



Fowler-Clark- Epstein Farm

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

Total Development Costs

\$3.2 million

Project Size

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

Proposed Uses

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

HBI Role

Owner and Developer

Construction Start

TBD

Capital Sources Summary

HBI Cash Equity	\$200,000
State Historic Tax Credit Proceeds	\$432,376
Federal Historic Tax Credit Proceeds	\$352,306
Permanent Financing	\$500,000
Second Mortgage - Seller Financing	\$200,000
Fundraising	\$1,515,580
TOTAL SOURCES	\$3,200,262

Development Cost Summary

Acquisition Costs	\$250,000
Soft Costs with Contingency	\$682,619
Hard Costs with Contingency	\$1,904,365
Financing Costs	\$63,324
Reserves	\$13,974
HBI Project Management Fee	\$200,174
Operations Overhead	\$85,806
TOTAL COSTS	3,200,262

Project Partners

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

Designations

- City of Boston Landmark
- Eligible for listing on the National Register of Historic Places
- Adjacent to Fairmount Line (Morton Street)



The original farmhouse (c. 1786 - 1806) and barn (c. 1860) before restoration.

Community Impact

- Reactivates an important cultural landmark
- Provides on-site farmer training and office headquarters for UFI
- Improves accessibility to fresh food
- Creates jobs/training for community members

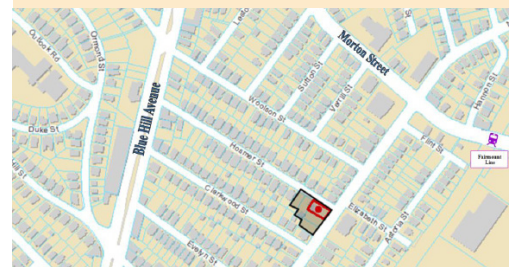
Background

This property known as the Fowler-Clark-Epstein farm, consists of a historic house and barn situated on the southwest corner of Norfolk and Hosmer streets in Boston's Mattapan neighborhood. It remains among the earliest, intact, vernacular examples of agricultural properties in Boston and in urban centers across the Commonwealth.

Built sometime between 1786 and 1806, the original farmhouse was once part of a large Dorchester estate encompassing over 330 acres. Although five families have passed through the house across its 200 year history, it has primarily been owned by three families, beginning with Samuel Fowler, a Dorchester yeoman in the late 18th century. In the 1820s, the land was sold to the Clark family and later subdivided into parcels as advancements in transportation hastened the development of Mattapan as a "street-car suburb" of Boston. However, more than half an acre of land was preserved within a densely developed residential neighborhood, and the original house and barn were sold to Jorge Epstein in 1941 where it remained in family possession until falling vacant in 2013.



Rendering of the Fowler Clark Epstein Farm



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.