

NEW HAMPSHIRE HISTORIC PROPERTY DOCUMENTATION  
HARKINS-BUDWAY HOUSE  
NH STATE NO. 690

- Location:** 826 Second Avenue, Berlin, Coos County, New Hampshire
- USGS Berlin Quadrangle  
UTM Coordinates: Z19 4926430N 326050E
- Present Owner:** State of New Hampshire
- Present Occupant:** Vacant
- Present Use:** Vacant
- Construction/  
Renovation Date:** 1909; c.1950 – removal of original front porches, small addition to south and enclosure of rear porch, asbestos shingles and new windows
- Significance:** This small single-family dwelling contributes to the Berlin Heights Addition Historic District under Criterion A. Since its construction about 1909, its owners have represented various ethnic groups including Russian Jews and French Canadians, reflecting the ethnic diversity of the neighborhood. The property contributes to the streetscape of closely-spaced houses of a variety of types and forms. It is also an example of a single-family house with an L-shaped plan, which is unusual in 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. This document draws extensively from earlier documentation prepared by Preservation Company including The Avenues/Berlin Heights Addition Historic District Area Form 2004 and the 2008 addendum.

**Description:**

This small 1 ½-story, single-family house was constructed with an L-shaped plan which is partially obscured today by the enclosure of a former back porch and the construction of a single-story, shed-roofed addition at the intersection of the two wings. The existence of a continuous (painted) mortared stone foundation under the entire house confirms that the cross gable plan is original. The house is similar in form to the adjacent house at 820 Second Avenue which was built some years earlier.

The main gable front with sidehall entry is at the northern part of the house with a west façade facing Second Avenue. A narrower cross gable wing extends to the south from the rear of the south wall. The walls are sheathed in asbestos shingles; the roof is covered in asphalt shingles with projecting eaves and end returns sheathed in vinyl. A brick chimney is located just south of the main ridge.

Historically there was a porch across the entire façade, wrapping around the south wall of the main gablefront and extending along the front of the wing. Sometime after 1950 the porches were removed and a smaller gable-roofed porch was introduced, limited to the entrance. The roof is set on wrought iron supports; the stoop of the porch is wooden above concrete steps. The front door is a modern unit with inset lunette. To the north of the porch there is a large multi-light picture window with a shallow, hip-roofed hood. On the second floor of the façade, there is a pair of short 1/1 windows aligned above the picture window. The original fenestration pattern is not known but no doubt had regular height windows.

The area to the south of the main gable, where there were originally single-story porches, is now almost entirely filled by a single-story, shed-roofed addition, also sheathed in asbestos shingles. It has a single 1/1 window on its south wall. The adjacent cross gable has attenuated windows on the second floor of the west elevation and the first floor of the south gable end. The rear elevation is spanned for much of its length by a single-story, asbestos-shingled addition that takes the place of an original porch. It has an entry on its south end, sheltered by a flat-roof on attenuated posts and concrete steps. The rear elevation of the former porch has three windows, two of which are fixed and one small 1/1. To the north of the enclosed porch there is a hopper window on the first floor of the rear elevation of the original house. There is a short 1/1 on the second floor of the rear gable and a pair punctuating the second floor on the north side.

The house sits on a level, rectangular lot of land measuring one tenth of an acre. There is a small flat lawn in front of the house and a paved driveway along the south side. The north property line is close to the wall of 832 Second Street. The back yard is adjacent to the rear of properties on First Avenue. There is chain link fencing along the north and south sides of the back yard. There is a wooden fence along the back lot line.

**Interior:**

The building at 826 Second Avenue was constructed in 1909 as a single-family dwelling and has served that purpose since its construction. The front entrance opens into what is today a living room, finished with suspended tile ceiling, paneled walls and carpeted floors. The staircase leading upstairs from the front door is notable for retaining its original square, paneled newel post and turned balusters. To the south of the entrance hall, a doorway leads into the shed-roofed addition which functions as a bedroom. It has a hollow core wooden door, paneling on the walls and fiberboard tiles mounted on the ceiling. Behind the staircase, the kitchen retains beadboard wainscoting on the south and west walls. There are stained pine kitchen cabinets, formica countertops and linoleum on the floor. On the east wall of the kitchen, over the sink, the original exterior window opening is still in place, acting as a pass-through to the den that occupies the space where there was once a porch. All of the finishes in the den area are modern. The walls are paneled and the floor is carpeted.

The second floor of the dwelling contains two additional bedrooms, a bathroom and two closets. Walls are paneled and ceilings have attached tiles. There are wooden floors and modern trim including baseboards and surrounds around the hollow core doors.

The basement walls are constructed of mortared stone with concrete floors under the main portion of the house. The former enclosed porch/addition at the rear has concrete walls and floors.

### **History:**

This property consists of Lot 18 on Block 29 of Berlin Heights Addition Plan D. Sanborn maps indicate that the house was constructed between 1909 and 1914. Deed records indicate that in October 1905 the Berlin Heights Addition sold the lot to George Harkins for \$100 (Coos County Registry of Deeds Book 125, Page 382). According to local directories Harkins was involved in real estate. Census returns suggest that the building may have been constructed by 1910. The Census indicates that in 1910 Lena Lemere, a 29 year old widow was renting what was then called 21 Second Avenue (what is now 820 Second Avenue next door was called 19 Second Avenue). Mrs. Lemere was living here with her four young children.

Harry and Fanny Green were living here in the 1910s. Harry (1875-c.1920) was a grocer in a small shop across the street on the corner of Second Avenue and Mannering Street (Directory 1920; Sanborn 1920). The Greens came from Russia in 1905 with their eldest daughters Annie and Ida (born 1902 and 1904), and lived for a time in Massachusetts where younger daughters Bessie, Esther, and Fanny were born between 1906 and 1914 (Census 1920). They moved to this house in Berlin shortly thereafter. Harry L. Green's World War I Draft Registration Card, dated September 1918, lists his residence as 826 Second Avenue and reports his occupation as Rabbi at the Beth Israel Synagogue on Exchange Street (Ancestry.com). He may have been the congregation's first rabbi; it was chartered in November 1915. In the early 1920s, after her husband died, Mrs. Green moved to 122-124 Green Street where she kept a grocery (Directory 1923).

In August 1916 the building was sold by George and Mary Harkins to Simon Zulofsky for \$1450 (Book 180, Page 111). Zulofsky sold the property to Herman Rosenfield in July 1919 (Book 194, Page 161). Rosenfield was a grocer and owned the property a little more than a year before selling to Ellen Reagan in October 1920 (Book 205, Page 134). Ellen Reagan owned the house next door at 820 Second Avenue and lived there from 1910; initially with her daughter Eleanor and later with her second husband Sumner Story.

Ellen Reagan's daughter, Thelma, became engaged to E. Lloyd Budway (1901-1964) in December 1920. Thelma worked for Brown Company and in 1925 the couple married (*Brown Bulletin*, Dec. 1920). In 1932 Eleanor Reagan Story conveyed the property to Thelma Budway (Book 266, Page 246). The Budway family lived at 826 Second Avenue into the 1950s (Directory 1950). In 1923 Lloyd Budway was the proprietor of Bud's Lunch (*Brown Bulletin*, Jan. 1923). He later worked for many years as the manager of the Berlin Street Railway and was also City Treasurer in the 1940s. Thelma Budway was a

stenographer/secretary. In 1953 the house was sold by the Budways to Bertha and Wilfred Gagnon (Book 400, Page 95). They sold to Cecile and Gerard Dussault three years later (Book 416, Page 327).

Joseph Gerard Lessard (born 1933) purchased this house in 1961 (Book 458, Page 376). Joseph G. and Irene Lessard lived here many years. In 2004 the Lessards sold to Randy Davis and Casie Duchesne of 832 Second Avenue (Book 1074, Page 531) and they moved to 727 First Avenue.

### **Bibliography**

Ancestry.com

Berlin Directories, various dates.

*Brown Bulletin*, Dec. 1920 and Jan. 1923.

City of Berlin. Annual Report, 1946

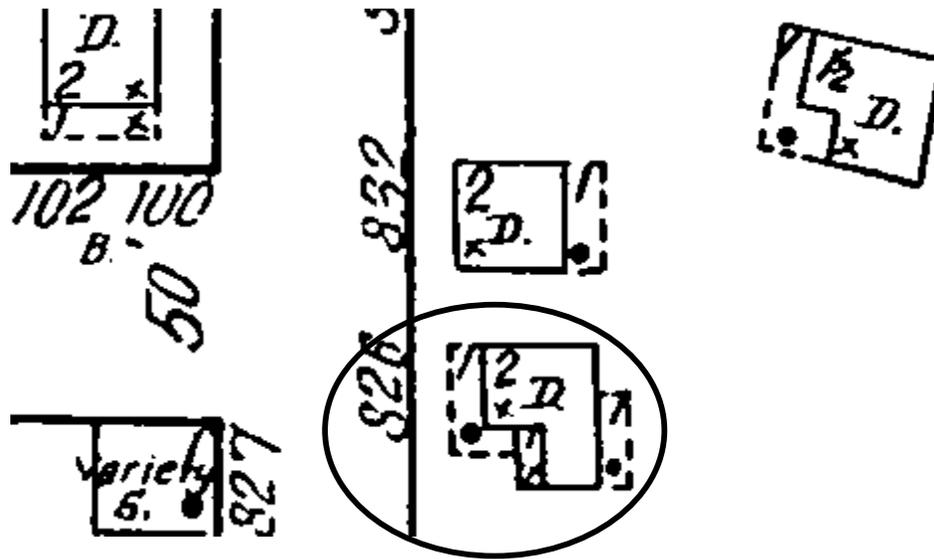
Coos County Registry of Deeds, Lancaster, NH.

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

Sanborn Insurance Maps, 1909, 1914, 1920, 1928, 1950, 1955.

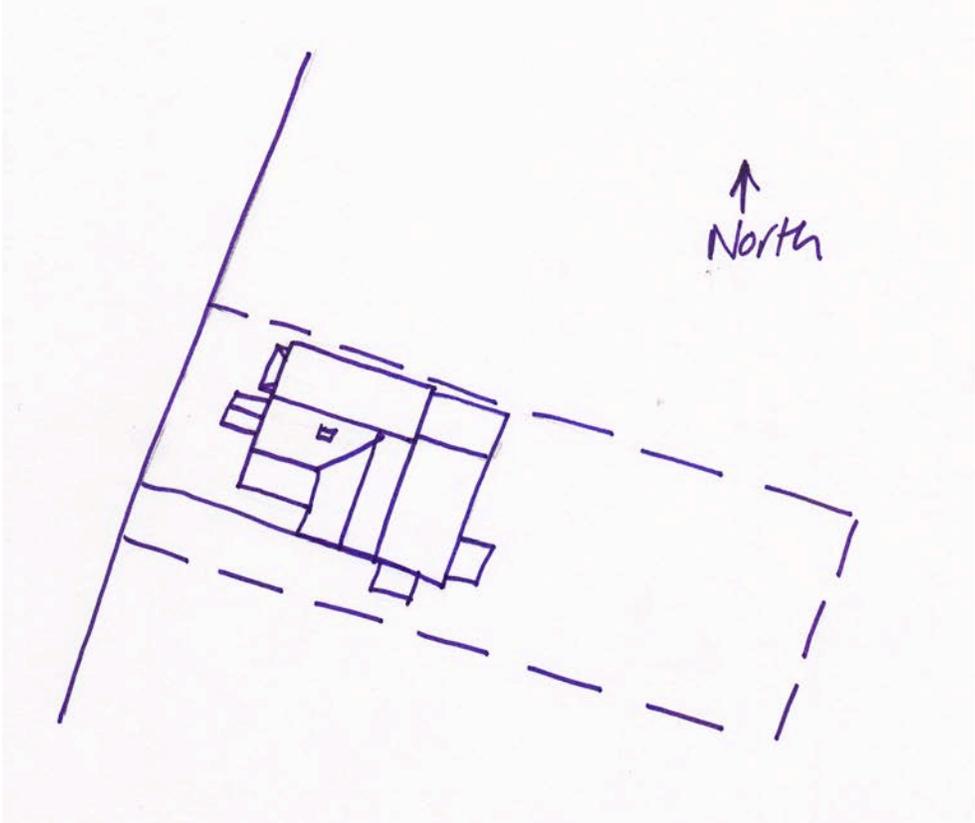
U.S. Census, 1900-1930.

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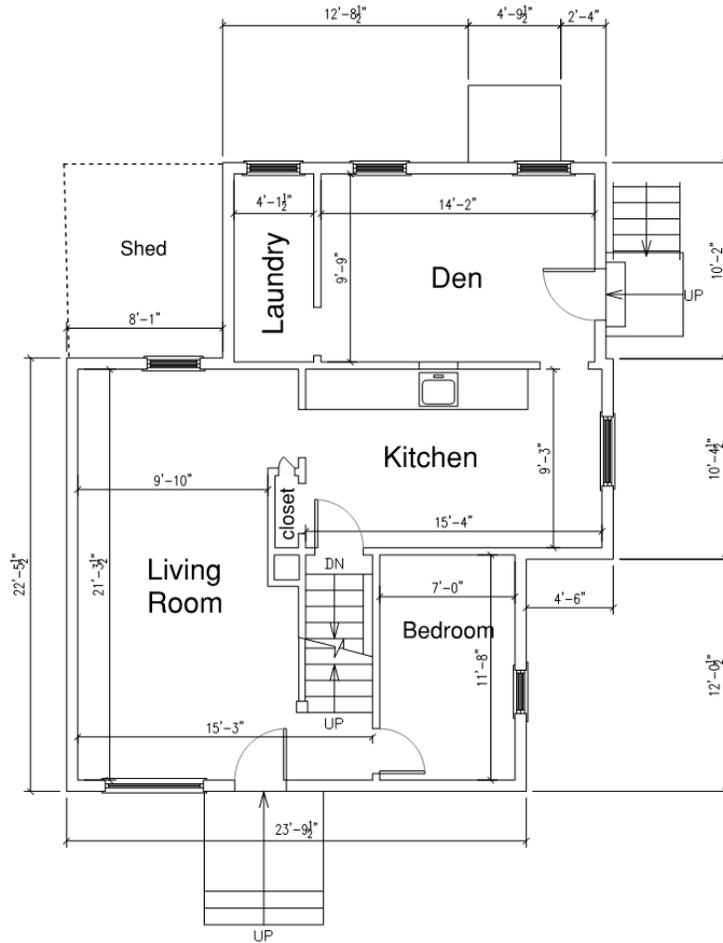


1920 Sanborn Map showing 826 Second Avenue (circled)  
Front and rear porches in place until at least 1950

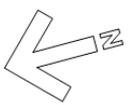
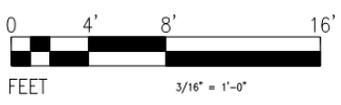
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Existing Site Map



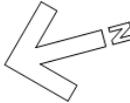
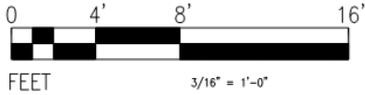
2 EXISTING FIRST FLOOR PLAN



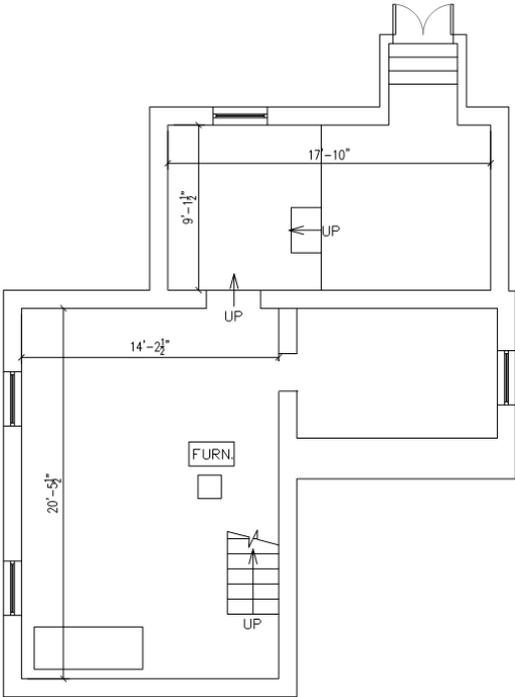
Existing First Floor Plan



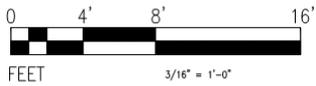
3 EXISTING SECOND FLOOR PLAN



Existing Second Floor Plan



1 EXISTING BASEMENT FLOOR PLAN



Existing Basement Floor Plan

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Berlin, Coos County  
New Hampshire

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Photographer:

Charley Freiberg

NH State No. 690-1

View looking southeast showing north and west (façade) elevations. [October 2010]

NH State No. 690-2

View looking northeast showing west (façade) and south elevations. [October 2010]

NH State No. 690-3

View looking northeast showing west (facade) and south elevations. [October 2010]

NH State No. 690-4

View looking northwest showing south and east (rear) elevations. [October 2010]

NH State No. 690-5

View looking southwest showing north and east (rear) elevations [October 2010]

NH State No. 690-6

Interior, first floor living room, looking west toward front door. [January 2011]

NH State No. 690-7

Interior, first floor living room, looking south toward stairs leading upstairs. [January 2011]

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Interior, first floor kitchen, looking south. [January 2011]

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Interior, basement, looking north. [January 2011]

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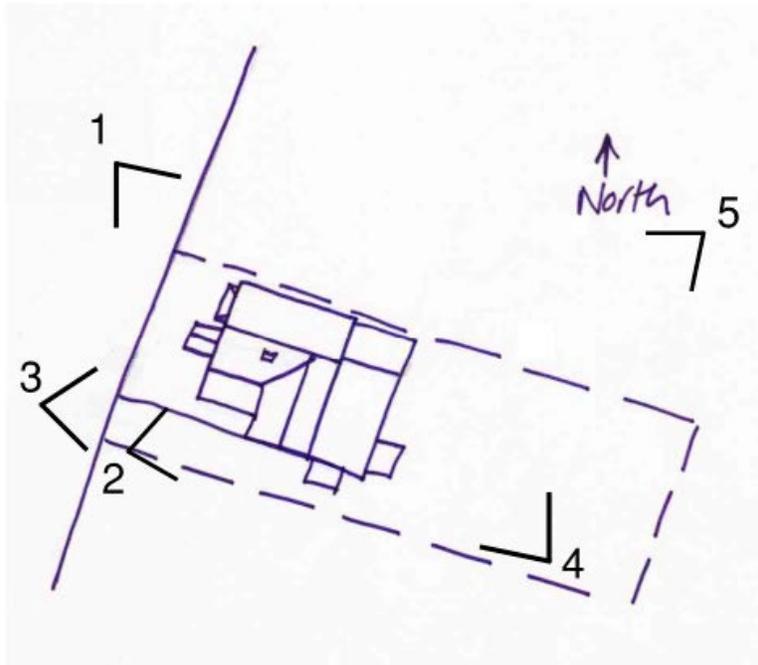
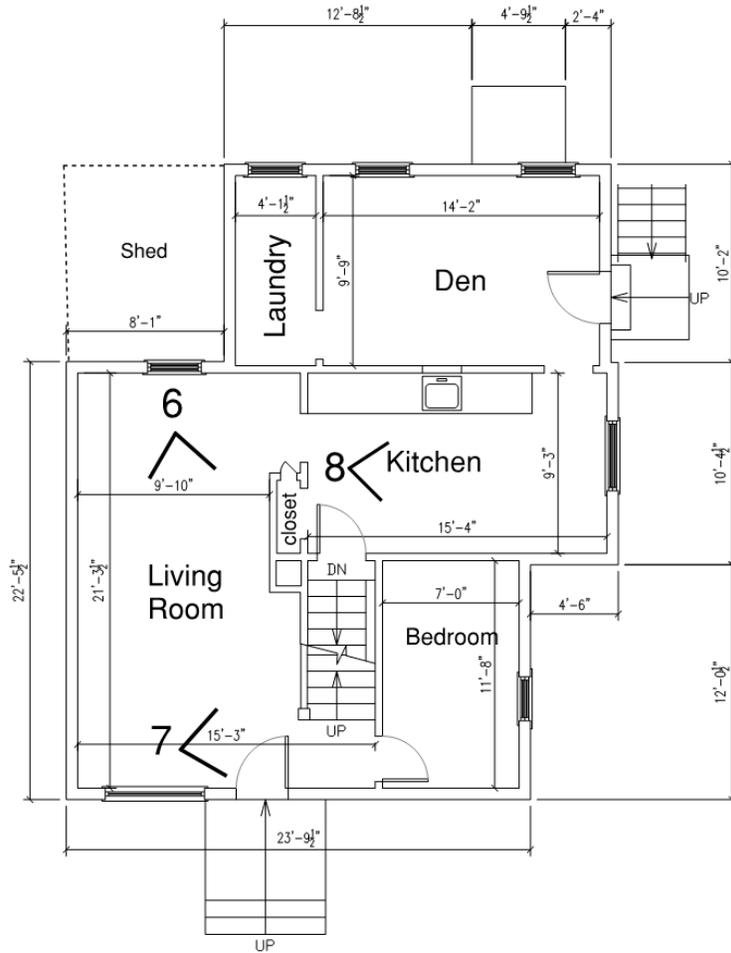


Photo Key – Exterior Photos



2 EXISTING FIRST FLOOR PLAN

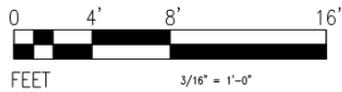
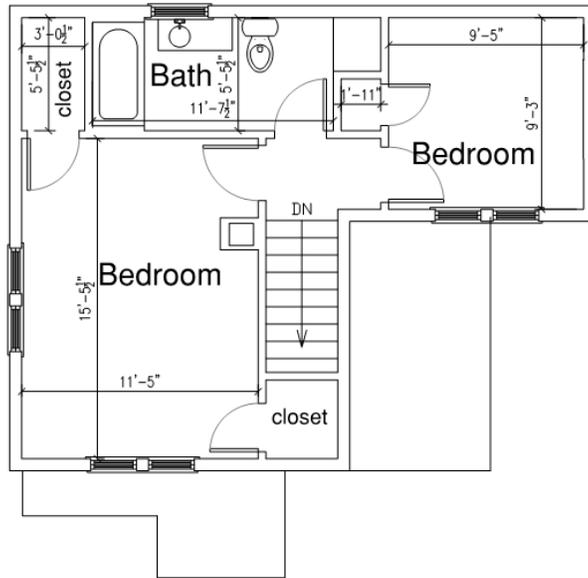


Photo Key – First Floor Photos

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3 EXISTING SECOND FLOOR PLAN

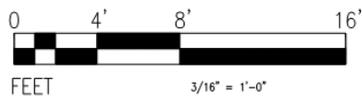
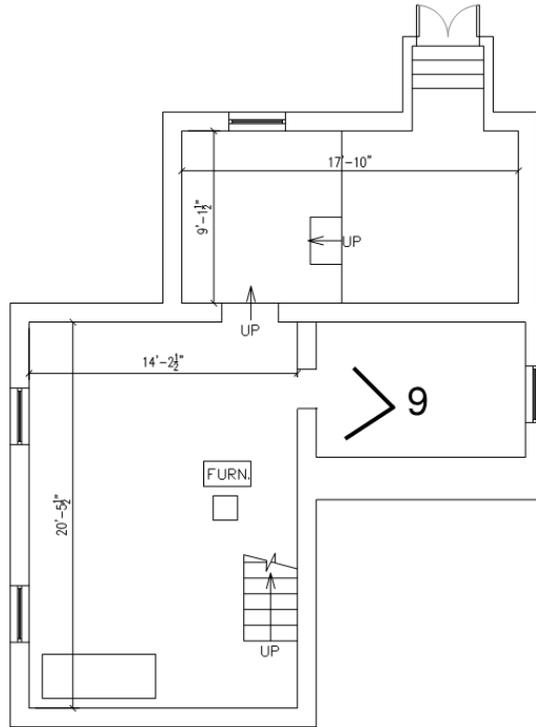


Photo Key – Second Floor Photos (no photos)



1 EXISTING BASEMENT FLOOR PLAN

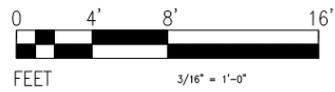


Photo Key – Basement Photos



826 Second Ave. - Photo 1



826 Second Ave. - Photo 2



826 Second Ave. - Photo 3



826 Second Ave. - Photo 4



826 Second Ave. - Photo 5



826 Second Ave. - Photo 6

