

Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – May 14, 2026

1. Call to Order – Mr. Childs, Secretary, called the meeting to order.

A. Attendees – Peter Solor, Vice Chair, Fred Childs, Secretary, Joe Camaratta, Member, Ron Schmid, Member, Jennifer Stark, Member, Colin Coyle, Supervisor Liaison

Absent – Dennis Steadman, Chair

2. Review and Approval of the March 12, 2026 Minutes

Ms. Stark moved, Mr. Schmid seconded and it was unanimously carried to approve the March 12, 2026 Minutes.

3. Patterson Farm Preservation Presentation

A. Vision for Satterthwaite Farmstead – Donna Doan, Executive Director

Ms. Doan was present to discuss the Satterthwaite House which they would like to be known as the Patterson Agriculture & Heritage Center which will focus on agriculture, heritage, and habitat. A 1966 aerial photograph of Lower Makefield was shown of Patterson Farm surrounded by neighboring farms, and Ms. Doan discussed the loss of farmland in the Township due to development. She stated there is a need for a solid succession plan that supports agriculture for Patterson Farm.

Ms. Doan stated the Satterthwaite House would become the home of Patterson Farm Preservation 501C3 group. She stated programs, workshops, and events that invite the public's participation and stewardship will be offered as well as public meeting space being made available for small groups including one small group that is interested in making Satterthwaite their home. Ms. Doan stated they would also like a caretaker's apartment to be established with the first rental option to farmers since if agriculture is to stay on Patterson Farm, there needs to be a home for a farmer/farming family.

Ms. Doan stated annual memberships will be offered to the public to support preservation of the Farm.

Ms. Doan discussed programs that they would like to offer including historical, agricultural, and historic preservation classes as well as educational trips to the Farm for children, and workshops for Ag students from DelVal College and the Bucks County Technical School. She stated they would also offer programs with regard to wildlife and nature given Patterson Farm's wildlife habitat. She stated they would also like to hold holiday events. She stated they want to emphasize Patterson Farm's connection with the Quaker trail of history.

Ms. Doan noted the importance of protecting the natural springs on the Farm and the habitat and discussed the raptors and ducks on the property and the connection with Hawk Mountain. She stated they would like to welcome birders to the Farm during structured events. She stated it has been reported that there are 123 bird species on the Farm.

Slides were shown of work that was completed by Patterson Farm Preservation volunteers at the well house/garage that is behind Satterthwaite. She stated the building will be used as a staging area for materials as they proceed with the restoration of the Satterthwaite House, and later it could be used to host workshops and exhibits.

A slide was shown of the potato barn, and Ms. Doan noted the work they could do to fix the building. She stated it currently houses farm equipment and could do so in the future as well. It also houses salvaged materials from the demolished corncrib, which will be used to restore the Satterthwaite House. She stated the barn is also the nesting site of a protected bird species which they will respect and work around.

A slide was shown of the block garage which Public Works currently uses to store equipment; and if that changes, Patterson Farm Preservation is willing to use it for utilitarian purposes or to host workshops. She stated the building is in fairly good condition with some work needed.

A slide was shown of the Satterthwaite barn which is a landmark in the community. She stated it needs an affirmative maintenance schedule which it has never had. She stated the building could host events while continuing to serve the needs of the farmers.

Ms. Doan noted other organizations that have successfully done what Patterson Farm Preservation wants to do including Langhorne Open Space (LOSI) which oversees Heritage Farm and the Peconic Land Trust in Long Island, New York.

Ms. Doan discussed the importance of saving Patterson Farm for agricultural use and having an Agriculture Center will support that with Patterson Farm Preservation volunteers ready to restore Satterthwaite. She stated they are licensed and insured and have been waiting for the Township to make a decision on what to do with Satterthwaite. She stated the Township has owned Patterson Farm for 28 years, and Patterson Farm Preservation is asking for the Committee's help in getting them an Agreement that will allow them to move forward without delay. She stated their attorney has crafted a Lease based on the AOY Lease, and it has been languishing.

Mr. Childs stated the Committee has been anticipating the development of a 501c3 to manage the entire property. He stated there is no question that farming will continue on Patterson Farm as it is a preserved area for farming for the foreseeable future. Ms. Doan disagreed and spoke of the importance of a succession plan that includes the farmers.

Mr. Solor stated one of the main goals of the Patterson Farm Master Plan Implementation Committee is to work on the formation of a 501c3 that will manage the entire property, and the Lease Agreement for Patterson Farm Preservation would be with that proposed 501c3 and not with the Township. Ms. Doan asked who the AOY Lease is with, and Mr. Solor stated currently it is with the Township; but the goal is that it would change, and AOY made their presentation a few months ago. Ms. Doan stated the 501c3 should have representation of farmers on that Board.

Mr. Camaratta asked how much LOSI has fundraised to restore Heritage Farm and how will Patterson Farm Preservation approach fundraising. Ms. Doan stated she would be willing to provide seed money, (unspecified amount) and there could be matching funds and memberships. She stated they cannot fundraise inside the house until it is in better condition. She stated there are endless ways that they could fundraise. She stated LOSI does membership levels. She stated people are more willing to donate to a 501c3 than they are to giving to a Township organization. She stated the Township's Farmland Preservation Corporation should

be heavily involved in this adding that they are well funded and have been collecting rent for years and have interest money; and they should be approached.

B. Scope of Work and Specifics of Proposed Shutter Repair Project –
Jeff Hirko, President

Ms. Doan stated they have been the recipient of Grant funding from the Questers, an historical organization, which approached them as they had an interest in Satterthwaite. The Grant was approved for shutter repair. Ms. Pat Davies, representing Questers, was present.

Mr. Hirko reviewed the work to be done on the shutters. He stated they would like to use the well garage when working on the project. The Grant is in the amount of \$3,000. Mr. Hirko stated labor is all voluntary so the Grant will be used for materials, repairs to the shutters, and costs related to containment of lead paint. Mr. Hirko stated he is Certified for lead paint. He stated the funds need to be used by March, 2027.

Ms. Stark asked who applied for the Grant, and Ms. Doan stated the Questers reached out to her organization. Ms. Doan stated Mr. Kratzer is aware of this, but the Application was submitted by a member of the public on behalf of Patterson Farm Preservation. Ms. Stark asked if the Township solicitor has reviewed the Grant and terms, and Ms. Doan stated she could make it available. Ms. Stark stated the Township owns the property, but a third party applied for a Grant for work to be done on the property. Ms. Doan stated her organization was formed 11 years ago at the behest of the Township Supervisors who asked that they become a 501c3 so that they could work on the Satterthwaite House.

Mr. Childs stated the Committee will provide input to the Township regarding this project, but it would have to be approved by the Township.

Ms. Pat Davies, Township resident, stated she thought it was on the ballot, and the Township voted to preserve Patterson Farm. She stated she understood that there was also a Grant from Mr. Santarsiero to restore Patterson Farm, and asked why they are not restoring it.

Mr. Childs stated the Committee is an advisory committee, and they provide input to the Board of Supervisors. Mr. Coyle stated they released an RFP today for design work to start the process of putting the Grant money to work.

Ms. Edna Patterson Dilliplane, Township resident, asked who is the liaison from the Township who should be here this evening; and Mr. Coyle stated he is the liaison from the Township Board of Supervisors attending the meeting virtually.

4. Subcommittee Updates:

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

- i. PA LSA Grant Project – Mr. Childs stated as noted by Mr. Coyle the RFP for design for the buildings that were included in the Grant was released today to about 14 architectural and engineering firms for response. There is a mandatory pre-proposal meeting at the site on May 27 and proposals are due June 11.
- ii. ESA Phase II Project – Mr. Solor stated the last e-mail was that there was no progress.
- iii. Mr. Childs stated he has received no information about painting the Satterthwaite farmhouse, and he will follow up on that with the Township.

B. National Registry Submission – Mr. Camaratta

There was a response from the Pennsylvania State Historic Preservation office, and there is no additional research needed. Mr. Camaratta stated Ms. Thornton, who runs the National Register nomination process for the State, went through and marked parts of the nomination that could be deleted. He reviewed how they have changed the way that they handle photos, and he will need to do this extensive formatting work. He stated if it is re-submitted by mid-June, it could be on the Historic Preservation Board's Agenda in October which would put us in position to have the listing on the National Register by the end of the year.

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

Mr. Childs stated the Master Plan specified that the best way forward was for a 501c3 to manage the entire property, but there has been no progress on that. Mr. Coyle stated the focus of the Board of Supervisors at this time is implementing the Grant funds and starting the process of moving forward with preservation and restoration. He will check with the Board of Supervisors to see if that has changed.

D. Community Communications – Mr. Schmid

Mr. Schmid stated the Sub-Committee made a recommendation to issue a news release discussing the submission of the Thomas Janney Historic Agricultural District to be listed on the National Registry. A news release was drafted, and Mr. Kratzer sent the Release out to his media contacts and four stories appeared one in the Bucks County Herald, one in The Patch, one in the Bucks County Courier Times/Philly Burbs, and one in Bucks County Today. Mr. Schmid stated the Township could get this out in social media to generate more interest, and he will discuss this with Mr. Kratzer.

Mr. Coyle thanked the Historic Commission and volunteers who were instrumental in the submission of the Application.

5. Other Business

Mr. Solor stated his house closes Monday, and his resignation is effective next week as he will no longer be a resident of the Township. Mr. Solor was thanked for his work on the Committee. There will be a vacancy on the Committee and a replacement will be needed.

Mr. Childs stated there was a question about the Patterson Farm Lease in March, and he understands from Mr. Kratzer that the continuation of the Lease is being finalized. Mr. Coyle stated farming will continue uninterrupted at Patterson Farm.

6. Public Comment

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

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

- A. The next meeting of the Committee will be June 11, 2026 at 7:30 p.m. Members indicated they were available that night. Mr. Coyle stated he has a conflict and will see if another member of the Board can attend.
- B. Committee Members – Review Patterson Farm Preservation presentation to see if there is a consensus as to how to proceed
- C. Mr. Childs – Follow-up with Township on next steps on shutter project
- D. Mr. Childs – Follow-up with Township on painting at Satterthwaite farmhouse and the ESA II proposed project
- E. Mr. Schmid – Follow-up with Township on communications.

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

Respectfully Submitted,

Fred Childs, Secretary



Patterson Agriculture & Heritage Center



Our focus is on preservation
of

- Agriculture
- Heritage
- Habitat



Logo courtesy of friend of the farm,
Bryan Schwartz.

Founding Board Members are:

Edna Patterson Dilliplane (niece of Thomas & Alice Patterson)

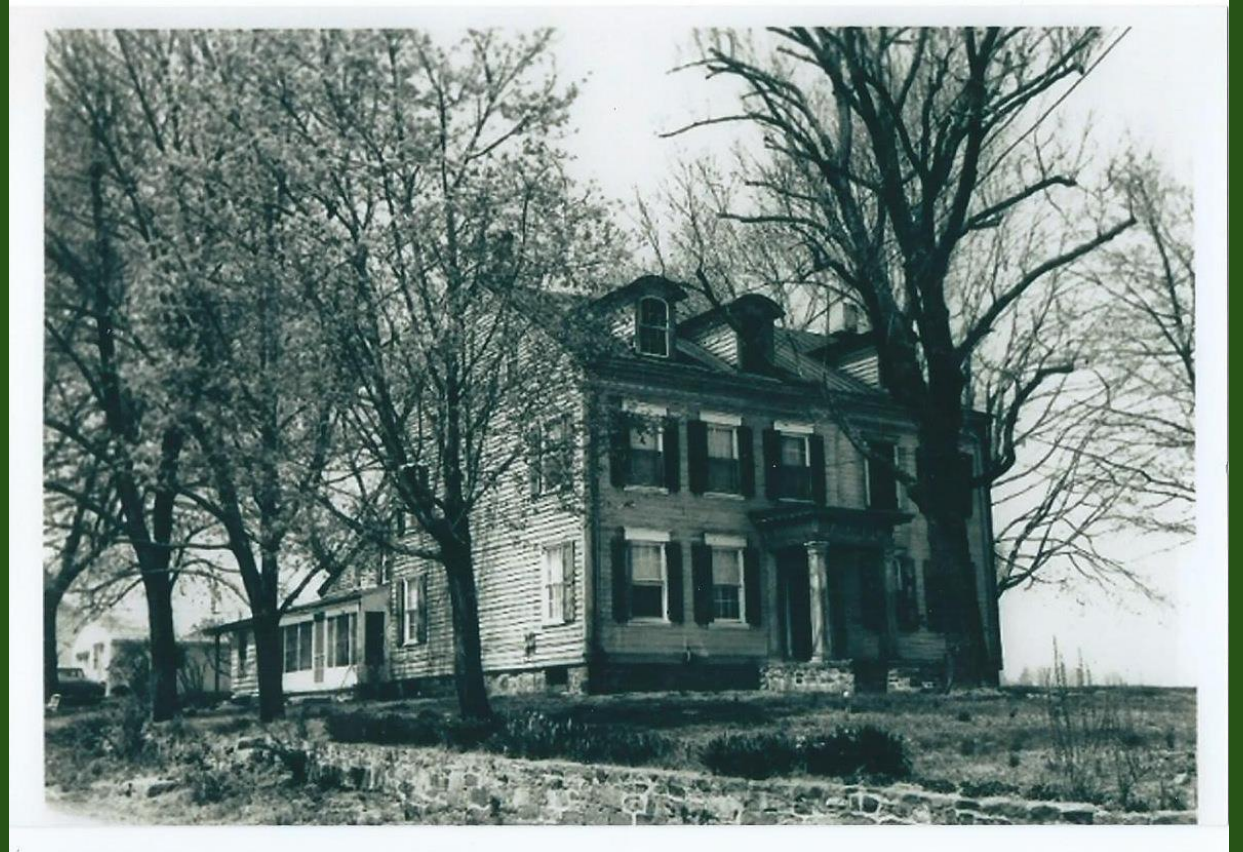
Donna Doan

Duane 'Buster' Doan, Jr. (1928-2016)

Dr. Helen Heinz, PhD

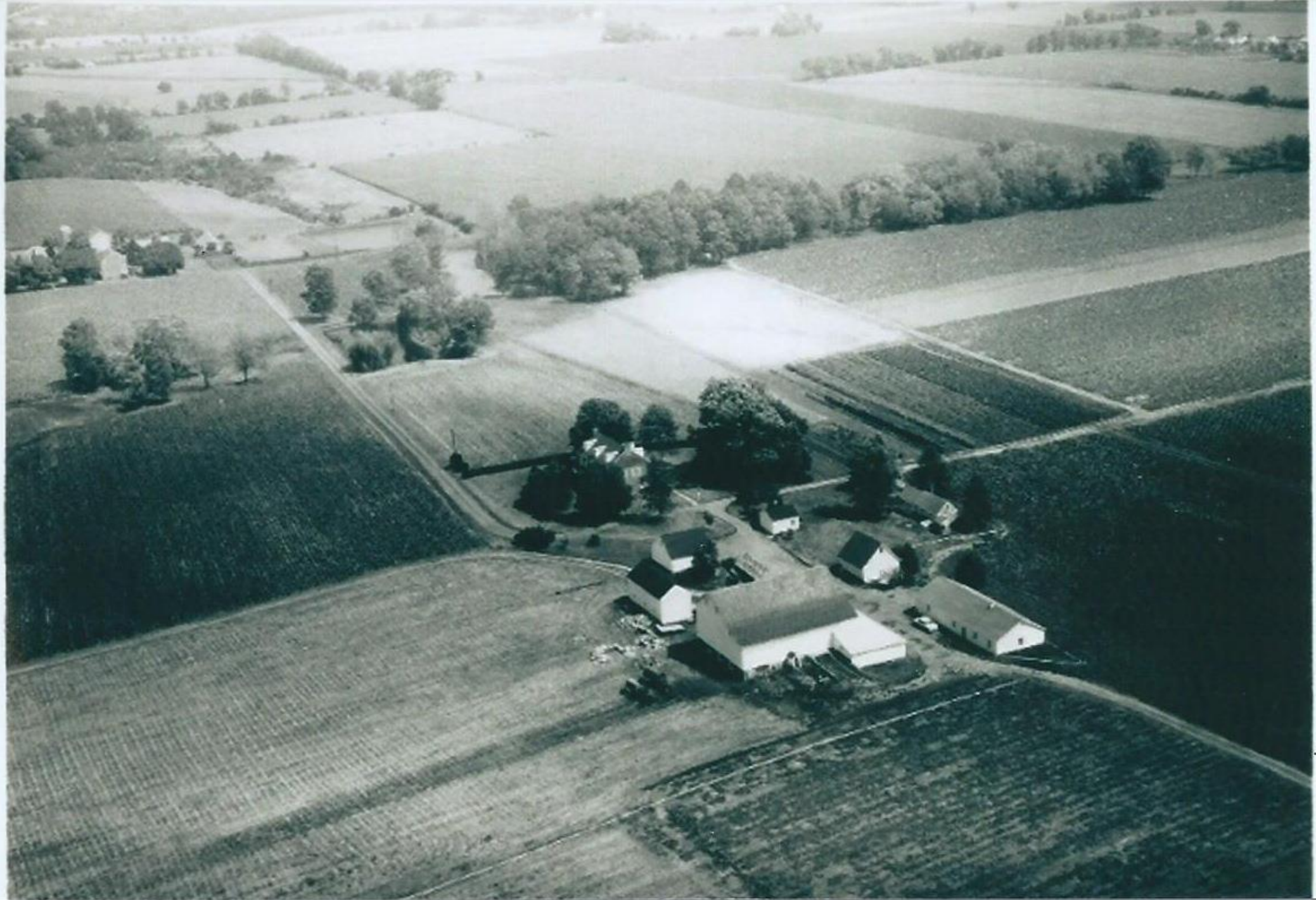
Jeff Hirko

Florence Wharton





If “hoping” for the continuation of agriculture were enough, Lower Makefield would not have lost most of its farms over the past 50 years.





Therefore, a
Succession Plan
that
supports agriculture
is key
to a viable future for
Patterson Farm.



Planting the seeds of Patterson Agriculture & Heritage Center at Satterthwaite House

- Satterthwaite House becomes the home of Patterson Farm Preservation 501c3.
- Satterthwaite Farmstead becomes “Patterson Agriculture & Heritage Center”. Name pays tribute to the farm's former owners Thomas & Alice Patterson.
- Programs, workshops and events that invite the public’s participation in stewardship will be offered.
- Public meeting space will be made available for small gatherings.
- Caretaker’s apartment will be established with first rental option to farmers.
- Memberships will be offered.

Local interest - Lenape history, Quaker history, Black history, history of Patterson Farm, Lower Makefield, Bucks County, etc.

Promotion of Agriculture - Seasonal Farm Market, educational trips to the farm for children, workshops for Ag students at DelVal College and Bucks County Technical School, home gardening and home orchard keeping, home food preservation instruction, classes on self-sufficiency, beekeeping, etc.

Historic Preservation Classes – Restoration carpentry, plaster repair, repair/repointing of historic stonework, energy efficiency in historic homes, glass restoration, preservation of historic documents, etc.

Wildlife and Nature – Continued Farmland Raptor program participation with Hawk Mountain, Birding, Nature Walks, meditation sessions.

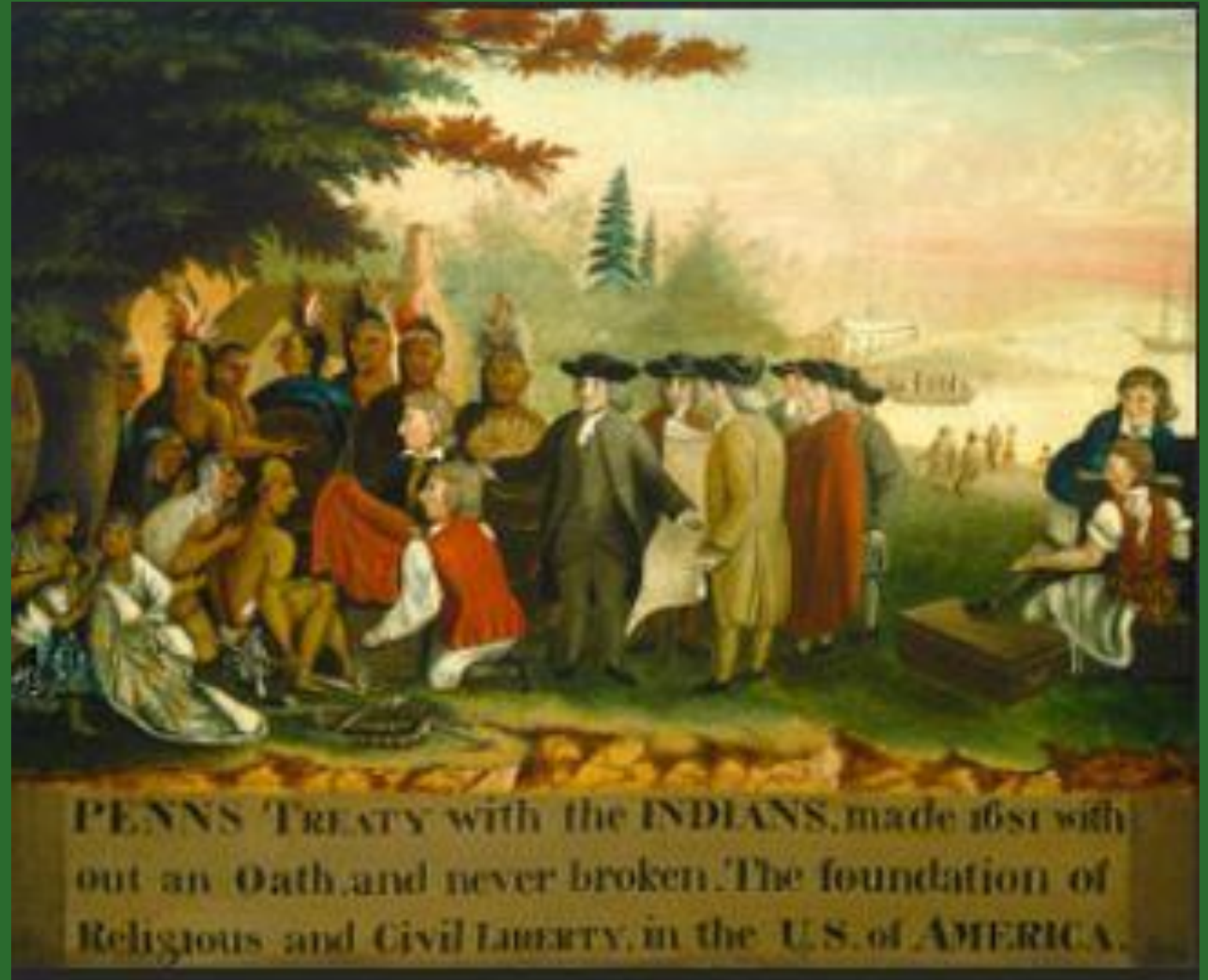
Holiday Events – Candles of Hope fundraiser for local food bank, wreath sales, Toys For Tots donation site, etc.

PROGRAMMING



Connection with Quaker Trail of History

- Pennsbury Manor
- Bolton Mansion
- Three Arches
- Edward Hicks House, Newtown
- Hicks House (Birthplace), Langhorne
- Quaker Meetinghouses throughout Bucks County



Protection of natural springs and habitat on Patterson Farm





Birders Patterson Farm

- eBird app users have reported 123 bird species on Patterson Farm, with over 500 checklists logged.
- Our collaboration with Hawk Mountain Sanctuary has successfully supported the local American Kestrel population.
- Birds are banded , data is collected and analyzed by researchers.
- We will offer educational events that foster enjoyment of our wildlife neighbors.

BEFORE AND AFTER WORK COMPLETED BY PATTERSON FARM PRESERVATION VOLUNTEERS



- BEFORE: WELLHOUSE/GARAGE IN DISREPAIR



- AFTER: SAME BUILDING A FEW DAYS LATER, SHOWING OUR IMPROVEMENTS.

FROM RUIN TO RESTORATION



Dangerously collapsing wellhouse floor



Same floor two days later,
safely repaired by our President, Jeff Hirko.
No cost to taxpayers.

Potato barn

- At one time its underground cellar had a storage capacity of 1,500 bushels.
- We will give it new life. It will ably shelter farm machinery or other mid-size equipment, such as this manure spreader, tractors or implements. Currently it houses salvaged materials from the demolished corn crib that will help restore Satterthwaite House.
- It is constructed of historic, repurposed beams. Its history may include the sad demise of a former farm owner who lost everything in an economic downturn and ended his life on the farm.
- For many years it has been the nesting site of a protected bird species. We'll respect their presence.





Block Garage

The block garage currently stores equipment for the Public Works Department.

Should that change, Patterson Farm Preservation is willing to use it for utilitarian purposes or to host workshops.

Satterthwaite Barn

Under Patterson Farm Preservation's stewardship, this majestic barn will be placed on an affirmative maintenance schedule to avoid catastrophic repair cost to taxpayers. It will host events while continuing to serve the needs of our farmers. We plan to work in collaboration, not conflict, with the farmers of Patterson Farm.



20 PRESERVATION BRIEFS

The Preservation of Historic Barns

Michael J. Auer



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

From the days when Thomas Jefferson envisioned the new republic as a nation dependent on citizen-farmers for its stability and its freedom, the family farm has been a vital image in the American consciousness. As the main structures of farms, barns evoke a sense of tradition and security, of closeness to the land and community with the people who built them. Even today the rural barn raising presents a forceful image of community spirit. Just as many farmers built their barns before they built their houses, so too many farm families look to their old barns as links with their past. Old barns, furthermore, are often community landmarks and make the past present. Such buildings embody ethnic traditions and local customs; they reflect changing farming practices and advances in building technology. In the imagination they represent a whole way of life (Fig. 1).

Unfortunately, historic barns are threatened by many factors. On farmland near cities, barns are often seen



only in decay, as land is removed from active agricultural use. In some regions, barns are dismantled for lumber, their beams sold for reuse in living rooms. Barn raisings have given way to barn razings. Further threats to historic barns and other farm structures are posed by changes in farm technology, involving much larger machines and production facilities, and changes in the overall farm economy, including increasing farm size and declining rural populations.¹

Yet historic barns can be refitted for continued use in agriculture, often at great savings over the cost of new buildings. This Brief encourages the preservation of historic barns and other agricultural structures by encouraging their maintenance and use as agricultural buildings, and by advancing their sensitive rehabilitation for new uses when their historic use is no longer feasible.



Following in successful footsteps – Langhorne Open Space, Inc (LOSI)

Langhorne Open Space, Inc (LOSI) has overseen Heritage Farm for Langhorne Borough for over 40 years.

“LOSI funds and manages property maintenance and renovations at the farm.”

They have earned the approval of over 200 families and businesses who provide financial support annually in the form of membership in the LOSI organization.

Their model for success can be successfully adapted to Patterson Farm.

Their caretaker in residence apartment has been helpful to the finances, safety & security of Heritage Farm.

Our Mission

Langhorne Open Space, Inc. (LOSI) was founded in 1984 with the mission of saving open space in the local community. Faced with rapid over-development in the surrounding area, LOSI's members have worked to preserve the small-town ambiance of Langhorne. The organization has been instrumental in the acquisition of land and development rights in its quest to preserve open space.

Having been appointed by Langhorne Borough to oversee Heritage Farm, LOSI funds and manages property maintenance and renovations at the Farm.

[OUR WORK](#) ▾[GET INVOLVED](#)[PLACES TO VISIT](#)[WAYS TO GIVE](#)[ABOUT US](#)[GIVE](#)

PECONIC LAND TRUST

About Us

[History](#)[Values](#)[Goals](#)[Staff](#)[Boards](#)[Councils](#)[Partners](#)[Finances](#)[Locations](#)

History

The Peconic Land Trust, a 501(c)(3) nonprofit organization, was established in 1983 by John v.H. Halsey and a small group of local residents to ensure the protection of Long Island's working farms, natural lands, and heritage. Since 1983, the Trust has worked diligently with landowners, communities, municipalities, and partner organizations to protect nearly 14,000 acres of land, conserving more working farms on Long Island than any other private conservation organization, and securing millions of dollars from the public and private sectors for land protection.



The High Stakes of Land Succession

For many landowners, farm transfer is daunting because, on top of the legal and financial complexities, it's emotional, involving decisions that are tied up with family identity, history, and hopes for the future. It's also structural.

Steep land values, competition from development, shifting family dynamics, and the mechanics of conservation easements combine to make the process challenging. When farm families lack a clear plan, they often feel they have only one path: sell the property on the open market. And with development pressure high across the Mid-Atlantic, land can quickly shift permanently out of agriculture.

The result is a troubling trend. As farmland owners age and retire, the future of nearly one-third of U.S. agricultural land is uncertain. That uncertainty limits opportunities for new and beginning farmers and threatens the long-term viability of our regional food systems.

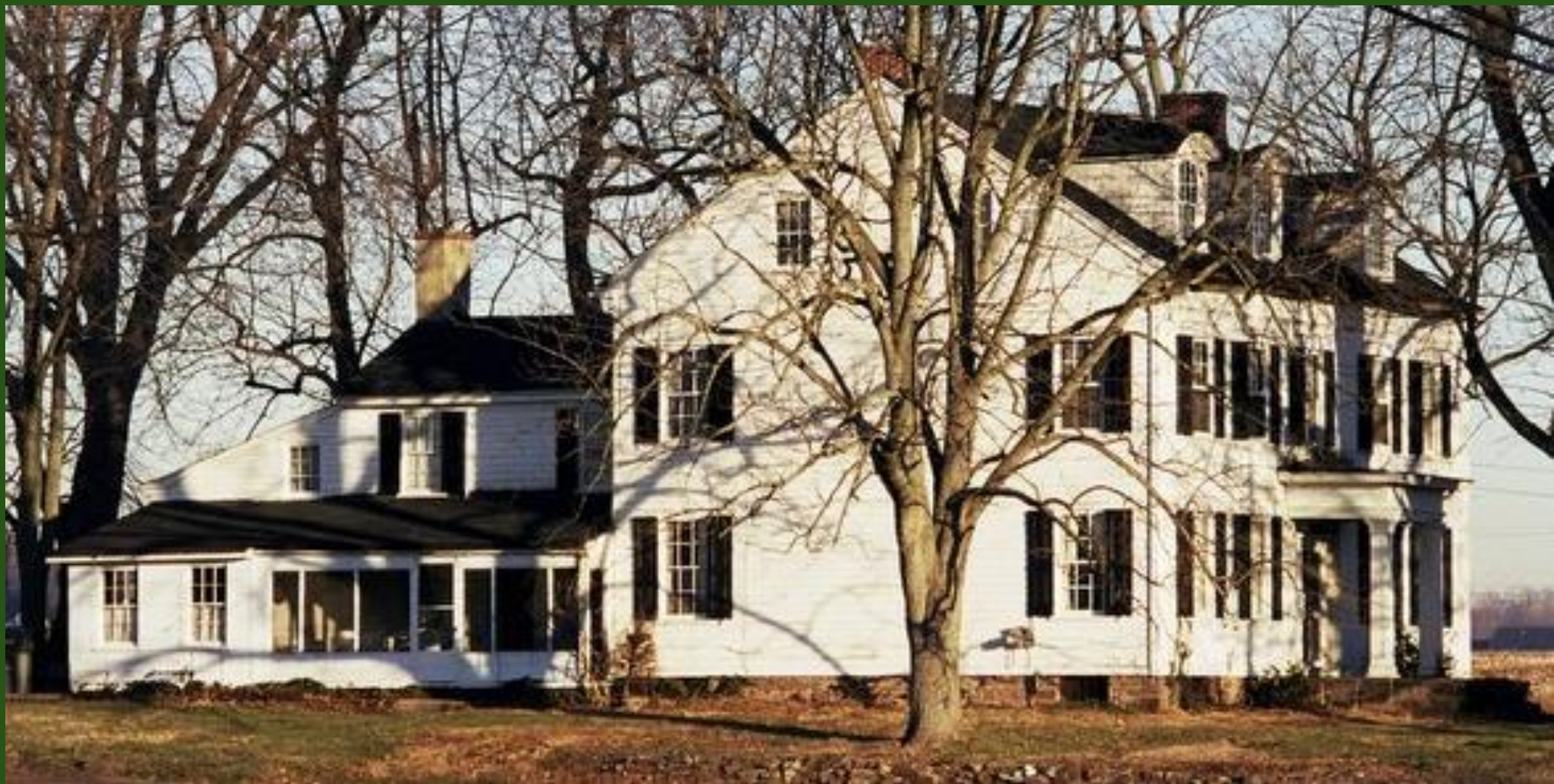


Keeping Farmland in Farming: Why Land Succession Demands New Tools — and How Buy-Protect-Sell(BPS) plus+ Helps

Each year across the Mid-Atlantic, I meet landowners who tell me a version of the same story: “I want my land to stay in farming, but I don’t know how to make that happen.” They’re not alone. Nationally, millions of acres of farmland will transition to new ownership in the coming decades, and many families struggle to navigate the complex path of succession, transfer, and long-term protection. In fact, roughly 300 million acres of farmland are expected to change hands within the next twenty years, and many landowners feel pressure to sell quickly, even when that’s not the best option for their family or the land.



AFT's efforts have saved millions of acres of farmland from development and supported tens of thousands of farmers in adopting sustainable practices. Despite these successes, the challenges are urgent: every day, 2,000 acres of farmland are lost to non-agricultural uses, many farms continue to lose topsoil at alarming rates; and one-third of America's farmland may change hands in the next 15 years as aging landowners sell their properties. These trends jeopardize the future of agriculture and our environment. Farmland is essential for food production—the demand for which is expected to increase by 60% by 2050. But farmland is also essential for a wide array of ecosystem services on which our future depends.



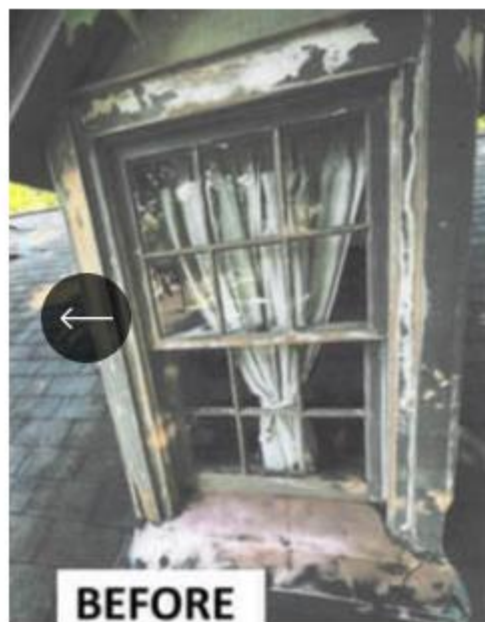
“YOU TAKE CARE OF THE FARM; THE FARM WILL TAKE CARE OF YOU.” - DUANE ‘BUSTER’ DOAN, JR., FARMER

Grant funding received for Satterthwaite shutter restoration



Thank you, Questers!

GIVING BACK TO MEMBERS AND THE COMMUNITY



BEFORE



AFTER

MICHIGAN

The interior/exterior window painting project for Provencal-Weir House was completed by Fox Creek #216.



BEFORE



AFTER

MICHIGAN

Waldenwoods #569 restored a parlor stove for the Tyrone Township Town House.



Pennsylvania Questers

Birthplace of Questers and a Nation

*Discovering our past through people, places
and things – and saving our history since 1944.*

Spoke & Handle

Questers #693, Yardley, PA

For information on how to join a Questers chapter near you, or how to start your own,
email Pennsylvania Quester at info@paquesters.org Also visit www.paquesters.org