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Three Portland architectural firms vie for the chance to change the face of Fore Street. **BY CLAIRE Z. CRAMER**

What we needed was a little competition,” says Steve Wolgin, Managing Director of U.S. Real Estate Advisors of New Jersey and spokesperson for its development project, Dream Port 3 LLC.

“I selected three top local firms—PDT, Archetype, and Canal 5—to present ideas” on how to renovate a square of buildings from the corner of Fore and Union streets east to the Klaman Bottle building, and the corresponding stretch on both sides of Wharf Street behind them. Dream Port 3 purchased this major block of the Old Port—432, 434, 436, and 446 Fore Street and 42 and 50 Wharf Street—at a foreclosure auction last year for $5.6 million.

Representatives from all three firms convened recently at Hyatt Place across from the block in question to present electronic and printed versions of their ideas to an assortment of interested Portlanders. It turned out their ideas were so good that Dream Port 3 extended the decision date.

“We have to study the feasibility of each one carefully. With this project, we’re hoping to stimulate even more of the renaissance that’s already going on in the Old Port. This neighborhood is so rich in history. We hope to have a decision in a few weeks,” says Wolgin.

The crowd didn’t riot because all three presentations wowed.
Canal 5 Architects’ Patrick Costin’s ideas include reducing the severe block of tall buildings by “dropping the shoulders” of the building now housing Buck’s Naked BBQ. He mentions possible “second level parking for upper floor residents via elevator through an entrance on Wharf Street.”

David Lloyd of Archetype says, “People always use words like genuine, unique, funky when they come to visit the Old Port. We did not want to create an ‘iconic’ piece of architecture.”
Bryan Curley, a principal at PDT Architects, says, “Steve Wolgin brought us in early to analyze and create an overview. We had a round table with the city. Historic Preservation had clear ideas about what was significant and what wasn’t.” PDT calls their plan “Wharf on the Fore,” a mix of retail, galleries, dining, and residential units on the upper floors. A short movie presentation takes the gathered onlookers around and into PDT’s version of the new block.

“We wanted to address the essential soul of this block. We tried to be realistic, but keep the patina, and not Disney it or pretty up the site too much.”