



Upham's Corner Comfort Station

611 Columbia Road, Dorchester, c. 1912

Total Development Costs

\$912,257

Project Size

1125 square feet and basement

Status

TBD

Proposed Uses

- Full-service bicycle repair and coffee shop

HBI Role

Owner and Developer

Construction Start

Spring 2016

Designations

- Included within the Dorchester North Burying Ground Landmark and National Register designations
- Adjacent to the Fairmount Line (Upham's Corner)
- Within the Upham's Corner Main Street District

Capital Sources Summary

State Historic Tax Credit Proceeds	\$160,622
Permanent Financing	\$200,000
Tenant Build-Out Capital	\$231,635
Anonymous Grant	\$100,000
City of Boston	\$220,000
TOTAL SOURCES	\$912, 257

Development Cost Summary

Acquisition Costs	\$100
Soft Costs with Contingency	\$187,283
Hard Costs with Contingency	\$635,847
Tax Credit Broker Fees	\$7,260
Financing Costs	\$2,892
Reserves	\$3,253
HBI Project Management Fee	\$75,622
TOTAL COSTS	\$912, 257

Project Partners

- The American City Coalition (TACC)
- The Bowdoin Bike School



The Upham's Corner Comfort Station is proposed for re-use as a combined bicycle repair and coffee shop.

Background

The Comfort Station is a one-story stucco and tile "mission style" building built as a convenience station in 1912 to support the expanding streetcar system in Boston. It was designed by architect William Besarick who also designed the municipal building at the corner of Columbia Road and Bird Street, as well as many area triple-deckers.

The Comfort Station lies on what was once part of the Dorchester North Burying Ground which is listed in the State and National Register of Historic Places and within the Boston Landmark designation.

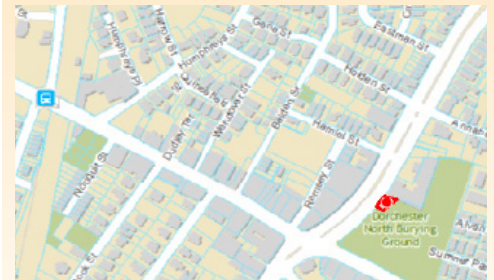
Rehabilitation of the Comfort Station helps tell the story of the City of Boston's 19th century expansion and the Dorchester neighborhood's urbanization and related transportation growth into the 20th century. The Comfort Station is a remnant of a time of growth and transportation innovation. Its rehabilitation and reuse - particularly for a transportation related purpose - will help to preserve and express that story.

Community Impact

- Preserves and reuses a historic building
- Supports and advances a mission-orientated entrepreneur and business
- Promotes multimodal options and transit-oriented enterprises
- Creates a local business that would enhance the overall Upham's Corner business district



Abandoned since 1977, the Upham's Corner Comfort Station is shown before restoration.



The Comfort Station faces Columbia Road and is within walking distance of the Upham's Corner stop on the Fairmount Line.