

# Historic Bradstreet Farm: Community Preservation at Work

Susan Jones Moses

Bradstreet Farm Land Use Committee  
And  
Essex County Forum

# Background

- 123 acres
- Chapter 61A
- King's Grant Property
- Adjacent to Town open space and school
- Partially within Great Marsh ACEC
- One mile of frontage on Rowley River
- OSC priority property
- Listed as the top priority for protection in Rowley by MA Heritage Landscape Inventory Program
- Historic structures from 1700s and 1800s



# Farm in Family Since 1635 Now In Its Twilight

## On a Farm Held by One Family Since Fifteen Years After Arrival of Pilgr

'No Money in It,' Says John Bradstreet, of Rowley, Mass., and He Has No Son

Hay His Only Pay Crop

Cows All Gone, and Yesterday He Killed His Last Pig

By Sanderson Vanderbilt

A Staff Correspondent

ROWLEY, Mass., Jan. 21.—Chuckling philosophically at the evil days on which he has fallen, John Dowling Bradstreet this morning helped kill the last pig on his farm, which has been till by nine generations of the same family ever since 1635, when Humphrey Bradstreet received it as a grant. As the sow expired and was hung up in the barn to be dressed, it left three cats and twenty barred Plymouth Rocks as the only remaining livestock on the farm, which Mark Sullivan, after some research, now thinks must be "the authentic oldest American farm in continuous ownership of the same family."

Cobwebs stretched between the stanchions in the barn, built before 1776, for when milk dropped to three cents a quart a few years ago Mr. Bradstreet sold his cows. Dust had gathered in the grooves worn in the stable floor by many teams of Bradstreet horses. Mr. Bradstreet's only crop now is hay, which he sells to neighbors who, in turn, rent horses to him when moving time comes around.

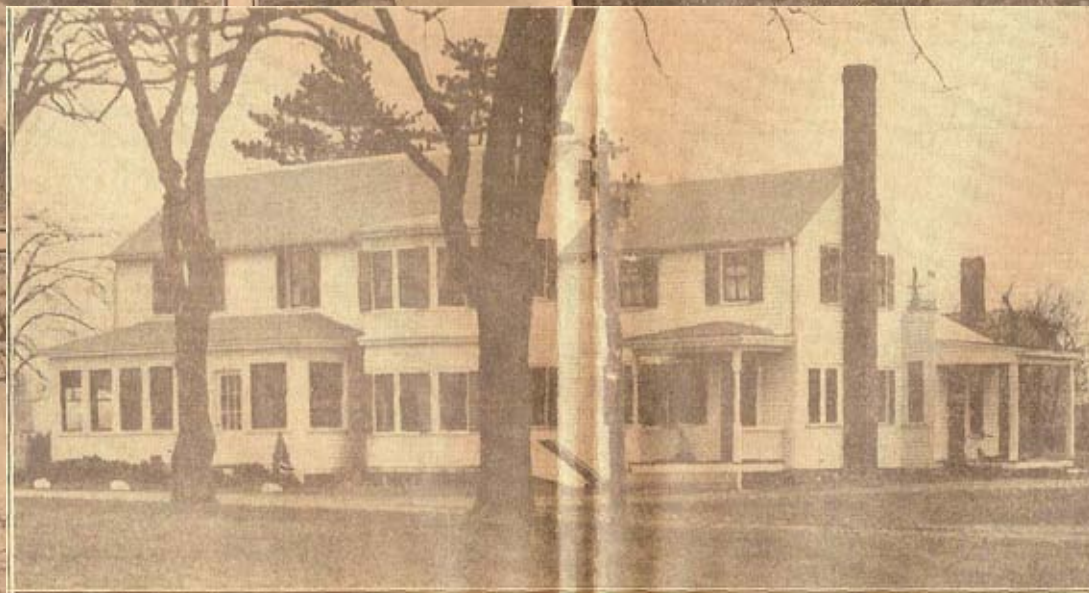
In the dining room of the present century-old Bradstreet house the farmer's wife was busy keeping a wood fire roaring in the iron stove, on which she was heating a clothes boiler full of water to help remove the bristles from the pig's back. An affable soul of fifty-four, she was married to Mr. Bradstreet in 1934. She was formerly Miss Helen F. Smith, born in Rowley and a descendant of the Stickneys who settled this little North Shore community in 1634.

No Son to Take Over Farm

The couple have no children and Mr. Bradstreet doesn't know who will take over the farm when he is gone. Even should he become the father of a boy, however, he would urge the youngster to leave the farm and get a job in a shoe factory, where they are making shoes. That's what Mr.



John D. Bradstreet, left, with the last pig (it's pork now) on the farm as Ken Gordon, government meat inspector, waits for the butcher. Upper right, Mr. and Mrs. Bradstreet in their dining room. He is looking to see if the water is hot enough to remove the bristles from the pig's back. When hot enough the water was poured in a barrel and the pig lowered in by block and tackle



bull's-eye glass set in the front door. The panes, each with a curious bulbous center, came from the original Bradstreet house in Rowley, she said, and probably were brought here from

The one-hundred-year-old Bradstreet house, at Rowley, Mass., on the farm founded by Humphrey Bradstreet in 1635

Herald Tribune photos—Kell



1943



# History of Purchase

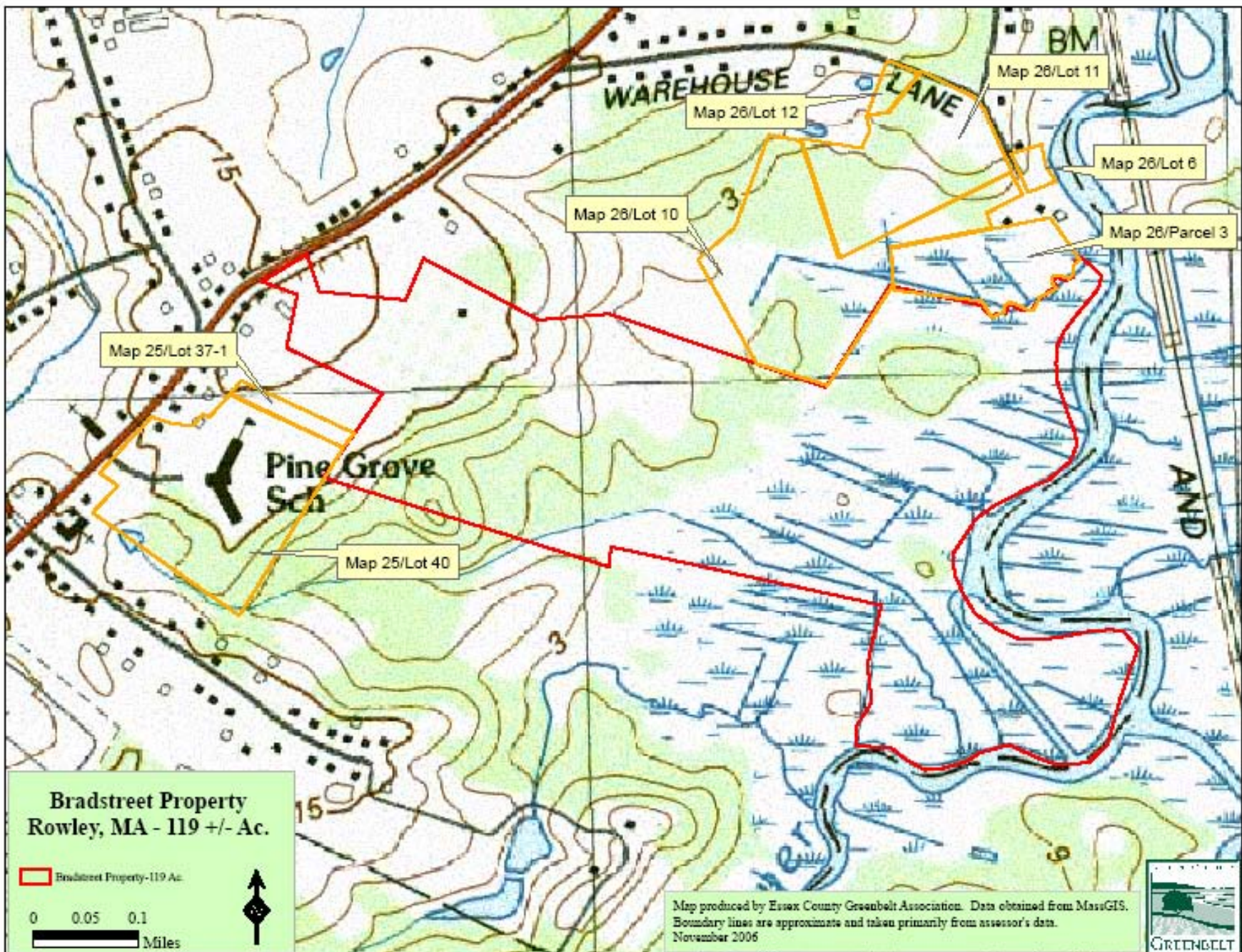
- Ten years + working with owner on CR
- Elderly owner, after rough winter, signs P&S with developer for \$2.75 million
- Triggers 61A first right of refusal
- Town completes appraisal
- Town Meeting votes to purchase with CPA funds from all categories
- Land purchased in May 2007

# Planning Process

- Town Meeting approves purchase – Nov 2006
- Land purchase completed – May 2007
- Land Use Committee formed – July 2007
- Committee, working with consulting engineer, develops draft land use plan
- Public meetings to review plan
- Plan on May 2008 Town Meeting warrant for approval


# Long-Term Considerations

- Town will retain open space; conservation restriction likely held by MA DCR
- Town will place historic preservation restriction on buildings, and then sell
- Town will place restriction for affordable housing on site for housing, and sell to developer at subsidized price
- Set aside land for future recreation fields
- All proceeds from sales go back into CP fund



**Bradstreet Property  
Rowley, MA - 119 +/- Ac.**

0 0.05 0.1  
Miles



Map produced by Essex County Greenbelt Association. Data obtained from MassGIS.  
Boundary lines are approximate and taken primarily from assessor's data.  
November 2006



# Goals

- Retain large amount of land for passive recreation with trails, including portion of Bay Circuit Trail – all public access
- Retain character of site



# Goals (cont)

- Preserve historic buildings and encourage agricultural uses
- Provide some affordable housing
- Provide opportunity for future recreation fields



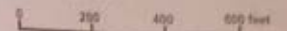
# Considerations in Planning Process

- Retain some upland in conservation land to provide value for CR
- Include enough land with buildings to allow farming and 61A status
- Provide easy access to future recreation fields from Pine Grove School
- Include space for future community garden
- Retain apple trees
- Provide buffer between existing house, neighbors, and new construction
- Site constraints including access, wetlands

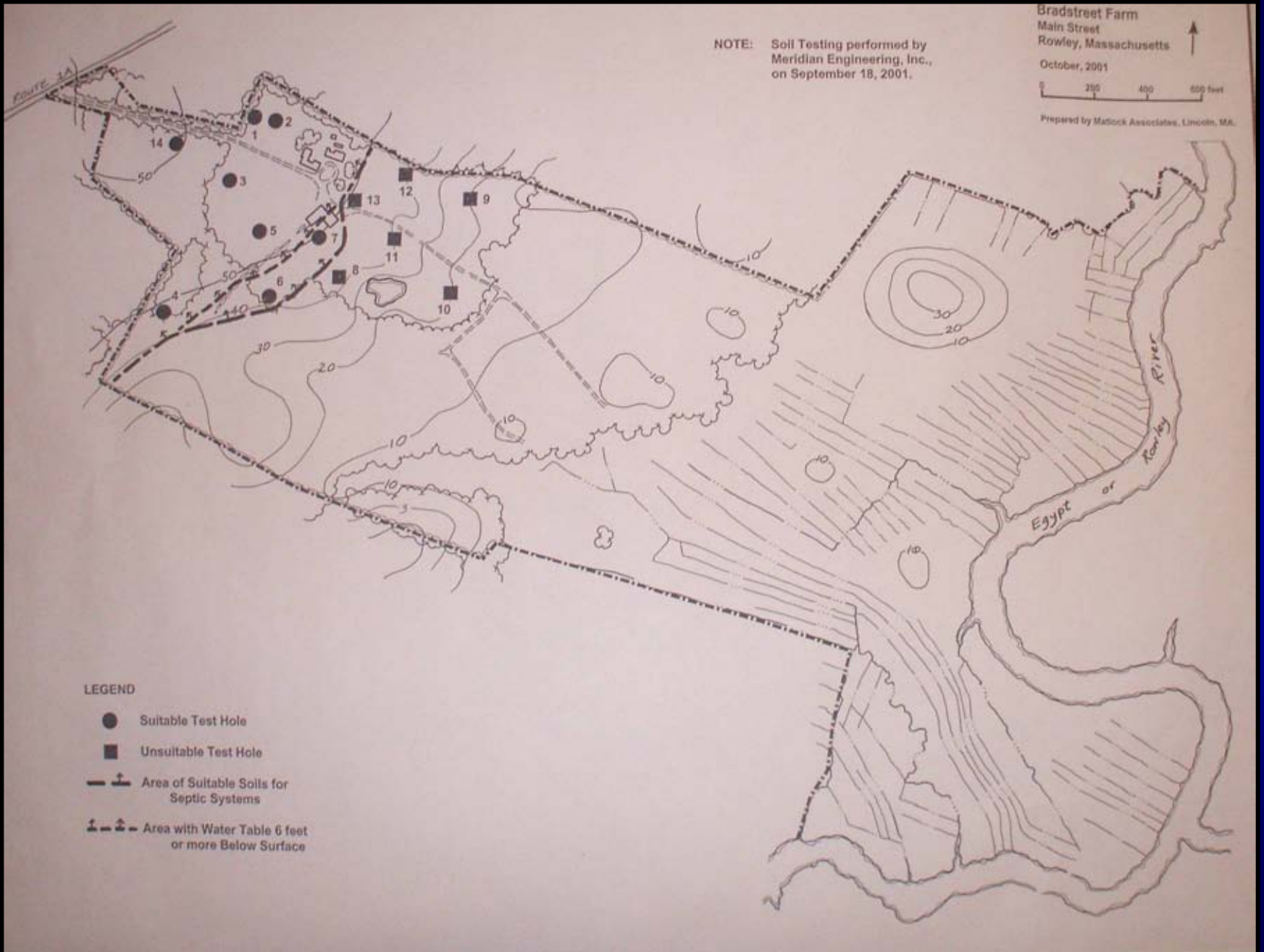
NOTE: Soil Testing performed by Meridian Engineering, Inc., on September 18, 2001.

Bradstreet Farm  
Main Street  
Rowley, Massachusetts

October, 2001



Prepared by Mallock Associates, Lincoln, MA.



LEGEND

- Suitable Test Hole
- Unsuitable Test Hole
- - - - Area of Suitable Soils for Septic Systems
- - - - Area with Water Table 6 feet or more Below Surface



**LEGEND**

KEY	DESCRIPTION
(A)	7.2 AC. TOWN PAVED
(B)	2.3 AC. HOUSING PAVED
(C)	8.1 AC. TOWN PAVED - PINE SHED SCHOOL ATHLETIC FIELDS
(D)	105.4 AC. TOWN PAVED - CONSERVATION AREA AND RIGHT-OF-WAY AREA
---	APPROXIMATE LOCATION EXISTING TRAIL
---	APPROXIMATE BOUNDARY OF SALT MARSH
---	APPROXIMATE AREA OF PROTECTIBLE WETLAND RESOURCES

KEY	DESCRIPTION
(1)	EXISTING 12.5' WIDE ST. DRIVE / PROPOSED 14' WIDE ST. ROAD ONE-WAY TRAFFIC
(2)	PROPOSED 14' WIDE ST. ROAD ONE-WAY TRAFFIC
(3)	EXISTING 12.5' WIDE ST. DRIVE / PROPOSED 16' WIDE ST. ROAD
(4)	PROPOSED 16' WIDE ST. DRIVE
(5)	PROPOSED HOUSING PARKING (5.1/6' TYPICAL SPACES)
(6)	PROPOSED TRAIL-ONLY ENCLAVES ON ALL FOOTPRINTS
(7)	PROPOSED CONSERVATION AREA USER PARKING (5.1/6' TYPICAL SPACES)
(8)	PROPOSED FIRE ALARM AND 6" WIRE CLOSURE TRAIL WITH STREET

KEY	DESCRIPTION
(9)	PROPOSED 30' RIGHT OF WAY CONSERVATION AREA USER TRAIL AND LANDSCAPING
(10)	PROPOSED CONSERVATION AREA USER TRAIL
(11)	PROPOSED COMMUNITY GARDEN (100'x100' SECTION)
(12)	PROPOSED SODDOLAN FELD #1 (100'x100')
(13)	PROPOSED LITTLE LEAGUE GREENS / SOFTBALL FIELDS
(14)	PROPOSED 6' WIDE FOOTPATH / TRAIL TO ATHLETIC FIELDS/PAVILION

\* SPECIFIC AREAS NOT SHOWN

**LAND USE PLAN**  
**"BRADSTREET FARM"**  
 prepared for the  
**TOWN OF ROWLEY**

220 MAIN STREET  
 GRANAH ASSOCIATES, INC.  
 CIVIL ENGINEERS  
 760 CENTRAL STREET, SUITE 200, NEWTON, MA 02459

DATE: 01-12  
 DRAWN BY: JLL  
 CHECKED BY: JLL  
 PROJECT NO: 001  
 SHEET NO: 1 OF 1



**LEGEND**

- ① 2.4 AC. OPEN SPACE
- ② 2.4 AC. PAVED DRIVE
- ③ 2.4 AC. OPEN SPACE - 100' WIDE DRIVE
- ④ 2.4 AC. OPEN SPACE - 100' WIDE DRIVE
- ⑤ APPROXIMATE LOCUS CROSSING THE APPROXIMATE BOUNDARY OF SAID WOOD APPROXIMATE AREA OF PROPOSED WOODLAND PRESERVE
- ⑥ EXISTING 100' WIDE BY 100' / PROPOSED 1/4" WIDE BY 100' DRIVEWAY
- ⑦ EXISTING 1/4" WIDE BY 100' DRIVEWAY
- ⑧ EXISTING 100' WIDE BY 100' / PROPOSED 1/4" WIDE BY 100' DRIVEWAY
- ⑨ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑩ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑪ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑫ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑬ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑭ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑮ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑯ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑰ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑱ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑲ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ⑳ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉑ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉒ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉓ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉔ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉕ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉖ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉗ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉘ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉙ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉚ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉛ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉜ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉝ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉞ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㉟ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊱ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊲ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊳ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊴ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊵ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊶ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊷ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊸ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊹ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊺ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊻ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊼ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊽ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊾ PROPOSED 100' WIDE BY 100' DRIVEWAY
- ㊿ PROPOSED 100' WIDE BY 100' DRIVEWAY

**LAND USE PLAN**  
**"BRADSTREET FARM"**  
 prepared for the  
**TOWN OF ROWLEY**

20 MAR 1987

**Graham Associates, Inc.**  
 CIVIL ENGINEERS  
 100 CENTRAL STREET, WILMINGTON, MASSACHUSETTS 01897



