

Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – August 24, 2025

1. Call to Order – Mr. Steadman, Chair, called the meeting to order at 7:30 p.m.

A. Attendees – Dennis Steadman, Chair, Peter Solor, Vice Chair, Fred Childs, Secretary, Joe Camaratta, Member, Ron Schmid, Member, Jennifer Stark, Member

Absent – Mat Ross, Supervisor Liaison

2. Review and Approval of July 10, 2025 Meeting Minutes – Mr. Childs

Mr. Schmid moved, Ms. Stark seconded and it was unanimously carried to approve the Minutes of July 10, 2025.

3. Subcommittee Updates & Challenges

A. Building Protection & Enhancement – Mr. Childs, Mr. Solor, Ms. Stark

Mr. Kratzer has advised that the corn crib has been knocked down and is available for Mr. Hirko to salvage materials, after which Public Works will dispose of the remainder.

Asbestos abatement will be before the Board of Supervisors next week to consider going out to Bid.

Photos were circulated of the equipment shed at the Satterthwaite side of the farm where the roof is torn off, and it is showing some movement. The Township will put a tarp on it. Next steps could be considered at the next meeting.

Survey marks are to be put out for the boundaries along Yardley-Langhorne Road to help where the driveway could go.

Mr. Solor stated there was an inspection of the completed painting project which was found to be disappointing. A report was submitted to the Township, and a recommendation was made that the Township bring their engineer in to do a more formal inspection.
(Report attached to the Minutes.)

Mr. Solor stated the quality of the work went downhill between the initial inspection and the most-recent inspection. Mr. Steadman stated the small carpentry repairs were not done with matching profiles. Mr. Solor stated they also did not do the back priming, the actual thickness of the paint does not meet standards in some areas, and the wood repairs were not conformant. There is also a spot where they left paint chips on the ground which means that they were not following proper procedure. Mr. Solor stated if the paint is too thin, it will not last as long, and the goal with these encapsulation projects was to have them last a minimum of ten years.

Mr. Solor stated with regard to the buildings, he does not believe the priority list has changed materially from what was circulated several months ago. Asbestos abatement and the Phase 2 Environmental were the next significant items on the list. Mr. Steadman stated he understands they are still trying to work through the Redevelopment Authority with regard to the Phase 2 Environmental. Next steps include soil removal and regrading and the driveway; and if a Grant were to come through, to start work on the Patterson farmhouse.

B. Non-Profit & Funding – Mr. Camaratta, Mr. Schmid, Mr. Steadman

The Township wants to have the Lease Agreement with the Non-Profit ready to sign before forming the Non-Profit. The Committee has been pushing for a draft of the Lease since late last year, and it was just received last Friday. Mr. Steadman stated he has marked up the draft with the Township Manager and Township counsel, and the Committee will consider this at an Executive Session following tonight's meeting. It is hopeful that a draft agreement will be entered into shortly.

Mr. Steadman stated the first and core recommendation of the Committee was that since no Municipal Government can properly manage these historic properties, it should be turned over to a dedicated Non-Profit.

C. Community Communications – Mr. Schmid

The next platform for communicating to the public will be when there is a Lease Agreement and the Non-Profit is formed.

Mr. Steadman stated we need to begin community outreach and a Capital Campaign, etc. which will all take time, and the delay has been costly. He stated the corn crib is now down, and it appears that the equipment barn at Satterthwaite is deteriorating rapidly. This situation could be considered “demolition by neglect” on the part of the Township.

D. National Registry Submission – Mr. Camaratta

Research and investigation has been done around the farms as they existed in the 19th Century which is helpful when they will build out the case for significance. Mr. Camaratta sent out an e-mail about the Satterthwaite equipment barn; and while they are not sure what it was used for, it dates back to the 19th Century, and losing that building before getting to the submission would not be good and damaging to the success of the Application.

Mr. Camaratta stated it is hard to make a strong case for the barns and farmhouses existing in the 18th Century. He stated while there will be a write-up on that, it will not be included in the period of significance. He stated his goal is to complete the writing phase of the submission by the end of the year.

Mr. Schmid stated the Board of Supervisors liaison has not attended any of Committee meetings, and he asked Mr. Steadman if he knows that the Liaison is on board with the Committee moving forward and advocating for us to the Board of Supervisors. Mr. Steadman stated he has met with him a couple of times, but he does not know where he stands since he does not respond to emails.

4. Proposal from AOY – Partnership Fund-Raising Opportunity (PowerPoint presentation attached to the Minutes)

Mr. Steadman stated AOY has been a very-effective partner and has looked for ways to work together with the Committee and ultimately with the Non-Profit once it forms.

Ms. Bette Sovinee, Executive Director for AOY Art Center on the Patterson Farm, was present with Mary Ellen Bornak, President of the Board. Ms. Sovinee stated they recently lost the sugar maple on the Patterson

Farm homestead which left a huge void. She stated she reached out to those at Seward Johnson and proposed getting a sculpture to fill that empty space and they agreed on Monet at the Easel. Ms. Sovinee stated the sculpture will probably be there for one year beginning this October. A picture of the sculpture was shown, and they customize the easel for each location so Money will be painting a picture of the 'Patterson Barn.' She stated the AOY Board is very excited about using this as a springboard for other initiatives. Ms. Sovinee stated as part of a Capital Campaign there could be sponsorship packages for local businesses, a donor wall, and a public gala.

She stated AOY felt the statue of Monet at the Easel would be the perfect opportunity to fundraise not only for AOY and their educational programs, but also potentially for the Patterson Barn itself. However, AOY does not have any status with, or jurisdiction over that structure. Thus, they want to speak to the Committee and/or the Township about this being a potential kick-off point for the Janney Foundation Capital Campaign to engage the community.

Ms. Sovinee stated at this point they cannot do any of this since they cannot fundraise for something that they do not own or have any jurisdiction over. She stated they could set up a Trust Fund since they are a 501C3 and state that it will be for improvements properties within the AOY Art Center lease, but at this point that does not include the Patterson Barn. She stated they are looking forward to the Lease Agreement between the Township and Janney Foundation being worked out, or to come up with some type of interim agreement to permit AOY fundraising for the Patterson Barn if they cannot get the Lease Agreement done.

Ms. Bornak stated the Patterson Barn is the most painted barn in Bucks County, and the Township has a reputation of being a center for all kinds of arts; and this is an opportunity for the Township to build on that reputation.

Committee members were in favor of what AOY has proposed recognizing that there needs to be a 501C3 in order to meet the objectives; and this is what the Committee is working on with the Township to get finalized. Ms. Bornak asked if the Township could collect the funds raised and put them in an Escrow Fund on behalf of the soon-to-formed Janney Foundation and then transfer the funds over to the Foundation once formed. Mr. Steadman stated the Township does have the Community Fund. Ms. Sovinee stated AOY would need an Agreement indicating that they are partnering with the Township Community Fund, and they would then provide the dedicated money to go into the Fund.

Ms. Sovinee stated that while they are leasing the sculpture for one year, the events they are considering would take time to plan.

Mr. Childs stated while he knows through discussion over the years that AOY has interest in the barn, as part of this effort there is no implication that AOY would necessarily be the only option for use of that barn.

Mr. Camaratta noted the Master Plan priority list, and he asked where the barn fits on the list. Mr. Solor stated the uses of the buildings will probably impact which buildings they choose to work on first which includes any agreements made with lessees about which buildings they need and what is being done to support that.

Mr. Steadman stated any environmental clean-up, remediation, and testing is 100% the Township's responsibility; and the to-be-formed Foundation will not have responsibility for any of those. He stated the Township has allocated \$700,000 toward the property. He stated repairs and improvements would be the Foundation's responsibility. Mr. Steadman stated while there are certain buildings that are the most vulnerable right now that need attention, there are other buildings that could be ready for a tenant in a shorter period of time, which would start to bring in money and the public; so, there is the need to strike a balance.

Mr. Steadman asked if the barn is AOY's next priority building, and Ms. Bornak stated they feel this could be the center of an artistic place where art programs could happen. Mr. Steadman stated he feels the Foundation is going to struggle raising money for the barn unless there is an improvement plan for the barn. Ms. Bornak stated the money being raised would be collectively for the Farm, and the Township would be presenting it as a whole. She stated currently AOY is the tenant at this time. She added that there have been a lot of grant opportunities that come with an art center. Ms. Sovinee stated the Bucks County Tourism Grant Application is due by October 2.

Mr. Steadman stated the Committee wants to go before the Board of Supervisors on the Lease and then have this as one of the arguments as to why the Lease needs to move forward quickly.

Ms. Sovinee stated since the article in the Township Newsletter about the painting that was done at Patterson Farm, she has had calls from people indicating that they would like to rent studio space which would be another opportunity.

5. Other Business

Mr. Steadman stated Mr. Solor is moving out of the Township; and while it is hoped he will be able to continue with the Committee remotely, a lot of the work he has done has been dependent not only on his expertise and diligence but also being physically on site walking the property. He stated many of the recommendations of the Committee have been dependent on his work. Mr. Steadman presented to Mr. Solor a Book entitled "The Historic Barns of Southeastern Pennsylvania Architecture and Preservation Built 1750 to 1900" with thanks from the Committee.

6. Public Comment

Mr. Hirko, the Township's contractor to salvage reusable lumber from the corn crib, stated the dumpster will be coming tomorrow, and they are currently sifting through to see what can be salvaged and temporarily putting that in the equipment barn. Mr. Hirko stated that building was used as a potato barn. Mr. Steadman stated the building they are talking about as the equipment barn is the three-walled building with the manure spreader in the front. Mr. Hirko stated that is the potato barn. He stated there was previously a basement in the potato barn that was later filled-in. Mr. Hirko stated he feels a fair amount can be salvaged from the corn crib.

7. Review of Next Steps, Assignments, and Future Schedule – Mr. Childs

- A. Attach Mr. Solor's Painting Report to the Minutes of this meeting
- B. Get the Lease Agreement and/or Agreement with the Township on use of the Community Fund if necessary as an interim step in relation to the fund-raising opportunity
- C. The next meeting will be Monday, September 29, 2025 and the October meeting will be Tuesday, October 28, 2025
- D. Attach AOY Presentation to the Minutes of this meeting

There being no further business, Ms. Stark moved, Mr. Schmid seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

Fred Childs, Secretary

Fundraising Ideas for the Restoration of the Patterson Farm Homestead

A Community Arts Partnership Proposal by
AOY Art Center

Purpose of This Presentation

Present

Present AOY Art Center's Plans around a new sculpture

Highlight

- Highlight the opportunity to build around Seward Johnson's 'Monet, Our Visiting Artist' sculpture

Propose

- Propose a public-private partnership with the township and AOY Art Center

Offer

- Offer fundraising strategies and community engagement ideas

The Opportunity – 'Monet, Our Visiting Artist'

- Newly installed sculpture by Seward Johnson

- Will draw visitors and community attention

- Symbolizes creative legacy and inspiration

- Ideal launch point for a restoration-focused capital campaign

Monet at the Easel



Fundraising Choices

AOY can use the theme of “Monet” to
fundraise to improve the property that
comprise the Art Center

with collaboration of Foundation
OR



To support AOY educational and community
outreach programs

Potential Grants

- Bucks County Tourism Grant
 - Deadline Oct 2
- PA Council for the Arts

Using the Barn as Focal Point

- Historic structure and visual anchor of Patterson Farm

- A focal point for community education, input on future uses and overall engagement

- As a cultural and economic driver for local tourism and community vitality

- At risk without significant restoration and preservation

Fundraising Strategies

- - Capital campaign using the theme of the sculpture but focused on “The Barn”
- - Sponsorship packages for local businesses
- - “Adopt-a-Board” community donor wall (virtual and onsite)
- - Public art gala and “Evening with Monet” fundraiser

Sample Flyer



Proposed Partnership Options

- Finalize Janney Farmstead Foundation and Lease Agreement with AOY
- An interim agreement to authorize AOY to conduct fundraising, programming, and community outreach in support of Capital Improvements
 - AOY Dedicated Fund for capital improvements until such time as Foundation initiates improvements

AOY Art Center Role

- AOY to be “doing our part” but will not assume overall lead in fundraising efforts

Benefits to the Community

- Initiates community engagement and education opportunities about the future Arts Village
- Shared community fundraising events and programming
- Preservation of a treasured local landmark
- Increased cultural tourism and foot traffic
- Area-wide reputation for supporting the arts

Next Steps

- Formalize partnership agreement between AOY and the township
- Discuss/Launch joint communications and fundraising initiative

Contact

Bette Sovinee

Executive Director, AOY Art Center



director@aoyarts.org



www.aoyarts.org



Patterson Farm, Yardley, PA

Patterson Farm Site Visit Report, Lower Makefield Township

August 9, 2025

By Peter Solor

Note that this report is a set of field observations with opinions and is not a contractual document or nor does it reflect any contractual obligations on the part of the author.

Buildings S2 Well Garage, S5 Satterthwaite Main Barn, P(Patterson Main Barn, and P8 Packing Shed were painted since the last report for June 4th and 8th, 2025. These were reviewed at ground level and in general, it appears that the surface was prepared as per the contract, and that the paint that has been applied is tightly adhering at almost all reviewed locations.

No materials were out onsite, so it was not possible to view the paint data against the agreed to in contract paint selection.

Paint thickness as noted below might not be achieving the desired thickness and coverage at all locations. It is recommend to perform quality control on this process so the next steps would be to perform paint thickness testing and paint adhesion testing per the respective ASTMs.

Issues noted on the previous report with lack of priming of cuts, lack of backpriming, inconsistent material matching in species and cut, and use of non period fasteners continued, and are visible at multiple locations. This creates situations where some of the recently installed material is more likely to deteriorate due to inadequate paint coverage and material selection.

Additionally, the carpentry repairs, where conducted with visible fastening, have utilized Torx screws(visible in photos below) and do not match the existing construction. Again, this is not per the practices in he Secretary of the Interior's Standards for the Treatment of Historic Properties and during future restoration activities these should be replaced with a fastener that is more compliant.

Finally, it should be noted that in the one of the photographs below it is clear that the existing paint scrapings(assumed to be lead) were left on the ground and not removed as per EPA and project requirements.

A more thorough review of the entire project is recommended so that a formal punchlist can be developed, issued, corrected, and be checked for completion. I recommend that the Township consider directing our consulting engineer to become more actively involved to ensure that the work is being completed to specifications and the contract.



Photo 1 – North Side of Patterson Main Barn – Unprimed cuts on edges and bottom, wood used was not adequately prepared or clean lumber(bleed through of sap), highly likely that coating does not meet required thickness. Note that multiple wood patches at both main barns on multiple elevations exhibit this flash through. Fastener issue noted in previous

report still not period.



Photo 2 West Elevation of Patterson Main Barn. No profile on wood patch, wood has bleed through with sap, fastener type not corrected from previous report, likely paint drip from this work. Note all patches were square cut at the horizontal cuts rather than beveled which is the preferred cut to shed water.



Photo 3 and 4, Satterthwaite Main Barn East Side Door, Plywood product not wood, not completely primed or painted on exterior in this photo, note no paint on interior.

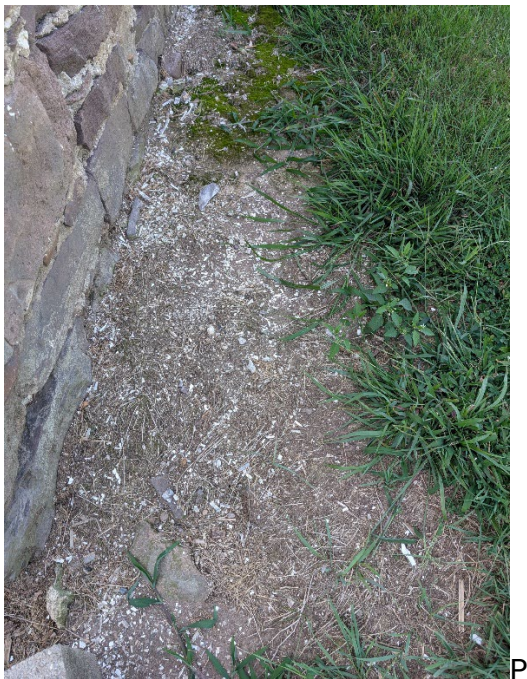


Photo 5 North Side of Patterson Main Barn. Paint Chips on ground!!!



Photo 6 Patterson Main Barn West Side. Note area not painted. Spray pattern on left indicates possible mil thickness issue where paint was applied.



Photo 7 Door Repair at Patterson Main Barn. Unpaint cuts, new lumber insufficiently painted, questionable strategy for protecting bottom edge of door and certainly not 'historic'

Attached is the priority order of construction type tasks as discussed back in March, and unfortunately there has been no movement on it. If you read the list, you will see significantly more, and more expensive, tasks than were in the masterplan, due to significant discovery

The only comments I would add are:

- 1) Lead abatement/containment is going to be needed on the buildings not completed.
- 2) The volume of earthwork required to do the combination of contaminated soil remediation and necessary regrading for drainage will exceed the 977-yard estimate.
- 3) There are more structural issues all the time, even beyond my report of a year ago, which was significantly more than what was in the previous surveys. The roof on the Satterthwaite equipment shed has started to fall apart.
- 4) The painting project that was completed did not course correct after the last review comments were sent to the township. Jennifer and both note that we weren't contacted to complete a punch list review or even provide comment at the end. Attached is the start of an outline of a report with photos, but I am not sure it would do any good and was looking for input on whether to do a full report and send to the township, or not. It should be noted that the painting/wood repairs performed in some locations might only last a few years.