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Capstone Communities LLC and Hope Real Estate Enterprises' Frost Terrace receives Preservation Award

July 12, 2024 - Front Section



Cambridge, MA Capstone Communities LLC (Capstone) and Hope Real Estate Enterprises LLC (Hope Real Estate) will be honored by Preservation Massachusetts with a 2024 Preservation Award for their project Frost Terrace, a 100% affordable apartment community. The annual Preservation Awards celebrate exemplary projects that made significant contributions to preserving historic resources in communities across the Commonwealth. Frost Terrace has been awarded the Robert H. Kuehn Award, given to extraordinary historic preservation projects that meld collaborative partnerships with creative and cutting-edge ideas for the rehabilitation and active reuse of historic buildings.

Designed by Bruner Cott Architects, Frost Terrace comprises 40 total units across four buildings, three of which were preserved and restored to their historic integrity during the design and

construction process. The William Frost House, built in 1865, was preserved and relocated more than 15 ft. to the front of the property, in an effort to make room for additional apartments. Working closely with the Cambridge Historical Commission, Capstone and Hope Real Estate were able to replicate the Frost House and additional extant properties' original conditions, including copper gutters and downspouts on the exterior that mirror what was used historically. The Frost House and the two historic homes at the back of the property re-used existing materials during Capstone and Hope Real Estate's development, and the entire Frost Terrace community is structured around several mature trees in an effort to preserve them.

Located in Cambridge's Porter Sq. at 1791 Massachusetts Ave., each of the three historic buildings at Frost Terrace contains four apartments, with the modern addition incorporating an additional 28. 65% of the apartments are two-bedroom and three-bedroom layouts, making Frost Terrace a great option for family-oriented living, as well as offering individual accommodations with studio and one-bedroom layouts. Capstone and Hope Real Estate celebrated the grand opening of Frost Terrace in summer of 2023, and the apartments have remained fully occupied since first opening in 2021.

"We are honored that Preservation Massachusetts has recognized our commitment to historic preservation and restoration by presenting the 2024 Kuehn Award to Frost Terrace," said Jason Korb, principal at Capstone. "Integrating preservation efforts in affordable housing developments ensures we're not just revitalizing buildings, but we're continuing to invest in communities."

"We are incredibly proud of the work we accomplished with our project partners that ultimately brought more affordable housing options to Cambridge and established Frost Terrace as a success," said Sean Hope, principal at Hope Real Estate.

"Preservation Massachusetts is thrilled to honor Frost Terrace as a recipient of the 2024 Robert H. Kuehn Award for its exemplary commitment to preservation and its innovative approach to affordable housing," said Jessica Rudden-Dube, executive director of Preservation Massachusetts. "Frost Terrace integrates the architectural history of Cambridge, while simultaneously addressing the critical need for housing in the area. This project illustrates how historic preservation and community development can work together to produce a collaborative end result."

"Frost Terrace is a composition of preserved buildings woven together with new architecture to create much needed homes in Porter Square," said Jason Forney, FAIA, partner at Bruner/Cott Architects. "To be recognized for the creativity and cutting-edge ideas embodied by the Kuehn Award is a testament to the hard work of our team and the strong vision of our client."

"Frost Terrace is an exemplary blend of affordable housing and historic preservation," said Charles Sullivan, executive director of the Cambridge Historical Commission. "By providing 40 units of 100% affordable housing in three restored buildings and a complementary new structure, close to shopping and adjacent to mass transit, it satisfies every urbanist's wish list. Cambridge is lucky to have such a project."