

FRANK BROWN HOUSE
676 Washington Street
Bath
Sagadahoc County
Maine

MHBR No. 118

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
SCANNED HISTORIC PHOTOGRAPHS

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

MAINE HISTORIC BUILDING RECORD (MHBR)
FRANK BROWN HOUSE
MHBR NO. 118

- Location:** 676 Washington Street
Bath
Sagadahoc County
Maine
- Coordinates:** The southwest corner of the second ell is at latitude 43.908939° north and longitude -69.816497° west. The coordinates were obtained on February 8, 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 and is vacant.
- Present Use:** The building is vacant. It was most recently used as a “sober house,” a group home for men in recovery from alcohol abuse.
- Significance:** The Frank Brown House is historically significant for its role as a boarding house for shipyard workers. It is eligible for listing on the National Register of Historic Places as a contributing resource within the Bath Iron Works Historic District.
- 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 of Bath Iron Works (BIW), Bath, Maine. The Frank Brown 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 2026.

Part I. Historical Information

A. Physical History

1. Date of erection: 1898-1900. Frank Brown began building 676 Washington Street in 1898 after a devastating fire on July 5 destroyed his house, which stood on this lot, and twenty other nearby structures. The *Bath Daily Times* reported many milestones throughout the construction of Brown's house. On September 20, 1898, the *Times* reported the foundations for Brown's house were being blasted, and on August 15, 1899, it announced that foundation work had started. On March 28, 1900, the *Times* reported the "finishing touches" on the interior of the house were to be completed that week,¹ and on May 14, 1900, Frank Brown was moving into his new house.²

2. Designer: The contractor for the house, William Hartwell, also prepared drawings for its construction.³ Hartwell was a well-known Bath contractor. Among the buildings he built were the Wesley Church, which stands immediately south of the Frank Brown House; the People's Church, which stood across Washington Street (demolished); and houses for Bath's noted citizens, including several Sewalls and Albert H. Shaw.⁴

3. Original and subsequent owners, occupants, uses: The builder and original owner and occupant of 676 Washington Street was Frank Brown, a Bath shoe dealer. Sanborn atlases have labeled the building as 676 Washington Street since

¹ "Local News," *Bath Daily Times* (28 March, 1900) 8.

² "Local News," *Bath Daily Times* (14 May, 1900) 5.

³ *Bath Daily Times* (15 August, 1899) 4.

⁴ "Obituary – William H. Hartwell," *Bath Daily Times* (29 June, 1910) 5.

its construction. The City of Bath's assessor has designated the .16 acre parcel as Lot 153 on Map 27.

Frank Brown and his family first used 676 Washington Street as a single-family residence and later rented out some rooms to lodgers. In 1910, the house was occupied by Frank Brown, his wife Helen, and his daughter Rosa.⁵ In 1920, 676 Washington Street was occupied by Frank Brown, his daughter Rosa H. Brown, and five lodgers. All of the lodgers were shipyard workers.⁶ After Frank Brown's death in 1929, his daughter Rosa H. Brown owned and lived in the house. After Rosa Brown died in 1934, her heirs sold the house to Maude K. Stuart.⁷

Maude Stuart, a bookkeeper, and her husband Arthur, an optometrist, also had lodgers while living at 676 Washington Street. In 1940, the Stuarts had three lodgers. Two lodgers were shipyard workers, and the third was a barber.⁸ Maude Stuart sold the house to Mildred Albee in 1944.⁹

The 1950 census recorded that the Albee household at 676 Washington Street consisted of Carl and Mildred Albee and their son Curtis. After Mildred Albee's death in 1977, the house was owned by a series of trusts and corporations.

From 1980 through 1984, Sharon Volmer's real estate business was in the property,¹⁰ and she offered additional office suites in the building for rent. From 2002 until 2017, the house was a residential rental property. In 2017, 676 Washington Street was still a single-family house.¹¹ It was later used as a "sober house" – a group home for men recovering from alcoholism.

4. Builder, contractors: William H. Hartwell was the contractor for the construction of the Frank Brown House. S. H. Rogers was the mason.¹² William Sprague painted the interior of the house.¹³

5. Original plans and construction: The Frank Brown House includes a main house ("main house"), which is two-stories tall. The primary facade of the main

⁵ Federal Census, 1910.

⁶ Federal Census, 1920.

⁷ Sagadahoc County Registry of Deeds, Book 197, page 481.

⁸ Federal Census, 1940.

⁹ Sagadahoc County Registry of Deeds, Book 234, page 529.

¹⁰ *Times Record* (28 November, 1980) 22.

¹¹ "Five-building Package...", *Mainebiz* (2 November, 2017) np.

¹² *Bath Daily Times* (15 August, 1899) 4.

¹³ "Local News," *Bath Daily Times* (15 March, 1900) 4.

house faces east, towards Washington Street. Attached to the west side of the main house is a two-story ell. The ell is quite short – only twelve feet wide – and the roof of the ell is slightly lower than that of the main house. Attached to the west wall of the ell is a one-and-a-half-story structure (the “second ell”). The lack of historic interior finishes suggests this volume was a work or storage space, although the Sanborn atlases did not record it as a barn. The overall volumes and their arrangement appear to be unchanged from their original configuration.

A limited number of early postcards record the early appearance of the house. The exterior of the house was in the Queen Anne style and had many features associated with that style, including contrasting siding materials; a water table board, a belt course at the second-floor level, and corner boards; a polychrome paint scheme; a projecting porch with turned posts and decorative millwork; an octagonal corner tower; and a complex roof with a turret.

6. Alterations and additions: Comparison of the 1903 and 1909 Sanborn maps shows few changes. In 1903, Sanborn did not record a front porch at the east facade of the main house; this might have been a drawing error. Details in the masonry foundations suggest this porch is an original feature.

The main volume was labeled as two stories tall in 1903 and two-and-a-half stories in 1909. It is not clear if work was done in the third floor as modern finishes in the attic of the main house hide any evidence of earlier changes. Subsequent atlases – the 1919 and 1945 Sanborn maps – show no changes in the footprint of the house.

Sometime before 1979 the louvered wood shutters were removed from the exterior of the building. Sometime after 1979 and before 2000, vinyl siding was installed on the exterior of the house, covering most of the character-defining features, including the corner boards, belt courses, and the sills and hoods at the window openings. The windows throughout the building were also replaced during this period. More recently, a modern open deck of pressure-treated lumber was constructed along the south wall of the ell and the second ell.

B. Historical Context 676 Washington Street was constructed after the devastating 1898 fire. Frank Brown had a house on this lot which was lost in that fire, and after the fire, he immediately rebuilt the extant house in the then-popular Queen Anne style. Frank Brown was a noted retail merchant in Bath and operated a successful shoe business on Front Street.

The house was occupied by Frank Brown until his death in 1929, and then by his daughter Rosa until her death in 1934. The Browns had multiple lodgers living in the house by 1920. Per the 1920 Census, the Brown's five lodgers were shipyard workers. The next owners, the Stuarts, also had lodgers living with them, some of whom were also shipyard workers. The house thus has tangible connections both to Frank Brown and also to Bath's shipbuilding industry and Bath Iron Works.

Part II. Architectural Information

A. General Statement

1. Architectural character: The Frank Brown House is an example of a Queen Anne-style residence built by a successful local merchant. The Queen Anne style was popular in Bath during the late nineteenth century, and other examples remain in the neighborhood. One example is the house at 39 Union Street.

Although the installation of vinyl siding obscures many of the exterior details, the house still retains some original elements, such as projecting bays under cross gables, an octagonal tower, an original front porch with many turned details, and decoratively sawn brackets at the eaves. The feeling of a Queen Anne-style residence remains. The interior is remarkably well preserved, with its original staircase, nearly all of its original millwork, two fireplaces with decoratively cast bricks, a butler's pantry, and a kitchen with wainscoting.

2. Condition of fabric: The Frank Brown House is generally in good condition although in need of general maintenance such as repair and painting of the remaining exterior wood elements, repairs to the built-in gutters, and replacement of missing downspouts.

B. Description of Exterior

1. Overall dimensions: The main house, without the projecting bays, measures 16' – 5" wide (north-south) x 41' - 6" deep (east-west). The ell measures 12' - 3" wide (east-west) x 15' – 10" deep (north-south). The second ell measures 18' – 1" long (east-west) x 15' – 10" deep (north-south).

2. Foundations: The main house and ell stand on a full cellar whereas the second ell was built over a crawlspace. The exposed portions of the foundations under the main house are cut granite blocks laid in a random ashlar pattern. The mortar

joints are raised and tooled to create a square profile. Concealed sections, such as the foundations under the front porch, are uncoursed, rubblestone masonry.

As seen on the north wall, the foundations under the ell and the second ell are also granite blocks laid in a random ashlar pattern. The north end of the west foundation wall (under the second ell) is rubblestone, and the rest of this wall is brick. The south wall of the ell and second ell are hidden by the modern deck.

3. Walls: The exterior walls are covered with late twentieth-century vinyl siding. This siding extends from the top of the foundation to the height of the eaves, where a deep return cornice runs across the gable ends. The gable end walls flare out over the return cornices, and this flare treatment also continues across the tower walls. The gable ends and the walls of the tower are covered with wood shingles. The butt ends of these shingles are cut into a half-octagon shape.

4. Structural system, framing: As the house was constructed in 1898-1900, it is likely balloon framed. The floor framing for the first floor is 2" x 8 – 3/4" joists at 1' – 5" or 1' – 6" on center. The floor framing for the second floor is 2" x 8 – 3/4" joists at 1' – 5" or 1' – 6" on center. As measured on the north wall, second floor of the main house, the exterior wall framing is constructed of true 2" x 4" studs at 1' – 4" on center.

In the second ell, the rafters are accessible and measure a full 2" x 6". They are installed at 1' – 4" on center.

5. Porches, decks, bulkheads: A flight of wood steps leads from the sidewalk to a wood landing or platform. A second flight of steps then leads to the porch at the front entry. The attached front porch on the east facade has many details typically found in the Queen Anne style including turned posts with a spiral design, turned details in the railings, and sawn brackets. This porch continues along the north facade as an open porch. The stone house foundations under the entire porch are uncoursed rubblestone masonry, suggesting these walls were never visible and both sections of the porch are original.

A modern open deck constructed of pressure-treated lumber runs along the south wall of the ell and the second ell. The deck has a simple wood handrail.

In the cellar under the ell, a wood door in the south wall leads to a flight of stairs to the grade. The masonry of the cellar walls continues along these stairs, indicating there was always a stair here. The stairs are now under the modern deck.

6. Chimneys: The house has two brick chimneys. The first chimney is an interior chimney that exits through the roof of the main house just west of the cross gable on the south roof slope. This chimney has two flues and is the larger of the two chimneys. It is built of brick, laid in running bond. There is a projecting course of brick six courses below the top, and the top three courses are corbeled out from the shaft.

The second chimney, also an interior chimney, runs up the west wall of the two-story ell. It is also brick, laid in running bond, and is capped with a projecting course. Above the projecting course the chimney has brick on its east and west faces and is open on its north and south faces, to allow the smoke to exit. This chimney is capped with a plain slab of unknown masonry material (stone or concrete).

7. Openings

a. Doorways and doors: The Frank Brown House has three exterior doors. The primary entrance is in the east facade. This opening retains its original door, a 3' - 4" wide rail-and-stile oak door with a single light of glass over four recessed panels. The glass has beveled edges and the initial "B" etched into it.

A second door in the west wall of the main house leads into the rear stair hall. This door and its trim are modern. The door is a painted steel door with a single light of glass with applied muntins simulating a nine-light sash above two faux panels. There is no original exterior trim on this door due to the vinyl siding. On the inside, the door trim is plain, flat stock trim. The third exterior door is in the south wall of the second ell. It is the same style of door – painted steel, with a single pane of glass – as the door to the ell; however, this door does not have muntins applied over the glass.

b. Windows and shutters: Most of the windows throughout the house have been replaced with aluminum-clad double-hung units with a one-over-one configuration. The window openings originally had wood sills and projecting trim at the header, but these elements are now covered by the vinyl siding.

The only surviving original windows are found in the basement. The basement window openings are boarded over at the exterior but are visible from inside the cellar. These openings have three-light wood sash in wood frames.

Historic photographs and postcards show the house originally had louvered wood shutters on the exterior of the building. The shutters were removed at an unknown date before 1979.

8. Roof

a. Shape, covering: The main house has a gable-front roof with two cross gables, one on the north slope and the second on the south slope. The tower at the southeast corner of the main house has a steeply pitched, eight-sided roof. The ell and the second ell have gable-side roofs. All of the roofs are covered with black architectural-style asphalt shingles.

b. Cornice, eaves: All of the eaves have deep molded wood cornices. The cornices have gutters built into them. The cross gables and the street-facing gable end have full return cornices of wood moldings that project out from the facade.

c. Dormers, towers: A three-story-tall tower with an octagonal footprint is found at the southeast corner of the main house.

C. Description of Interior

1. Floor plans: The first floor of the main house is divided roughly into four quarters: the northeast corner is the entry hall, and the northwest corner is the former dining room. The south half is a double parlor – two rooms, with a large opening between them. At the west end of the main house are the back stair (south side) and the butler's pantry (north side). A narrow hall between the dining room and west parlor connects the entry hall to the hall where the rear stair is.

The first floor of the ell is an open space that contains the kitchen. The first floor of the second ell contains a storage room in the southeast corner and a modern half-bath in the northeast corner. The west side is an open room.

2. Stairways: The Frank Brown House has three stairways. In the main house, one enters the house into a stair hall with an open formal stair with an elaborate balustrade between tall newel posts. This stair runs from the first floor to the second floor. The stair is not a straight run; instead, it turns ninety degrees at two landings. The stair has square newel posts, an oak handrail, and turned balusters. The treads are oak.

The second staircase is at the east end of the main house. This stair is an enclosed, utilitarian stair that runs from the basement to the attic. It has a simple handrail on the wall and winder treads in the corners. The treads are pine.

The third stair runs up the west wall of the second ell. It connects the first floor to the unfinished space in the attic. This stair is a plain, open stair with no railings.

3. Flooring: The cellar has a concrete floor. At the east end, under the main house, areas of natural ledge remain exposed.

On the first floor, the entry hall has tongue-and-groove oak flooring. The boards are 2" wide and run east-west. The double parlor on the south side of the first floor has wide, random-width pine floor boards that are face nailed. This was likely a subfloor for carpeting. The pine boards run east-west. The former dining room has hardwood flooring that runs north-south.

The kitchen and butler's pantry have light-colored tongue-and-groove hardwood flooring, possibly maple. The boards are 2 - 1/2" wide and run north-south.

The first-floor bathroom (in the second ell) has modern ceramic tile flooring. The storage space south of this bathroom has maple flooring that runs north-south, and the large space in the west end of the second ell has modern, wall-to-wall carpet.

On the second floor, the hall has light-colored tongue-and-groove hardwood flooring, possibly maple. The boards are 2 - 1/2" wide and run east-west. The bedrooms on the second floor have wide random-width pine floor boards that were face nailed, likely a subfloor for carpeting. The pine floor boards also run east-west.

The third-floor spaces have modern, wall-to-wall carpet throughout.

4. Wall and ceiling finish: The walls and most of the ceilings throughout the first and second floors of the main house and ell are plaster on sawn lath. The ceiling in the north-center bedroom is finished with batten strips and is likely a more recent ceiling covered with an early wallboard or fiber board product. The ceilings are plain, without cornices or other embellishments. The walls and ceilings in the third-floor spaces in the main house and ell are finished with gypsum wallboard, painted finish.

Finishes in the first floor of the second ell date to the late twentieth century. The walls and ceilings in the storage room and bathroom are finished with gypsum wallboard, painted finish. The large room at the west half has gypsum wallboard, painted, on the walls, and the ceiling is 2' x 4' acoustic tiles supported in a metal grid.

5. Openings

a. Doorways and doors: Most of the doors throughout the interior of the house are five-panel, rail-and-stile doors. Each door has two tall panels above a horizontal panel, which is in turn above two shorter panels. The panels are recessed and finished with moldings. Most of the doors are stained and varnished to match the trim in that room (oak, or the darker stain used on the pine).

The opening between the east parlor and the entry hall has a pair of glazed doors; the top of the opening is partially infilled with a wood panel. The existing doors each have fifteen lights of glass. These doors are sized to fit the altered opening, suggesting they are not original.

In the primary rooms on the first floor – the entry hall, the two parlors, and the dining room – the door trim is oak and finished with an extra piece of backband trim at the outside edge of the casing. The window on the stair landing also has this detail.

The door casings in other spaces, such as the back hall, kitchen, butler's pantry, and throughout the second floor – have the same profile as the oak casings; they are also finished with corner blocks but are made of stained pine and do not have the backband element. The pine trim is stained a darker color than the natural color of the oak trim.

The wide opening between the two parlors has been altered. It is trimmed with modern, "flat stock" pine boards. These trim boards are stained.

b. Windows: The interior faces of the window openings are finished with molded casings and bull's-eye corner blocks. In the formal rooms – the entry hall, parlors, and dining room – the window casings are oak and have the same backband detail found on the door openings in these rooms. The other rooms have stained and varnished pine trim finished with bull's-eye corner blocks but without the backband found on the oak casings.

6. Decorative features and trim: The interior of the Frank Brown House retains many original features. In the entry hall, the original open stair with its balustrades and square newel posts remains. A bench seat is incorporated into the base of the stair.

In the west parlor, an original fireplace remains. The fireplace has many details executed in cast bricks. There are recessed panels on either side of the firebox, and the arched opening over the firebox is embellished with bands of chevrons; above that, two bands of egg-and-dart moldings run across the face of the mantel. The mantel is capped with an oak mantelshelf. The hearth is finished with unglazed red ceramic tiles.

The kitchen retains an original wainscot of beaded boards on all of the walls. East of the kitchen, the butler's pantry retains original floor-to-ceiling wood cabinets on the south, east, and west walls. The lower cabinets have drawers, and the upper cabinets have doors of glass in wood frames (south and west walls) or beaded-edge boards (east wall). On the north wall, a slate sink is placed on a cabinet of beaded-edge boards.

On the second floor, the bedroom in the southeast corner retains a built-in bench seat in the bay window. The room in the northeast corner has a wood rail, similar to a plate rail, mounted at eye level on the walls.

7. Hardware: The doors are hung on cast-brass hinges. The doors have mortise locksets in a variety of styles.

8. Mechanical equipment

a. Heating: The house is heated by hot-water radiators. The radiators are simple, utilitarian models (there is no ornamentation cast into the tubes). The name of the manufacturer – "American Radiator" – is cast into each radiator. Some of the radiators are tall and placed against a wall, whereas others are short and installed below windows.

The first-floor space at the west end of the second ell and the third-floor rooms in the main house are heated with electric baseboard heat.

Patches in the floors throughout the first-floor rooms suggest the house may have originally been heated by hot air.

b. Lighting: Any historic electric lighting fixtures or switches that might have been in the house have been replaced throughout. Iron pipes in the walls suggest the house once had gas lighting.

c. Plumbing: An original black slate sink remains on the north wall of the butler's pantry. A round, metal label on the sink reads "MONSON-BURMAH SLATE COMPANY PORTLAND MAINE". The slate has integrated, grooved drain boards on either side of it, also of black slate, and the three walls adjacent to the sink have slate backsplashes.

A large, freestanding slate sink remains on the north wall of the cellar under the ell. This sink has a metal frame that holds the slate slabs, and it stands on metal legs. The windows on the north wall of this space are taller than the other windows in the cellar, suggesting this was a work space that needed more natural light. The presence of the sink and the laundry chute on the west wall (see next item) suggests this space was used as a laundry. A stove pipe hole in the flue on the west wall of this space may have served a stove or boiler that provided the hot water for the laundry.

All of the surviving bathrooms have modern (late twentieth century) fixtures.

d. Laundry chute: On the west wall of the bedroom in the ell is a piece of cabinetry with a hinged top. This cabinetry conceals an 11" square shaft of galvanized metal that runs to the basement and was likely a laundry chute.

9. Original furnishings: No original furnishings survive.

D. Site

1. Historic landscape design: The Frank Brown House occupies a lot on the west side of Washington Street in Bath, Maine. The house sits on a sloped site, several feet above the street. A paved drive runs along the south property line to a paved parking lot behind the house. A retaining wall of railroad ties at the southeast corner of the lot runs along the north side of this drive and along the sidewalk to the stairs to the front porch. North of the stairs, a line of short shrubs is planted along the sidewalk. There are no other plantings on the site. The area between the front of the house and the sidewalk is a grass lawn.

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. The street and sidewalks were shaded by tall trees. 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 and immediately across from the Wesley Church, the Frank Brown House, and Shepard Street. 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.

2. Outbuildings: There are no outbuildings.

Part III. Sources of Information

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

B. Early Views:

1. The Frank Brown House is visible in a photographic postcard labeled "Washington St. West Side North of Shepard, Bath, Me. 20." Item LB2007.1.112926, Eastern Illustrating & Publishing Company Collection, Penobscot Marine Museum.

2. The east end of the south facade can also be seen in the background of photographs of the Wesley Church.

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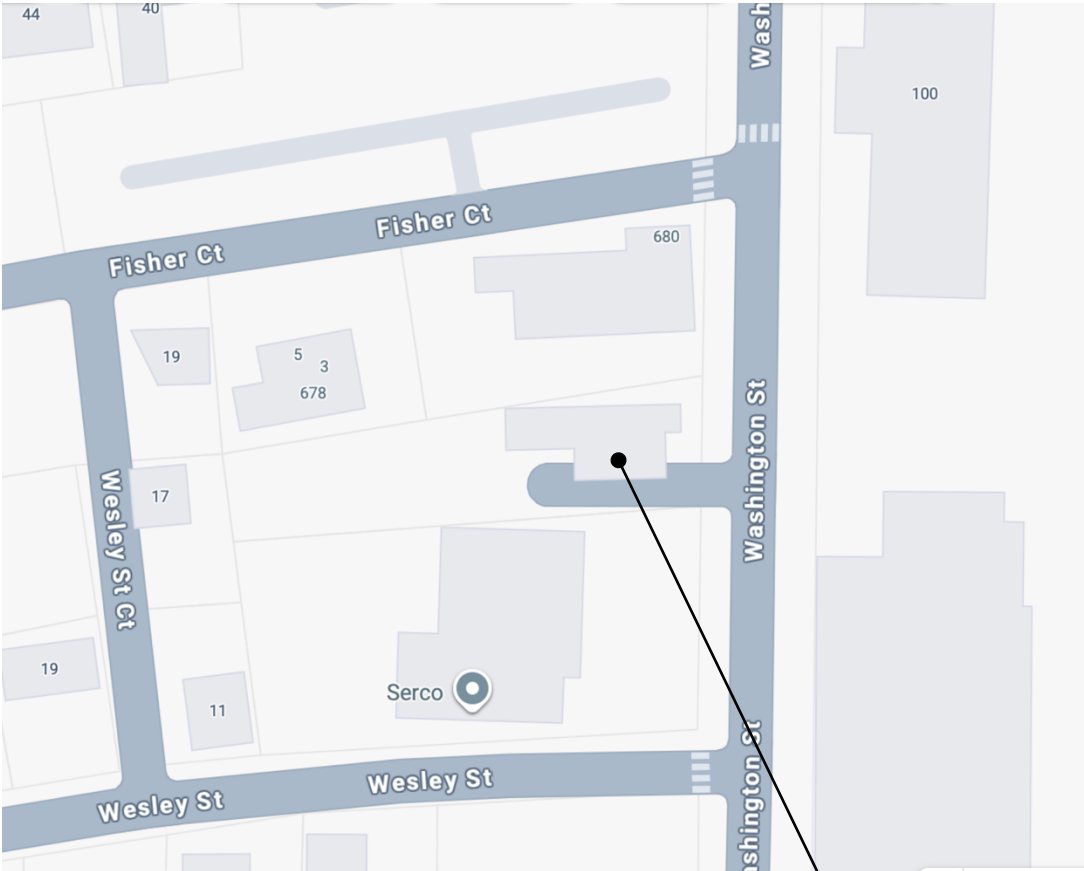
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Unpublished report provided to the author by the Maine Historic Preservation Commission.

E. Likely Sources Not Yet Investigated: None known.

F. Supplemental Material: Following, please find:

Site Plan, not to scale

Historic images of the Wesley Church with the south facade of the Frank Brown House in the background



Frank Brown House

Site Plan
Not to scale



