



Peaks Island Neighborhood History Night
October 11, 2018



**GREATER
PORTLAND
LANDMARKS**

The City of Portland has become an increasingly popular place to live, work, and visit, much of which can be attributed to its historic buildings, neighborhoods, and landscapes. Outside of designated local historic districts in Portland, much of the historic architecture, especially in areas off of the Portland peninsula, has not been fully researched or documented.

Because of the trends of greater density and growth in some neighborhoods off peninsula, Greater Portland Landmarks, in the last three years, has conducted surveys of architectural resources along Stevens Avenue, Forest Avenue, and in the Oakdale and Deering Highlands neighborhoods of Portland. This summer we continued that earlier work with surveys in East Deering, Nason's Corner, Morrill's Corner, and Peaks Island.

This presentation is in part funded by the Horizon Foundation. We'd like to thank them for their support of Greater Portland Landmarks' *Comprehensive Historic Resource Survey in Priority Growth Areas in Portland*. This and other grants we've used to fund this work are matching grants and the work we've completed would not be possible without the generous donations we receive from our membership to support our preservation and education activities.

We'd also like to thank all the Peaks Island residents who shared stories, information, and their time with our interns over the summer, particularly Kim MacIsaac.

Thank you!

5th Maine Regiment Museum



Major support for our 2018 Educational Programs provided by:



2018 Preservation Sponsorship support provided by:



PORTLAND'S PLAN 2030



Our survey work is in part being completed in advance of significant city efforts to comprehensively rezone the city and enact policies to boost growth in specific areas. Under its 2017 comprehensive plan, Portland is prioritizing 14 “node” areas and transportation corridors for rezoning and development efforts. Peaks Island’s down front area is one of the nodes identified for evaluation by the city.





Places In Peril

Greater Portland Landmarks

Peaks Island Amusement District

When a rezoning proposal went before the Portland planning board several years ago, Landmarks realized we didn't have a great deal of information on the island's historic resources. We wanted to recognize the island's significant and long history as a summer recreation destination so we designated the remaining amusement related resources as a "place in peril". Internally, we use this list to help prioritize our advocacy and education programs each year.

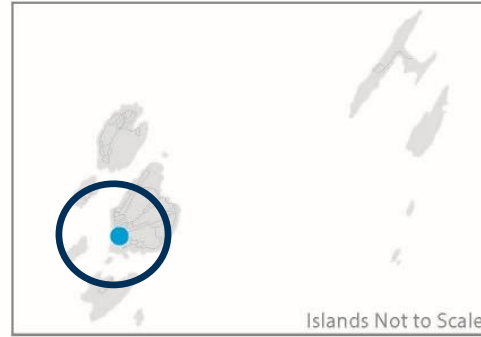
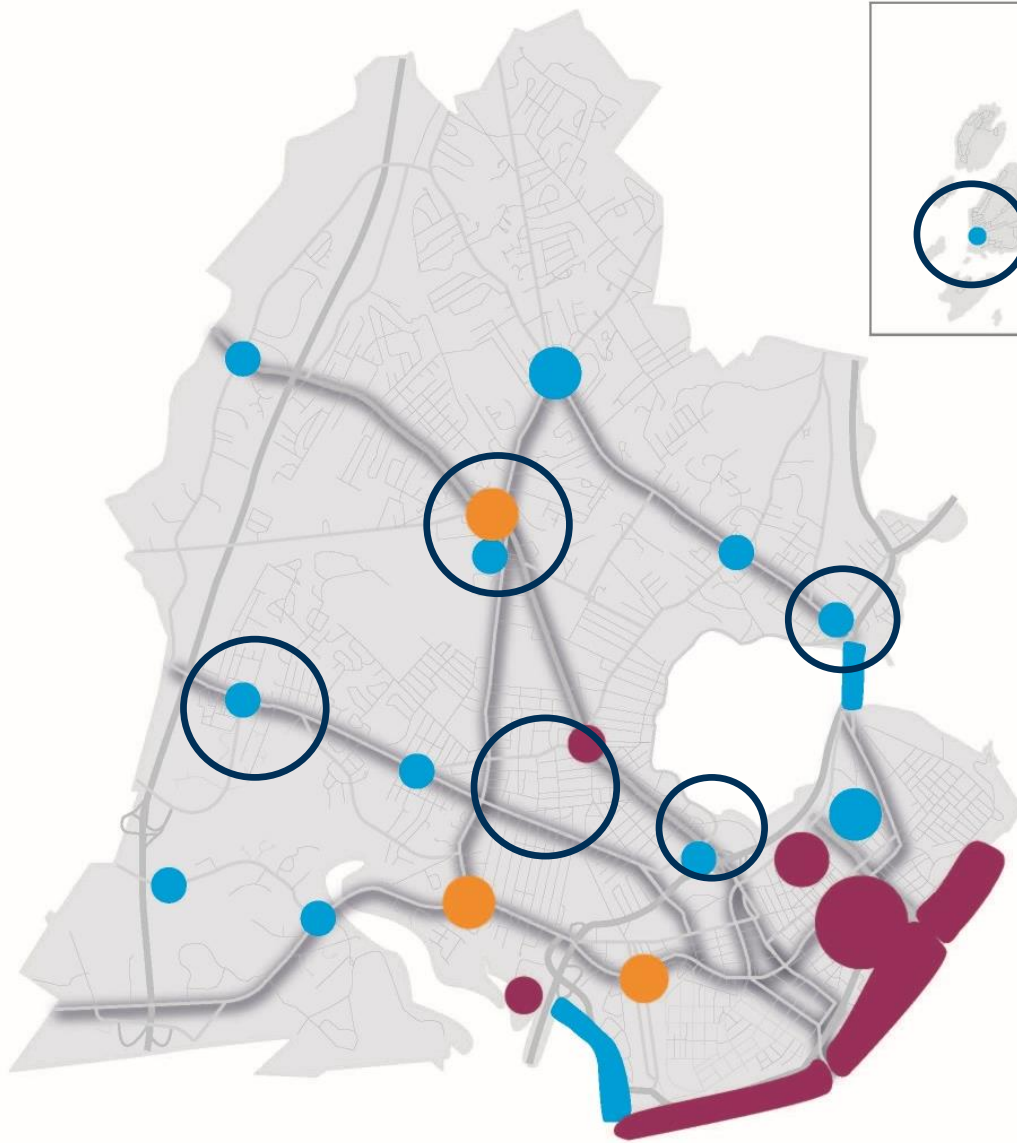


Places In Peril

Greater Portland Landmarks

Looking From House Island to Peaks
Island c1905, *Library of Congress*

A number of years ago we added House Island to our Places in Peril list. That helped us to call attention to the significant social and military history of the island and led to its designation as a local historic district so that new buildings and the rehabilitation of existing buildings and structures on the entire island are reviewed under the city's historic preservation ordinance and protected from demolition or significant alteration.



This summer we focused on six areas identified by the city of Portland in the Comprehensive Plan for rezoning and development efforts: Peaks Island, Merrill's Corner, East Deering, Nason's Corner, Woodfords Corner/Deering highlands, and the Boulevard Park neighborhood off Forest avenue.

Legend

- Evaluate
- Transform
- Enhance
- Priority Corridors

As part of our research we looked at older planning documents like the Peaks Island Neighborhood Plan. Below are excerpts from the plan related to historic resources. In red are notes for 2003 recommendations which have been achieved.

Objective: Increase efforts to inform the public including, year-round residents, seasonal residents, and day visitors of the Island's rich heritage.

Short Term Recommendation:

Encourage the owners of Island "landmarks" to pursue recognition as a Greater Portland Landmark and/or listing in the National Register of Historic Places.

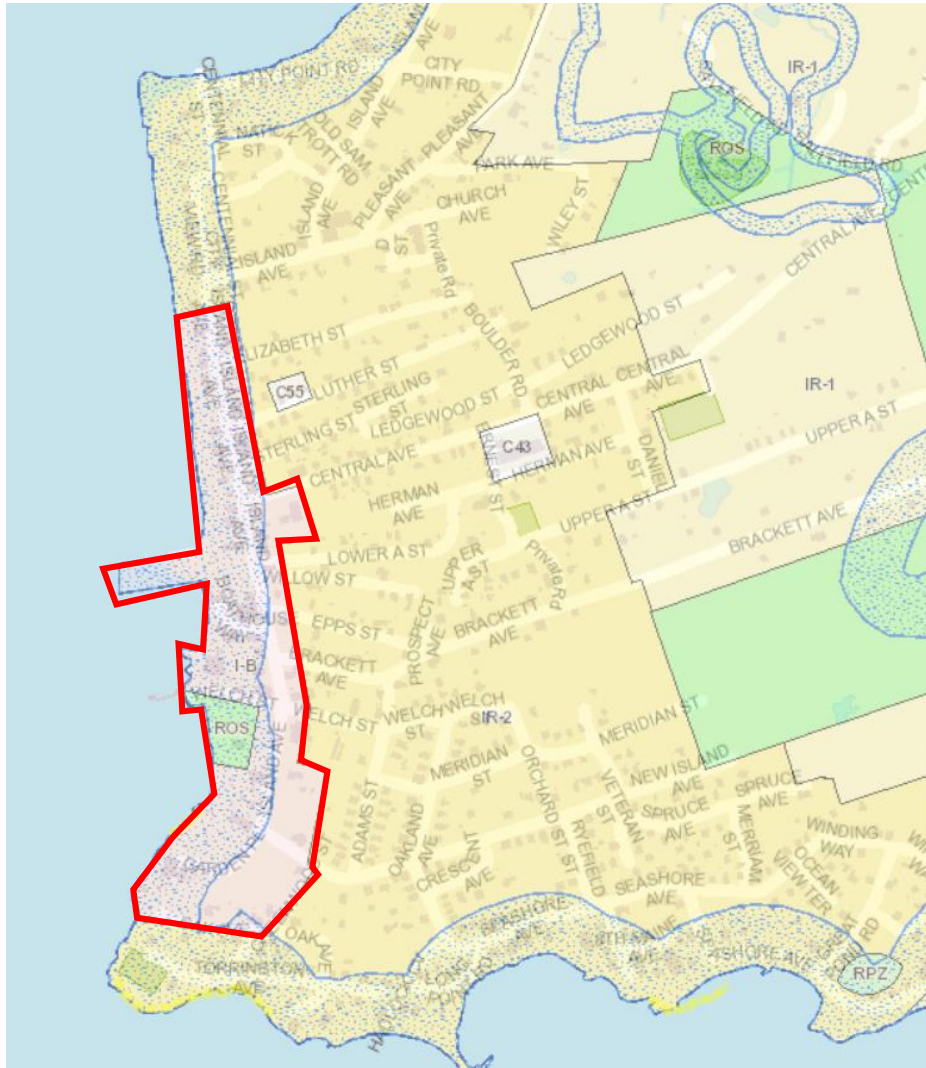
- ❖ Greenwood Garden
- ❖ Battery Steele **NRHP Listed 2005*
- ❖ Eighth Maine Regiment Memorial Hall
- ❖ Dayburn Casino [Trefethen-Evergreen Improvement Association] **NRHP Eligible 2016*

Long Term Recommendation:

Encourage the Fifth Maine Regiment Museum to continue its efforts to establish an historic marker program that will recognize sites/buildings that are historically significant on the Island.

Because of the Places in Peril listing, the planned project at the old bowling alley, and the location of other amusement related resources, our initial focus for the survey was the eastern end of the island. However, we decided to expand the scope of work.





City of Portland Zoning Map, Peaks Island

Looking at the City of Portland zoning map we wanted to be sure to document the entire I-B zone or Island Business zone (outlined in red), as this is the area the city will likely be re-evaluating in the coming years. The longer term outcome of this survey project is, through sharing the information we assemble with citizen and neighborhood groups, it will help increase awareness of and need to protect unique historic areas, whether through the creation of local historic districts or landmarks or within other city land use policies.

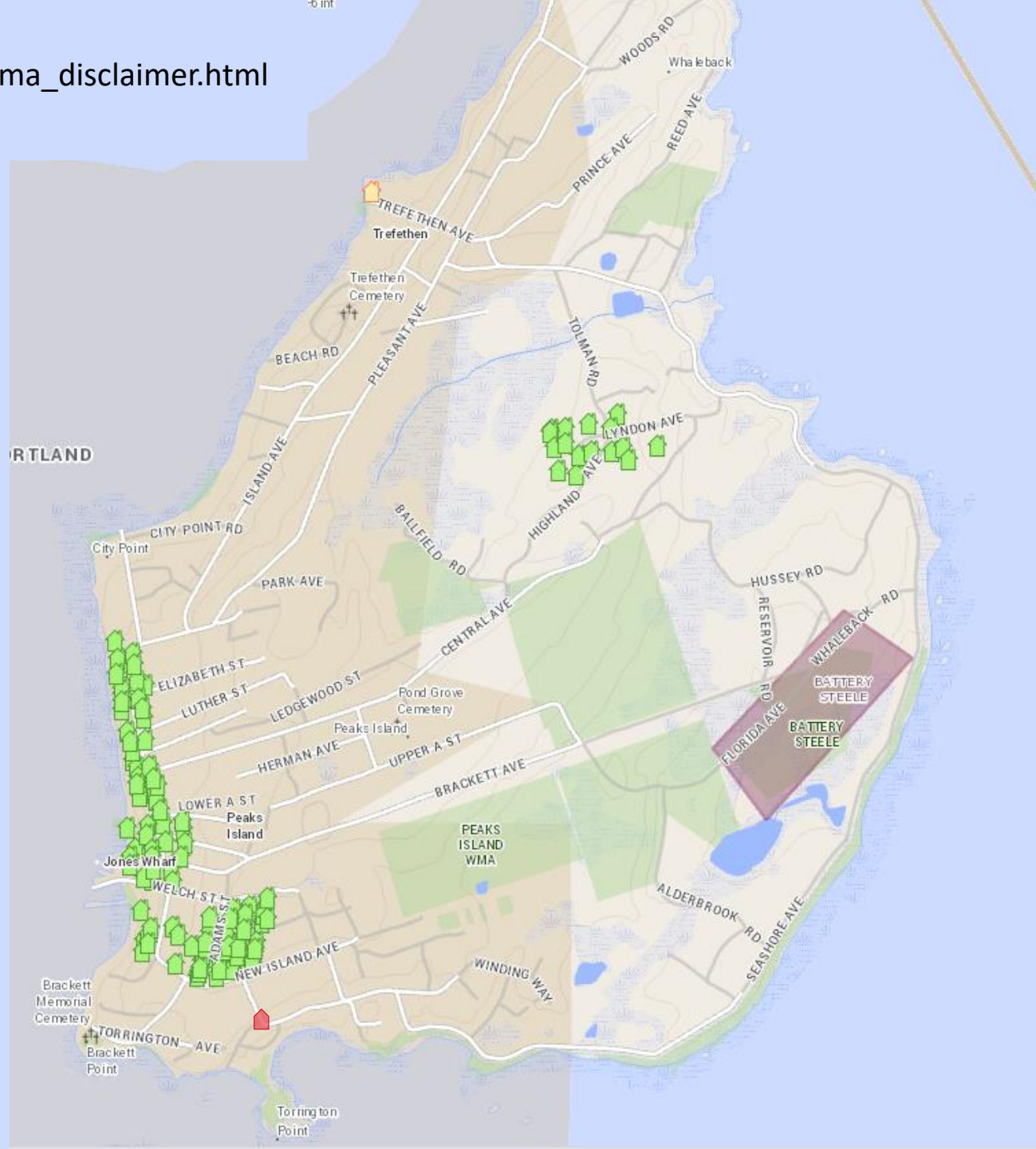
We also added a third smaller area - Area C - in Tolman Heights to document some 19th and 20th century historic resources in that neighborhood.



CARMA Map Viewer

https://www.maine.gov/mhpc/carma_disclaimer.html

This map shows the locations of the buildings surveyed this summer on Peaks Island. All of the results of this summer's work can be found online in a database maintained by the Maine Historic Preservation Commission. Each building or structure that is documented can be viewed by clicking on each individual 'monopoly' house that you can see on the website map. Areas shaded in a purple-pink are areas listed on the National Register of Historic Places. Red buildings are also listed. Yellow buildings have been determined eligible for listing. Green buildings are the recently surveyed resources.



When you select one of the 'monopoly' houses, you can view the survey form. Our final survey report will include a written description of the historic context for each of the neighborhoods, illustrated with period maps and photographs of selected buildings. Once this work is done, all of the descriptions and documents will be available statewide through CARMA, the state's historic architectural database and in our research collection.

MHPC USE ONLY

SURVEY MAP NO. 7

SURVEY NAME Peaks Island

SURVEY ID M16465

INVENTORY NO.

**MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form**

1. PROPERTY NAME (HISTORIC): _____
 2. PROPERTY NAME (OTHER): _____
 3. STREET ADDRESS: 15 Oakland Ave
 4. TOWN: Portland 5. COUNTY: Cumberland
 6. DATE RECORDED: 7/10/2018 7. SURVEYOR: Greater, Portland Landmarks
 8. OWNER NAME: FLAHERTY, ALICIA E & HELEN J FLAHERTY 9. ADDRESS: 187 MUSSEY ST. SOUTH PORTLAND ME 04106
 10. PRIMARY USE (PRESENT):
 SINGLE FAMILY AGRICULTURE COMMERCIAL/TRADE FUNERARY
 MULTI-FAMILY GOVERNMENTAL EDUCATION HEALTH CARE
 INDUSTRY RELIGIOUS HOTEL LANDSCAPE
 TRANSPORTATION DEFENSE SUMMER COTTAGE/CAMP SOCIAL
 RECREATION/CULTURE UNKNOWN
 OTHER _____
 11. CONDITION: GOOD FAIR POOR DESTROYED, DATE _____

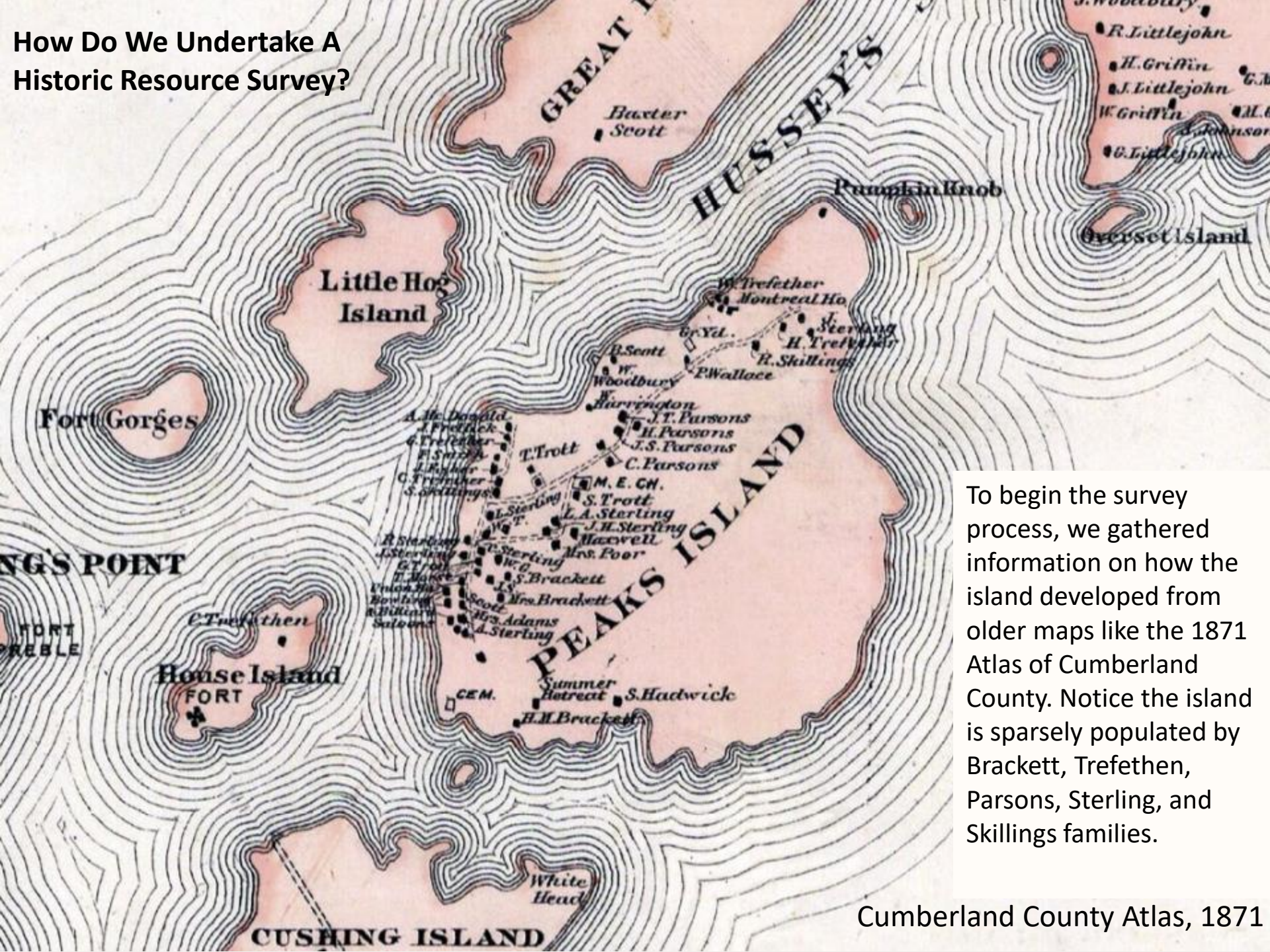
ARCHITECTURAL DATA

12. PRIMARY STYLISTIC CATEGORY:
 GEORGIAN STICK STYLE 19th/20th C. REVIVAL MODERN/CONTEMPORARY
 FEDERAL QUEEN ANNE COMMERCIAL STYLE MINIMAL TRADITIONAL
 GREEK REVIVAL SHINGLE STYLE CRAFTSMAN RANCH
 GOTHIC REVIVAL ROMANESQUE ART DECO / MODERNE SPLIT LEVEL
 ITALIANATE NEO-CLASSICAL REV INTERNATIONAL VERNACULAR
 SECOND EMPIRE RENAISSANCE REV OTHER Folk Victorian
 13. SECONDARY STYLISTIC CATEGORY:
 GEORGIAN STICK STYLE 19th/20th C. REVIVAL MODERN/CONTEMPORARY
 FEDERAL QUEEN ANNE COMMERCIAL STYLE MINIMAL TRADITIONAL
 GREEK REVIVAL SHINGLE STYLE CRAFTSMAN RANCH
 GOTHIC REVIVAL ROMANESQUE ART DECO / MODERNE SPLIT LEVEL
 ITALIANATE NEO-CLASSICAL REV INTERNATIONAL VERNACULAR
 SECOND EMPIRE RENAISSANCE REV OTHER _____
 14. HEIGHT: _____
 1 STORY 1 1/2 STORY 2 STORY 2 1/2 STORY 3 STORY 4 STORY
 5 STORY OVER 5 (_____) _____
 15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
 1 BAY 2 BAY 3 BAY 4 BAY 5 BAY MORE THAN 5 (_____) _____
 16. APPENDAGES: _____
 SIDE ELL REAR ELL FRONT ADDED STORIES SHED
 DORMERS PORCH TOWER CUPOLA BAY WINDOW

PHOTOGRAPH:

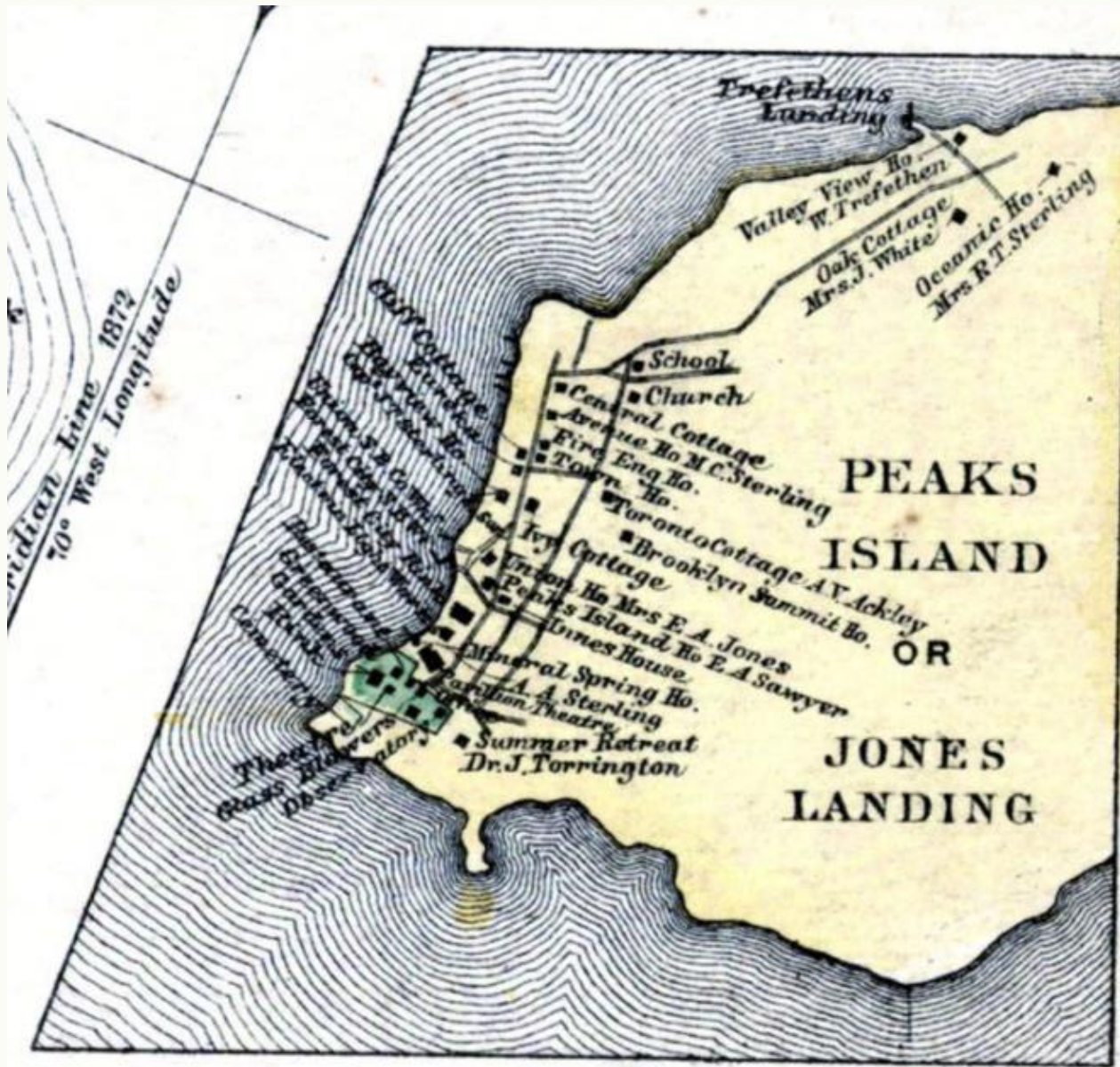


How Do We Undertake A Historic Resource Survey?

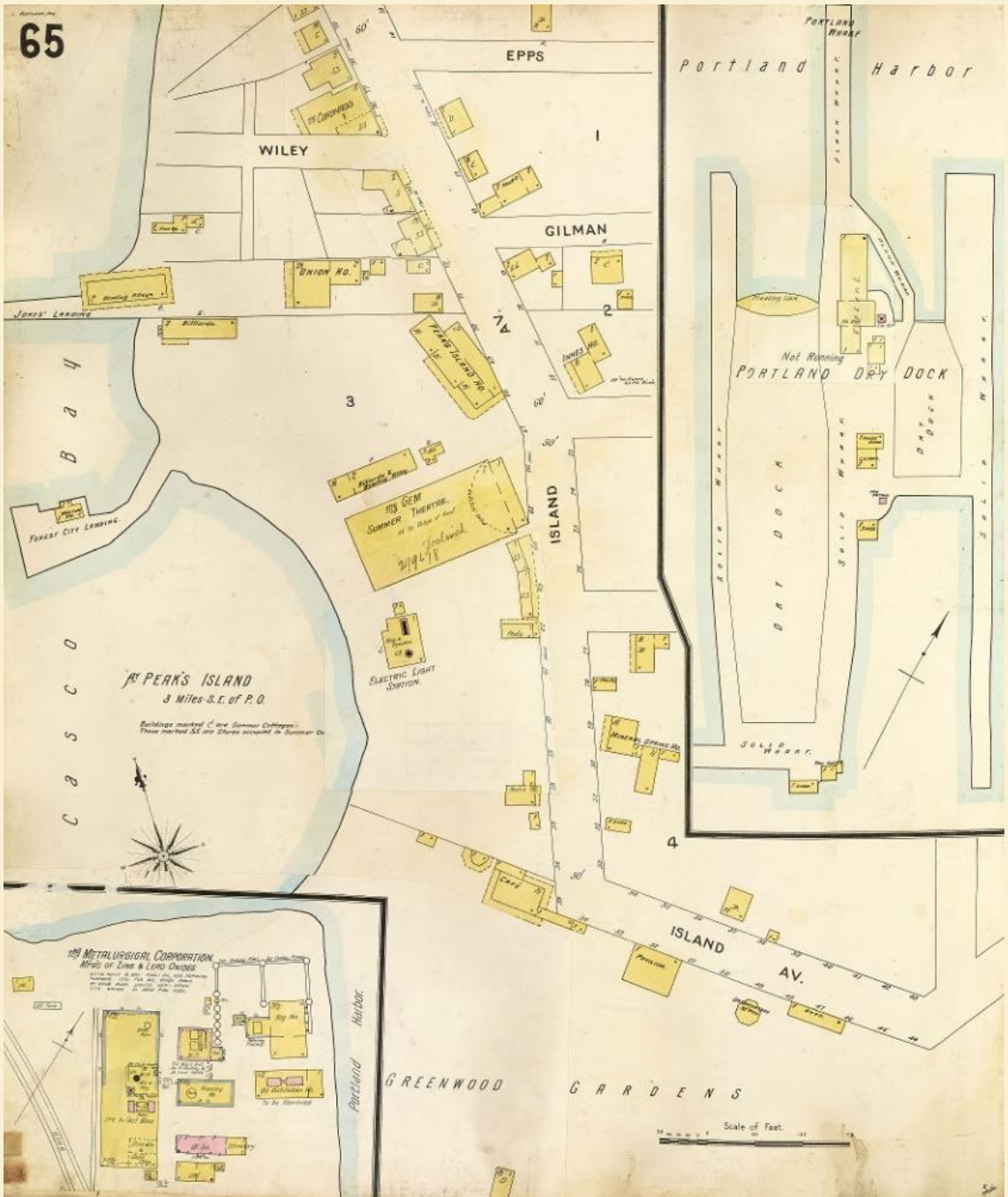


To begin the survey process, we gathered information on how the island developed from older maps like the 1871 Atlas of Cumberland County. Notice the island is sparsely populated by Brackett, Trefethen, Parsons, Sterling, and Skillings families.

Cumberland County Atlas, 1871

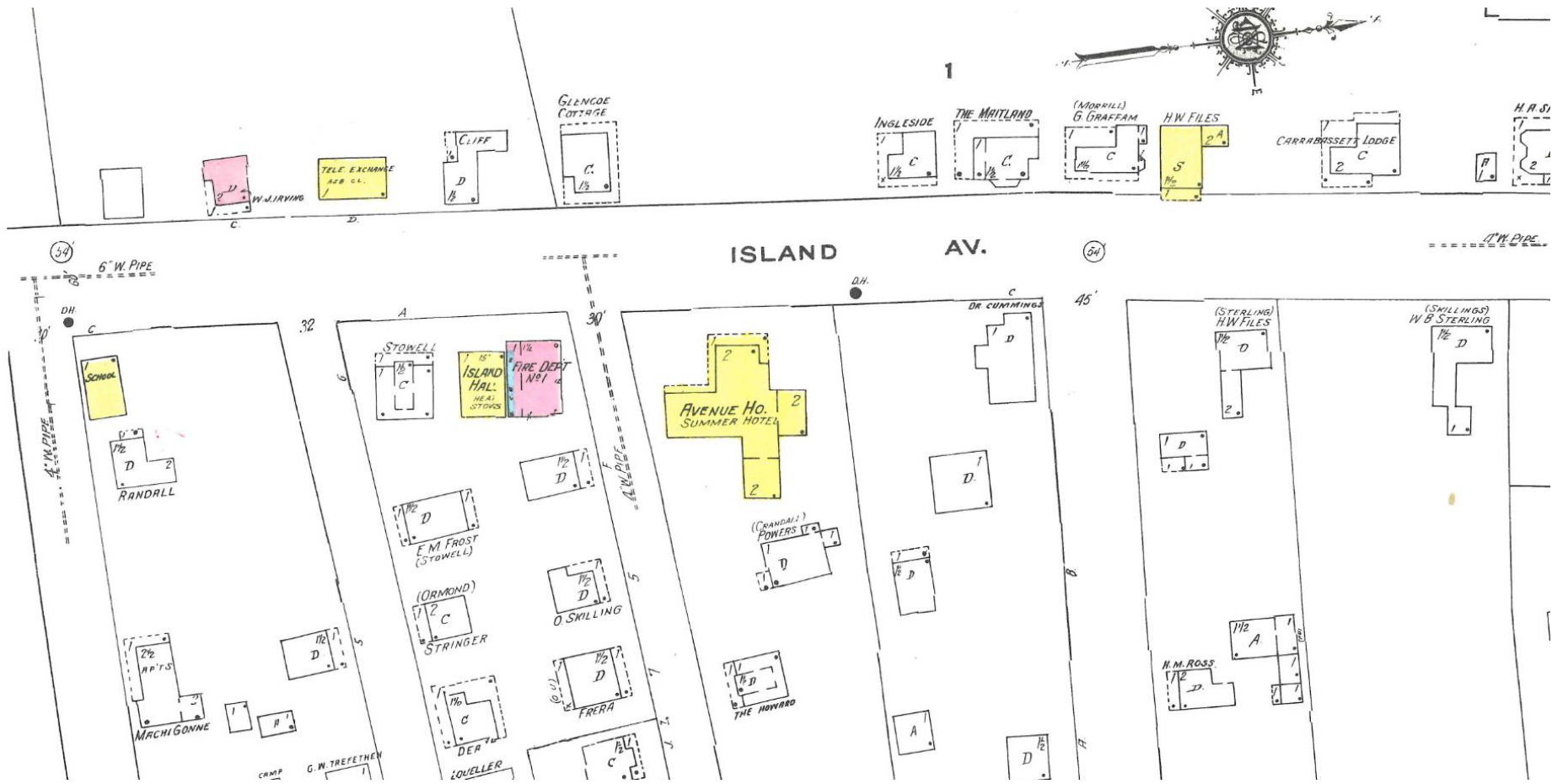


Another older map is the 1884 Maine State Atlas. Notice the homes are expanding out from the waterfront road. This map reflects the changing nature of the island as it lists Greenwood Gardens, Theatres, boarding houses that are catering to tourism.



We also looked at maps that provide more detail of the buildings on the island like the 1896 Sanborn Insurance maps...

Sanborn Insurance Map, 1896



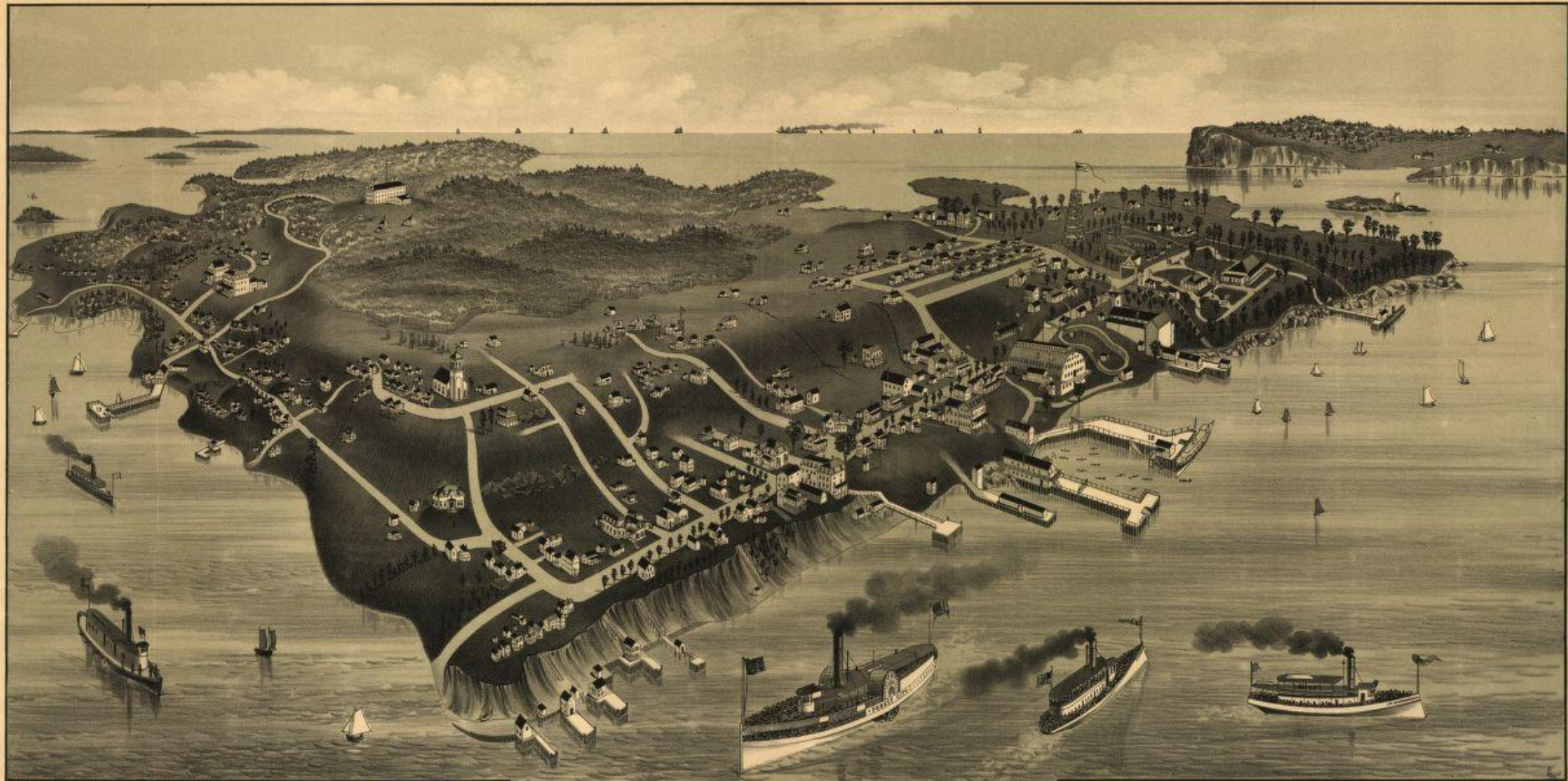
....or the 1953 Sanborn Insurance maps. This is a detail from the northern end of our survey area with Avenue House, the fire department building, brick house, the old telephone exchange (now the bike shop) showing its use as a school. This map also list cottage names.

Sanborn Insurance Map, 1953



Another 20th century map that really show the expansion and development of the island's residences and cottages is the Richards Map of 1914

Richards Map Co., 1914



Copyright and Published by S. H. Mason, 19 Centre St., Portland, Me.

REV. H. WALKER & CO. LITH. BOSTON

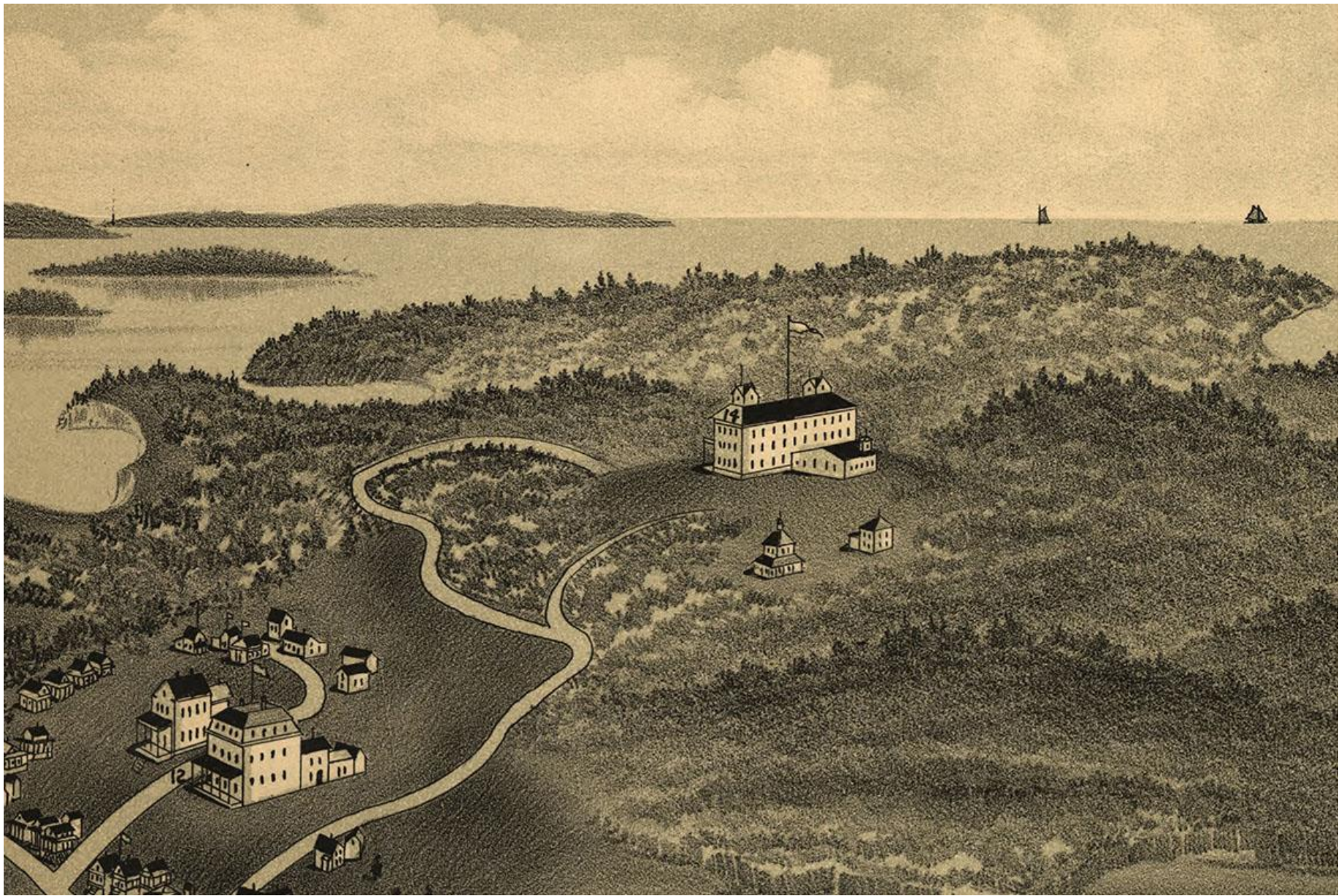
- 1. SKATING RINK.
- 2. ROLLER COASTER.
- 3. PAVILION THEATRE.
- 4. STERLING'S EATING HOUSE.
- 5. WHITE HEAD.
- 6. PEAK'S ISLAND HOUSE.
- 7. ENNIS HOUSE.
- 8. UNION HOUSE.
- 9. BAY VIEW HOUSE.

- 10. AVENUE HOUSE.
- 11. SCHOOL HOUSE.
- 12. OCEANIC HOUSE.
- 13. TREFETHENS LANDING.
- 14. CHAPMAN HOUSE.
- 15. TOWNINGTON HOUSE.
- 16. GREENWOOD GARDEN.
- 17. HOTEL.
- 18. FOREST CITY LANDING.

Peak's Island.

PORTLAND HARBOR,
MAINE.

Bird's eye view map of 1886. Learn more about these fascinating maps here:
<https://vintagecitymaps.com/history/>



Inset view from the 1886 map of Rockbound Park area, and the Chapman House (1889-1905) operated by Miss May Chapman which burned in 1905.

We also gathered historic images of the island.



OTIS IT. FOREST CITY LANDING, PEARL ISLAND, PORTLAND, ME.

COMP. DETROIT PUBLISHING CO.

1900-1910, *Library of Congress*



We found many old images of the ferry landing...



...views of the eastern end of the island...

Peaks Island c1905, *Library of Congress*



... the Gem and some of the former hotels near the landing...

Forest City Landing and Gem Theatre, c1904, *Library of Congress*



... Avenue House...

Avenue House, undated, *Peaks Island Library*



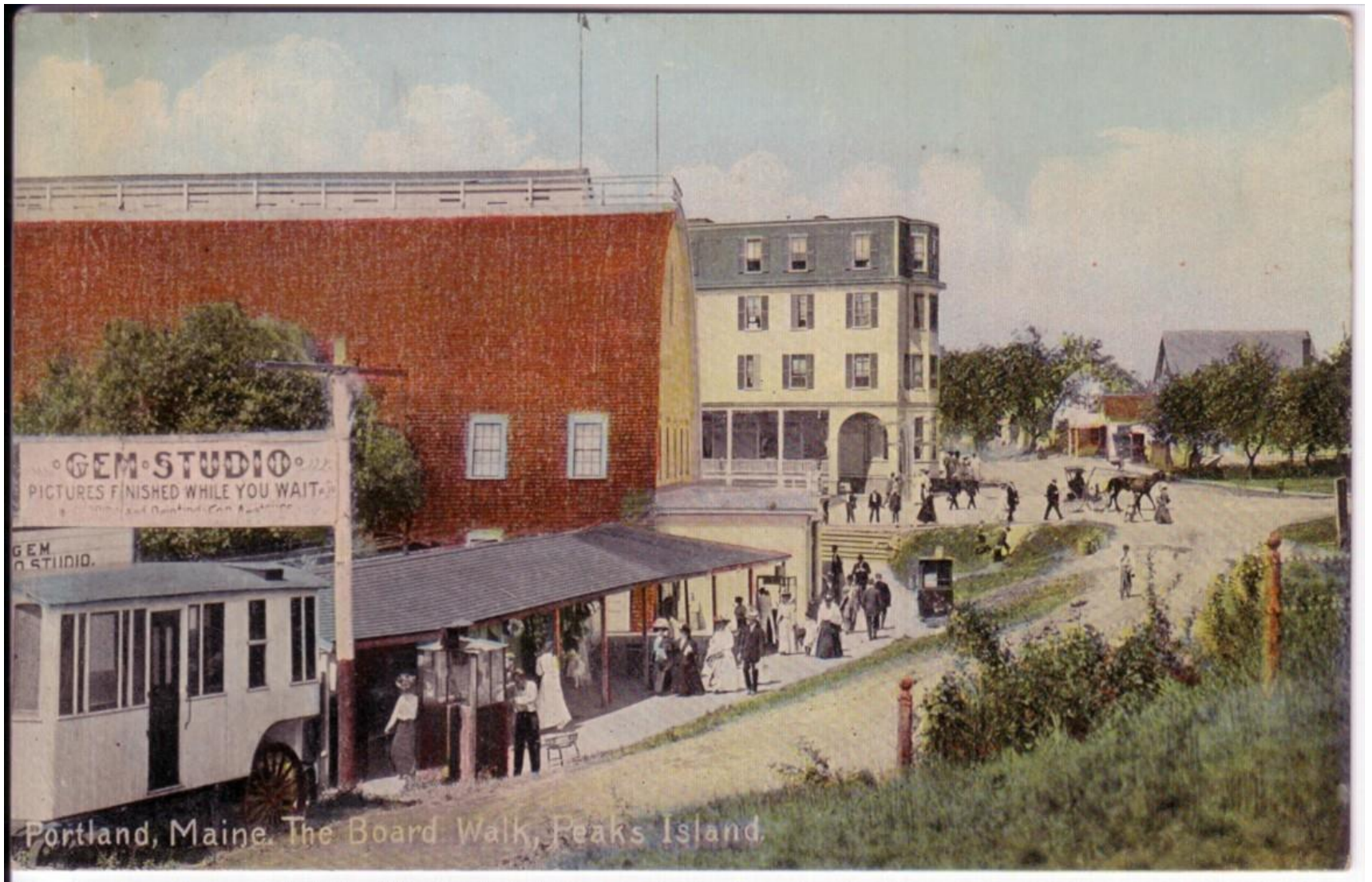
... the Fire Station and the Avenue House beyond...

Portland Fire Department, Hose No. 12, 1912, *Maine Historical Society*



... and images like this that give us a sense of the island's landscape.

View from Fifth Maine Tower, Peaks Island, Maine, undated, *Peaks Island Library*

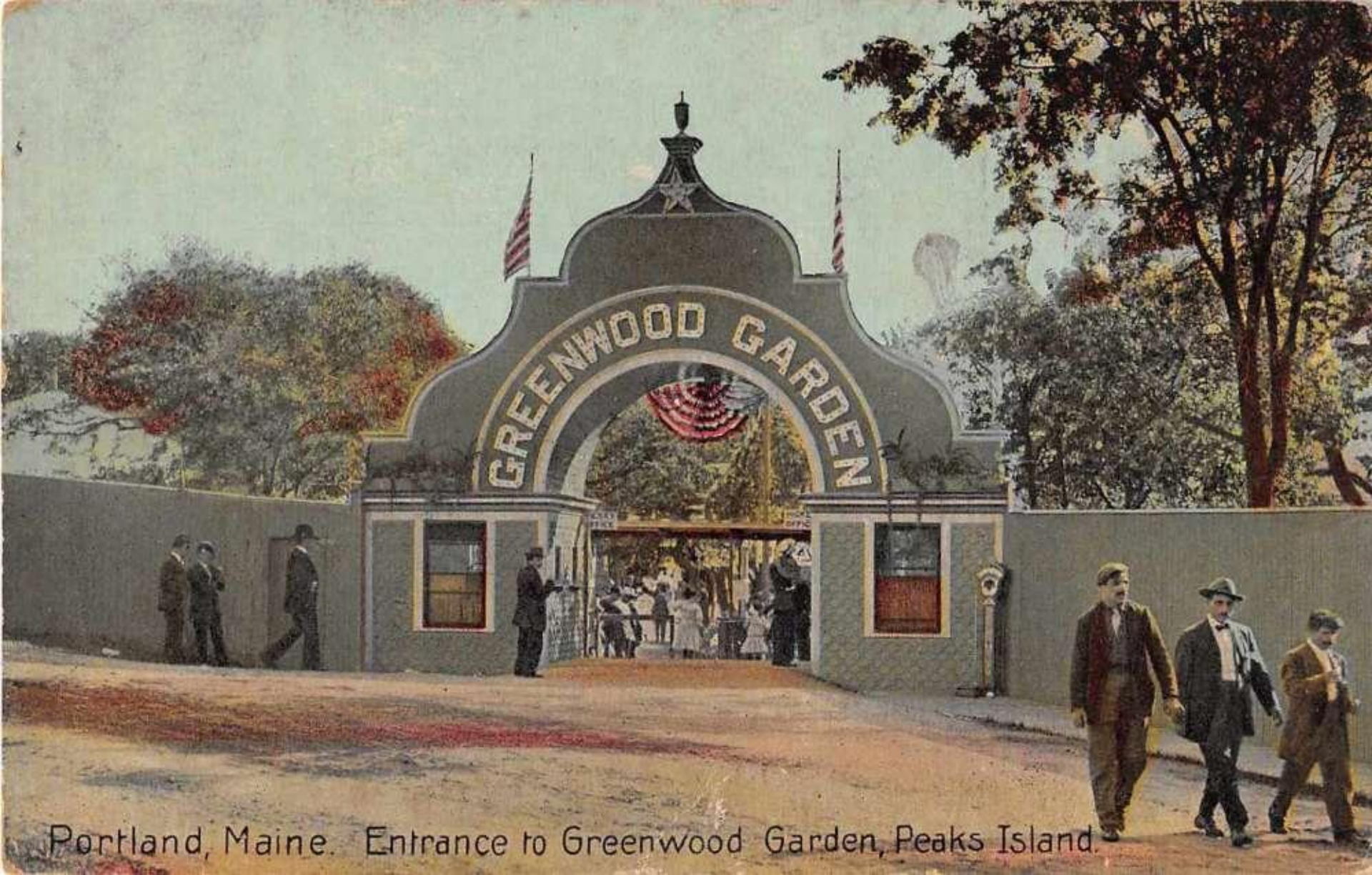


As a popular tourist destination, there are many historic post card images of the island.



*Peaks Island House and Coronado-Union Hotel,
Peaks Island, Me.*

There are post card images of the island's hotels...



Portland, Maine. Entrance to Greenwood Garden, Peaks Island.

... Greenwood Gardens...



Scene at Peak's Island, Me.

... and popular amusements like the balloon ride.

We also gathered Illustrations in period magazines and publications...



“The New England Coast” 1891, *Library of Congress*

... and historic advertisements in period magazines, street directories and other publications.

of Express Trains leaving BOSTON at 7 P. M., and from MACHIASPORT, Mondays and Thursdays, at 4 A. M., BAR HARBOR at 10 A. M., is under the same management. Tourists who would enjoy superior accommodations, and varied attractions in Coast, Lake and Grand Mountain Scenery, should take the lines operated by this company.

Call at GENERAL OFFICES, PORTLAND, MAINE, where further information will be cheerfully given.

F. E. BOOTHBY, General Pass. and Ticket Agent.

PAYSON TUCKER, Vice-Pres. and General Manager.

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Booksellers, Newsdealers and Stationers,

We have the largest line of paper covered books to be found
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Mail orders given prompt attention. All periodicals sent post paid
to mail customers. Subscriptions received for all the leading publica-
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DR. J. B. HUGHES,
PRIVATE MEDICAL ROOMS,
496 1-2 Congress Street.

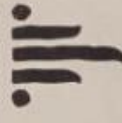
WHERE he can be consulted privately, and with the utmost confidence by the af-
flicted, at all hours daily, from 8 A. M. to 9 P. M.

Ladies or Gentlemen requiring medical advice or treatment, arising from any ri-
rate cause, would do well to banish all diffidence and make an early application to DR.
HUGHES

The Doctor's long and successful practice in this city, together with the marvelous
cures, are unquestionable guarantees of his skill and ability.

Persons who cannot personally consult the Doctor can do so by writing in a plain
manner a description of their disease, and appropriate remedies will be forwarded im-
mediately. All correspondence strictly confidential, and will be returned if desired.

DR. HUGHES,
No. 496 1-2 CONGRESS STREET, PORTLAND, ME.,
A few steps from Preble House, opp. side, Cor. Brown Street.

GREENWOOD 

 **GARDEN,**

PEAKS ISLAND,
PORTLAND HARBOR, ME.

C. H. KNOWLTON, - MANAGER.

This beautiful Grove contains several Complete Exhibi-
tions: Zoological Garden, Aquarium, Aviary, Flying Horses,
and Observatory, Largest, Coolest and best appointed Restau-
rant on the Bay, and New Dance Hall. (Fish Dinners a
Specialty.) These, together with the Mammoth Opera House.

STEAMERS LEAVE PORTLAND PIER DIRECT TO GARDEN.

See page 96.

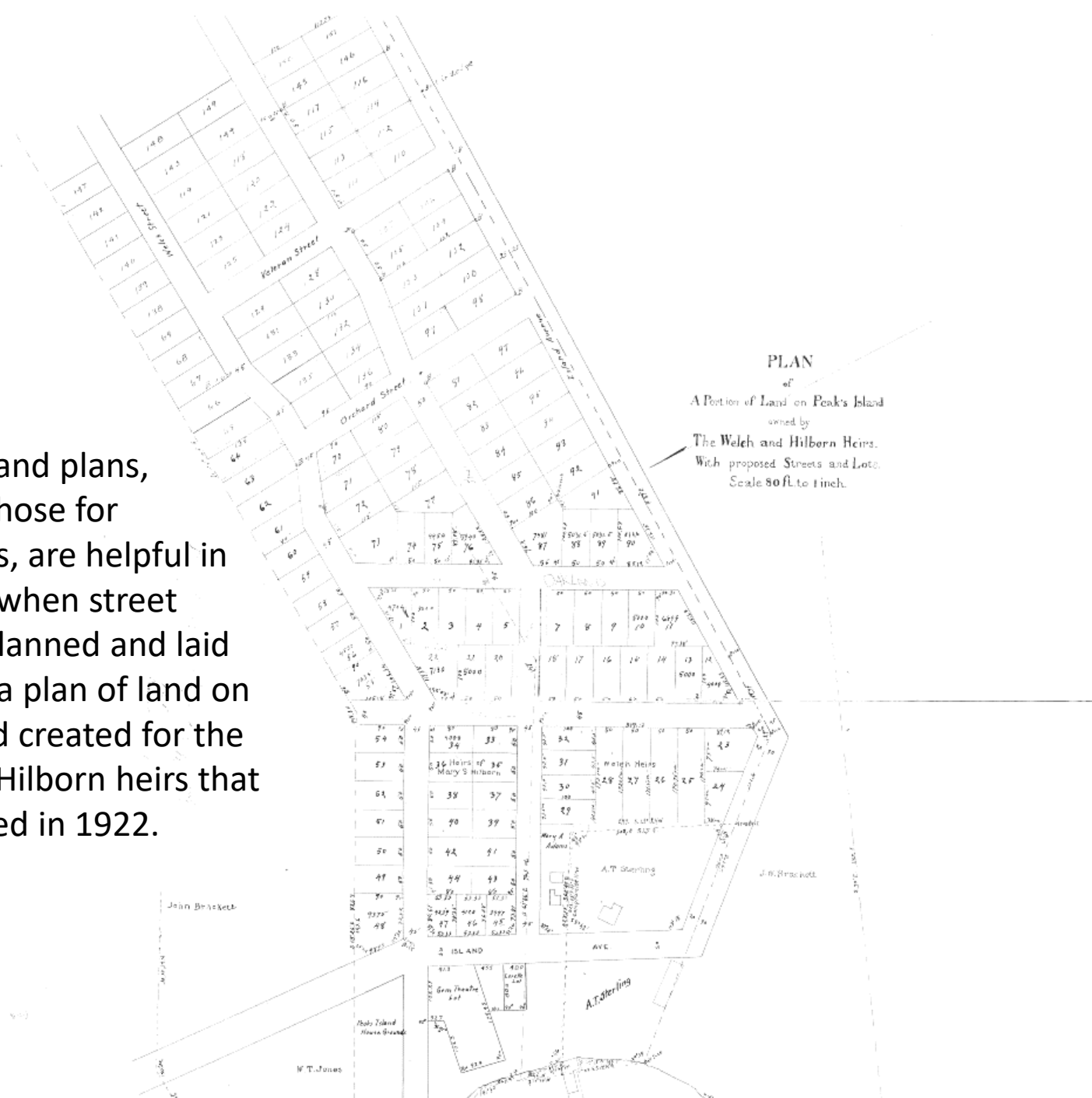


www.mainememory.net/item/108028
Collections of Maine Historical Society/MaineToday

Newspapers, especially images, are useful in helping to document changes in the 20th century.

Aerial View of Peaks Island, 1935, *Evening Express*

Recorded Land plans, especially those for subdivisions, are helpful in identifying when street were first planned and laid out. This is a plan of land on Peaks Island created for the Welch and Hilborn heirs that was recorded in 1922.





Portland's Public Works archive is also helpful in creating a timeline for street development. This is one of a series of aerial images taken in 1940 in their collections.



One of the best sources of information on historic buildings in Portland is the City of Portland Tax Assessment photos and tax records from 1924. These have been digitized and are available online thru the Maine Historical Society. We were able for nearly all the pre-1924 properties we surveyed to compare the historic look of a building with its current appearance, document a construction date and find an early, if not the earliest owner. In the next half of the presentation I will be showing “before” and “after” images of some of the houses, cottages, and buildings we surveyed this summer.

Digitization of the City of Portland's 1924 tax records
has been made possible through the generous support of:

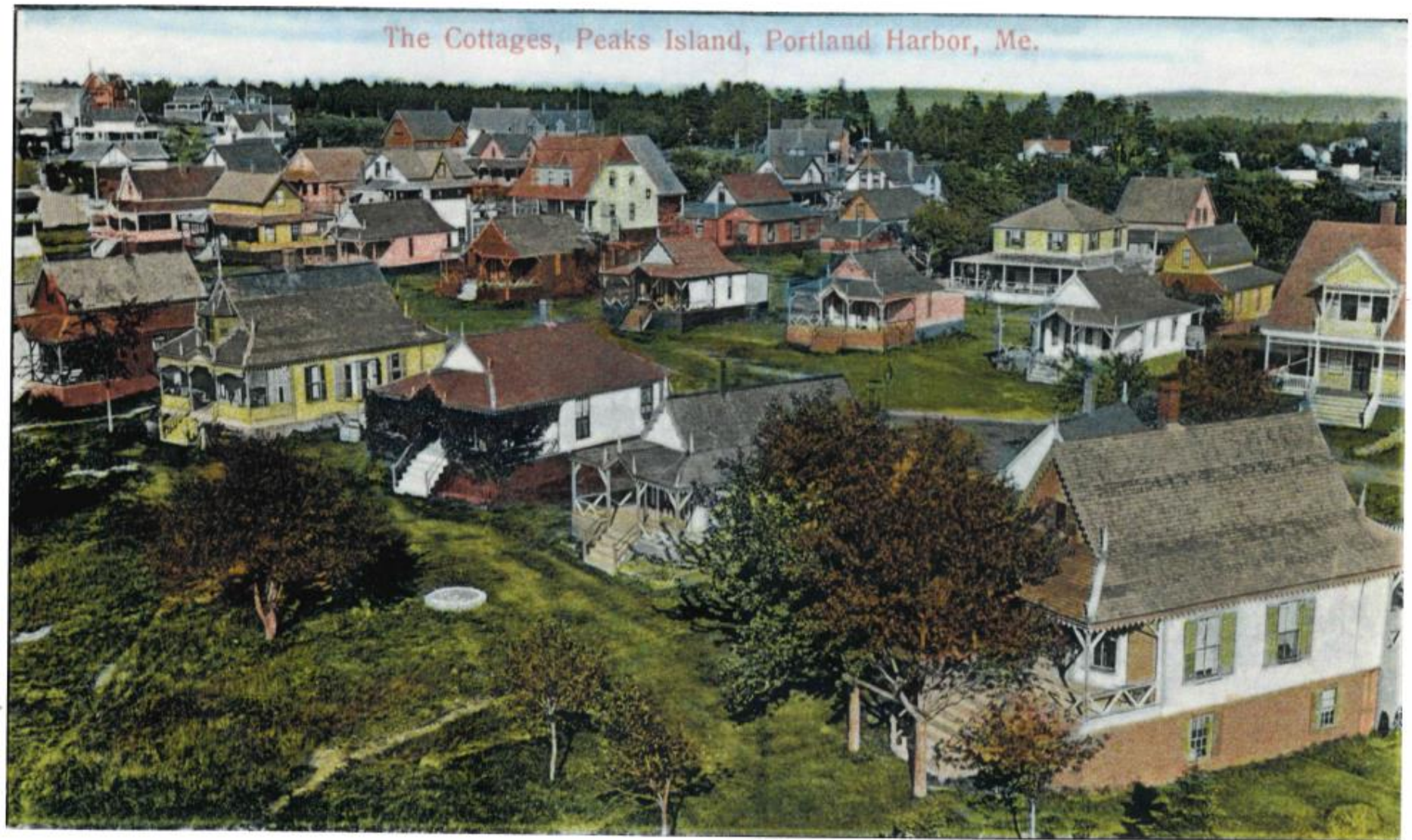
Davis Family Foundation

and

Preserve America, a grant program of the National Park Service



I'll start with some of the early cottages on the former Welch and Hilborn heirs' subdivision on Adams and Oakland Streets. Many of the cottages were built within a few years of each other.



Cottages on Adams and Oakland Streets from *Peaks Island Revisited*

5 Adams Street
"Clever Nook" Cottage
c1888



9 Adams Street
Henderson Cottage



13 Adams Street,
“Twilight” or “Restland” Cottage



16 Adams Street



17 Adams Street
Ellis Cottage



21 Adams Street
"Tiny" Cottage



29 Adams Street
"Summit" Cottage



41 Adams Street
"Restawhile" Cottage



45 Adams Street
"Broadview" Cottage



10 Oakland Avenue,
"Indiana No. 2" Cottage



15 Oakland Avenue
"Oakland Villa"



18 Oakland Avenue
"Pearl" Cottage



19 Oakland Avenue
"Hill Hurst"



26 Oakland Avenue,
"Ossego" Cottage



30 Oakland Avenue
"Lorna Doon" Cottage



31 Oakland Avenue
"Uncle Tom's Cabin"



34 Oakland Avenue
"Haven Crest"



35 Oakland Avenue
Clifton Cottage



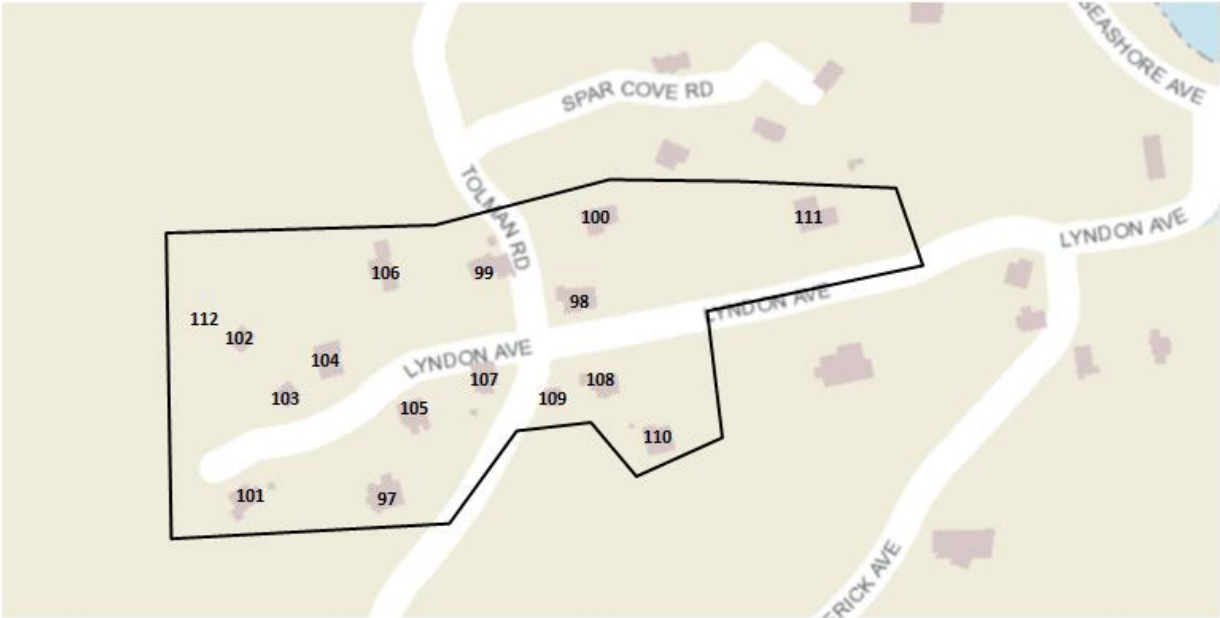
39 Oakland Avenue
"It's Kute"

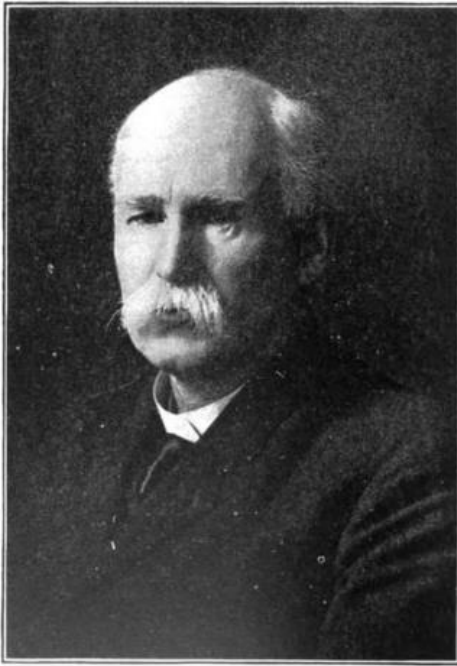


45 Oakland Avenue
"Gilt Edge" Cottage



We documented Twelve cottages and outbuildings in Tolman Heights, an area near the intersection of Tolman Road and Lyndon Avenue.





HON. JAMES H. TOLMAN



James H. Tolman (1853-1924) and his wife Ell, their children George, Ella, and Abby owned property in this area from 1882 to until as late as 1965. Tolman was from the Casco and Harrison area. He attended Bridgeton Academy, became an attorney who married the daughter of the man with whom he studied law, eventually moving to Westbrook where he became the city's municipal judge. His son George was also an attorney and judge. His daughter Ella taught at Portland High School.

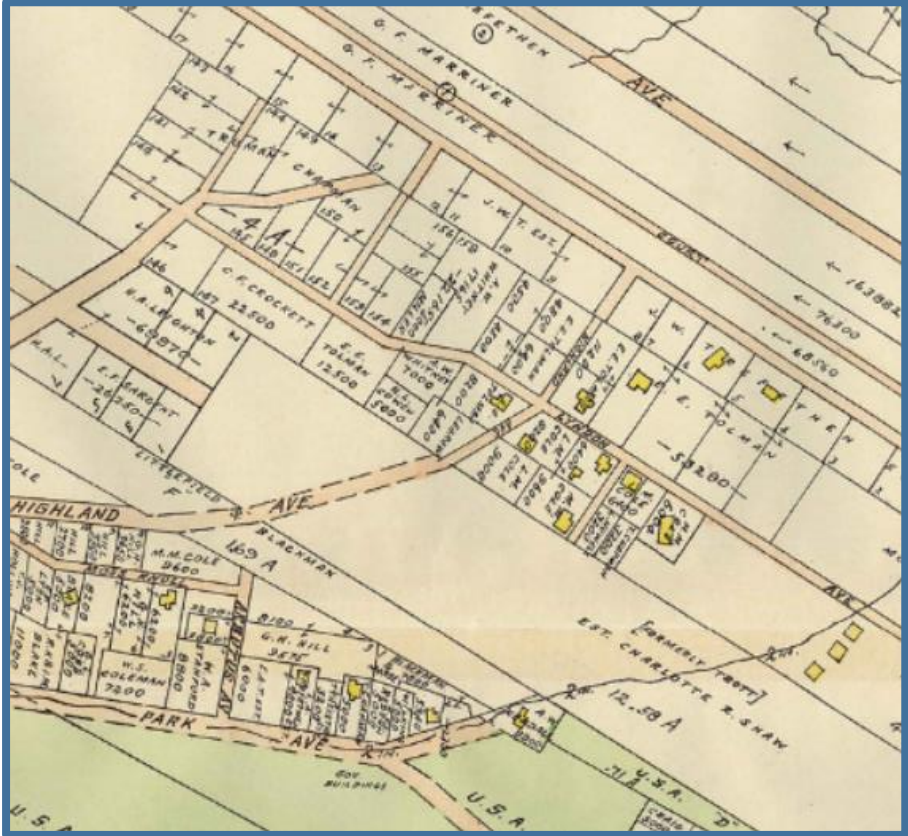
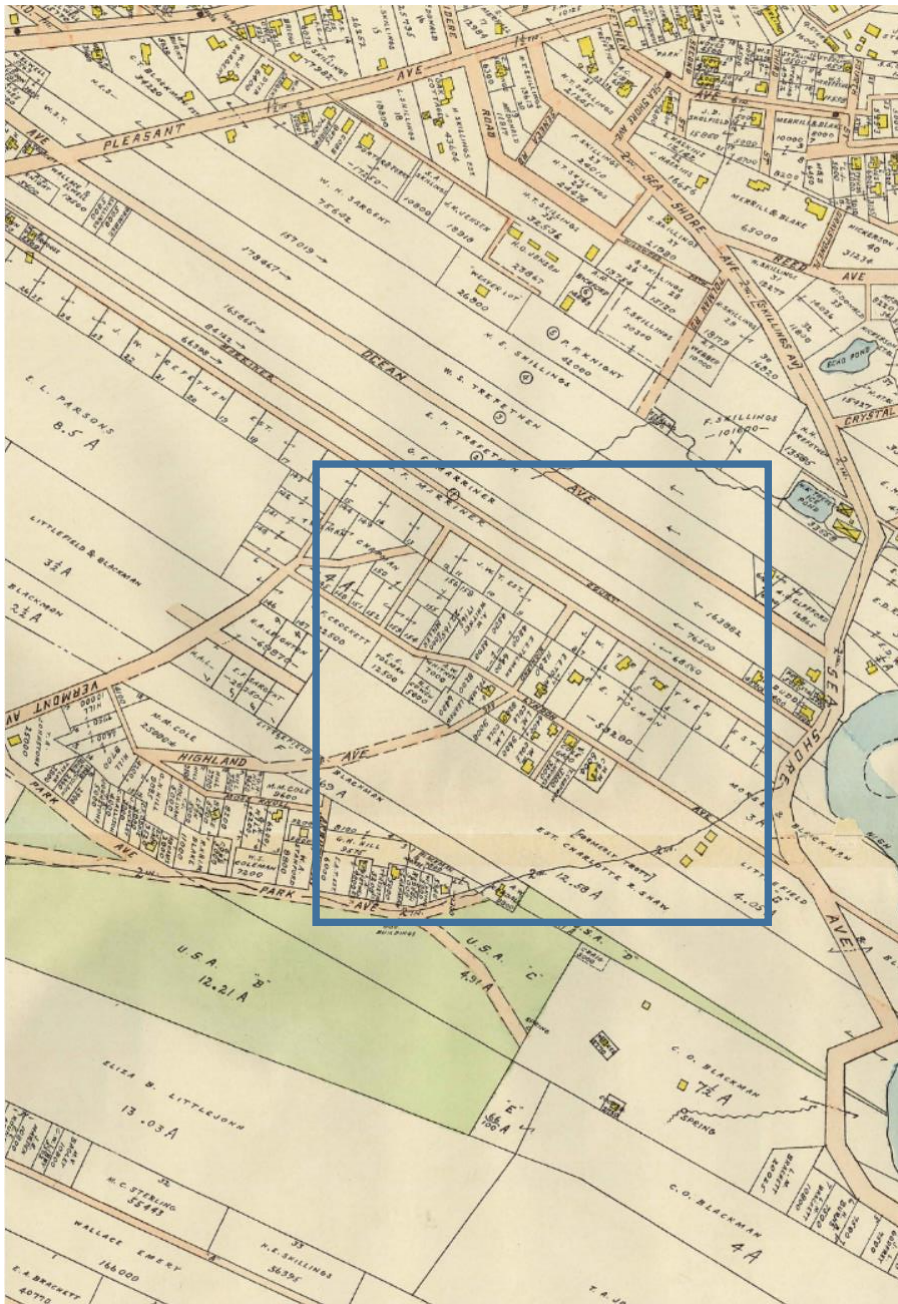
An earlier family that owned land in the area was the Chapman's. May Chapman (1834-1908) ran the Chapman House hotel that was located in this area of the island. Truman Chapman, a North Carolina mill machinery manufacturer, also owned land in Tolman Heights, land he sold to Frederic T. Whitney and his wife Anna Wakfield Whitney of Boston.

Frederic was variously a musician, house builder and with his wife (a dermatologist) manufacturers of toilet articles. He built the stone house known as the hermitage on Lynden (LIN-DEN) Avenue.

Locals like Lucretia M Cole and her sister Martha Cole – both originally from Vermont, worked as clerks in Boston & Portland, but summered in Tolman Heights.

Chapman House, Peaks Island.

Splendid boating and fishing. Lovely walks and shady nooks. Air fragrant with fir balsam and salt sea breezes A retired spot among the wilds of nature where land and water meet in their most attractive forms. One mile from church and theatres A fleet of large steamers makes frequent trips between the island and Portland.



Tolman Heights, c1914
Richards Standard Atlas of the City of Portland

9 Tolman, Abby Laura Tolman Cottage
aka "Large Cottage" or "Seabreeze Lodge"



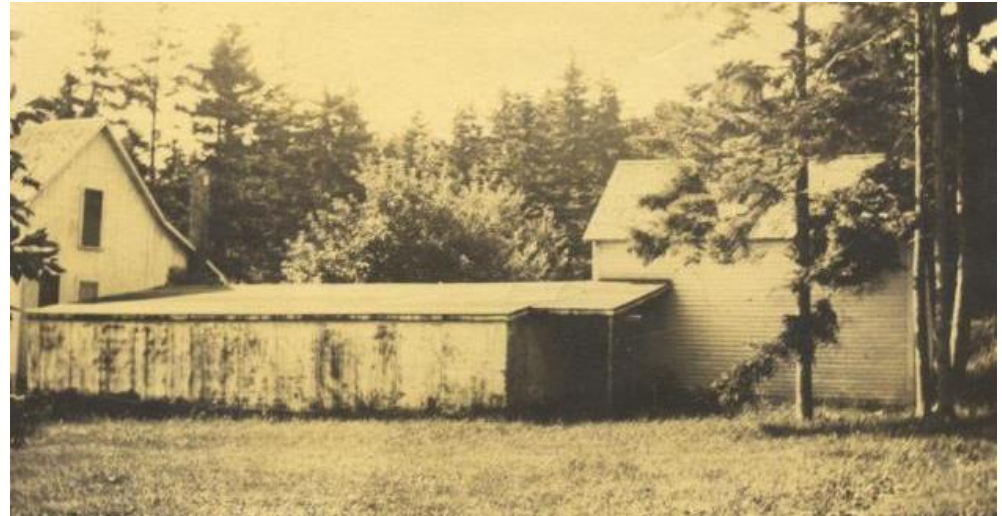
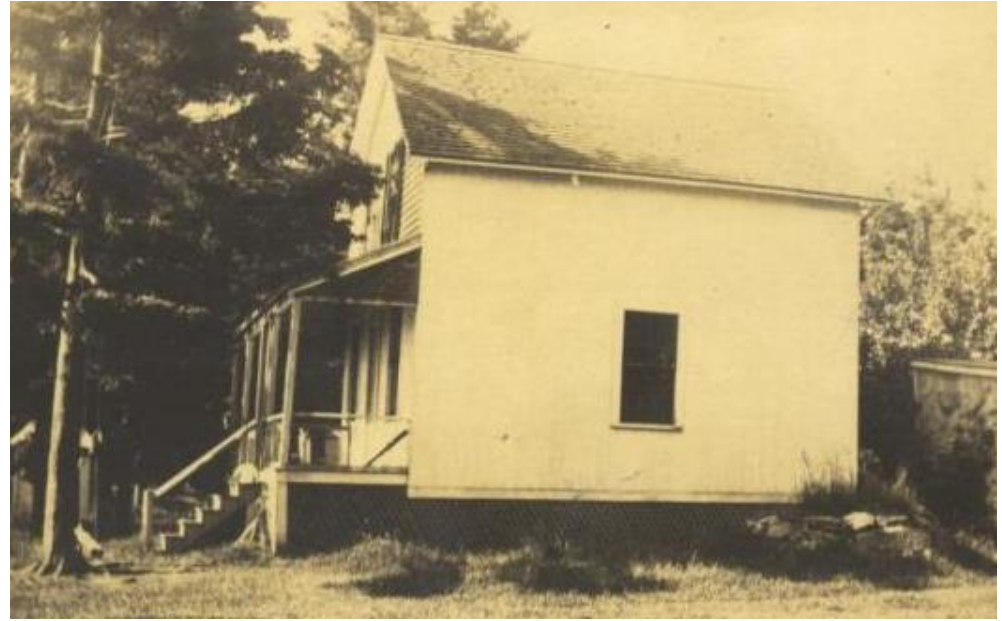
61 Lyndon Avenue, George Tolman Cottage
aka "Cram Cottage"

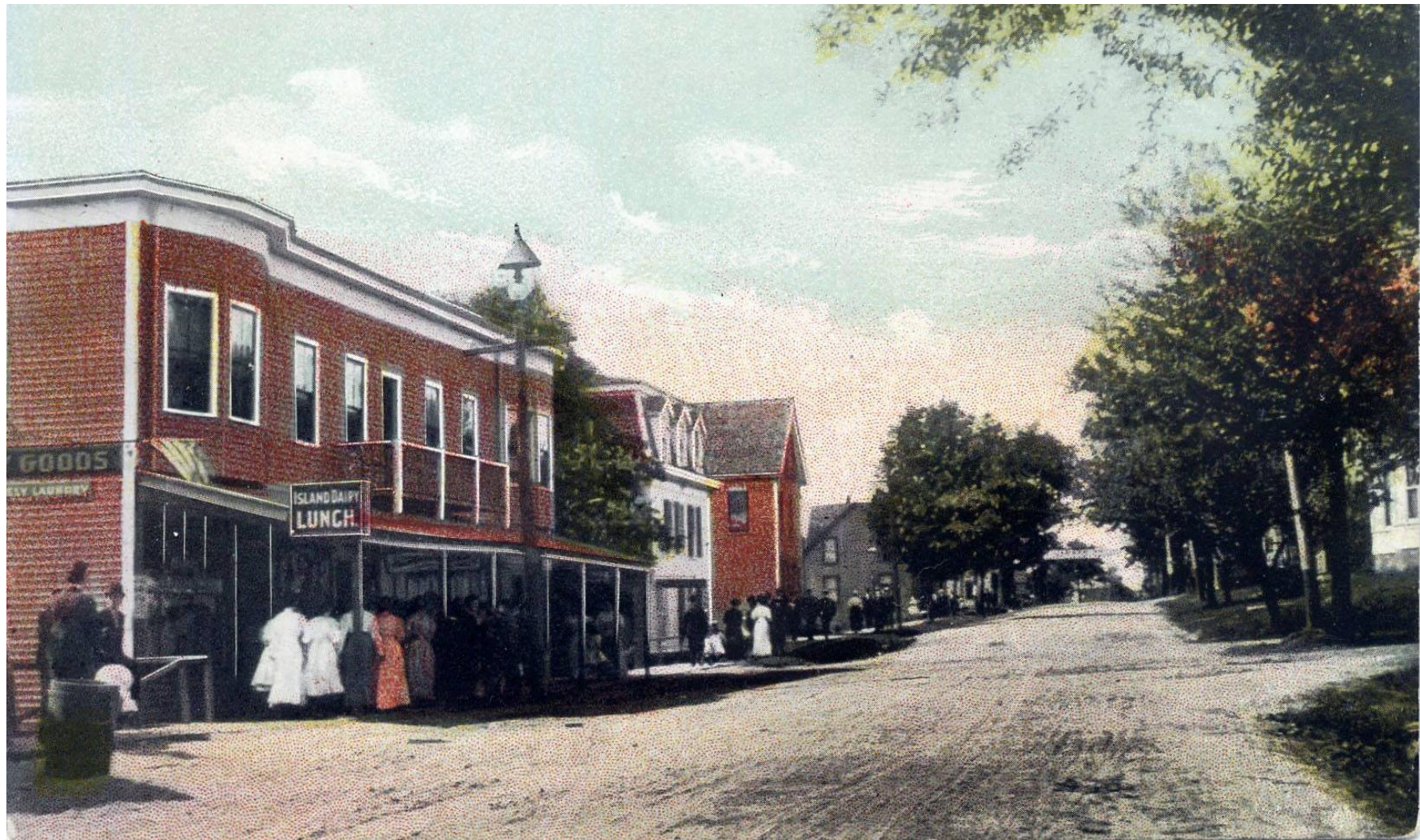


5 Tolman Road, James H. Tolman Cottage
aka "Home Cottage"



73 Lyndon Avenue
Lucretia M. Cole Cottage







Ivy Cottage
93 Island Avenue, c1870



Ivy Cottage

93 Island Avenue, c1870

Sterling Bakery (1890s-1920s) owned by William and Sarah Sterling, note the home cooking sign on the addition in the 1924 photo (previous slide).

The style of the building, Second Empire, was popular during the Victorian era and the most fashionable style in 1870s New England. Second Empire came into vogue in Paris as mansard roofs circumvented strict roofline regulations. In 1869 the style would have been considered incredibly modern as it followed French fashion. Mansards are quite common on the peninsula in Portland but were rarer on the island.



115 Island Avenue, c1904
New England Telephone Co.,
Telephone Exchange

Phones came to the island in 1904, operators were in this building until the 1940s. It was then used as a kindergarten 1940s- early 1960s.



120 Island Avenue, c1870



Note the stable to the left of the dwelling!



Avenue House
141 Island Avenue, 1871-1874



Kim's notes date it to 1895 but it appears on the 1884 map. At first a hotel, it became a boarding house in the 1930s, then was converted to condominiums in the mid 1980s.

As Peaks' popularity increased with entertainment attractions, so did the hotel and boarding house industry. By 1876, there were about 1300 seasonal boarders on the island and 300-500 visitors would come to camp every year. At this time, there were 6 large boarding houses and 10 smaller ones, the biggest being Oceanic House. Over the years, fire destroyed most of these places.

This land was originally part of the Sterling estate. We believe Luther Sterling built the Avenue House between 1871 and 1874. The property was then sold to Melville Sterling, who owned it from 1877 to 1922.

130 Island Avenue, 1860-1863

Originally built in 1860 by the Robinson E. Sterling family, the Greek Revival has served many purposes: a single-family home, temporary school, reputed brothel during WWII, boat building and repair shop, bed-and-breakfast, three-unit house, and in the 80s, the Moon Shell Inn.





150 Island Avenue, c1889
"Ingleside" Cottage

Queen Anne Cottage of Harlan P. and Olive Ingalls, later owned by Arthur and Florence Ingalls Elliot



154 Island Avenue, c1884
“Maitland” Cottage

Queen Anne Cottage of James E. Miltimore and his wife Emma S. James was a businessman with offices on Middle Street where his wife Emma was a stenographer. The couple summered on Peaks Island and lived in the off season in the Eastland Hotel, now the Westin Portland Harborview (1910s-1940s).





158 Island Avenue, 1889-1895
"Morrill" Cottage

Carroll W. Morrill, lawyer and bail
commissioner in Portland





162 Island Avenue, c1890
Brewer's Store

Later the Files family grocery store, and then the Varney's and Childs' families – Seaside Shop.



View of Island Avenue from Greenwood Gardens Observatory

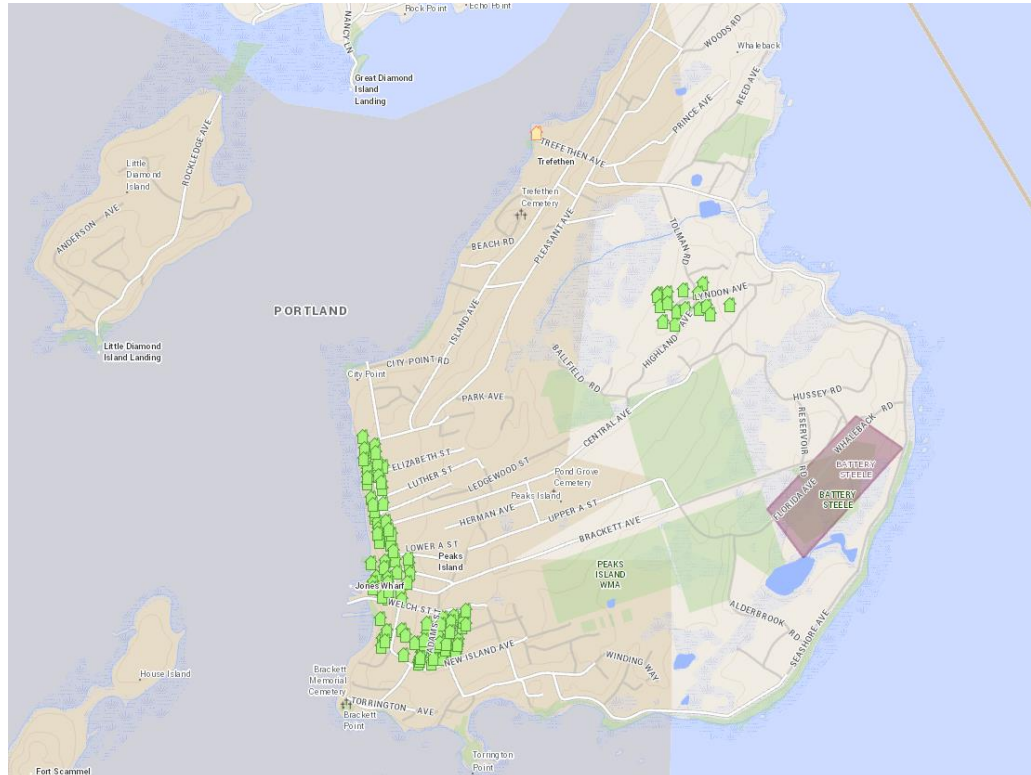


PEAKS ISLAND FROM GREENWOOD GARDEN OBSERVATORY.

As the city moves forward to comprehensively rezone the city and enact policies to boost growth in specific areas we hope that this information will be useful to residents and city planners as they evaluate the island business zone. As mentioned earlier this slideshow, by sharing information with citizen and neighborhood groups, we hope to increase awareness of the city's unique historic areas and the economic, cultural, and social value of protecting these areas as we plan for Portland's growth.

Information on individual buildings can be viewed online:

http://www.maine.gov/mhpc/carma_disclaimer.html



jlarry@portlandlandmarks.org