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

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.

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