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East Brown Cow and Commonwealth Hotels unveil expansion for The Docent's Collection at the Boyd Block - 16 units at 178 Middle St.

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Portland, ME East Brown Cow and Commonwealth Hotels celebrated the next phase of growth for The Docent's Collection, a boutique hospitality product in the city's historic Old Port. Now open, this expansion features 16 new lofts, furthering East Brown Cow's commitment to the area and highlighting the brand's success.

The lofts are situated within an architecturally significant 19th-century building.

bringing The Docent's Collection total portfolio to three restored, historic properties: the newest addition, 178 Middle St., joins the earlier restorations at 121 Middle St. and 115 Middle St. This marks The Docent's Collection's largest expansion to date and is a testament to the success of its unique hospitality model – bridging the gap between a high-caliber hotel experience and a luxury residential rental.

“This is an exciting milestone for The Docent's Collection, and for the community we're growing within the Old Port,” said Tim Soley, president and CEO of East Brown Cow. “Preserving Portland's architectural history is of the utmost importance to our company and is a core tenet of this hospitality brand. Since its founding in 2019, The Docent's Collection has steadily grown through the adaptive reuse of historic buildings. These new lofts signal the brand's continued evolution, alongside our sustained commitment to Portland's urban fabric.”

Available in one- and two-bedroom layouts, the new lofts will offer the same high-level of service and design signature to The Docent's Collection, while showcasing distinctive interiors that speak to the building's past. Designed by Architect George M. Harding and historically known as the Boyd Block, the building was primarily utilized by lawyers and bankers in the late 19th and 20th centuries, leaving a more ornate preexisting structure that inspired the interior design of the new lofts.

Guests staying at the Boyd Block will step inside to find large windows that let in generous natural light and views overlooking Post Office Park and Tommy's Park. The lofts feature custom floor-to-ceiling paneled kitchens, marble countertops, patterned white oak flooring, and a blend of minimalist design with restored historic details. Interiors include curated furniture, handpicked, local amenities, and contemporary, Maine-based art that includes work from Shoshannah White, Anna Hepler, and Jocelyn Lee. As a result, the Boyd Block introduces new lofts that are ideal for guests seeking a refined, design-forward experience.

Ideally located, these new lofts sit within Old Port Square – an urban destination that was recently launched by East Brown Cow, in collaboration with Safdie Architects. Centered within the Old Port neighborhood, Old Port Square creates a new urban center for all of the city with hospitality, residences, retail, dining, and community space across a four-acre site. Keeping with this mix of urban fabric, the Boyd Block features retail on its lower floors – including Rough & Tumble, Bangor Savings Bank, and Warby Parker. The Docent's Collection has plans to further expand within Old Port Square in the near future. The conjoining building, 184 Middle St., is set to add three additional lofts to The Docent's Collection this fall.

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