

WRIGHTSTOWN FAMILY

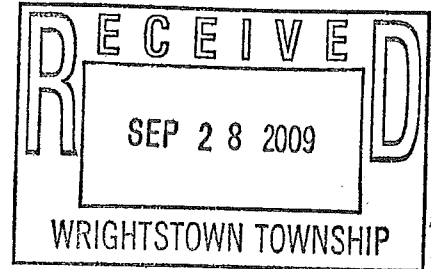
MEDICINE

# Wrightstown Family Medicine

*Paul M. Caracappa D.O.*

*Ellen H. Kim M.D.*

September 27, 2009



Dear Supervisors,

Thank you in advance for your consideration of this proposal for the purchase of Chippewa Farm.

As you know by now, I am in need of relocating Wrightstown Family Medicine to a larger site in order to better serve our community. I can think of no better location for Wrightstown Family Medicine than an authentic Bucks County farmhouse.

My proposal would include the following: First, I would like to completely renovate and restore the original farmhouse back to its original grandeur. Secondly, after removing the 1950's addition which includes the kitchen, washroom, and living room, I intend to add approximately 6,000 square feet of professional medical office space to the rear and side of the farmhouse. This new addition will compliment the original farmhouse consisting of a stone and stucco exterior with a central courtyard as shown in the enclosed sketch. Thirdly, I will maintain the barn and tenant house in a safe condition to be addressed at a latter date.

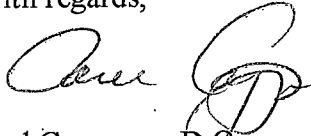
I will likely require zoning relief for parking spaces. The current ordinance requiring one parking space per 150 square feet of medical office space would seem to be too cumbersome.

Ten years ago, my wife Cindy and I purchased and completely renovated the Vansant Farmhouse which was in similar condition to Chippewa Farm. We fully understand the cost and care involved in this project.

As you can see from the enclosed sketch, my desire is to transform Chippewa Farm into a professional medical complex that will serve our Wrightstown residents for years to come. I have a deep appreciation and respect for our nation's historic homes, and I believe combining a warm Bucks County farmhouse with Wrightstown's sole family practice will make a medical home in which you and our residents can be proud.

I look forward to hearing from you shortly and discussing the details personally.

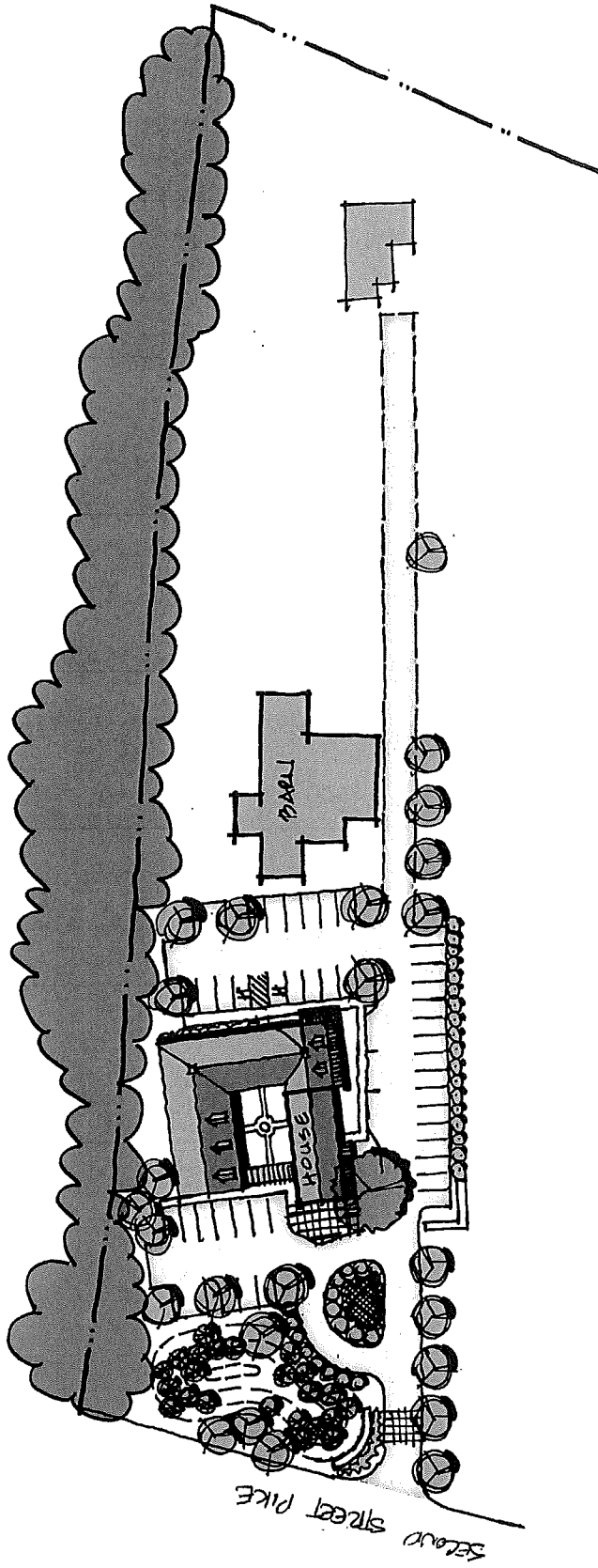
With regards,

A handwritten signature in cursive script, appearing to read "Paul Caracappa". The signature is written in black ink and is positioned above the printed name.

Paul Caracappa D.O.

PC/cjc

Enclosures



SITE PLAN

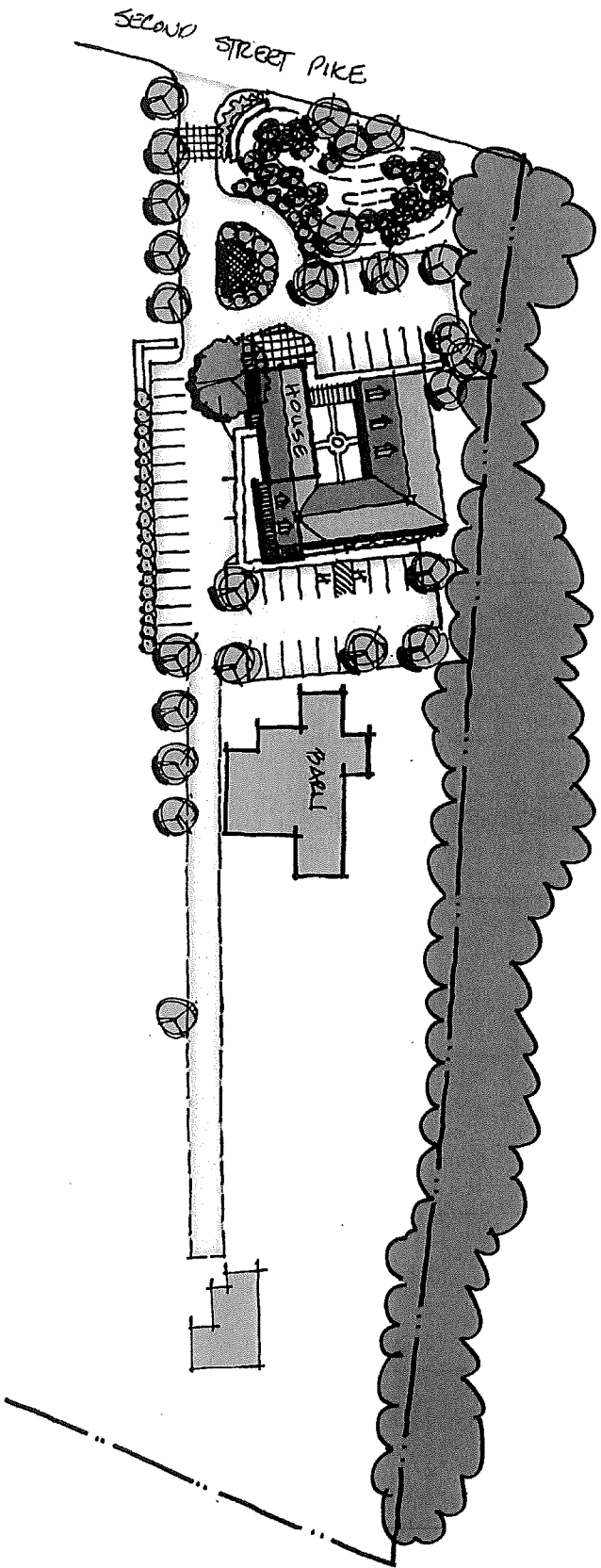
WRIGHTSTOWN FAMILY MEDICINE  
Wrightstown, PA



project: JDM DESIGN GROUP LLC  
 address: 1250 CERMANTOWN PIKE, SUITE 302  
 PLYMOUTH MEETING, PA 19462  
 phone: 610.277.9900 f: 610.277.9902  
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 sheet: 9.25.09  
 scale: 1"=30'  
 sheet number:



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 Wrightstown, PA



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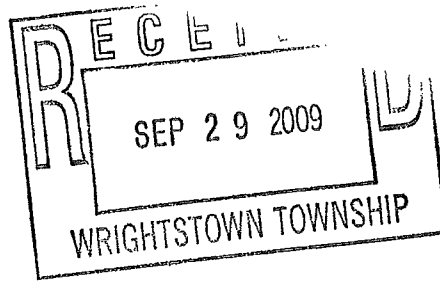
PROJECT: 9.25.09  
 DATE: 11-30  
 SCALE: 1"=30'  
 SHEET: 001



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TIM FIELD

STYER LANE



1 PM  
EKP

# Chippewa Farm Proposal

prepared for

Wrightstown Township

Bucks County

Pennsylvania

By

Tim Field

September 2009



## Chippewa Farm Proposal

After viewing Chippewa Farms, its buildings, and the Master Plan created for the farm it is obvious that the property has great potential in being operated as an agricultural business. The farm has tremendous views and is in an exceptionally beautiful location. The historic farmhouse and historic barn, if restored to period, would offer a unique step back in time to its visitors and customers. According to surveys available in the Master Plan many citizens of Wrightstown are interested in the property being operated as a farm and several versions of public use. This proposal intends to appeal to both of these groups.

The proposed use for the property is a family run agricultural operation that would include a retail farm market (Located in the historic barn) and a "Pick Your Own" operation. The maximum number of acres for sale would be purchased to successfully operate as a micro farm. It would be in the best interest of the farm if a combination of short and long term leases were made available on the remaining farmable land owned by Wrightstown Township. Long term leases would provide the farm with reliable future income and would allow for long term care of the land. Short term leases would be useful in areas the township is interested in retaining for future public use.

The Chippewa Farm buildings offer a beauty and unique quality that is rare to find today. As the farms most prominent and valuable assets it would be beneficial to restore the structures to the splendor of their period. After touring the buildings it was determined that emergency repairs would be needed to avoid further damage. Roof, window, gutter, and siding repairs are needed in the tenant house and historic farm house. The historical barn needs immediate repair of its wall facing the township municipal building. The structure is in danger of collapse if this problem goes without remedy. After the structure is stable future plans include restoring the barn's exterior to its original or similar appearance. The barn, once repaired and renovated to historical appeal, will be used as the farms main retail location; this way visitors can enjoy the indoor aesthetics of the barn as well as the outward appearance.

The farm would incur all costs and labor associated with clearing any unwanted shrubs, brush, bushes, and trees on land leased for farm use. No trees will be removed from established wooded areas to create farmland. Select trees may be retained to improve farm land and to provide shaded areas.

The farm will establish and maintain a walking path, open to the public, on township owned land that is leased to the farm. The path will include, but is not limited to: a well established path through wooded areas and around perimeters of fields, signs with informative messages of crops, tree species, and wildlife, and areas of the path lined with berries, fruiting trees, and wild flowers. The trail will be open to the public for their enjoyment. Visitors will be permitted to sample certain crops grown along the trail. The trail will allow for the community of Wrightstown to enjoy their property, and will provide an attraction for the farms retail and Pick Your Own operations.

PRYDA HISTORIC

RENOVATIONS

# PRYDA HISTORIC RENOVATIONS, LLC

1361 Taylor Drive  
Langhorne, PA 19047

Phone: (215) 757-7162

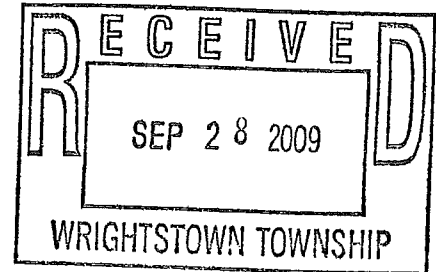
Fax: (215) 757-2175

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*Via Telecopier (215) 598-3097*

September 25, 2009

Wrightstown Township  
David Nyman, Interim Township Manager  
2203 2nd Street Pike  
Wrightstown, PA 18940



**RE: Chippewa Farm**

Dear Mr. Nyman:

Please consider this correspondence in response to the Township's request for proposals re. Chippewa Farms.

Initially, let me give you some background which may be helpful for the Township's consideration. I have a passion for the restoration of historical buildings. Among others, I restored the Randall Carriage House, circa 1893, in Newtown. It is on the corner opposite the Saloon Restaurant, across from the old Acme site. That property is on the National Register of Historical Places. I restored the Morgan Farmhouse, circa 1763, also in Newtown. The farmhouse sits along Core Creek on a 2.6 acre parcel, across from the entrance to the LaSalle University Bucks County Campus. That property is eligible for the National Register. Notably, that farmhouse is similar in many respects to the farmhouse on Chippewa Farm. I restored the Daniel LaRue House/Pennsylvania Coat of Arms, circa 1743, in Langhorne. That property is the second oldest inn in Bucks County, sitting at the crossroads of Trenton Road and Durham Road. That property is eligible for the National Register. I redesigned the Equitable Life Building, circa 1889, in Camden, New Jersey. That building is being acquired by Camden County as the Main Branch for the Public Library. That building is also on the National Register. I am a partner in the Mill Race Inn in Holland. That project is on hold because of the economic downturn. There is a saying that a picture is worth a thousand words. Upon request, I am amenable to show any interested representatives of the Board of Supervisors or the Wrightstown Historical Commission one or more of the historical properties which I have restored in Lower Bucks County.

The request for proposals lists goals #1 thru 3 as the rehabilitation, preservation and/or repair of the existing structures on site. That is not a problem. If the existing structures are restored properly, that is with respect and the proper know-how, I can tell you that the buildings can be exceptional. Or, I can show you, just look at the other buildings that I have restored.

As to the intended use, there are several options. The easiest and most viable use is as single family residences; however, I believe that is the wrong vision for the Township. You end up with cars and boats and bikes in the driveway and a trampoline in the backyard. It ruins the usage as public space, and the open space becomes predominantly a big back yard for the family

residences. A better option is the use as a combination of office space and/or retail and/or niche restaurant. This preserves the public use of the site. Notably, the current real estate market is very soft, and the remoteness of this site will adversely impact the marketability of the property, especially when prime office and retail locations are readily available at this time. Moreover, it is important that the site have a certain critical mass in order to function as a viable cohesive unit. I do have a unique end-user who has expressed an interest in the site; however, I will not disclose the identity of that interested entity until I meet with the Township. Among other things, that entity would require the purchase of 10 acres, along with a potential Lease of the remaining 50 acres as open public space. As part of the Plan, that entity may offer to include an arboretum and/or a small public sculpture garden on the open space. The Plan may also include the potential of a creation of a man-made pond. The open space could be leased and maintained by the entity; or the Township could take back and maintain the open space. I surmise that the Township may prefer the former, rather than the latter; however, the Township would retain the legal right to take back the open space. If the Township does not desire the prospective entity, or if the entity cannot consummate the Plan, then I shall scale back the project to the original suggestion of a modest mix of office and retail.

Upon request, I am amenable to appear at a work session meeting. Of course, if there are any questions, then please do not hesitate to call me.

Very truly yours,

*Thomas F. Crawford*

THOMAS F. CRAWFORD

TFC/mam

Dictated Not Read

MOUNTAIN LAUREL  
SPIRITS, LLC

## **PROPOSAL FOR USING THE BARN AND BUILDINGS AT CHIPPEWA FARMS**

The company, Mountain Laurel Spirits, LLC has been established for the purpose of entering into the business of making and selling hand crafted, premium distilled spirits in a responsible and sustainable way. This start-up company is seeking a location for its operations.

Distilling is an activity with a rich history in Pennsylvania and MLS will re-establish this tradition. In the 18<sup>th</sup> and 19<sup>th</sup> centuries, Pennsylvania was a leading producer of whiskies and brandies in North America. Prohibition damaged its leadership position and opened the door to Canada and Kentucky. Pennsylvania rye was considered the premier whiskey available and according to the web site, Explore PAHistory.com, Swedish settlers were renown in Pennsylvania and neighboring colonies for brandy they made from apples, peaches, pears, and other fruits. Many farms in Bucks County had their own stills to make valuable products from excess grain and fruit.

Making distilled spirits is an activity with a very close linkage to agriculture. MLS will create strong links to the agricultural community in Bucks County by adding value to local agricultural products. Rye grain will be a valuable cash crop for local farmers and has a lower environmental impact than other grains like corn. Fruit coming from local orchards would be used to make fruit brandy. The used mash coming from the still is a great feed for cattle. Just like in the 18<sup>th</sup> and 19<sup>th</sup> century a local distillery will create value for local businesses.

The barn and buildings at Chippewa Farms would be an ideal location for Mountain Laurel Spirits. The barn, after it is refurbished, would house the distillery equipment including the mash preparation tanks, the fermentation tanks, the still itself, a boiler, and packaging equipment. This equipment would be located on the ground floor (a new concrete floor would be installed) and the wood flooring above would be removed. The post and beam structure of the barn has been altered over the years so how to best accomplish this, technically, has not been studied.

The garage could serve as a visitors' center. A visitors' center would be an interesting addition to the site providing information regarding the historic role that distilleries played in agricultural communities. It would also be an opportunity to present the sustainability mission of the business and the connection between the distillery and the local agricultural economy - a market outlet for products grown on land in Bucks County.

The farmhouse may or may not be needed if space in the barn could be used for offices.

MLS would request zoning relief to permit the construction of a pole barn of sufficient size to store the aging whiskey barrels (about 50' by 100').

It would be our intention to refurbish the existing structures and preserve them keeping with the premium image we wish to create for the company. However, we have not had adequate time to thoroughly investigate if this is feasible within the financial constraints of our business plan.

Unfortunately, I was not able to do a complete study of the feasibility, but I would be pleased to meet with you to make a presentation of our plans as they are at a Work Session meeting.