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Peregrine Group breaks ground on mixed-use Parkside on Adams

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Peregrine Group had a groundbreaking ceremony at 4228 Washington St., making way for "Parkside on Adams" a new mixed-use project with 43 apartments that will include a restoration and repurposing of the adjacent historic MBTA Substation.

Development partners in the project include Historic Boston Inc. and Roslindale Village Main Street, Inc.

Project team members include: Prellwitz Chilinski Associates (architects), H.V. Collins Co., (construction manager), Howard/Stein-Hudson Associates, (civil engineer) and the project is financed by Rockland Trust.

Peregrine Group joined as the master developer in late 2012 and purchased the funeral home on July 24. Demolition of the building began on July 28, for the new apartment structure. The Boston Redevelopment Authority Board in August voted to grant final designation for the project to the development team. The substation property will be transferred to a limited liability company controlled by Peregrine Group, in which HBI and Roslindale Village Main St. will be included as limited partners.

The substation will be rehabilitated following the secretary of the Interior's Standards for Rehabilitation of historic properties and will be transformed into a multipurpose structure including a restaurant.

This will be the most substantial and transformative project of Roslindale Village Main St. to date. The Roslindale Substation, an 8,000 s/f former switching and transformer station that was originally part of Boston's elevated railway network, preceding the existence of the MBTA, is at 4228 Washington St.

The residential portion of the project is scheduled for completion in August 2015. The restoration and repurposing of the substation is expected to be completed at about the same time. The apartments will be located in a four-story building and will include studio, one-bedroom, and two-bedroom units. Six of the units will be designated as affordable and available by lottery. There will be parking spaces for residents in an at-grade garage.

Colin Kane, principal of Peregrine Group, said, "The extraordinary work the Roslindale community has put into this" and called it "one of the more interesting projects we have done."

"We are thrilled to be participating in such a vibrant community," Kane said in an earlier statement. "The Substation and The Parkside on Adams project are a direct result of the extraordinary leadership demonstrated by mayor Walsh, Roslindale Village Main Street and Historic Boston, Inc. in energizing and reclaiming infill locations."

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