

## Fowler Clark Epstein Farm

487 Norfolk Street, Mattapan, House (1786-1806); Barn (c. 1860)

### Total Development Costs

\$3.67 million

### Project Size

- Farmhouse: 2,900 square feet
- Barn/Stable: 3,000 square feet
- Site area: 30,000 square feet

### Status

Completed 2018

### Building Uses

- Working urban farm with greenhouse and farmstand
- Training center for the Urban Farming Institute
- Farm Manager residence

### HBI Role

Owner and Developer



*Fowler Clark Epstein Farm today.*

### Designations

- Boston Landmarks
- National Register of Historic Places

### Capital Sources Summary

State Historic Tax Credit	\$400,500
Federal Historic Tax Credit	\$398,000
Permanent Debt	\$750,000
City of Boston	\$150,000
Fundraising	\$1,823,863
HBI Cash Equity	\$200,000
<b>TOTAL SOURCES</b>	<b>\$3,722,363</b>

### Development Cost Summary

Acquisition Costs	\$250,447
Hard Costs	\$2,461,062
Soft Costs	\$612,147
Financing Costs	\$56,019
Development Fee	\$342,688
<b>TOTAL COSTS</b>	<b>\$3,722,363</b>

### Project Partners

- The Urban Farming Institute (UFI)
- The Trust for Public Land (TPL)
- North Bennet Street School (NBSS)

### Background

The Fowler Clark Epstein Farm remains among the earliest, intact, vernacular examples of agricultural properties in Boston and in urban centers across the Commonwealth.

Built between 1786 and 1806, the original farmhouse was once part of a large Dorchester estate encompassing over 330 acres. It has primarily been owned by three families, beginning with Samuel Fowler, a Dorchester yeoman in the late 18th century.

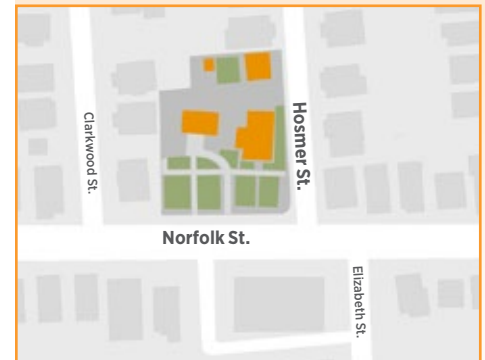
In 1837, the land was sold to the Clark family and later subdivided into parcels as advancements in transportation hastened the development of Mattapan as a “streetcar suburb” of Boston. The original house and barn were sold to Jorge Epstein in 1941 where it remained in family possession until falling vacant in 2013.

### Community Impact

- Reactivates derelict buildings
- Repurposed as headquarters for urban farm and training center
- Provides health and wellness programs for community
- Created green collar jobs
- Provides locally grown produce for Mattapan



*The Fowler Clark Epstein Farm before rehabilitation.*



*The Fowler-Clark-Epstein farm is located on the corner of Norfolk and Hosmer streets in Mattapan, within walking distance from Blue Hill Ave, Morton Street and the Fairmount Line.*