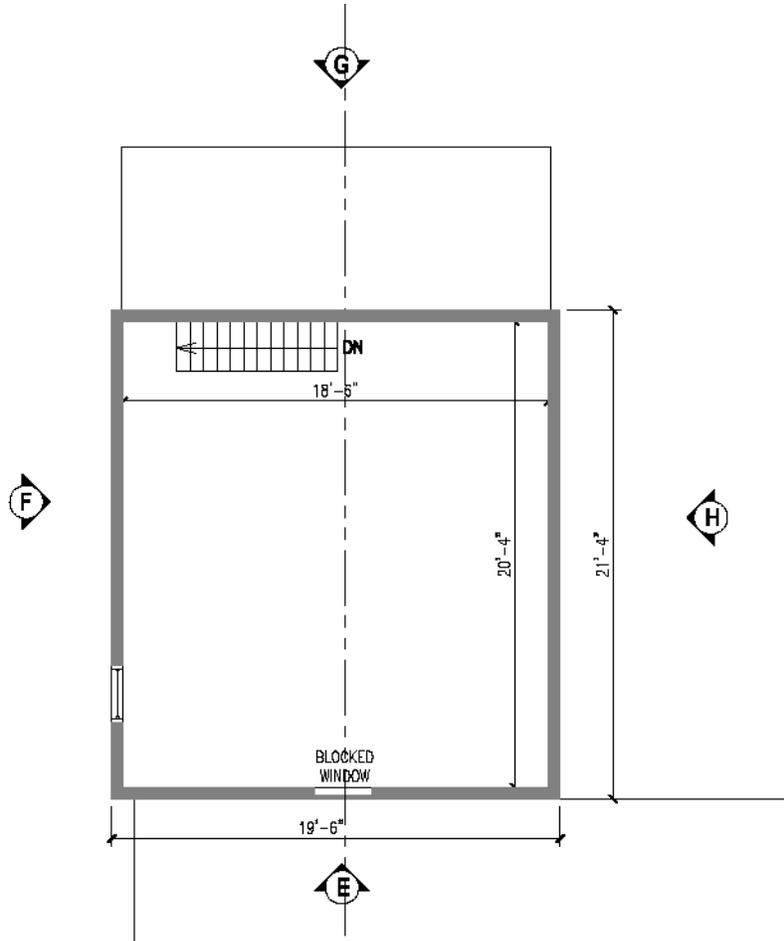
**4** EXISTING THIRD FLOOR PLAN



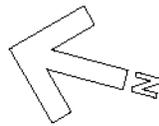
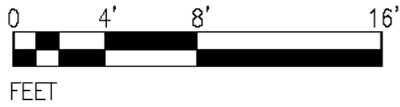


1 EX-3 EXISTING GARAGE FIRST FLOOR PLAN





**2** EXISTING GARAGE SECOND FLOOR PLAN  
**EX-3**



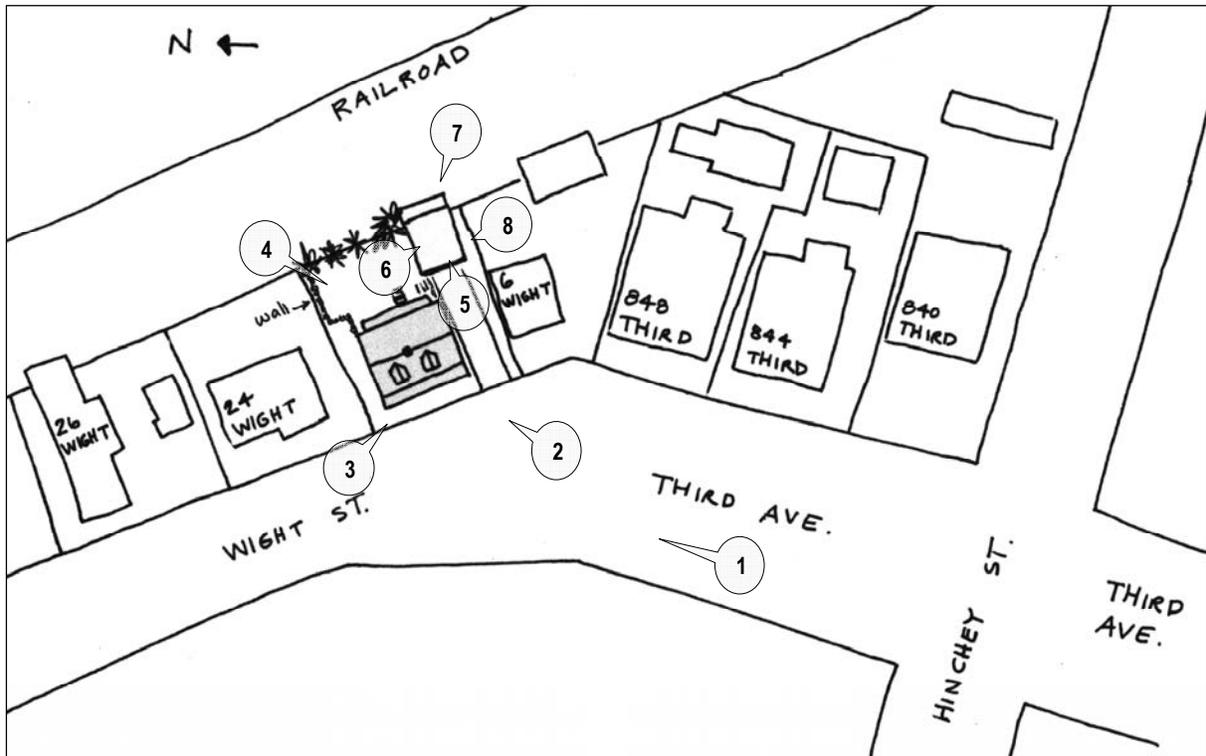
## Index to Photographs

Photo Number	Description	Direction
	EXTERIOR	
1	Setting shot, showing site and relationship of outbuilding and neighboring buildings	N
2	Façade (west elevation) and south elevation	NNE
3	North elevation and façade	SE
4	Rear (east) and north elevations	SW
5	Garage façade (west) elevation	ENE
6	Garage north elevation	SSE
7	Garage south and rear elevations	WNW
8	Garage south elevation	N
	INTERIOR	
9	Basement, exterior entry and east foundation wall	E
10	Basement, chimney base and old coal stove	NW
11	Front stairs to second-floor porch and apartment	N
12	First-floor apartment, southwest (front) room	NNW
13	First-floor apartment, northeast bedroom closets	NNW
14	First-floor apartment, kitchen entry	NW
15	First-floor apartment, kitchen cabinetry and doorway to back hall	NNE
16	Doorway from kitchen to back hall and rear entry door	NE
17	First-floor apartment window, northeast bedroom	NW
18	First-floor back storage room door	S
19	First-floor back storage room with original rear porch post	ESE
20	Second-floor, early exterior clapboarding and apartment rear entry	S
21	Second-floor apartment, northerly entry into living room	SW
22	Second-floor apartment, front (west) windows and doorway to kitchen	S
23	Second-floor apartment, northeast bedroom door and older vinyl sheeting	SW

Photo Number	Description	Direction
24	Second-floor apartment, kitchen	E
25	Second-floor apartment, southeast bedroom door and hall stairs	NW
26	Second-floor apartment, southeast bedroom four-panel door	NW
27	Second-floor apartment, bathroom window and built-in cabinet	NE
28	Attic, south room, view towards north room and stair doorway	N
29	Attic, north room	N
30	Garage, first floor, view towards stairs	NE
31	Garage, second floor	WNW

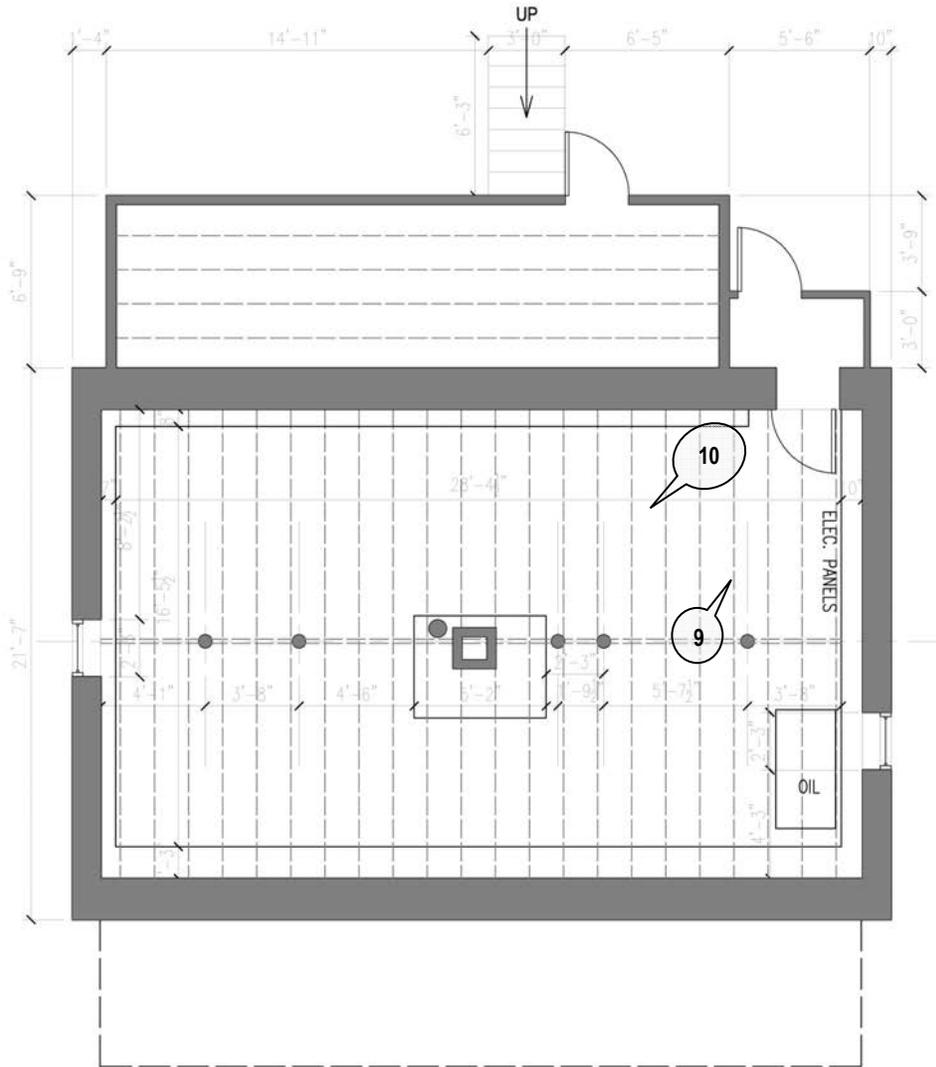
## Keys to Photographs

### EXTERIOR

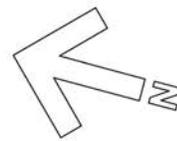
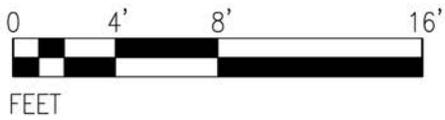


Photos 1-8

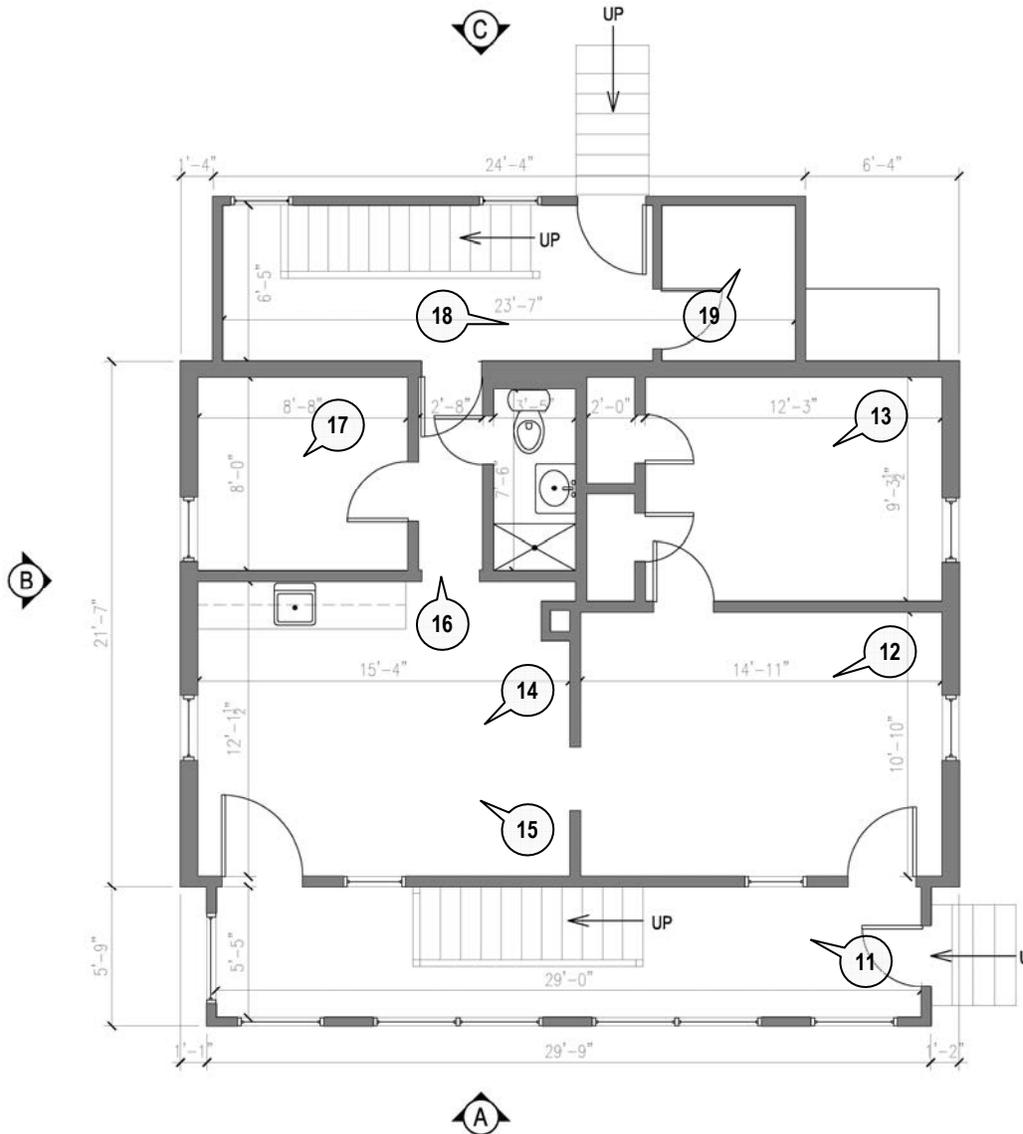
INTERIOR



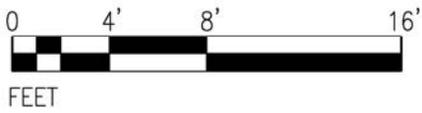
1 EXISTING BASEMENT PLAN  
EX-1



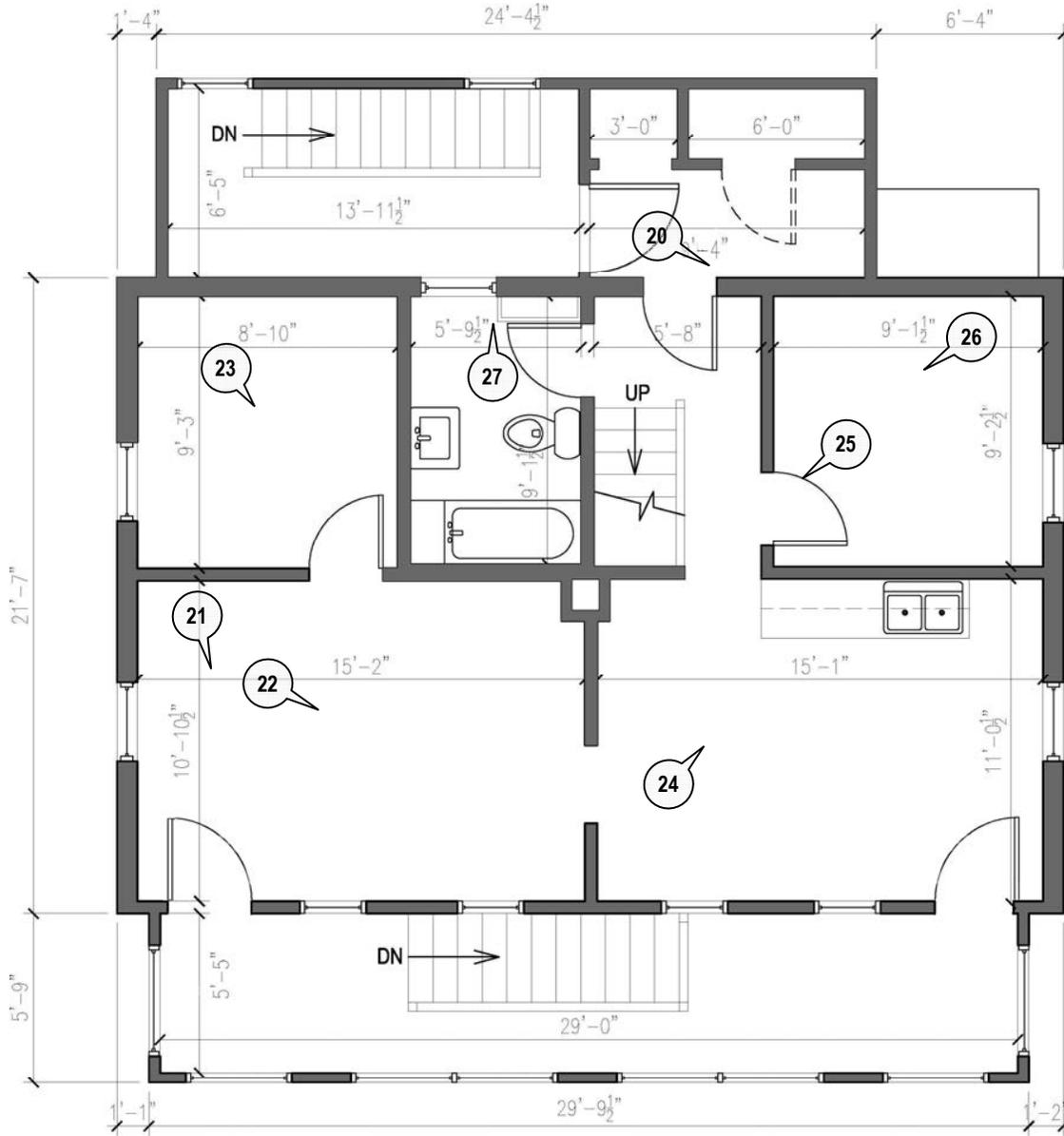
Photos 9-10



2 EXISTING FIRST FLOOR PLAN  
EX-1



Photos 11-19

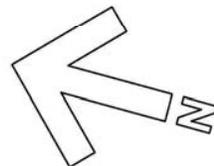


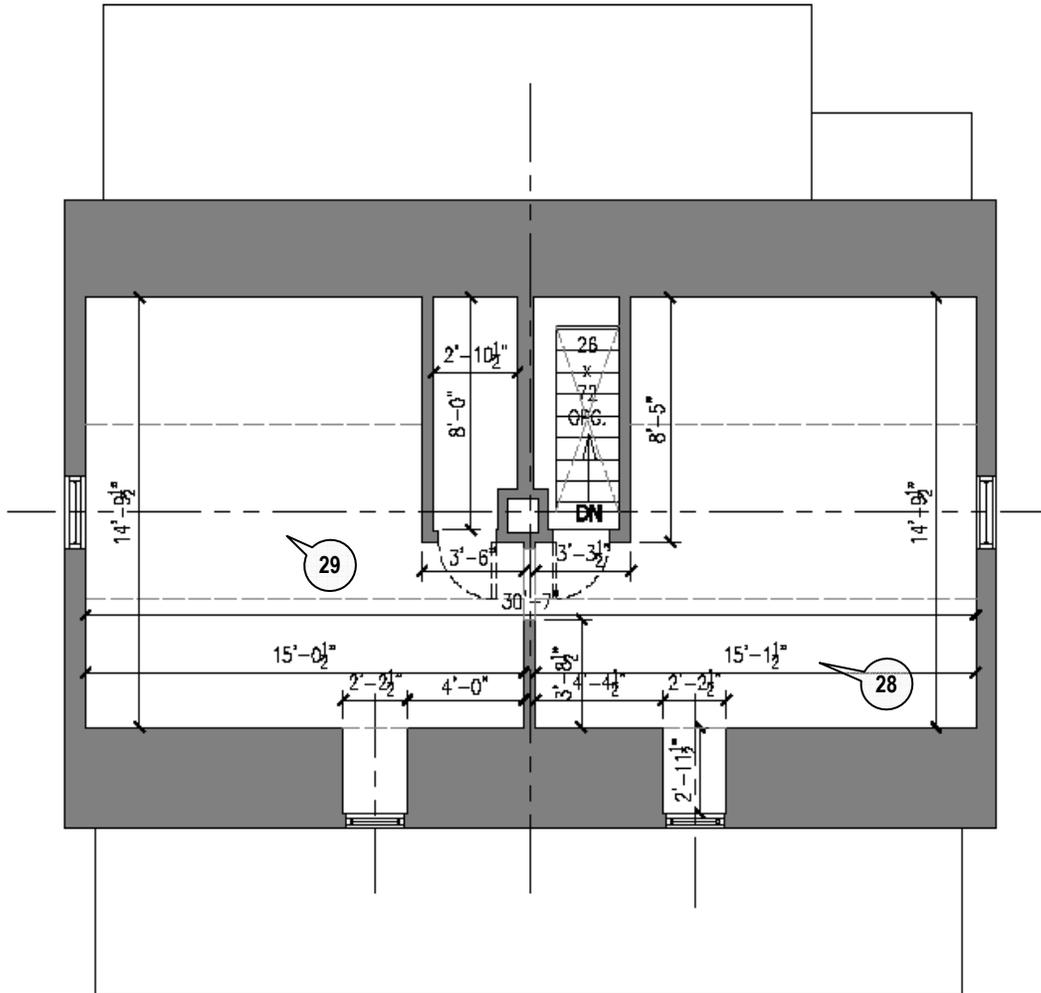
3 EXISTING SECOND FLOOR PLAN  
EX-1



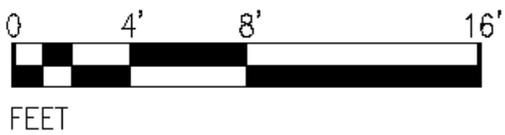
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Photos 20-27

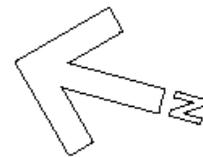


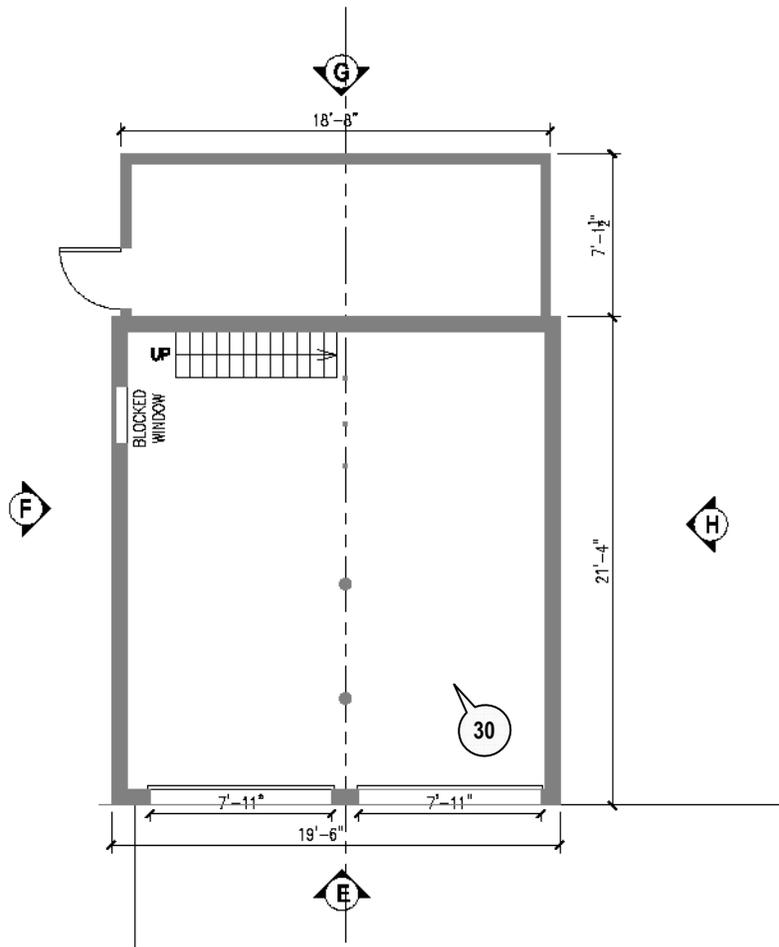


**4** EXISTING THIRD FLOOR PLAN  
EX-1



Photos 28-29





1 EXISTING GARAGE FIRST FLOOR PLAN  
EX-3

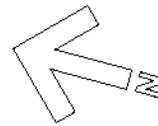
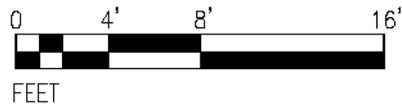
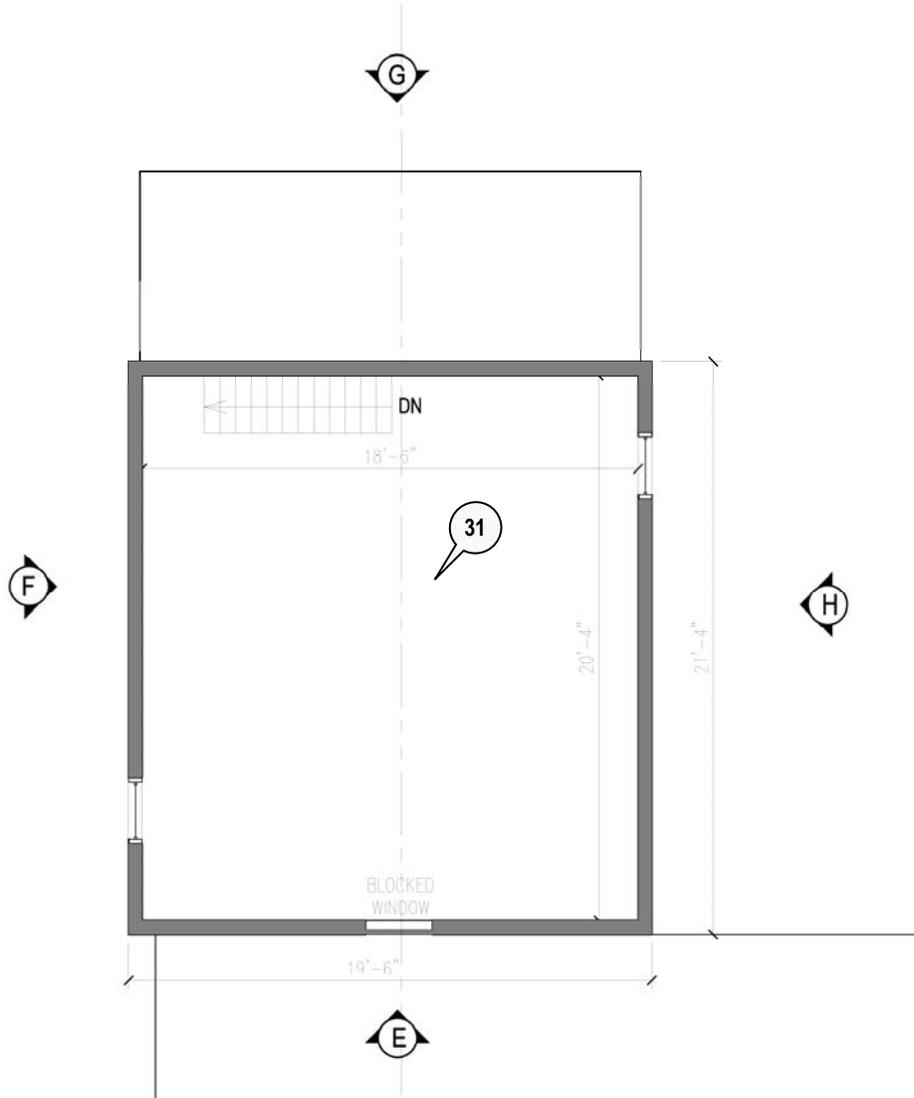


Photo 30



2 EXISTING GARAGE SECOND FLOOR PLAN  
EX-3

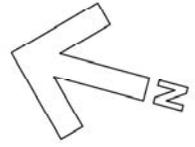
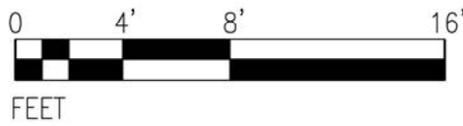


Photo 31

## Reference Photographs

### Exterior



Photo 1) Setting shot, showing site and relationship of outbuilding and neighboring buildings  
Direction: N



Photo 2) Façade (west elevation) and south elevation  
Direction: NNE



Photo 3) North elevation and façade  
Direction: SE



Photo 4) Rear (east) and north elevations  
Direction: SW



Photo 5) Garage façade (west) elevation  
Direction: ENE



Photo 6) Garage north elevation  
Direction: SSE



Photo 7) Garage south and rear elevations  
Direction: WNW



Photo 8) Garage south elevation  
Direction: N

**Interior**  
**Basement**



Photo 9) Basement, exterior entry and east foundation wall  
Direction: E



Photo 10) Basement, chimney base and old coal stove  
Direction: NW

**First Floor**



Photo 11) Front stairs to second-floor porch and apartment.  
Direction: N



Photo 12) First-floor apartment, southwest (front) room  
Direction: NNW



Photo 13) First-floor apartment, northeast bedroom closets  
Direction: NNW



Photo 14) First-floor apartment, kitchen entry  
Direction: NW



Photo 15) First-floor apartment, kitchen cabinetry and doorway to back hall  
Direction: NNE



Photo 16) Doorway from kitchen to back hall and rear entry door  
Direction: NE



Photo 17) First-floor apartment window, northeast bedroom  
Direction: NW



Photo 18) First-floor back storage room door  
Direction: S



Photo 19) First-floor back storage room with original rear porch post  
Direction: ESE

**Second Floor**



Photo 20) Second-floor, early exterior clapboarding and apartment rear entry  
Direction: S



Photo 21) Second-floor apartment, northerly entry into living room  
Direction: SW



Photo 22) Second-floor apartment, front (west) windows and doorway to kitchen  
Direction: S



Photo 23) Second-floor apartment, northeast bedroom door and older vinyl sheeting  
Direction: SW



Photo 24) Second-floor apartment, kitchen  
Direction: E



Photo 25) Second-floor apartment, southeast bedroom door and hall stairs  
Direction: NW



Photo 26) Second-floor apartment, southeast bedroom four-panel door  
Direction: NW



Photo 27) Second-floor apartment, bathroom window and built-in cabinet  
Direction: NE

Attic



Photo 28) Attic, south room, view towards north room and stair doorway  
Direction: N

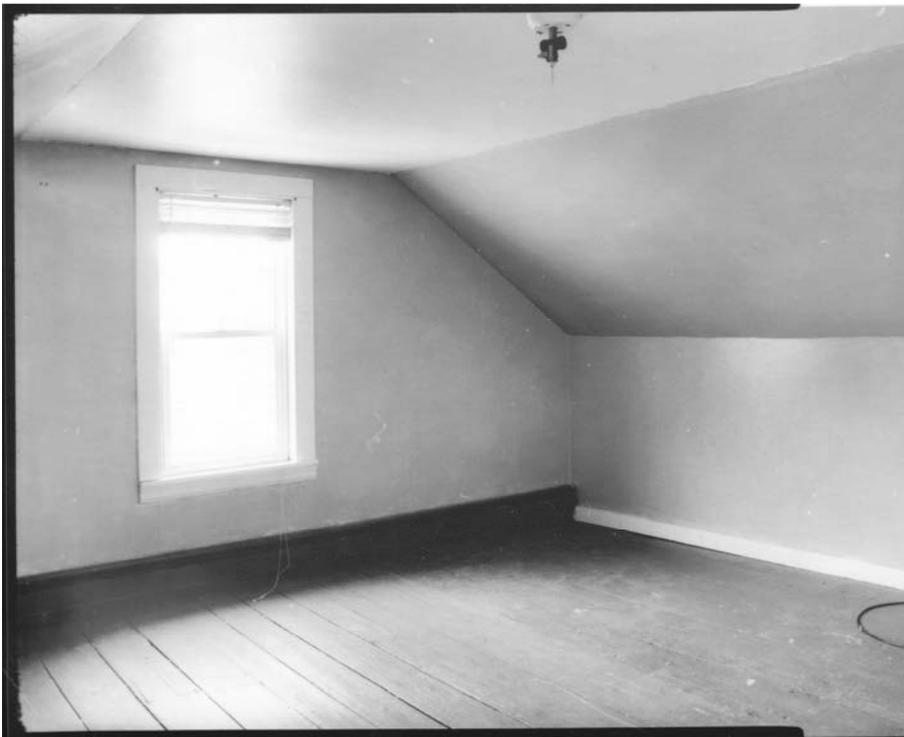


Photo 29) Attic, north room  
Direction: N

Garage



Photo 30) Garage, first floor, view towards stairs  
Direction: NE



Photo 31) Garage, second floor  
Direction: WNW