

Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – February 12, 2026

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

A. Attendees – Dennis Steadman, Chair, Fred Childs, Secretary, Joe Camaratta, Member, Ron Schmid, Member, Jennifer Stark, Member (joined meeting in progress), Colin Coyle, Supervisor Liaison

Absent – Peter Solor, PFMPIC Vice Chair

2. Review and Approval of the January 15, 2026 Minutes – Mr. Childs

Mr. Schmid moved and Mr. Childs seconded to approve the Minutes of January 15, 2026. Motion did not carry as Mr. Camaratta abstained since he was not at that meeting. Mr. Steadman stated they will have to bring the Minutes up at another time as only three members voted in favor.

3. Thomas Janney Historic Agricultural District National Register Nomination – Mr. Camaratta (Slide presentation attached to the Minutes)

Mr. Camaratta stated the four areas of historical significance are association with historical trends, association with important individuals, architectural significance, and archeological significance. The nomination supports two criteria – association with agricultural trends and architectural significance. Mr. Camaratta detailed the historical context of agricultural trends in Pennsylvania and the geographic scope of the nomination. The nomination highlights the exceptional continuity of agricultural use, visible evidence of changes caused by agriculture, and the rarity of English Quaker farming traditions in Bucks County.

Mr. Camaratta emphasized the importance of the nomination for fundraising, tourism, and preservation planning. He stated the nomination can guide practical guidance for ongoing preservation efforts such as the recent grant for the Janney Brown Farm.

Mr. Camaratta explained the process of the nomination including the approval from the Historical Commission and the Board of Supervisors. The nomination will undergo a technical review by SHPO and then be reviewed by the Pennsylvania Historic Preservation Board.

Future research opportunities were discussed including the potential for re-evaluating the historical significance of certain buildings.

Mr. Coyle thanked Mr. Camaratta and the Historical Commission for their work.

Mr. Steadman asked about the prioritization of repairs and restoration based on historical significance. Mr. Camaratta stated the oldest building on the farm, the stone cottage, is the highest priority for restoration. The Satterthwaite barn and the pack house were also highlighted for their historical significance and potential for preservation.

Mr. Childs and Mr. Schmid expressed their appreciation for the presentation and the view of Patterson Farm.

4. AOY Conceptual Plan for Building Reuse at Janney Farmstead – Bette Sovinee, Executive Director, AOY Arts Center
(Slide presentation attached to the Minutes)

The plan aims to brand the farm as an arts village with a focus on preserving historic structures and bringing arts, education, and community benefits. The plan includes a phased adaptive reuse approach, leveraging State funding, non-profit support, and community involvement.

Ms. Stark joined the meeting remotely at this time. She was delayed due to a Zoom technical issue.

Specific buildings were discussed including the equipment garage, pack house, and barn with potential uses such as a café, art studios, and educational programming. The plan emphasizes the importance of preserving the historic integrity of the buildings while making them functional for community use.

Mr. Camaratta raised concerns about housing a cafe in the first garage and modifications to the pack house due to the preference to acknowledge the historic uses of those buildings for woodworking and farm labor housing. He suggested the Janney farmhouse as more appropriate for the café. Ms. Sovinee discussed the challenges of ADA accessibility in the Janney house and the potential for using other buildings for a cafe.

Mr. Coyle stated he supports the vision of preserving, activating, and growing the farmstead.

Both Mr. Steadman and Mr. Childs noted the cost estimates used for the LSA grant were now dated, and the Township would need to prioritize what and how much could be accomplished with the allocated funds.

Ms. Wendy Cacacie, AOY member, expressed concern with parking and stated she would be in favor of a Bond for the farm.

Mr. Nick Martier, Lower Makefield resident and a furniture maker, expressed interest in using the equipment garage for his workshop and teaching classes.

The Committee discussed the need for community support and fundraising to support the preservation and reuse of the buildings.

5. Other Subcommittee Updates:

A. Structures & Environment, PA LSA Grant – Mr. Childs, Ms. Stark

Ms. Stark and Mr. Childs provided an update focusing on RFP preparation and potential AE (Architectural/Engineering) firms for design purposes

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

Discussion emphasized the need to optimize the utilization of the LSA Grant and the potential for forming a non-profit.

Mr. Coyle mentioned the upcoming Executive Session of the Board of Supervisors to discuss the Committee's progress and direction

C. Community Communications – Mr. Schmid

The Committee plans to draft verbiage for a press release on the National Register nomination.

6. Public Comment

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

7. Approval of January 15 Meeting Minutes

With Ms. Stark's presence, approval of the Minutes was reconsidered. Mr. Steadman moved, and Ms. Stark seconded to approve the Minutes of January 15, 2026. Motion carried with Mr. Camaratta abstained

8. Review of Assignments and Future Schedule – Mr. Childs

- A. The next meeting of the Committee is scheduled for March 12, 2026.
- B. Mr. Steadman – In conjunction with Mr. Camaratta and Mr. Schmid will draft verbiage for potential press release and provide to Mr. Coyle.
- C. Copies of Mr. Camaratta and Ms. Sovinee's presentations needed so they can be attached to Minutes from this evening's meeting.
- D. Mr. Childs – Contact the Township next week on status of the LSA Grant.

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

Respectfully Submitted,

Fred Childs, Secretary

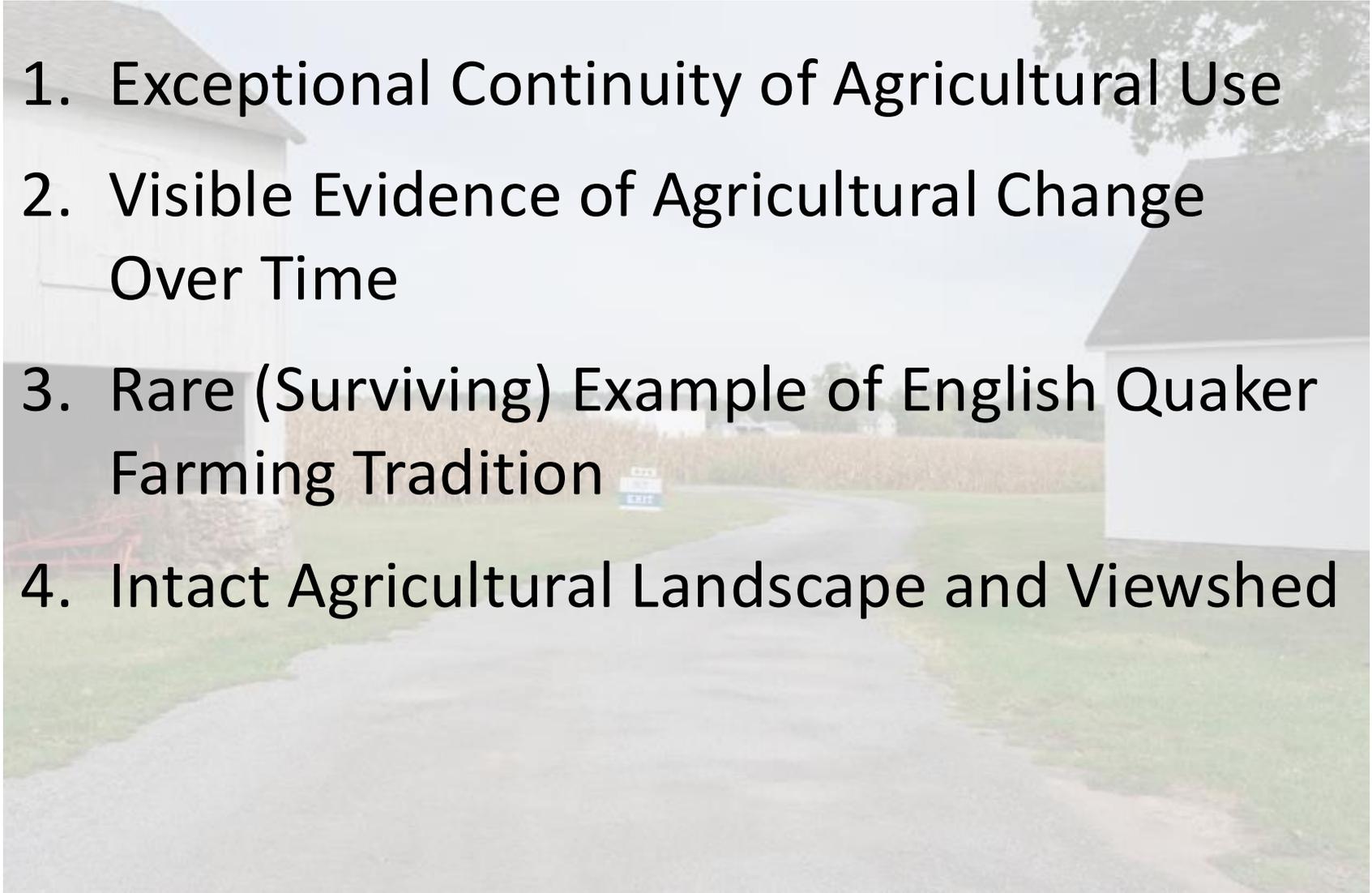


Thomas Janney
Historic Agricultural District
National Register Nomination

Historical Significance Criteria

- ✓ Association with significant historical trends
- ✗ Association with important individuals
- ✓ Architectural or engineering significance
- ✗ Archaeological significance (potential)

Why This Property Matters

1. Exceptional Continuity of Agricultural Use
 2. Visible Evidence of Agricultural Change Over Time
 3. Rare (Surviving) Example of English Quaker Farming Tradition
 4. Intact Agricultural Landscape and Viewshed
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- A faded background image of a rural farmstead. In the foreground, a paved driveway leads from the bottom center towards the middle ground. To the left, a white building with a dark roof is partially visible. To the right, another white building is visible. In the background, a large field of mature corn stands under a clear sky. A small blue sign with white text is visible in the middle ground near the driveway.

Preservation Planning

- Provides practical guidance for on-going preservation efforts
- Clarifies which elements carry strongest historic significance and should be prioritized for retention and repair
- Identifies spatial relationships, materials and structural forms that should not be disturbed or removed during rehabilitation

HARRIS No. PA-5493-2

The Nomination Process

- Process already began with a Determination of Eligibility submitted through PA-SHARE
- Eligible properties proceed to a full National Register nomination (owner consent required)
- PA SHPO reviews, requests revisions, and may conduct site visits
- Nominations are reviewed by the Pennsylvania Historic Preservation Board before submission to NPS

Future Research Opportunities

- Expanded research on Janney, Brown, Bayley, and Satterthwaite families
- Reinterpretation of related 18th century farms (especially the Richard Janney farm)
- Deeper study of 20th century agricultural practices under Tom Patterson
- Archaeological and destructive testing to resolve building origins and locations
- Interpretation opportunities tied to America 250 themes

Questions or Comments?





The Farmstead at Patterson Farm

- A Phased Vision for Stewardship, Arts & Community

Presented February 12, 2026

Purpose of this Briefing

1

Share a vision

2

Present concept ideas as basis for future discussions

3

Present support for concepts with actual demand

4

Discuss a possible phased approach to success

What Is "*The Farmstead*?"

- Campus concept
- A welcoming, family-friendly destination rooted in history
- Preservation-first
- Phased adaptive reuse
- Arts, education & community
- Public Benefits

Guiding Principles

Preserve historic structures

Phase to reduce risk

Separate state, nonprofit & private funding

Township and AOY as shared stewards

Campus Overview

- Equipment Garage
- Pack House
- Garage #2
- Patterson Barn *(not in current grant funds)*

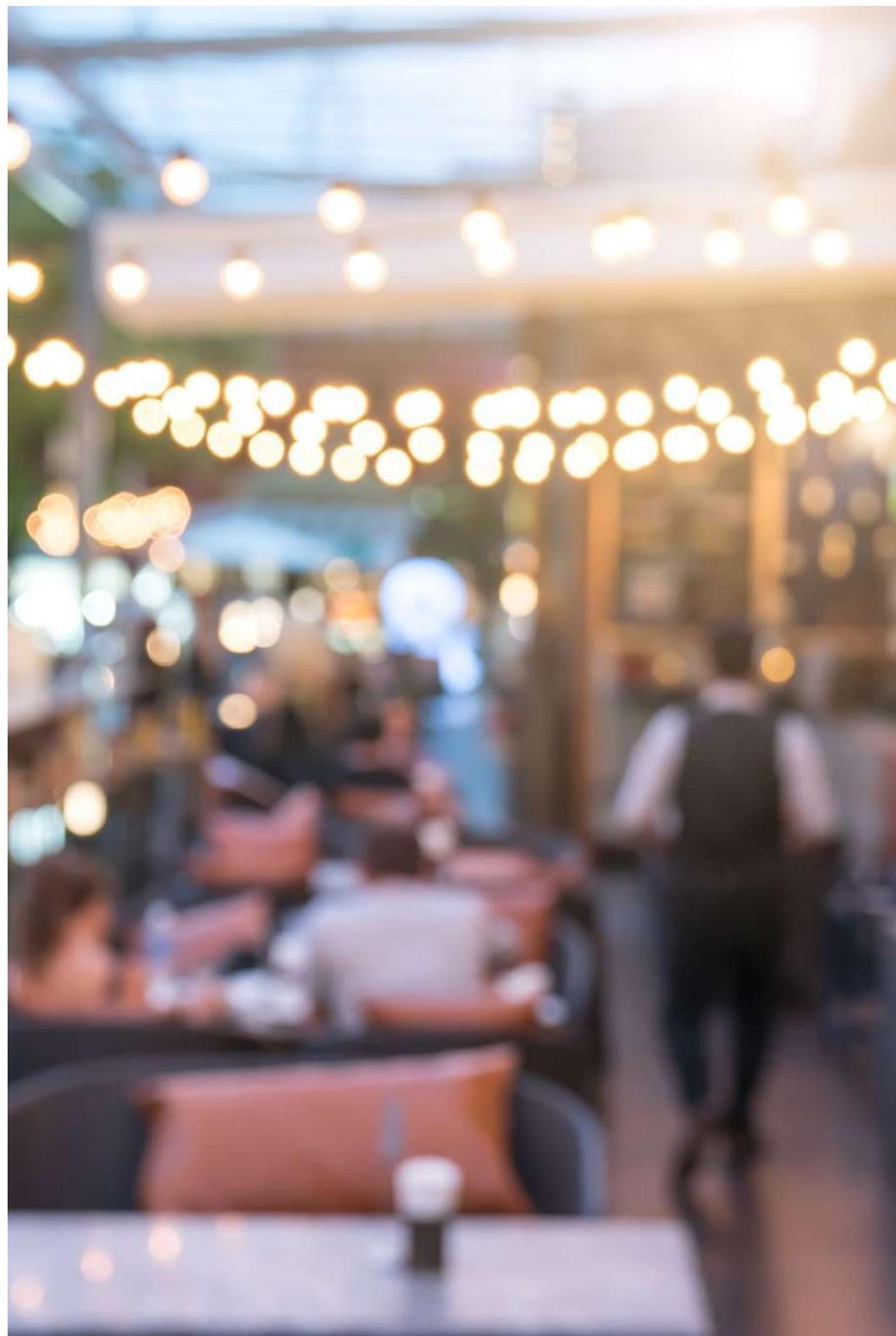


Phase I – Equipment Garage

- Privately Funded Café
- Lease/partnership model
- Daily activation
- Grant funds redirected to Barn foundation

Why a Café?

- Activates campus daily
- Supports artists & visitors
- Enhances destination appeal





Phase I – Pack House

- Industrial & Applied Arts
- Sculpture, jewelry and/or clay
- Fabrication & instruction
- Music workshops

Phase I – Garage #2

- Maker Space
- Woodshop (as was its history)
- Tool storage or tool lending library
- Small workshops





Phase II – Patterson Barn

- Cultural Heart
- Exhibitions & events, including historical
- Performances
- Education & studios

Funding Snapshot

Private
investment →
Café

AOY
fundraising →
Arts

Township
investment -
TBD

Why Phasing Works

Limits risk

Builds
momentum

Allows
flexibility

What This Is / Is Not

- IS: Vision framework
- NOT: Final design or commitment

Public value

What success looks like for residents and the Township

● **Historic preservation**

Buildings are stabilized, reused appropriately, and maintained over time.

● **Education**

Hands-on learning tied to arts, history, agriculture, and stewardship.

● **Pride of place**

A cohesive identity (“The Farmstead”) that strengthens the Township’s heritage story.

● **Year-round community use**

Programming and events that serve multiple age groups and interests.

● **Economic vitality (right-sized)**

Modest rentals and partnerships that support sustainability without over-commercializing.

● **Responsible operations**

Clear rules for safety, hours, traffic/parking, and cost recovery.

Closing

- Preserve what matters.
- Activate what exists.
- Grow responsibly.



AOYarts.org
Bette Sovinee, Executive Director
director@aoyarts.org

