

CHARLES AND LYDIA MAXWELL HOUSE
682 Washington Street
Bath
Sagadahoc County
Maine

MHBR No. 117

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

MAINE HISTORIC BUILDING RECORD (MHBR)
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine 04333

MAINE HISTORIC BUILDING RECORD (MHBR)
CHARLES AND LYDIA MAXWELL HOUSE
MHBR NO. 117

Location:	682 Washington Street Bath Sagadahoc County Maine
Coordinates:	The southeast corner of the main house is at latitude 43.909104° north and longitude -69.816227° west. The coordinates were obtained on February 24, 2026, using Google Earth (WGS84). There is no restriction on its release to the public.
Present Owner/ Occupant:	The building is owned by the Bath Iron Works Corporation (BIW) and is vacant.
Present Use:	The house is presently vacant. It was most recently used as office space.
Significance:	The Charles and Lydia Maxwell House is architecturally significant at the local level as a well-preserved example of a late nineteenth-century residence that combines details and elements from several architectural styles that were then popular. It is also significant for its association with Bath resident Charles Maxwell. In partnership with his brother-in-law Ferdinand Coombs, Maxwell owned a successful spar-making business that was part of Bath's noted shipbuilding industry. Later owners were employed at other shipbuilding and equipment manufacturers including BIW and the Hyde Windlass Company.
Historian:	Margaret Gaertner M. Gaertner, Historic Building Consultant 11 Stevens Avenue Portland, Maine 04102 March 27, 2026

Project Information: This documentation was commissioned by SMRT Architects & Engineers and Barba + Wheelock Architects, both of Portland, Maine, on behalf BIW, Bath, Maine. The Charles and Lydia Maxwell House and other nearby buildings are to be demolished as part of an expansion of BIW. This documentation has been prepared to mitigate, in part, the undertaking's adverse effect on historic properties.

The written portion of this recordation was completed by architectural historian Margaret Gaertner. The large-format and digital photographs of the exterior were taken by photographer John Monroe of Portland, Maine. Digital photographs of the interiors are also included.

Preliminary research and photographic documentation for this report were completed in April 2025, and more detailed field survey work was completed in February 2026. Report writing and photography were completed during February and March 2026.

Part I. Historical Information

A. Physical History

1. Date of erection: 1883-84.¹

2. Architect: Not known.

3. Original and subsequent owners, occupants, uses: The builder and original owner of 682 Washington Street was Charles Maxwell. Maxwell lived in the house with his family until his death in 1903.² Sanborn atlases have labeled the building as 682 Washington Street since its construction, and the City of Bath's assessor has designated the .23-acre parcel as Lot 154 on Map 27. The house remained a single-family house owned and occupied by people with connections to Bath's shipbuilding industry until 1959 when it became a nursing home.

Charles Maxwell bought the lot on August 18, 1883, from James C. Ledyard.³ Nine days later, Bath contractor C. H. Harwell & Son began construction of a house for

¹ *Bath Daily Times* (Vol. XXII, No. 227: 27 August 1883) 3.

² "Obituary. Charles Maxwell," *Bath Daily Times* (Vol. 43, No. 92: 21 April 1903) 1.

³ Sagadahoc County Registry of Deeds, Book 65, page 37.

Maxwell.⁴ By September 22, 1883, Hartwell was working on the framing for the house.⁵

The Maxwell House survived a devastating fire "...after a most detained battle..." in 1898.⁶ The fire completely destroyed Frank Brown's house, which stood immediately to the south of the Maxwell House, and the Methodist Church that stood south of Brown's house. Maxwell published a "Card of Thanks" in the *Bath Daily Times* to "express my heartfelt gratitude to all who kindly helped to save my residence from the fire last night."⁷ Lydia and Charles Maxwell lived at 682 Washington Street until their respective deaths in 1898 and 1903.

In 1910, their son Herbert Maxwell sold the house to Ella C. Cahill.⁸ She lived at 682 Washington with her husband William, a toolsmith at BIW.⁹ During the Cahill ownership, the house typically was a single-family home, although the 1920 census listed the couple's son-in-law living there.

After Cahill's death in 1943, her heirs sold the house to Chester and Marian Clement.¹⁰ Chester W. Clement worked as a machinist at the Hyde Windlass Company.¹¹

From 1947 to 1959, the house was owned by Andrew and Eleanor Butterfield.¹² Butterfield was the chief engineer and a member of the board at the Hyde Windlass Company. He was considered to be "...one of the country's foremost marine engineers in his field."¹³

Both Butterfields died in 1958, and in 1959 their heirs sold the house to Armand and Bessie Petit.¹⁴ The Petits operated the Petit Nursing Home here until 1975

⁴ *Bath Daily Times* (Vol. XXII, No. 227: 27 August 1883) 3.

⁵ *Bath Daily Times* (Vol. XXII, No. 250: 22 September 1883) 1.

⁶ *Bath Daily Times* (Vol. XXXVII, No. 156: 6 July 1898) 4.

⁷ *Bath Daily Times* (Vol. XXXVII, No. 156: 6 July 1898) 4.

⁸ Sagadahoc County Registry of Deeds, Book 119, page 152.

⁹ *Directory*, 132.

¹⁰ Sagadahoc County Registry of Deeds, Book 234, page 970.

¹¹ *Bath Daily Times* (Vol. 86, No. 52: 2 March, 1946) 5.

¹² Sagadahoc County Registry of Deeds, Book 249, page 29, and Book 311, page 379.

¹³ "Andrew M. Butterfield Dies Suddenly Today," *Bath Daily Times* (Vol. 98, No. 268: 17 November 1958) 3.

¹⁴ Sagadahoc County Registry of Deeds, Book 311, page 379.

when they lost their nursing home license due to fire-code deficiencies in the building.¹⁵

In 1977, the Petits sold the building to BIW.¹⁶ In 1978 Bath Iron Works converted the building into office space.¹⁷ In the early twenty-first century, the building was still rented as office space. Tenants included State Farm Insurance.¹⁸ At the time this report was written, the building was vacant.

4. Builder, contractor, suppliers: The Maxwell House was built by Bath contractor C. H. Hartwell & Son for \$5,000.¹⁹ Both Charles H. Hartwell and his son William were well-known Bath contractors. Among the buildings Charles Hartwell built was the ca. 1870 Wesley Church, which stood immediately south of the Frank Brown House at 676 Washington Street. Son William Hartwell built the ca. 1898-99 Wesley Church; the People's Church, which stood across Washington Street (demolished); and houses for Bath's noted citizens, including several Sewalls and Albert H. Shaw.²⁰

The interiors were painted by Eaton & Sawyer.²¹

5. Original plans and construction: The original main block of the house ("main house") is a two-story, wood-framed building with a hip roof. The main house has a center-hall plan. On the west facade of the main house is a two-story ell with a half-hip roof. Beyond the two-story ell was a one-story ell ("second ell"), which likely had a gable-side roof; this ell later became a one-and-a-half-story-tall structure that is now two-stories tall.

6. Alterations and additions: The main house has seen few changes. The two-story bay on the south facade may not be original. It is not shown on the 1890, 1891, and 1896 Sanborns. It first appears on the 1903 edition.

¹⁵ "Petit Nursing Home loses state license," *The Times Record* (Vol. 9 No. 69: 8 April, 1975) 3.

¹⁶ Sagadahoc County Registry of Deeds, Book 468, page 72.

¹⁷ City of Bath, Assessor's card.

¹⁸ *Portland Press Herald* (Vol. 118, No. 49: 11 June 2006) 16.

¹⁹ *Bath Daily Times* (Vol. XXII, No. 227: 27 August 1883) 3.

²⁰ "Obituary – William H. Hartwell," *Bath Daily Times* (29 June, 1910) 5.

²¹ *Bath Daily Times* (Vol. XXIII, No. 156: 13 June 1884) 3.

During his ownership, original builder Charles Maxwell made upgrades to the house. In 1889, he had "Thompson's Brook water" and gas lighting installed in the house.²²

Sanborn atlases labeled the second ell as a one-story structure in 1890 and 1903; in 1909, it was noted as having one and a half stories. Today it is two stories tall; it is not known if the roof was raised or if finishing the second floor changed its classification. The fenestration on the south wall of this volume was changed sometime after 1976. As shown in a photo taken by the Bath assessor in 1976, the second floor then had four windows on the second floor.

Sometime in the twentieth century, the sunporch was added to the south facade of the two-story ell, and a porch was added to the south facade of the second ell. Both are clearly visible in a 1976 photograph taken for the Bath assessor. Sometime later, the porch at the west end was enclosed and became habitable space.

The one-story barn/garage volume at the rear of the building first appears as an attached, one-story structure on a Sanborn atlas in 1903. On the 1909 and 1919 atlases, it is shown as a one-story, freestanding structure labeled "Auto Ho." By 1945, the garage had been moved closer to the southern property line. It seems likely that the garage on the Sanborns is the garage now attached to the second ell, but this cannot be confirmed. At an unknown date in the late twentieth century, the interior of this volume was finished and it became habited space. As late as 2003, the Bath assessor still noted this space as a garage.

A 1976 photo taken for the Bath assessor shows the building still had louvered wood shutters at the exterior windows. These were removed sometime before 1985 as they do not appear in the assessor's next photo. Sometime after 2000 the original wood windows, which had colored-glass borders on the upper sash, were replaced with vinyl units. Note that the existing front doors still have windows with borders of colored and etched glass panes. The Maine Historic Preservation Commission's 2000 survey form notes the letter "M" etched in the glass on the front doors; this element is no longer present.

²² Thompson's Brook water refers to an independent water supply company that supplied Bath. In 1891 it became part of the Maine Water Co. See "Brunswick and Topsham Water District vs. The Maine Water Company" *Brunswick Record* (Vol. 3 No. 44: 22 September 1905) 1, 5. The *Bath Daily Times* reported the installation of Thompson's Brook water into numerous residences in Bath's south end. For the water installation see *Bath Daily Times* (Vol. XXVIII, No. 105: 4 May 1889) 4, and for the gas installation see *Bath Daily Times* (Vol. XXVIII, No. 110: 10 May 1889) 4.

B. Historical Context

The first permanent European settlement in Bath was established in 1703. Bath was later incorporated as a town in 1781 and as a city in 1847. Shipbuilding was historically an important industry in Bath's economy, including in the South End, and continues to be a major economic driver in Bath to the present day. From the 1820s through the 1890s shipyards lined the banks of the Kennebec River and produced wood-hulled ships. Businesses such as Coombs & Maxwell, spar makers, were a critical part of this industry. The firm was established in 1856 and operated a successful business for many years from its wharf on the Kennebec River. Charles Maxwell retired in 1890.²³

By the 1890s, the surviving yards, including Bath Iron Works, had switched over to building steel-hulled ships. Shipbuilding continued to be a major industry and employer in Bath, and 682 Washington was owned and occupied by several people working in shipbuilding. William Cahill worked as a toolsmith at BIW; Chester Clement was a machinist at the Hyde Windlass Company; and Andrew Butterfield was the chief designer at Hyde.

Part II. Architectural Information

A. General Statement

1. Architectural character: The design of the Maxwell House marks a transitional moment in residential architecture in Bath. The center-hall plan and symmetrical fenestration were typical of the Federal and Greek Revival houses built there in the first half of the nineteenth century. The Maxwell House incorporates this plan and symmetry and overlays them with a hip roof and bay windows, typical of the Italianate style, and divided-light sash (since removed) and contrasting siding materials used in the Queen Anne Style that was becoming popular when the house was built.

2. Condition of fabric: The exterior of the house is in fair to good condition. Deferred maintenance has resulted in failing paint, deteriorated shingle siding on the main house, and decayed roof soffits throughout.

B. Description of Exterior

1. Overall dimensions: The Maxwell House is comprised of a two-story main house that measures 38' - 4" wide (north-south) x 32' - 3" deep (east-west); a two-

²³ "Obituary. Charles Maxwell," *Bath Daily Times* (Vol. 43, No. 92: 21 April 1903) 1.

story ell that measures 20' - 2" east-west x 19' - 2" north-south; and a second (rear) ell, also two stories, that measures 24' - 3" east-west x 19' - 2" north-south. A one-story, shed-roofed addition runs the entire length of the south walls of the two-story and second ells. This volume measures 14' - 3" deep north-south. Appended to the west wall of the second ell is a one-story-tall volume that was historically used as a garage. The garage measures 12' north-south and 14' east-west.

2. Foundations: As seen from the cellar, the foundations under the main house are rubblestone below grade and brick above grade. Four brick piers under the walls of the center hall help support the framing, and two brick masses support the chimneys.

On the exterior side, the north, east, and south foundations of the main house are faced with granite slabs. The small length of exposed foundation on the west facade, north of the two-story ell, is brick.

The foundations under the two-story ell are also rubblestone below grade and brick above grade. On the north facade, the exterior face of the foundation is finished with red brick (the other foundations are hidden by other parts of the building). The brick is running bond, with a header course at the top of the foundation, just below the water table board. The visible foundations (north and west walls) under the second ell are also brick; a break in the plane where the two-story ell and second ell foundations meet on the north wall suggests the two foundations were constructed independently.

The foundation under the sunporch is concrete block. The foundation under the enclosed porch (the one-story volume west of the sunporch) is covered with modern siding and could not be seen. As seen on the north facade, the garage foundation is concrete. On the south wall of the garage, the siding continues to the grade and the foundation is not visible.

3. Walls: The exterior walls of the main house are finished with clapboards at the first floor and wood shingles at the second floor. The butt ends of the shingles are cut into a half-octagon shape. There is a water table at the foundation, and the clapboard-covered surfaces have cornerboards. At the bottom of the second floor, the surface of the shingled wall flares out over a molding.

The primary facade faces east towards Washington Street. It is symmetrical and divided into three bays. The center bay contains the entrance. At the first floor, a projecting porch protects the entry door. At the second floor, a projecting three-

sided bay rests on the porch roof. At the third floor, a dormer under a gable-front roof is embellished with wood shingles installed in a radiating pattern.

The exterior walls of the two-story ell, second ell, garage, and sunporch are finished with wood clapboards, painted white. The two-story ell is detailed with cornerboards, a water table, and a deep frieze board while the second ell, garage, and sunporch have plain frieze boards and no water tables.

The walls of the enclosed porch are covered with vinyl siding. The siding is installed over building paper and plywood (there are no clapboards behind the siding) indicating the fairly recent construction of this part of the house.

4. Structural system, framing: The house is wood-frame construction, likely balloon framed based on the construction date. The framing for the first floor is visible in the basement. Two beams, each measuring 6" x 10", run east-west and bear on the brick piers. These beams support the joists, which run north-south, measure a full 2" x 10", and are installed at 1' - 4" on center.

The wall framing was accessible on the first floor of the main house. As measured in the southwest room, the wall studs measure a full 2" x 4" and are installed at 1' - 4" on center. The studs in the two-story ell are also a full 2" x 4" and are again installed at 1' - 4" on center.

The framing in the second ell does not match the other framing. As measured on the north wall on the first floor, the studs in this part of the house are 3" wide x 4" deep and installed at 2' - 0" on center. On the east wall of this space, one can see that the framing is balloon framing.

5. Porches, stoops, bulkheads: There is an open, wood-framed porch at the front entry (east facade, facing Washington Street). This porch has four square posts trimmed with moldings supporting the free edge of its roof. The roof is trimmed with a cornice of moldings; the cornice has a band of dentils matching that on the main roof.

There are also two one-story additions that run the entire length of the south facades of the two ells. The east side is a shed-roofed sunporch that appears to date to the mid-twentieth century. The second volume is west of the sunporch and also has a shed roof. This space was an open porch that was enclosed sometime in the late twentieth century, likely as part of the 1978 office renovations. The 1976 assessor's photo shows it as a porch while the 1985 photograph shows the vinyl

siding in place. The enclosed porch is finished with vinyl siding over plywood sheathing, suggesting a fairly recent date for the conversion of an open porch into enclosed and conditioned space.

On the south facade of the main house, west of the two-story bay window, twentieth-century metal bulkhead doors protect a stairway to the basement. The stairs under this bulkhead are concrete, and the walls on either side of the steps are concrete block, indicating these stairs were added during the mid- or late twentieth century.

A second (abandoned) set of stairs remains in the west wall of the cellar under the main house, south of the two-story ell. The stairs are granite slabs and likely were the access point for the cellar before the enclosed porch was built along the south wall of the ell.

At the west facade of the garage, a concrete apron remains in front of the oversized door.

6. Chimneys: A brick chimney remains on the north slope of the roof over the main house. The shaft of the chimney is embellished with a projecting course. Three courses of corbeled brick near the top of this chimney create a flared profile. As indicated by the mantels and flues in the south rooms on the first floor, at one time there would have been a chimney on the south roof slope as well. This chimney was removed, as was its flue above the second floor.

7. Openings: The primary entry in the east facade retains its original paired doors. The rail-and-stile doors are glazed with divided-light sash — a large light surrounded by smaller panes. The longer, border panes are etched glass, and the square corner panes are a vivid royal blue. Above the glass are two square wood panels, and below the glass is a single, horizontal panel over two square panels. All of the panels are recessed and finished with moldings. A second pair of identical doors is installed in the opening between the vestibule and the center hall. These doors each have a single light of plain glass.

Window openings on the main house have molded casings at the jambs. First floor headers have a vertical groove detail, while the second floor windows have a projecting molder at the header. Window openings on the two-story ell and the first floor of the second ell have plain board casings at the jambs and a simple entablature with a molding at the header. The openings at the second floor of the second ell have a plain board at the header, adding to the theory that the second

floor of the second ell is not original. All of the windows in the main house, two-story ell, and second ell have been replaced with modern vinyl windows with insulated glazing. The windows in the sun porch are single-glazed, two-over-two sash hung with aluminum jamb liners and spring balances. These windows have triple-track storm windows. These units may date to the original, mid twentieth-century construction of the sun porch. They have triple-track storm windows installed on the exterior side.

8. Roof:

a. Shape, covering: The main house has a hip roof, and the two-story ell has a half-hip roof. The ridge of the two-story ell runs east-west and is lower than the ridge of the roof on the main house. Both are covered with black, architectural-style asphalt shingles.

The second ell and the garage have gable roofs; these are also covered in black, architectural-style asphalt shingles. The ridges on the second ell and garage run east-west. The two porches on the south facades of the ells have single-pitch (shed) roofs covered with modern metal roofing, black finish. The roof on the west porch is lower than that on the east porch, likely because they were not built at the same time.

b. Cornice, eaves: The main house and the two-story ell retain their original wood cornices. These cornices are built of heavy moldings, have a deep overhang, and have gutters integrated into them. Both have a tall frieze board, and the cornice on the main house has a dentil course at the top of the frieze.

c. Dormers: The building has one dormer. The dormer is on the primary (east facade). It has a gable-front roof, and the wall of the dormer is flush and continuous with the main wall below it.

C. Description of Interior

1. Floor plans: The main house has a center-hall plan, with two rooms on either side of the hall (four rooms total) on each floor. An interior chimney is in place on either side of the hall, so that each room could have a fireplace or stove. At the east end of the center hall is an entry vestibule in the projecting bay on the first floor. On the second floor, the east end of the entry hall contains a small space under an arch.

On the first floor, the two-story ell is an open space used as a kitchen. The remains of a wall running east-west at the north side of the kitchen suggest a pantry may have been divided off from the kitchen at one point. The second floor of the two-story ell has a hall running east-west along the north wall and a room, likely a bedchamber, on the south wall. This plan may have been duplicated on the first floor. The second floor of the two-story ell is lower than the floor in the main house. A step and two risers in the hall bridge the height change.

The second floor of the second ell is an open room. The floor in the second ell is lower than the floor in the adjacent two-story ell. A step and two risers in door opening between the hall in the two-story ell and the room in the second ell bridge the height change. The ceiling is low and angled at the north and south walls to follow the slope of the roof.

A one-story, shed-roofed volume extends the length of both ells, on their south walls. This section is divided into a large room on either side of a hall. The east wall of the hall is finished with clapboards and has a window into the east porch, confirming this was once an exterior wall and the east sunporch was built before the west side.

2. Stairways: The house has three stairways. The center hall of the main house has an open stair that runs east-west. This stair has turned wood balusters and a heavy, molded wood handrail. The bottom of the handrail is supported on a turned newel post. All of these elements are finished with stain and varnish.

The second stair is an enclosed stair on the west wall of the two-story ell. This stair runs north-south. It has a wood handrail installed on cast brackets on the west wall. The third stair is in the southwest corner of the main house and runs from the second floor to the attic. This stair is an enclosed stair. It is steep, and winders are incorporated into its run.

3. Flooring: The cellar floor is unfinished concrete.

In the main house, the first-floor floors are a mix of hardwoods and subfloor. The northeast room has an exposed subfloor of random-width pine boards that run east-west. This room was likely originally carpeted. The northwest room has light-colored hardwood flooring, possibly maple, of 2 - 1/4" wide boards that run east-west. The southwest room has hardwood flooring. This room has a border of a darker wood, possibly walnut, and the center of the room is oak flooring. The darker border runs along the four walls and also turns to frame the fireplace hearth.

The southeast room and the center hall have light-colored oak flooring of 2 - 1/4" wide boards that run east-west.

On the second floor of the main house, most of the floors are again a mix of hardwoods and subfloor. The center hall and southeast corner rooms are finished with a light-colored hardwood flooring, likely maple. The boards are 2 - 1/4" wide and are installed running east-west. The northeast and southwest rooms have a floor of random-width pine boards installed running east-west. These are subfloors that were likely covered with carpet. The floor in the bathroom in the northwest corner is modern vinyl plank. Beneath the vinyl flooring, the original bathroom floor tiles remain. The floor tiles are white ceramic hexagons. The floors in the third floor (the attic) of the main house are unfinished, random-width pine boards installed running east-west.

The floor of the historic kitchen (the first floor in the two-story ell) is vinyl planks. The planks are gray and imitate weathered wood.

The floors in the second floor of the two-story ell are a light-colored hardwood. The boards are 2 - 1/4" wide and are installed running east-west in the hall and north-south in the bedroom.

The flooring in the first floor of the second ell is random-width pine boards installed running north-south. On the second floor of the second ell, the floors are covered with modern, wall-to-wall carpet. Beneath the carpet, glue marks on a plywood subfloor indicate this space was tiled with 12"-square tiles.

In the sunporch and the enclosed porch, the floor is vinyl planks that imitate weathered wood. Under the plank flooring is an earlier floor of 12"-square resilient tiles.

4. Wall and ceiling finishes: The walls and ceilings throughout the main house are plaster on sawn lath. The exterior walls are plastered down to the floor (behind the baseboards) while the interior walls are not plastered behind the baseboards. The practice of plastering to the floor would have provided an uninterrupted air barrier on the outside walls. Many areas of the exterior walls where there is no wainscot are also backplastered, for additional draft protection. Remnants of wallpaper remain on some of the walls in concealed locations, such as in closets and behind the radiators on the first floor.

After the abatement work was completed, the original wall treatment in the first floor of the center hall was exposed. This decoration is applied directly to the plaster, indicating it is the earliest treatment. The lower portion of the wall is an ochre color, and the upper portion is a lighter shade of ochre. Slightly above chair-rail height, the wall is embellished with hand-painted horizontal stripes in dull red, dull blue, and muddy brown, and a wider band in a muddy brown color.

The walls in the southwest room are finished with a wood wainscot. The wainscot is beaded-edge board finished with a baseboard and a bold chair rail. It is painted white. There is no plaster behind the wainscot, indicating the wainscot is an original feature.

The southwest, southeast, and northeast rooms on the first floor have wood panels beneath each window. At the center of each panel is a recessed wood panel finished with moldings. The window jamb casings continue down along the recessed panels to the baseboards. The south walls of the southeast rooms on the first and second floors have a three-sided bay window. The first floor bay has a wood panel beneath each window and the second floor bay has a built-in bench seat under these windows.

The ceilings on the first floor of the main house are plaster on sawn lath finished with wood crown moldings. Where the crown molding is cut, wallpaper is visible behind it, suggesting the crown is not an original feature. Seams and failing paper are visible on the ceiling in the northeast room. This ceiling paper is now painted over. The northwest room on the first floor has a suspended ceiling of 2' x 2' acoustic tiles in a metal grid; where the tiles are missing, the plaster ceiling and a wood crown molding are visible above the suspended ceiling.

The second floor of main house also has walls and ceilings of plaster on sawn lath. The ceilings are finished with a small wood crown molding.

The third floor of the main house has fiber panels installed over insulation on the knee walls and ceiling.

The first floor of the two-story ell was the original kitchen. The walls here are finished with a wainscot of beaded-edge boards with a heavy chair rail and baseboard. The wainscot is likely an original feature. It is now painted white. The upper portions of the walls have a layer of faux-wood paneling over the original plaster. The paneling is painted.

The walls and ceilings on the second floor of the two-story ell are also plaster on sawn lath. The ceilings are finished with a small, wood cornice molding.

The first floor of the second ell was most recently used as a second kitchen and is finished with mid twentieth-century finishes. The walls are painted fiberboard with a modern wainscot of beaded board and a chair rail, painted white. The ceiling is covered with glued-up acoustic panels.

The walls and ceilings in the second floor of the second ell are painted drywall. The walls and ceiling in the garage are also painted drywall.

The walls in the sunporch and southwest addition are finished with gypsum wallboard, painted finish. The ceilings in the sunporch are 2' x 4' acoustic panels supported in a suspended metal grid. The ceilings in the west room are painted drywall and are sloped to follow the roof pitch.

5. Openings

a. Doorways and doors: The interior doors throughout the main house are four-panel, rail-and-stile doors, painted finish. The doors have two tall panels over two short panels.

The door and window trim in the main house is molded casings with bull's-eye corner blocks at the upper corners. An added piece of backband trim at the perimeter of the door trim adds depth to the casings. The added backband element is found in the four rooms on the first floor and in the center hall. On the second floor, the backband detail is found on the bathroom windows but not on the other openings in the second floor of the main house.

The second-tier spaces on the second floor — the vestibule with the stair to the attic and the second floor of the two-story ell — have simpler door and window casings. These casings are flat stock, with mitered corners.

Interior doors in the sunporch and west room are modern slab doors with a single large light of glass. Door openings are trimmed with simple clamshell moldings.

b. Windows: The windows throughout the house have been replaced with vinyl windows with insulated glazing. The openings retain their original trim which is described in "Doorways," immediately above.

6. Decorative features and trim: When the house was originally constructed, all of the first-floor rooms likely had fireplaces. A 1946 rental advertisement for the property noted the house had four marble fireplaces, "...two open, two decorative...".²⁴ The southwest room on the first floor has a gray stone mantelpiece, possibly a lightly grained granite, on its east wall. This mantel is likely an original feature. The southeast and northwest rooms have wood mantels that appear to be late twentieth-century reproductions of a Greek Revival mantel. Both mantels have very minimal paint layers. Both fireplaces also have ceramic tile hearths. The northwest hearth is finished with unglazed red tiles. The tiles on the southeast hearth are painted white. In the southeast room, the mantel shelf awkwardly overlaps an adjacent door casing. The northwest corner room also has built-in wood shelving on its south wall.

The northeast room on the first floor has a patch in the floorboards at the west wall that indicate this room had a hearth and thus likely also a fireplace and mantel at one time.

On the second floor, the southeast-corner room has a built-in bench seat in the bay window. The bedroom in the two-story ell has a built-in dresser with four drawers in the closet.

7. Hardware: Some of the doors on the first floor of the main house retain early, likely original, mortise locksets. The locksets have cast brass backplates and brass knobs with a floral motif cast into them.

8. Mechanical equipment:

a. Heating: The main house and second ell are heated with hot-water radiators. Radiators in the formal spaces have designs cast into them. The radiators in the kitchen are an unembellished, utilitarian type. The enclosed porches are heated with hot-water baseboard heating.

The Maxwell House has no ventilating or air-conditioning systems.

b. Lighting: No original or historic lighting fixtures survive. Existing lighting is surface-mounted fluorescent strip lighting.

²⁴ *Bath Daily Times* (Vol. 68, No. 115: 18 May 1946) 5.

c. Plumbing: Plumbing fixtures remain in the half bath on the first floor and in the second-floor bathroom. All of the plumbing fixtures are modern. No original or early systems remain.

d. Fire-suppression and life-safety systems: A late twentieth-century sprinkler system is installed throughout 682 Washington Street. The sprinkler supply pipes are exposed throughout the building. The building also has life-safety equipment, such as illuminated exit signs, emergency lighting, hardwired smoke detectors, and strobe fire alarms, installed throughout.

9. Original furnishings: None survive.

D. Site

1. Historic landscape design: No historic images of this house are known to exist. Sanborn maps record that when the house was built, Fisher Court, the street that now runs along the north side of the lot, did not exist. It was not in place in 1903 and was first shown on a Sanborn atlas in 1909. Historically, this part of Bath has had a village setting, and both sides of Washington Street were lined with freestanding, wood-framed residences and churches. Available images, such as postcards, show this part of Washington Street was once an unpaved street, densely lined with freestanding residences on both sides. Grass lawns were planted between the houses, and the street was shaded by mature trees. A streetcar line ran down the middle of the street.

The ongoing expansion of BIW has altered the neighborhood, replacing churches and houses with surface parking lots. A major change occurred in 1956, when BIW built its first Assembly Building (today called the Panel Shop) on Washington Street, just south of the Administration/Office building. The replacement of wood-framed, residential-scale buildings with a 514'-long brick building resulted in a long wall that blocks access to and views of the river and permanently changed the character of the neighborhood. The ongoing demolition of many of the houses on the west side of the street for the construction of surface parking lots has further changed the appearance, setting, and feeling of this neighborhood.

2. Outbuildings: Available Sanborn maps show there was a two-story-tall barn behind the Maxwell House in 1890. In 1889 the *Bath Daily Times* reported that Charles Maxwell was having a stable "...in the latest style of architecture..." built at

the rear of his Washington Street property.²⁵ This building was later replaced with a “tenement.”²⁶

Part III. Sources of Information

A. Architectural drawings: None – no drawings are known to exist.

B. Early Views:

1. None – no early photographs of the Maxwell House are known to exist.

C. Interviews: Gaertner, Margaret. Interview with William Moore via Telephone. 16 February 2026. *William Moore of Primer Properties owned the building from 2002-2019.*

D. Selected Sources:

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²⁵ *Bath Daily Times* (Vol. XXVIII, No. 202: 28 August 1889) 4.

²⁶ *Bath Daily Times* (Vol. 41, No. 95: 22 April 1901) 3.

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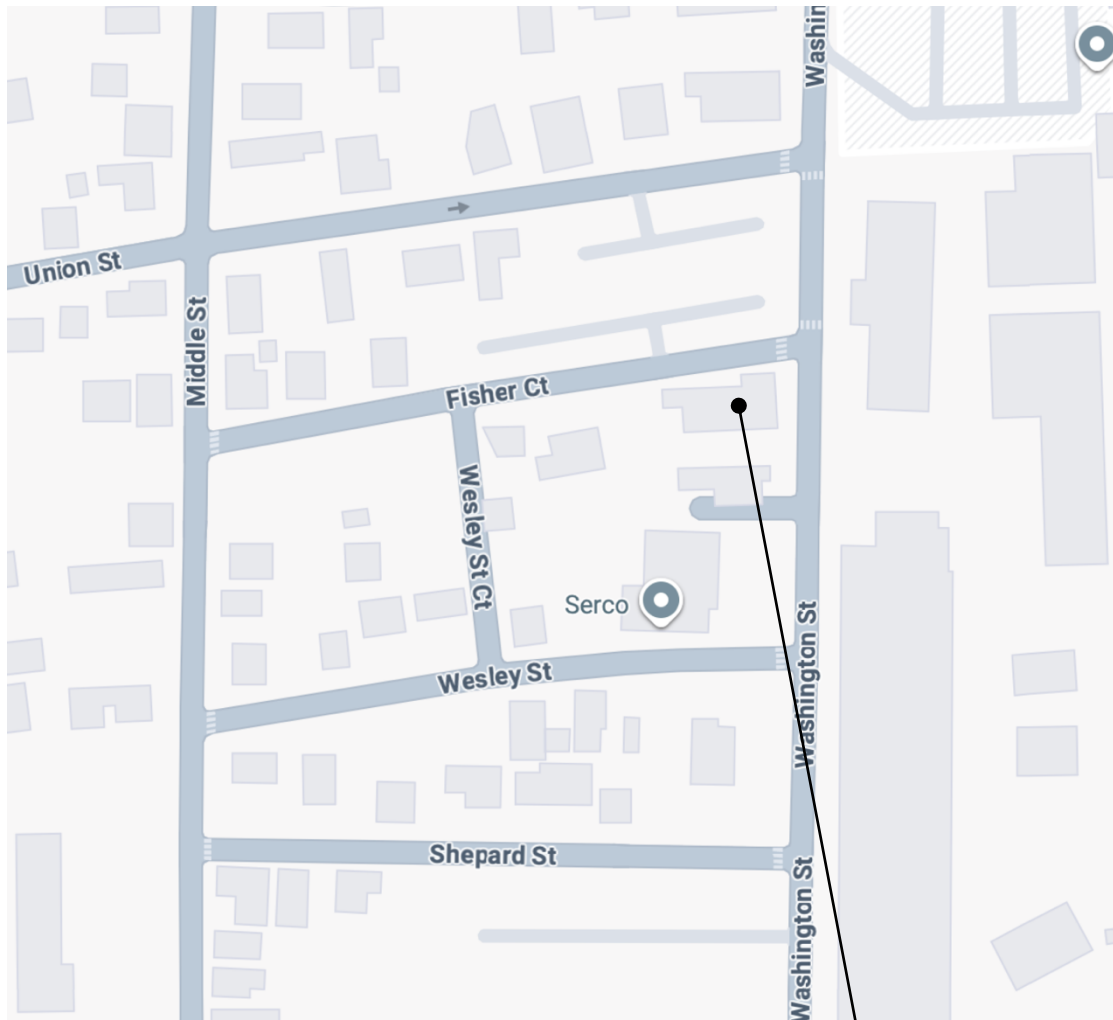
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Unpublished report provided to the author by the Maine Historic Preservation Commission.

E. Likely Sources Not Yet Investigated: None known.

F. Supplemental Material: Following, please find:
Site Plan, not to scale

CHARLES AND LYDIA MAXWELL HOUSE
MHBR 117
(Page 21)



Charles and Lydia
Maxwell House

Site Plan
Not to scale