



nerej

RODE Architects completes renovation and addition to Allston Proper project

March 15, 2013 - Construction Design & Engineering

RODE Architects has completed renovations and new construction of a residential building. The development, Allston Proper, is a 12,300 s/f project at the corner of Glenville Ave. and Greylock Rd. It includes three floors of new residential units and an extensive renovation of the existing two-family structures on site. The new building, contemporary in form and texture, consists of residential units with on-site parking and exterior landscaped surfaces.

The completion of this project represents how, through contemporary design methods; difficult urban sites can be transformed. By using such sculptural forms and materials, RODE Archts. changed the perception of two neighborhoods while maintaining their individual unique character. Instead of simply choosing a context to mimic, the firm created a building that responds to the surrounding built environment with a fresh perspective.

Fishbrook Builders was the general contractor, and Studio 2112 of Boston provided landscape architecture services. The James Hardie Company manufactured the cement fiber siding panels used in the project.

"RODE has created vibrant, high-quality living spaces that enhance the urban context," said Dmitry Baskin, president of Allston Proper

The eight-unit residential building is situated at the crossroads of two very different neighborhoods, one with small-scale structures and the other with large-scale buildings. RODE's design celebrates the site's prominence and allows this residential building to connect the varying scales and characteristics of the neighboring buildings through massing and material detailing. In addition, the facade respects the character of the adjacent buildings with jointing and reveal patterns, and the use of cement fiber siding panels provides subtle texture to enhance the broad surfaces.

"The re-use of existing buildings on the site, instead of tearing them down, allowed us to preserve the residential scale of the neighborhood, which was a stated goal of the surrounding community," said Kevin Deabler, AIA, LEED AP, principal of RODE.

Allston Proper incorporates many sustainable design principles including site planning, low maintenance landscape, natural materials, solar orientation, water management, HVAC management, natural lighting, ventilation and air quality, low VOC emitting materials, recyclable and renewable materials, and specialized building techniques.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540