

Lower Makefield Township  
Patterson Farm Master Plan Implementation Committee (PFMPIC)  
Minutes – June 11, 2026

1. Call to Order – Mr. Steadman, Chair, called the meeting to order.

A. Attendees – Dennis Steadman, Chair, Fred Childs, Secretary, Joe Camaratta, Member, Jennifer Stark, Member

Absent – Ron Schmid, Member, Colin Coyle, Supervisor Liaison

2. Review and Approval of the May 14, 2026 Minutes

Ms. Stark moved, Mr. Steadman seconded and it was unanimously carried to approve the May 14, 2026 Minutes.

3. Subcommittee Updates

A. Structures & Environment – Mr. Childs, Ms. Stark

- i. PA LSA Grant Project – Mr. Steadman discussed the \$861,000 grant from the LSA Pennsylvania Fund for the Janney Farmstead restoration. Mr. Childs provided an update on the project noting the RFP was sent to 19 firms. Mr. Steadman noted the wide price range between the three proposals received and the need for careful review. Ms. Stark asked about the Township's role in "leveling" proposals and offered to do so, if helpful. Mr. Steadman stated he would check with about this. (Post meeting note: The Township asked if Ms. Stark could use her expertise to provide a leveling comparison. She agreed and provided the document to the Township and Committee.
- ii. Satterthwaite Farmstead Phase 2 Painting – Mr. Steadman introduced the Phase 2 Painting proposal for the Satterthwaite Farmstead including the house, small barn, and small garage. Mr. Childs suggested comparing the proposal with the original painting proposal. Mr. Steadman discussed the importance of stopping further deterioration and the potential marketing benefits of the project. Ms. Stark and Mr. Camaratta supported the proposal, emphasizing its role in preserving the structure and potentially attracting more funding.

Ms. Stark moved, Mr. Camaratta seconded and it was unanimously carried that the Township study the proposal carefully to make sure that it includes all of the right standards and provisions expected; and if so, to approve the project.

- iii. PFP Shutter Proposal – Mr. Steadman summarized the Committee’s recommendation to move forward with the shutter project, ensuring compliance with historical preservation standards. (See Committee recommendation attached)

Mr. Camaratta asked about the sequence of the painting and shutter projects, and Ms. Stark suggested the painting company should remove and store the shutters.

Mr. Childs mentioned the Township’s meeting with Patterson Farm Preservation and the drafting of an MOU.

Mr. Steadman confirmed the recommendation and emphasized the importance of coordinating the project with the Township.

- iv. ESA Phase II Project – Mr. Childs reported that the RDA (Redevelopment Authority) of Bucks County submitted an Application to the US EPA for community-wide assessment grant funds, listing Patterson Farm as a priority site. Mr. Steadman noted the need to move ahead with the Phase II ESA Project and the potential for future phases.

#### B. Community Communications – Mr. Schmid

Mr. Steadman discussed the new approach to social media, involving the Committee in drafting posts and the Township in final approval. The Committee will work with the Township to create a schedule of milestones and events for social media updates. Mr. Steadman emphasized the importance and value of official and factual updates directly from the Township, rather than from individual Committee members.

#### C. National Registry Submission – Mr. Camaratta

Mr. Camaratta provided an update on the National Registry submission mentioning feedback from PA SHPO and the need to align photos with the text.

Mr. Steadman noted the importance of the research and the historical context of Patterson Farm.

Mr. Camaratta explained the Farm's adaptation to economic and market conditions over time. Mr. Steadman and Mr. Camaratta discussed the importance of adaptive reuse and the Farm's future.

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

Mr. Steadman mentioned the Non-Profit & Funding Sub-Committee's focus on the best deployment of LSA monies to stabilize and restore buildings in 2026 with creation of the eventual non-profit next year.

#### 4. Other Business

Mr. Childs brought up the vacancy on the Committee due to Mr. Solor's move and the need to discuss refilling the spot. Mr. Steadman suggested revisiting the qualifications and expertise needed for the Committee. Mr. Camaratta questioned the requirement for Township residents and suggested a broader search for expertise. Mr. Steadman proposed organizing a call with the Township to discuss the Committee's makeup and qualifications.

#### 5. Public Comment

There was no one wishing to make public comment at this time.

#### 6. Review of Assignments and Future Schedule – Mr. Childs

- A. Mr. Steadman - The next scheduled meeting is Thursday, July 9<sup>th</sup>. Alternative dates and times for regular meetings was discussed. Committee members were in favor of a meeting time of 6:00 p.m. on a day to be determined.

- B. Committee Members – Review the three proposals received by the Township for the LSA Grant
- C. Mr. Steadman – Check with Mr. Kratzer that the Township will do the leveling for the three LSA Grant proposals.
- D. Mr. Steadman – Share with Mr. Kratzer that the Committee supports moving forward with the painting proposal for Satterthwaite under the proviso in the Motion.
- E. Mr. Steadman – Provide recommendations to Mr. Kratzer on the shutter proposal to be included in the MOU with PFP.
- F. Mr. Childs – Check with Mr. Kratzer if there is any update on the ESA Phase II Application.
- G. Mr. Steadman – Set up a meeting with Mr. Kratzer, Ms. Stark and Mr. Camaratta on Committee membership and desired qualifications and skill sets.
- H. Mr. Steadman – Follow up with Mr. Kratzer and Mr. Schmid on social media.

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

Respectfully Submitted,

Fred Childs, Secretary

### **Satterthwaite House Shutters Project, June 11, 2026 Pub. Meeting**

The Committee recommends that Lower Makefield Township ("LMT"), as owner of the property, enter into an agreement *[Twp staff &/or attorney to finalize language to make it sufficiently binding]* with Patterson Farm Preservation ("PFP") allowing that organization to provide the labor and funding necessary to restore the shutters and associated hardware for the Satterthwaite House, subject to the following conditions:

1. The shutters and hardware shall be restored in accordance with recognized historic preservation standards, including applicable guidance of the National Park Service, with completion targeted by March 2027.
  - a. All restoration work shall comply with applicable environmental regulations and standards regarding the handling and disposal of lead-based paint.
  - b. All work, including removal and any future installation, shall be performed in a manner that minimizes impact to the structure and its exterior envelope.
2. The decision regarding reinstallation or storage of the restored shutters and hardware shall be made exclusively by LMT as property owner.
  - a. Following restoration, the shutters and hardware may be reinstalled on the Satterthwaite House with the understanding that there is currently no identified funding source or schedule for full exterior restoration of the structure. As a result, continued exposure to weather may lead to shutter deterioration over time, potentially requiring additional restoration work as part of a future comprehensive rehabilitation project. Accordingly, any interim installation would be intended primarily to enhance the appearance and historic character of the site for the benefit of the community and will likely entail additional restoration cost to LMT if condition of shutters and hardware deteriorate.
  - b. Alternatively, LMT may determine that the restored shutters and hardware should be stored in a protected environment if, at that time, there is a defined or reasonably likely plan for comprehensive exterior restoration of the house within a practical timeframe. In that event, installation could be deferred so the shutters may be reinstalled in coordination with the larger restoration effort.
3. Any and all "PR" (social media, press releases, press interviews, etc.) concerning this project is to be jointly coordinated between LMT and PFP.

I ask that a **member of the Structures and Environment Subcommittee** present this tomorrow night and for everyone to be ready to discuss it.