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## Boston's newest arts, community space is a former gas station



The Station, right, is a repurposed gas station canopy from a former Gulf on Boylston Street on Fenway's western edge. At right is Pierce Boston, a residential tower by Samuels & Associates, the same developer that owns The Station and many other key developments in the neighborhood.



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The newest gathering space in Boston for arts and community events is a former gas station.

A Gulf station with a small convenience store and a Dunkin' counter in Boston's Fenway neighborhood was closed about five years ago. Before plans for a major new development at the site come to fruition, developer Samuels & Associates is using the space at 1400 Boylston St. — the canopy now painted a bright shade of blue — to bring a range of seasonal uses: a wine garden, a flea market, an art gallery — even a selection of

board games available to borrow.

It's the latest twist on land use from Samuels, a major landowner in the Fenway neighborhood.

A Tasty Burger location at 1301 Boylston, itself a former gas station, has been kept intact while plans remain to redevelop it for another use. And the former Goodyear site [that's now a Target](#), next door at 1341, hosted a farmer's market and pop-up shops while plans for the Target, along with an office tower and retail tower, moved along.

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***The Station is the latest development in Fenway by Samuels & Associates, which is behind many of the neighborhood's biggest developments. Click the slideshow to see other Fenway projects in Samuels' portfolio.***

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Samuels also kept the former Howard Johnson's hotel a couple of blocks to the east down Boylston Street to become [the music- and retro-themed Verb Hotel](#). In fact, The Verb is also launching a retro-themed addition: 10 upscale trailers in the hotel's back parking lot, which stands just across the street from Fenway Park, called Backstage at The Verb. Each trailer includes a private bath and shower and semi-private outdoor space starting at \$599 a night. They're planned to be used year-round and become a permanent addition to The Verb.

Peter Sougarides, a principal at Samuels & Associates, highlighted such projects, which could be seen as counterintuitive for a developer, as central to keeping some of Fenway's character.

"This whole notion of creating unique uses, some short-term and some long-term, has been a focus of the Samuels team since we've been in the Fenway," he said. "It all plays together in our mind."

### **Fenway wine garden, Breakfast Beats**

The Station, as the old Gulf is now branded, will open this month – the exact date isn't yet determined – with The Station Wine Garden, to run each Thursday and Friday through September and October. Flea markets are scheduled for each Sunday through the end of October, and Breakfast Beats, with a deejay playing tunes, each Friday morning.

Other ongoing events include a quarterly art gallery starting in mid-September and a selection of board games for people to borrow and enjoy some competition. The uses are meant to complement but not duplicate [what takes place outside 401 Park](#) a couple of blocks away, another Samuels project.

Samuels viewed the gas station site as important to the neighborhood because of where it stands at Fenway's western edge along part of the Emerald Necklace. That meant it was crucial to spruce up the location and keep it utilized.

"We kept the canopy as a little bit of a beacon for folks, that there's something going on there," Sougarides said.

The Station won't last forever. The site, at a key intersection where Fenway meets the Longwood Medical Area, is proposed to be developed along with the Star Market next door into a 553,000-square-foot building, mostly for office and research and development use, along with some retail. It could reach as high as 11 stories. A timeline isn't yet in place for when the project could begin.

A new Star Market is being built at 401 Park, which includes Time Out Market and a tower under construction that'll be the first of two life sciences buildings. The Star Market will be built on a former Bed, Bath & Beyond site, while Time Out Market is itself another throwback building. It was a longtime Sears department store and warehouse.

**T H E L I S T**

## Largest Commercial Developers in Massachusetts

Total sq. ft. developed in Mass. since Jan. 1, 2017

| Rank           | Prior Rank | Firm/Prior rank (*unranked in 2021)/ |
|----------------|------------|--------------------------------------|
| 1              | 1          | National Development                 |
| 2              | 3          | Campanelli                           |
| 3              | 2          | The Davis Cos.                       |
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