



★  
Walter W.  
Kolosha  
Square  
U.S. United States Army, WWII  
Born May 29, 1915  
Killed in Action August 15, 1944  
France

# 49 Sixth Street Renovation

AHO Second Meeting  
November 3, 2021

# 49 Sixth Street Renovation



Preservation of  
Affordable Housing

URBAN SPACES



**Pears Design  
Resource LLC**

**Adams & Rafferty**

# 49 Sixth Street Renovation

## Project Goals

- Create new, high-quality affordable housing for Cambridge residents through the adaptive re-use of an existing community asset
- Maintain and honor the historic character and nature of the buildings to preserve the structures over the long-term



# 49 Sixth Street Renovation

## Community Feedback from First Public Meeting (July 27, 2021)

### Construction Impact

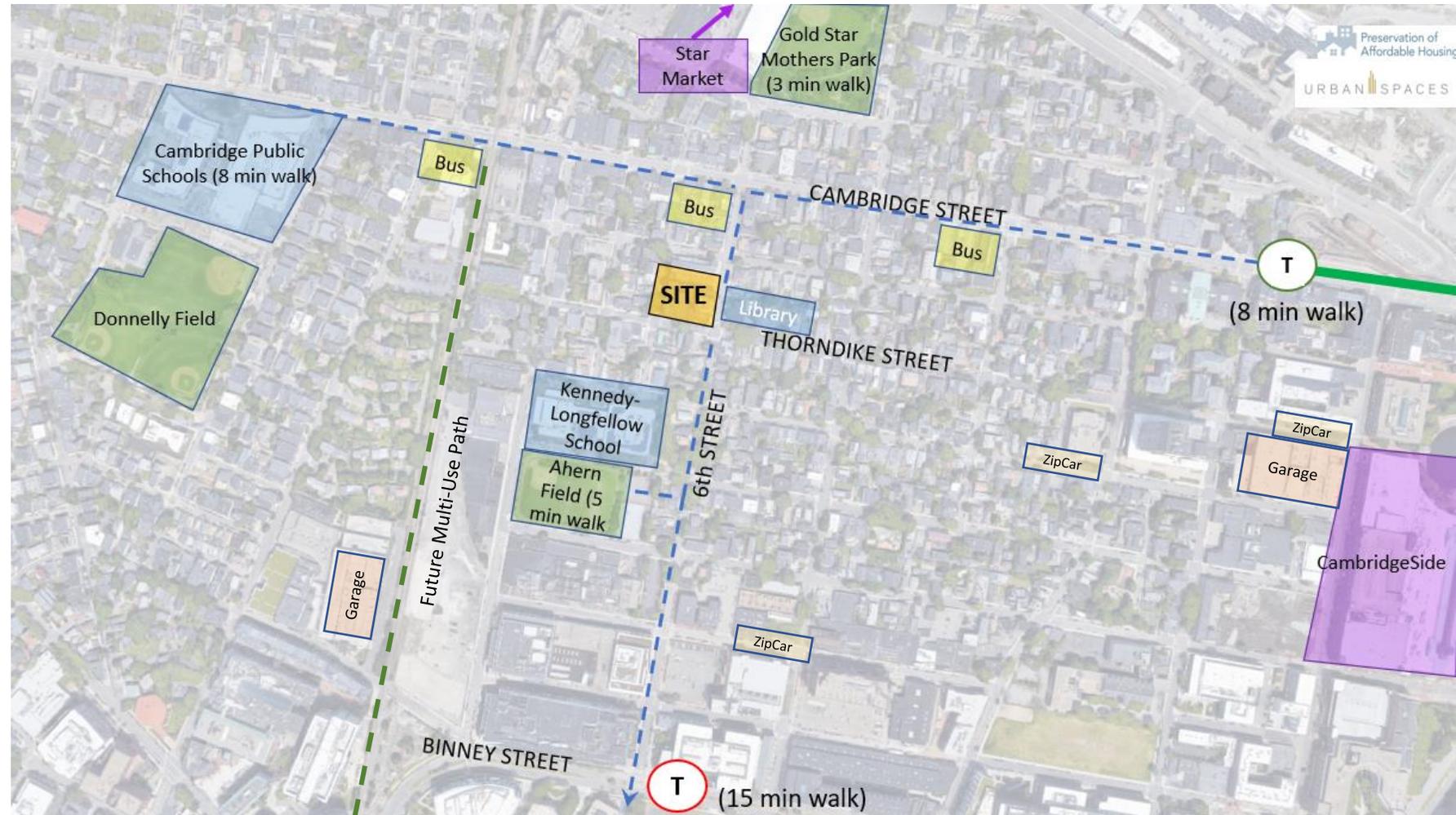
- 12-18 month timeline
- Construction management plan in place before project begins
- Construction workers cannot park in neighborhood – will take shuttle
- Plan will be discussed in public meeting and available on website

# 49 Sixth Street Renovation

## Community Feedback from First Public Meeting (July 27, 2021)

### Parking

- On-site parking not possible because of historic buildings
- Numerous transit options
- Abundance of walkable amenities
- Ample bike storage

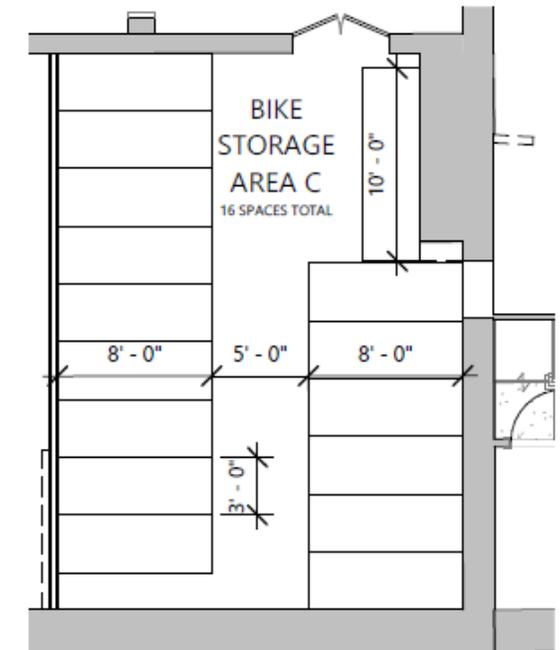
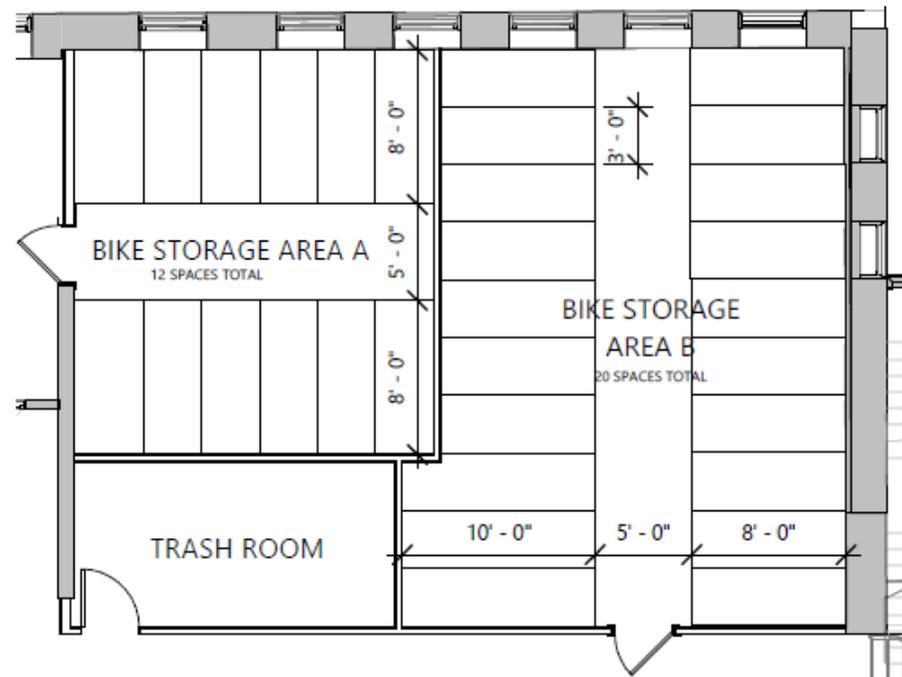


# 49 Sixth Street Renovation

## Community Feedback from First Public Meeting (July 27, 2021)

### Parking

- On-site parking not possible because of historic buildings
- Numerous transit options
- Abundance of walkable amenities
- **Ample bike storage**



# 49 Sixth Street Renovation

## Community Feedback from First Public Meeting (July 27, 2021)

### We also heard questions about

- Housing types, residents, and management
- Local preference
- Building design
- Project process and timeline

# 49 Sixth Street Renovation

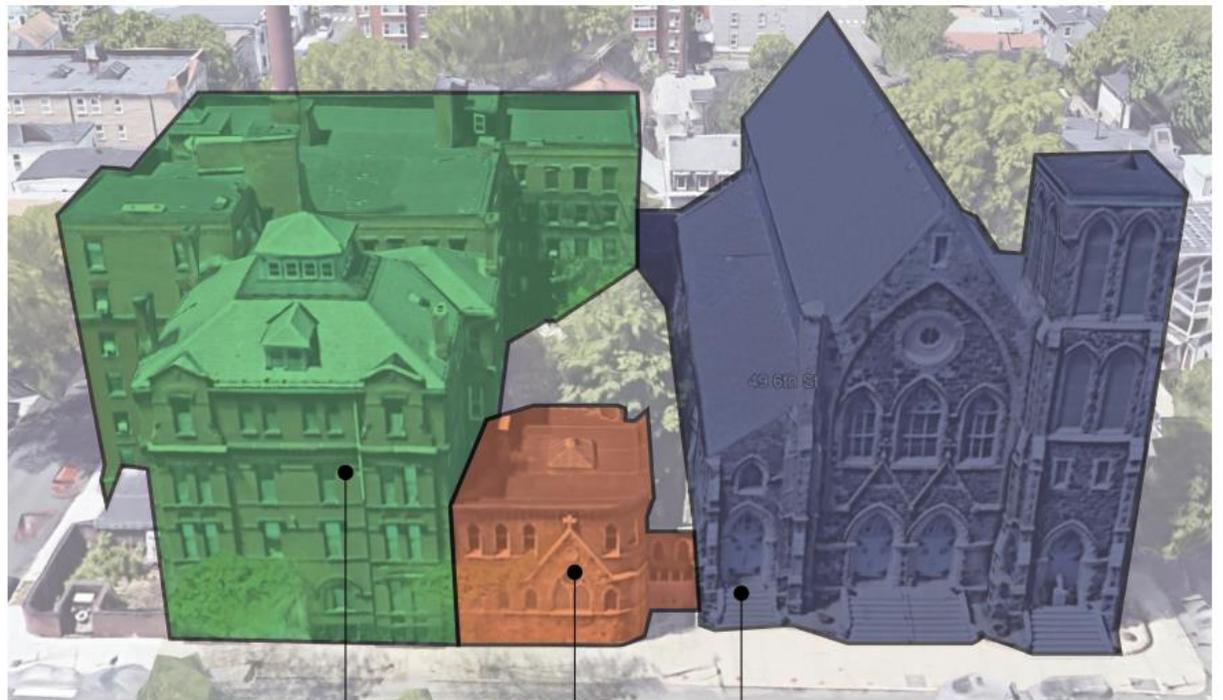
## Affordable Apartments for Working Cambridge Families

Unit Type	Count
1 BR	14
2 BR	20
3 BR	11
4 BR	1
Total	46

- High-quality apartments that preserve the historic fabric and nature of buildings
- Homes for a range of working Cambridge families
- Diversity of unit sizes
- Local preference
- Professionally managed by POAH



# 49 Sixth Street Renovation

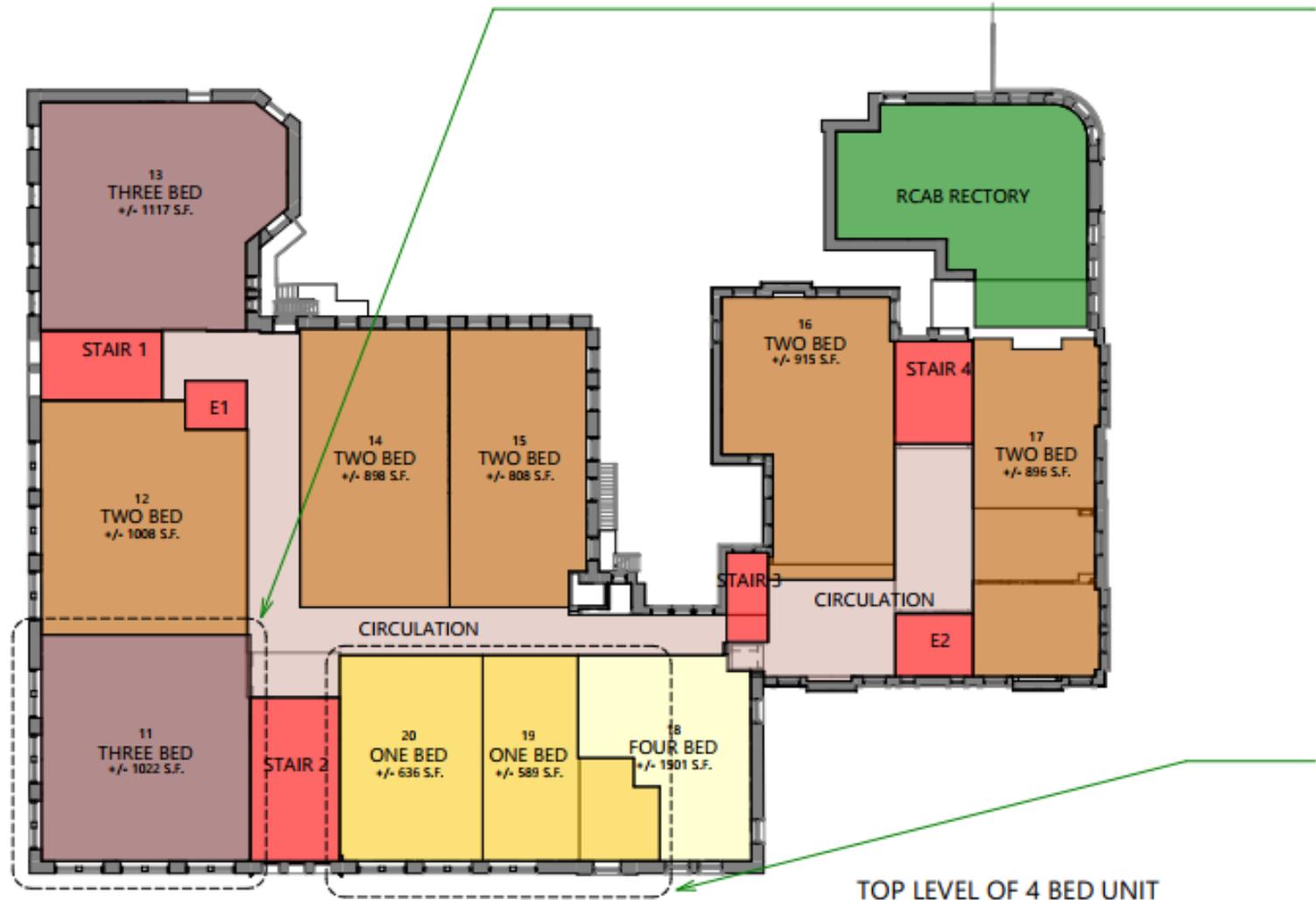


- 1874 - 1883 → CHURCH
- 1874 - 1883 → CHAPEL
- 1902 → CONVENT
- 1885 → RECTORY
- 1902 → SCHOOL

- 1874 - 1883 → CHURCH
- 2021 → CHAPEL BUILDING W/RECTORY
- 2021 → AFFORDABLE MULTIFAMILY HOUSING

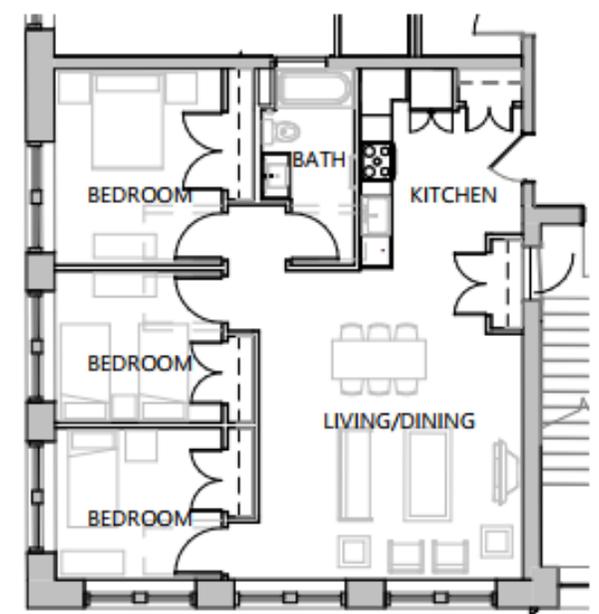
# BUILDING PROGRAM KEY

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
AMENITY	CIRCULATION	VERTICAL CIRCULATION	RCAB EASMENT AREA NLLC
SUPPORT SPACE	MECHANICAL	BICYCLE STORAGE	STUDIO



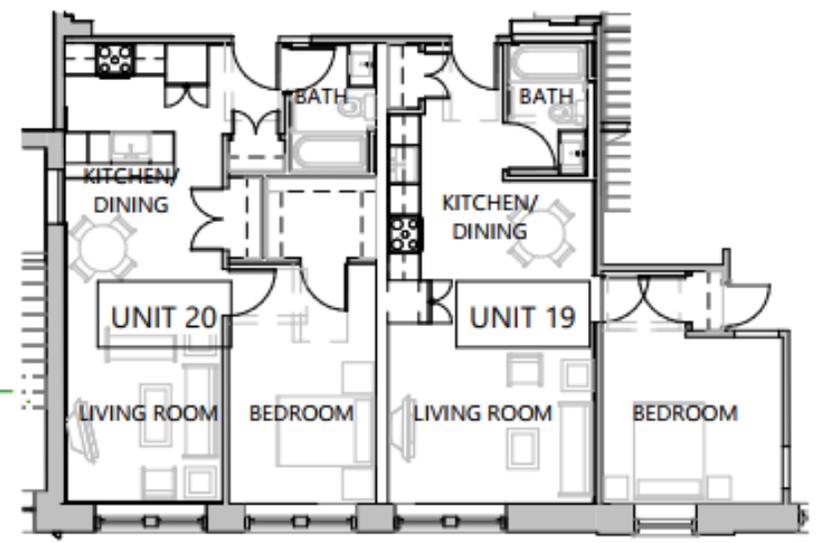
Typical Floor Plan

TOP LEVEL OF 4 BED UNIT ACCESSIBLE FROM STAIR WITHIN UNIT

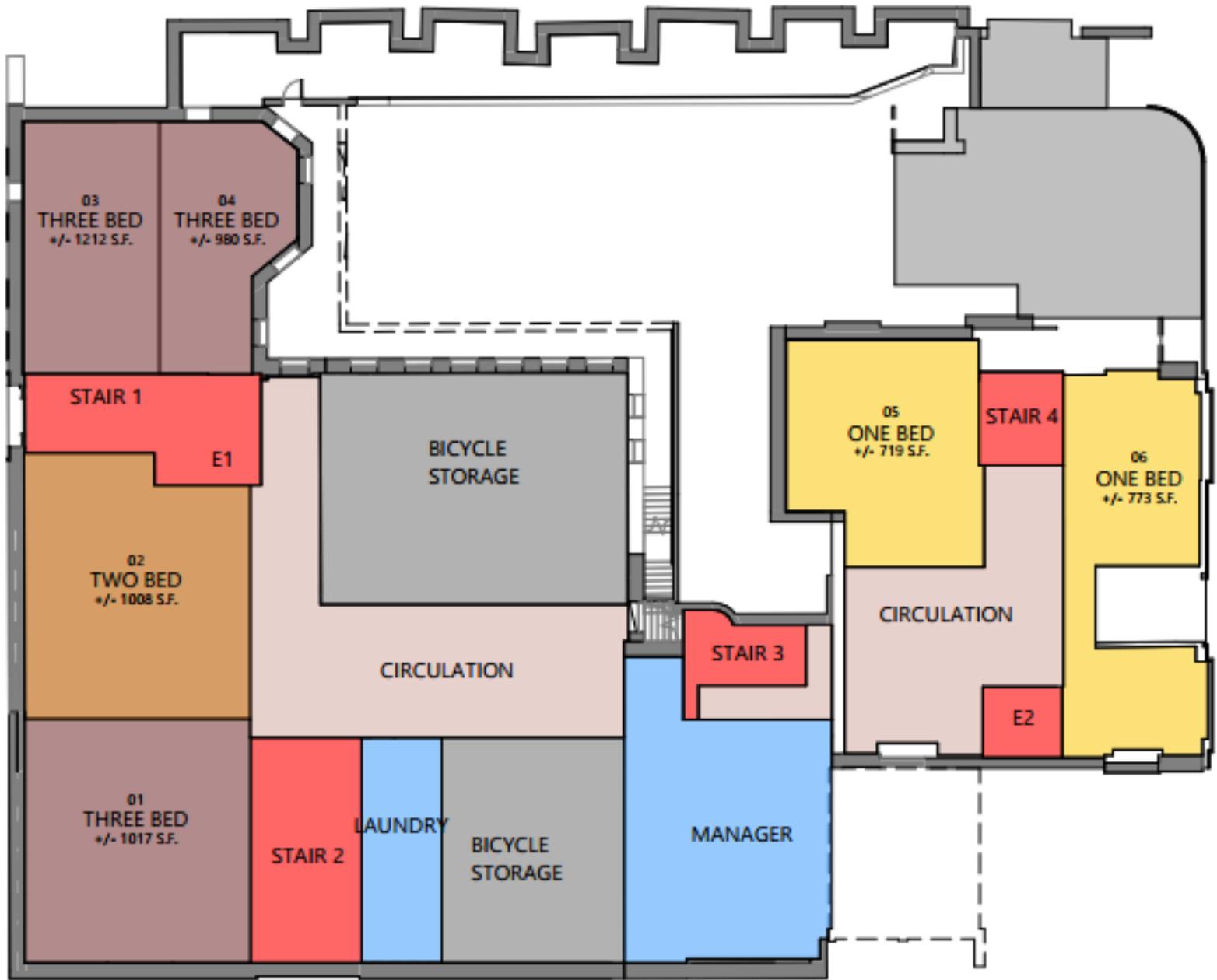


2 UNIT 11  
3/32" = 1'-0"

PROPOSED NEW WALLS  
EXISTING WALLS TO REMAIN



3 UNITS 19, 20  
3/32" = 1'-0"

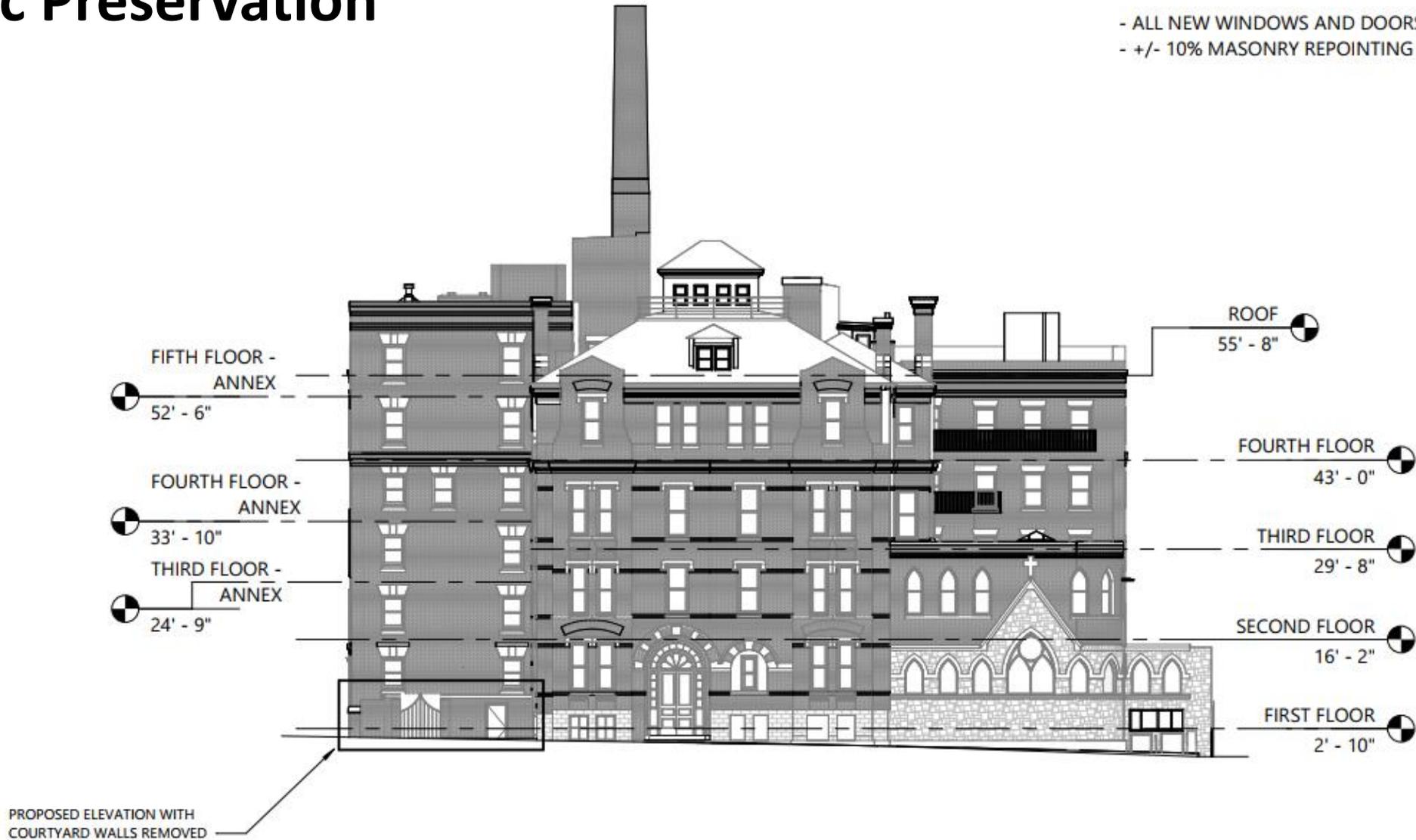


Ground Level Plan

# 49 Sixth Street Renovation

## Historic Preservation

- ALL NEW WINDOWS AND DOORS THROUGHOUT
- +/- 10% MASONRY REPOINTING



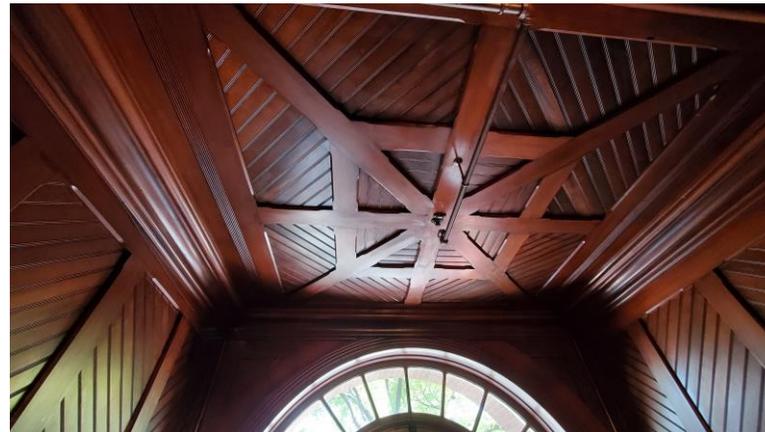
# 49 Sixth Street Renovation

Historic Elements to be Preserved and Repaired



# 49 Sixth Street Renovation

## Historic Elements to be Preserved and Repaired



# 49 Sixth Street Renovation

## Open Greenspace



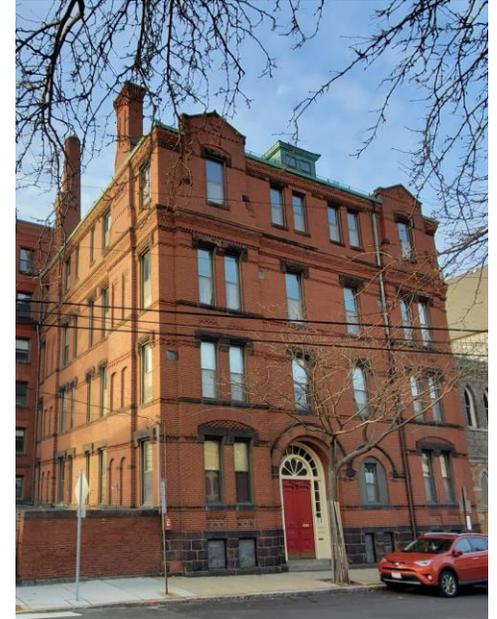
- Corner lot on 6<sup>th</sup> & Thorndike will be opened
- Landscaped courtyard opening onto sidewalk
- War memorial will be preserved



# 49 Sixth Street Renovation

## Community Benefits

- Affordable housing for Cambridge residents
- Preservation of historic community landmark
- Potential for additional green space
- Responsive and long-term owner
- Enabling a diverse and inclusive community



**POAH**  
COMMUNITIES

# 49 Sixth Street Renovation

## A Community Process



- 2 community meetings (July 27 & Nov 3)
- 1+ design review meeting with Planning Board (mid/late December)
- Consistent communication with community and stakeholders
  - Project updates
  - Construction management plan
  - Local preference