

NEW HAMPSHIRE HISTORIC PROPERTY DOCUMENTATION
GOUDREAU HOUSE
NH STATE NO. 694

Location: 851 Second Avenue, Berlin, Coos County, New Hampshire

USGS Berlin Quadrangle
UTM Coordinates: Z19 4926493N 326036E

Present Owner: State of New Hampshire

Present Occupant: Vacant

Present Use: Vacant

**Construction/
Renovation Date:** 1939

Significance: This house contributes to the Berlin Heights Addition Historic District under Criterion A as an example of the later construction which occurred in the area on less desirable building lots – in this case on ledge, close to the railroad, and without street frontage. It was built at the peak of growth in Berlin and its construction illustrates the continuing need for new housing during this period. The ownership of the house reflects the ongoing immigration which continued in the community into the early twentieth century. It is of note that the house was owned by one extended family for approximately sixty years. Under Criterion C the house is indicative of the small, single-family residences that were added to the neighborhood after the first wave of construction. Despite its relatively late date of construction and small size, it reflects a number of French Canadian building traditions including the popular adjacent-room plan. The main entrance leads into the kitchen, the largest and most important room in the house, with all the other rooms radiating out from the kitchen.

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. The large format photographs were taken in October 2010 and October 2011 and the report was finalized in August 2015. The building was demolished in Fall 2012.

Description:

The Goudreau House at 851 Second Street is set back from the west side of Second Avenue, bordered on the east by the railroad right-of-way and on the north by 855 Second Avenue which also corresponds to the east end of Hinchey Street. A dirt driveway access extends northward on a right-of-way from the adjacent property to the south (62 Mannering Street – the northwest corner of Mannering and Second).

The single-story dwelling is oriented with its low pitch gable front facing east. The house measures approximately 22' x 32' and is set on a rubble foundation. It is presently sheathed in aluminum siding. The roof is sheathed in asphalt shingles with a brick stove chimney rising from the north slope, near the ridge. The entire façade is fronted by a single-story enclosed porch with a smaller, shed-roofed porch sheltering the back door at the southwest corner.

The façade of the front porch is five bays wide with an off-center entrance containing a jalousie door sheltered by an aluminum canopy. Inside the porch is an original glass-and-panel wooden door flanked on either side by a single window. The predominant window on the building is a double-hung 1/1 sash. There are two windows on both the north and south side elevations and a single window in each gable end.

To the west of the house is a detached shed which is in a dilapidated condition. The walls are sheathed in asphalt “brick” siding and the building is capped by a shed roof with exposed rafter tails on the north end. The building is accessed by double vertical board doors on its north end.

The parcel of land measures just 0.07 acre. There are a couple of trees located near the southwestern corner of the subject parcel along with some limited landscaping along the southern property boundary. There is a small margin of lawn and a large rock outcropping behind the house, adjacent to the shed.

Interior Description:

Despite its small scale, this house is a good example of the use of the adjacent-room plan. As is common in French Canadian dwellings, the main entrance opens directly into the kitchen, the most important room in the house with the other rooms arrayed around the kitchen.¹

The interior of this modest house has experienced few alterations other than new finishes and the original plan is intact. The front door opens into the kitchen area with a living room to the north. The kitchen has a vinyl floor, fiberboard tiles on the ceiling and a combination of wallpaper and paneling on the walls. A hatch in the ceiling accesses the attic above. To the west of the kitchen is a narrow pantry leading to the glass-and-panel back door. The pantry retains original upper cabinets over a lower base with counter as well as a sink with washboard. A hatch in the floor provides interior access to the basement.

To the north of the kitchen, the living room has fiberboard tiles on the ceiling, paneling and carpeting. Behind the living room, there is a single bedroom with closet. The small bathroom centered on the back (west) wall retains mid 20th century details including a two-panel door, aqua wall tile and fluorescent lights on either side of the rounded rectangular medicine cabinet with metal trim. Both the bedroom and bathroom retain original two-panel doors.

There is a partial stone foundation with uneven ledge floor under the main house block. The walls of the foundation are built upon ledge outcropping. Due to the uneven nature of the ledge, the average height in this portion of the basement is less than five feet.

¹ Preservation Company, *Berlin – The City That Trees Built: Turning Land and Lumber Into Neighborhoods* (Kensington, NH, 2015), 60.

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History:

This house was probably built about 1939. The land is part of Lot 9, Block 30 of the Berlin Heights Addition as it appears on Plan D (1892). It may have originally had a Hinchey Street address.

Deeds indicate that the lot was conveyed by Albert Goudreau to his son, Eugene (James) Goudreau in 1927 (Coos County Registry of Deeds, Book 242, Page 135). That same year Albert sold the house which he had built next door at 855 Second Avenue to Wilfrid Lessard (Book 244, Page 171).

James Eugene Goudreau (1878-1964) was born in Whitefield, New Hampshire. On July 2, 1913 he married a widow, Jennie Thompson. In 1920 the couple was living on Green Street with four children from her previous marriage as well as their two children together. James Goudreau worked as a plate cutter for the Brown Company in the Burgess Sulphite Mill. In 1930 James and Jennie Goudreau were renting 701 Second Avenue with their daughters Alice and June. In the early 1930s the family lived in Napoleon Leclerc's house at 820 Third Avenue (Directory 1932, 1936). It would appear that James and Jennie Goudreau built the small house at 851 Second Avenue after their daughters left home. They were to live here for the rest of their lives.

James Goudreau died in 1964 and willed the house to his daughter, June Arnesen (1915-1979). Robert and Betty Arnesen lived here for many years (Directory 1969, 1974). Robert B. Arnesen (1911-2000) worked for many years as an electrician for the Brown Company. After June's death in 1979, ownership of the house passed to Robert Arnesen and daughter, Bette Langlais (Book 915, Page 5). Robert died in 2000. In 2010 the property was sold by Bette Langlais to the State of New Hampshire.

Bibliography

Ancestry.com

Berlin Directories, various dates.

Berlin Reporter, March 11, 2000 [obituary of Robert Arnesen].

Coos County Registry of Deeds, Lancaster, NH.

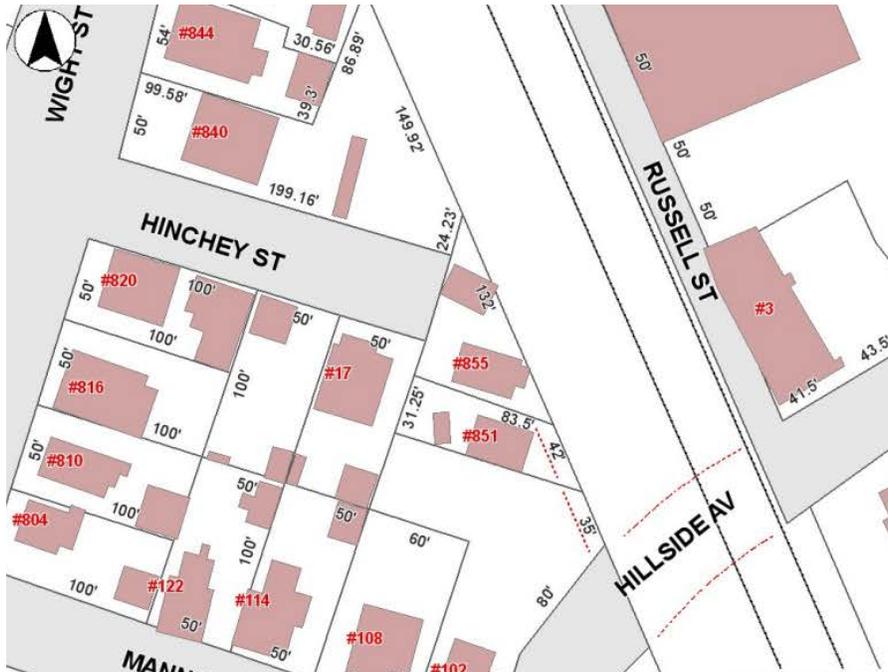
Preservation Company. Area Form for the Avenues/Berlin Heights Addition Historic District, 2008 Addendum. [On file at the NH Division of Historical Resources, Concord].

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].

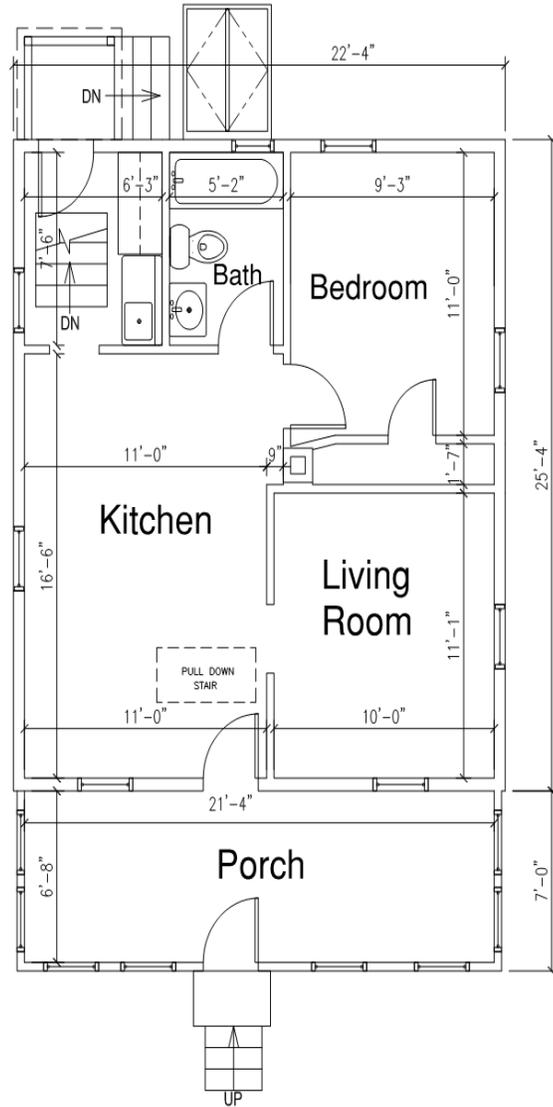
Sanborn Insurance Maps, 1909, 1914, 1920, 1928, 1950, 1955.

U.S. Census, 1900-1930.

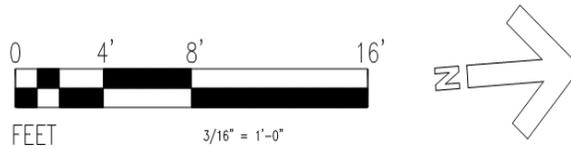
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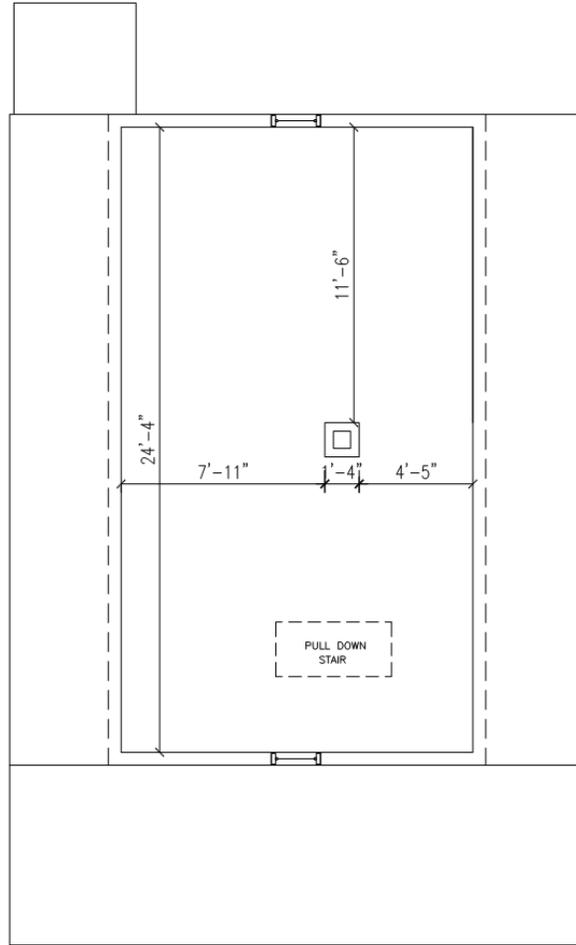
Assessor's Map



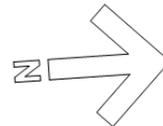
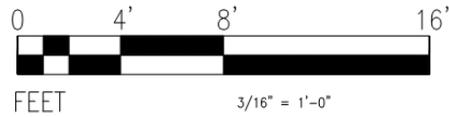
2 EXISTING FIRST FLOOR PLAN
EX-1



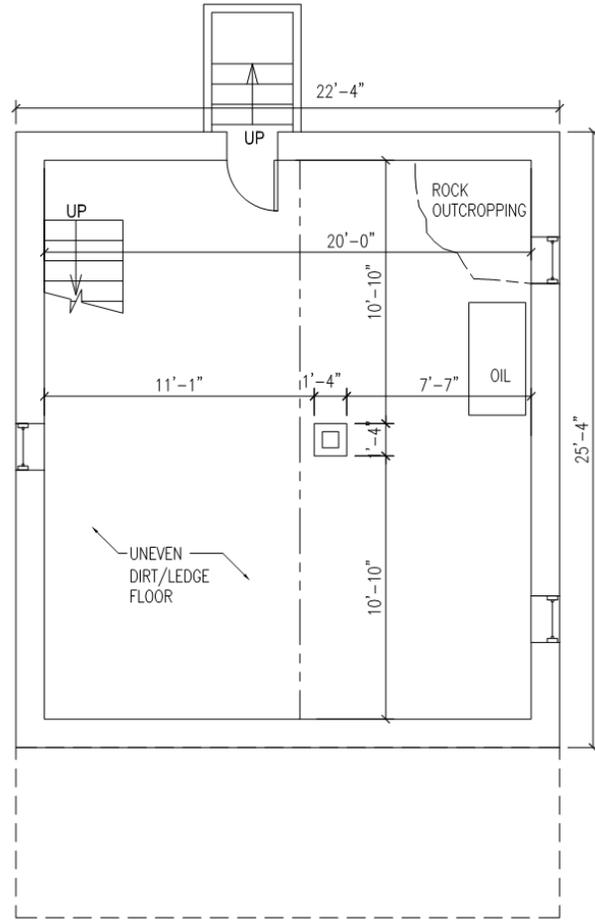
Existing First Floor Plan



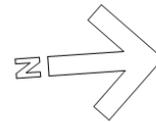
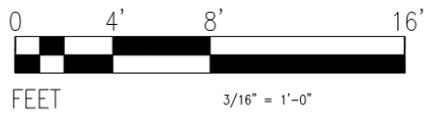
3 EXISTING ATTIC PLAN
EX-1



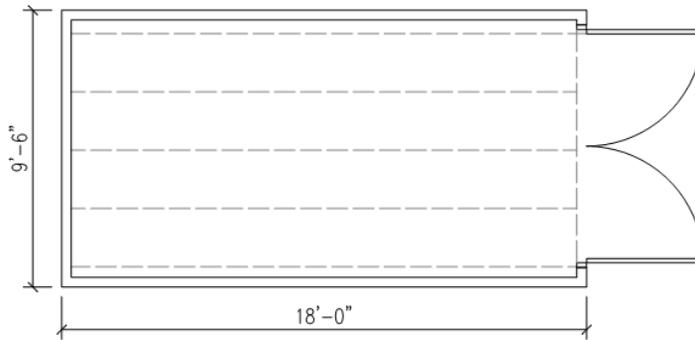
Existing Attic Plan



1 EXISTING BASEMENT FLOOR PLAN
EX-1

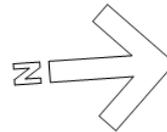
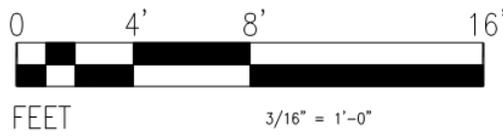


Existing Basement Floor Plan



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EXISTING SHED PLAN



Existing Shed Plan

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Photographer: Charley Freiberg

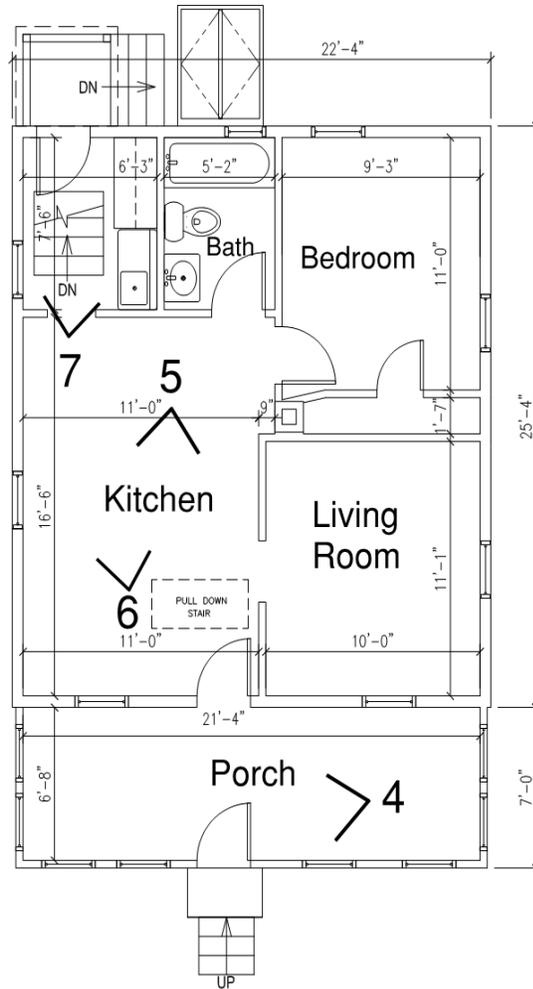
- NH State No. 694-1 View looking southwest at east (façade) and north elevations. [October 2010]
- NH State No. 694-2 View looking northwest showing south and east (façade) elevations. [October 2010]
- NH State No. 694-3 View looking northeast showing west (rear) and south elevations. [October 2010]
- NH State No. 694-4 Detail of front porch, looking southwest toward front door. [October 2011]
- NH State No. 694-5 Interior view, looking east in kitchen toward front door. [October 2011].
- NH State No. 694-6 Interior view, looking northwest from kitchen toward rear of house. [October 2011].
- NH State No. 694-7 Interior view, detail of rear pantry off kitchen, looking northwest. [October 2011]
- NH State No. 694-8 Interior view, basement, looking northwest, showing ledge. [October 2011]
- NH State No. 694-9 Detached shed in back yard looking southeast. [October 2011]
- NH State No. 694-10 Interior view of shed, looking southeast. [October 2011]

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Photo Key – Exterior Photos

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2 EXISTING FIRST FLOOR PLAN
 EX-1

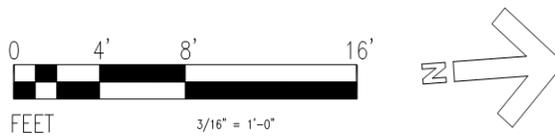
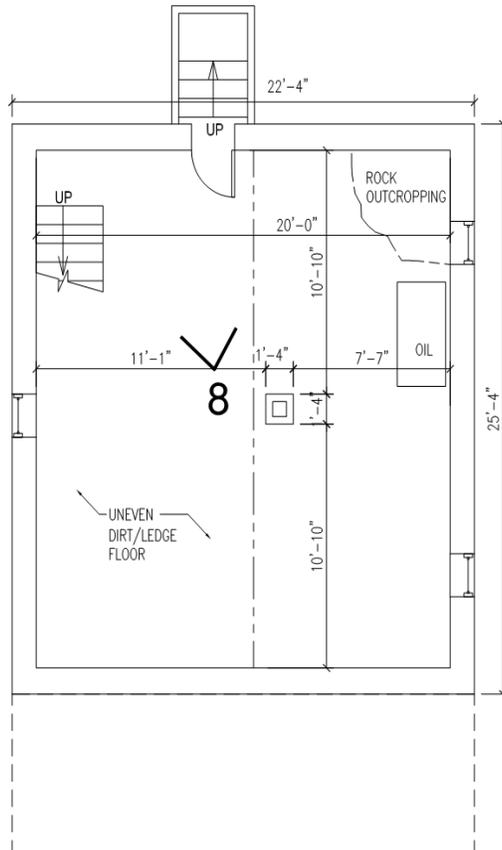


Photo Key – First Floor Photos

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1 EXISTING BASEMENT FLOOR PLAN
 EX-1

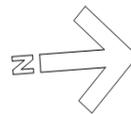
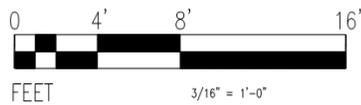


Photo Key – Basement Photos



851 Second Ave. - Photo 1



851 Second Ave. - Photo 2



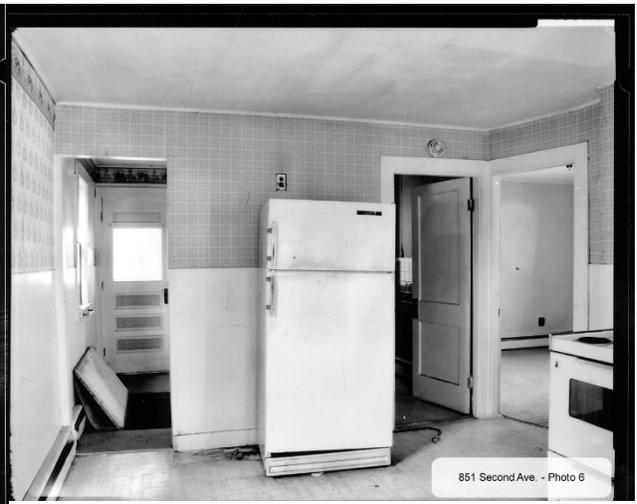
851 Second Ave. - Photo 3



851 Second Ave. - Photo 4



851 Second Ave. - Photo 5



851 Second Ave. - Photo 6

