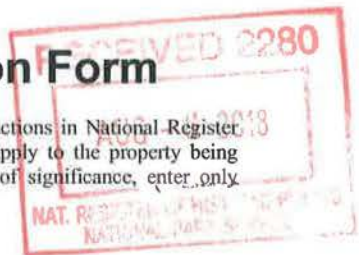


SG 2973

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 2. Name of Property

Historic name: Saint Anne Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

(Enter "N/A" if property is not part of a multiple property listing)

## 3. Location

Street & number: Block bounded by Pleasant/Main, Church, School, and Success streets

City or town: Berlin State: NH County: Coos

Not For Publication:  Vicinity:

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ~~request for determination of eligibility~~ meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ~~meets does not meet~~ the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide  local

Applicable National Register Criteria:

A  B  C  D

E. J. Muzzey, Director and SHPO 8/1/18  
\_\_\_\_\_  
Signature of certifying official/Title: Date  
NH Division of Historical Resources  
\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.  
\_\_\_\_\_  
Signature of commenting official: Date  
\_\_\_\_\_  
Title: State or Federal agency/bureau  
or Tribal Government

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

**5. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

*for [Signature]*

Signature of the Keeper

*7/18/18*

Date of Action

**6. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>4</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>4</u>	<u>          </u>	Total

Number of contributing resources previously listed in the National Register 1

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

RELIGION – religious facility

RELIGION – church school

RELIGION – church-related residence

SOCIAL – meeting hall

HEALTH CARE – hospital

**Current Functions**

(Enter categories from instructions.)

RELIGION – religious facility

DOMESTIC – multiple dwelling

SOCIAL – meeting hall

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN – Romanesque Revival, Queen Anne

MODERN MOVEMENT – Streamlined Moderne, International Style

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

BRICK; STONE/granite, slate; CONCRETE; METAL/aluminum

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### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

Saint Anne Historic District consists of four prominently sited twentieth-century buildings that constitute the historic core of Saint Anne parish, the first Catholic parish established in Berlin and associated historically with the French-Canadian Catholic population of Berlin. The church, parish hall, former school, and former hospital occupy a large, elevated block bounded by Main/Pleasant, Church, School, and Success streets at the northeastern edge of downtown Berlin, New Hampshire. Saint Anne Church (built 1900-1909), the oldest building in the group, faces Pleasant Street. The Romanesque-Revival style brick church (individually listed in the National Register in 1979) retains its historic use and integrity as the only remaining Catholic Church still active in the city. St. Regis Academy (built 1910-1911), which fronts on Main Street, is a large brick former parochial school and convent building in the Romanesque style. The St. Louis Hospital (established 1905), which initially fronted on Main Street, was expanded several times in the twentieth century with frame and Moderne-style brick additions before its closure in the late 1970s. The newest building in the group, the International-style St. Anne Parish Hall (built 1961-1962), fronts on School Street and retains its historic use and integrity as the parish hall.

Though the school and the hospital are no longer owned by the parish or retain their historic use, they do retain sufficient architectural integrity and their feeling and association within the community as the historic parish school and convent and hospital to contribute to the Saint Anne Historic District. The only historic resource within the complex to have been

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

removed is the rectory but its loss is countered by the otherwise relatively well-preserved collection of the remaining historic resources.

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## Narrative Description

### Overview

The four buildings that comprise the Saint Anne Historic District vary in date, style, massing, building materials, and decorative detailing. They constitute a collection of buildings characteristic of Catholic parishes in New Hampshire and in Québec villages (from where many of the French-Canadian immigrants in Berlin, New Hampshire came). The collection of buildings are constructed in close proximity to each other to provide the necessary services that ministered to the spiritual, educational, medical, and social needs of the local Catholic community, in this case the sizeable French-Canadian population of Berlin. Though not in the center of the city as is often the case with such complexes in Québec villages, the complex is flanked to the northwest and northeast by one of Berlin's predominantly French-Canadian residential neighborhoods whose development is contemporaneous with the historic district buildings. The complex, which is highly visible from many parts of the city, is located on a primary thoroughfare within the city, as is common for such complexes in Québec villages and New Hampshire towns.

### Location and Setting

The Saint Anne Historic District group is a prominently sited complex surrounded on three sides by an early twentieth-century residential neighborhood; the powerful Androscoggin River (along with historically the paper and pulp mills), is in view to the southeast at a lower elevation. Three of the four buildings are oriented to the southeast, set back at a higher grade to Pleasant Street and Main Street, the latter a primary east-west road which traverses the length of the city. The parish hall is the only building in the group oriented to the northwest, sited close to School Street. The district is bounded to the southwest, northwest, and northeast by a late nineteenth- and early twentieth-century residential neighborhood comprised predominantly of a mix of wood-frame, single- and multi-family housing. The neighborhood historically was home to many French Canadians owing to its proximity to St. Anne's Church. To the southeast is the Androscoggin River, at a lower elevation, and a large biomass plant on the west bank of the river where historically the paper mill was located. Only a smoke stack and 1920s power house remain of the former substantial collection of paper and pulp mill buildings.

St. Anne Church, 345 Pleasant Street (individually listed in NR 1979, No. 79000197), Photos 1, 4-7

The oldest building in the group is Saint Anne Church, constructed 1900-1909 and listed in the National Register in 1979. The easterly facing building is set back slightly from Pleasant Street on a slight rise. The eclectically styled building features Romanesque elements. The red brick building rises from a granite foundation to a steeply pitched slate roof. Square

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

towers anchor the façade of the gable-front church, flanking the three-bay arcaded entry porch that screens the three double-leaf entries. Each arched bay is flanked by fluted Ionic pilasters supporting a brick entablature. In the gable above a three-part round headed stained glass window, set within a shallow arched recess, is flanked by blind arched recesses. Each of the arches is trimmed with brick quoins. In the pinnacle of the gable is a round window also with brick quoin trim. Each tower features a tall round headed window on the lower half and a pair of small rounded headed windows in the upper portion of the front and side elevations. The regular fenestration on the side elevations features round headed stained glass windows with brick quoin trim. A polygonal apse is centered on the rear elevation, partially screened by a two-story brick addition.

The church building is essentially unchanged on the exterior since its listing in the National Register. It retains its historic footprint and decorative detailing and finishes on the exterior and interior. The few changes since the National Register listing do not affect the building's integrity or character-defining features. A gold-colored fiberglass replica of the original St. Anne and child Mary statue (which had been removed in the 1970s prior to the listing) was reset on a new pyramidal base atop the right tower in 1979. The statue and base are nearly identical to the originals. Other on-going restoration work, which began before the building's listing and was done in keeping with preservation specifications of the New Hampshire State Historic Preservation Office, included in 1980 the addition of two reconciliation rooms in the church and the adaptation of the sacristy for use as a winter chapel on week days (Saint Anne Parish 1985, 54-58). Sometime between 1999 and 2003 the attached rectory was removed and a new covered walkway was constructed on the northwest (rear) corner of the building, providing barrier free access to the church from the rear parking lot (previously the site of the rectory). Most recently, the wide front stairway was narrowed and rebuilt.

St. Regis Academy, 421 Main Street (built 1910-1911), contributing building, Photos 1, 8-12  
St. Regis Academy (*Academie St. Regis*), 421 Main Street, the former school and convent, is a large, three-story brick building with a shallow U-shaped footprint, set on a raised granite foundation and capped with a flat roof. The classically derived and Romanesque decorative trim is in contrasting glazed white brick; the first- and second-story window lintels and sills are cast stone and date to the original construction. The building features bilateral symmetry and mostly regular fenestration. The building is flanked by lawn to the front and side; a paved parking area is present to the rear. A sunken courtyard on the backside of the building is original, allowing light into the basement spaces and historically providing a play area for the school children. In 1981, the building was converted to affordable housing with few alterations to the historic footprint aside from the addition of stair towers on the rear adjacent to the original arms. Otherwise the footprint dates to the original 1910-1911 date of construction.

The thirteen-bay wide facade includes a central nine-bay-wide shallow projecting center pavilion. The window openings are set in groups of two or three. The first story is detailed with glazed white brick pilasters at each corner supporting a red brick and glazed white brick

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

corbeled belt cornice between the first and second stories. The rock-faced coursed ashlar granite foundation with a raised mortar joint is topped with a stepped glazed white brick water table. At the third story, the arched window trim springs from a glazed white brick stepped belt course. The more plainly detailed first- and second-story windows feature cast concrete lintels and sills. The façade is topped with a glazed white brick entablature, except above the three center bays of the pavilion which are topped with a low parapet that is edged with the white brick trim. The most elaborate decoration is concentrated around the shallow center entry pavilion. The glazed white brick detailing includes a keystone arch springing from pairs of short pilasters, a stepped belt course at the level of the top of the keystone, and a corbeled entablature with dentils. Between the belt course and the entablature is the name of the school “Academie St. Regis” in applied painted wood capital letters. Recessed within the arch is the recessed double-leaf doorway flanked by a frontispiece of pilasters supporting a segmental arch. Above the central third-story window is a shallow arched niche, supported by the window keystone below and topped with a shallow projecting pavilion trimmed with glazed white brick.

Each side elevation is nine bays deep with single window openings or in sets of two or three. The decorative finishes employ the same hierarchy of and types of finishes as on the façade. This includes pilasters, water table, belt courses, arched window trim, and entablature. The frontispieces for the former side entries (converted to windows in the 1980s) have been removed but their outlines remain evident on the brick.

On the rear elevation, only the two-bay projecting stair tower sections feature the level of ornament employed on the façade and side elevations. The remainder of the rear elevation features regular window openings at each story, with the third story ones arched as on the other elevations but trimmed only with red brick arched lintels. A canopy extends the width of the rear elevation between the added stair towers, screening the concrete balcony below.

St. Regis is set back from the front lot line, above Main Street, close to the rear property line. Three tiers of concrete stairs ascend from the front side walk to the center entry of the building. Concrete retaining walls run along the front property line. Sloping lawns flank the stair way and wrap around both side elevations. Level concrete pads, added in the 1980s, on the front lawn provide seating areas for the building’s residents. To the rear of the building is an expanse of paved parking, shared with St. Anne’s Church and Parish Hall.

Historic photos demonstrate a few other minor changes have occurred to the exterior since original construction. A canopy suspended in the arched center entry, added ca. 1950, has been removed, likely in the early 1980s. A bell tower located on the roof above the center pavilion was removed by ca. 1960. The existing windows, which date to 1981, replaced windows added in 1950 that had replaced the original 2/2 sash windows. Though some repointing has occurred in places on the brick walls, many areas retain the historic pink-tinted mortar. On the rear, where the stair towers were added, some of the original window openings were bricked in but the flush brick trim remains visible.

The interior, however, was completely altered in 1981 with a new floor plan and finish materials including walls, ceilings, and flooring. Historic finishes remain in only one

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

location. The front entry and stairway, along with bead board wainscoting and balustrade, and two suspended lights are the only historic finishes from the time the building was in use as a convent and school. One of the interior walls, historically the north wall of the central corridor may be original also, though with added and altered openings.

St. Louis Hospital, 328 School Street, (1870s building, additions 1905, 1909, 1939, 1955), contributing, Photos 2, 13-16

The St. Louis Hospital (*Hopital St. Louis*) is a large frame and brick building that was altered and expanded several times (all within the historic period) since its establishment in 1905 in a two-and-a-half story frame house with a rear ell that was significantly modified for hospital use. The building was further expanded with a relocated frame structure in 1909 (the easterly portion of the original St. Regis Academy) to the east, to the north in 1939 with a three-story brick addition, and again to the north in 1955 with a four-story brick addition. The building retains its historic L-shaped footprint, three-story wrap-around porches (which were partially enclosed in the historic period), raised brick detailing and brick cladding on the 1939 addition, and decorative detailing and glass bricks illuminating a stairwell on the 1955 addition.

After the closure of the hospital, the building was converted to housing for seniors and the disabled in the early 1980s, which entailed some modifications to window and door opens and replacement windows but retained much of the historic L-shaped footprint and massing and historic materials on the brick sections. Consequently, the changes over time, all within the historic period, are representative of a small hospital that grows and expands in accordance with evolving medical practices and increased need for space.

The oldest section, which fronts on Main Street, is three-story flat-roofed frame building with a corner polygonal tower and wrap-around porches at each story on the main block (some of which were later enclosed in the historic period). The fenestration consists predominantly of banks of windows, single windows, or polygonal bay windows, all with replacement vinyl windows. The section is now clad with replacement aluminum siding (though some of the historic decorative trim, notably the cornice modillion blocks and belt course above the first-story windows have been duplicated in aluminum).

To the northeast, also fronting on Main Street, is the 1909 addition, a wide frame addition rising three stories from a characteristic Berlin foundation of rough course granite with large mortar joints to a flat roof. This rectangular relocated section (originally part of the late nineteenth-century Cascade House, which had previously been converted for use as the original St. Regis Academy) has regular fenestration on all three elevations. The historic window openings include not only banks of four windows in the rectangular bay on the southeast (front) elevation but also regularly spaced single windows and three-part windows.

The 1939 addition, to the northwest of the original building, is a brick structure with regular window openings, with a mix of predominantly single or double windows but also a few three-part windows. Originally three stories, including the above-ground basement level, a fourth story was added at the time of the 1955 brick addition. The restrained Streamlined



Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

Moderne decorative detailing consists of single rows of raised brick at the outer edges between the second and third stories.

The 1955 brick addition is also a brick structure with regular window openings, predominantly with single windows but all a few double and triple windows, the latter notable on the north elevation. The limited decorative detailing is confined to the north elevation, which historically was the new primary entrance to the hospital. Brick panels are outline with raised brick edging and cast stone corners. A large cast stone cross occupies the center of the upper brick panel on the northerly elevation; a corner stone with the dates 1905 and 1955 occupies the lower panel. A large narrow panel of glass bricks on the southwest elevation illuminates an interior stairwell. A similar panel of glass bricks is present on the northeast elevation, also illuminating a stair well.

Changes to the exterior in 1981 during the conversion of the building to affordable housing included replacement aluminum siding on the wood frame sections and replacement of the windows in all sections though historic window openings were largely retained. By the early 1980s asbestos siding had been applied over the original wood clapboard siding. One historic window that appears to remain is a large skylight that generously illuminated an operating room on the third floor of the frame section. The entrance on the north end of the 1955 addition was modified to window openings. At the same time, the interior was significant altered to accommodate the new use as housing with few of the historic finishes retained.

St. Anne Parish Hall, 304 School Street (built 1961-1962), contributing building, Photos 3, 17-19

This International-styled building with an L-shaped footprint consists of a two- and three-story main block and a two-story rear ell, set at a lower elevation. The geometric building features not only its historic footprint and massing but also its character-defining exterior patterned brick cladding, Kalwall windows, three-part metal windows, and metal doors. The building rises from an above-grade concrete block foundation and lower level with a concrete coating on the exterior to a flat roof. The building's siting on a parcel along School Street that slopes away to the southeast and southwest, allows for an above-ground lower story on the rear. The main section abuts the sidewalk along School Street.

A mix of original patterned brick cladding and banks of full-height translucent Kalwall windows comprised of rectangular white lights and a few primary colored lights edged with black mutins and set in aluminum frames articulate the School Street elevation. The distinctive brick is glazed and features a molded random pattern that creates a play of light and shadow across the surfaces. The three-part façade has entrances at each end, which lead to secondary spaces, and in the center, which leads into the main hall. In the outer entry bays, patterned brick cladding surrounds the painted metal double-leaf entry doors. A flat canopy supported by metal columns screens each doorway, accessed by a concrete pad. In the central bay, a painted metal double-leaf door is surmounted by a trio of Kalwall windows and flanked by patterned brick cladding. A shed-roof metal canopy supported by metal brackets screens the doorway.

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

The three-story southwest elevation features an above-grade concrete coated concrete block lower level and patterned brick cladding above on the upper portion punctured by a full-height Kalwall window and regular window openings at each story with three-part aluminum lights.

The two-story four-bay northeast elevation of the main block is clad with the patterned brick. Regular openings include a full-height Kalwall window, windows with three-part aluminum lights and a doorway with a metal door accessed by a set of concrete steps and landing. The rear ell resembles the main block with a concrete block lower level coated with concrete and patterned glazed brick on the upper level, punctuated with three regularly spaced window openings filled with three-part metal windows.

The three-story rear elevation of the main block, like the side elevations features the same smooth concrete faced lower level but with single and double window openings and three doorways. A single door at the southwest end is accessed by a set of concrete steps and landing with the other two openings have double-leaf doors, accessed directly at grade level. The lower level of the ell has three garage door openings flanked by single doorways, one with an entry hood over it like on the façade. Above are five regular spaced three-part windows.

Though the fiberglass panels added over the Kalwall windows have discolored, this does not alter the historic integrity of the windows. The interior retains its historic finishes and much of its original layout including a large open space with a stage at the east end, a kitchen at the west end, and office and meeting spaces plus miscellaneous other spaces. The garages in the rear ell are used to store Parish vehicles, many used for maintenance of the Parish's cemeteries (Decision 1999, 3). The one major interior alteration is to the space occupied by the candlepin bowling alley for the youth ministry. The ceiling of the main hall was lowered in 1980 for insulation purposes. The building continues to be used by the Parish for ministry events but also meetings of church and auxiliary organizations and other not-for-profit organizations. The Knights of Columbus maintains spaces in the lower level.

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

**Areas of Significance**

(Enter categories from instructions.)

Social History

Ethnic Heritage

Education

Architecture

**Period of Significance**

1900-1968

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

St. Anne Church: 1900-1909 (construction)

St. Louis Hospital: 1905 (converted to hospital); 1909, 1937, 1955 (additions)

St. Regis Academy: 1910-1911 (construction)

St. Anne Parish Hall: 1961-1962 (construction)

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Archibald Irving (A.I.) Lawrence (St. Anne Church, architect)

Howland C. Bates (St. Regis Academy, architect)

Leo P. Provost (St. Anne Parish Hall, architect)

Gilbert Brothers (St. Regis Academy, builders)

Brideau Construction (St. Louis Hospital additions, builder)

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Saint Anne Historic District, an ethnic Catholic Church complex, is eligible for listing in the National Register of Historic Places at the local level under Criterion A in the Areas of Social History, Ethnic Heritage, and Education and under Criterion C in the Area of Architecture. St. Anne Church was listed individually in the National Register of Historic Places in 1979 in the areas of Architecture, Art, and Religion.<sup>1</sup> The Saint Anne Historic District consists of not only that previously listed building but also three other buildings historically a part of the ethnic Catholic Church complex in Berlin with new areas of significance. Beginning in the late nineteenth century and continuing through the first three-quarters of the twentieth century the parish erected new buildings, relocated old ones, or acquired and converted existing buildings for new uses. The complex constitutes a group of locally identified landmarks with strong associations with the sizable French-Canadian population that emigrated from Québec and settled in Berlin in the late nineteenth and early twentieth century. Saint Anne Historic District represents the development, growth, and evolution of a French-Canadian Catholic religious landscape within the setting of the New England landscape. The buildings, which blend northern New England and French-Canadian uses of space and building types, accommodated the educational, sacred, medical, and social needs of first-, second-, and later generations of French-Canadian families in Berlin for much of the twentieth century. The church and parish hall continue to serve in their historic capacity, catering to the sacred and social needs of the parish members.

The Period of Significance for the historic district extends from the start of construction of Saint Anne Church in 1900 to 1967 (the National Register fifty-year cut-off). Significant dates for the individual buildings include:

St. Anne Church: constructed 1900-1909

St. Louis Hospital: converted to hospital 1905; additions 1909, 1937, 1955

St. Regis Academy: constructed 1910-1911

St. Anne Parish Hall: constructed 1961-1962

The Saint Anne Historic District meets National Register Criteria Consideration A for religious properties because it derives its primary significance from architectural and historical importance.

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<sup>1</sup> Since the original National Register nomination and listing in 1979, the parish wrote a history, using parish records and thus identified the architect for the church. In addition, the history provides a broader understanding of the social and cultural context of the French Canadians in Berlin.

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Social History and Ethnic Heritage**

Saint Anne Historic District is significant in the Area of Social History and Ethnic Heritage for the substantial role it played in maintaining and preserving the culture and traditions of the French-Canadian/Franco American community. In addition to the religious function of the district, its significance is also expressed through the preservation of the language, the social and cultural clubs established by the members, the education of children, and medical treatment of residents.

French Canadians immigrated to the United States in large numbers in the late nineteenth and early twentieth century with many settling in New England towns and cities typically to work in the mills. Upon settlement, French Canadians sought not only to retain their French language but also to preserve their cultural heritage through religious, educational, and social institutions. In contrast with some of the other immigrant groups, French Canadians tended to immigrate as families rather than as single men or women. This contributed to the establishment of and support of institutions similar to those present in their home villages, thus representing a preservation of their cultural heritage (Preservation Company 2015, 30). Many emigrated from villages in Québec, most of which had a Catholic Church and other buildings, most notably a parish hall, rectory, a school, and in many cases a hospital, comprising the parish. Consequently, the Catholic Church was strong presence in the residents' daily lives. In addition, the French Canadians, like other ethnic groups, brought "some of the parish organizations its members had known in their country of origin." These included organizations for married men, married women, single men, single women, for youths, and for children (Paradis 1998, 113).

In Berlin, the arrival of Catholic immigrants including large numbers of French Canadians by the 1870s necessitated the establishment of a Catholic Church which at first accommodated all Catholics in Berlin. Originally a mission, St. Anne's was first organized in 1867 as a mission of All Saints parish in Lancaster, New Hampshire, just four years after the first of the French Canadians arrived in Berlin. In 1876 St. Anne became a mission of Holy Family parish in Gorham. The priest there came to Berlin on a regular basis to celebrate mass, initially in private homes and then in "Eagles" Hall. By 1880 the number of Catholics in Berlin was sufficient for the construction (in 1881) of a church and the establishment of a parish. In the early years of the parish, the mission was overseen by both Irish and French-Canadian priests with the first church constructed under the administration of Fr. James Gorman. In 1885 the priest of the church was of French Canadian ancestry, establishing a pattern that persisted well into the twentieth century.

From its beginning, St. Anne Parish played an important role in the spiritual, social, and educational lives of the parishioners. St. Anne's Church in particular concentrated on serving the French Canadians and the maintenance of the language and culture of that immigrant population after the establishment of a second Catholic parish, St. Kieran's, in

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

1894. The employment of multiple family members in the mills provided the families with the financial means to support the parish, school, hospital and other Catholic-related social organizations such as the *Société Canado-Américaine* and *Société des Forestières*. By the turn of the twentieth century these organizations had been established in Berlin (Berlin Directory, 1903). These facilities provided the setting for many of the parishioners waking hours, beyond those spent at the mills. With the increased numbers of parishioners in the early decades of the twentieth century, the French Canadians were able to support construction of a new brick church, a new brick school and convent, and a new hospital.

The importance of St. Anne Parish's complex of buildings is in part its reflection of *La Survivance*. This social movement, developed in nineteenth-century Québec, worked to retain Québécois culture through the preservation of faith, language, customs, and family (Brault 1986, 65-66). *La Survivance* is critical in understanding the cultural development and endurance of the Québécois not only in Canada but in the United States, as well as their architectural legacy in New England. The construction of a church, school, hospital, and parish hall speak to a larger established practice of cultural conservation and resistance to amalgamation in environments that exerted pressure for assimilation.

A 2002 study of convents and charitable institutional buildings of two French-Canadian Catholic communities of women summarizes the significance of Catholic culture, and that of French-Canadians communities in particular, and the shaping of the built environment in North America. It also applies to Catholic parish complexes such as St. Anne parish:

Catholic culture fundamentally shaped the built environment. It structured relations between people in French-Canadians [sic] communities and in those of Catholic adherents of other ethnic groups. Practitioners of Catholicism considered the giving of alms and the care of the needy as basic expressions of their religion and the religious landscapes they created expressed fidelity to this religion, the abidance in a set of moral and ethical values. Charity was (and is) a religious value they held dear; charitable institutions provided a meaningful outlet for such philanthropic efforts. The architecture of charity, therefore, constituted an important vehicle although not the only one through which Catholic culture operated. Like Catholic schools and hospitals, these specialized buildings offered members of the Catholic Church an alternative social service infrastructure to mainstream secular or Protestant institutions in the fields of health, [p. xxv] education, and welfare (Martin 2002, xxiv-xxv).

The same study notes the success of *La Survivance*:

Pockets of French-Canadian culture have survived outside of Quebec precisely because religious communities had instituted facilities that contributed to the retention of French language and Catholic religion (Martin 2002, 51).

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

## Education

Saint Anne Historic District is significant in the Area of Education for its important contributions to parochial education of the sizable French-Canadian population in Berlin. Nearly from its initial establishment as a parish, education was an important component of its activities. St. Anne Parish established the first parochial grade school in Berlin. Classes for children in St. Anne's Parish were first held in the basement of the original church beginning in 1886. The first teacher was a local resident, Mrs. Benjamin Jolicoeur. Within two years the parochial school was relocated to a newly acquired and altered building on property adjoining the church parcel.

In a common pattern for French-Canadian parishes, the pastor at the time, Fr. Louis M. Laplante brought a religious order from Québec to teach the young students. This not only allowed some classes to be taught in French, thus preserving the language and culture, but also to instill the essential values and beliefs of the Catholic Church as practiced by the French-Canadian immigrants. The Sisters of the Presentation of Mary of St. Hyacinthe, though not the first of the Québec religious orders to teach in New Hampshire, was the primary one in Berlin. The school, named St. Regis Academy to honor St. Jean-Francois Régis, secondary patron of the Sisters of Presentation, also housed the convent for the teaching sisters. This was a common pattern in Berlin to combine educational and convent space under one roof. This dual use was maintained in the new St. Regis Academy completed in 1911.

Indicative of the prominence of parochial schools in Berlin, by 1920, 2,280 students were registered in the several parochial schools while less than two-thirds that number (1,421) were enrolled in the city's public schools (Grades 1 through high school) (*Annual Report 1921*, 88). By 1950, the city had four parochial grade schools and one parochial high school (Preservation Company 2009, 6).

The curriculum provided a classical Catholic education that emphasized not only academic subjects but also the arts, notably music, and religious instruction. As part of maintaining the Québécois culture and its language in particular, morning classes were in English but afternoon ones were in French (Parker and Dubois 2017). In addition to teaching the afternoon classes in French, it would also have been used at other times throughout the day such as for prayers, informal conversations, and school activities inside and outside of the classroom (Mahé 2004, 6). Music classes, an important focus in school, provided the students with the skills to perform during Mass, particularly the Academy singers who often sang in Latin. In addition, Sunday school in the church provided additional religious instruction on a weekly basis.

Though St. Regis Academy served dual educational and residential purposes, for the former it incorporated the current thinking about school design. Beginning in the late nineteenth century, educational reformers and commissions increasingly linked school design with successful educational practices. In the first quarter of the twentieth century, contemporary with the construction of the 1911 St. Regis Academy, discussions and designs in educational



Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

and architectural publications highlighted the importance of plans and modern building technologies. New design elements included use of steel construction, brick bearing walls, and central heating and ventilation. Furthermore, fire safety increasingly became integrated into school design plans, accommodated by a central corridor flanked by spacious classrooms and stairwells at each end with fire doors. The design incorporated a number of features considered essential for school designs of the period, notably a raised basement and expansive exterior windows to provide sufficient sunlight in the classrooms not to mention good ventilation for healthful purposes (Zellie 2005, Chapter 2; Engelhardt 1942, 173-174). Air was circulated by the ventilator shafts that vented into each of the classrooms on an interior wall. Common design elements included large classrooms, blackboards covering one or two of the walls, and toilets for each sex in the basement. None of the original plan, such as the double-loaded central corridor, stairwells with fire doors, or separate bathrooms for the boys and girls in the basement remains, the result of the 1980s repurposing, but some of the flue shafts remain though not in use and hidden behind later walls. The historic window openings (though with replacement windows) remain, as do the brick bearing walls.

The closure of St. Regis Academy in 1973 and consolidation of the schools into two buildings, Berlin West and Berlin East represented the changing character of Berlin and the considerable decrease in families with school age children due to the changing character of the local economy and the closure of the paper mills (St. Regis Academy, BCCHS Vertical Files).

### **Architecture**

The St. Anne Historic District embodies a complex of buildings constructed for and used by an ethnic Catholic Church parish. The group of buildings exemplifies the distinctive characteristics of a parish complex, with the buildings located in close proximity to each other and providing spaces for the spiritual, educational, medical, and social needs of the parishioners. Each building features the distinctive characteristics of their building type including a 1900 brick church, an early twentieth-century parochial school and convent, an early twentieth-century hospital that evolved over time, and an early 1960s parish hall. The church and school/convent feature Romanesque Revival elements while the parish hall is a good example of Mid-Century Modern design. The buildings follow design and construction practices of the period in which they were built but they also incorporate distinctive elements related to their use and association with a Catholic parish.

Each of the buildings is designed by a different architect, all of whom designed similar building types in Berlin or for the Catholic Church in New Hampshire. A common pattern for the Catholic Church was to use the same architects for church buildings if a relationship had been previously established, and if Catholic all the better (Martin 2002, 184). Though the architect for the church, Archibald Irving (A.I.) Lawrence (1869-1950) and for the school/convent Howland C. Bates (1869-1923 had not previously designed buildings for the Catholic Church in Berlin, they were the major architects in Berlin at the turn of the twentieth century, responsible for the design of many of the city's major institutional

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

buildings, commercial and civic buildings, and some of the larger homes. The builders of the school and the hospital additions were not only of French-Canadian descent but responsible for the construction of other Catholic buildings in the city. The Gilbert Brothers, builders of St. Regis Academy, constructed a number of Berlin's masonry buildings including the 1914 City Hall (also designed by Bates). The Brideau Construction Company, which built the 1939 and 1955 additions to the hospital, also constructed the additions to Notre Dame High School in 1949 and 1953-54. The architect for the 1962 Parish Hall, Leo P. Provost (1912-1967), of French-Canadian descent, designed multiple Catholic buildings throughout the state, including churches, schools, and hospitals, largely for French-Canadian parishes.

The complex also follows the local building pattern in Berlin of initially modifying existing buildings to new uses (St. Laurent House to St. Louis Hospital or Cascade House to original St. Regis) or relocating existing ones and modifying them (original St. Anne church or original St. Regis School). Only in time, when the group of users, in this case the St. Anne parishioners had accumulated the funds through giving and fundraising were purpose-built masonry structures erected within the parish. In addition, their construction was further enabled by contributions in labor or other assistance of members of the parish.

#### **Developmental History/Additional Historic Context Information<sup>2</sup>**

##### 1867-1899: Establishment of the parish, construction of the first St. Anne Church, establishment of St. Regis Academy

The establishment of and construction of most of Saint Anne's buildings generally corresponds with the significant growth of Berlin's population through immigration and migration. Between 1880 and 1930, it swelled from just 1,144 to more than 20,000. The greatest period of growth occurred between 1900 and 1930 when the population increased from 8,886 to 20,018 (Bureau of the Census 1880-1930). During these decades, though the immigrant population was diverse, French Canadians nevertheless comprised the largest percentage and they remained so into the 1930s.

The St. Anne parish, the first Catholic parish in Berlin, was organized in 1867 as a mission of All Saints parish in Lancaster, New Hampshire, just four years after the first French Canadians arrived in Berlin (Saint Anne Parish 1985, 20). At that time, the population of Berlin numbered between 400 and 500 (Census 1860, 1870). Settlement was concentrated in two village centers, both on the northerly side of the Androscoggin River, Berlin Falls to the southwest and Berlin Mills to the northeast.

The number of French Canadians who immigrated to Berlin would dramatically increase over the next several decades such that by 1900 they totaled approximately 3,000 (Roby 2004, 24). They came to work in the paper mills and lumber mills established along the Androscoggin River which by 1888 totaled three, in addition to one large saw mill. By the

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<sup>2</sup> The following draws heavily from *Saint Anne's Catholic Church: 100 years of faith and growth; 1885-1985*.

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

1920s the town had multiple mills owned by two corporate entities, the Brown Company and the International Paper Company.

In 1876 St. Anne became a mission of Holy Family parish in Gorham. The priest there came to Berlin on a regular basis to celebrate mass, initially in private homes and then in “Eagles” Hall (Saint Anne Parish 1985, 20-22). By 1880, with a sufficient group of congregants to erect their own church, the pastor, Father James P. Gorman purchased a tract of land on the corner of Pleasant and Church streets. It was not uncommon for the pastor of the local church to acquire the land rather than the Diocese (Paradis 1998, 118). This would be the pattern in Berlin as St. Anne Parish increased its land holdings to expand the complex of buildings. Over the next several decades, additional parcels were acquired in the block bounded by Pleasant/Main, Church, School, and Success streets. Celebration of the first Mass in the newly completed wood frame church, the first Catholic church in Berlin, occurred in 1881. It was dedicated to St. Anne, patroness of the Province of Québec in 1882. By that time 500 Catholics resided in the Berlin mission (Saint Anne Parish 1985, 24). In 1885 Reverend Narcisse Cournoyer (ca. 1855-1899) was named pastor of the parish, the first French-Canadian pastor to reside in Berlin. During his tenure he oversaw the construction of the first rectory on the corner of Church and School streets and an expansion of the church with a sacristy on the rear, both in 1885. He also established the first parish school in the basement of the church (Saint Anne Parish 1985, 24).

In 1888 the parish acquired the Cascade House, a boarding house, built in the late 1870s by Henry F. Marston, who later became the first mayor of Berlin in 1897. The parish converted the wood frame two- and three-story building with porches spanning the front at each story for use as the first parochial school and convent in Berlin. In the fall of 1889, the Sisters of the Presentation of Mary of St. Hyacinthe, Québec, came to direct and operate the new school. It was named in honor of St. Jean-Francois Régis, secondary patron of the Sisters of Presentation (Saint Anne Parish 1985, 26). In that first year, the school had seven teachers and 400 children of French-Canadian and Irish descent (Saint Anne Parish 1985, 26). In 1892, a three-story addition was made to the school and convent building to accommodate the increased student enrollment, which had grown to over 700 by that time (Saint Anne Parish 1985, 28). A bell tower was also added at that time (Passing of St. Regis Academy, BCCHS Vertical Files).

In 1894, the student body size decreased temporarily with the establishment of St. Kieran parish which ministered to the Irish and English speaking Catholics in Berlin. Those children who had been attending St. Regis Academy began to attend public school, until St. Kieran’s constructed its own parochial school, St. Patrick, which opened in 1903 (Passing of St. Regis Academy, BCCHS Vertical Files). From this point forward, St. Anne Parish was fully aligned with the Franco-American population of Berlin.

1899-ca. 1920: Construction of a new church, a new St. Regis Academy, and establishment and expansion of St. Louis Hospital

Under the guidance of Reverend Louis M. Laplante (1848-1917), who was named pastor after the early death of Father Cournoyer in 1899, the parish complex would continue to

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

expand as the numbers of French-Canadian parishioners continued to increase. Father Laplante left a lasting imprint on the physical character of the parish through his initiative, directing construction not only of a new church but also a new school and convent building, establishment of the hospital, and a 1902 addition to the rectory (Saint Anne Parish 1985, 26, 28).

Father Laplante's first major task was the construction of the new brick St. Anne Church, begun in 1900 and completed in 1909. Designed by the Berlin architect Archibald Irving Lawrence (1869-1950), it was constructed by the Lewiston, Maine, contractor M.H. Roy (Saint Anne Parish 1985, 28; McDonald 1979). Lawrence, who had offices in the city, was a successful New Hampshire architect in the late nineteenth and early twentieth century. After studying at the Massachusetts Normal Art School in Boston, he moved to Berlin in 1892. Early on, he partnered with L. U. Cole under the firm name of Cole & Lawrence. The productive firm had seventeen houses and public buildings under construction in Berlin by 1894. Lawrence started his own practice later that same year and continued to be a prolific designer of some of Berlin's better known buildings. In addition to fashionable homes he designed a number of institutional buildings in addition to St. Anne Church including the Berlin Public Library (a Carnegie funded library), the Burgess School (later Notre Dame High School), and the Second Berlin High School. He also did a number of commercial blocks and the City National Bank. Elsewhere he designed churches, clubs, schools, town halls and a sanitarium. In 1904 Lawrence formed a co-partnership with Howland C. Bates, who subsequently designed the 1910-1911 St. Regis Academy, and they maintained an office in Berlin for a time (*Brickbuilder* 1904, 86). Lawrence moved to Burlington, Vermont, in 1907 ("St. Anne's Neighborhood," *Berlin Reporter* 31 March 1899, 19 April 1899).

As the 1985 history of the church notes:

The building of the church was truly a parish endeavor. Successful bazaars were organized by the ladies of the parish who were members of the Société Canado-Américaine and Société des Forestières. Even the children had a hand in its construction: during recess, lunch hours and after school, students would carry and stack bricks near the construction site. Two of the stained glass windows were donated by the school children of 1906. They raised money by putting on plays and by collecting empty wine bottles and returning them to bars for deposit. The school children also donated the sanctuary lamp, the monstrance, a ciborium, the cruets, the thurible, and the altar bells.

The \$1,000 needed for the tabernacle was also raised by the students of the school under the direction of the teachers. Students made weekly contributions of 2 pennies to the project. In return, their names were permanently placed in the tabernacle (Saint Anne Parish 1985, 30).

Saint Anne Historic District (amendment to Saint Anne Church)

Coos County, NH

Name of Property

County and State

Of particular note is the interior of the church, decorated by the Boston-based Italian sculptor, J. Castagnoli, who decorated it in a profusion of white and gold. Other rich materials include the white Vermont marble wainscoting and Sienna marble columns. In 1909, parish carpenters and laborers installed the sanctuary, side altars, communion rail, pulpit, and confessionals manufactured by Lausberg and Macke, of Louisville, Kentucky, altar builders and church furniture manufacturers (Saint Anne Parish 1985, 32; *Iron Age* 21 August 1913, 421). The church interior has been repainted and redecorated several times, first in 1927 and again in 1944 (Saint Anne Parish 1985, 40, 42).

In advance of the construction of the new brick church, the original St. Anne church was relocated in 1899 to the north of St. Regis Academy. Over the years the building would be used by the parish in several different ways. By 1904 the old St. Regis Academy was too small to accommodate all the students so four class rooms were fitted up in the old St. Anne Church (St. Regis Academy, BCCHS Vertical Files). In 1905 it was converted for use as "St. Joseph's College," a school for boys, from kindergarten through eighth grade. This was a relatively short-lived endeavor as in 1911 the building became the parish hall, though on occasion in future years it was used as overflow classroom space (Saint Anne Parish 1985, 28).

The establishment of a hospital, run by the Sisters of Charity of St. Hyacinthe, Québec, was also at the initiative of Father Laplante. He purchased the land and the St. Laurant House (built in the 1870s) to be used for the hospital, which opened in 1905. The main block was significantly altered and a two-story rear addition replaced the connected carriage barn ell. A. I. Lawrence, designer of the church, was called upon to design the new section and alterations, which was overseen by the local general contracting firm, Lemieux Brothers. The oldest part of the building along Main Street was to be living apartments for the nurses and attendants, while the new rear addition contained the general and private wards and operating rooms. In keeping with current hospital design, added components included windows with double glazing to minimize draughts, skylights above the corridors to provide ventilation, and enameled iron plumbing fixtures (Berlin and Coos Country Vertical Files).<sup>3</sup> The new facility was named St. Louis Hospital in honor of Laplante (Saint Anne Parish 1985, 34). Initially it had accommodations for fifteen patients, with twelve ward beds and three in private rooms (BCCHS Vertical Files). Even though it was overseen by the Sisters of Charity, the hospital was to be non-sectarian, serving the general hospital needs of all Berlin residents, and not just Catholics. Within two years the hospital was in need of more space (Berlin and Coos Country Vertical Files). This was addressed in 1909 when a portion of the old St. Regis Academy building was relocated and connected to the hospital building at the easterly end on Main Street (Saint Anne Parish 1985, 36).

By 1909, over 1,300 students attended St. Regis Academy, under the tutelage of twenty-five teachers. Consequently, there was considerable need for a new school building. Howland C. Bates (1869-1923), one of Berlin's most well-known architects in the first two decades of the

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<sup>3</sup> A 9 February 1909 newspaper article fully describes the layout and spaces in the new hospital (BCCHS Vertical Files).

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

twentieth century, designed the new building. The well-known local contractors, the Gilbert Brothers, were hired to construct the new building, which was intended to accommodate not only the convent but also facilities for as many as 2,000 students (Saint Anne Parish 1985, 36; Passing of St. Regis Academy, BCCHS Vertical Files; Preservation Company 2014).

Howland C. Bates designed a number of the city's more substantial buildings in Berlin and other parts of northern New Hampshire including Lancaster and Woodsville (*Berlin Reporter* 31 March 1899, 19 April 1899). In Berlin he designed two other grade schools, Marston School (1906) and Brown School (1913-1914). He also designed City Hall (1906). Bates was a native of Cambridge, Massachusetts, and appears to have obtained his architectural training working in the offices of Boston architect Eugene L. Clark (Massachusetts Vital Records, NH Death and Burial Records; Boston City Directory 1889). By the late 1890s, Bates had moved to Berlin, where he remained for a brief period before moving to Burlington, Vermont (Burlington Directory 1902; *Cambridge Chronicle* 23 August 1902, 6). By 1904 he had returned to Berlin (*Brown Bulletin* 1924, 12; *The Brickbuilder* March 1904, 86; "St. Anne's Neighborhood"). In 1918 Bates began to work in the engineering department of Brown Company where he remained until his early death in December 1923 (*Brown Bulletin* 1924, 12; NH Death and Burial Records).

With the sale and removal of the old school building in advance of the construction of the new one, the teaching Sisters relocated to the old church building for temporary accommodations (Saint Anne Parish 1985, 37). Completion of the new school was delayed for a year due to unforeseen construction challenges but it opened in September 1911.

As constructed, the nuns occupied the first floor and part of the basement, and the classrooms and other student rooms occupied the upper two floors, with the girls' classrooms in the westerly side of the building. Each floor had a central corridor running the width of the building. The front center entry on Main Street, accessed by a long cement walk with stairs, led only to the convent and the dormitories and private rooms for the Sisters, plus reception rooms. The classrooms on the two upper floors were accessed by the side entrances (Nadeau 2017). The basement contained the mechanical room, separate dining rooms for the boys and girls, used by those students who lived too far to walk home for lunch, and one for the Sisters, a large kitchen with "modern conveniences," plus playrooms for the boys and girls, the bathrooms, and miscellaneous other spaces. The upper two floors contained ten classrooms, recitation rooms, cloak rooms, and music rooms. To the rear, a large sunken court opened off the basement. Also in the rear was a large, wide covered walk for use by the children when the weather prevented the children from playing outside. Some of the plan was done with the anticipation there might be boarding students at a future date (St. Regis Academy, BCCHS Vertical Files).

#### 1920s-1940s: Continued growth of St. Anne Parish and St. Louis Hospital

By 1924 St. Anne parish had 1,493 families and St. Regis Academy had 1,290 students (625 boys and 665 girls) (Saint Anne Parish 1985, 38). By 1926, St. Regis Academy was filled to capacity so the lower grades used the old church building, creating thirty classrooms between the two buildings (Jolicoeur 1926, 3). In 1930, St. Anne Parish constructed a second

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

parochial school, St. Joseph School, in the Jericho area of town, to accommodate the increasing numbers of students in that part of the city (Saint Anne Parish 1985, 40).

A St. Louis School of Nursing was established in 1927 (Saint Anne Parish 1985, 34). In 1940 a new nurse's home was constructed for the nursing school students (BCCHS Vertical Files). Between its establishment and its closure in 1972, 345 nurses graduated from the nursing school (BCCHS Vertical Files).

By 1929 the hospital could accommodate sixty-three patients (forty-seven ward and semi-ward beds, thirteen private rooms, and three private rooms with baths). The facilities also included operating rooms, x-ray and laboratory departments, and outpatient and emergency departments (BCCHS Vertical Files). In 1937, a three-story addition was constructed on St. Louis Hospital, providing more space and room for equipment. Designed by Roland J. Young, the addition was constructed by the local contractor Roland Brideau, who also built the 1949 and 1954 additions to Notre Dame High School (BCCHS Vertical Files; Preservation Company 2009).<sup>4</sup> Described as having "plain modern design facades and large window areas for the rooms," the addition incorporated features considered essential to current hospital design (BCCHS Vertical Files). It also featured floating wall construction to help deaden sound. This included plaster walls, linoleum on the floors, a single corridor on each floor, fireproof stair and elevator wells, and a sprinkler fire protection system (BCCHS Vertical Files).

#### 1950s-1960s: Repair and Update of St. Regis Academy, Further Expansion of St. Louis Hospital, New Parish Hall

After nearly forty years of use, St. Regis Academy underwent its first major repair and update in 1950. The most significant change was the replacement of the original 2/2 sash windows with glass brick and hopper windows, to reduce heat loss while maintaining sufficient natural light in the interior spaces. The music department received a new baby grand piano (Saint Anne Parish 1985, 40). Indicative of the importance of the school as more than just an educational facility (and its larger role within St. Anne parish), students with musical abilities were encouraged to join the Drum and Bugle Corps, known as the St. Anne Musketeers. In addition, during summer months, students had bi-weekly day trips to Stark, New Hampshire, where the pastor had a camp. Mothers of the parish student acted as supervisors (Saint Anne Parish 1985, 40).

A large addition was made to St. Louis Hospital in 1955, which relocated the main entrance to School Street and provided not only much needed specialized spaces but also administrative space.

In 1962 the old St. Anne Church building, which had continued to be used in a variety of ways by the parish after the completion of the new brick church, including as a parish hall and for classroom space, was demolished to make way for a new parish hall (Saint Anne Parish 1985, 28). Construction of the new building, designed by Manchester architect Leo P.

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<sup>4</sup> Brideau Construction Company also built the 1957 St. Joseph's Church on Third Avenue in Berlin (Preservation Company 2009).

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

Provost (1912-1967), began in September 1961 and was completed by the following summer. The Manchester contractor Anatole Caron oversaw its construction (Saint Anne Parish 1985, 46).

The parish hall architect, Leo P. Provost, had opened his own office in Manchester after initially working for his father, the architect Wilfred Provost. He is best known for his church designs and other church-related buildings. A partial list of his work in New Hampshire includes St. Georges Church, Manchester (1952); Motherhouse of Sisters of Mercy, Windham (1961); Bishop Guertin High School, Nashua (1964); Mt. St. Mary Seminary High School, Nashua; St. Joseph Hospital, Nashua; St. John the Baptist Convent, Manchester; Notre Dame Hospital, Manchester; St. Peter's Church, Auburn (1962-63); St. Jean Baptiste Church, Manchester (1965). One non-ecclesiastical related design is Stoke Hall, University of New Hampshire, Durham (1965), the largest residence hall on campus. It is a nine-story brick and architectural pre-cast concrete building with a tripod footprint (Mausolf 2012, 139; Preservation Company 2016, 27; *Granite State Architect* 1967, 35).

During these years, St. Anne Church underwent few changes, though there were considerable changes within the Catholic Church in the 1960s, most notably Vatican II. There was resistance by the St. Anne parish clergy and some of the laity to the increasing pressure to anglicize the liturgy (Saint Anne Parish 1985, 46). Significant alterations to the rectory in 1968 entailed replacing a portion of the existing building along with new roofing and siding (Saint Anne Parish 1985, 46).

1970s-present: Closure of St. Regis Academy and St. Louis Hospital and conversion to affordable housing, Consolidation of Catholic Parishes in Berlin, Removal of St. Anne Rectory, Renaming of Parish

By 1970 the situation in Berlin was dramatically different from what it had been in the 1920s, during the height of pulp and paper manufacturing. In that year, the parishioners totaled just over 2,300 though the parish remained an important part of the daily lives of its members (Saint Anne Parish 1985, 48).

The student body at St. Regis Academy gradually decreased in the middle decades of the twentieth century such that by 1970, it totaled just 287. The decline in enrollment was due to part to the absence of young families, as a result of the declining job opportunities in Berlin (Saint Anne Parish 1985, 48). This contributed to the decision by the Diocese of Manchester in the early 1970s to consolidate the Catholic schools in Berlin into two main districts: Catholic West and Catholic East. As a result, St. Patrick elementary school became the school for all students on the west side of town. It was a newer and smaller building, constructed in 1948. St. Regis Academy closed at the end of the 1973 school year (Saint Anne Parish 1985, 50). For sixty-two years the new St. Regis Academy building had served as an important education facility for the children of St. Anne Parish and been the home of the sisters who taught them. Over the entire course of the existence of St. Regis Academy beginning in 1889, over 2,000 students graduated from the school (Saint Anne Parish 1985, 38).



Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

In July 1971, St. Louis Hospital became the Androscoggin Valley Hospital and the Sisters of Charity no longer served in the facility. The hospital moved to a new facility in 1978. In 1977, in advance of the hospital relocation, the prominent Boston architectural and preservation planning firm of Anderson Notter Finegold conducted a reuse feasibility study for the former St. Regis Academy and Androscoggin Valley Hospital Complex in conjunction with a local study committee (Saint Anne Parish 1985, 56, 58; Anderson Notter Finegold 1977). The study recommended repurposing both of the buildings for use as elderly or affordable housing. The nationally recognized firm was a leader beginning in the 1960s in setting standards for preserving historic buildings through repurposing rather than replacement. Since that time and the time of the repurposing of both buildings, the standards have evolved such that the preservation of historic building fabric is paramount. At the time the work was done on St. Regis Academy, however, the repurposing of a building was the primary goal.

In the late 1970s, some work on the church included rebuilding the St. Anne and the Blessed Virgin (child) statue surmounted on the northeast tower, adding storm windows to protect the stained glass windows, replacing the slate roofing, interior repainting, and organ restoration. The statue is a gold-colored fiberglass replica of the original copper and lead statue which had been removed in the 1970s due to its deteriorated condition. The church contracted with the local artist and craftsmen Merle Person to make the replica. It was surmounted on a new pyramidal base atop the tower. In 1978, three bowling machines were installed in the Parish Hall bowling alleys (Saint Anne Parish 1985, 54-56).

In 1980 St. Regis Academy was sold to St. Regis Housing Partnership of Nashua, New Hampshire. Construction began in June 1980. The 1980-1981 conversion to affordable housing was done by the Massachusetts architectural firm of Kendall, Taylor & Company. Established in 1890, the firm is known for a wide range of work and remains in business, now located in Billerica, Massachusetts ([www.kendaltaylorandcompany.com/history.html](http://www.kendaltaylorandcompany.com/history.html)). Markon Engineering Company of Chelmsford, Massachusetts, was the developer (Saint Anne Parish 1985, 38). At the same time, the St. Louis Hospital was sold to a different group that converted the building to sixty-three affordable housing apartments. It continues to be owned by the Northern Lights Housing Group and managed by AHEAD as housing for seniors and persons with disabilities. Like St. Regis in the early 1980s, the repurposing of a building was paramount rather than the preservation of historic building fabric and consequently the interior was largely redone at that time. Few alterations or renovations have occurred until only recently when some upgrades to the building systems and the interior spaces and finishes have been made.

In 2000, in recognition of declining membership within the four parishes in Berlin (St. Anne, Guardian Angel, St. Joseph, and St. Kieran), the Diocese decided to consolidate them as the Good Shepard Parish situated at St. Anne Church. Two years later this parish was twinned with the Holy Family Parish of neighboring Gorham.

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

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Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

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Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

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Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

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Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

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### **Interviews and personal correspondence**

Odette Leclerc, Jacklyn T. Nadeau, Walter Nadeau, October 2017

Claire Langley Parker, Denis Dubois, and Roland Dubois, interviews by Carol Hooper,  
October 2017

### **Historic Photographs**

Berlin and Coos County Historical Society, Berlin, NH

Plymouth State University, Michael J. Spinelli Jr. Center for Archives and Special  
Collections, Plymouth, NH

### **Manuscript Collections**

Berlin and Coos County Historical Society (BCCHS) Vertical Files; *Brown Bulletins*

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 3.43 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84\_\_  
(enter coordinates to 6 decimal places)

1. Lat: 44.473268 N; Lon: 71.178124 W
2. Lat: 44.473784 N; Lon: 71.176756 W
3. Lat: 44.473689 N; Lon: 71:176257 W
4. Lat: 44.473051 N; Lon: 71.175747 W

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

5. Lat: 44.472638 N; Lon: 71.177689 W

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

**Verbal Boundary Description (Describe the boundaries of the property.)**

The boundary of the National-Register-nominated Saint Anne Historic District is the legally recorded four parcels that contain the four historic buildings. On the southeast the boundary is defined by Pleasant Street and Main Street. The southwest boundary is defined by Church Street. School Street and Parcel 129-3 define the northwest boundary. On the northeast the boundary is defined by Parcel 129-3 and Success Street.

**Boundary Justification (Explain why the boundaries were selected.)**

These are the parcels historically associated with the buildings since their construction or in the case of the hospital for over fifty years. Though Parcel 129-3 historically was associated with the hospital, because of the removal of the historic building (historically the nurse's residence) in the 1980s it no longer contributes to the significance of the district.

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**11. Form Prepared By**

name/title: Laura B. Driemeyer, Lynne Monroe, Teresa Hill  
organization: Preservation Company  
street & number: 5 Hobbs Road  
city or town: Kensington state: NH zip code: 03833  
e-mail PreservationCompany@comcast.net  
telephone: 603.778.1799  
date: March 2018

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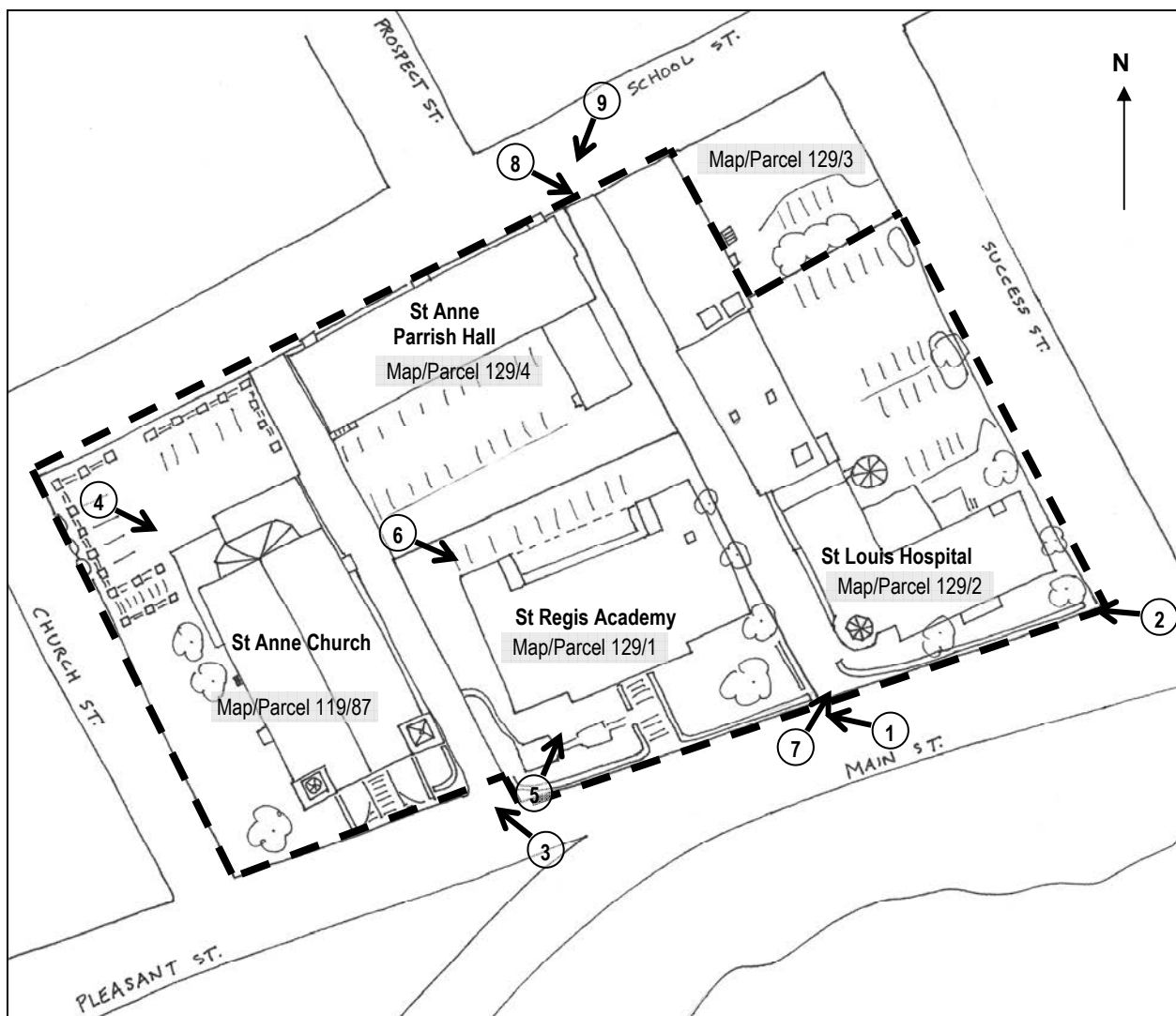
Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. District boundary is dashed line.



- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

### **Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### **Photo Log**

Name of Property: Saint Anne Historic District

City or Vicinity: Berlin

County: Coos

State: NH

Photographer: Lynne Emerson Monroe

Date Photographed:

October 2017

Description of Photograph(s) and number, including description of view indicating direction of camera:

Photo 0001

Streetscape view northwest along Main/Pleasant streets showing St. Anne Church (left) and St. Regis Academy (right)

Photo 0002

Streetscape view west-northwest along Main Street showing St. Anne Church (left) and St. Louis Hospital (right)

Photo 0003

View northwest showing façade and entrance steps of St. Anne Church

Photo 0004

View southeast showing rear (north elevation) (left) of St. Anne Church with apse, sacristy, and added porch over accessible entry and west elevation (right)

Photo 0005

View north-northeast showing St. Regis Academy façade (south elevation)

Photo 0006

View southeast of St. Regis Academy showing rear (north elevation) (left) and west elevation (right)

Photo 0007

View northeast showing westerly (left) and southerly (right) elevations of St. Louis Hospital

Saint Anne Historic District (amendment to Saint Anne Church)  
Name of Property

Coos County, NH  
County and State

Photo 0008

View southeast showing 1955 (left) and 1939 (right) brick additions of St. Louis Hospital

Photo 0009




View southwest of east elevation (left) and façade of Parish Hall

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

# St Anne Historic District, Berlin, NH

## Legend

-  State
-  County
-  City/Town



Map Scale  
1: 1,624



© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)  
Map Generated: 9/12/2018

## Notes

Map showing property's location and  
Lat-Long (DD) coordinates





ACADEMIE ST. REGIS.



SUCCESS ST

NORTHERN LIGHTS  
25



ST. ANNE CATHOLIC CHURCH  
SAGE BRIDGE RD. FAIRBANKS, AK  
MASSSES  
SATURDAY 7:00 PM  
SUNDAY 8:00 AM  
WEEKDAYS 10:00 AM









ACADEME ST. REGIS



CAUTION  
NO PARKING  
ANYTIME

NO PARKING  
ANYTIME

RESERVED  
EXCEPTED

KOHLS  
RESERVED  
EXCEPTED



NORTHERN  
LIGHTS HOUSING

APARTMENT FOR RENT  
AHEAD  
Property Management  
800-974-1377 &  
TOD: 400-253-0191

NO PARKING  
EXCEPT  
IN THIS ZONE



1905  
1955



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/6/2018      Date of Pending List: 8/27/2018      Date of 16th Day: 9/11/2018      Date of 45th Day: 9/20/2018      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      9/18/2018 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date 9/18/18

DOCUMENTATION: see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

NH Division of Historical Resources  
19 Pillsbury Street  
Concord, NH 03301



Memorandum

From: Peter Michaud  
To: Roger Reed  
Date: August 1, 2018

Dear Roger,

Attached are National Register of Historic Places nominations for the St. Anne Historic District in Berlin, NH and the Armstrong Memorial Building in Windham, NH. Each is the one true National Register nomination for their associated resource.

August 2 is my last day here at the NHDHR. If you have any questions please contact Megan Rupnik at (603) 271 6435 or by e-mailing [megan.rupnik@nh.dnrcr.gov](mailto:megan.rupnik@nh.dnrcr.gov).

It has been a pleasure working with you in the tax credit and NHL programs, I hope our paths cross again in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Michaud", is located below the "Sincerely," text.

Peter Michaud  
National Register Coordinator

# PRESERVATION COMPANY

## TRANSMITTAL

**Date:** 13 September 2018  
**To:** Roger G. Reed, Historian  
National Register and National Historic Landmarks Programs  
1849 C St. NW  
Mail Stop 7228  
Washington, D.C. 20240  
202-354-2278



**RE:** *St. Anne Historic District, Berlin*

WE ARE SENDING THE FOLLOWING ITEMS via USPS Priority mail

# copies      Description

2	CD's with National Register Nomination for St. Anne Historic District, Berlin, NH
---	---

### THESE ARE TRANSMITTED AS CHECKED:

- For approval       For review and comment  
 For your use       As requested  
 Other: \_\_\_\_\_

### REMARKS:

The enclosed disk contains the true and correct copy of the nomination of St. Anne Historic District, Berlin, NH, to the National Register of Historic Places.

\_\_\_\_\_  
Lynne Emerson Monroe  
LEM:tjh

cc. PDF copy of Nomination and Transmittal via email:

NHDHR (Megan.Rupnik@dnrc.nh.gov)  
Concord, NH 03301  
Christine C. Smith (csmith@ccadev.com)  
Chesapeake Community Advisors, Inc.

**Preservation Company**  
Sunny Knoll  
5 Hobbs Road  
Kensington, NH 03833  
603-778-1799

PreservationCompany@comcast.net



[www.PreservationCompany.com](http://www.PreservationCompany.com)