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Consigli receives 2025 Build Maine Award for historic renovation

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Shown (from left) are; project executive Travis Kirby, general superintendent Stacey Harris, superintendent Zoë Lee and assistant project manager Joseph Boland.

Portland, ME In recognition of its building achievement and excellence in renovation, Consigli Construction Co., Inc. received a 2025 Build Maine Award for its work on East Brown Cow's historic Thompson Block in downtown. Honored as one of the best projects of the year by the Associated General Contractors (AGC) of Maine in the Building Renovation Division, this accomplishment represents the second time in three years that Consigli has received the category's top award.

"Thompson Block's transformative renovation has set a new benchmark for excellence in adaptive reuse of historic properties in Maine. Consigli was honored to collaborate with East Brown Cow and

a team of dedicated trade partners – including our exceptional self-perform staff – to bring renewed vitality to a renowned building in the Old Port,” said Dave Thomas, regional director – Maine at Consigli. “The craftsmanship showcased throughout 121 Middle St. is a testament to the skill, artistry and dedication of the trades, reinforcing their essential role in shaping Maine’s future.”

“Our mission at East Brown Cow extends beyond preservation; we seek to uplift the Old Port, ensuring every project we undertake is as beautiful as it is historically significant,” said Tim Soley, president and CEO of East Brown Cow.

“The renovation of 121 Middle St. was no exception – it was an ambitious undertaking requiring not only technical expertise but also a shared passion for thoughtful design and urban revitalization. A centerpiece was the transformation of the top floor into lofts for The Docent’s Collection, a boutique hospitality offering where visitors and locals alike can enjoy this architectural gem up close.”

121 Middle St. – known as Thompson Block – is a Second Empire-style building on the National Register of Historic Places that serves as one of Maine’s most notable Victorian commercial structures. To convert the historic office building into short-term luxury residential units and retail space, Consigli self-performed interior masonry restoration work and extensive structural repairs while maintaining the building’s historic character and integrity. Historic windows, storefronts and doors that had been infilled over time were recreated to revive the building’s original design. The adaptive reuse of the existing building structure also meaningfully supported East Brown Cow’s commitment to environmental stewardship and historic preservation.

Consigli made critical upgrades to improve functionality and accessibility, including a complete replacement of the existing elevator system from an aged, hydraulic system to an electric traction system. To support modernization work in an occupied building within an existing space, Consigli engaged design-build subcontractor partners during pre-construction to effectively and efficiently navigate the complicated scope of work required.

Thompson Block marks the third project partnership for Consigli and East Brown Cow on Middle St. In addition to 121 Middle St., Consigli is currently renovating two historic buildings located at 178 & 184 Middle St.

Annual Build Maine winners are selected through a competitive, confidential process where they are evaluated by representatives of design, engineering, construction and owner perspectives. Judgement criteria include safety, innovation and construction techniques/materials, contribution to the community, meeting the challenge of a difficult job, environmental sensitivity, responsiveness to client needs and customer satisfaction.

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