

TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-6141 ARCHITECTURE AND PLANNING

October 22, 2007

Ms. Molly Casto, Planner
Planning Division
389 Congress Street
Portland, Maine 04101

RE: Estates of Longfellow Inn, 130 Eastern Promenade, (Application ID # 2007-0123)

Dear Molly,

Enclosed please find a letter to Marge Schmuckal from Wally Geyer of Casco Bay Ventures which describes, along with documentation, their determination that the building at 130 Eastern Promenade was originally built and occupied as a building with three dwelling units, such that their "The Estates of Longfellow Inn" project is exempt from the requirements of Section 14-483 of the Land Use Ordinance, "Preservation and Replacement of Housing Units."

Also included are revised floor plans and a revised site plan, which reflect the building as it has been redesigned to accommodate only seven apartment dwelling units, rather than the previously proposed nine units, as necessary to satisfy Sections 14-439, "Dimensional Requirements" and 14-388, "Nonconformity as to Area of Dwelling," of the Ordinance. At 7,905.9 square feet, the current given lot satisfies the minimum requirement of 7,800 square feet for seven units.

Pending Marge's review, please schedule us for the next soonest available Planning Board Workshop. We understand that some materials previously submitted for Site Plan Review may need to be revised in conjunction with the redesigned building; once the Workshop is scheduled please let us know by what date such revised materials should be submitted.

If you have any questions or need further information, please don't hesitate to contact me.

Sincerely,



Will Tinkelenberg

cc: Wally Geyer, Casco Bay Ventures
T. Scott Teas, TFH Architects
Encl: Letter to Marge Schmuckal from Wally Geyer, October 9, 2007
"C-1.2, Site Plan,"
"A-1.2, First Floor Plan,"
"A-1.3, Second Floor Plan,"
"A-1.4, Third Floor Plan,"
**All drawings revised October 19, 2007; Full-size & 11 x 17 copies included.*

CASCO BAY VENTURES

223 Woodville Road
Falmouth, Maine 04101

October 9, 2007

Marge Schmuckal
Zoning Administrator
Portland City Hall, Room 315
389 Congress Street
Portland, Maine 04101

RE: 130 Eastern Promenade, corner of Wilson Street – 003-C-001 & 002 – R-6 Zone
Site Plan #2007-0123

Dear Ms. Schmuckal,

On September 26, 2007, we received a denial letter for our current project at 130 Eastern Promenade. We are writing to amend our proposed application based upon our revised plans and section 14-480 found within the zoning code.

We were denied our permit based on section 14-388 of the zoning ordinance because our given lot size was smaller than the land area needed for the nine units we had proposed. We have now changed our proposal and have reduced the number of units from nine (9) in the previous proposal to seven (7) units. Through reducing the number of units we are now within the underlying zoning requirements.

The code also discusses in detail the preservation and replacement of housing units. If the number of dwelling units decreases on a property, replacement housing must be built or the developer must pay a fee, unless the property meets one of the codes listed exemptions. Through examination we have discovered that the loss of housing units from the current eleven (11) to the proposed (7) seven units at 130 Eastern Promenade should be exempt from division 29 of the code regarding the replacement of housing units.

Through careful research, we have discovered that 130 Eastern Promenade was originally built as a three family flat. The home was built as a residence in 1903, for Harry Pease, Harry Russell and Franklin Yeaton. Over the years, others bought out Russell and Yeaton. Then in 1916, Harry Pease became the buildings sole owner. During that same year Mr. Pease turned his residence into Ye Longfellow Inn. According to section 14-480 of the zoning ordinance, "existing residential structures which, exclusive of additions thereto, contain more dwelling units than they were originally designed and built to accommodate and which are being modified to contain fewer dwelling units, subject to the condition that the number of dwelling units originally intended to be accommodated in such structures can be established by documentary evidence."

The attached primary source documentary evidence clearly shows that the building was intended for three dwelling units. Attached you will find Sanborn Fire Insurance Maps dating from 1896 through 1928. The Sanborn Insurance Map for 1896 shows that 130 Eastern Promenade was not yet built. Then the Sanborn Fire Insurance Map of 1909 shows that 130 Eastern Promenade was classified as a framed three story flat. The final Sanborn Insurance Map of 1928 shows that 130 Eastern Promenade had become an inn known as Ye Longfellow Inn. Further evidence of the buildings change of usage is found in the City Directories of 1903, 1915 and 1916. The City Directory of 1903 is the first directory to list a residence being located on the property. At that time the building had Harry Pease, Harry Russell and Franklin Yeaton listed as the properties owners/tenants. Then in 1916, the building is listed as Ye Longfellow Inn and as the home of Harry H. Pease. The Portland Business Directory of 1916 lists Ye Longfellow Inn as a hotel. The prior City Directory of 1915 neither lists the businesses name in the business section nor does the business appear in the street directory.

Due to our revised plans and the supporting documentary evidence, we are confident that our project as amended meets all zoning requirements.

Feel free to contact us with any questions you may have.

Sincerely,

Wally Geyer
Casco Bay Ventures

PORTLAND STREET DIRECTORY 1916

LEFT SIDE

RIGHT SIDE

DUNPHY'S LANE

WARD 4

From 19 York

Mrs Nora Mulkern

1 Mrs Margaret Mulkern
 Miss Mary Gorham

Vacant

Bernard Lerman
 8 Vacant

DURHAM STREET

WARD 8

From 46 Brighton avenue to opposite 472 St John

Alfred L Turner
 Charles H Small
 Perley O Dresser
 Carl A Hilland
 G Waldon Smith
 Charles S Lord
 Charles G Smith
 Daniel K Smith
 John L Merryman
 Howard B Stevens
 Henry F Owen
 George E Mace
 Deane street
 Nathan Clifford school
 Payson street
 William J Langzettel
 Howard O Lathabee
 St John street

St John street

DYER STREET

WARD 8

From 180 Franklin to 51 Wilmet

Mrs Rosina Sutherland
 Elmer M Stuart
 Fred Cameron
 Charles W Lincoln
 Patrick G Bradley
 Wilmet street

8 David Robinson
 5 Robert M Bloom
 Nathan Rubin
 7 William Cooper
 11 George T Harding
 A Judson Conary
 Walter T Joyce
 18 Arthur Woodman
 Wilmet street

EASTERN PROMENADE

WARD 1

From 1 Atlantic to junction North and Washington avenue

Edgar G Sprague
 16 Munjoy street
 Mrs Effie I Jordan
 Charles B Stowers
 James T Jack
 Rev Joshua M Frost
 Charles L Jack
 Beckett street
 James M Gibson
 Roy W Reed
 Rev Frederick S Walker
 Eugene A Spaulding
 George F Reynolds
 53 Vesper street
 William L Blake
 William N Taylor
 82 Morning street
 Robert D Libby
 Mrs Lydia J Libby
 George B Verrill
 Harry H Russell
 George T Dealy

5 Henry F Merrill
 18 (rear) William O Tapley
 Mrs Josephine M Stevens
 17 John B T Weatherbee
 John P McConville
 19 Miss Jennie M Berry
 James A Trott
 (rear) George A Brown
 Raymond D Patchin
 21 Miss Martha J Clark
 (rear) John E Bradley
 27 Walter W Duffett
 29 Vacant
 88 Dr John H Connellan private hospital
 89 Edward M Lang
 (rear) Jeremiah H Connolly
 47 George L Garrish
 58-75 Fort Allen Park
 81 Mrs Bertha E Cleveland
 91 Roscoe S Davis
 98 Vacant
 95-97 East Commercial street

PORTLAND STREET DIRECTORY 1916

LEFT SIDE

RIGHT SIDE

EASTERN PROMENADE--Continued

180 Ye Longfellow Inn
 Harry E Pease
 184-186 Wilson street
 140 Samuel D Plummer
 150 John W Griffin
 154-156 Moody street
 180 Mrs Sarah E Towle
 186 Abraham Goodale
 Michael J Flaherty
 188 Morris Kaiman
 170 William T Starr
 172 Albert B Smith
 174 John H Montgomery
 178 George E Macgowan
 182 Mrs Mary E O'Connor
 Fred D Harvey
 188 Lindsay B Griffin
 192-196 Congress street
 208 Wallace B Adams
 210 James A Keniston
 Warren Brown
 214 John B Peterson
 218 Moses M Gould
 Charles A Patten
 E Rae Moody
 224 Benjamin Press
 224A Joseph S Bernstein
 228 Mrs Isabella M Stewart
 280-282 Turner street
 258-260 Quebec street
 278-280 Malbourne street
 288 John J Nissen
 292 Richard E Harvey
 294 Atwood O Tubbs
 296-300 Montreal street
 818-820 Walnut street
 452-460 North street
 468 Washington avenue

0 Cutler street

EDGEW

From 1200 Washingtc

20 John J O'Connor
 80 Mrs Mary J McGowan
 84 William E Dolley
 --- Vacant

Beechwood avenue

Beechwood avenue

EDWARDS STREET

WARD 8

From 1190 Congress to 842 Brighton avenue

7 George M Milne
 198 Erlon M Richardson
 Brighton avenue

EIGHT STREET

WARD 9

From Lexington avenue, northerly to Broadway

--- John A Murphy
 --- Arthur F Fielding
 --- William S Spear
 Broadway

Broadway

ELEANOR STREET

WARD 9

From 1268 Forest avenue, southerly

Archib O Luffin
 Hans H Madsen
 Byron B Durgan painter
 William W Darrell

J Everett Low
 Melvin L Loring
 Willard L Wyman
 Alfred LeMay

The Portland
 City directory of
 1916 Shows that
 the property has
 become an Inn.

EXPRESS AND
 FREIGHT SERVICE

ESS

TERMINAL
 76 CROSS STREET
 TELEPHONE 3567 - 3588

's (Retail)—Continued

1920 Forest av
 Benjamin K 89 Sawyer S P
 Joseph H 27 Portland
 G I Waldo
 K N 228 York
 922 Congress
 S 888 Congress
 ny 107 Federal
 y Mrs 110 Veranda
 H 952 Congress
 H 819 Forest av
 L 94 Middle
 ur F 84 Munjoy and P I
 istatus G 45 Moody
 iton E 427 Preble S P
 : Curtis 587 Cottage rd S P
 man G 82 Ocean S P
L COMPANY 112 Exchange
 s 1228)
 (D 948 Forest av
 94-796 Congress
 ward J 181 Pearl
 18 W Commercial

Guns and Sporting Goods

ms Co 210 Federal
 Market
 H 210 Federal

's and Cornice Makers

FUS CO 390 Com'l (see p 1280)
LOGUE 452 Fore (see page 8)
PARKER 54 Cross (see p 18)
J & CAIN 222 Com'l (see p 6)
MHN E & SON 81 Cross (see 8)
IAM H CO (THE) (galvanized Fore (see page 1288))

Gymnasiums

tic Club 80 Spring
 Free
 Oak

and Brown Tail Moth Exterminators

PHILBROOK 18 Exchange 1229)

***Hair Dresser**

OTHEY P MISS 586 Congress (see page 10)

Hair Workers

Miss r 188 Summit
 l 518 Congress
 d Mrs 586a Congress rm 88
 p 587 Congress rm 18 (see 8)
 Parlors 562 Congress rm 416

Hardware

iting Seale Co 85 Market rm
 Co 57 Middle
 O (carriage) 195 Commercial 1239)
 eprecantile Co 463 Wash av
 lker Co 6 Monument sq
BROUSE CO (THE) 148 and
 (see page 1240)
BE CO 11 Monument sq and
 see head lines street dir)

LAUGHLIN THOMAS CO (THE) 148 Fore
 and 184 Commercial (see page 7)
MADSEN & ALLEN CO 875 Forest av (see
 foot lines street directory)
 Marine Hardware and Equipment Co foot
 High S P
STEVENS A E & CO (wagon) 9 Union (see
 page 1280)
 Sulkowich Hardware & Paint Co 978 Fore
 Talbot Brooks & Ayer 268 Middle
TILTON CHARLES A & CO 115 Sawyer

The City of
 Portland's Business
 Directory of 1916
 Shows that in
 1916 Ye Longfellow
 Inn was in
 business.

GL
 Co
 Hc

Ayer Houston & Co (fur and felt) 9 Be...

Hats, Caps and Furs

COE THE HATTER 207 Middle (see
 general directory)
GREENOUGH BYRON & CO (wholesale)
 Middle (see page 7)
 McCarthy John J 251 Middle
SCHLOSSBERG L H 891 Congress (see
 general directory)
 Schwarz D W 257 Middle
 Snyder Inc 9 Monument sq

Hay and Straw

Knight Turner H Ocean S P
LAPPIN JNO J & CO 12 Pearl (see
 Smart Harold K 119 Westbrook
 Spear Albert E 28 Preble

***Heating and Ventilating Contractors**

HASKINS JOSEPH T Jr 86 Veranda (see
 page 1287)
HUTCHINSON MELVILLE C 188 Be...
 (see side lines street directory)
KANE & STEVENSON 7-9 Washington
 (see page 16)
LIBBY E D & SON 10 Sewall (see
MOULTON ARTHUR H 75 Union (see
NASH F & O B CO 390 Fore (see
NASH O M & D W 6 Exchange (see
TILTON O A & CO 115 Sawyer
 page 1184

***Hermetically Sealed Goods**

BURNHAM & MORRILL CO 45 Water (see
 page 5)
PORTLAND PACKING CO 26 York (see
 page 8)
TWITCHELL-CHAMPLIN CO (THE) 252
 Commercial (see page 9)

***Horse Boots**

BAILLY JAMES CO (THE) 264 Middle (see
 head lines street directory)

***Horse Clothing**

BAILLY F O CARRIAGE CO (INC) 165
 Middle (see side lines street directory)
BAILLY JAMES CO (THE) 264 Middle (see
 head lines street directory)
GREENOUGH BYRON & CO (wholesale) 181
 Middle (see page 7)

Horse Dealers

Rich Dewar & Son 1150 Congress

***Horse Furnishing Goods**

BAILLY F O CARRIAGE CO (INC) 165
 Middle (see side lines general directory)
BAILLY JAMES CO (THE) 264 Middle (see
 head lines street directory)

Horseshoers

(See also Blacksmiths)

Chase Gilbert E 637 Forest av
 Olayton Joseph H 501 Fore
 Fullerton Edward W 82 Union
 Gwinn Charles 60 Cross
 Lannon James E 157 Kennebec

***Hose and Packing**

PORTLAND RUBBER CO 259 Middle (see
 top lines general directory)

Hosiery and Gloves

Miley Co (The) 563 Congress
OWEN MOORE & CO 505 Congress (see adv
 general directory)

Hospitals and Dispensaries

Children's Hospital (The) 91 Danforth and
 88 High
 Connellan John W (private) 83 Eastern prom
 Edward Mason Dispensary 65 India
 Gordon Lillian A Mrs (private) 93 Stevens
 avenue
 King's Dr (private) 139 William
 Maine Eye and Ear Infirmary 9 Bramhall
 Maine General 2-22 Arsenal
 Maternity Hospital (private) 109 Emery
 St Barnabas (private) 281 Woodford

***Hot Water Heating**

DAVIS H B CO 38 Forest av (see adv gen-
 eral directory)
KANE & STEVENSON 7-9 Washington av
 (see page 16)
MOULTON ARTHUR H 75 Union (see p 15)
NASH F & O B CO 390 Fore (see page 27)
NASH O M & D W 6 Exchange (see p 27)
WILLEY & CALKOUN 46 Market (see adv
 general directory)

Hotels

American House 29 Free
 Atlantic House 185 and 187 Fore

Avenue House Island av Peaks Island
 Bay View House Island av P I
 Casco Bay House Long Island
 Central House 137 Free
 Cliff House Cottage rd O E
 Columbia Hotel 645 Congress
 Congress Sq Hotel 579 and 581 Congress
 Falmouth Hotel 212-214 Middle
 Grand Trunk Hotel 179 Fore
 Granite Spring Hotel Long Island
 Harbor View House Peaks Island
HOTEL BRUNSWICK 21 Preble (see p 22)
 Hotel Florence 43 India
 Hotel Temple 22 Temple
 Imperial Hotel 104 Park
 Innes House Island av Peaks Island
 Knickerbocker (The) Peaks Island
 Lafayette Hotel 638 Congress
 Monument Sq Hotel 247 Federal
 New Adams House 15 Temple
 New Chase House 484 Congress
 New Rochester Hotel (The) 97 Elm
 Oceanic Peaks Island
 Park Hotel 121 Forest av
 Peaks Island House Peaks Island
 Preble House 475 Congress
 Terminal Hotel 939-945 Congress
 Tolman Hotel 6 Tolman pl
 West End Hotel 298 St John
 Windsor Hotel 198 Middle
 Ye Headland Inn Peaks Island
 Ye Longfellow Inn 180 Western promenade

Hotels (Apartment)

Berkeley 72 Park av
 Boyd 65 Spring
 Bristol 312 Congress
 Carroll 9a Myrtle
 Clifford 18 Clifford
 Colonial 177 High
 Elks 45 Spring
 Ellsworth 895 Congress
 Everett Chambers 51a Oak
 Fessenden 15 Shepley
 Florentine 41 Chestnut
 Hampden 94 Park av
 Harlan 115 Congress
 Lawlor 150 Congress
 Los Angeles 421 Cumberland av
 Marlborough 184 High
 Marshall 626a Congress
 Newton 124 Brackett
 Oaks 76 Park av
 Ocean View 101 Danforth
 Parkhurst 91 State
 Raymond 65 Morning
 Sherman 111 Sherman
 Sherwood 92 Park
 Shepley 18 Casco
 Somerset 688 Congress
 St Regis 8-10 Weymouth
 St Francis 12 Weymouth
 Stanley 5 Smith
 Stateway 59 State and 188 Danforth
 Tecumseh 65 Sherman
 Tralawny 655 Congress
 Tyler 55 Spring
 Ulysses 98 Grant
 Vaughan Hall 216 Vaughan
 Wardsworth 80a Preble
 Warren 82 Park av
 Wellington 361 Congress
 Weymouth 849 Congress
 Wiggin 198 High
 Wilton 881 Congress
 Windsor 286 State
 Woodbury 118 Franklin

***House Finish Mfrs.**

ALLEN W A CO 125 Somerset (see p 1285)
BERLIN MILLS CO 404 Commercial (see
 adv general directory)

EVENING EXPRESS

LARGEST DAILY
CIRCULATION
IN MAINE.

PORTLAND STREET DIRECTORY.

141

LEFT SIDE.

RIGHT SIDE.

DUNPHY'S LAKE—CONTINUED.

3 Mrs. Hannah Lee
4 Mrs. Mary Haley
5 John W. Wilkins
6 Mrs. Sophia Decost
7 Michael Ney
8 Benjamin B. Dyer
9 Pasquale Cefalo
10 Mrs. Annie F. Cameron

DYER STREET.

WARD 3.

From 150 Franklin to 51 Wilmot.

3 Joseph H. Marston
4 Watson R. Gribbin, jr.
5 Joseph F. Colley, jr.
7 Mrs. Amanda Hill
13 Vacant
14 Wilmot street

EASTERN PROMENADE.

WARD 1.

From 1 Atlantic to junction North and Washington avenue.

3 Ernest A. Randall
4 16 Munsjoy street
22 James P. Jordan
23 John H. Richardson
24 Zerkert J. Willard
25 Charles S. Webster
26 Mrs. Lizzie E. Dennison
27 Charles L. Jack
28 Benjamin Thompson
29 Mrs. William Gray
30 58 Vesper street
31 William L. Blake
32 William N. Taylor
33 Corving street
34 Robert D. Libby
35 Arthur C. Libby
36 Harry H. Pease
37 Harry H. Russell
38 Franklin Yeaton
39 136 Wilson street
40 Samuel D. Plummer
41 166 Moody street
42 Bealie A. Boadway
43 Alfred Southworth
44 Robert S. Laughlin
45 Lindsey B. Griffin
46 198 Congress street
47 John R. Peterson
48 Moses M. Gould
49 Charles A. Patten
50 Neal D. Gould

5 From 1 Atlantic to junction North and Washington avenue.
6 Henry F. Merrill
7 John G. Munroe
8 Mrs. Catherine Lightford
9 Charles A. Neal
10 James A. Trott
11 (rear) Alexander L. Izatt
12 John M. L. Jackson
13 Mrs. Jerusha S. Clark
14 (rear) Ernest E. Gammage

15 Walter W. Duffett
16 Oakley C. Curtis
17 Mrs. Elvira S. Randall
18 William B. Thomas
19 (rear) Jeremiah H. Connolly
20 John J. Gerrish
21 George L. Gerrish
22 Mrs. Sarah M. Ricker
23 55-73 Fort Allen Park
24 75 Fort Allen Park place
25 Lewis W. Cleveland
26 Roscoe S. Davis
27 Mrs. Catherine McCarthy
28 95, 97 East Commercial street
29 191-195 Congress street
30 Cleaves Monument

31 William N. Taylor
32 Corving street
33 Robert D. Libby
34 Arthur C. Libby
35 Harry H. Pease
36 Harry H. Russell
37 Franklin Yeaton
38 136 Wilson street
39 Samuel D. Plummer
40 166 Moody street
41 Bealie A. Boadway
42 Alfred Southworth
43 Robert S. Laughlin
44 Lindsey B. Griffin
45 198 Congress street
46 John R. Peterson
47 Moses M. Gould
48 Charles A. Patten
49 Neal D. Gould

Printed and Bound by Talbot, Brooks & Ayer, 269 Middle, 335 and 245 Federal Streets.

Printed and Bound by Talbot, Brooks & Ayer, 269 Middle, 335 and 245 Federal Streets.

Year 1903

Portland City
directory of 1903
shows that three
tenants/owners live
at 130 Eastern
Promenade.

L. W. CLEVELAND CO.

260 CONGRESS ST.

CO.

ELECTRICAL ENGINEERS
AND CONTRACTORS.

ESTIMATES AND SPECIFICATIONS FOR EVERY KIND OF ELECTRICAL WORK.
TELEPHONE CONNECTION.

LEFT SIDE

RIGHT SIDE

EASTERN PROMENADE—Continued

- 40 Roy W Reed
- Eugene A Spaulding
- 48 Gertrude E Weeks
- 48-52 Vesper street
- 54 William L Blake
- 64 William E Taylor
- 68-62 Morning street
- 84 Robert D Libby
- 102 Mrs Lydia J Libby
- 108 George B Verrill
- 114 Harry E Russell
- 126 George T Dealy
- 180 Harry E Pease
- George F Reynolds
- Natt W Brown
- 184-186 Wilson street
- 140 Samuel D Plummer
- 150 John W Griffin
- 164-166 Moody street
- 180 Mrs Sarah E Towle
- 166 Abraham Goodside
- Michael J Flaherty
- 168 Morris Maiman
- 170 William T Starr
- 172 Albert E Smith
- 174 John H Montgomery
- 176 George E Macgowan
- 182 Mrs Mary E O'Connor
- Fred D Harvey
- 188 Lindsay B Griffin
- 192-196 Congress street
- 208 Novello Crafts
- Ev Wilhelm M Petterson
- 210 James A Keniston
- 214 John R Peterson
- 218 Moses M Gould
- Charles A Patten
- E Rae Moody
- 224 Benjamin Treas
- Samuel Wolf
- 224A Charles E Warren
- 228 Mrs Isabella M Stewart
- 230-232 Turner street
- 258-260 Quebec street
- 278-280 Melbourn street
- 288 John J Nissen
- 292 Richard E Harvey
- 294 Atwood O Tubbs
- 296-300 Montreal street
- 316-320 Walnut street
- 452-460 North street
- 468— Washington avenue

- 21 Martha J Clark
- (rear) John E Bradley
- 27 Walter W Duffett
- 29 Oakley C Curtis
- 38 Vacant
- 39 Edward M Lang
- (rear) Jeremiah H Connors
- 47 George L Gerrish
- 58-76 Fort Allen Park
- 81 Mrs Bertha E Cleveland
- 91 Roscoe S Davis
- 93 Vacant
- 95-97 East Commercial

CLOTHING ON CREDIT, IF YOU WANT IT
 PURITAN CLOTHING CO.
 571 CONGRESS STREET
 TELEPHONE 1998-W

Portland City
 directory of 1915
 Shows that three
 tenants/ owners
 live at 130 Eastern
 Promenade.

EDGEWOOD AVENUE

WARD 9

From 1200 Washington avenue to Beechwood avenue

- 20 John J O'Connor
- 30 Mrs Mary J McGowan
- 34 William E Dolley
- 25 Vacant
- Beechwood avenue

EDWARDS STREET

WARD 8

From 312 Brighton avenue to 1190 Congress

- Congress street
- 7 George M Milne
- Congress street

Opticians. Kodak Supplies.
 H. E. MURDOCK CO. Y. M. C. A. BUILDING.

***Hospitals (Private)**

THE EVELYN W MBS B Pleasant av
(see adv general directory)

***Hot Naptha Oleansers**

MIRNS H L & CO 1181 Forest av 131
Woodford 158 Free (see head lines
general directory)

***Hot Water Heating**

W E CO 38 Forest av (see adv gen-
eral directory)
W & STEVENSON 7-9 Washington av
(see page 19)

WATSON ARTHUR H 75 Union (see
page 15)
W & O E CO 390 Fore (see p 24)
W & D W 6 Birch (see p 24)
W & CALHOUN 46 Market (see adv
general directory)

Hotels

Acorn House 29 Free
Alden House 165 and 187 Fore
Alden House Island av Peaks Island
Bay Hotel Long Island
Bay House 187 Free
Bay House rear 481 Congress
Bentley Cottage rd C E
Bible Hotel 645 Congress
Bible Sq Hotel 579 and 581 Cong
Bible (The) 16 Elm
Bible Hotel 212 214 Middle
Bible Spring Hotel Long Island
Bible View House Peaks Island
Bible REUNSWICK 21 Preble (see page
23)

Bible Florence 43 Indis
Bible Temple 22 Temple
Bible Hotel 104 Oak
Bible House Island av Peaks Island
Bible Schocker (The) Peaks Island
Bible Hotel 638 Peaks Island
Bible Hotel 247 Federal
Bible House 15 Temple
Bible House 454 Congress
Bible Hotel 121 Forest av
Bible Island House Peaks Island
Bible House 475 Congress
Bible Hotel 989-943 Congress
Bible Rochester Hotel (The) 97 Elm
Bible Hotel 6 Tolman place
Bible Hotel 293 St John
Bible Hotel 196 Middle
Bible Island Inn Peaks Island

Hotels (Apartment)

Bay 78 Park av
Bay 65 Spring
Bay 913 Congress
Bay 177 High
Bay Spring Congress
Bay Chaucers 51a Oak
Bay 16 Shepley
Bay 41 Chestnut
Bay 12 Weymouth
Bay 94 Park av

Barlan 115 Congress
Lawlor 150 Congress
Los Angeles 431 Cumberland av
Lyndon 16a Deering
Marborough 184 High
Marshall 626a Congress
Manjoy 102 Congress
Newton 124 Brackett
Oaks 76 Park av
Ocean View 101 Danforth
Parkhurst 91 State
Quincy 7 Quiney
Raymond 55 Morning
Sherman 111 Sherman
Sherwood 92 Park
Sherpley 18 Oase
Simpson 68 Melton
Somerset 633 Congress
St Regis 810 Weymouth
Stateway 69 State and 188 Danforth
Tennant 65 Sherman
Trenbury 665 Congress
Tyler 56 Spring
Ulysses 98 Grant
Vaughan Hall 216 Vaughan
Wardsworth 30a Preble
Warren 82 Park av
Whitney 122 Neal and 59 West
Wiggin 198 High
Wilton 881 Congress
Windsor 286 State
Woodbury 113 Franklin

***House Finish Mfrs.**

ALLEN W A & CO 125 Somerset (see page
1184)
BERLIN MILLS CO
adv general dire
DREBING RUFUS O
page 1180)
DOTEN S H & A I
1184)

***House Furn**

DAVIS E S CO 10
Federal (see be
FOSS T F & SONS
general directory
FORBES MERRILL
522 Congress (S
TOLMAN BRADFOR
327 Cumberland
eral directory)

Ice Ore

Deering Ice Cream C
SIMMONS & HAM
Commercial (see
rectory)
West End Dairy Co

Ice I

Brackett W E & Co
Deering Ice Co 143 N
Libby & Co 300 Fed.
Merrill William A L
Phinney Charles G S
PORTLAND SEBAG
mercial (see foot lines general dir)
Sebag Ice Co 303 Commercial
Trafothen Harvey H Peaks Island

***Illuminating Windows**

SPENCE BELL & CO 90 Canal Boston (see
page opp Glass)

Business directory
of 1916 shows
that Le Longfellow
Inn does not
yet exist.

O. G. PAGE BOX CO. BOXES AND PACKING CASES
Manufacturers of
CAMBRIDGEPORT, MASS.
WILL AT BAR MILLS, ME.

EASTERN

PROMENADE

Sanborn Insurance Map of 1896. This map shows that 130 Eastern Promenade had not yet been built. The green area represents where 130 is located.

VESPER

MORNING

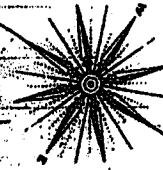
WILSON

PORTLAND
RAILROAD

MOODY

EASTERN

PROMENADE



TROLLEY R.R.

TROLLEY R.R.

TROLLEY R.R.

E. COMME

CUT

50'

9

1885
1890
1895
1900
1905
1910
1915
1920
1925
1930
1935
1940
1945
1950
1955
1960
1965
1970
1975
1980
1985
1990
1995
2000

WILSON

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44
45
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47
48
49
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59
60

F

Sanborn Insurance
Map of 1909. This
map shows that
130 Eastern
Promenade is a
3-story flat. An
enlarged picture
can be found on
the next page. Green
area shows its location.

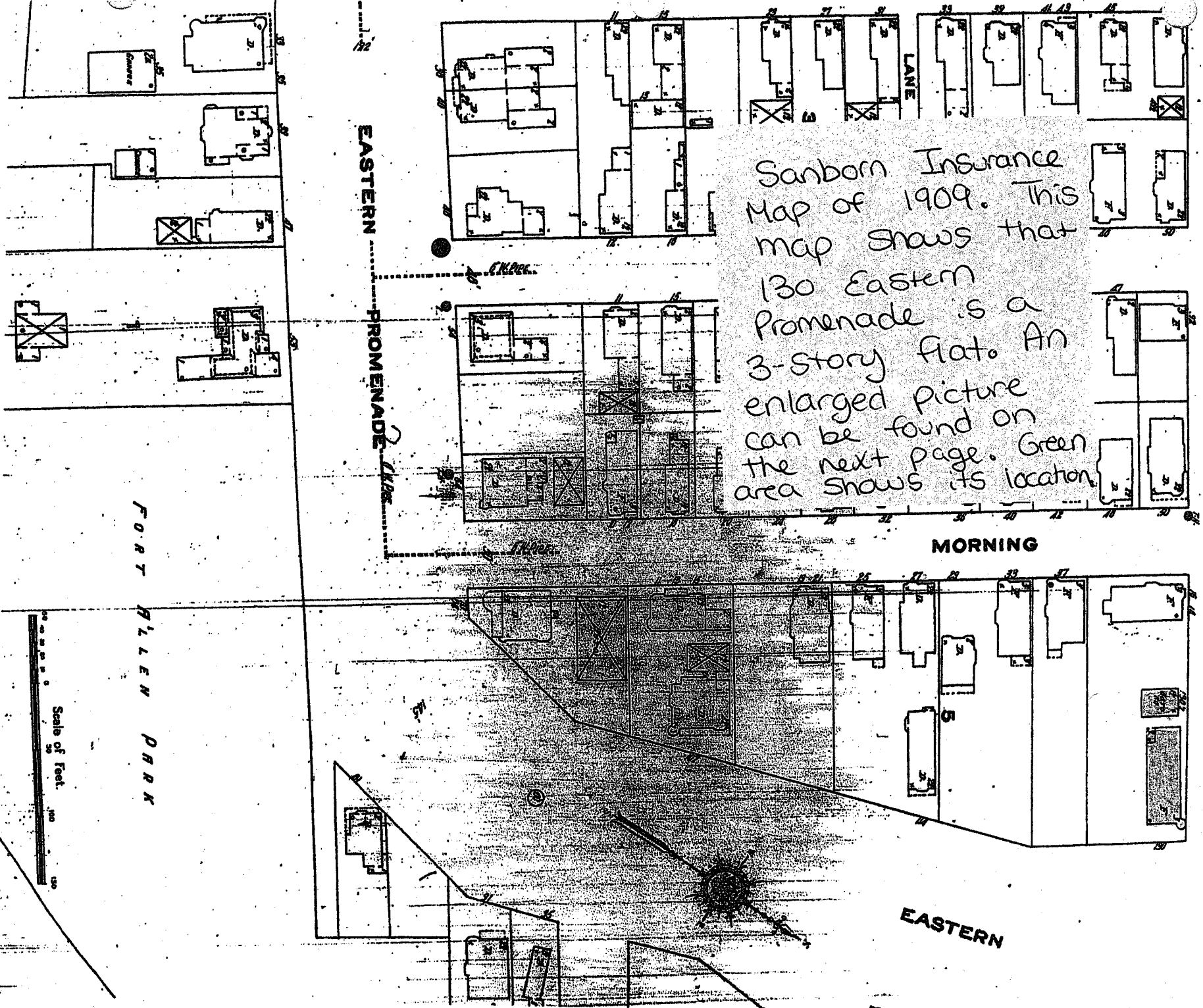
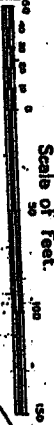
EASTERN
PROMENADE

MORNING

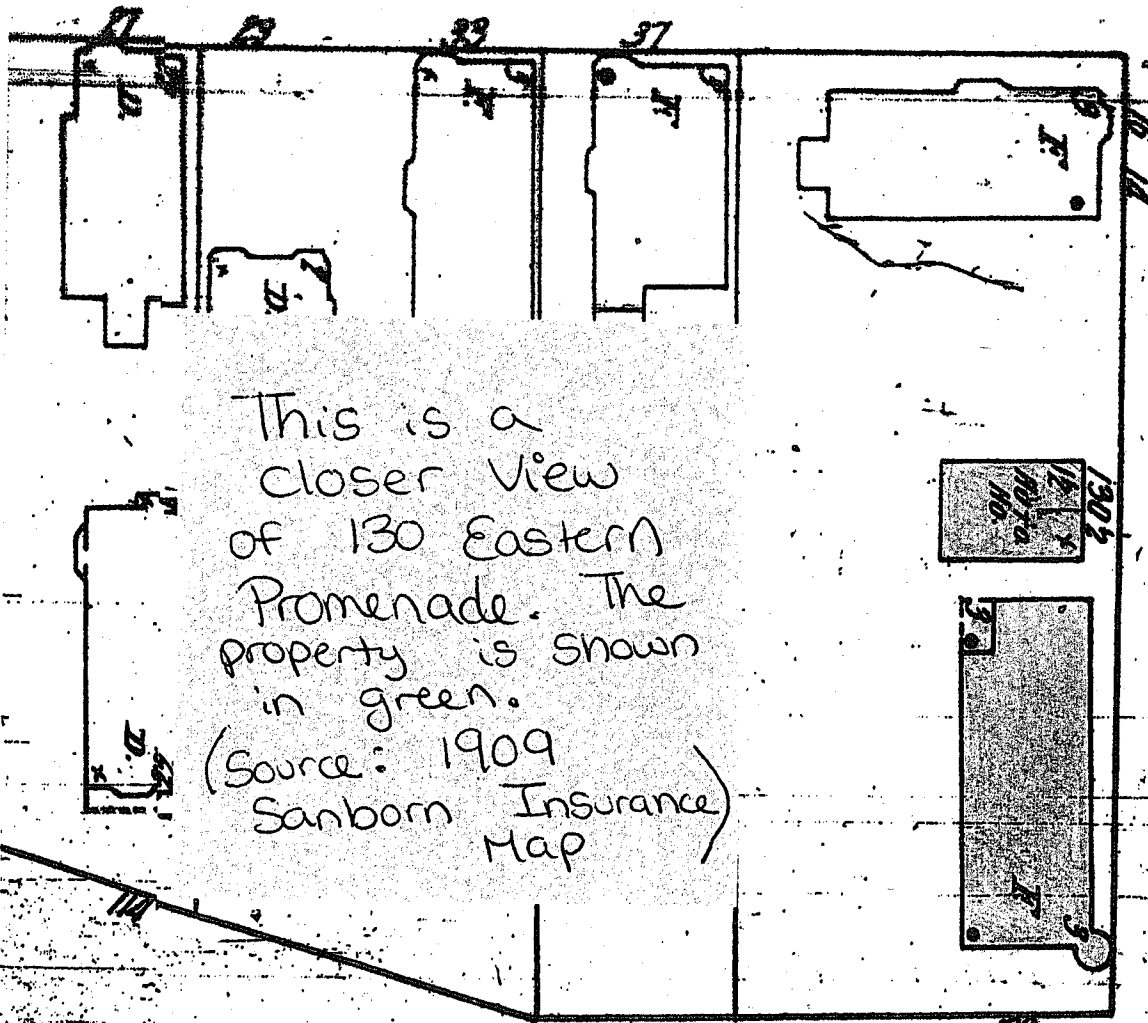
EASTERN

FORT ALLEN PARK

Scale of Feet.

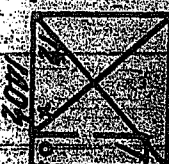
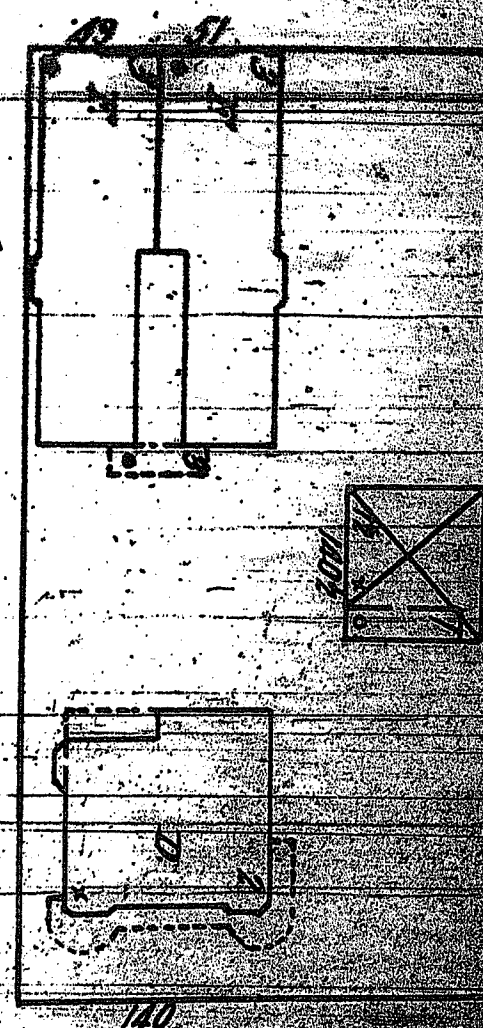


MORNING



This is a
closer view
of 130 Eastern
Promenade. The
property is shown
in green.

(Source: 1909
Sanborn Insurance
Map)



50'

140

EAST

STERN

PROMENADE

VESPER

WILSON

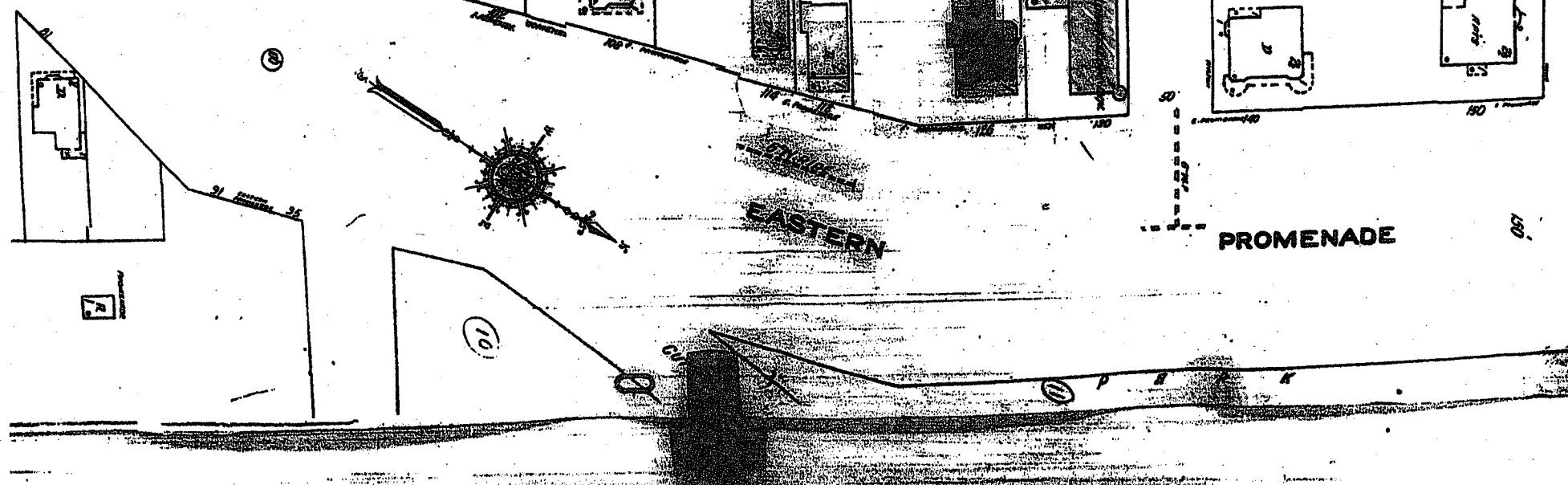
MOODY

Sanborn Insurance
 Map of 1928.
 This map shows
 that 130 Eastern
 Promenade is an
 Inn. An enlarged
 picture can be
 found on the next
 page. The green
 area represents
 E. Prom.

MORNING

EASTERN

PROMENADE






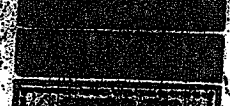
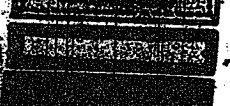


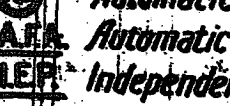
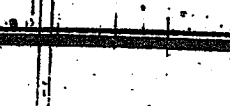


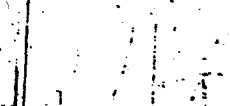
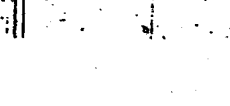

Key for reading

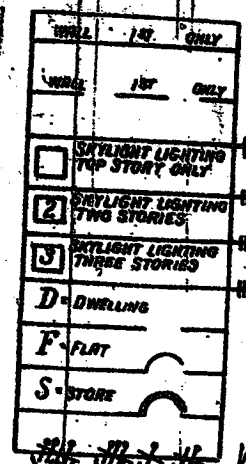
Sanborn Insurance Maps.

(Source: 1928 Sanborn Insurance Map of Portland)

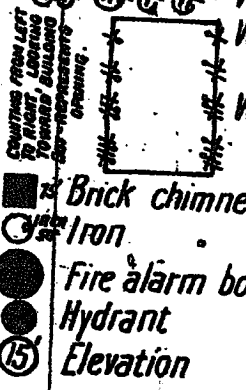


KEY

-  Fire proof construction
-  Iron building
-  Brick building with metal cornice
-  frame
-  side
-  stone front
-  Brick special
-  with frame side
-  frame building
-  iron clad
-  special
-  Adobe building
-  Stable
-  Horizontal steam boiler
- Vertical
- Automatic sprinklers
- Automatic fire alarm
- Independent electric plant



- Wall 1st no openings through it
- " " with openings
- Fire wall 6 inches above roof
- " " 12
- " " 18
- " " 24
- Opening in division wall with iron door
- " " standard iron door
- Windows with iron shutters
- Window opening in first-story
- " " second
- Windows " 2^d & 3^d stories
- " " 2^d & 4th



27
Reference to adjoining sheet