

LimeRock Inn

96 LimeRock Street

Rockland , Maine 04841

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Your hosts: Frank Isganitis and PJ Walter

General Description: This beautiful turreted Victorian mansion is an exquisite example of Queen Anne architecture. Featuring two front parlors, spacious guest rooms and an inviting wrap-around porch, LimeRock Inn offers guests the chance to experience luxury and elegance in a gracious historical setting. Located in Rockland’s Historic District within strolling distance to the renowned Farnsworth Museum, the Inn is perfectly situated for those who enjoy exploring Rockland’s downtown and waterfront by foot or for leisurely driving tours of the Midcoast region. Eight sizeable guest rooms are decorated blending period details with comfort and luxury.

Breakfast at the Inn is a culinary experience. Frank and PJ have a simple outlook on good food and fine dining. They believe that only two kinds of people exist in the world – “those who eat to live, and those who live to eat.” Being lifetime members of the latter group, they know the Inn’s spacious and sunny dining room is just the right setting to accompany their delicious and creative breakfast creations. They invite you to share their love of good food during your stay.

In 2007, LimeRock Inn attained certification as a Maine Lodging Environmental Leader in recognition of the owners’ green efforts promoting reduced water usage, energy conservation, recycling and refraining from the use of detergents and cleaning products potentially harmful to the environment. This commitment was made with guest comfort, luxury, and service as the primary objectives and financial considerations secondary. Simply put, we artfully balance Mother Nature and our bottom line.

The Inn has been featured on The Food Network's "Throwdown With Bobby Flay", HGTV's "If Walls Could Talk", and boasts being the only domestic prize destination on BedandBreakfast.com's first ever B&B week on Wheel of Fortune in January 2008. LimeRock Inn is a five time (2010-2014) Certificate of Excellence Award Winner from Trip Advisor by consistently rating in the top 1%. In 2014 & 2013, LimeRock Inn received the acclaimed Reader's Choice Award – Best B&B in Maine from DownEast Magazine. Additional awards and accolades include Editor's Choice Award from Yankee Magazine for "Best Wrap-Around Porch" and a second feature award, "Best Location for Walking to Shops/Dining", by Lanier Bed & Breakfast. Frank and PJ are most proud of the latter designation as being guest generated.

Guest Rooms, Amenities and Rates: The eight guest rooms are named after regional islands or architecture elements. All offer luxury baths, some with whirlpool baths or claw foot soaking tub. Room décor varies from luxurious and ornate to cottage-style charm. There are five queen and three king-sized beds. The Fox Island room offers a European king bed that can be set as twins. A sleeper sofa allows for even more flexibility in sleeping arrangements. The Inn's premier guest room, Grand Manan, boasts a wood burning fireplace and two-person whirlpool tub.

Egyptian cotton linens and towels are used exclusively. Guests will find chocolates and bottled water in their room daily. Environmentally friendly bio-degradable shampoos, conditioners, hand cream, soaps and bath crystals are found in each bath. A toiletry pantry for those "forgotten" items is also available. Guests and business travelers are able to take advantage of a secure wireless network and guest pantry equipped with a desktop computer, laser printer, fax machine and scanner. In 2010, the room amenities have been upgraded to include air-conditioning, flat panel televisions with high definition cable channels and Ipod docking clock radios.

In the quiet season, (December through mid-May/June) room rates range from \$129 for standard to \$169 for the premier rooms per night (double occupancy). Mid-season rates apply Memorial Day weekend through June, and again from mid-October through November. July through mid-October room rates range from \$169 to \$249. All rates include a mouth-watering breakfast ranging from old classics to new and adventurous creations.

Common Areas: One of the most welcoming and inviting spots is the Inn's expansive wrap-around porch. Whether conversing in small groups or as an outdoor retreat, cushioned wicker chairs and sofas make it easy and enjoyable. For those who really want to escape, an English country garden frames a charming gazebo located in the spacious backyard.

Upon entering the Inn, the foyer, stairway and landing are resplendent with original woodwork and wainscoting. Guests will find sitting rooms on either side of the foyer. A comfortable living room featuring a fireplace, library, game table and sitting area complete with TV/DVD is to the right. Plenty of books, magazines, local activity and restaurant guides are available for guests to peruse. A beautiful period stained glass window completes the setting. Located to the left, the formal parlor is in keeping with the Victorian-style of the home and offers the ideal place for a glass of sherry or enjoying a good book.

The spacious dining room features small tables to ensure an intimate experience. One wall is adorned with a large framed period poster. Just past the dining room, framed images highlighting Maine's natural beauty are creatively arranged for your enjoyment and purchase in the rear gallery of the home. Here, guests will also find the complimentary guest pantry featuring a variety of snacks, chilled water and soft drinks and accoutrements for hot beverages along with a guest computer for use.

Breakfast and other goodies: Breakfast is served between 8:00 and 9:00 am daily and combines the creative with familiar old favorites. Each meal features seasonal fruits, homemade breads, and regional fruit jams. Bottomless cups of coffee are always filled with freshly brewed LimeRock Inn Blend coffee from the locally owned Rock City Roasters. Tea drinkers will enjoy a generous selection of black and herbal teas. The "entrée of the day" alternates between sweet and savory. Eggs benedict, Belgium waffles, and an infinite variety of buttermilk pancakes are among "the classics." Wild mushroom and onion frittatas and breakfast turnovers offer a taste of adventure. All dietary restrictions and preferences are respected, although advance notice is recommended.

History: The LimeRock Inn was built in 1892 for U.S. Congressman Littlefield. The large hall mirror is original to the home and believed to be a Christmas gift to his wife. Originally a six-bedroom, one bath house with servant's quarters, the house principally

remained a private residence until 1994 when it was turned into Rockland's first bed and breakfast. We say "principally" because the home was purchased by Dr. Oram Lawry in 1950. For almost 50 years, Dr. Lawry operated his medical practice in the home. Even today, lifetime Rockland residents still refer to the LimeRock Inn as Dr. Lawry's house.

In 1994, Kathy and Jerry Dougherty of North Conway, NH purchased the home and converted it to a B&B saving it from the demise of deterioration or conversion to apartments. In partnership with another couple, the home was updated with attention to period details creating outstanding results. The Inn retains much of the home's original charm and feel. Guests continually compliment the details that remain such as the combination gas and electric lighting fixtures located in the foyer and landing. Recent landscaping and exterior painting in a traditional Victorian motif complete the authenticity.

Accessibility, pets, smoking: Families, couples, single guests and children are welcome, although the Inn is oriented toward an adult couple's retreat. Guests traveling with pets are encouraged to board cats and dogs at nearby facilities as all guest rooms must be accessed through common areas. The Inn is completely non-smoking.

Unique Features: Walking proximity to downtown (including the Farnsworth Art Museum and the waterfront) and attention to period detail make the LimeRock Inn a distinctive property. The colors of green, cream and purple have transformed the building's inviting exterior. Period woodwork, décor, furnishings and accents welcome you to an environment of comfortable elegance. Perhaps for all these reasons, LimeRock Inn was chosen by BedandBreakfast.com as one of the Top Undiscovered Inns for Romance in 2005.

Directions - From the South: Take I-295 to Exit 28 (Route 1 North). Follow Route 1 North 55 miles to Rockland. After turning left on Main Street (also Route 1), proceed 6 short blocks and turn left on Limerock Street. The Inn, located at 96 LimeRock Street, is 2½ blocks on your left.

From the North: Follow Route 1 South into downtown Rockland where it becomes Union Street. At the first traffic light, turn right on Limerock Street. The Inn, located at 96 LimeRock Street, is 1½ block on your left.