

Brick South

Thompson's Point, Portland



Landry/French Construction Company

Significance

Thompson's Point served in the early 19th century as a hub of barge and boat traffic on the Cumberland and Oxford Canal. In the early 20th century it became a state-of-the-art facility for the Portland Terminal Company's locomotive repair shops, boasting Maine's first electric crane. As rail and shipping declined in the 20th century, the brick buildings at Thompson's Point were reused for industrial manufacturing and storage. The Brick South Building, built in 1904, remained actively used for train repair. In World War II, when the federal government took over the property to store steel for the construction of Liberty Ships in South Portland's shipyards. It was occupied in the mid 20th century by the Ellis Paper Co. and Eastern Carton and Container Co., manufacturers of paper boxes.

Project Scope

For many decades this highly visible 30-acre parcel was an underutilized industrial site. In 2009 Forefront Partners began a redevelopment of Thompson's Point. The vacant 25,000 SF Brick South Building had suffered serious deterioration over the years. Several openings in the roof allowed water to penetrate into the building and cause major structural damage. To transform the industrial building into a 2,500-person event center the project required complete repointing of the brick exterior, a new roof, new underground utilities, as well as new kitchen facilities and restrooms.

Recognition

Recognizing the potential of the deteriorated building, Chris Thompson, Jed Troubh and the construction team at Landry/French successfully saved a unique piece of Portland's industrial heritage while accommodating contemporary needs. In 2017 the building earned the designation as the first LEED Core and Shell 2009 Gold Pre-certified project in the city. The rehabilitation of Brick South into a large multi-use event venue is a further catalyst for the ongoing development of this former industrial site. It is a vital component for the future of this emerging and dynamic new Portland neighborhood.