

Upham's Corner Comfort Station

611 Columbia Road, Dorchester, c. 1912

Total Development Costs

\$1,902,301

Project Size

1880 square feet with basement

Building Uses

Comfort Kitchen Restaurant and Cafe

Status

Construction completed

HBI Role

Owner and Developer

Designations

- A Boston Landmark and listed on the National Register of Historic Places
- MBTA's Fairmount Line (Upham's Corner)
- Within the Upham's Corner Main Street District

Capital Sources Summary

| | |
|-------------------------------|--------------------|
| State Historic Tax Credit | \$225,000 |
| City of Boston | \$44,000 |
| Fundraising | \$883,000 |
| Tenant build-out contribution | \$436,533 |
| Permanent Debt | \$250,000 |
| Deferred Development Fee | \$62,768 |
| TOTAL SOURCES | \$1,902,301 |

Development Cost Summary

| | |
|-----------------------------|--------------------|
| Acquisition Costs | \$100 |
| Hard Costs with Contingency | \$1,360,483 |
| Soft Costs with Contingency | \$304,627 |
| Financing Costs | \$12,092 |
| Development Fee | \$225,000 |
| TOTAL COSTS | \$1,902,302 |

Project Partners

- The American City Coalition (TACC)
- Comfort Kitchen



The Upham's Corner Comfort Station is proposed for re-use as Comfort Kitchen, a locally owned cafe.

Background

The Comfort Station is a one-story stucco and tile "mission style" structure 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 building sits on what was once part of the Dorchester North Burying Ground which is listed on the State and National Registers of Historic Places and is a Boston Landmark.

Rehabilitation of the Comfort Station helps tell the story of the City of Boston's 19th century expansion and Dorchester's urbanization and related transportation growth in the 20th century.



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

Community Impact

- Preserves and reuses a local historic building
- Supports and advances local entrepreneurs
- Expands the business composition of the overall Upham's Corner business district



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