

NEW HAMPSHIRE HISTORIC PROPERTY DOCUMENTATION  
RODERICK-LANGIS STABLE/GARAGE  
NH STATE NO. 679

- Location:** 128 Green Street, Berlin, Coos County, New Hampshire
- USGS Berlin Quadrangle  
UTM Coordinates: Z19 4926203N 326101E
- Present Owner:** State of New Hampshire
- Present Occupant:** Vacant
- Present Use:** Vacant
- Construction/  
Renovation Date:** c.1900 with later 20<sup>th</sup> c. addition to north
- Significance:** This stable/garage contributes to the Berlin Heights Addition Historic District under Criterion A. It retains sufficient integrity to contribute to the district, because outbuildings such as stables, garages and other accessory buildings are important components in the neighborhood that support uses in the main residential structures. Created in multiple building campaigns, the stable/garage mirrors the changes that have characterized the neighborhood.
- Project Info.:** Project personnel included Lisa Mausolf, Historian, and Charley Freiberg, Photographer. Existing Conditions Surveys, Inc. prepared the plans. This documentation is mitigation for the relocation of NH Route 110 through the Berlin Heights Neighborhood Addition Historic District. It draws extensively from earlier documentation prepared by Preservation Company including The Avenues/Berlin Heights Addition Historic District Area Form 2004 and the 2008 addendum. The large format photographs were taken in October 2010 and July 2011 and the report was finalized in August 2015. The building was demolished in Winter 2011/Spring 2012.

**Description:**

The property at 128 Green Street currently consists of a c.1975 split level house with an older detached stable/garage located to the west, parts of which date to the late 19<sup>th</sup> or early 20<sup>th</sup> century. As late as 1969 this older outbuilding was attached to a two-story, three-unit house located to the south (no longer extant). Because the current split level house postdates the district's period of significance, it is considered non-contributing. The outbuilding, which incorporates remnants of the earlier building that stood on this lot, retains sufficient integrity to contribute to the district under Criterion A.

This documentation focuses solely on the older building. The stable/garage building measures roughly 23' x 53' and is oriented with its narrow end to Green Street and its principal elevation facing roughly east. It consists of an older section to the south with a modern 20<sup>th</sup> century addition to the north. As seen today, the southern portion of the outbuilding has a shed roof, rubble foundation and an exterior clad in T1-11 siding obscuring what were originally wood clapboards. This section now has three modern overhead garage doors plus a regular entrance on its east façade. Attached to the north is a later, flat-roofed addition constructed in the 20<sup>th</sup> century. This section measures approximately 21' 6" x 17' 8" and is offset about 2.5 feet from the west facade, extending about four feet further east than the original structure. This portion of the building has a concrete foundation and is clad primarily in wood clapboards, except for the rear (west) elevation which is sheathed in asbestos shingles. There is a single, double-wide, modern garage door on the east elevation.

Interior inspection yields additional information relating to the original form of the building. The central section of the building is roughly twenty feet square and has a clapboarded north and south wall (now partially covered by sheets of faux wooden paneling) suggesting these were originally exterior elevations. The interior of this section is sheathed in horizontal boards and the rear (west) wall is punctuated by four small elevated openings that are covered (and not visible) from the exterior but indicative of a former stable use. Also visible inside this section is evidence that the building was originally higher but reduced in height and capped by the present shed roof with joists added to support the new roof. This central section is separated into two east-west stalls by posts and a half wall. The east garage doors are fronted by a low ramp (now paved). It is not clear when the building was reduced to its present height.

The southernmost section of the garage has a rubble foundation along the rear (west) and south walls and also has a concrete floor inside. It appears to have linked the stable with the original house and was later expanded to the east to meet the front wall of the stable. A partition was later (date unknown) added extending about seven feet from the south wall.

**History:**

This property was originally owned by the Roderick family (after whom nearby Roderick Street is named). Alphonse and Alexina Roderick bought the land (Berlin Heights Addition D26-3) in 1895. The original house was constructed prior to the January 1901 Sanborn map. (The house was originally numbered 77 and was 99 Green Street by 1905 and 134 Green Street by 1914. It remained 134 Green Street into the 1950s at least.)

Louis Roderick and his wife Celina owned the property from 1903. The relationship between Alphonse and Louis Roderick is not known. Louis Roderick was born in Quebec in 1852 and immigrated to this country in 1875. In 1900 Louis Roderick's occupation was listed as stone mason; by 1910 he is described as a lumber operator. He lived at 134 Green Street with his wife Celina, four daughters and two sons. By 1920 he was a widower but still lived here, with his daughter Exilda, her husband Arthur Langis (whom she had married in 1898), and their two daughters, Beatrice and Natalie. In 1921 Beatrice Langis married Wilbrod Bouchard. Louis Roderick last appears in the 1923 directory; his occupation is listed as flagman for the railroad.

By 1930 Arthur Langis is listed as the owner of the three-unit building. He was born about 1877 in Quebec and worked as a machinist for the Brown Company. In 1930 he was living here with his wife Exilda and his daughter Madeline (referred to as Natalie in the 1920 Census). One of the other units was occupied by daughter Beatrice and her husband, Wilbrod Bouchard; the other by Armand Vignault. Wilbrod Bouchard worked as a plant foreman at the paper mill and later as a chef. By 1948 Arthur Langis had retired; he died in 1958. Wilbrod Bouchard died in 1966.

In 1972 the property was conveyed by Beatrice L. Bouchard to Oreste Mosca, who subsequently constructed the present split-level dwelling (Coos County Registry of Deeds Book 551, Page 77). The new detached dwelling replaced a c.1900 three-unit building which was originally attached to the surviving stable/garage. The property was owned by the Mosca family until 2000. It was sold by Kathleen Ann Belisle to the State of New Hampshire in 2010 (Book 1314, Page 371).

## **Bibliography**

Ancestry.com.

Berlin Directories, various dates.

Coos County Registry of Deeds, Lancaster, NH.

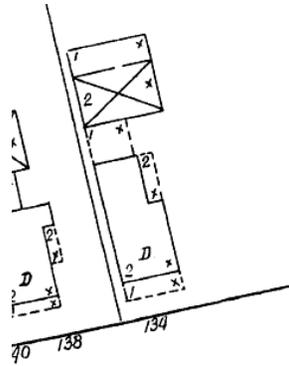
Preservation Company. Area Form for the Avenues/Berlin Heights Addition Historic District, 2008 Addendum. [On file at the NH Division of Historical Resources, Concord].

Preservation Company. Berlin – The City That Trees Built: Turning Land and Lumber Into Neighborhoods. Kensington, NH: 2015. [Prepared for the NH Department of Transportation and on file at the NH Division of Historical Resources, Concord].

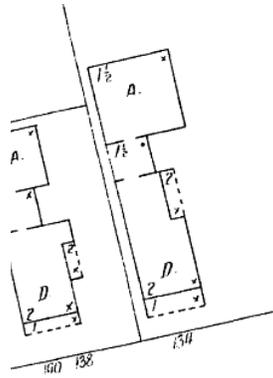
Sanborn Insurance Maps, Berlin, 1901, 1905, 1909, 1914, 1928, 1950, 1955.

U.S. Census, 1900-1940.

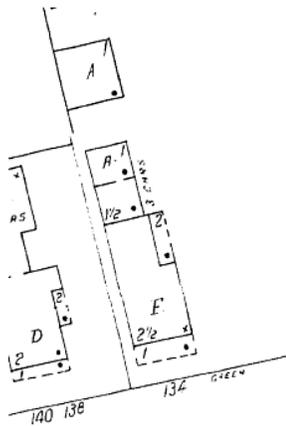
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1920 Sanborn map



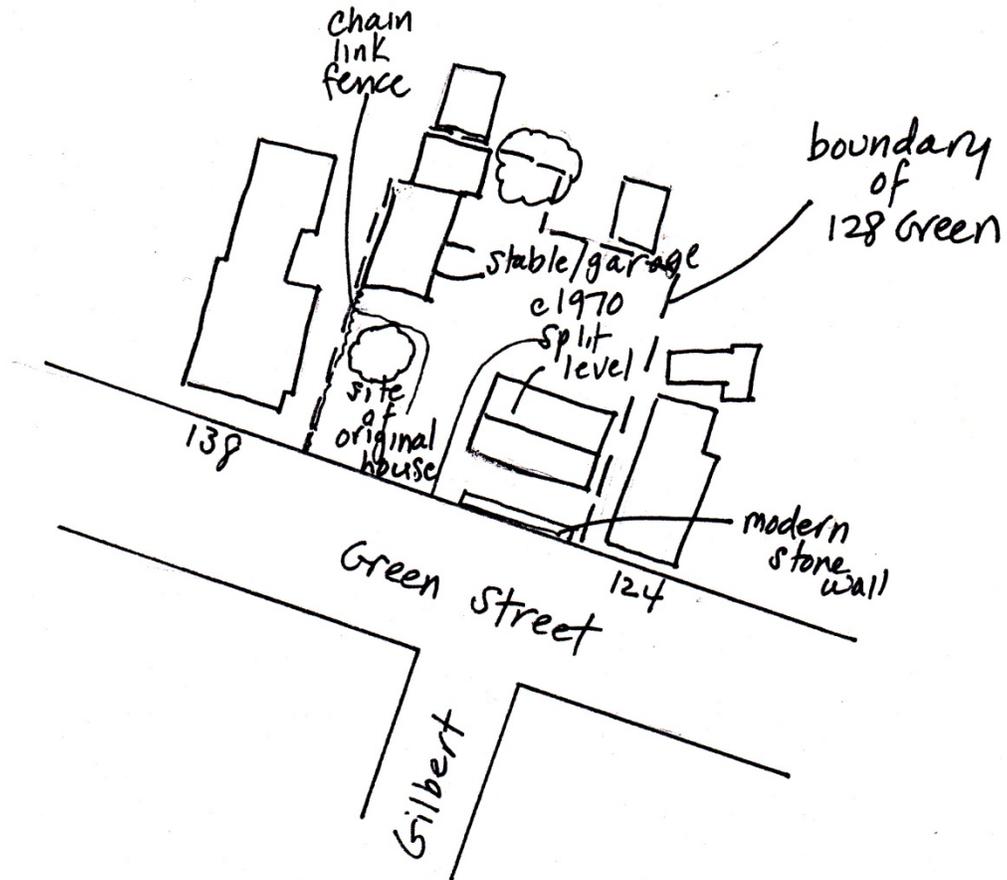
1928 Sanborn map



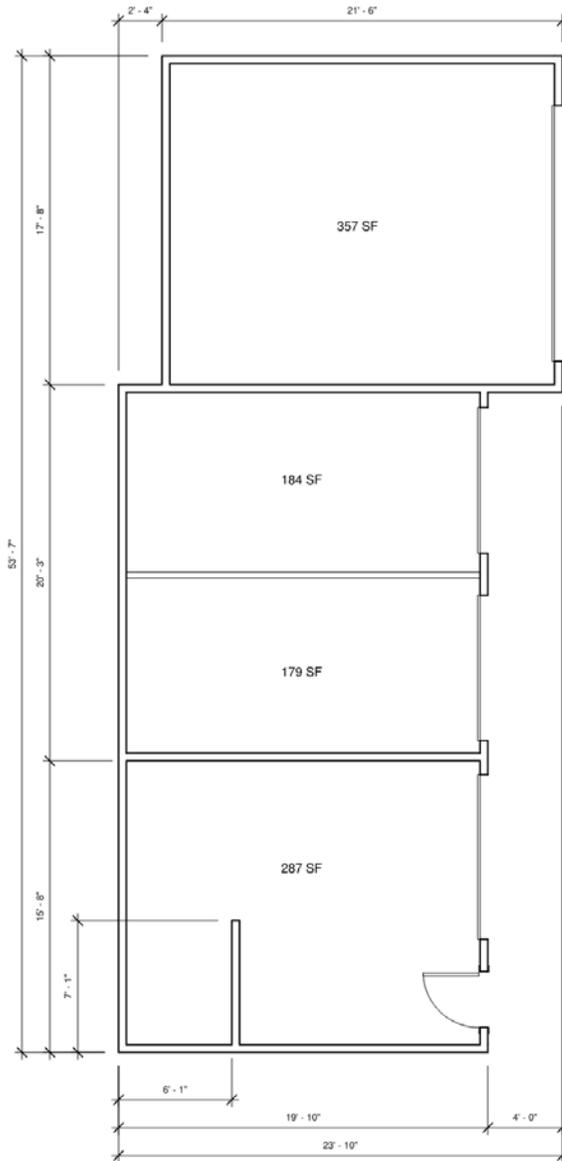
1950 Sanborn map

Note: 134 Green Street is the present day 128 Green Street

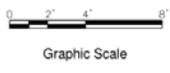
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**FLOOR PLAN** 1/04  
1/4" = 1'-0"



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Photographer: Charley Freiberg

- NH State No. 679-1 View looking north looking at south (façade) elevation of 128 Green Street (split level dwelling at right) with stable/garage visible to left). [October 2010]
- NH State No. 679-2 View looking northwest showing east (façade) elevation of garage with later addition at right. [October 2010]
- NH State No. 679-3 View looking northeast showing west (rear) and south elevations. [October 2010]
- NH State No. 679-4 Interior view of southernmost section of garage, looking west. Note rubble foundation wall at rear and original exterior clapboarding at right, later obscured by paneling. [July 2011]
- NH State No. 679-5 Detail of southernmost section of garage looking northwest. Note boards and joists added when building reduced in height to one story. Clapboarded wall at right was originally an exterior. [July 2011]
- NH State No. 679-6 Interior view of central stall, looking west. Note two small, former stable openings on rear wall. [July 2011]
- NH State No. 679-7 Interior view of northernmost stall (adjacent and north of photo 6), looking west. Note two small, former openings on rear wall. [July 2011]
- NH State No. 679-8 Interior view of garage at north end of building, looking west. Visible at left is former exterior (clapboarded) wall of stable. [July 2011]
- NH State No. 679-9 Interior view of garage at north end of building, looking south. This clapboarded wall was originally the north (exterior) elevation of the stable and became an interior wall when the garage was built. [July 2011]

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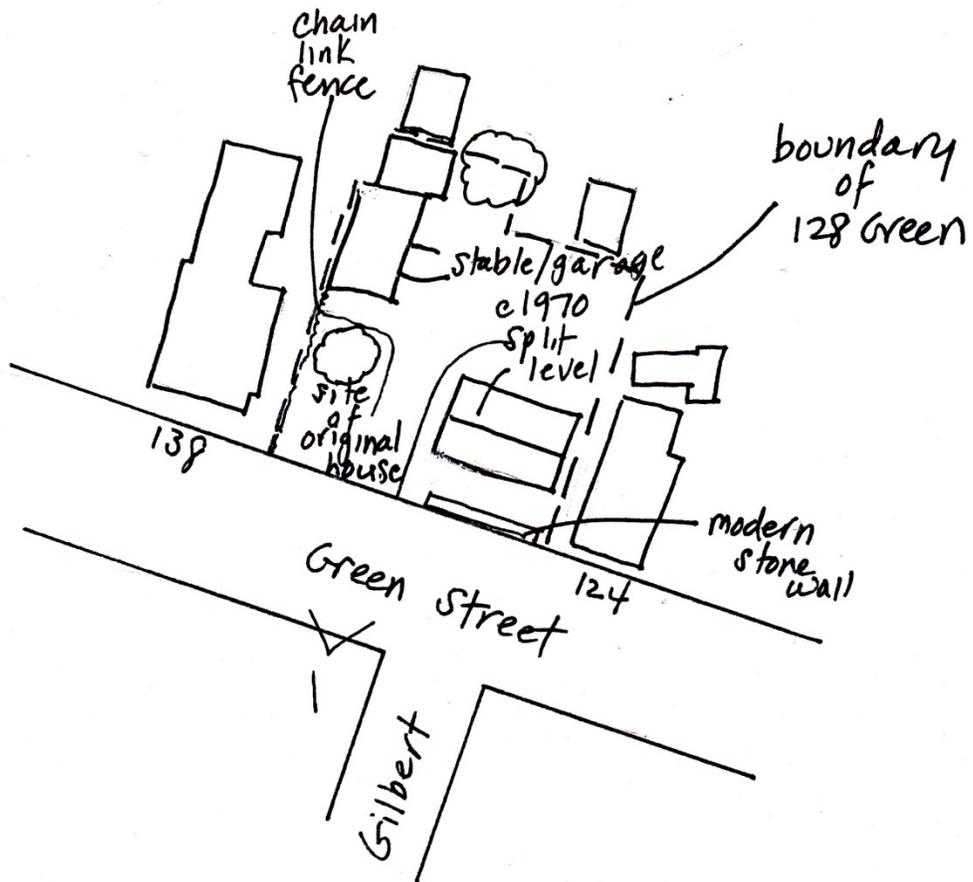


Photo Key

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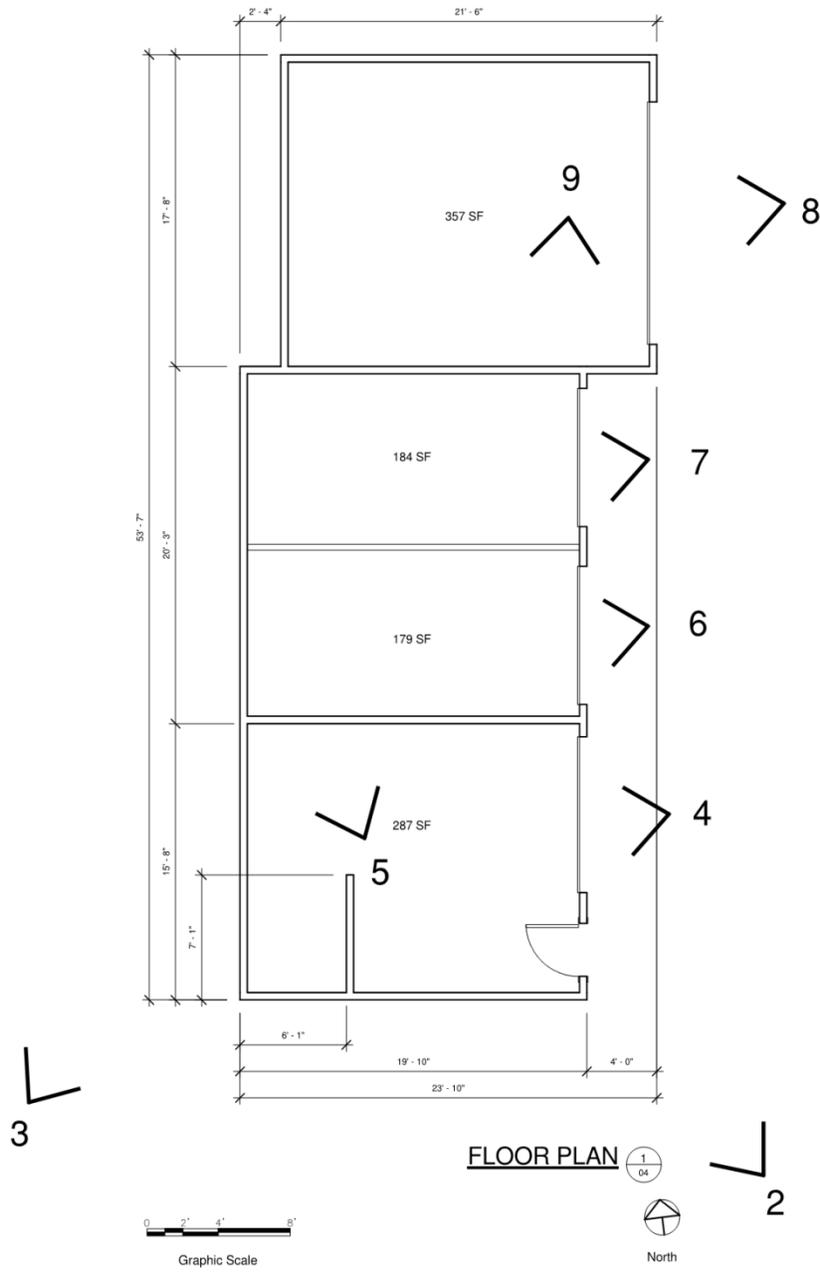
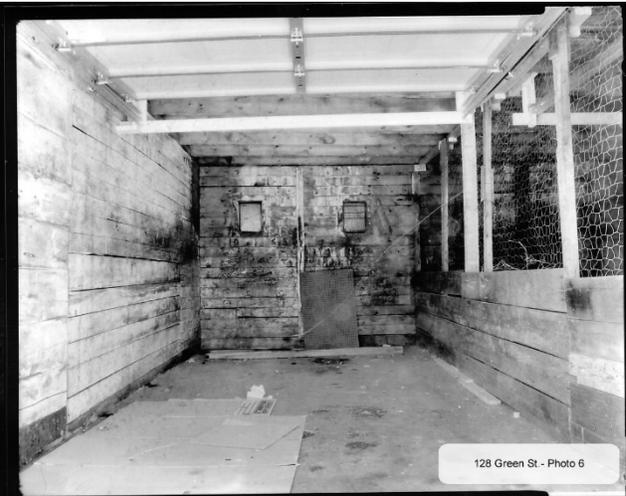
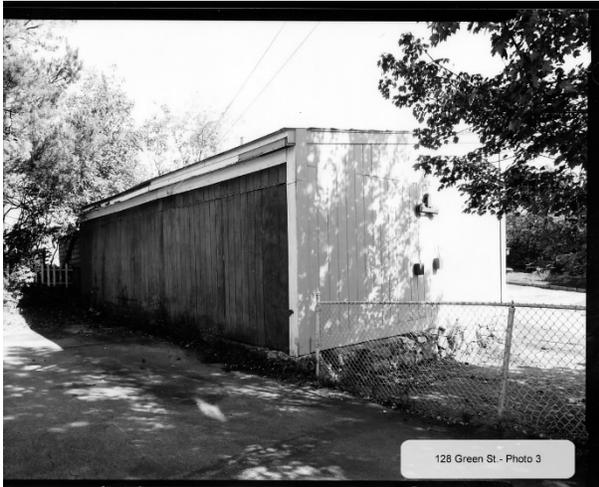


Photo Key





128 Green St.- Photo 7



128 Green St.- Photo 8



128 Green St.- Photo 9