



49 Sixth Street Renovation
Cambridge, MA

Planning Board Presentation

April 5, 2022

49 Sixth Street

Advisory Design Consultation with Cambridge Planning Board

- Converting Sacred Heart rectory, school, and convent into 46 affordable apartments
- 100% affordable
- Affordable Housing Overlay
 - Adaptive reuse: AHO Sec. 11.207.5.3 "Standards for Existing Buildings"

49 Sixth Street

Advisory Design Consultation with Cambridge Planning Board

- Affordable Housing Overlay process to date:
 - Community Development Department
 - June 9, 2021 and July 15, 2021 – City AHO guidelines review
 - December 1, 2021 – AHO submission review
 - January 13, 2022 – Green Building Review
 - Community Meetings (in person at Sacred Heart Church)
 - July 27, 2021
 - November 3, 2021

49 Sixth Street Renovation



Who We Are: The Team

- **POAH (Preservation of Affordable Housing)** – affordable housing nonprofit that creates and preserves affordable, healthy homes that support economic security and access to opportunity for all
- **Urban Spaces** – Cambridge-based multifamily developer (including First Street corridor)
- **DMS & Pears Design** – Architecture and design
- **Epsilon** – Historic rehabilitation consultant

DMS
design,llc
ARCHITECTURE &
INTERIOR DESIGN

**Pears
Design
Resource
LLC**

**Adams
&
Rafferty**

POAH (Preservation of Affordable Housing):

Boston-based affordable housing nonprofit; created and preserved over 12,000 affordable homes



Briston Arms,
Cambridge, MA



Old Middletown High School
Apartments,
Middletown, CT



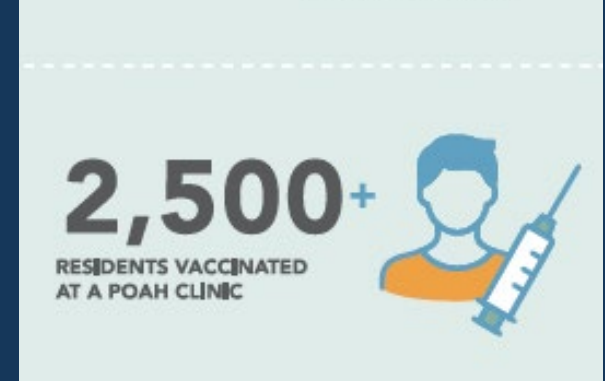
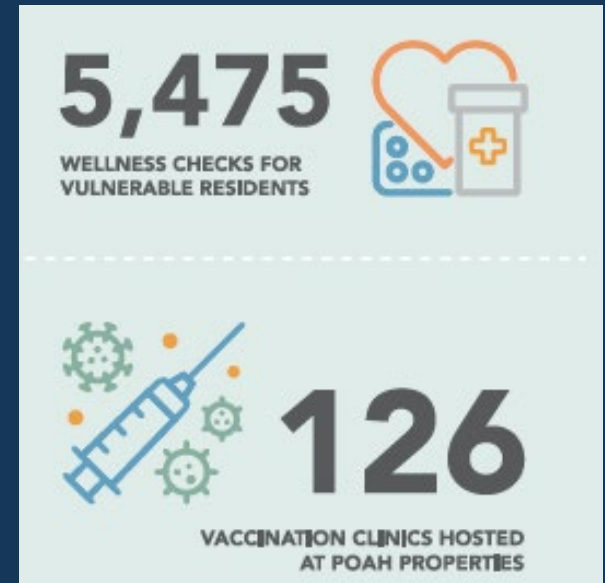
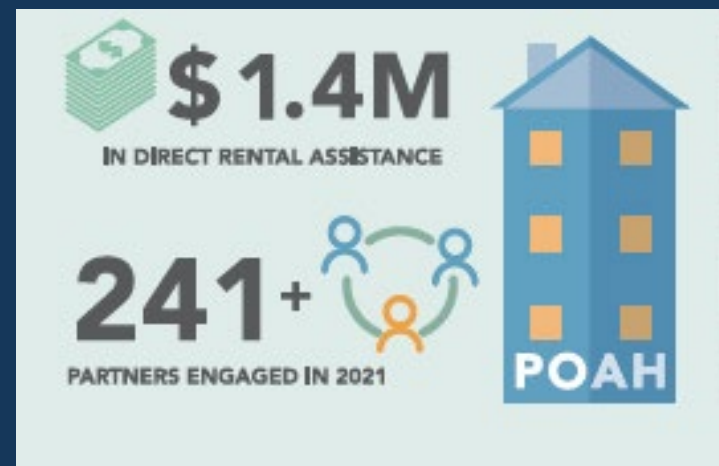
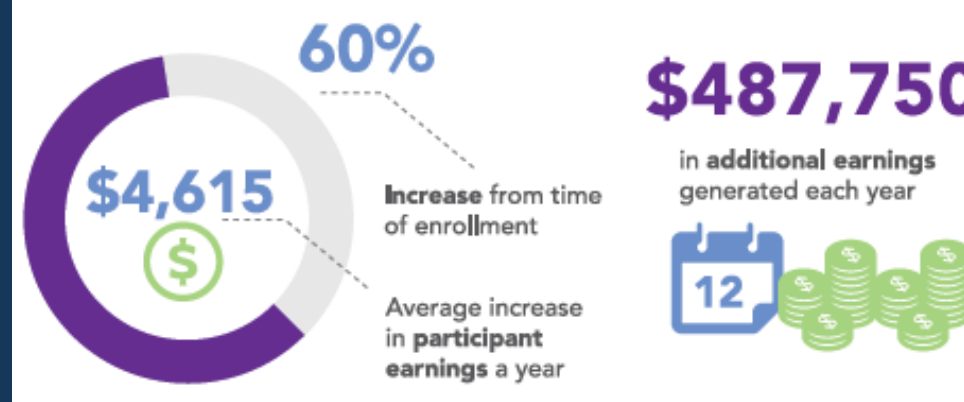
Billings Forge Apartments
Hartford, CT



POAH Portfolio

We Invest in Our Residents. POAH provides services to promote resident success and economic security through a portfolio-wide approach that mobilizes every site team towards shared goals with residents and community partners in these 6 areas:

- HOUSING
- EMPLOYMENT
- HEALTH
- FINANCIAL STABILITY
- EDUCATION
- COMMUNITY ENGAGEMENT



"Everyone in this place really helped me. I'm a little sad to be moving, because it's a nice place to live, with good neighbors, and I always knew my kids would be safe here. I have to just say thank you very much, and that I really thank God for what happened for me."

PROJECT GOALS

Create new, high quality, affordable housing for Cambridge residents through the **adaptive reuse of an existing community asset.**

Maintain and Honor the historic nature of the buildings to **preserve the structures for the long term.**



PROJECT GOALS

Community Benefits

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

UNIT INFORMATION

Affordable Apartments for Cambridge Families

- Homes available to families with a range of incomes
- Diversity of unit sizes
- High-efficiency, sustainable, healthy homes (Enterprise Green Communities)
- Local preference
- Professionally managed by POAH

Unit Type	30% AMI	60% AMI	80% AMI	Total
1BR		12	2	14
2BR	3	13	4	20
3BR	4	6	1	11
4BR	1			1
Total	8	31	7	46



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Site Proximity to Notable Uses



IMAGE 1: Sixth Street towards Thorndike Street



IMAGE 2: Corner of Thorndike Street and Sixth Street





IMAGE 3: Corner of Thorndike Street and Seventh Street



IMAGE 4: Seventh Street towards Thorndike Street

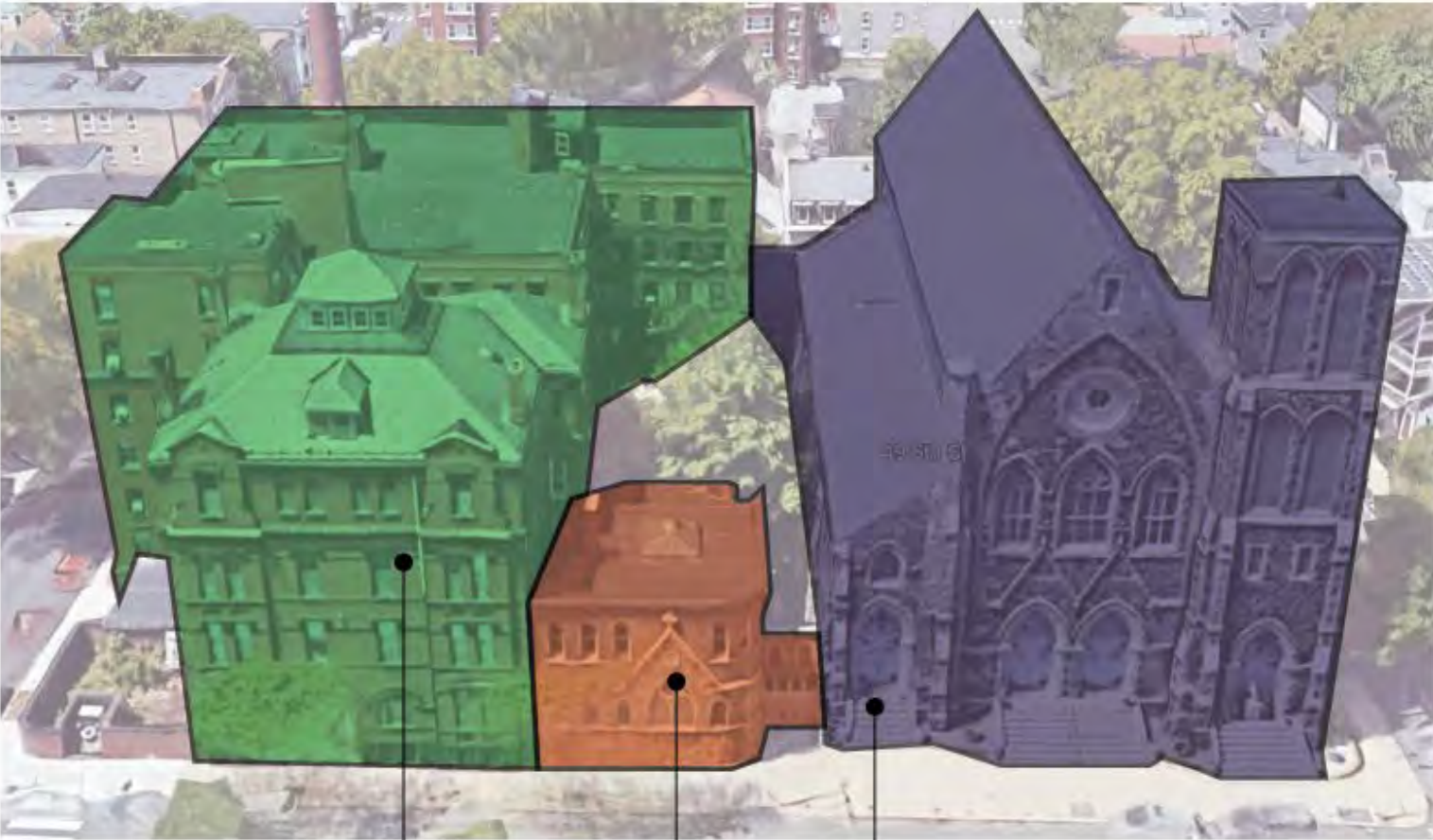


EXISTING



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

PROPOSED



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



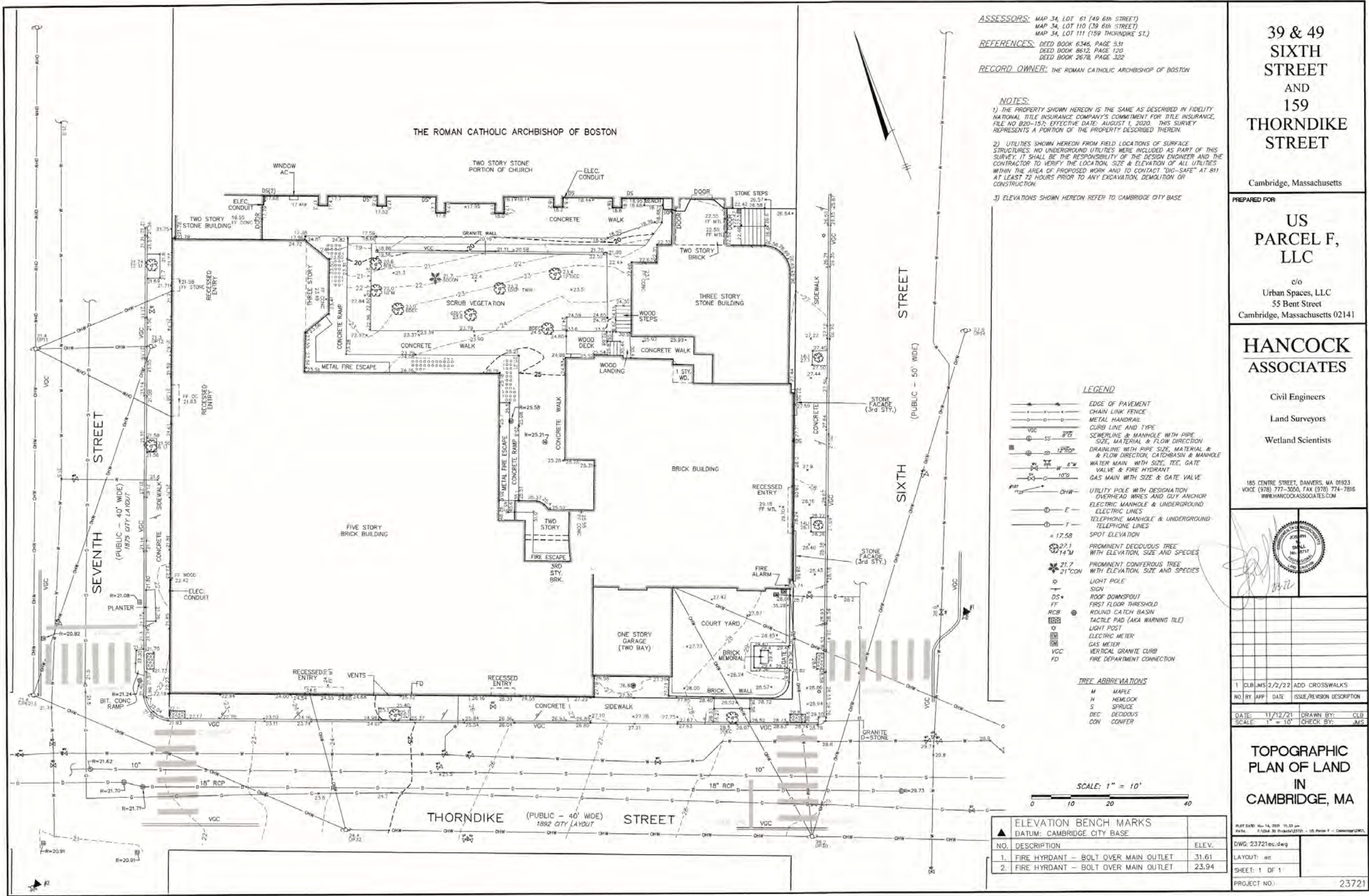
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Historic Exterior Elements to be
Preserved and Repaired



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Historic Interior Elements to be Preserved and Repaired





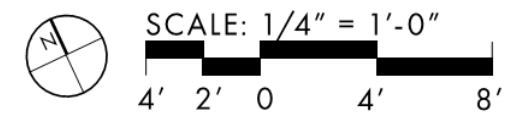
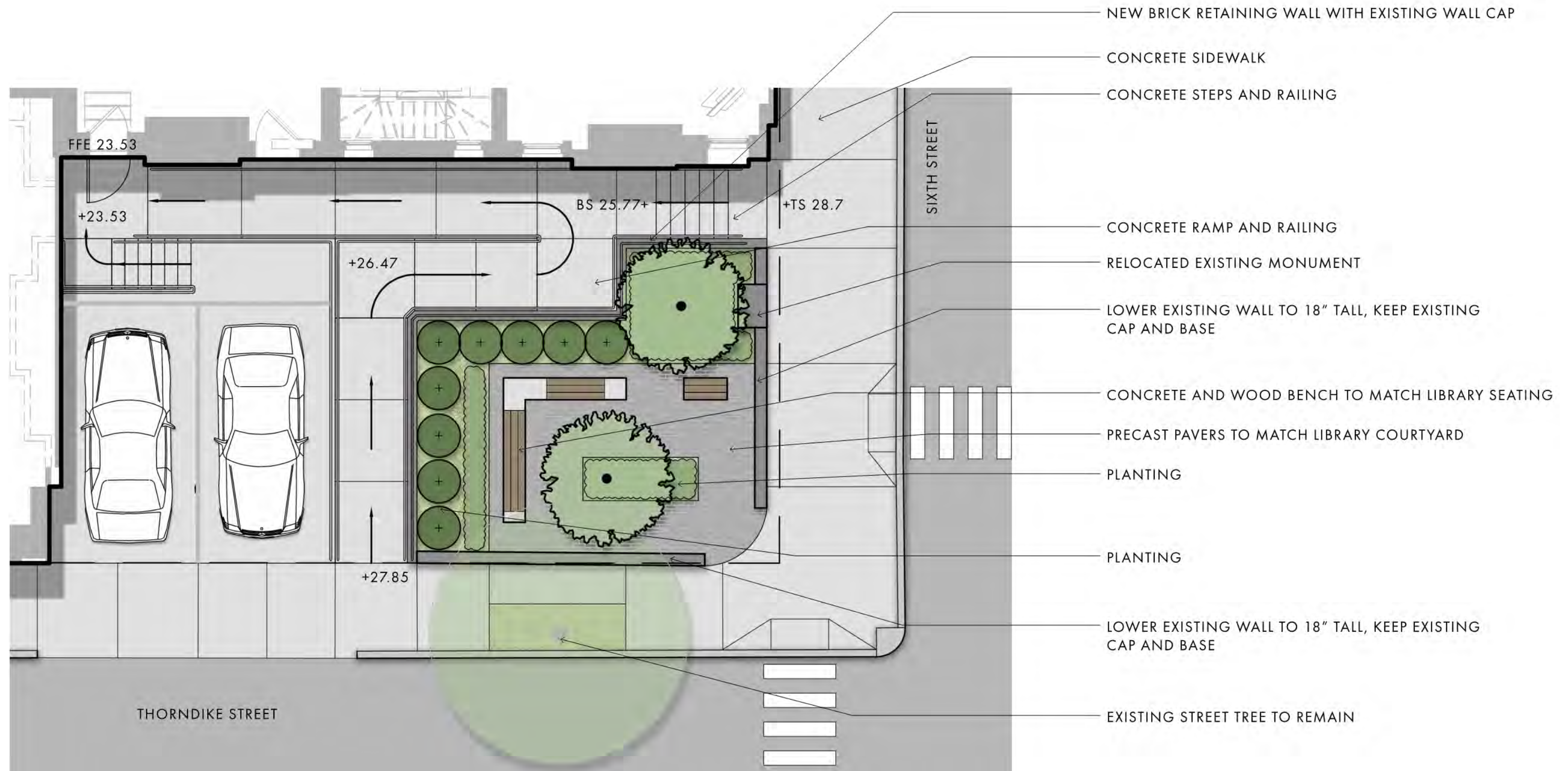
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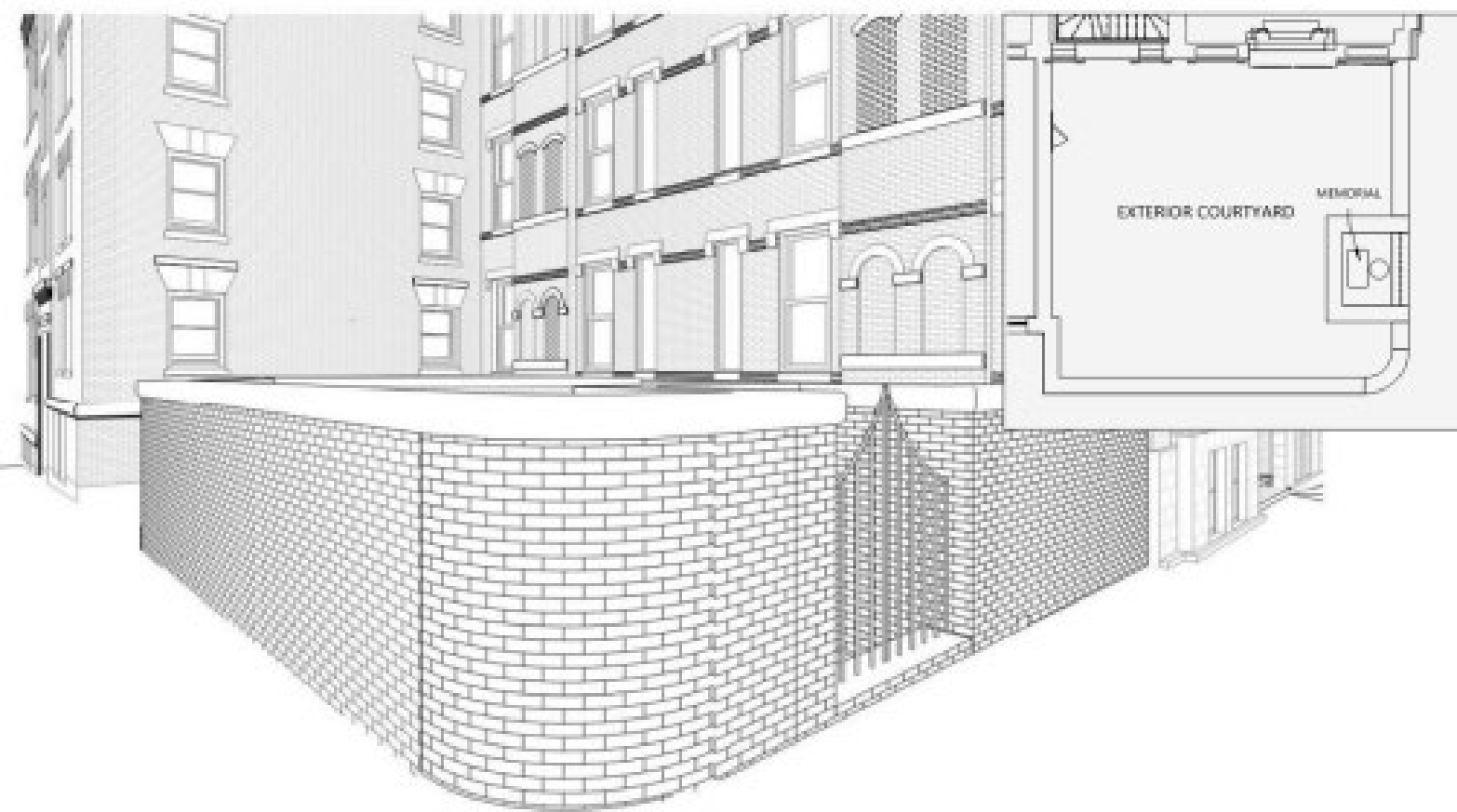
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Existing Conditions









EXISTING EXTERIOR COURTYARD



PROPOSED EXTERIOR COURTYARD



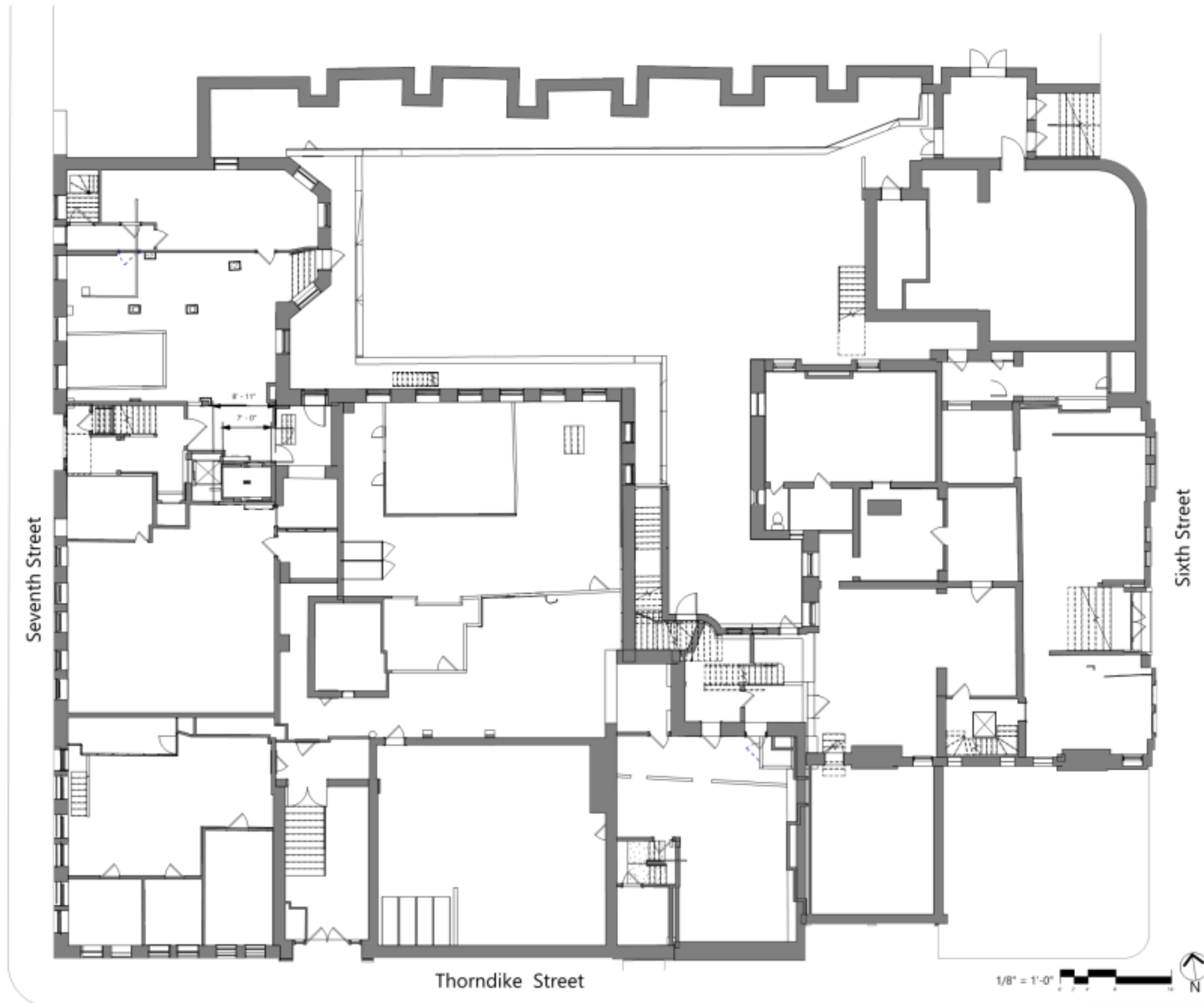
SCALE 1/8" = 1'-0"

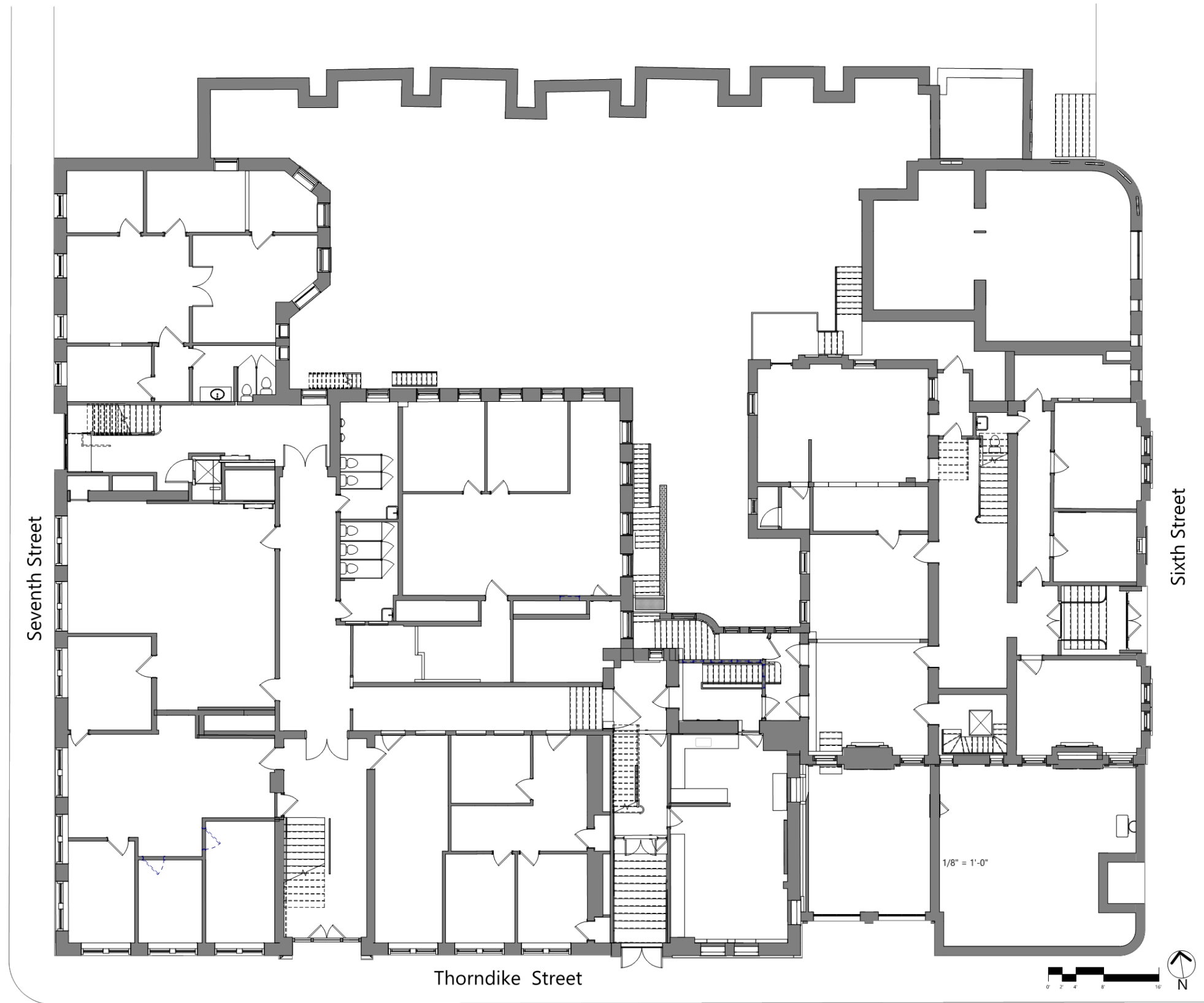
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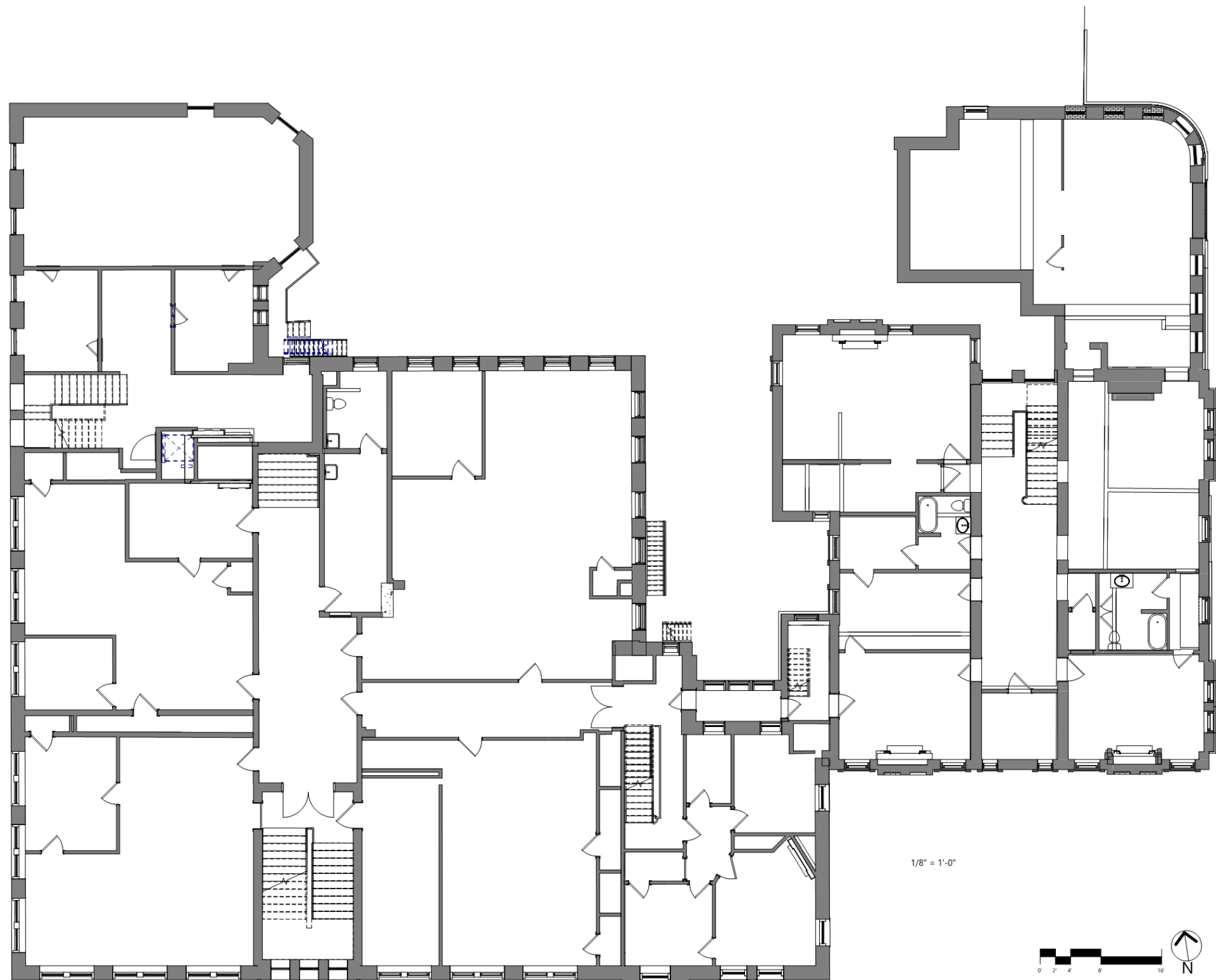
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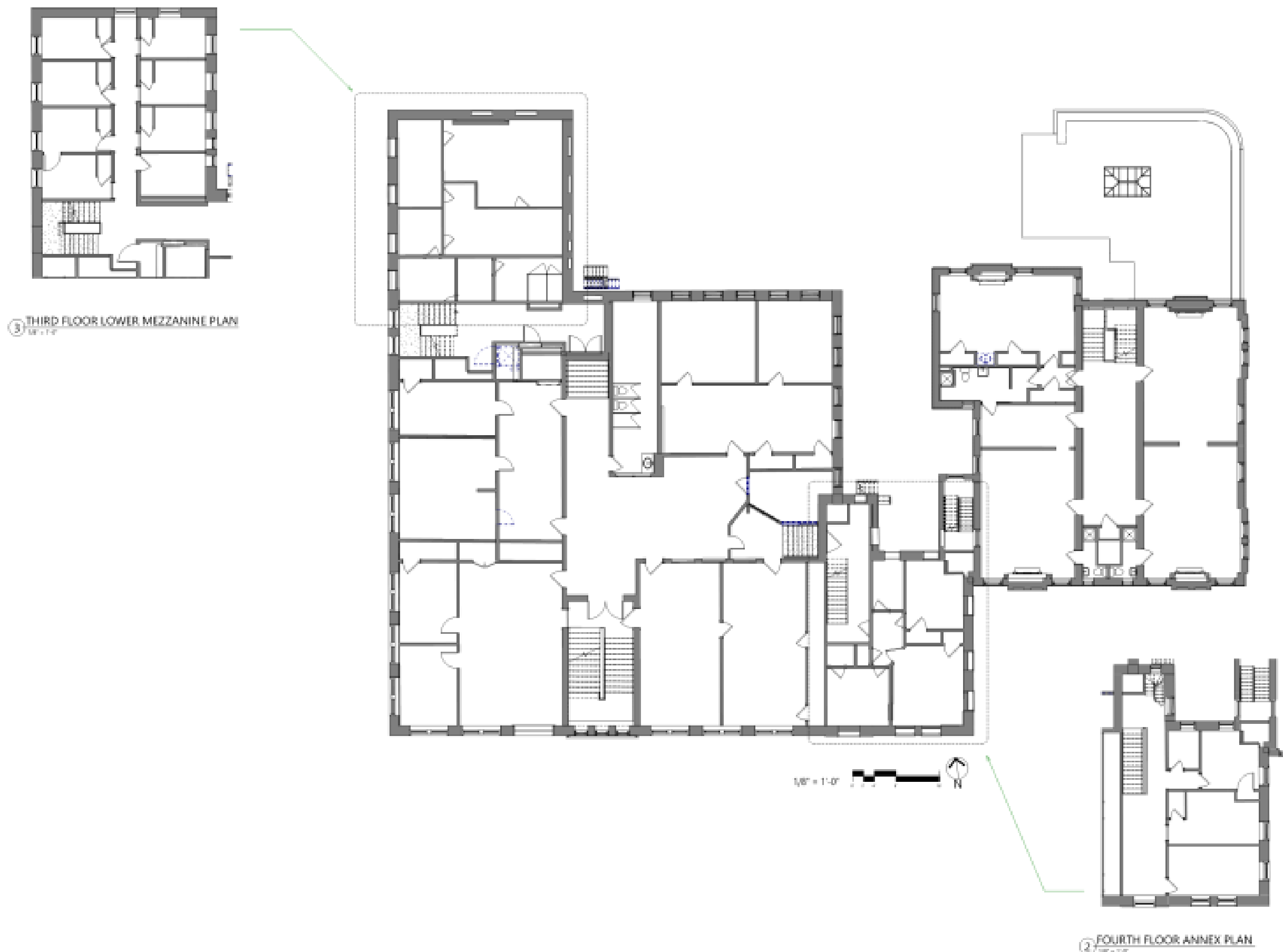
Landscape Plan in front of Library

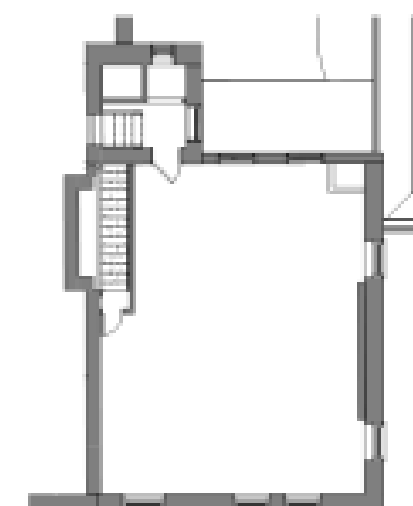
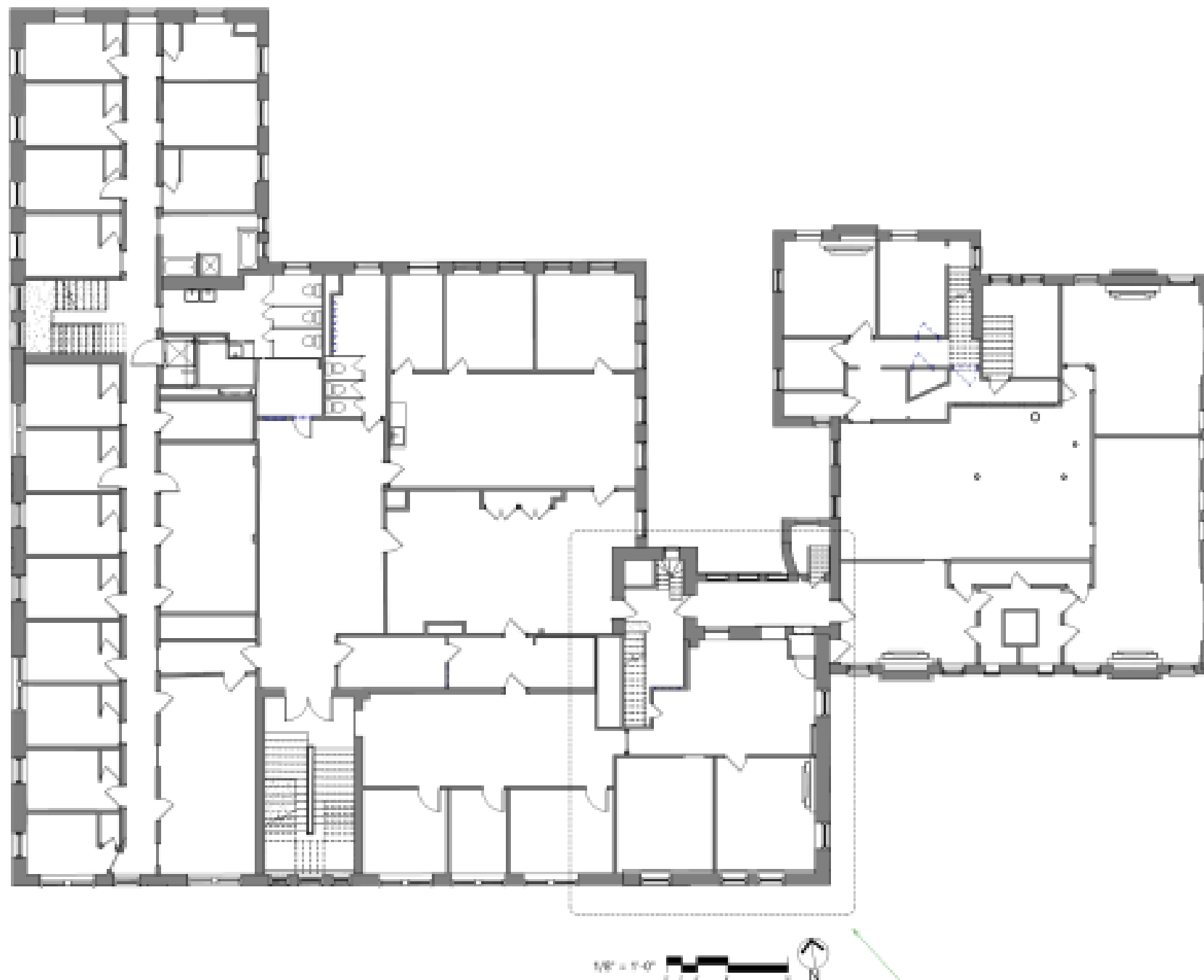
FLOOR PLANS











② FIFTH FLOOR ANNEX PLAN
1/8" = 1'-0"

BUILDING PROGRAM KEY

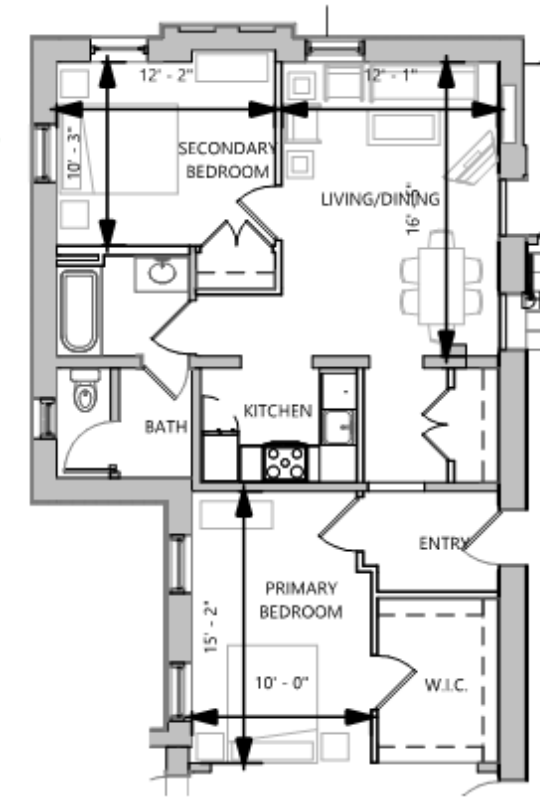
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- FOUR BEDROOM
- AMENITY
- RCAB EASMENT
AREA N.I.C
- CIRCULATION
- VERTICAL CIRCULATION
- SUPPORT SPACE
- BICYCLE STORAGE



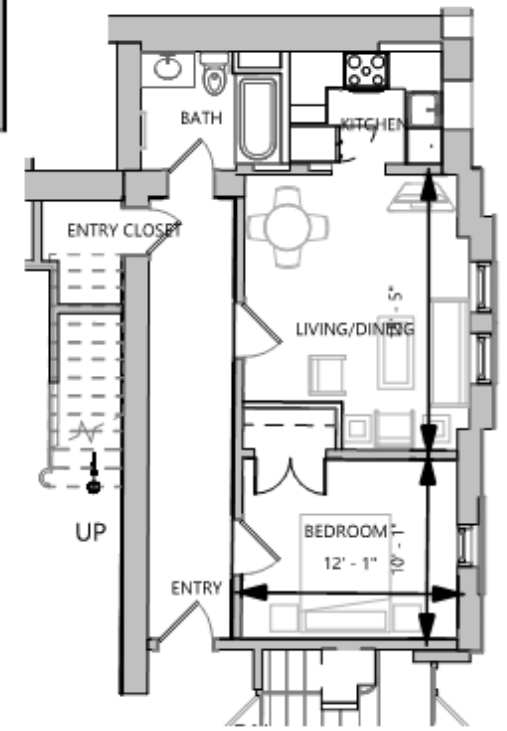
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 CIRCULATION
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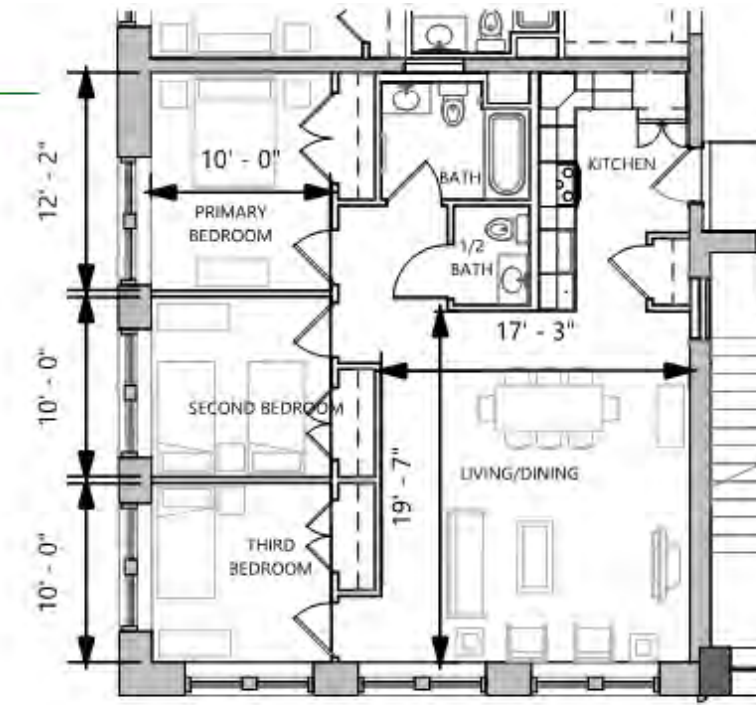
2 UNIT 7
3/32" = 1'-0"



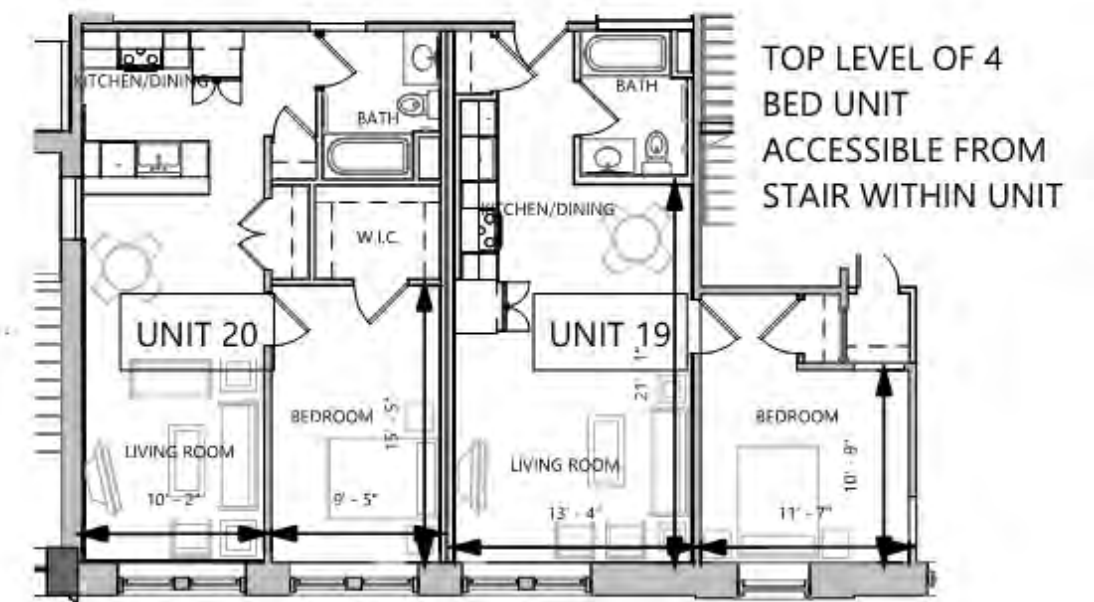
3 UNIT 8
3/32" = 1'-0"

BUILDING PROGRAM KEY

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
AMENITY	RCAB EASMENT AREA N.I.C	CIRCULATION	VERTICAL CIRCULATION
SUPPORT SPACE	BICYCLE STORAGE		



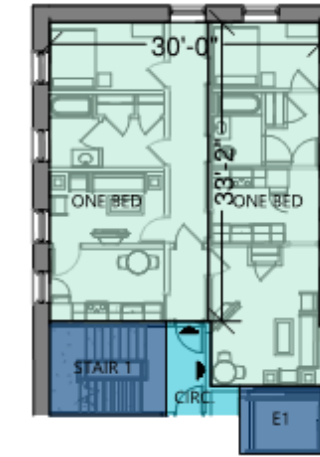
2 UNIT 11
3/32" = 1'-0"



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

BUILDING PROGRAM KEY

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
AMENITY	RCAB EASEMENT AREA N.I.C	CIRCULATION	VERTICAL CIRCULATION
SUPPORT SPACE	BICYCLE STORAGE		



3RD FLOOR CONVENT
MEZZANINE
ACCESSIBLE FROM
ELEVATOR & NEW
STAIR

② UNITS 23, 24 - ANNEX
3/64" = 1'-0"

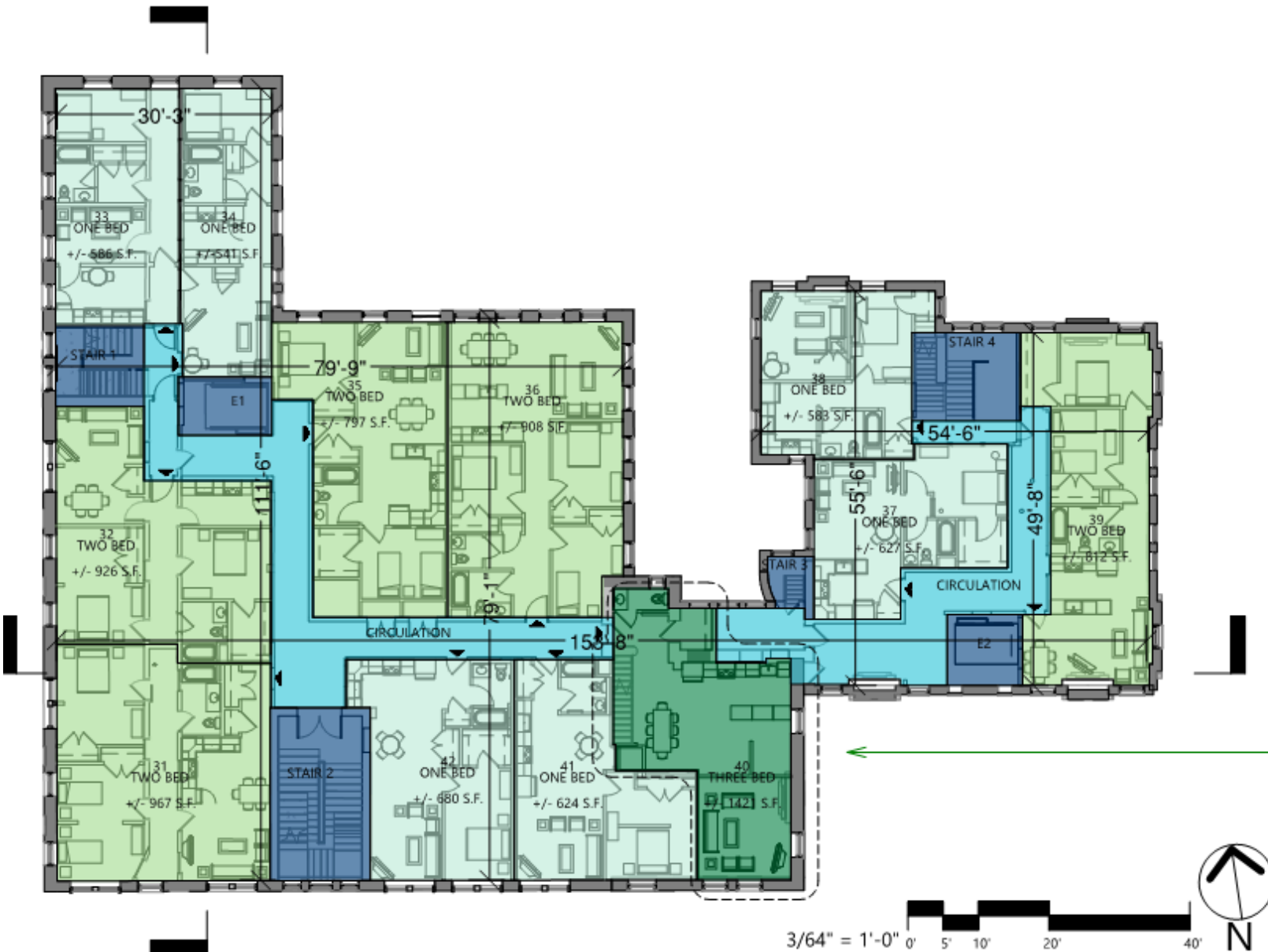


TOP LEVEL OF 4 BED
UNIT ACCESSIBLE FROM
STAIR WITHIN UNIT

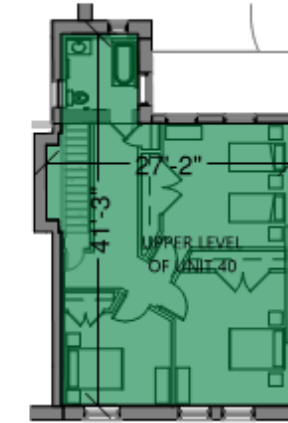
③ UNIT 18 - ANNEX
3/64" = 1'-0"

BUILDING PROGRAM KEY

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
AMENITY	RCAB EASEMENT AREA N.I.C	CIRCULATION	VERTICAL CIRCULATION
SUPPORT SPACE	BICYCLE STORAGE		

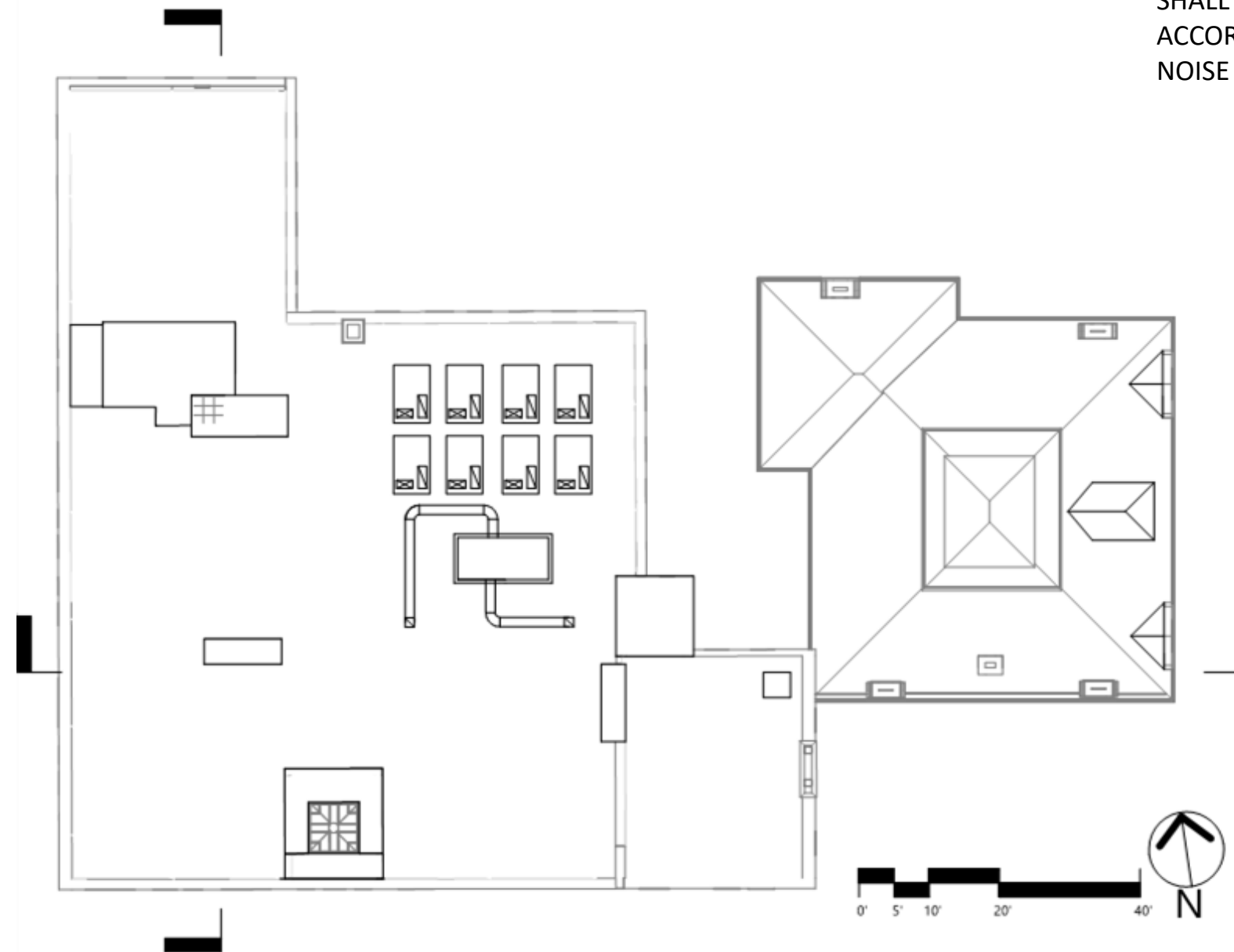


TOP LEVEL OF 3 BED UNIT ACCESSIBLE
FROM STAIR WITHIN UNIT

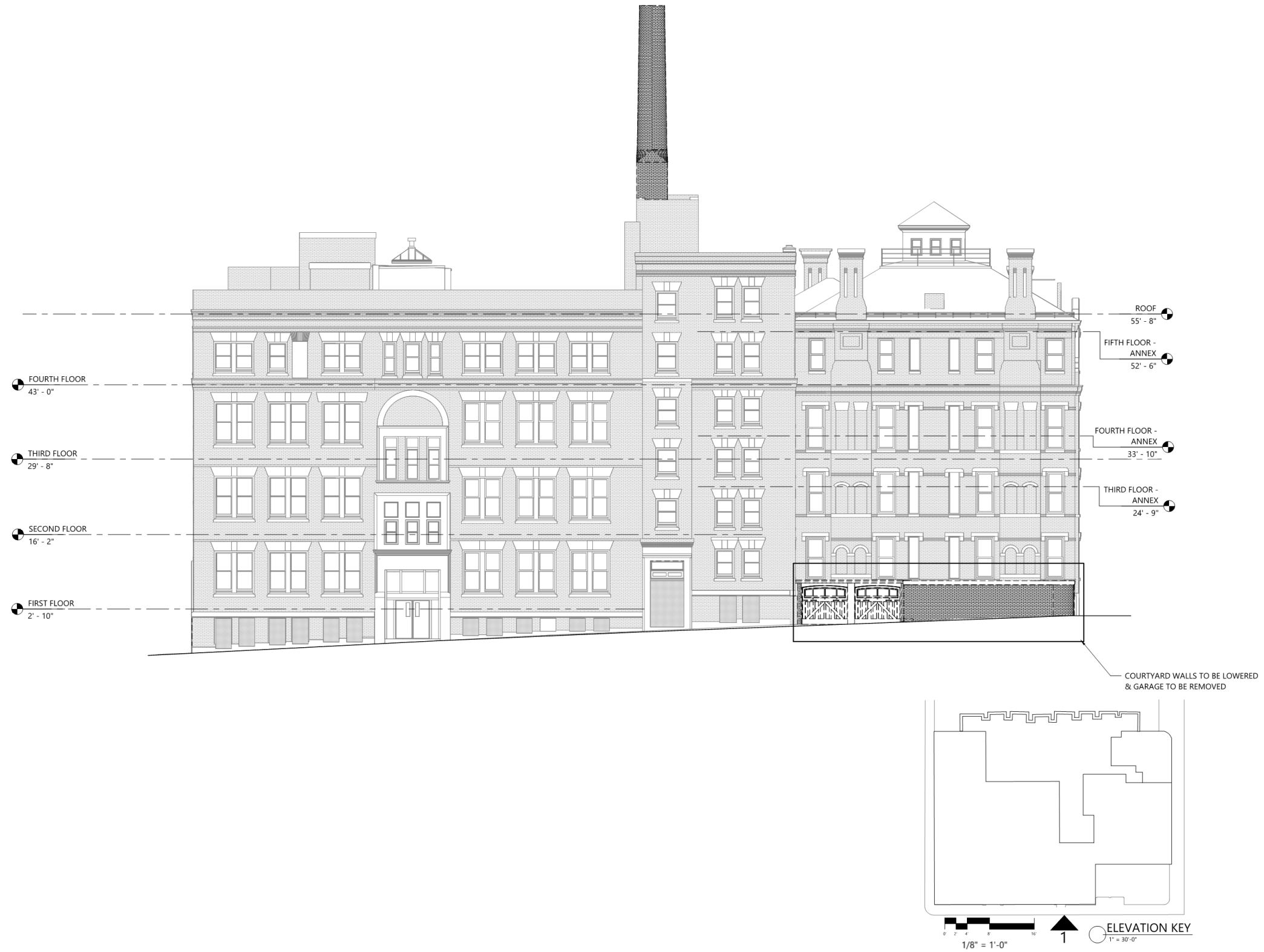


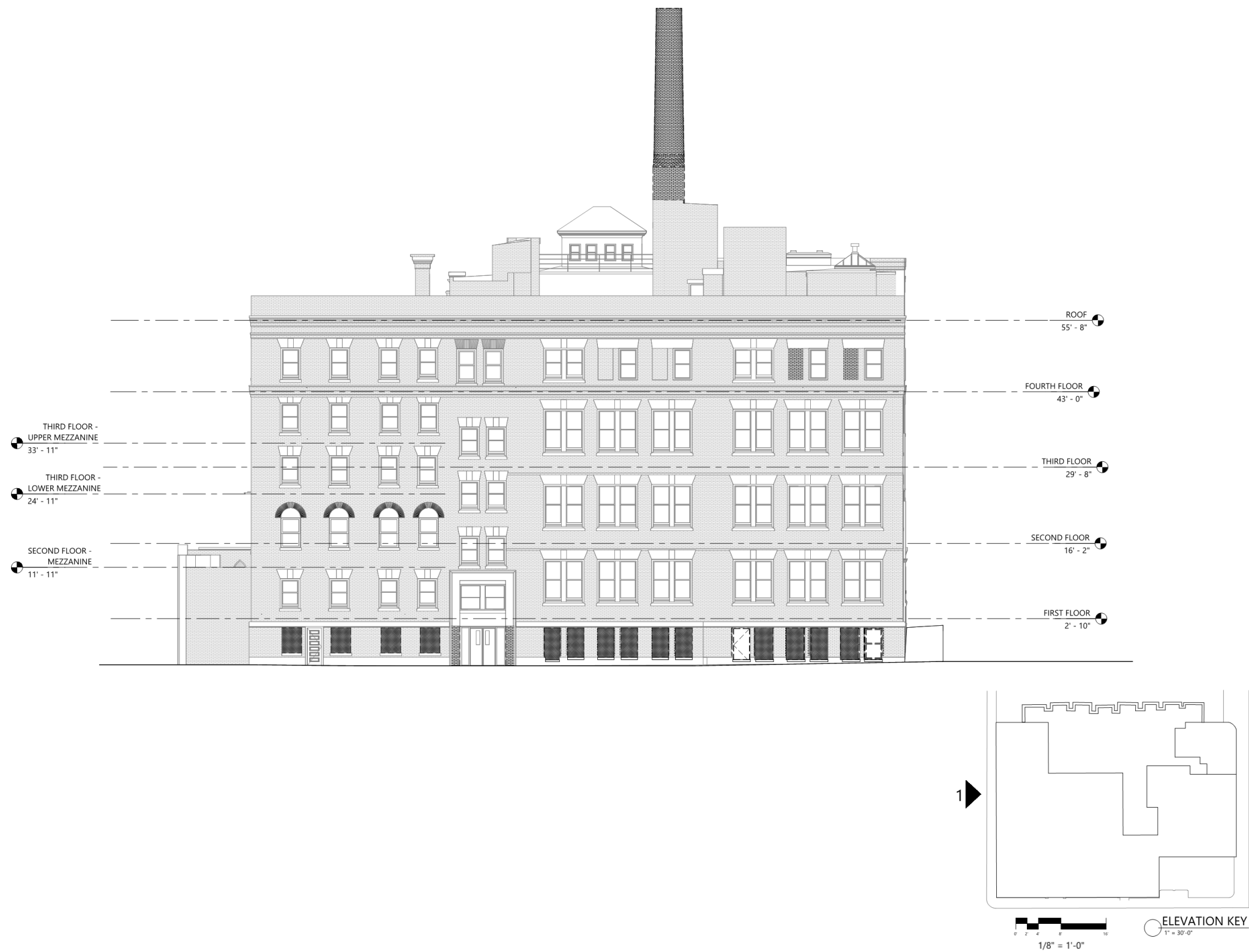
② UNIT 38 - ANNEX
3/64" = 1'-0"

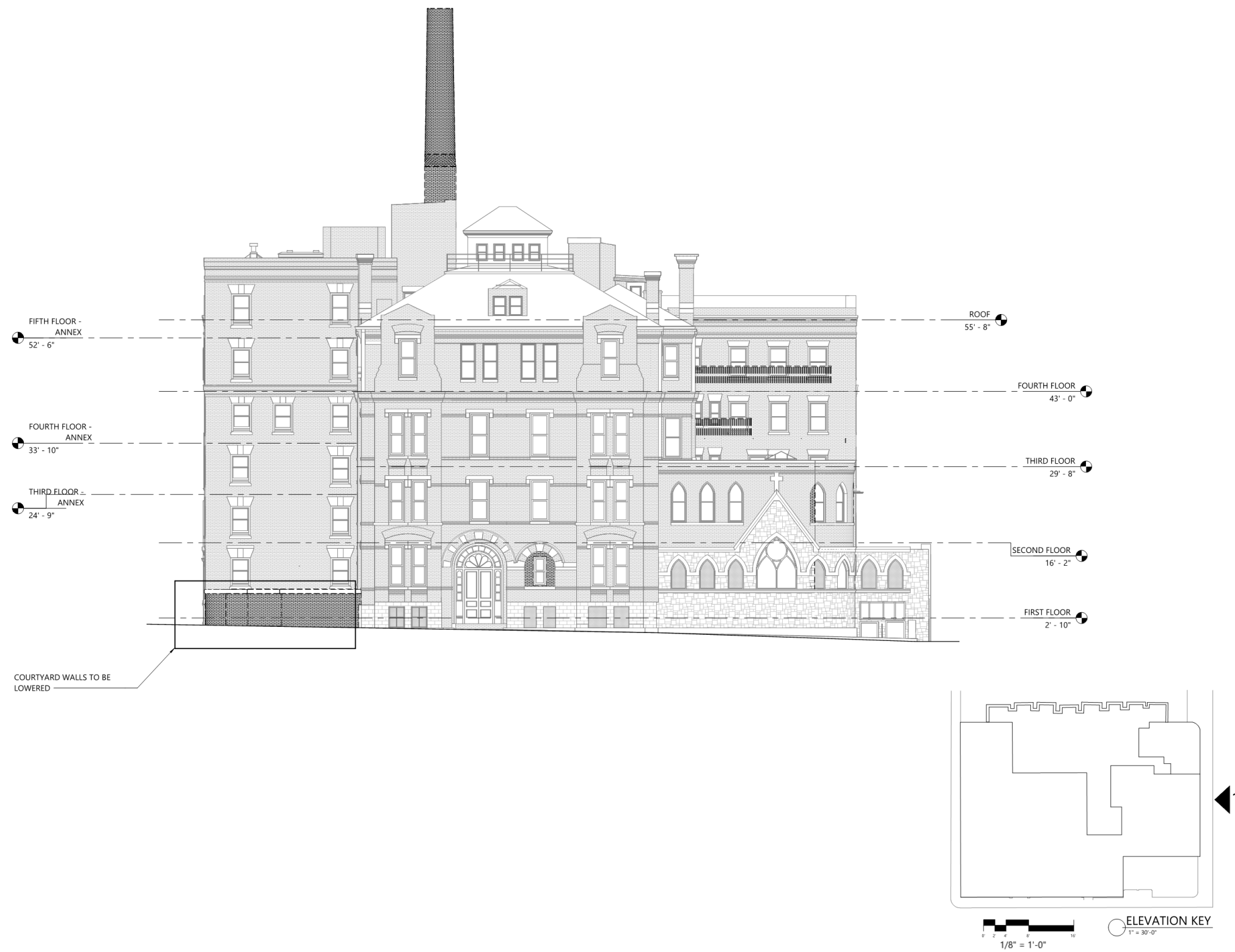
ALL NEW ROOF MECHANICAL EQUIPMENT
SHALL HAVE NOISE REDUCTION FEATURES IN
ACCORDANCE WITH CITY OF CAMBRIDGE
NOISE ORDINANCE

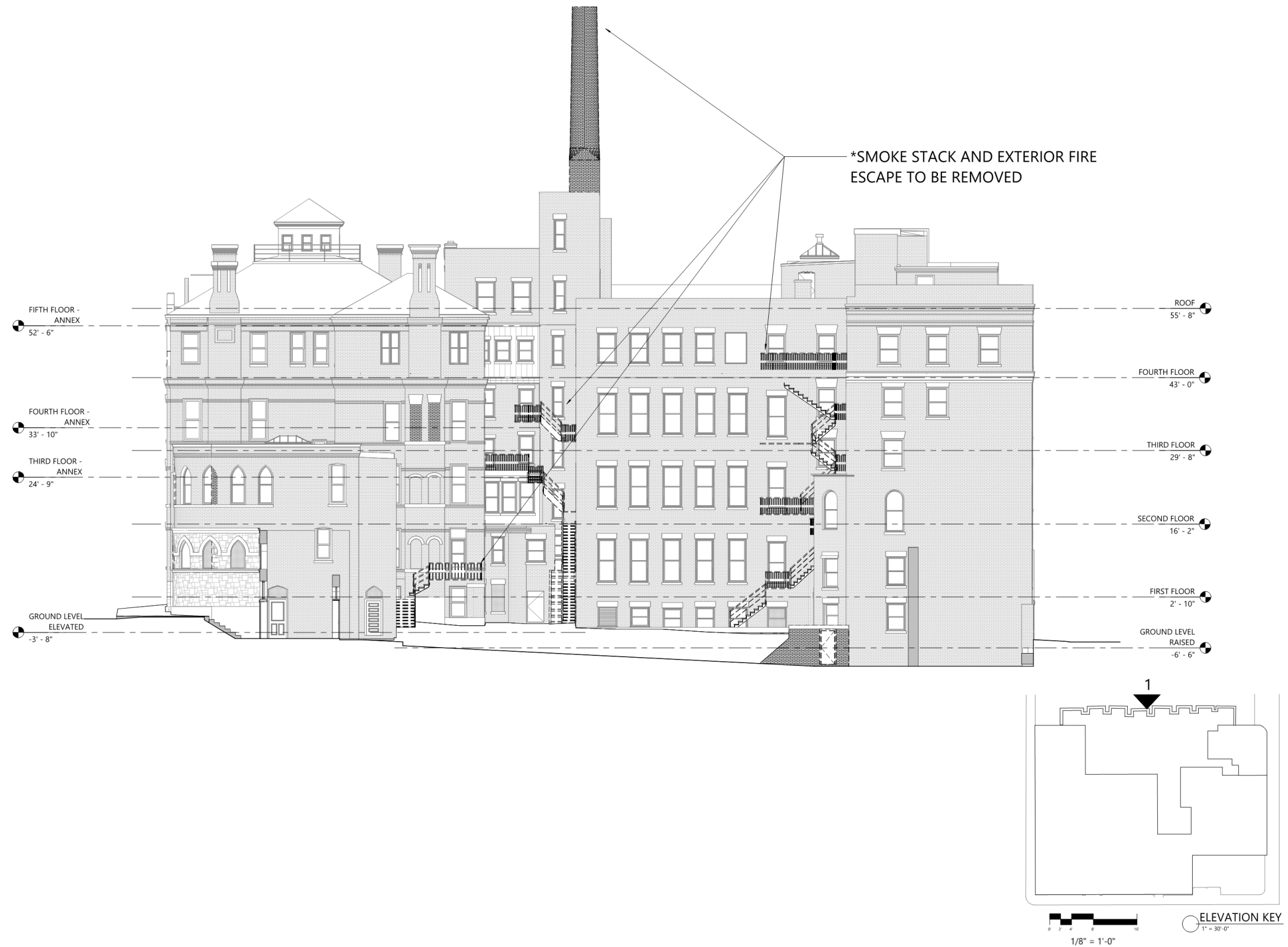


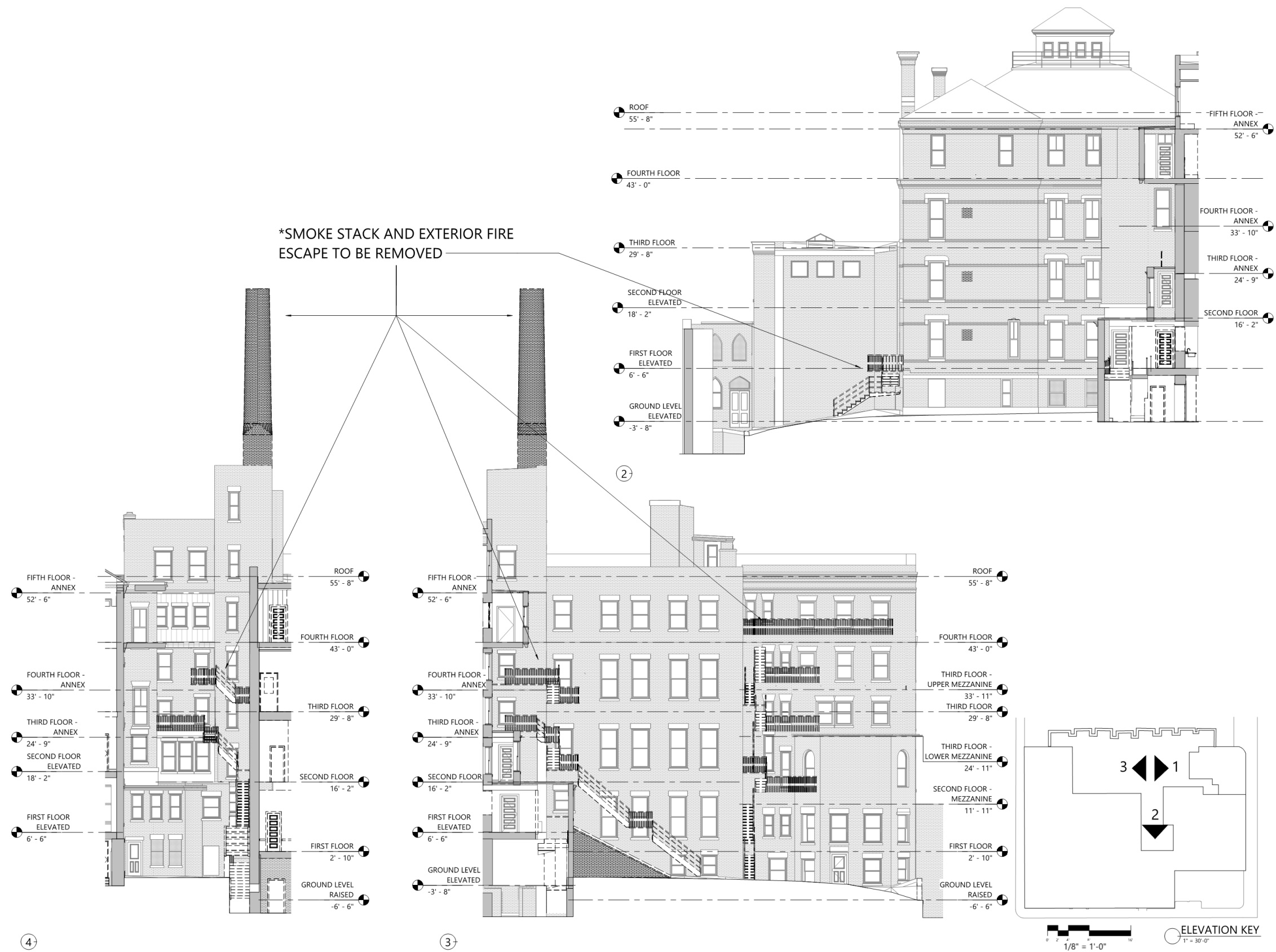
ELEVATIONS











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

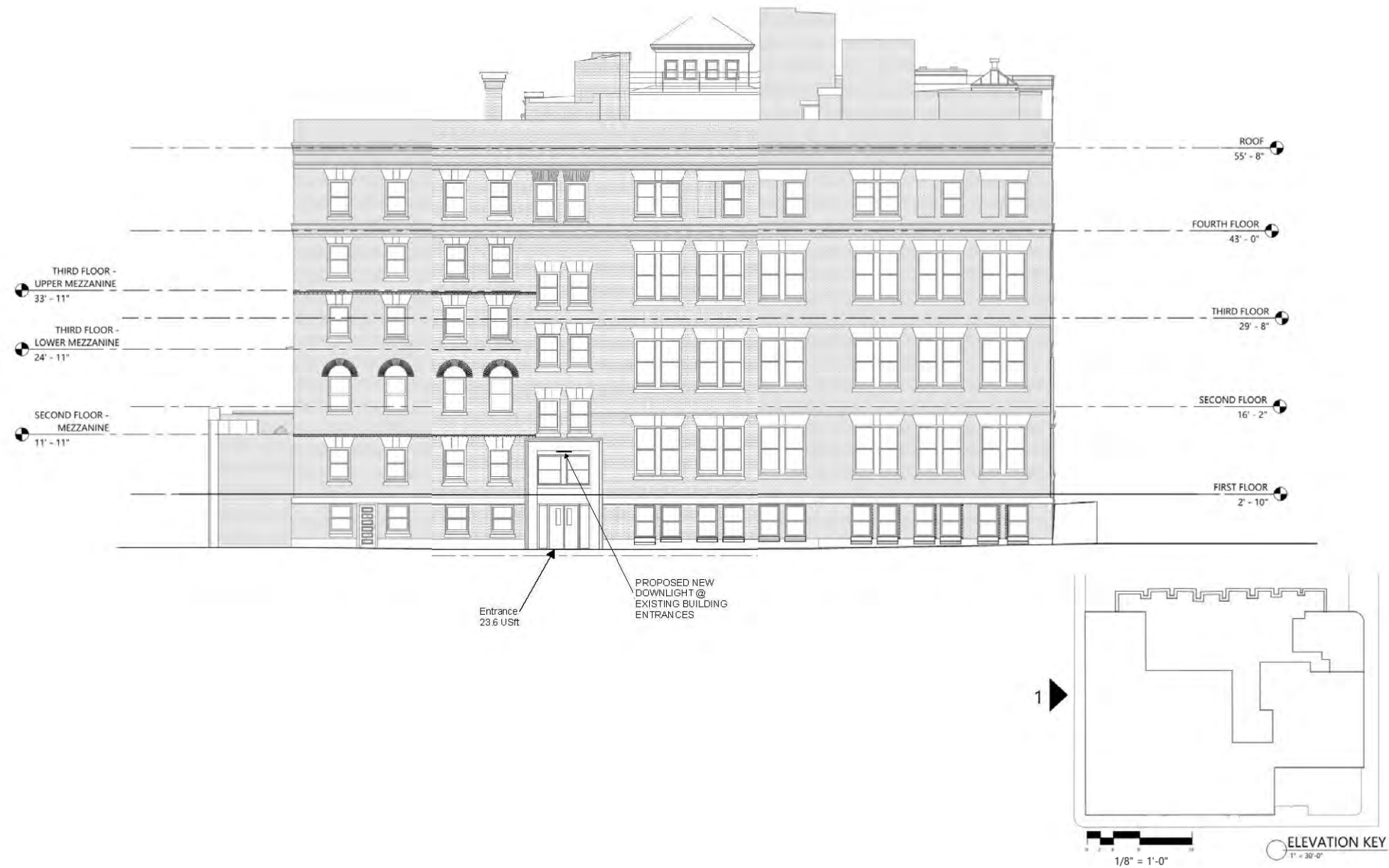


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Thorndike Street Elevation - Proposed

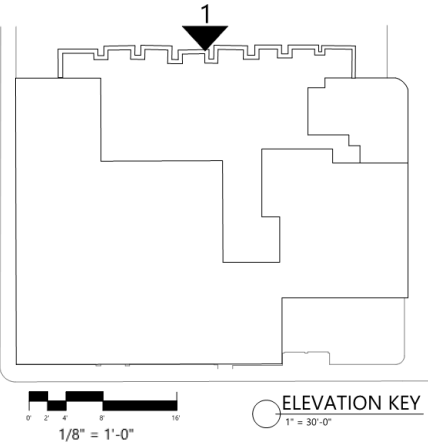
- ALL NEW WINDOWS AND DOORS THROUGHOUT
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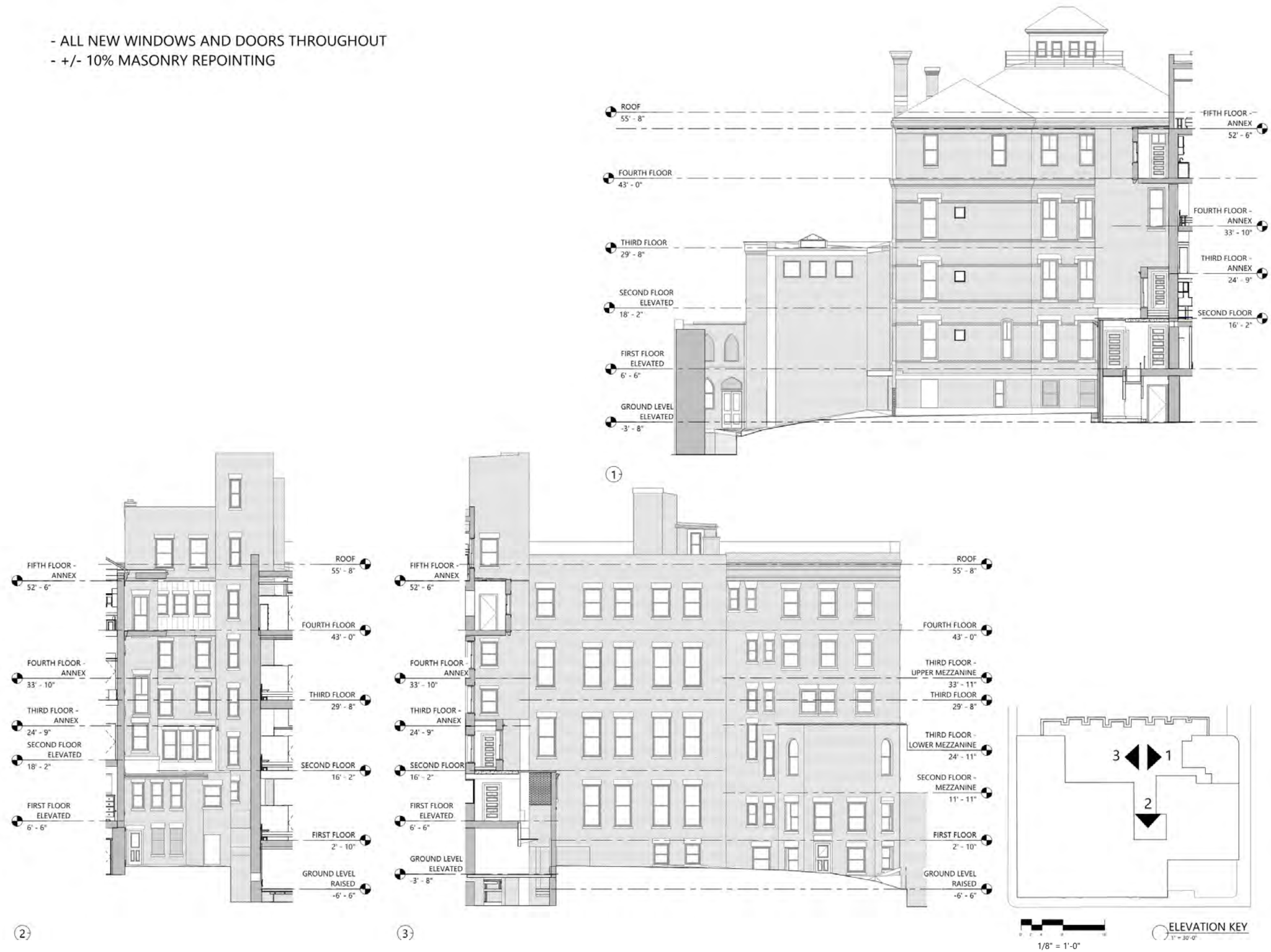
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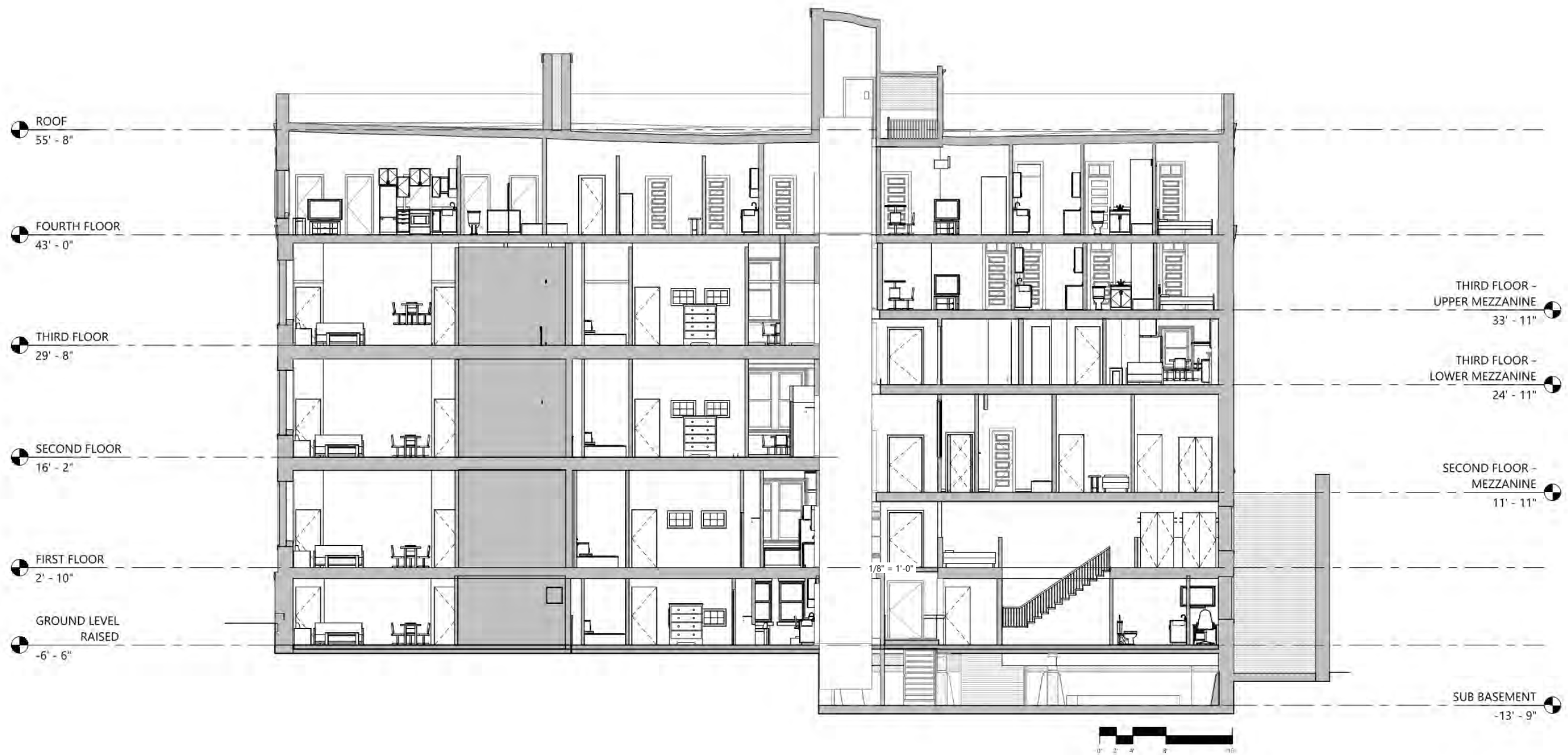
- ALL NEW WINDOWS AND DOORS THROUGHOUT
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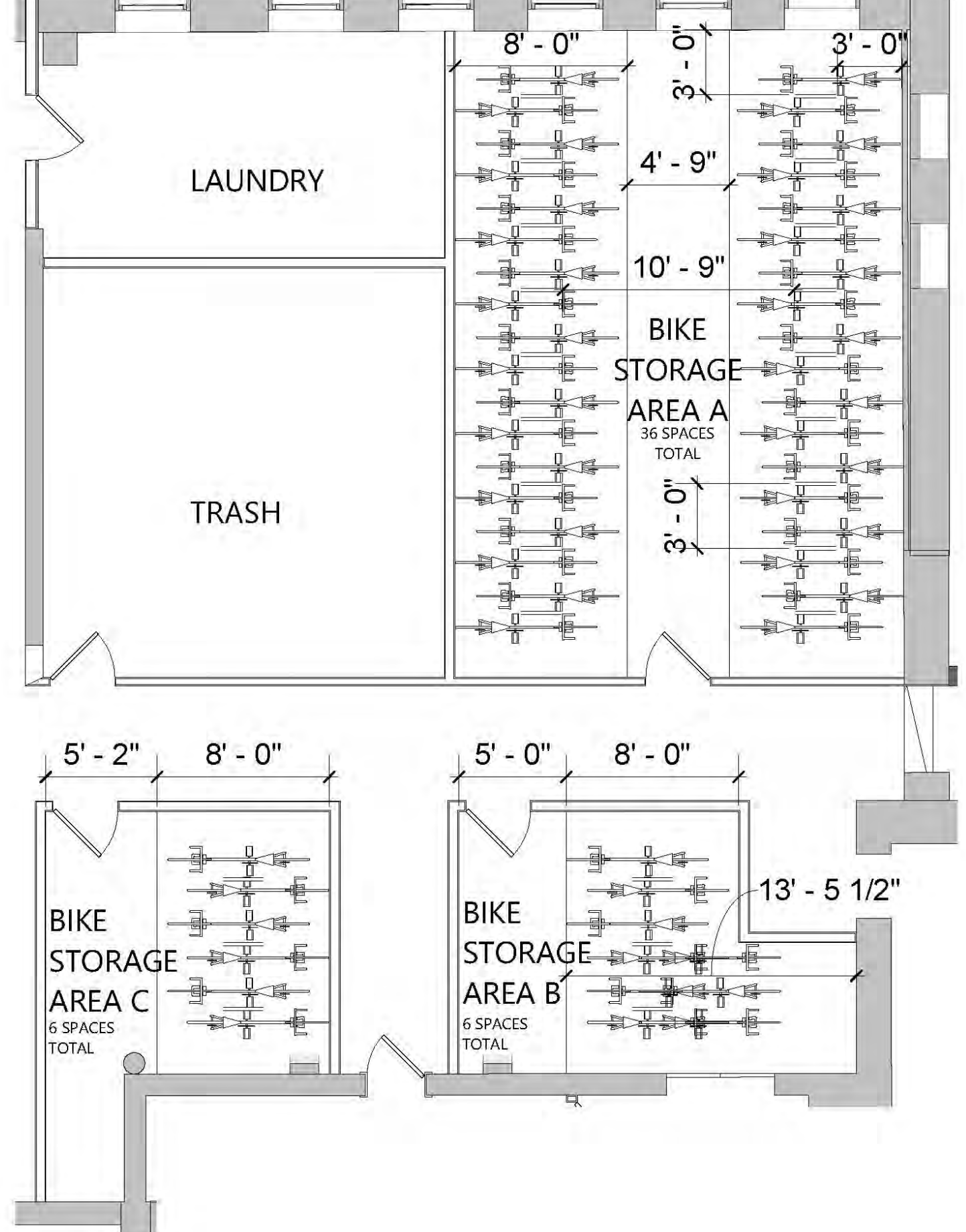
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Building Section – Seventh Street to Sixth Street



1 SPACE PER UNIT FOR FIRST 20 UNITS = 20 SPACES
1.05 SPACES PER EACH UNIT OVER 20 = 27.3 SPACES
TOTAL SPACES REQUIRED = 48 SPACES
TOTAL SPACES PROVIDED = 48 SPACES
5% TO BE 3'X10' FOR TANDEM AND TRAILERS = 2.37 SPACES
TOTAL TANDEM AND TRAILER SPACES PROVIDED = 3 SPACES

3/8" = 1'-0"

49 Sixth Street Adaptive Reuse

Questions and comments?

Project updates and feedback:
<https://sacredheartredev.org/>

