



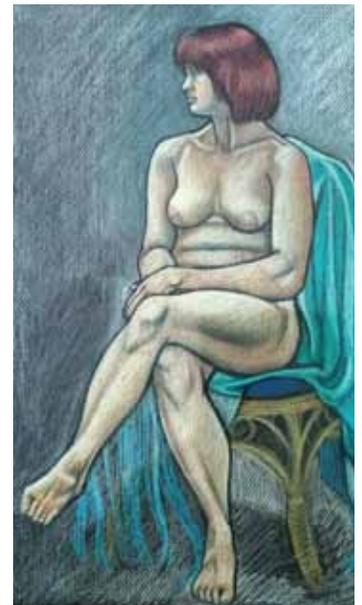
JESTER ARTSPACE

We are friends seeking to provide an artistic venue, support and camaraderie for creative people, as we preserve the rural heritage of our future home at Jester Farm.



We are friends working to save the historic Jester Farmhouse, for local artists of all disciplines and skill levels to use as meeting, working and gallery space. It is currently owned by New Castle County, Del. We intend to form a 501(c)3 non-profit organization, to be called the Jester Artspace, that will act as curator to the property. Jester Artspace will seek an agreement with the county to allow us to lease the property for no cost beyond renovation. Funding for renovation will be raised over five years via grants, donations, memberships and classes.

The Jester Farmhouse has been deemed to be of significant historic value to the people of New Castle County. It is one of the few remaining modest pre-Civil War farmsteads that were once common in Northern Delaware. The house sits amid 26 acres of original farmland at 2818 Grubb Road, one of the oldest roads in the mid-Atlantic U.S. This colonial-era trading route was established by land grant from William Penn. We feel our project provides the best hope for preserving this important property. Further, we would operate the house in a manner of direct benefit to the surrounding community.



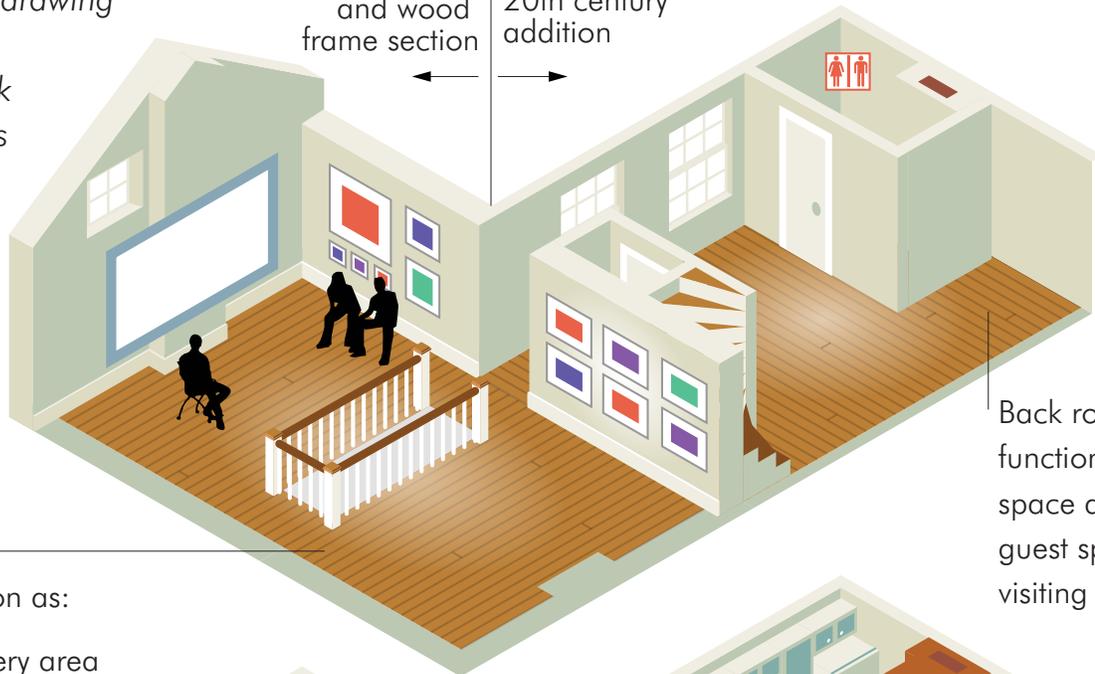
Clockwise from top left: Jester Farmhouse is currently shuttered and in need of major renovations, June 2015; Jester Property calf; figure study and "Loosing Touch" by supporting artists Debra Baseden and Susan Benarcik.



When renovation is complete, we plan for the house to be open to the public during regular weekend hours for gallery viewing and arts project consultation. The house would be available at other times for Artspace members. Paid membership is expected to be open to the public, in accordance with our bylaws. Fundraising activities for ongoing operations costs could also include art auctions, short-film viewing nights, annual dinners, social hours and summer concerts.

This conceptual drawing shows how the space could look after renovations are complete.

Original stone and wood frame section ← → 20th century addition



Upstairs

Studio space could also function as:

- Additional gallery area
- Multimedia room
- Classroom

Back room could function as office space and also guest space for visiting artists.

Downstairs

Small, mid-20th century kitchen and bathroom removed. This original area of house becomes an open gallery.

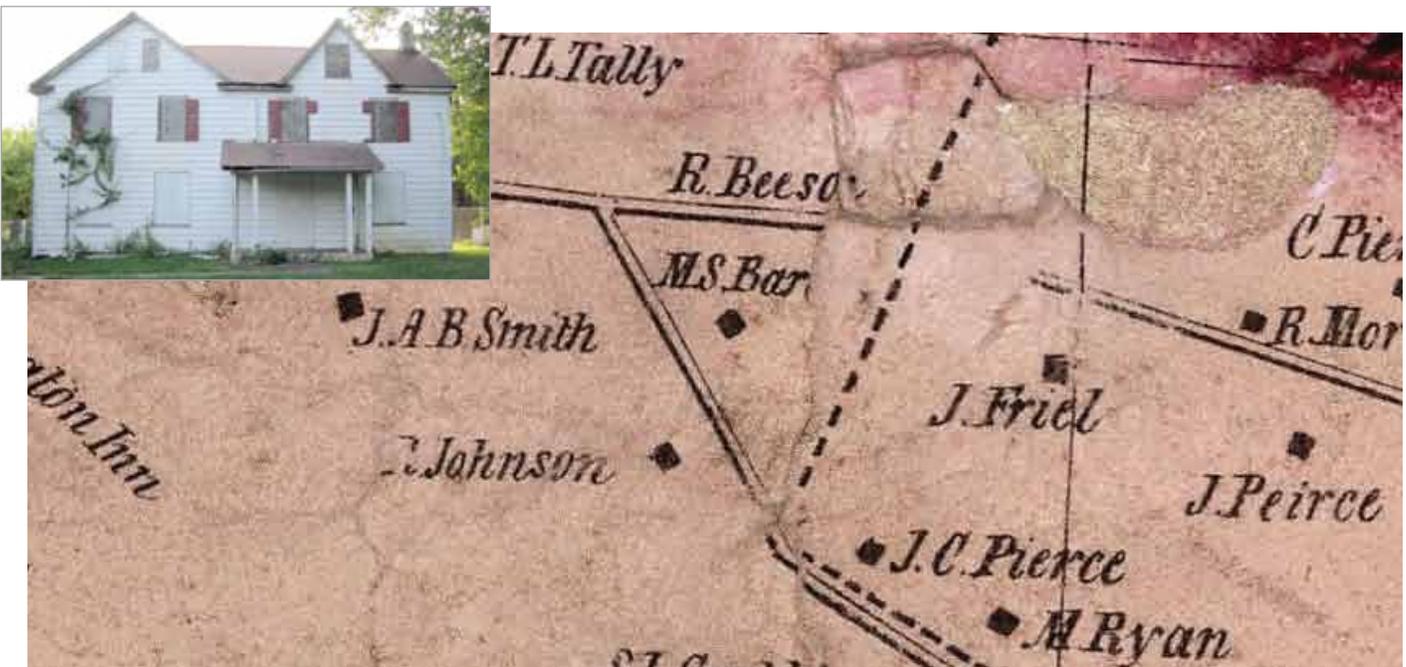


Eat-in-kitchen would serve needs of members and also support fund-raising activities.

History of the farmhouse



Our group is currently researching the property's deeds to determine its knowable recorded history. We know that a report by the New Castle County Historic Review Board describes the property as one of the, "mid-19th century landscape features that once dotted northern New Castle County". The report goes on to describe the property as "a rare intact farmstead in Brandywine Hundred ... an example of the early development of the Hundred, before the suburbanization that occurred in the 20th century." It is particularly notable in the area because it is an original county farmstead that is also still attached to its land, which is used for dairy farming by Hy-Point Farms to this day. Even the construction of the house is distinct. The older original wing of the house is made of stone on three sides and frame construction of the fourth—an unusual technique.



The house is depicted in the middle of this 1849 New Castle County map, published by Smith and Wistar. It lists the owner as "R. Johnson". A later 1868 map list the owner as "Tho. Day". The house gets its name from owners Fran and Eleanor Jester who bought the farm in 1953. It was transferred to New Castle County in 1974. Top left: the Jester Farmhouse as it is currently seen from Grubb Rd.



Our group of friends encompass a wide range of skill sets such as a software engineer, researcher, chemist, attorney, medical professional, contractor, graphic designer and others. All share a common interest in promoting the arts and preserving history in Brandywine Hundred. Here are a few key faces:



Alan Baseden

Our project lead is an interactive designer with over 25 years experience working for organizations such as The Associated Press, *The Philadelphia Inquirer* and The Vanguard Group. He is a former Concord student who holds a BFA from New York's Parsons School of Design.



Susan Benarcik

Susan is an installation artist and surface designer based in Arden. Her work has been exhibited in the Brooklyn Botanic Garden and Lyman Allyn Art Museum. She has a master's degree from Cranbrook Academy of Art, and a BFA with highest distinction from Rosemont College.



Eve Tahmincioglu

Eve is the Senior Director of Communications and head of Social Media at Families and Work Institute. She contributes articles to NBCNews.com, Today.com, *The New York Times* and *Business Week*. She is a former News Journal staffer with more than 20 years experience as a business reporter.



Debra Baseden

Debra is a reference librarian in Chester County, Pa. Her illustration work has appeared in *The Wall Street Journal*, *The New York Times* and *The Washington Post*. She has a BFA in Illustration from New York's School of Visual Arts and a Master of Library Science from Clarion University.



Kirsten Olson

A non-profit leader with more than 20 years' experience working with local community organizations as well as a self-taught artist working in a variety of mediums. A Delaware resident since 1976, currently residing in Bellefonte with her husband and teenage daughter.



Exploratory phase

- Consultations to determine legal, financial and artistic viability.
- Submit preliminary proposal to county.

Build organization

- Research farmhouse history.
- Recruit key professionals to develop the organization.
- Establish regular meeting schedule.

501c3 incorporation

- Recruit board members and develop organizational structure.
- Write mission statement and bylaws.
- Assess likely expenses and income for yearly budget projection.
- Finalize and file IRS application for non-profit status.

Fundraising

- Develop communications channels for print and online.
- Identify attainable grants and assign grant writing responsibility.
- Develop media campaign, coordinated to lease signing.
- Develop in implement crowd funding campaign.
- Form direct solicitation strategy.
- Develop membership model.

Site cleanup

- Conduct evaluation of cleanup needs.
- Contract for professional cleaning to provide a safe environment for further evaluation and ongoing work.

Design phase

- Develop work plan, timeline, detailed cost breakdown, identify opportunities for volunteer labor.

Construction phase - projected early 2016

- Sign long-term lease.
- Begin farmhouse rehab.

Current status

- Complete
- Near completion
- Mid-completion
- Early progress
- Not started

Projected annual budget, Years 1 through 5

INCOME

Grants	\$10,000
Cash and material donations	\$10,000
Volunteer labor	\$10,000
Fundraisers	\$5,000
Memberships	\$2,500

Total: \$37,500

EXPENSES

Operating costs	\$5,000
Renovations, materials	\$15,000
Renovations, labor	\$15,000

Total: \$35,000



Alan Baseden, project lead

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