

An abstract background featuring warm, textured brushstrokes in shades of yellow, orange, and cream. There are several small, colorful splatters (pink, red, yellow) scattered across the left side of the image.

Local Foods, Local Arts, Local Wood:

Four Adaptive Use Case Studies

2026 Downtown & Historic Preservation Conference



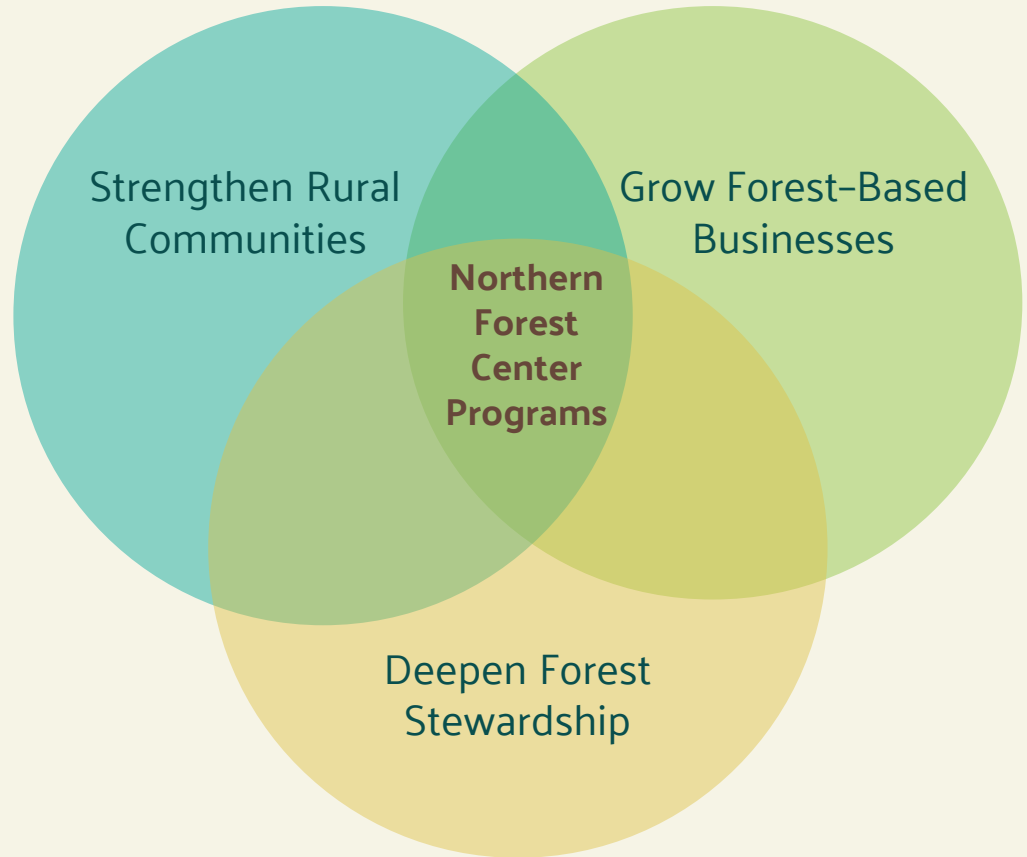
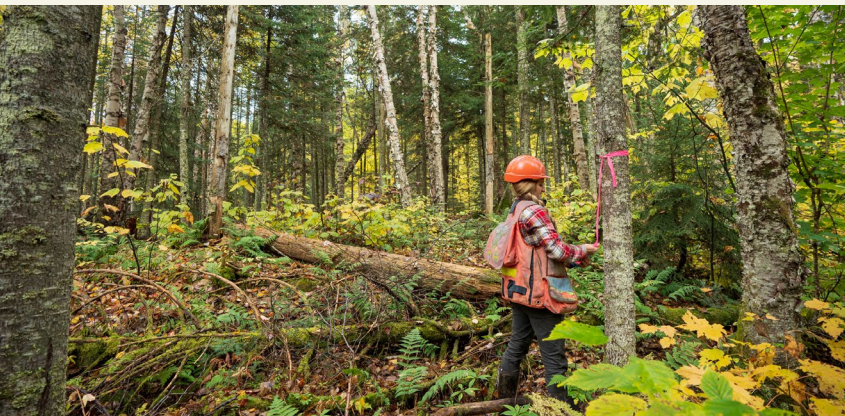
Local Foods, Local Arts, Local Wood: Four Adaptive Use Case Studies

Mike Morin and Maura Adams – June 4, 2026

⬆The Northern Forest



Our Work



Project Themes

- Respond to community need
- Modest, quality middle-market housing for full-time residents
- Focus on adaptive reuse, infill, and walkability
- Prioritize use of wood products
- Create space for commercial business expansion / establishment
- Deploy impact investment fund



⬆ Adaptive Reuse

- Preserves historic character and builds community pride
- Supports additional downtown investment
- Reduces waste & environmental impact
- Often, opportunity to create storefront business space
- Access to different funding sources (e.g. historic tax credits)
- Costly surprises are likely



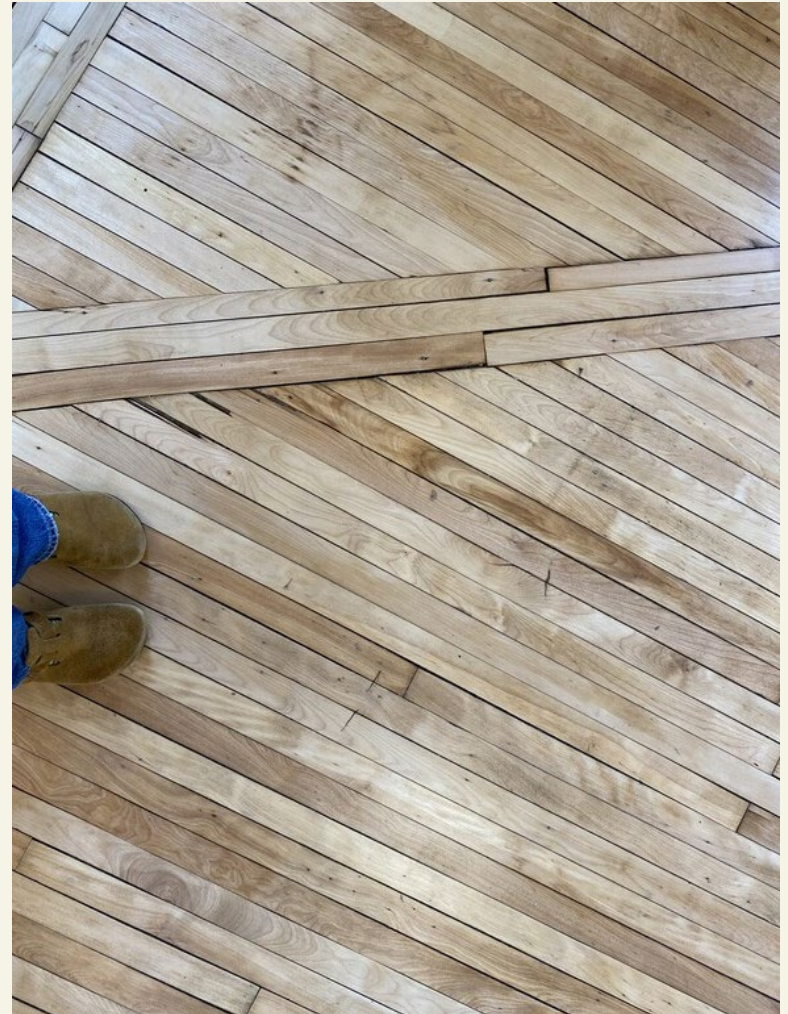
560 Railroad St., St. Johnsbury

- Completed 2025
- 9 apartments
- Catamount Arts artist in residence program
- Tunnel Books



560 Railroad St.

- Reclaimed and new hardwood floors store 2400 metric tons of GHGE
- Rough lumber from NH
- <https://northernforest.org/built-by-wood-560-railroad-street/>



⬆ Parker J. Noyes, Lancaster, NH

- Completed 2022
- 6 apartments
- Local foods marketplace
- Extensive material reuse



Parker J. Noyes



⬆ Gehring House, Bethel, ME

- Completed 2025
- 9 apartments
- Close to downtown + access to trails + land for future development
- Aligns historic preservation with modern needs



⤴ Gehring House, Bethel, ME

- Wood pellet boiler
- Maine wood fiber insulation
- Material reuse
- <https://northernforest.org/built-by-wood-the-gehring-house/>



196 Penobscot, Millinocket, ME

- Completed 2026
- 5 apartments
- Snack shop + available commercial space
- Labor challenges



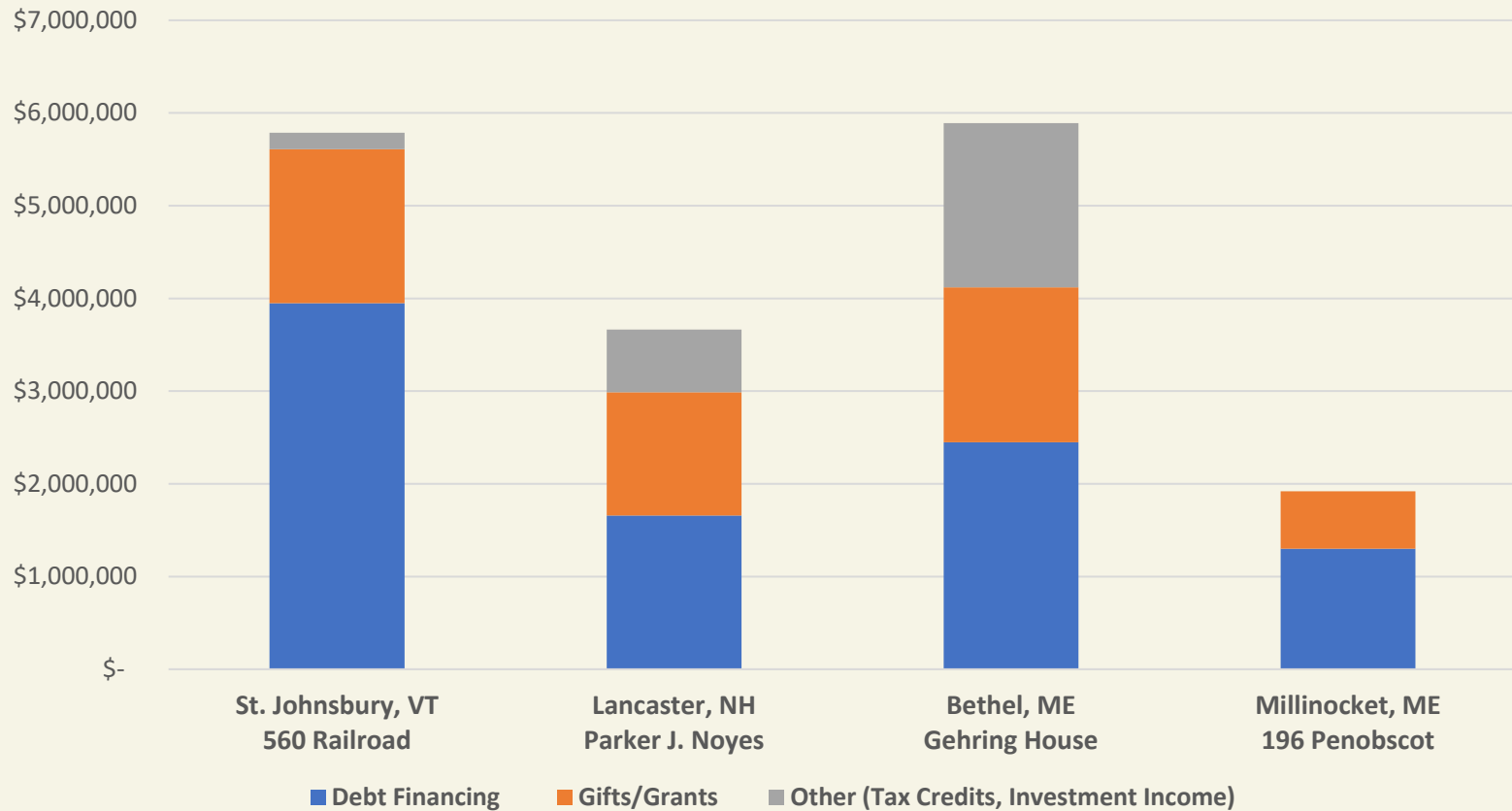
196 Penobscot, Millinocket

- Wood pellet boiler
- Maine wood fiber insulation
- Maine wood siding
- Reclaimed floors / Maine wood floors
- <https://northernforest.org/built-by-wood-196-penobscot-avenue/>



Project Funding

Project Costs and Funding Sources



More Information

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www.northernforest.org

News Digest: nfcenter.org/sign-up

