



449 Main Street

Rockland, Maine

Historic Rehabilitation

The 19th century commercial building at 449 Main Street in Rockland is located in the Rockland Main Street National Register Historic District. It was built c. 1873 in the commercial center of Rockland. The historic configuration of the storefronts had been altered by remodeling in the late 20th century. The rehabilitation project converted the empty building to a mixed use structure and restored the storefronts. Retail was returned to the first floor with offices on the second floor and two artist live/work studios on the third floor. Restaurant space was also created in the walk-out basement.

To restore the façade, infilled sections were opened back

up and storefronts were recreated from historic photos. Missing granite posts were replicated and returned to the façade as well. The project incorporated sustainable design features including new high-efficiency HVAC systems and a green roof. The building was also brought up to contemporary life safety code requirements while retaining important historic features.

Sutherland Conservation & Consulting worked as part of the design team, researching the history of the building and providing guidance for the design process. In addition, SCC wrote the applications for state and federal historic tax credits.

