

What is Adaptive Reuse?

Practical Solutions for the Cape & Islands

JUNE 15, 2026

Guidebook Launch & Case Study Presentations

Agenda

- **Welcome & Guidebook Overview**
- **Case Study:** Coady School Residences
- **Case Study:** Old Gay Head Parsonage
- **Case Study:** 66 Pochick Avenue
- **Panel Discussion**
- **Q&A**

Welcome



The **Boston Society of Architects (BSA)** is the eastern Massachusetts chapter of The American Institute of Architects (AIA), and is New England's largest building industry association. A 501(c)6 member-led association, the BSA is one of the oldest and largest chapters of AIA.



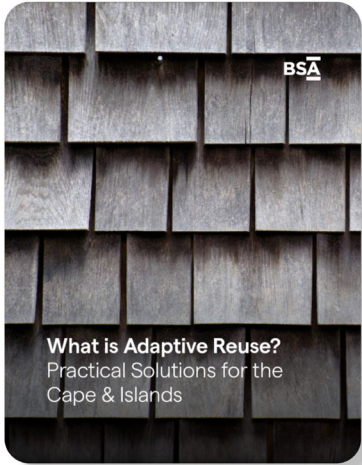
Welcome



Through partnership and collaboration, the BSA's **Civic Design Labs** help make complex spatial issues more legible, actionable, and connected to practice. This guidebook was developed as part of that work: supporting informed decision-making around adaptive reuse, housing, preservation, infrastructure, and the future of year-round communities across the Cape and Islands.



Guidebook Overview



Case Studies

Across the Cape and Islands, adaptive reuse is already being implemented through a range of building types that reflect the region's civic, cultural, and residential fabric. While each project individually responds to its local design context, together they demonstrate how existing structures can be reimaged to meet year-round housing needs while reducing development pressures, working within limited land availability, and reusing buildings that are often beloved by the communities in which they are found.

Case Study: Single Family Home

Floor Plans

BSA

Case Studies: The Five Building Types

Academics
A multi-story building repurposed to accommodate students from adjacent or off-campus schools.

Commercial
A building repurposed as a center for nonprofits and community services.

Firehouses
A structure repurposed that provides a structure for housing, workspace and a public for firefighters to work and eat for.

Faith-Based Properties
A building repurposed that provides a structure for religious, nonprofit, or community services.

Single Family Home
A structure repurposed to house a family, often with a focus on creating a sense of community.

Resources

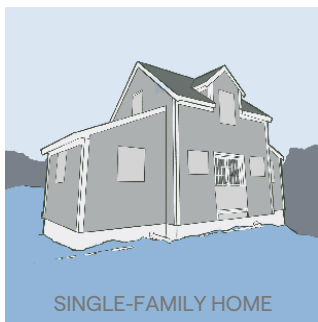
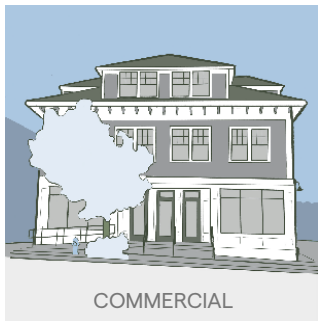
Interested in exploring adaptive reuse in your community? The resources below offer a starting point for further learning and exploration. While not exhaustive, this list highlights key tools, examples, and references related to themes explored in this guidebook.

Architecture and Design
Architectural resources offer a wealth of information and inspiration for adaptive reuse projects. Architects and designers can provide valuable insights and expertise in building the current and future potential of existing structures.

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- **Introductory guide to adaptive reuse** for housing development
- **Centered around real and successful case projects** grounded in common building types
- **Resources contextualized for application**, supporting readers interested in beginning a project

Guidebook Overview

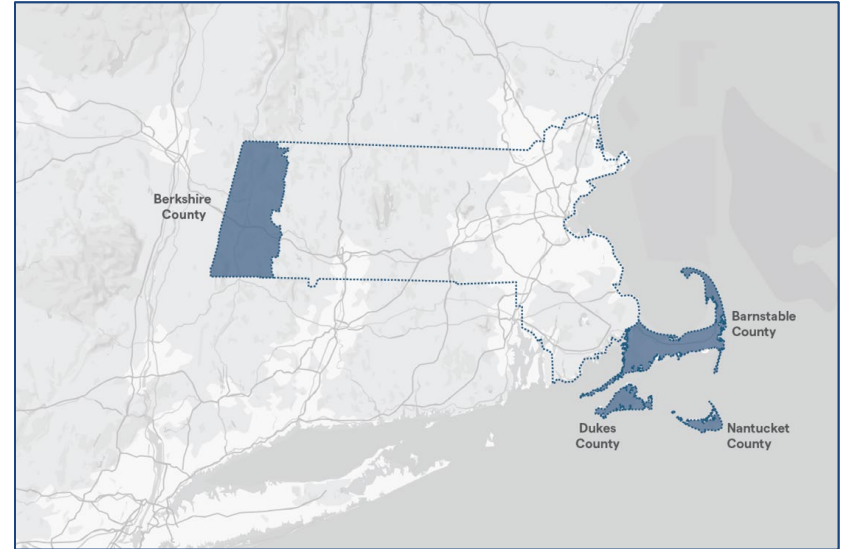


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Guidebook Overview

Background

- In 2024, **Seasonal Communities Designation** was established to recognize places where housing markets are deeply affected by seasonality
- **The region cannot build its way out of today's challenges.** Challenges like septic limits, marginal developable land impair production strategies
- **Adaptive reuse strategies offer underused buildings and sites in transition a second life:** an opportunity to serve a different purpose to the community



Designated Seasonal Communities

Source: www.mass.gov/info-details/legislatively-designated-seasonal-communities

Guidebook Overview

Collaborators

BSA Steering Committee

- Bethany Moody, AIA
- Teri Bernert
- Jacob Lilley, AIA
- Paul Hajian, AIA
- Tamara Roy
- Michael Kim, AIA

Regional Partners



Guidebook Overview

Case Studies



Academic

*Coady School
Residences*



Commercial

Hyannis Mixed Use



Firehouse

*Old Harwich
Firehouse*



**Faith-Based
Property**

*Old Gay Head
Parsonage*



**Single-Family
Home**

*Daggett Avenue
66 Pochick Ave*

Guidebook Overview

Case Studies: Today's Presentations



Academic

**Coady School
Residences**



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Firehouse

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Firehouse*



**Faith-Based
Property**

**Old Gay Head
Parsonage**



**Single-Family
Home**

**Daggett Avenue
66 Pochick Ave**

Introducing our Panelists

Case Studies: Today's Presentations



Bethany Moody, AIA
Senior Project Manager
ICON Architecture



Philippe Jordi
Founding CEO
Island Housing Trust



Anne Kuszpa
Executive Director
Housing Nantucket

Coady School Residences

Bethany Moody



Coady School Residences, Bourne



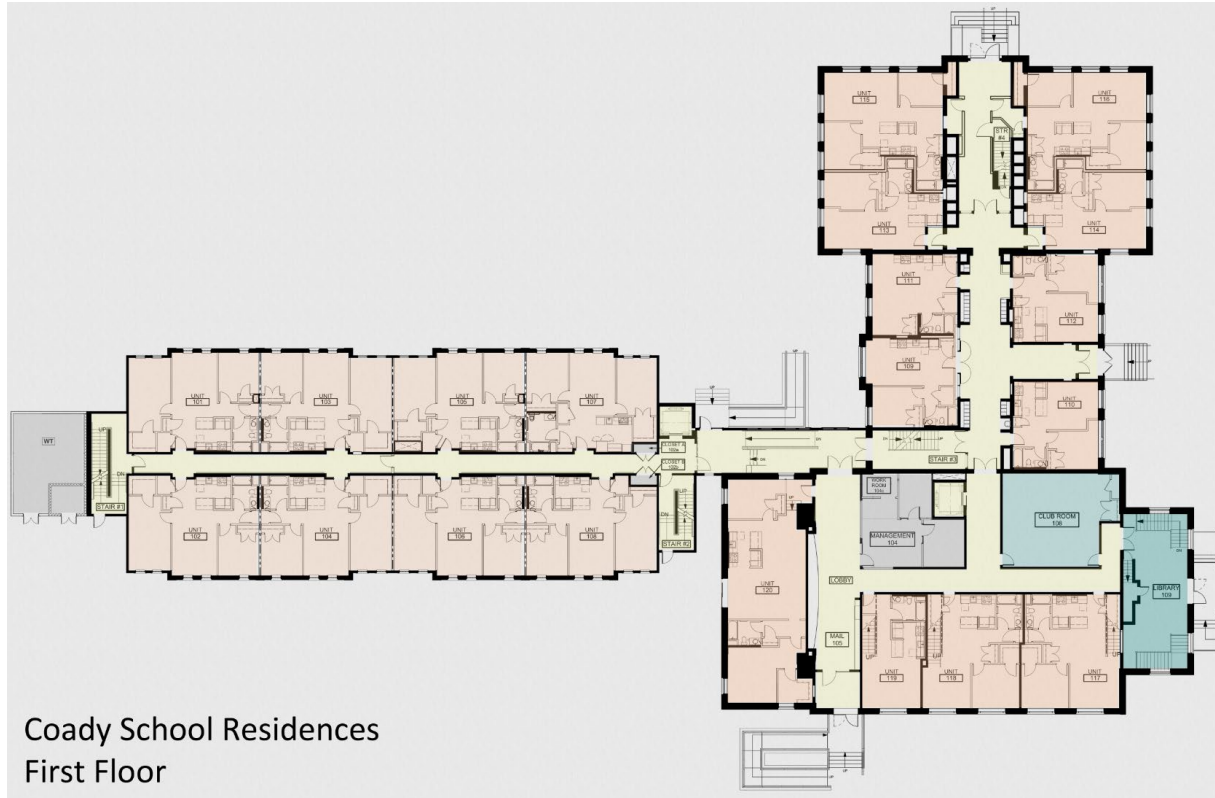
What is Adaptive Reuse? Practical Solutions for the Cape & Islands



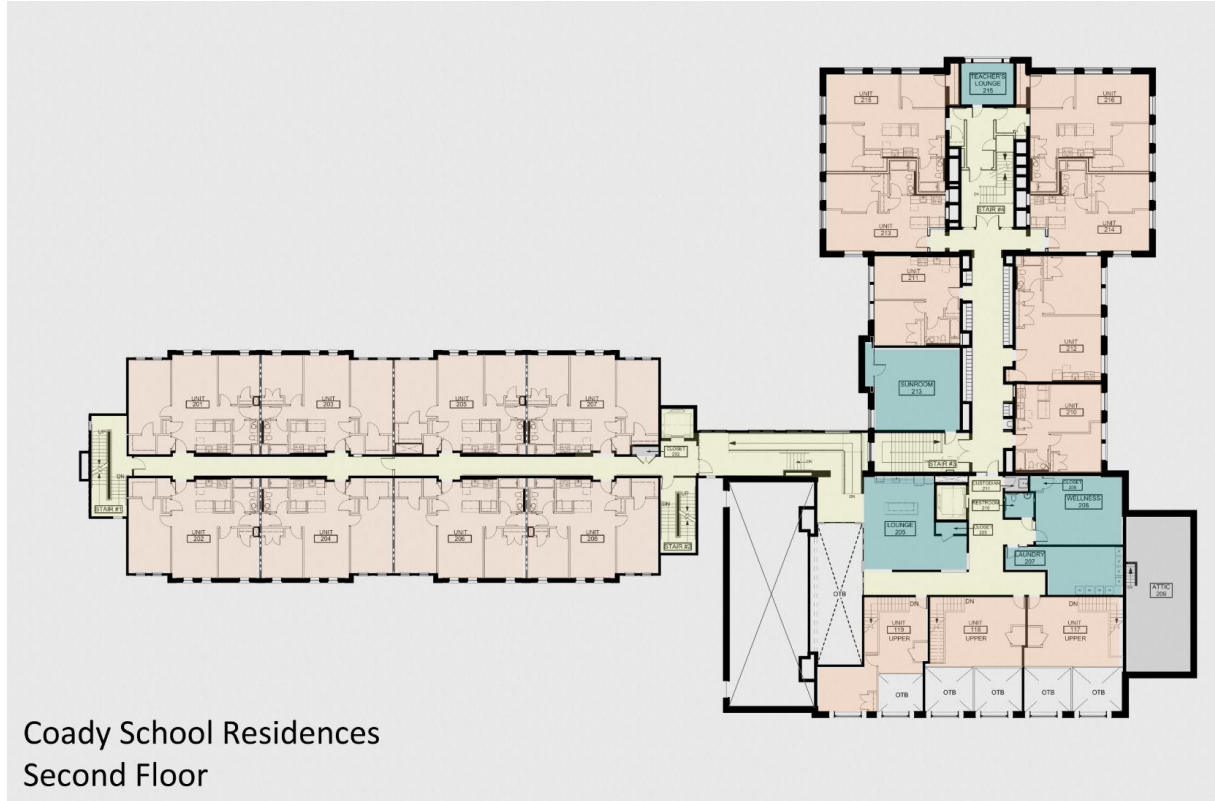
Coady School Residences, Bourne



Coady School Residences, Bourne



Coady School Residences, Bourne

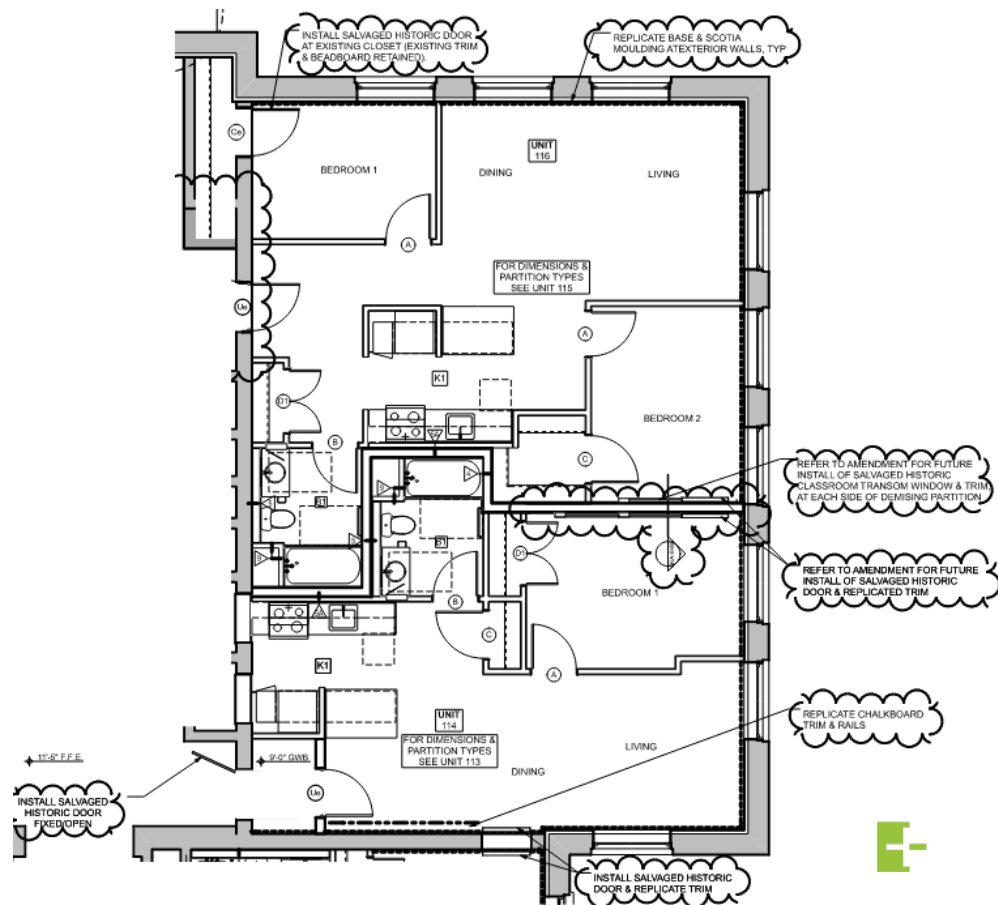


Coady School Residences, Bourne



PRESERVING CLASSROOMS

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Coady School Residences, Bourne



**PRESERVING CHARACTER
DEFINING FEATURES**



Coady School Residences, Bourne



OPPORTUNITIES FOR FOUND SPACES IN EXISTING BUILDINGS!



Coady School Residences, Bourne

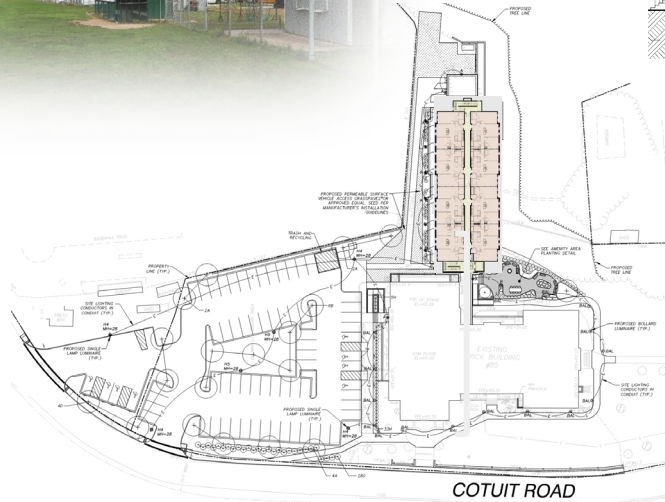


PRESERVING CIRCULATION

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Coady School Residences, Bourne

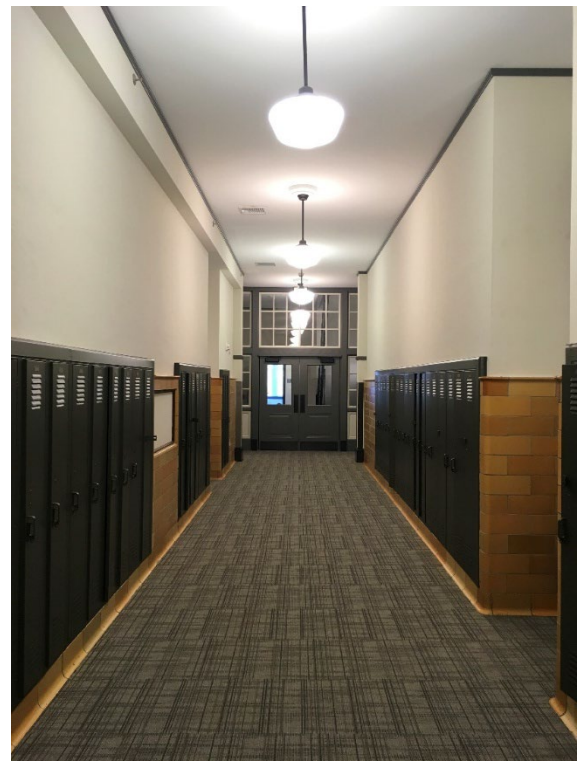
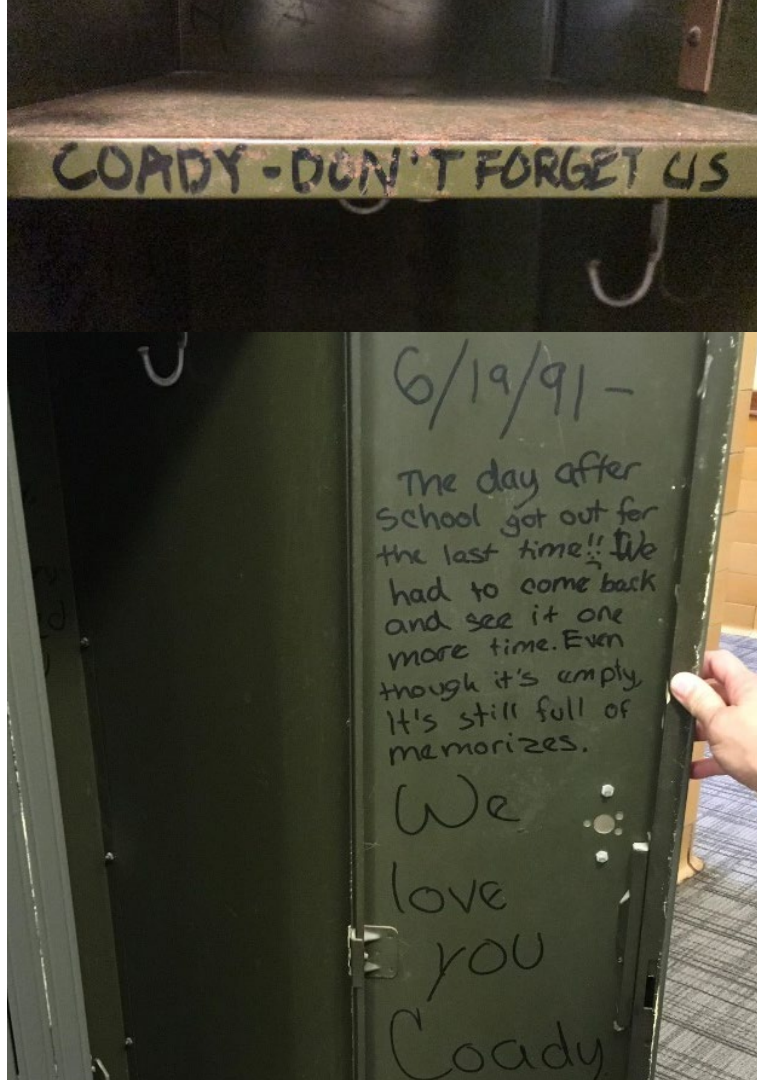


PRESERVING HOUSING OPPORTUNITY

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Old Gay Head Parsonage

Philippe Jordi



Gay Head Church Parsonage



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What is Adaptive Reuse? Practical Solutions for the Cape & Islands

Gay Head Church



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Interior renovations



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Exterior renovations & new construction



What is Adaptive Reuse? Practical Solutions for the Cape & Islands

Exterior insulated & airtight envelop



What is Adaptive Reuse? Practical Solutions for the Cape & Islands

Renovated Parsonage w/ new addition



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New kitchen in renovate Parsonage



What is Adaptive Reuse? Practical Solutions for the Cape & Islands

Interior renovations



What is Adaptive Reuse? Practical Solutions for the Cape & Islands

Gay Head Church members



What is Adaptive Reuse? Practical Solutions for the Cape & Islands

66 Pochick Avenue
Anne Kuszpa



- **Fall 2023:** Housing Nantucket identified an opportunity to further expand rental housing at its existing property at 66 Pochick Avenue through the organization's House-Recycling Program.
- **Spring 2024:** A cottage slated for demolition at 2 Dukes Road became available for relocation and was donated to Housing Nantucket
- The home was moved, expanded with a full basement, and transformed from a 1-bedroom cottage into a 2-bedroom, 2-bath workforce rental home
- Architect: Chip Webster Architecture | Contractor: Mercatus Builders | House Mover: Barrett Enterprises | Funding Partners: Affordable Housing Trust, Community Foundation



66 Pochick, North elevation



East elevation



South elevation

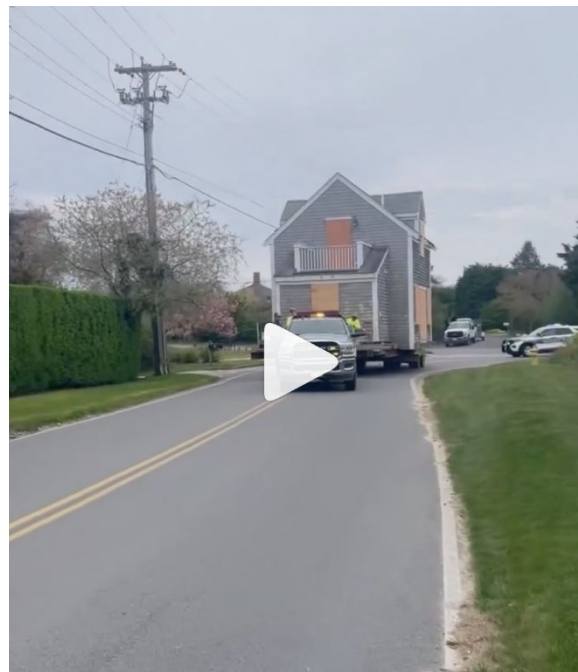


West elevation

Pochick structure at original location

66 Pochick

- **Distance Moved:** Approximately 4 miles (from 2 Dukes Road to 66 Pochick Avenue)
- **Construction Timeline:** Approximately 6 months
- **Original Home:** 1-bedroom, 1-bath cottage built in 1996
- **Completed:** February 2025
- **New Home:** 2-bedroom, 2-bath deed-restricted rental home
- **Size:** ~1,419 sq. ft.
- **Development Cost:** ~\$560,000
- **Affordability:** Serves households earning approximately 60–150% AMI



[Click here to watch the video](#)

**66 POCHICK:
2-BEDROOM AFFORDABLE RENTAL
HOME THROUGH HOUSE-RECYCLING
PROGRESS PICTURES 11/05/24**





66 Pochick Avenue
Project Completion: February 2025



Panel Discussion



Q&A

Next Up

BSA

WHAT IS ADAPTIVE REUSE?

REGISTER TODAY!

Practical Solutions for the Cape & Islands

OLD BANK STREET FIREHOUSE TOUR

JULY 16 2026 | 5:30-8:00 PM

West Harwich Firehouse, 203 Bank Street, Harwich, MA

Free and Open to the Public

The poster features four images: a blue jay on a branch, a QR code, the Old Bank Street Firehouse, and an aerial view of a wetland landscape.

- **Join us on July 16th, 2026 5:30-8:00PM at the Old Bank Street Firehouse.**
Tour the featured case study in Harwich, MA. The event will also highlight best practices for navigating regulatory processes for projects like these on Cape Cod, with a brief presentation from the Cape Cod Commission. Visit our website below for more information!
- **Read and share the Guidebook!**
You may read and download the guidebook on the BSA webpage using this link:
architects.org/what-is-adaptive-reuse

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THANK YOU!