

## Upham's Corner Comfort Station

611 Columbia Road, Dorchester, c. 1912

### Total Development Costs

\$1,384,540

### Project Size

1940 square feet with basement

### Building Uses

Comfort Kitchen Cafe

### Status

Construction completed

### HBI Role

Owner and Developer

### Designations

- North Burying Ground's Boston Landmark and National Register designations
- MBTA's Fairmount Line (Upham's Corner)
- Within the Upham's Corner Main Street District

### Capital Sources Summary

State Historic Tax Credit	\$176,000
City of Boston	\$40,000
Fundraising	\$765,000
Tenant build-out contribution	\$118,000
Permanent Debt	\$161,000
Deferred Development Fee	\$124,540
<b>TOTAL SOURCES</b>	<b>\$1,384,540</b>

### Development Cost Summary

Acquisition Costs	\$100
Hard Costs with Contingency	\$879,890
Soft Costs with Contingency	\$272,858
Financing Costs	\$25,500
Reserves	\$5,387
Development Fee	\$200,805
<b>TOTAL COSTS</b>	<b>\$1,384,540</b>

### Project Partners

- The American City Coalition (TACC)
- Comfort Kitchen Cafe



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 an entrepreneur
- Supports a local business that enhances 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.