

LULU DEERING ATKINS HOUSE
658 Washington Street
Bath
Sagadahoc County
Maine

MHBR No. 120

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
LULU DEERING ATKINS HOUSE NO. 120

- Location:** 658 Washington Street
Bath
Sagadahoc County
Maine
- Coordinates:** The southeast corner of the main house is at latitude 43.908271° north and longitude -69.816340° west. The coordinates were obtained on February 14, 2026, using Google Earth (WGS84). There is no restriction on its release to the public.
- Present Owner/
Occupant:** The building is owned by SERE, LLC, a Maine-based corporation that owns multiple properties in the south end of Bath, Maine. The building is vacant.
- Present Use:** At the time of the January 2026 survey, the building was vacant. It was most recently used as a two-unit residential rental property.
- Significance:** The Lulu Deering Atkins House is historically significant for its role as the home of several Superintendents of Shipbuilding for the U.S. Navy between 1940 and 1955. It is eligible for listing on the National Register (NR) of Historic Places as a contributing resource within the NR-eligible 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 Lulu Deering Atkins 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: Lulu Deering Atkins began building the extant building at 658 Washington Street in 1927.¹ Throughout 1927, the *Bath Daily Times* reported on events related to the construction of Atkins's house.²

2. Architect: Not known.

3. Original and subsequent owners, occupants, uses: The builder and original owner and occupant of 658 Washington Street was Lulu Deering Atkins. Sanborn atlases have labeled this building as 658 Washington Street since its construction; the 1903 Sanborn labeled this lot and the earlier house on it as 650 Washington. The City of Bath's assessor has designated the .36 acre parcel as Lot 143 on Map 27.

Before the construction of the Lulu Atkins House, the Shepard House, one of the oldest homes in Bath, stood on the lot now known as 658 Washington Street. Frank and Lulu Deering lived in the Shepard House until Frank Deering's death in 1922.³ Frank Deering was a son of G.G. Deering, a noted and successful Bath shipbuilder.

¹ "Notes of Interest Just Jotted Down," *Bath Daily Times* (23 June, 1927) 5.

² *Bath Daily Times* (15 September, 1927) 8 and (10 November, 1927) 5.

³ "Deerings Occupy Shepard Home," *Bath Daily Times* (13 November, 1917) 8.

In April 1924, Lulu Deering remarried. Her husband, Captain Elisha Atkins, had commanded many of the ships in the Deering fleet. Captain Atkins died a year later in April 1925.⁴

The extant house was built by Lulu Atkins in 1927 as a single-family residence. She owned and lived in the house, and occasionally her adult children lived here as well.⁵

The next owners, the McFaddens, bought the property in 1936 and also used the building as a single-family residence.⁶

In 1940, BIW purchased 658 Washington Street. From 1940 to 1955, the home was successively occupied by three Supervisors of Shipbuilding for the U.S. Navy: Commander Joseph Kiernan, Capt. Russell S. Hitchcock, and Capt. John H. Spiller. BIW owned the property until 2002, later renting it as a residence to civilian families. BIW sold 658 Washington Street in 2002, and it was next owned by a series of limited liability corporations that rented it as a residential property.

4. Builder, contractor, suppliers: Not known.

5. Original plans and construction: 658 Washington Street was originally built as a two-story, single-family house with a center-hall plan. While the exterior materials have changed, the overall form and design of the house have not.

The building is wood-framed and sided in clapboards. The primary facade is symmetrical and divided into three bays. The entrance is centered on the facade. The center bay has a projecting porch on simple columns over the entry door. Above the porch is a tripartite window with pilasters, and centered on the roof is a gable-front dormer with two windows. Each side bay has three windows at the first floor and a single window at the second floor. The window openings originally had wood, double-hung windows with a divided-light sash over a single-light sash. Newspapers of the day described the house as a "bungalow";⁷ however, it is a two-story, center-hall plan house with a gable-side roof and restrained Colonial Revival details.

⁴ "Maine Sea Captain Dead," *Biddeford Daily Journal* (28 April, 1925) 1.

⁵ *Portland Press Herald* (Vol. 42, No. 33: 9 December 1928) Section C, 4.

⁶ Sagadahoc County Registry of Deeds, Book 197, page 51. 1940 Federal Census

⁷ "Notes of Interest Just Jotted Down," *Bath Daily Times* (23 June, 1927) 5.

No early photographs or drawings of 658 Washington Street are known to exist. The earliest photograph found is a 1979 survey photograph taken by Sagadahoc Preservation, Inc. This photograph was taken before the vinyl siding was installed and the original windows were replaced, and it shows many details that are no longer visible. Unfortunately, in this photograph shrubbery conceals the porch on the south facade and the sunporch on the north facade.

6. Alterations and additions: Vinyl siding installed on the house between 1979 and 2000 covers most of the exterior details, including the window trim and the shallow brackets on the eaves at the roof, front porch, and dormer. The original wood windows were replaced sometime after 2000 (the original wood windows are visible in a 2000 survey photo). Sometime in the late twentieth century, the house was divided into two units.

B. Historical Context

658 Washington Street was built by a prominent Bath citizen in 1927. Architecturally, the house's scale, materials, and classical details complemented the Federal house it replaced and the earlier Greek Revival houses in the neighborhood. Its construction date makes it among the last single-family houses built in the neighborhood and marks the transition of Washington Street from a neighborhood of single-family homes owned and occupied by Bath's more prominent families to one of rented houses, duplexes, and boardinghouses for shipyard and other workers.

Part II. Architectural Information

A. General Statement

1. Architectural character: The Lulu Deering Atkins House is a restrained example of the Colonial Revival style that was popular during the 1910s and 1920s in Maine. The symmetrical facade, embellished entrance, and incorporation of historic details such as leaded sidelights and fanlights, pilasters, and classical porch columns are features typical of the Colonial Revival style.

2. Condition of fabric: The building was in good condition at the time of the survey.

B. Description of Exterior

1. Overall dimensions: The main house measures 38' - 6" wide (north-south) x 28' - 6" deep (east-west). The sunporch on the north facade measures 12' - 3"

deep (east-west) and 18' - 3" wide (north-south). The porch on the south facade measures 13' - 9" east-west and 8' - 2" north-south. The vestibule/porch on the west facade measures 9' - 6" north-south and 6' - 5" east-west.

2. Foundations: There is a full-height basement under the main house and a crawlspace under the north sunporch. The foundations are poured concrete. Lines from the boards used to build the forms are visible on both the interior and exterior faces of the foundations. Only a small amount of the foundation is visible above the grade.

The foundation under the south porch is hidden by vertical wood skirtboards.

3. Walls: The exterior walls and soffits of the house are covered with white vinyl siding that hides the original siding and most of the original trim and details on the house. Some of the siding was broken on the west facade, allowing inspection of the wood clapboards behind the vinyl siding. The clapboards have a 6" exposure, with a sharp and thick butt edge.

4. Structural system, framing: The house is wood framed, likely balloon framing, based on the construction date. The exterior wall framing is exposed in the unfinished attic space in the north end of the third floor. The exterior wall studs here measure a full 2" x 4" and are installed at 1' - 4" on center. The rafters measure a full 2" x 7". The rafter spacing is somewhat irregular, with the average spacing measuring about 1' - 11" on center. The rafters have collar ties.

The first-floor joists are exposed in the basement, and the second-floor floor joists are exposed in the north bedroom. These floor joists run east-west, measure a full 2" x 8", and are installed 1' - 4" on center. The third-floor floor joists are exposed in the storage area behind the east knee wall in the south bedroom. These joists also measure a full 2" x 8" but are installed at 2' - 0" on center.

5. Porches, stoops, bulkheads: The primary entry on the west facade is protected by a deep porch. The porch floor is wood tongue-and-groove flooring on wood joists. Two simple columns with smooth shafts support the flat porch roof. A pair of pilasters are placed on the facade, under the porch, in line with the columns.

The sunporch on the north facade has continuous bands of windows on its north and east walls and a window on either side of a door on the west facade. The windows are vinyl replacement units, and vinyl siding hides the trim and soffits.

The porch on the south facade is now enclosed. The earlier appearance of this porch is unknown.

The third porch is near the center of the west facade. This porch is partially open and partially enclosed. The north side is open and supported on a single column that matches the columns on the front (east) porch. The south side is enclosed and has a door in its west wall and a window in its north wall. The basement stair does not have a bulkhead; it is accessed through the door in the enclosed portion of the west porch.

6. Chimneys: The house has two chimneys. On the north facade, an exterior brick chimney extends the height of the wall and pierces the overhang of the roof. The bricks are laid in running bond with no visible headers. Just below the roof peak, a single sailor course is worked into the masonry. Below that a decorative brass scroll is attached to the bricks. The chimney is capped with a modern chimney cap made of sheet metal and screen.

This chimney continues to the grade and is visible on the south wall of the sunporch. At the first floor, the chimney widens to accommodate the firebox for the fireplace in the living room. The bricks within the sunporch are painted white.

The second chimney is an interior chimney. This chimney is also brick laid in running bond. At the top of the chimney is a course of projecting brickwork, two recessed courses, and two more projecting bands at the top. The courses of single bricks at each corner create exhaust points and support a slab-like chimney cap of slate or concrete. This chimney is a simple flue that runs through the center of the house, just west of the ridge of the roof and south of the back stair.

7. Openings

a. Doorways and doors: The front entry door remains in place on the east facade. This opening has a leaded-glass fan light and leaded-glass sidelights. The door leaf is a rail-and-stile wood door with six recessed panels that measures 3' -6" wide.

The door into the sunporch is on the west facade. The door has a wood panel affixed to both the exterior and interior faces. It is likely that this door is a fifteen-light door matching the door into the living room.

The door under the porch near the center of the west facade is a painted wood door with nine lights of glass above two recessed panels. The door to the basement stair is a painted slab door. The top of this opening is filled in with a wood panel, suggesting the original door in this opening was taller.

The door to the south porch is a modern, insulated steel door. This door has a single light of glass over two faux panels.

b. Windows and shutters: The primary (east) facade is symmetrical and divided into three bays. The remaining three facades have irregular fenestration due to the placement of the projecting porches. On the north and south facades, at the second floor, the window openings on the east side are wider than those in the west half. The east windows have eight-over-six windows while the west windows have six-over-six sash.

Original windows survive only in the basement; the basement window openings have three-light wood sash in wood frames. All of the windows in the first and second floors have been replaced with modern vinyl units with insulated glass. The upper sash of the replacement windows have faux muntins between the panes that suggest the configuration of the original sash.

8. Roof

a. Shape, covering: The main block has a gable-side roof covered with black architectural-style asphalt shingles.

b. Cornice, eaves: All of the cornices are wrapped in modern white vinyl siding. The north and south porches have a length of modern plastic (likely polyvinyl chloride, or PVC) gutter along their west walls to protect the entrance doors. These gutters drain into a single downspout installed at the corner of each porch. A modern gutter also runs across the east side of the front porch. This gutter does not have a downspout. There are no gutters on the main roof.

c. Dormers: A gable-front dormer is centered on the east-facing roof slope. The dormer has two windows in it.

C. Description of Interior

1. Floor plans: The interior of the house has a center-hall plan. The space south of the hall is divided into two rooms: a dining room in the southeast corner and kitchen in the southwest corner on the first floor and two bedrooms on the second floor. The north side is now a single room on both floors. The first floor is a living room, and the second floor is a bedroom. Abandoned supply and drain lines and a change in the wall and flooring materials suggest there was once a bathroom at the west end of the bedroom, but the partitions, finishes, and fixtures have been removed.

On the first floor, the center bay contains the entry and two separate stairways. West of the stairs, the center bay contains a small bathroom and a hall to the rear door. On the second floor, the middle bay has a full bath at the east end and a second full bath at the west end.

The rear stair continues to a partially finished third floor. The south end of the third floor is a finished room, and there is a second finished room east of the stair, centered under the dormer. These spaces have sloped ceilings. The north end is an unfinished attic space.

The basement is an open, unfinished space. On the north wall a boiler room is enclosed within modern, drywall-finished partitions

There is a hierarchy of spaces, with the rooms on the east side of the second floor having higher-quality finishes than do the rooms on the west side and on the third floor. Rooms on the east side have single-panel doors, stained and varnished, with glass door knobs, while those found on the west side and on the third floor have two-panel doors, painted, with less expensive hardware. Floorboards in the west rooms and third floor are narrower than are those found in the east rooms.

2. Stairways: The house has two stairways. They are placed adjacent to each other at the center of the house and both run north-south. The primary stair starts in the entry hall and runs to the second floor. This stair has a hardwood handrail on tapered balusters of painted wood and oak treads. The stair turns ninety degrees near the bottom, and the handrail curves to follow the turn of the treads and around the newel at the bottom of the stairway. The free ends of the treads are also curved.

The second stair is an enclosed stair that runs from the basement to the kitchen to the back hall on the second floor and then to the third floor. This stair has a simple handrail installed on its east wall and pine treads with winders in the corners.

3. Flooring: The basement floor is unfinished concrete.

Most of the flooring throughout the first and second floors of the house is hardwood; only the bathrooms and two porches have a different flooring. In the most formal spaces, such as the entry hall and the perimeter of the dining room, the floors are oak. The oak flooring in the hall runs east-west, and each board measures 2 - 1/4" wide. Second-tier spaces such as the living room, the second-floor front hall, and the southeast corner bedroom have light-colored, possibly birch or beech, hardwood floors. The individual boards are 2 - 1/4" wide and run east-west.

The third-tier spaces such as the kitchen, southwest-corner bedroom, the rear hall on the second floor, and the third-floor rooms have light-colored hardwood floors with slightly narrower (2" wide) boards. The boards are installed running north-south.

The north bedroom has no finish flooring, only a subfloor of random-width pine boards that run north-south. The sunporch floor is covered with wall-to-wall carpeting and the floor in the south porch is painted plywood.

The second-floor bathrooms have modern vinyl flooring. The east bath on the second floor has sheet flooring while the flooring in the west bath is 12" square tiles.

The finished spaces on the third floor also have light-colored hardwood floors, 2" wide, installed running east-west in all three rooms. The unfinished attic space in the north end of the third floor has a floor of unfinished, random-width pine boards that run north-south.

4. Wall and ceiling finish: Walls in the basement are bare concrete; lines from the boards used in the forms are visible. Some of the walls are covered with fiberboard panels with batten strips installed over the joints. The basement has no finished ceiling.

Most of the walls and ceilings throughout the first and second floors are plaster on sawn lath. Limited amounts of plaster on metal lath were found. The ceilings in

the first-floor entry and at the west end of the living room on the first floor are installed over expanded-metal lath. In the rear hall on the second floor, metal mesh is visible at an access panel for the bathtub plumbing (the bathtub is no longer there). Most of the ceilings on the first and second floors are finished with a small, painted wood molding at the top of the wall where it meets the ceiling.

The walls of the dining room are paneled with original wood woodwork that suggests "Colonial" wall paneling. The height of the wall is divided into four equally tall panels, and a band carved with vertical grooves is below a heavy molding at the ceiling. The panels are stained pine.

A limited number of rooms, including the sunporch and some of the walls in the north bedroom, are wallpapered. The walls in the kitchen in the southwest corner of the first floor are covered with faux-wood paneling, which is painted.

The walls of the half bath on the first floor and the west bathroom on the second floor are covered in plastic panels.

The walls and ceilings in the two finished spaces and the hall on the third floor are finished with a fiberboard product (not gypsum wallboard), painted. The joints between the hall ceiling panels are finished with batten strips while those in the bedroom ceilings are not. The ceilings in the kitchen, the three bathrooms, and the south porch are finished with twentieth-century acoustic tiles. In the south porch, the original beaded-board porch ceiling remains above the dropped ceiling.

5. Openings

a. Doorways and doors: Many original doors remain throughout the interior of the house. Most are rail-and-stile wood doors, stained and varnished, with a single recessed panel. Secondary spaces, such as the southwest-corner bedroom on the second floor and the rooms on the third floor, have rail-and-stile doors with two recessed panels (a tall panel over a shorter panel). The two-panel doors are painted. The casings on the door and window openings are consistent throughout the house, with moldings at the jambs and a simple entablature capped with a molding at the header.

The former living room on the north side of the first floor retains original glazed doors with fifteen lights of glass in each leaf. A pair of glazed doors leads from the entry hall to the living room, and a single glazed door leads from the living room to the sunporch on the north side of the building.

b. Windows: The primary rooms, such as the bedrooms in the southeast corner and on the north side of the second floor, have louvered wood shutters installed on the interior face. These shutters are also found in the east bathroom on the second floor.

6. Decorative features and trim: The living room retains an original wood mantelpiece on the north wall. The mantel is Colonial Revival in style with tall, slender pilasters supporting a mantel shelf with moldings under it. The firebox is brick, and the hearth is unglazed red tiles. The dining room has a built-in china cabinet on its west wall. The cabinet has solid lower doors, glass upper doors, and is integrated into the wall paneling. The north sunporch retains original, built-in bench seating under the windows on the east wall.

7. Hardware: The doors throughout the house are hung on brass or bronze hinges. The doors have brass or bronze mortise locksets. The single-panel doors in the first-tier rooms typically have glass knobs. Doors in the second-tier rooms and closets have brass or ceramic knobs.

8. Mechanical equipment

a. Heating, ventilation: The building is heated by cast-iron, hot-water radiators. The hot water is provided by an oil-fired boiler on the north wall of the basement. The boiler exhausts into a flue in the north chimney.

Several styles of radiators are found in the building. Some of the radiators have decorative designs cast into their surfaces. These units have the manufacturer's name, "American Radiator Co.", cast into them. Other radiators are a plain, unembellished/utilitarian design. Most of the radiators have wood and metal covers placed over them.

The north porch is heated by a combination of hot-water baseboard heat and electric baseboard heat.

Mechanical ventilation is limited to exhaust fans. There are two through-wall NuTone exhaust fans. One is in the kitchen in the southwest corner of the first floor, and the second fan is in the bathroom on the west wall of the second floor. The two exhaust fans have protective metal hoods on the exterior side of the walls. Modern ceiling exhaust fans are found in the other bathrooms throughout the house.

b. Lighting: A limited number of historic, likely original light fixtures remain in the house. On the first floor, these include a pair of brass two-arm sconces with glass shades over the mantel and one single-arm sconce on the south wall of the living room, west of the double doors to the entry hall. A modern fixture on the south wall, closer to the west end, likely marks the former location of a matching sconce. A pair of brass sconces survives in the first-floor entry hall. These are found on the north and south walls (one on each wall). The fixtures on the north wall have been altered while the sconce on the south wall is missing its shade. In the dining room, a pair of brass sconces remains on the south wall on either side of the window. These sconces have two arms supported on a shield-shaped backplate. The light bulbs are set in painted tubes that mimic candles.

On the second floor, a pair of sconces remains on the west wall of the southeast corner bedroom. These sconces are brass and have round backplates and glass shades. The southeast and north bedrooms have metal plates at the center of their ceilings, indicating these rooms had ceiling fixtures at some point. The southwest-corner room also has a pair of brass sconces. The sconces have oval backplates and glass shades and are installed on the east wall.

No historic light fixtures remain on the third floor.

Nonhistoric, surface-mounted ceiling fixtures are found throughout the house. Some are 1' by 4' fluorescent lamp fixtures with prismatic lenses while others are narrower, more recent LED-lamped fixtures.

c. Plumbing: Plumbing fixtures throughout the house date to the late twentieth century. No historic fixtures remain.

d. Life-safety systems: 658 Washington Street has late-twentieth-century life-safety equipment, such as illuminated exit signs, emergency lighting, hardwired smoke detectors, and strobe fire alarms, installed throughout.

9. Original furnishings: None.

D. Site

1. Historic landscape design: No historic images of the house and site survive, and the historic landscape treatment is unknown.

2. Outbuildings: None extant. The Sanborn map that was updated in 1945 shows a garage behind the house; it is not known what the garage looked like or when it was constructed and demolished.

Part III. Sources of Information

A. Architectural drawings: None found.

B. Early Views: None found.

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:

Primary sources

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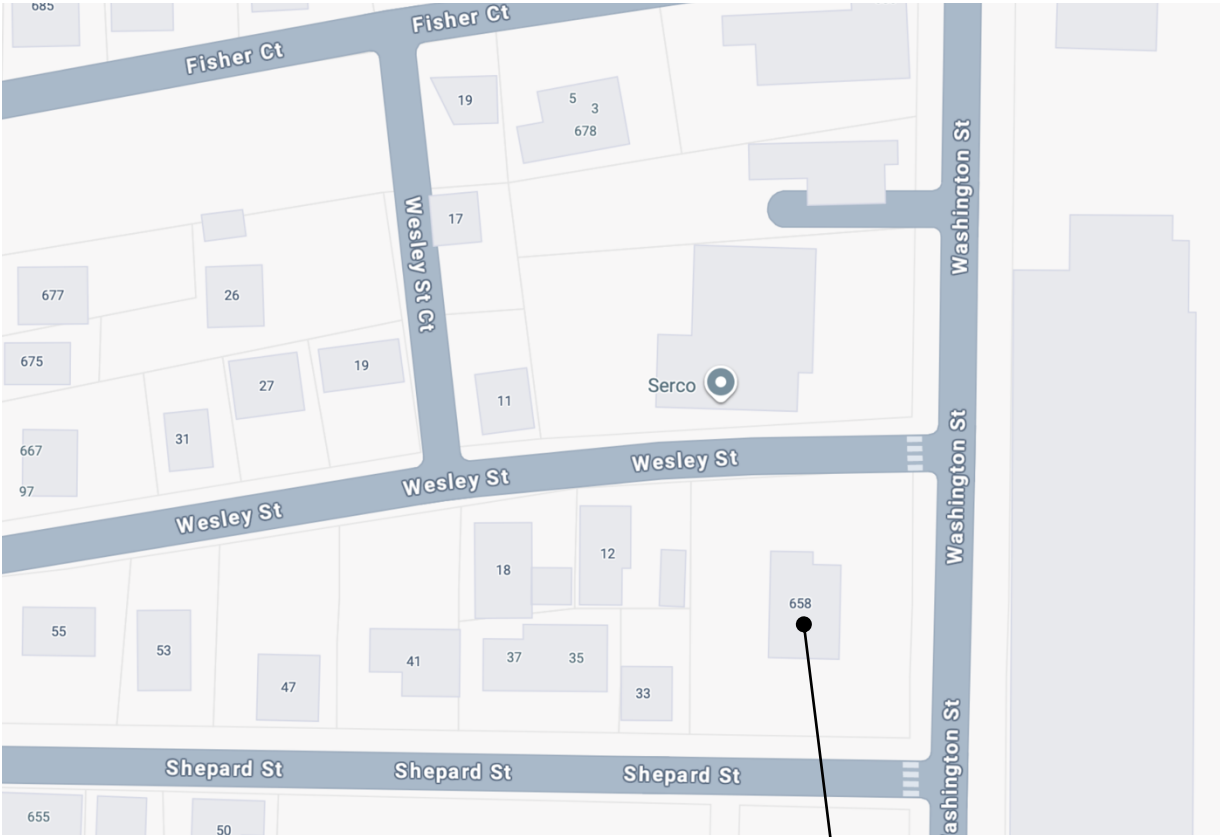
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Haynes, Robin A. S. "Tongues Tell, Imagination Pictures, Clapboard Speaks: The Preliminary Report of the South End Survey, Bath, Maine." June 2001.
Unpublished report provided to the author by the Maine Historic Preservation Commission.

E. Likely Sources Not Yet Investigated: None known.

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



Lulu Deering Atkins House

Site Plan
Not to scale