

## Upham's Corner Comfort Station

611 Columbia Rd., Dorchester, 1912

### Owner

Historic Boston Inc.

### Total Projected Development Costs

\$1,902,301

### Project Size

1,880 SF building

### Building Uses

Comfort Kitchen restaurant and café

### Status

Construction completed; Comfort Kitchen operating since January 2023

### HBI Role

Development Partner

### Designations

Boston Landmark

### Capital Sources and Development Cost Summary

State Historic Tax Credits	\$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
<b>TOTAL SOURCES</b>	<b>\$1,902,301</b>

Acquisition	\$100
Soft Costs	\$304,627
Hard Costs	\$1,360,483
Financing Costs	\$12,92
Development Fee	\$225,000
<b>TOTAL COSTS</b>	<b>\$1,902,302</b>

### Community Impact

- Reactivates a long vacant historic building in Dorchester for new uses.
- Expands the business composition of the overall Upham's Corner business district.
- Supports local entrepreneurs of color as a home to a Black-owned, women-owned, immigrant-owned business.

### Partners



June 26, 2023 Ribbon Cutting Celebration; view from Columbia Rd.

### 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.

