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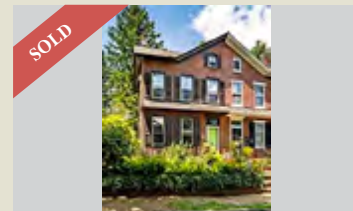
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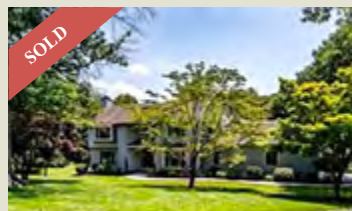
**West Chester Boro**  
Sold for \$552,500



**Franklin Township**  
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**Westtown Township**  
Sold for \$635,000



**Kennett Township**  
Sold for \$665,000



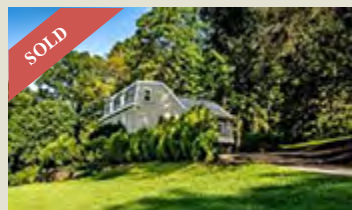
**East Bradford Township**  
Sold for \$799,000



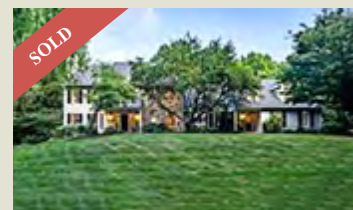
**Thornbury Township**  
Sold for \$805,000



**West Vincent Township**  
Sold for \$885,000



**Birmingham Township**  
Sold for \$942,000



**Pennsbury Township**  
Sold For \$1,100,000



**East Pikeland Township**  
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**Pennsbury Township**  
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### London Grove Township

Federal style home, sophisticated, yet casual elegance. Five stall barn, 2BR apartment, pool, tennis court on 34+/- acres in Cheshire Hunt country.

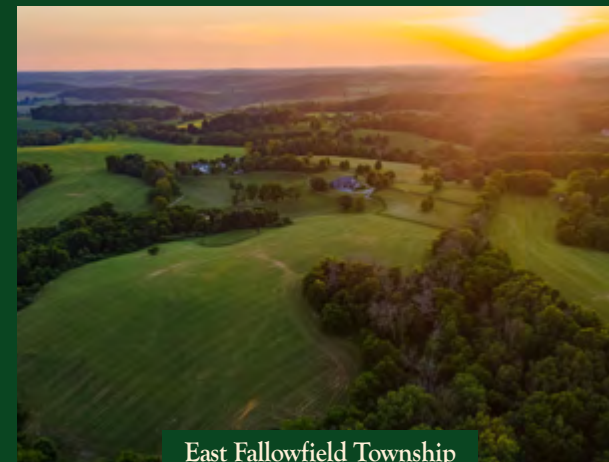
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\$1,900,000



### North Wilmington, DE

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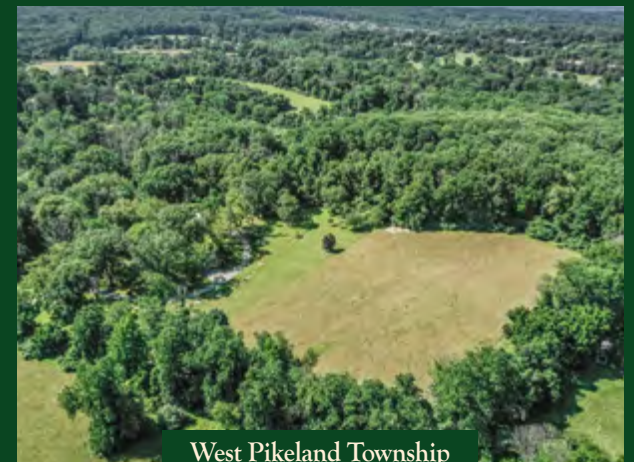
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## from the EDITOR

Hello, February! We've been thinking about homes and schools this month.

In "Chimney Hill," we tour a stunning new home built with an old-world aesthetic along a row of West Chester's historic houses. Matt Freeman's article explores the design considerations of the award-winning property. (And we note, with sadness, Matt's recent passing. He will be missed.)

For those living in houses with history, architectural historian Jane Dorchester provides step-by-step guidance in "Hunt Up Your Historic House History" for your own hunt through deeds and records. Dorchester also reviews recent winner of preservation awards in "Celebrating West Chester's Historic Treasures," including buildings, books and leaders.

Dreaming of a new kitchen? We've got inspiration for you with ten "Dream Kitchens." And if you plan to improve other parts of your home, check out "Fine Homes & Design Resource Guide." Or if you're thinking of a new home, Laurel Anderson gathered advice from local experts in "Local Realtors Get Real About the 2023 Market."

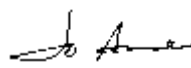
Ed Malet checked in with private schools and found they're investing in the future of their students. Learn more in "Private Schools Continue to Expand and Innovate," and see our "Guide to Independent, Private and Cyber Schools" as well.

Natural Lands' Kirsten Werner shares what's happening with plants and animals in "The Alive of Winter," while Shannon Montgomery finds ways for people to get active, stay social and learn something new in "Winter at the Y."

Our new Food Editor, Courtney H. Diener-Stokes, shares her history and inspirations in Brandywine Table's "Food, Farm and Family." Writing cookbooks and being involved in her children's school helped shape her passion and respect for the local food community. Enjoy winter recipes — potato leek soup, lemon roasted chicken and more.

And finally, we have tons of Family Fun and other things to do this month in our Best Local Events section.

Thank you for reading.

  
Jo Anne Durako  
Editor

## COUNTY LINES MAGAZINE

**February 2023**

Volume XLVI Number 6

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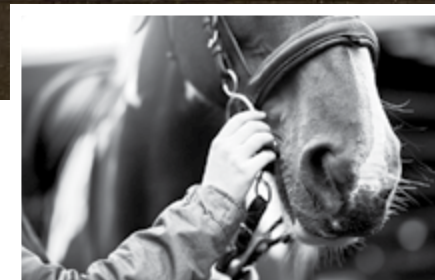
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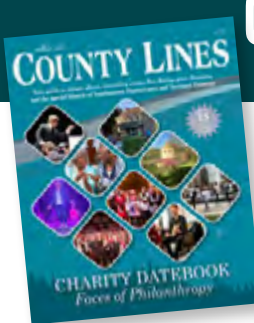


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## [Good to Know] *Just a few things we'd thought you'd like to know this month*

**Local Reads.** Longtime West Chester Area School District educator Amy Thomas recently published her first children's book, *It Smells Like Tuesday* (Mascot Books). When a second-grader, smelling tacos in the lunchroom, observed, "It smells like Tuesday," Thomas was inspired to write a book about the special connection between scent and memories. Now she's working on a sequel, *It Tastes Like Sunday*, about Sunday dinner, featuring multicultural recipes. Find a copy at your local bookstore. [ItSmellsLikeTuesday.com](http://ItSmellsLikeTuesday.com).



**"The One at KOP."** Celebrate the iconic '90s sitcom at *The Friends Experience* at the King of Prussia Mall, opening February 10. Getting accolades from CNN and *USA Today*, this interactive experience lets you revisit all your favorite moments from the hit TV show. Step into Monica and Rachel's kitchen, help Ross with the famous sofa pivot, lounge around Central Perk and recreate the iconic fountain opening. Then pop into the onsite retail store and snag some exclusive *Friends* merch. [FriendsTheExperience.com/Philadelphia](http://FriendsTheExperience.com/Philadelphia).



PHOTO BY ORIGINAL X PRODUCTIONS

**Buy Less, Give More.** Want to live more sustainably and give back to your community? Join a local Buy Nothing Facebook group, now with a new name, **Gifting in West Chester Borough**. Started in the Pacific Northwest, the Buy Nothing Project has grown into a worldwide movement, with the West Chester Borough group growing to over 1,700 members. The project is made up of hyper-local groups that provide a space to give away things you no longer need as they foster community connections. Find a group near you by searching on Facebook or visiting [BuyNothingProject.org](http://BuyNothingProject.org).

**Forbidden Phrases.** The English department at Lake Superior State University in Michigan once again published its annual **Banished Words List**. A tradition dating back to 1976, the list recognizes words and phrases that should be retired because they're redundant, cliché or downright irritating. Out of 1,250 nominations, 10 words and phrases were selected. "GOAT," the acronym for Greatest Of All Time, topped the list this year, along with terms like "inflection point," "gaslighting" and "it is what it is." See the full, annoying list at [LSSU.edu](http://LSSU.edu).



**Groundhog Genesis.** On February 2, Punxsutawney Phil makes his annual prediction. Ever wonder how this unusual celebration got started? The first **Groundhog Day** took place in 1887, but the tradition has much older roots. Ancient Celts celebrated Imbolc on February 2 and believed a sunny day meant a long winter. This became the Christian Candlemas, and small animals were used to forecast the end of winter. German immigrants brought this tradition to Pennsylvania in the 19th century, observing the native groundhog. The rest, as they say, is history. [History.com](http://History.com).



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## February Picks Our Picks for top events this month

### Winter Park at The Creamery

Through April 2

There's still time to visit this exciting, new outdoor family-friendly ice rink at The Creamery, a community gathering space for the whole family in the heart of Kennett Square. The rink features Glice — synthetic ice

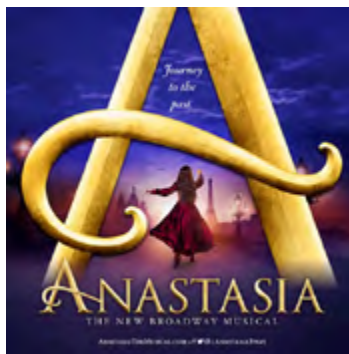


known for its authentic skating performance. 401 Birch St., Kennett Square. Open Fri., 4:30 to 9 p.m.; Sat., 12:30 p.m. to 9:30 p.m.; Sun., 12:30 to 5 p.m. Sessions are 60 minutes long. \$10 per session, \$4 skate rental. Reservations and details, [KennettCreamery.com/Ice-Rink-2023](http://KennettCreamery.com/Ice-Rink-2023).

### Anastasia at The Playhouse

February 9–12

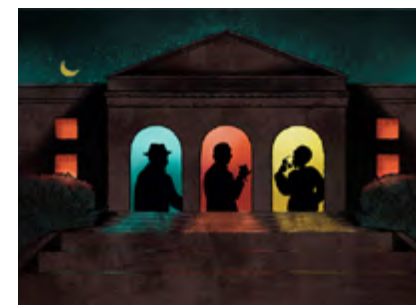
Inspired by the beloved film, this romantic and adventure-filled new musical transports us from the twilight of the Russian Empire to the euphoria of Paris in the 1920s. Pursued by a ruthless Soviet officer determined to silence her, Anya enlists the aid of a lovable ex-aristocrat, and together they embark on an epic adventure to help her find home, love and family. 1007 N. Market St., Wilmington. \$48–\$107. Times and tickets, 302-888-0200; [TheGrandWilmington.org](http://TheGrandWilmington.org).



### Only Murders in the Museum

February 11

Grab a Valentine's date, a friend or come solo for this fun evening of cocktails, hors d'oeuvres and an actor-led theatrical experience through the galleries to solve an artful murder mystery. Stay after the big reveal for an after-party of dancing, desserts and an open bar. This fundraiser supports DelArt's community and education programs. 2301 Kentmere Pkwy., Wilmington. 6 to 10 p.m.; after-party 10 p.m. till midnight. \$105–\$145. [DelArt.org](http://DelArt.org).



### Lititz Fire & Ice

February 16–26

Feel the warmth at this free, family-friendly event in downtown Lititz with wow-worthy ice sculptures, yummy food from downtown restaurants, favorite food trucks, music, shopping and more. Feb. 16, Winter's Coolest Night Out Preview Party with live ice sculpture carving and music, a photography exhibition, light hors d'oeuvres and a free drink, 6 to 9, \$40. Official kick-off is Feb. 17 at 4 pm. For more information visit [Lititz-FireAndIce.com](http://Lititz-FireAndIce.com).



### Philly Chocolate, Wine & Whiskey Festival

February 18

Enjoy chocolate in a multitude of decadent presentations and quench your thirst with champagne, prosecco, premium wines and a sip of fine whiskeys, too! So many sweets plus other savory items like pretzels, artisan cheeses and charcuterie will delight your taste buds. Philly Expo Center, 100 Station Ave., Oaks. Two sessions to choose from. \$45–\$80. Visit website for tickets and details, [ChocolateWineWhiskey.com](http://ChocolateWineWhiskey.com).





# best Local Events

## FAMILY FUN

### THROUGH FEBRUARY 28

**Flight on Ice.** An outdoor “real” ice skating rink brings a season full of family fun, including ice skating sessions, fire pit lounge areas, heated private event tents, local entertainers and DJs, theme nights, food and beverages. A portion of proceeds are donated to the Delaware County Veterans Memorial Association. 4901 West Chester Pk., Newtown Square. Wed–Thurs, 4 to 8; Fri, 3 to 10; Sat, 11 to 10; Sun, 11 to 8. \$12–\$15. [FlightOnIce.com](http://FlightOnIce.com).

### FEBRUARY 4–26

**Junie B. Jones The Musical Jr. at Media Theatre.** Join Junie B. on her first day of first grade, where many changes are in store. 104 E. State St., Media. Sat–Sun, 11:30. \$17–\$22. 610-891-0100; [MediaTheatre.org](http://MediaTheatre.org).

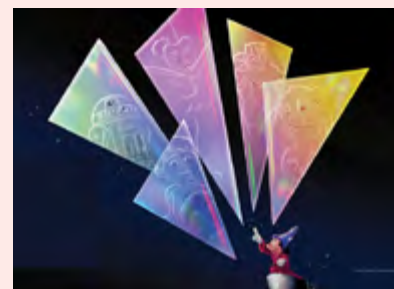
### FEBRUARY 12

**Family 2nd Sunday at Delaware Art Museum.** Children all ages up to 12 and their families can experience an activity that explores a new medium or technique each month from a professional teaching artist. 2301 Kentmere Pkwy., Wilmington. 10, 11, noon. \$5. [DelArt.org](http://DelArt.org).



### FEBRUARY 18 OPENING

**Disney 100 — The Exhibition.** Created



for the 100-year celebration of The Walt Disney Company, the world premiere exhibition will feature rarely seen original artworks and artifacts, costumes and props and other memorabilia. *Franklin Institute, 222 N. 20th St., Philadelphia. Daily 9:30 to 5. \$25. FI.edu.*

### FEBRUARY 26

**Immaculata Symphony Children's Concert — The Composer is Dead.** This is an exciting murder mystery, based on the book by Lemony Snicket. Join the Inspector as he interrogates all the unusual suspects in each section of the orchestra. You'll be guessing who is responsible until the very end. *Immaculata Univ., Alumnae Hall, 1145 W. King Rd., Immaculata. 3 pm. \$10. Facebook.com/ImmaculataSymphony.*



### MARCH 4–5

**Delaware Mineralogical Society's Earth Science Gem and Mineral Show.** The show features exhibits of mineral, lapidary and fossil specimens, fine dealers of minerals, fossils, gems, jewelry and lapidary supplies, demonstrations and a children's table. *DoubleTree by Hilton, 4727 Concord Pk., Wilmington. Sat, 10 to 5; Sun, 11 to 5. \$3–\$6. DelMinSociety.net.*

### MARCH 14

**WCU-Live! Presents Rhythm of the Dance.** Bring the whole family to enjoy the dance, music, songs and culture from pre-Celtic times to modern day sounds. Now one of the top 3 Irish step dance shows in the world, with flailing feet and fiddles, futuristic dances, eye-catching lighting and costumes, and sensational sound effects. *Emilie K. Asplundh Concert Hall, University Ave. & S. High St., West Chester. 7 pm. \$12–\$25. 610-436-2266; WCUPA.edu/Live; RhythmOfTheDance.com.*

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### THROUGH FEBRUARY 5

**50th Annual Academy of Notre Dame Fine Art Show & Sale.** Over 1,000 pieces of original art will adorn the Mansion walls, and 35% of all purchases directly benefit Notre Dame. 560 Sproul Rd., Villanova. Visit website for times, [NDArtShow.com](http://NDArtShow.com).

## AUTO SHOWS

### THROUGH FEBRUARY 5

**Philadelphia Auto Show.** See the latest new vehicles, classics, exotics, an expanded indoor electric vehicle track and more. PA Convention Center, 1101 Arch St., Philadelphia. Weekdays, noon to 9; Sat, 9 to 9; Sun, 9 to 7. \$11–\$17. [PhillyAutoShow.com](http://PhillyAutoShow.com).



## BOAT SHOWS

### MARCH 1–5

**The Atlantic City Boat Show.** Celebrate life on the water. Climb aboard hundreds of boats for every budget and lifestyle. Atlantic City Convention Center, One Convention Blvd., Atlantic City, NJ. Wed–Fri, noon to 8; Sat, 10 to 8; Sun, 10 to 6. \$20. [ACBoatShow.com](http://ACBoatShow.com).



## BOOKS

### FEBRUARY 2, 15 & 16

**Wellington Square Bookshop.** NonFiction

**Book Club:** Feb. 2, “Why We Sleep” by Matthew Walker, PhD. 7 pm. **Fiction Book Club:** Feb. 15 & 16, “The Sweetness of Water” by Nathan Harris. Wed, 2 pm; Thurs, 2 & 7 pm. 549 Wellington Sq., Exton. [WellingtonSquareBooks.com](http://WellingtonSquareBooks.com).

### FEBRUARY 21

**Main Point Book Club.** Fiction Book Group: “The Vanishing Half” by Brit Bennett. Join on Zoom, 1 pm. 116 N. Wayne Ave., Wayne. [MainPointBooks.com](http://MainPointBooks.com).

### FEBRUARY 23

**DelArt Readers Book Club.** Held onsite and virtual, this community-led event meets monthly to discuss, debate, celebrate and share works of fiction and nonfiction. 2301 Kentmere Pkwy., Wilmington. 6 to 8 pm. Free. [DelArt.org](http://DelArt.org).

## DANCE

### FEBRUARY 17–19

**First State Ballet Theatre — Triple Bill.** Experience the excitement of three world premieres by three contemporary choreographers. 818 N. Market St., Wilmington. Fri, Sat, 7 pm; Sun, 2 pm. \$32–\$52. [TheGrandWilmington.org](http://TheGrandWilmington.org).



## DESIGN & HOME SHOWS

### FEBRUARY 24–26

**Philly Home + Garden Show.** Visitors will find fresh inspiration, helpful tips, innovative products and fantastic deals on remodeling, home improvement, decor and outdoor spaces from hundreds of experts. Greater Phila. Expo Center, 100 Station Ave., Oaks. Fri, 11 to 8; Sat, 10 to 8; Sun, 10 to 6. \$10–\$12. [PhillyHomeAndGarden.com](http://PhillyHomeAndGarden.com).



## FOOD & BREWS

### THROUGH FEBRUARY 25

**Kennett Winterfest.** Bundle up and enjoy



winter brews from 60 unique craft breweries, live music and food trucks. Ticket price includes unlimited tastings of delicious craft beer and a mug. Visit the event website for a complete brewery list. Benefits Historic Kennett Square. 600 S. Broad St., Kennett Square. 12:30 to 4 p.m., \$60; designated driver, \$15. 610-444-8188; [KennettWinterfest.com](http://KennettWinterfest.com).

## FUNDRAISERS

### FEBRUARY 17–19

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**tional.** Over 4,000 athletes compete to raise funds to support local breast cancer and ovarian cancer patients. Enjoy a vendor fair and gymnastics at all levels. Pennsylvania Convention Center, 1101 Arch St., Phila. Daily 8 am to 10 pm. \$15–\$20. UniteForHER.org.



**MARCH 4**  
**Cheers for CHOP.** An evening of music, cocktails, dancing and an incredible silent auction. Benefits Behavioral and Mental Health Services at Children’s Hospital of Phila. The Fillmore Philadelphia, 29 E. Allen St., Philadelphia. 7:30 pm; post-party, 11:30 pm. Tickets \$225 and up. CheersForCHOP.edu.

**GARDENS** .....  
**THROUGH MARCH 26**  
**Winter Wonder at Longwood Gardens.** Explore the Conservatory’s soaring baskets and lush planting beds. Enjoy a performance of jazz, classical and organ music. 1001 Longwood Rd., Kennett Square. Daily 10 to 5, closed Tues. \$16–\$30. 610-388-1000; LongwoodGardens.org.

**MARCH 4–12**  
**Philadelphia Flower Show — The Garden Electric.** The flower show returns indoors this year with stunning displays by the world’s premier floral and landscape designers. Special events include: a mini music festival, Kids Cocoon, Fido Friday, Family Frolic, Butterflies Live and more. PA Convention Center, 1101 Arch St., Phila. \$20–\$43.50. TheFlowerShow.com.



**MUSEUMS** .....  
**THROUGH JULY 16**  
**Delaware Art Museum.** *Through Feb. 19,* “A Marriage of Arts & Crafts: Evelyn & William De Morgan.” *Feb. 18–July 16,* “Our Red Planet” an exhibition by Anna Bogatin Ott. 2301 Kentmere Pkwy., Wilmington. Wed, 10 to 4; Thurs,

10 to 8; Fri–Sun, 10 to 4. \$6–\$12, Sun, free. 302-571-9590; DelArt.org.  
**ONGOING**  
**Winterthur Museum.** “Outside In: Nature-inspired Design at Winterthur.” In partnership with the DE Museum of Natural History, the exhibition brings selections from their collection of natural specimens together with collections drawn from Winterthur, demonstrating the connection between nature and the decorative arts. 5105 Kennett Pk., Winterthur, DE. Tues–Sun, 10 to 5. \$8–\$22. Winterthur.org.



**FEBRUARY 4–JULY 13**  
**Brandywine River Museum of Art.** “Home Places: Andrew Wyeth and the Architecture of Chadds Ford.” 1 Hoffman’s Mill Rd., Chadds Ford. Wed–Mon, 10 to 4. \$6–\$18. Brandywine.org.  
**FEBRUARY 10–JULY 1**  
**Chester County History Center.** “Seventeen Men” — an exhibit discovering the men of the U.S. Colored Troops and their role in the Union Army during the Civil War. 225 N. High St., West Chester. Tues–Sat, 9:30 to 4:30. \$5–\$8. MyCCHC.org.

**MUSIC & ENTERTAINMENT** .....  
**FEBRUARY 2**  
**DE Art Museum Jazz Series Hosted by Raye Jones Avery: An Evening with Orrin Evans.** The Delaware Art Museum’s new Jazz Series includes an artist chat and refreshments available for purchase. 2301 Kentmere Pkwy., Wilmington. 7 pm. \$25. DelArt.org.

**FEBRUARY 3–MARCH 4**  
**The Keswick Theatre Presents.** *Feb. 3,* Shangela; *Feb. 10,* Steve Treviño; *Feb. 11,* Who’s Bad (Ultimate Michael Jackson Tribute); *Feb. 17,* The Winery Dogs; *Feb. 18,* The Spinners; *Feb. 24,* Vic DiBitetto; *Feb. 25,* Shawn Colvin, Marc Cohn, Sarah Jarosz; *Feb. 26,* Bored Teachers; *Mar. 3,* K. Michelle, I’m The Problem Tour; *Mar. 4,* The Moody Blues’ John Lodge. 291 N. Keswick Ave., Glenside. Times and tickets, KeswickTheatre.com.

**FEBRUARY 3–MARCH 2**  
**At The Grand in Wilmington.** *Feb. 3,* David Bromberg Quintet; *Feb. 4,* Popovich Pet Theatre at Copeland Hall; *Feb. 4,* Mandy Patinkin in

### Local Farm Markets



**Artisan Exchange,** 208 Carter Dr. Unit 13 B, West Chester. Sat, 10 to 1. ArtisanExchange.net.  
**Bryn Mawr Farmers Market,** Lancaster Ave. Bryn Mawr train station lot. Sat, 10 to noon. FarmToCityMarkets.com.  
**Downingtown Farmers Market,** Kerr Park, Log House Field, 28 E. Pennsylvania Ave. 2nd, 4th Sat, 10 to noon. GrowingRootsPartners.com.  
**Eagleview Farmers Market,** Eagleview Town Center, 570 Wellington Sq., Exton. 1st, 3rd Thurs, 11 to 1. GrowingRootsPartners.com.  
**Kennett Square Farmers Market,** 401 Birch St. Fri, 3 to 6. KSQFarmersMarket.com.

**Lancaster County Farmers Market,** 389 W. Lancaster Ave., Wayne. Wed, Fri & Sat, 6 to 4. LancasterCountyFarmersMarket.com.  
**Malvern Farmers Market,** Burke Park, 26 S. Warren Ave. 1st, 3rd Sat, 10 to noon. GrowingRootsPartners.com.  
**Phoenixville Farmers Market,** 200 Mill St. Sat, 10 to noon. PhoenixvilleFarmersMarket.org.  
**Thornbury Farmers Market,** 1256 Thornbury Rd., West Chester. Open by appointment through winter months. ThornburyFarmCSA.com.  
**West Chester Growers Mkt.,** Chestnut & Church Sts. 1st, 3rd, 5th Sat, 10 to noon. WestChesterGrowersMarket.com.  
**Westtown Amish Market,** 1165 Wilmington Pk., West Chester. Thur, 9 to 6; Fri, 9 to 7; Sat, 8 to 4. WestChesterAmishMarket.com.



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Concert at The Playhouse; **Feb. 9**, On A Winter's Night; **Feb. 10**, Jim Brickman Across America; **Mar. 2**, Classic Albums Live Presents "Dark Side of the Moon" at Copeland Hall; **Mar. 2**, The Hot Sardines at Baby Grand, 818 N. Market St., Wilmington. Times and tickets, TheGrand-Wilmington.org.

**FEBRUARY 4**  
**Main Line Singers Concert.** The community chorus performs at St. Katherine of Sienna Church, 104 S. Aberdeen Ave., Wayne. 1:30 pm. Tickets, \$15 in advance through the website, \$20 at the door. MainLineSingers.org.

**FEBRUARY 4-26**  
**Longwood Gardens Indoor Performance Series.** **Feb. 4**, An Evening with Fred Hersch and esperanza spalding; **Feb. 5**, Emerson String Quartet; **Feb. 10**, Emi Ferguson and Ruckus; **Feb. 17**, organist Paul Jacobs; **Feb. 24**, From Beet to Bird, comparing and contrasting the genius of Beethoven and Charlie "Bird" Parker; **Feb. 26**, organist Tyrone Whiting. 1001 Longwood Rd., Kennett Square. LongwoodGarden.org.

**FEBRUARY 5, MARCH 5**  
**Delaware County Concerts.** Chamber Concert: **Feb. 5**, member recitals. Symphony Concert: **Mar. 5**, "Myths & Legends" features the music of Debussy, Ravel, Khachaturian and Dukas. Neumann University, Meagher Theatre, 1 Neumann Dr., Aston. 3 pm. \$15-\$20. DCSMusic.org.

**FEBRUARY 14, MARCH 2, 4**  
**Uptown! Knauer Performing Arts Center.** **Feb. 14**, "Love Expressions: Serenades of Unapologetic Divas ... Amy Winehouse, Nancy Wilson, Etta James and Whitney Houston," performed by R&B/jazz artist Sherry Wilson Butler. **Mar. 2**, Chester County Youth Orchestra's Mid-Winter Pops Concert. **Mar. 4**, Kulu Mele African Dance & Drum Ensemble. 226 N. High St., West Chester. Times and tickets, UptownWest-Chester.org.

**FEBRUARY 16**  
**Concerts on Kentmere.** The Pyxis Piano Trio marks their 14th season as Delaware Art Museum's classical ensemble in residence featuring music inspired by visual art. 2301 Kentmere Pkwy., Wilmington. 7 pm. \$35. DelArt.org.

**FEBRUARY 26 & MARCH 5**  
**Point Entertainment Presents at The Colonial Theatre.** **Feb. 26**, Jorma Kaukonen is one of the founders of the "San Francisco sound" and founding member of Jefferson Airplane and Hot Tuna. **Mar. 5**, Killer Queen: A Tribute to Queen. 227 Bridge St., Phoenixville. For times and tickets, 610-917-1228; TheColonial-Theatre.com.

**MARCH 10-11**  
**Lancaster Symphony Orchestra Concert: Ascent & Enigma.** Featuring Walton's *Suite from Henry V*, Vaughan Williams' *The Lark Ascending* and Elgar's *Enigma Variations*. First Presbyterian Church, 140 E. Orange St., Lancaster. Times and tickets, 717-291-6440 LancasterSymphony.org.

**THEATER.....**  
**THROUGH FEBRUARY 12**  
**The Play That Goes Wrong at Fulton Theatre.** This 1920s whodunit has everything you


never wanted in a show—an unconscious leading lady, a corpse that can't play dead and actors who trip over everything (including their lines). The Fulton, 12 N. Prince St., Lancaster. Times and tickets, 717-397-7425; TheFulton.org.

**THROUGH FEBRUARY 18**  
**Murder on the Orient Express at Dutch Apple Dinner Theatre.** Detective Hercule Poirot races to identify the killer before they strike again in Agatha Christie's plot-twist masterpiece that will keep you guessing "Whodunit?" 510 Centerville Rd., Lancaster. Times and tickets, 717-898-1900; DutchApple.com.

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THROUGH FEBRUARY 27  
**Mamma Mia at The Candlelight Theatre.** Nonstop laughs, heartwarming characters and explosive dance numbers propel this enchanting tale of love, laughter and friendship. 2208 Millers Rd., Wilmington. Times and tickets, 302-475-2313; CandlelightTheatreDelaware.org.

FEBRUARY 1-19  
**One Man, Two Guvnors at Delaware Theatre Company.** Set in 1963 in Brighton and underscored by a live skiffle band, this hilarious play transforms Goldoni's 18th-century classic "Servant of Two Masters" into a fast-paced, satirical farce. 200 Water St., Wilmington. Times and tickets, 302-594-1100; DelawareTheatre.org.

FEBRUARY 1-19  
**Andrew Lloyd Webber's Aspects of Love at Media Theatre.** Set against a background of post-war France and Italy, the play follows the changing relationships between three generations of a family and their artistic companions. 104 E. State St., Media. Times and tickets, 610-891-0100; MediaTheatre.org.

FEBRUARY 1-26  
**The Mountaintop at Uptown! Knauer Performing Arts Center.** This is a fictional reimagination of the evening of April 3, 1968,

when Martin Luther King, Jr. delivered his famous speech and a poetic and gripping inspiration from Memphis-born playwright, journalist and actress, Katori Hall. 226 N. High St., West Chester. Times and tickets, 610-356-2787; UptownWestChester.org.



FEBRUARY 8-26  
**Hedgerow Theatre Company Presents Ngozi Anyanwu's Good Grief.** A regional premiere coming-of-age story that travels between 1992 and 2005. 64 Rose Valley Rd., Media. Times and tickets, HedgerowTheatre.org.



**TOWNS, TALKS & TOURS .....**  
**FEBRUARY 3, 11, 17**  
**1st Fridays, 2nd Saturdays, 3rd Thursdays.**  
**First Fridays: Feb. 3, Lancaster City,** 717-509-ARTS; VisitLancasterCity.com. **Oxford,** 610-998-9494; DowntownOxfordPA.org. **Phoenixville,** 610-933-3253; PhoenixvilleFirst.org. **West Chester,** 610-738-3350; DowntownWestChester.com. **Wilmington Art Loop,** 302-576-2135; CityFestWilm.com.  
**Second Saturday Virtual Arts Stroll: Feb. 11,** Media, MediaArtsCouncil.org.  
**Third Thursday Malvern Stroll: Feb. 17,** MalvernBusiness.com. ♦

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# Winter at the Y



“At the Y, we believe that activities should focus on fun while allowing children to build independence and skills on their own terms.”

## GET MOVING THIS WINTER ... AND ALL YEAR LONG

Shannon Montgomery

WHEN THE WEATHER TURNS COLD, TOO many of us tend to slow down and stay inside our homes. This can make some of us a little stir-crazy — both kids and adults alike. Luckily, your local YMCA has plenty of ways to get active, stay social and learn something new this winter.

The YMCA of Greater Brandywine has eight branches across Chester County, with locations in West Chester, Kennett Square, Exton and more. They have lots of exciting events, programs and activities planned this winter and throughout the year for children, families and adults.

So, lace up your sneakers and head to your nearest branch. After all, it's fun to stay at the YMCA! (Feel free to hum as you head out.)

### ACTIVE FUN FOR KIDS AND FAMILIES

Kids can have tons of fun at the YMCA. They can join a youth sports league to make new friends and get active. One option for now, the winter basketball league runs from February 6 to April 1, plus there are soccer and T-ball leagues planned for the spring. The Y also has a Gymcats competitive gymnastics league and competitive swim teams available at six locations.

Not ready to commit to a full season? Then opt for sports classes and clinics, including basketball, gymnastics, tennis, soccer and swim lessons.

For adults and kids 12 and older, don't miss the “Paddle Up for a Purpose” pickleball tournament, February 11 and 12 at the Li-

onville Community YMCA. Grab your Valentine for a fun and competitive indoor tournament based on age and level of play. Registration is open to members and non-members, so sign up today!

“Proceeds from this tournament will benefit our financial assistance program, which helps people of all ages and from all backgrounds to be more healthy, confident and connected,” explains Tim Irwin, Director of Pickleball at the YMCA of Greater Brandywine. “At the Y, our mission is inclusive — and so is pickleball. It is a sport that appeals to people of all ages and abilities. We encourage community members to sign up for our tournament to help fuel our mission of inclusivity and community — while having fun.”

### MORE KINDS OF FUN

There's more to the Y than just sports. Most branches also offer a variety of arts and humanities programs. The Y hosts preschool, youth and teen art programs, pottery classes, parent/child art classes and even has open studio hours.

Students of all ages can sign up for a range of dance classes, from ballet and tap to hip hop. For theater lovers, the Upper Main Line and Jennersville YMCAs have productions throughout the year, as well as acting workshops and private voice lessons.

Children ages 1 to 12 can develop their musical talent through classes at the Y. Kids can learn the basics of counting and rhythm or learn to play the guitar, piano or percussion. Parent/child music classes are available as well.

Every Friday and Saturday night, your local YMCA hosts Family Fun Activities. Included with a family membership, these programs are designed to bring families together for some screen-free time to connect and have fun. February offerings include Valentine's STEM, Lego Challenge, bingo, Kiwi science project kits and a Valentine's Dance.

And launching in March, the YMCA of Greater Brandywine is starting monthly programs for children 2 to 14. Kids and families can try a new experience each month or stay with an activity they love. Offerings include “Intro to Acting,” “Tumble Just Me,” “Book and Craft” and “Budding Chefs.” These programs are open to both members and non-members, starting at \$24.99 per month. Registration begins January 28, and new programs will be added throughout the year, so be sure to check back monthly.

“We've noticed a trend in youth sports and activities — they are becoming increasingly specialized at early ages,” says Bridgette Barbera Byrne, Senior Association Director of Camp, Youth Sports and Family Programs. “At the Y, we believe that activities should focus on fun while allowing children to build independence and skills on their own terms. To refocus on fun experiences, we're rolling out weekly Family Fun Activities and monthly programming at all branches of the YMCA of Greater Brandywine. We want kids to enjoy being kids!”

### OPTIONS FOR ADULTS

The YMCA also has plenty of activities for adults, too. Sport offerings include basketball and ever-popular pickleball (more on that

### Fun at the Library

Your local library has even more chances for fun! The Chester County Library System has 18 branches, each with unique programs for all ages. Here's just a sampling of the things our area libraries have in store this month.

At the Chester County Library in Exton, join the Reading Olympics Book Club to discuss each month's special selections. Whether you're a part of your school's Reading Olympics team or just love to read, the club welcomes anyone in third through seventh grade. Join them Tuesday, February 28 at 6:15 p.m. to discuss *Tut, Tut* by John Scieszka and *Al Capone Does My Shirts* by Jennifer Choldenko.

Or read with a PAWS for People therapy dog. Sign up for a 15-minute, one-on-one session with a therapy dog at a participating library. The PAWS for Reading program is available every month at several locations, including the Atglen Public Library (second and fourth Tuesdays), the Avon Grove Library (first Saturday) and the Downingtown Library (third Thursday).

And the library is about more than just reading! Join the Crazy 8's Club at the Chester County Library for hands-on games to get third- through fifth-graders excited about math. You'll run and jump, build stuff and make a mess. The club meets on Tuesdays from 4:30 to 5:30 p.m.

For more programs and information, visit [CCLS.org](http://CCLS.org).





in our July 2022 issue), as well as gymnastics and martial arts classes. You'll also find loads of health and fitness programs, such as swim sessions, exercise classes and personal training, yoga and pilates, cycling and weight training.

Can't make it in person? Take a virtual class from the comfort of your own home. Check the website to learn more.

Similar to its programs for kids, the Y also has several options for adults in the arts and humanities. Join them for classes in painting and pottery, open art studio hours, dance classes and more to explore your creative side.

For members age 55 and older, there's the Forever-Well event series. Pick up a new hobby at the Y's book clubs, knitting groups, card clubs and bingo games. Make new friends at a cookie exchange, luncheon or other social event. Or learn something new at a technology clinic, financial planning session or cyber security lunch-and-learn program.

Seniors can get special access with free YMCA memberships through SilverSneakers and other fitness programs available through Medicare Advantage health plans, Medicare supplement carriers and other insurers. Eligible seniors have access to the Y's fitness centers, hundreds of group exercise classes — many of which are specifically designed for seniors — and educational and social programs. Reach out to your healthcare provider to find out if you're eligible. If not, the YMCA of Greater Brandywine offers discounted memberships for seniors 65 and up.

As you can see, there's a full range of things to do at the YMCA this winter and all year round.

Still not convinced? Sign up for a free membership trial online and sample everything the Y has to offer. For more information, visit [YMCAGBW.org](http://YMCAGBW.org). ♦



# THE *Alive* OF WINTER

**BATS DO IT.  
GROUNDHOGS DO IT.  
EVEN SEVERAL  
JUMPING MICE DO IT.**

Kirsten Werner, Natural Lands

**H**IBERNATION — WHEN RESPIRATION AND HEART beat slow dramatically and body temperature falls to near freezing — is just one of many adaptations among plants and animals to enable cold-weather survival.

Let's take a look beneath the stillness of winter at some fascinating processes at work and get some cold truths from a warming planet.

## WHO HIBERNATES?

Many of us were taught that bears hibernate in winter, and that's our primary image of animals during this season. In fact, only a few of Pennsylvania's native species are true hibernators: the groundhog, woodland mouse, meadow jumping mouse, and all 11 bats common to the state.

Instead, many animals enter a state of torpor, when their activity, heart rate and breathing slow to conserve energy. Black bears, chipmunks, skunks and raccoons all employ this strategy.

Several species of frogs, including the common Wood Frog, go beyond torpor or hibernation and spend winters frozen alive. As temperatures plummet, water flows out of the frog's internal organs, eventually forming a protective layer of ice. Meanwhile, its body accumulates urea and





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1

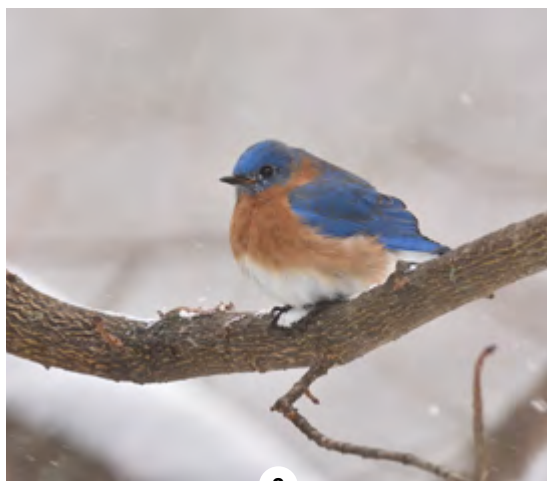


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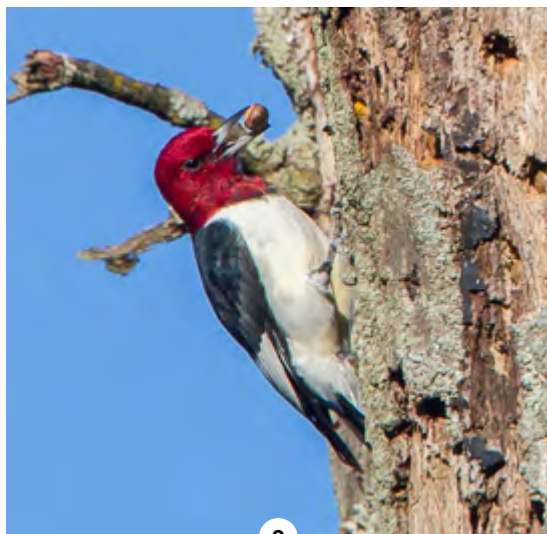


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3

1. Flying Squirrels
2. Eastern Bluebird
3. Red-headed Woodpecker

glucose, which act as an antifreeze, keeping individual cells in vital organs from freezing.

Other animals employ teamwork, huddling or denning to share body heat. Flying squirrels seek refuge together in leafy nests high in trees, beavers curl up in lodges insulated by mud, and snakes coil together in dens located below the frostline to wait for spring.

Songbirds that overwinter in our region rather than migrating to warmer climes spend especially cold nights piled together in a hollow tree cavity or empty nest box. During the day, they puff up their feathers to trap more heated air. Birds also have the unique ability to use a countercurrent heat exchange, isolating the blood that flows in their legs rather than circulating it throughout their entire bodies.

## ACTIVE ANIMALS

Of course, animals that aren't dormant must continue to find food to replenish the additional energy required to keep warm. Songbirds rely on essential winter nutrition from seeds, insects, spiders and spider eggs, which they find under bark, in the ground, or even frozen on tree branches awaiting spring.

Other animals stockpile food stores during autumn. Eastern Gray Squirrels first check acorns for weevils or other boring beetles, eating those affected nuts on the spot because those nuts would rot and spoil the winter stashes. One squirrel can create 1,000 caches in a year's time. Thanks to their extraordinary senses of smell and memory, these remarkable rodents recover about 80% of the food they've "squirreled away." The remainder is left to grow into oak and beech trees.

Red-headed Woodpeckers wedge seeds, nuts and even captured insects into tree bark, creating "granaries" that can store thousands of items. Woodpeckers also cache food in gate posts, railroad ties and under house shingles, hammering their finds into crevices so tightly that other animals are unable to remove them.

## GREENER PASTURES

Plants have decidedly fewer options than animals when it comes to winter survival. Deciduous trees drop their leaves in fall, shedding themselves of this winter liability. Leaves are used for photosynthesis — absorbing sunlight through chlorophyll and converting it to energy. They also release water, creating a hydrostatic pressure difference that causes tree roots to draw water from the soil. As trees enter dormancy, their demands for water and nutrients — and the leaves that regulate them — drop.

Conversely, evergreen trees and shrubs have adapted to keep their leaves and needles. This means they grow year-round, even during winter, as they continue to photosynthesize.

Needles, like those on white pine trees, are covered in a waxy coating that helps the plant retain moisture in dry winter months. These needles aren't tasty to hungry winter animals unless they're desperate. And the long, narrow shape means needles — even when coated in snow or ice — are less likely than broad leaves to catch the wind and damage the tree.



As spring rolls around, woody plants must "decide" when to resume growing. If they emerge from dormancy too soon, they face damage from frost — too late and they miss taking advantage of the full growing season. Trees and shrubs have built-in warming and light requirements, triggering leaves to grow only after a certain number of days of warmth and sunlight.

It's easy to understand how many plant species, so dependent on these seasonal signals, are being impacted by our rapidly changing climate. As spring temperatures get warmer than in the past, trees may respond by leafing out and flowering weeks earlier than normal, increasing their vulnerability to late frosts.

## COLD TRUTHS FROM A WARMING PLANET

Animals have three options in the face of climate change: adapt, move or perish.

One Pennsylvania species on the move is the once-ubiquitous Black-capped Chickadee, which is no longer found in the southeastern part of the state. Instead, the Carolina Chickadee, once considered a southern species, has taken its place.

Scientists have identified a zone where the ranges of these two chickadees overlap, and it's moving north at about 0.7 miles per year. In fact, the scientists who first studied the phenomenon — Robert Curry of Villanova University and Scott Taylor of Cornell Lab of Ornithology — ended up adding another site to their study in Schuylkill County, PA, to keep up with the rapid northward movement of these birds.

"The rapidity with which these changes are happening is a big deal," Scott Taylor said in *Current Biology*. "If we can see it happening with chickadees, which are pretty mobile, we should think more closely about what's happening to other species. Small mammals, insects and definitely plants are probably feeling these same pressures — they're just not as able to move in response." ♦

*Natural Lands is dedicated to preserving and nurturing nature's wonders while creating opportunities for joy and discovery in the outdoors for everyone. As the Greater Philadelphia region's oldest and largest land conservation organization, member-supported Natural Lands has preserved more than 125,000 acres, including 42 nature preserves and one public garden. Nearly 5 million people live within 5 miles of land under Natural Lands protection. Land for life, nature for all. NatLands.org.*

## A Cautionary Tale

According to a report by World Wildlife Fund, some bird species now arrive in spring breeding grounds earlier.

This can have devastating consequences if sufficient food isn't available then. Consider the Red Knot, a federally "threatened" species since 2014.

Every February, the Red Knots leave their winter home at the far tip of South America. They work their way north along the coast until they make it to Brazil when, flying in flocks of thousands, they travel across the Atlantic Ocean to their Arctic breeding grounds.

The birds make a critical stopover at the Delaware Bay to refuel before continuing. An estimated 90% of the entire species population can be found on the Bay — including at Raybin's Beach in Natural Lands' Glades Wildlife Refuge — in a single day. The birds spend two weeks feeding before resuming their migration to the Arctic Circle.

A key component of the Red Knot diet is the eggs of Atlantic horseshoe crabs, whose spring spawn on the moonlit beaches has always timed perfectly with the Red Knots' arrival. The crab eggs, full of fat and protein, are the ideal fuel for hungry Red Knots, which have lost up to half their body weight by the time they arrive at Delaware Bay.

"It's a remarkable sight when they arrive by the thousands," said Brian Johnson, preserve manager at Glades Wildlife Refuge and avid birder. "Their migration route is one of the longest in the avian world, and timing for each leg of their trip is critical. It would be heartbreaking to think they may arrive too soon and not have enough to eat when they get here."



PHOTO CREDIT: BILL MOSES

Red Knots at Delaware Bay



PHOTO CREDIT: JOHN MCNAMARA

Carolina Chickadee





# Celebrating West Chester's Historic Treasures

Uriah V. Pennypacker House Rehabilitation



1. Porch Reconstruction, 139 E. Marshall St.
2. New Twin Houses Construction, 219-221 W. Lafayette St.
3. Christ Church West Chester Tower Restoration

## 11TH ANNUAL PRESERVATION AWARD WINNERS

Story by Jane E. Dorchester, Founding Preservation Awards Committee Chair

Photos by Timlyn Vaughan Photography

WE HAVE SO MUCH TO celebrate in West Chester, not the least of which are the buildings that make this town so charming and distinctive. And for the eleventh time, the West Chester Downtown Foundation identified local treasures and their champions to recognize as part of a mission to raise awareness and appreciation of the Borough's rich character and to encourage its preservation.

Happily, a record number of people decided to join in for the annual awards ceremony at the Chester County History

Center last October for the West Chester Historic Preservation Awards Ceremony. This event also marked the return of more civic celebrations.

The Awards Ceremony honors projects and people in three categories. This year, the event recognized five Bricks and Mortar projects, two Preservation Service Awards, and one Legacy Award. For those who don't know the history, the Awards Program began years ago when Malcolm Johnstone, then Executive Director of the Business Improvement District, took an idea from Tom Walsh and presented it to the Down-

town Foundation Board. And now we're celebrating eleven years of recognizing the value and power of preservation.

### AND THE WINNERS ARE ...

For 2022, five **Bricks and Mortar Awards** recognized a wide variety of construction projects of sterling quality that demonstrate the creative ways buildings and their settings can be preserved, restored or rehabilitated.

**Uriah V. Pennypacker House Rehabilitation**, 229 North High Street, won its award for the efforts by its owner, William

Howard, and architects, Archer & Buchanan, to carefully rehabilitate a prominent 19th-century High Street building to insure its livability and longevity. Once owned by an early abolitionist, the building had become rental space and fell into disrepair. The goal of rehabilitating both interior and exterior was to retain as much of the building's historic character as possible, using sympathetic new finish materials, while enhancing its historic character, appeal and appropriateness.

**Porch Reconstruction Project**, 139 East Marshall Street, was recognized for the efforts of its owner, Rosalie Stancato, to replace a modern concrete stoop with a more historically accurate front porch. The new porch, designed by Hazley Builders, incor-

porates historically appropriate synthetic wood porch floor, columns and trim, plus a standing seam metal roof. This project is a good example of the positive impact a small but well-executed project can have on both the house itself and the surrounding neighborhood.

**New Twin Houses Construction**, 219-221 West Lafayette Street, won for the sensitive design of an in-fill building that successfully met the needs of the owner, Michael O'Rourke, while preserving the architectural character of the area. In addition, by having the building face West Lafayette Street, the owner turned the street into the kind of cohesive neighborhood found throughout the Borough. The creative approach for appropriate in-fill, con-

sistent detailing and material selection by M.W. Builders provides a model for other similar projects.

**Church Street Market House Rehabilitation**, 120 North Church Street, was recognized for the recent restoration of the exterior of the building and the rehabilitation of its interior. The once-trendsetting 1990 adaptive reuse of the 1870 building as professional offices was further updated by Bernardon, Pelliccio & Sons / A. Polletto & Associates. The work ensures both its continued contribution to the historic character of West Chester and its viability as a modern office building.

**Christ Church West Chester Tower Restoration**, 200 South Church Street, received its award in recognition of the





4



6

4. Dr. Clifford DeBaptiste, 2022 Legacy Award recipient
5. Bernie Flynn, Preservation Service Award recipient
6. Church Street Market House Restoration



5

Congregation's meticulous restoration of their church's tower following a damaging lightning strike. While the restoration was a significant and expensive undertaking done by Culbertson Restoration, by choosing to restore it instead of removing the damaged parts and letting it go at that, the Congregation has demonstrated that preserving West Chester's resources can be accomplished with patience and perseverance.

### RECOGNIZING PEOPLE

The **Preservation Service** and **Legacy Awards** recognize contributions to the better understanding of the history of West Chester and the need to preserve the physical evidence of that history.

**Douglas R. Harper** received a **Preservation Service Award** for his book, *West Chester to 1864 – That Elegant and Notorious Place*, published by the Chester County Historical Society in 1999. In chronicling the detailed history of the beginnings of the Borough, this 750+-page book not only opened a much-needed window on the early development of the Borough, but provided

a valuable historical and educational tool for the future. The author calls it "time-travel through immersion in the details."

**Bernie Flynn** received a **Preservation Service Award** in recognition of his ten-year campaign against graffiti. This graffiti-fighting superhero also performs small maintenance projects throughout the Borough. In removing graffiti and taking on small painting and clean-up jobs, Mr. Flynn has helped preserve both the integrity of the individual buildings victimized by graffiti and the overall historic character of the Borough, one structure at a time.

The **2022 Legacy Award** was presented to **Dr. Clifford DeBaptiste**, the Borough's first African-American mayor, who has been recognized by over 500 different awards for his leadership in civic engagement, business, education and philanthropy. In this role, he's devoted his lifetime working to enhance the quality of life and promote the heritage of West Chester and its historic figures. Two notable achievements include promoting Iron Hill's adaptive reuse of the Woolworth's Building and leading the Borough's yearlong

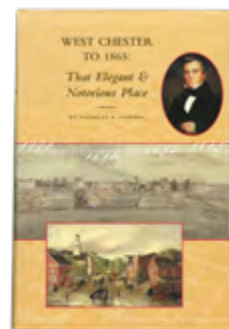
bicentennial celebration in 1999. He serves as an inspiration for our community and future generations.

### FOR 2023

The 12th Annual Preservation Awards will kick off in April with the opening of nominations, which close in June. Nomination forms and rules are available at the West Chester BID office or online at [DowntownWestChester.com](http://DowntownWestChester.com). Winners will be announced in July, and the Awards Ceremony is scheduled for October 19, 2023.

Please help recognize projects that have enhanced West Chester's historic character by submitting a nomination! ♦

*Jane E. Dorchester has worked in the preservation field since 1983. She specializes in historic property research, historic resource inventories and surveys, and National Register nominations. In 2001, Jane earned her master's degree in Historic Preservation from the University of Pennsylvania, and she currently provides historic preservation consulting services based in East Goshen Township.*



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# Hunt Up Your Historic House History

YOU MAY LEARN SOMETHING INTERESTING

Jane E. Dorchester

THE HOPE-HANDYS HAD ALWAYS WONDERED about the history of their farmhouse. The farm where the house was located had been in their family for 262 years, but they weren't sure about its origins. Plus they were curious about an odd stone-walled interior room in the basement.

To learn more, they wanted professional help. So they hired me, an architectural historian. Here's a short version of the steps of our research, major discoveries and tips on how to hunt up the history of your home.

## RESEARCHING THE HOPE-HANDYS' HOME

The first step in the investigation was to conduct a **deed search**. From that, we determined the farm was established by Robert Hope in 1760 on a 115-acre tract of land that had been assigned in 1742 to a "Widow Connor" by the Penn family's land agents (yes, the William Penn family). The property was eventually sold to the Hope family in 1789.

Next, we reviewed the **tax assessment records**. While the deeds gave us an idea of when the farm was established, the tax records showed that by 1796, there were two stone houses on the property (now there's only one).

Then on to the **Chester County History Center** to look through **newspaper clippings files, photo-archives, postcard collections and township histories**, as well as the **federal and state agricultural and population census records** for more information about the farm and its occupants. In addition, the Hope-Handys had **family papers and ephemera** that proved to be very helpful.

After the research, we concluded that Robert Hope constructed the first house, barn and springhouse on the farm in 1760. This first house was stone, while the barn and the springhouse were built of logs.

In 1787, another small stone house was built and expanded with a stone wing in 1820. Meanwhile, the 1760 house was used solely as a kitchen. Then in 1835, the 1760 house was demolished, and the 1787 house was reduced to its foundation and the first story of its south wall. In its place a stone ell was added, which became the new core of the house.

These events explained the presence of that odd interior room located in the front center of the Hope-Handys' basement: it was the remains of the 1787 stone house.

The Hope-Handys now knew the history of their home and solved the mystery of the underground room.

## RESEARCHING YOUR HOME

If you're interested in hunting down the history of your house, the steps are similar. Here are some tips for your project, tailored to resources available in Chester County.\*

You'll need two important things for your research. First: patience. You'll find all kinds of interesting and exciting information along the way. But be forewarned: the beginning of your search — known as a deed search — may seem tedious. Invariably, you'll hit dry spells when you'll find nothing or nothing exciting. Don't despair. Keep going, and the end result will more than make up for early frustration.

The second thing you'll need are appropriate supplies: #2 pencils (never use ink pens or markers) and paper for notes. To stay organized, use a legal pad, spiral notebook, index cards in a box or a laptop.

With your supplies in hand, you're ready to start the hunt!

**STEP ONE.** You'll need to find the following information from your tax bill: 1) the municipality where your property is located, 2) the property's street address and 3) the names of all the current owners.

**STEP TWO.** Next go to the **Chester County Tax Assessment Office**, where you'll ask the clerk for help with three things: 1) how to find the tax parcel number for your property, 2) how to get the following information: the owners' names *as they appear on the deed*; the acreage and accessories; and the deed reference, including the Deed Book and Page, and the date of indenture, and 3) a copy of that portion of the relevant tax parcel map that's centered on your property. You may also need help figuring out the tax parcel map number.

**STEP THREE.** There are two options here. Either conduct your deed search online — from your home or anywhere — or visit the **Recorder of Deeds Office**. If you opt for online research, go to



Front of the Hope-Handy farmhouse



Back of Hope-Handy farm, looking southwest

\*Note: Each county organizes its records in its own way. Before you start your research, call your county courthouse to find out where tax assessment maps, deeds, wills and administration papers are stored for public access. The same advice goes for your county historical society and archives.



## Helpful Addresses and Phone Numbers

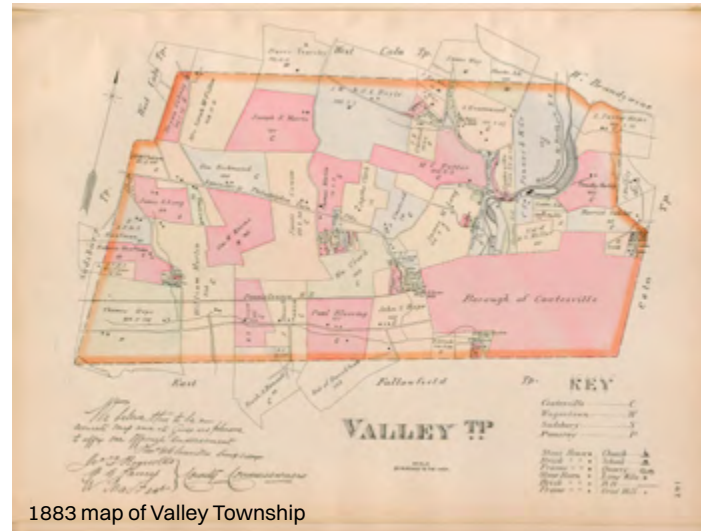
**Chester County Tax Assessment Office,**  
313 W. Market St., Ste 4202, West Chester,  
610-344-6105

**Chester County Recorder of Deeds Office,**  
313 W. Market St., Ste 4302, West Chester,  
610-344-6330

**Chester County Register of Wills Office,**  
201 W. Market St., Ste 2200, West Chester,  
610-344-6335

**Chester County Archives,** Govt. Services Center,  
610 Westtown Rd., Ste 080, West Chester,  
610-344-6760

**Chester County History Center,** 225 N. High St.,  
West Chester, 610-692-4800



1883 map of Valley Township

the Recorder of Deed's website ([ChesCo.org/169/Recorder-of-Deeds](http://ChesCo.org/169/Recorder-of-Deeds)) and follow the instructions for property searches, then follow the deed search procedures below. To make copies, pay online with a credit card.

For researching your deed in person at the Recorder of Deeds Office, use the deed reference information you found at the Assessment Office and ask the Deeds Office clerk to explain how to use that office's computers for your search.

Once you've found the deed on the computer, make a copy rather than trying to read the deed in-depth on the screen. If you make a copy, you'll have the deed to refer back to.

*Tip:* For in-person research, take plenty of quarters and cash for copying.

Make sure you have the following information in each deed copy: 1) date of indenture (settlement), 2) grantor (seller) and grantee (buyer) names, 3) location, 4) metes and bounds, 5) acreage, 6) deed referral and 7) date of record (no worries if it's missing). These items are listed in the order they usually appear in the deeds (*Note:* Not all deeds contain all this information).

Check each deed to make sure you have as much of this information as is available. Then check the deed referral clause in that deed to get to the next deed you'll need.

Go back to the beginning of step three, and repeat until you run out of deeds.

Whichever option you choose for your deed search, you may find a deed book reference that's not online. If you're at the Deeds Office, ask the clerk for help. If the missing deed is earlier than 1924, you'll have to visit the **Chester County Archives**.

Your deed referral clause may lead you to a will or administration papers. These papers are filed in the **Registrar of Wills Office**, which has wills and administration papers probated from 1924 to the present only. Those probated *before* 1924 are at the Chester County Archives.

**STEP FOUR.** Frankly, this step and the next can be the most fun and rewarding in your hunt. In step four, you explore other primary

sources such as tax assessment records, road papers and tavern petitions found at the Chester County Archives.

Ask the archivist if there are any other primary and secondary sources available that might prove useful or interesting.

**STEP FIVE.** Take all the research you've gathered and go to the **Chester County History Center Library**. The History Center Library has, among other records, an extensive collection of newspaper clippings, old photographs and postcards, land records, maps and atlases, plus genealogy and township books.

Again, ask the librarian if there are other primary and secondary sources available that might prove helpful or interesting.

*Tip:* Before you set out on your hunt, call the Tax Assessment and Recorder of Deeds Offices and the Archives and History Center to find out when they're open, if there are entrance and photocopying fees, and if laptops are allowed. Also, at your first visit to the offices or repositories, ask the staff to familiarize you with their facility.

If you run into a dead end, ask the clerks, archivists or librarians for help. They're there to help, and many are experienced researchers themselves. Just remember, their duties go beyond assisting researchers — especially courthouse clerks. So, be patient.

You may learn some fascinating history about your home or of its previous owners buried away in the most unlikely places. Happy hunting! ♦

*Jane E. Dorchester is an architectural and local historian, historic preservationist, lecturer, researcher and writer who started in the preservation field in 1983. She's researched the histories of many properties, including taverns, industrial properties and schools, conducted historic resource inventories and surveys, written historic impact studies, National Register nominations and more. In 2001, Jane earned her master's degree in Historic Preservation from the University of Pennsylvania. She provides historic preservation consulting services based in East Goshen Township.*



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# DREAM Kitchens

On a cold, snowy February day, why not dream about the perfect kitchen? Here are a few ideas to spark your imagination.

The kitchen pictured here was a part of an entire house renovation project in Malvern. The house was in serious need of an update, and the homeowner trusted the judgment and expertise of Sugarbridge to choose new details throughout the home that would elevate the overall feel and flow. The newly designed kitchen is a prime example of this work — featuring upscale appliances, specially-built cabinetry and moldings, custom overhead and under-counter lighting, and striking, thick marble countertops, along with a splash of understated color on the island cabinetry and range area backsplash.

PHOTO CREDIT: SUGARBRIDGE CUSTOM KITCHENS & BATHS



A home nestled in the hills of Malvern is the happy site of this bright, cozy kitchen. It combines living spaces in an open concept — great for hosting company in groups both small or large. The space boasts views of the countryside surrounding the room along with a cozy fireplace to warm those cold, wintery days. This new home displays old-world custom wood-working with the conveniences of modern living.

PHOTO CREDIT: E.C. TRETHEWEY

This beautiful custom kitchen is part of a whole house renovation of a home originally built in the 1700s. The goal was to take the small, outdated kitchen and transform it into a bright and airy space that would function as a gourmet kitchen for cooking large meals and a space for family gatherings and entertaining. The result met the goal — with two marble topped islands, a mix of cream colored and walnut cabinetry, antique brass fixtures, reclaimed barnwood for flooring, state-of-the-art appliances and dining table situated in a nook surrounded by glass-paned windows.

PHOTO CREDIT: DEWSON CONSTRUCTION



Designed by Archer & Buchanan Architecture, this kitchen was added to a 1939 R. Brognard Okie-designed house to meet contemporary needs. It includes reclaimed white oak floors with radiant heating for cozy mornings. The soapstone countertops are a lovely contrast to the crisp custom cabinetry. Further enhancing the cabinetry is custom-forged iron hardware on the built-in refrigerator. The addition walls were constructed with deep, radiused plaster jambs to match those found throughout the original house. The sloped window sill high in the gable of the kitchen is a unique detail provided to increase the influx of natural light.

PHOTO CREDIT: GRIFFITHS CONSTRUCTION



Located in a historic stone farmhouse in Warwick Township, this timeless kitchen is a perfect blend of old and new. In collaboration with Kat Robbins Interiors, the design focused on key elements such as black and white cabinetry with brushed gold accents, Thermador built-in appliances, new enhanced lighting, and an expansive island featuring two full slabs of Pietra Cardosa tops. Beautifully exposed beams and an original exterior stone wall — perfectly coupled with the comforts of modern amenities — make this kitchen a perfect place for entertaining large family gatherings.

PHOTO CREDIT: HAZLEY BUILDERS





This kitchen not only bridges different wings on this 1726 home, but it bridges the clients' modern approach to design with the history of the property. Reclaimed beams from the site, copper lighting, natural marble countertops, and inset perimeter cabinets perfectly accent the adjacent living room's more traditional aesthetic. Stainless steel refrigeration, linear-styled tiles and hardware, and the stark play between light and dark add a touch of modernity to the space. Special features like dual sinks, a pot filler at the coffee station, and nano doors to the outside kitchen make this space both a showstopper and a cook's dream.

PHOTO CREDIT: MAIN STREET CABINETS



This kitchen, built by Rittenhouse Builders, is cozy for two drinking coffee while chatting at the island or a raucous gathering of 25. There's plenty of space for making beautiful platters of food on the massive leathered island and integrated butcher block walnut prep counter. Intricate wood detailing of the ceilings and trusses make every conversation feel more personal without getting lost in an uncomfortably large room. The kitchen is spacious with a massive amount of storage in the island. By design, all the most important supplies are kept within a few easy steps of the kitchen table, wet bar or food preparation counter.

PHOTO CREDIT: CHRISTIANA FACTORY STUDIO

Storage and style run throughout this Newtown Square kitchen remodel. A 10-foot island topped with 2-inch thick quartz offers plenty of storage and counter space for kitchen prep and seating. A beverage center with wood counter and colorful backsplash showcases inset cabinetry, pocket doors with brass latches, and both a coffee station and wine refrigerator. Of note: the beverage center backsplash runs behind the upper cabinets, providing display shelving when the pocket doors are open. But the star of this kitchen is the powder blue Lacanche range from France paired with a stylish stainless steel range hood.

PHOTO CREDIT: PINE STREET CARPENTERS (JON FRIEDRICH PHOTOGRAPHY)



This mid-1700s dairy barn renovation on the Main Line features a light and spacious kitchen that's perfect for entertaining. With a La Cornue range at the focal point, the gold finishes, Calacatta gold marble, colorful patterns and sculptural glass pendants evoke a feeling that's both timeless and modern, with a hint of Parisian influence.

PHOTO CREDIT: PINEMAR



In a beautiful transformation for this long and narrow space, every inch is functional and so very appealing. Existing openings were altered — closing up some, widening others and removing a window to create an ideal cooking and entertaining space. The long island transitions into a seated area for morning coffee, homework or a quick meal. Generous prep space was added, along with new appliances, a pantry cabinet and wet bar to complete the design. Gray tones in the perimeter cabinetry pair perfectly with a mottled mother of pearl quartz countertop, subway tile and accent tile.

PHOTO CREDIT: GIUSEPPE KITCHEN AND BATH



# CHIMNEY HILL

A NEW HOME BUILT IN A CLASSIC STYLE

Matt Freeman



IT'S A FAMILIAR STORY — ONCE THE KIDS ARE OUT OF the house and on their own, you can make some changes in where and how you live. For Len and Deb Reinhart, their current house was a farmhouse in Westtown, an older home that required a lot of maintenance and a drive into West Chester to enjoy the Borough.

The next house would be new, they vowed, with low maintenance, within West Chester and at walkable distances from everything, with modern conveniences but an old-world aesthetic.

This plan simply made sense for the lot they bought in the Borough, on North High Street, opposite the golf course, along a row of notable historic homes.



For a number of reasons, this was desirable for a new house to fit harmoniously with the old, and the Reinharts turned to Joseph Mackin Jr. of Period Architecture to make their plan a reality.

Mackin points out that the lot the Reinharts bought was subdivided from and adjacent to the land where the Dower House sits. That historic house was built in the early 18th century and is the oldest continuously occupied structure in the Borough.

Everyone involved in the project wanted the new house to be “up to par” with the others, notable in its own right, but respectful of the others, and pleasing, not overwhelming.

There were other considerations. The lot is long and narrow, which influenced the shape of what could be built there. And the house, like others in the area, would face the heavy traffic on High Street, so giving the owners privacy was a priority as well. Another challenge — the lot slopes toward the street, so the design to make everything fit and work well for the owners had to take the lay of the land into account, too.

As it turned out, history had ways of achieving all those goals. Mackin says the house is inspired by colonial traditions, from Williamsburg to Cape Cod, including the clapboard siding, the shingle roof and five fireplaces that earned it the name “Chimney Hill.”

As we often see in both new and old architecture in Chester County, a family would build a modest house in the beginning, and then as generations passed and prosperity increased, they would add to that original.

Mackin used this additive quality to increase the visual interest of the main house. On each long side of it, there’s at least one part that looks like an addition, with a gable end set perpendicularly to that long side. Besides interest, it helps disguise the actual size of the main house.





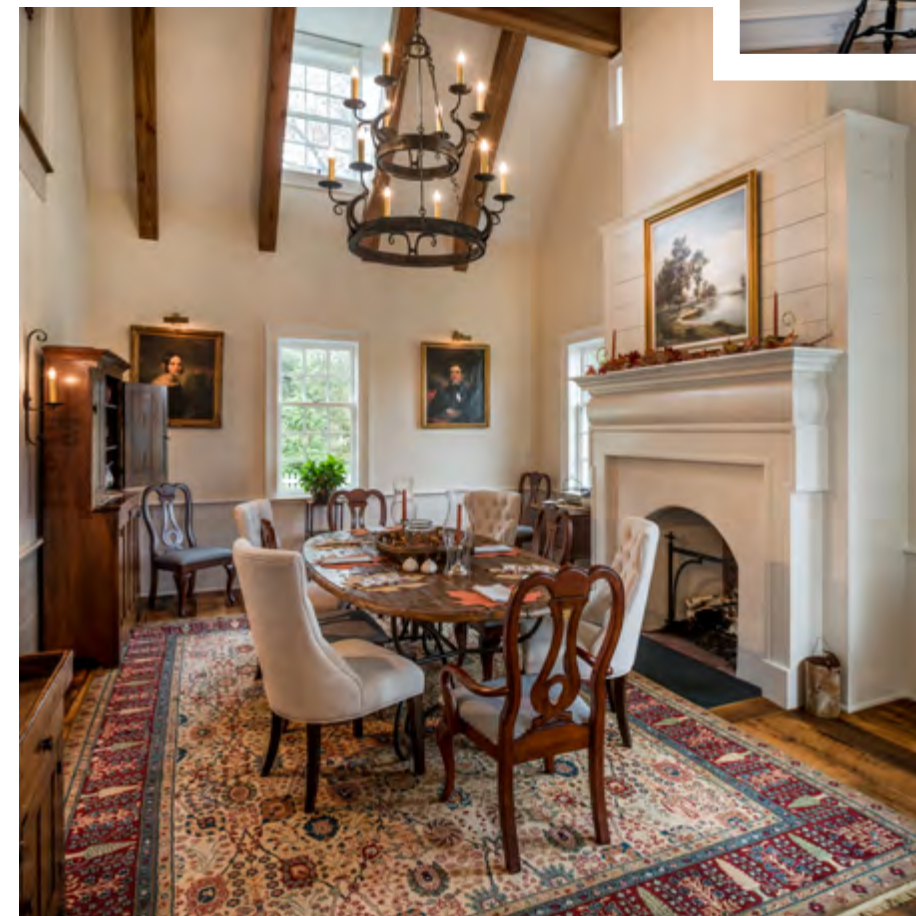
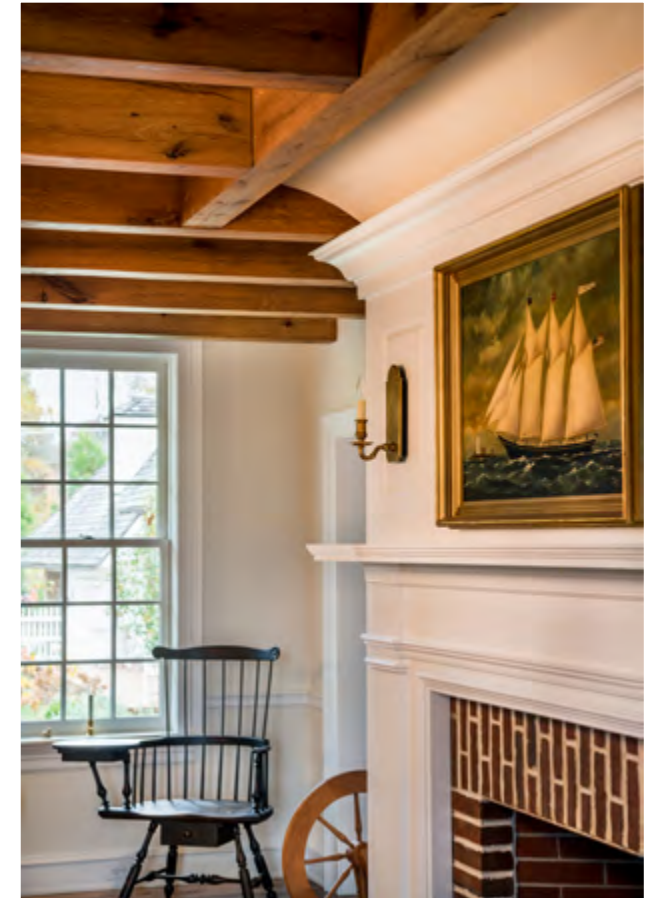


Having already built a home for themselves in the Poconos, the Reinharts say they learned some things that helped them with this new project. They'd noticed, for example, that other newly built homes had "monster" primary bedrooms, more than they felt they needed.

Len also noted homes with large living rooms "that you don't use very often," along with a less formal great room where the family would actually spend time together doing day-to-day things.

The Reinharts decided to make the dining room big enough for family gatherings and design the living room to be smaller and equipped with a television and other things to make it more lived in.

Of course, building a new home gave them the ability to suit themselves in other ways: Deb has a room devoted to doing crafts, while Len has a room for his model train collection.





Although the house has all the modern accoutrements as far as heating and cooling, Len didn't feel the need for the full range of high-tech features that he thinks are often more fuss and bother than they're worth. The couple did put in an elevator, though, so the home is ready when that may be needed.

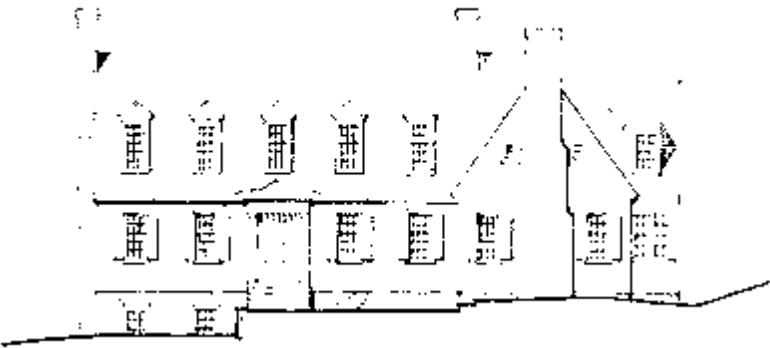
The design includes elements to create a sense that the house was lived in over time. Mackin said the drywall has a plaster skin over it to create a sense of solidity that plaster and lath houses have and plain drywall can lack.

And the decor is in line with that goal, too. There are three paintings — two portraits in the dining room and a schooner underway in the living room — that have been in the family for generations.

Much of the flooring is reclaimed wood, along with the beams in the carriage house, so a feeling of continuity with the past is maintained wherever possible.

Chimney Hill garnered awards for the architects — the 2022 Trumbauer Award for Residential Architecture (under 5,000 square feet) presented by the Philadelphia Chapter of the Institute of Classical Architecture & Art, and a 2018 West Chester Preservation Bricks and Mortar Award for a notable house in its own right that fits harmoniously with its historic neighbor, the Dower House.

This kind of recognition, Mackin thinks, can help demonstrate the value of making sure new construction is designed resourcefully to achieve that harmony. ♦



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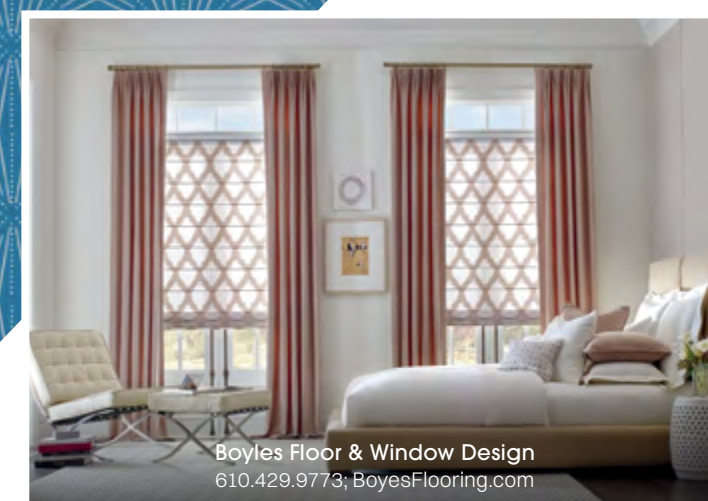
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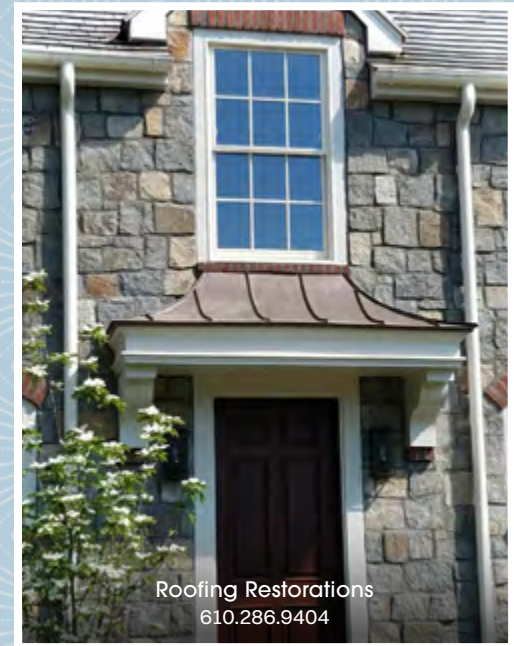
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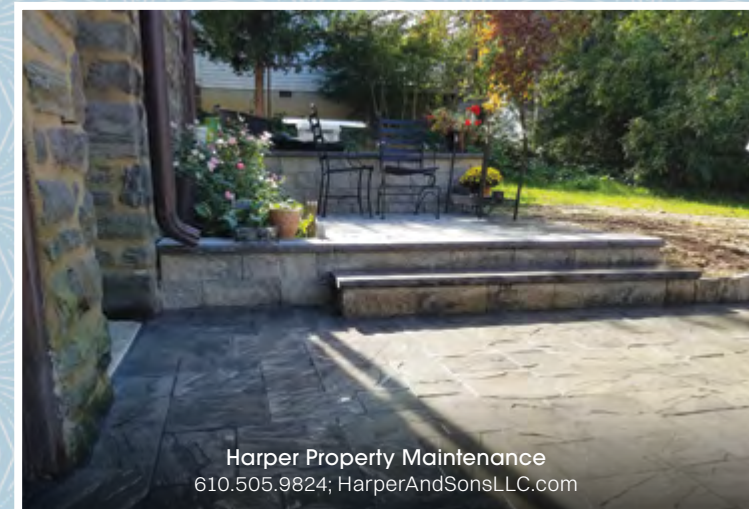
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# Private Schools Continue to Expand and Innovate

## INVESTING IN SCIENCE, ARTS, SOCIAL RESPONSIBILITY, ATHLETICS, MENTAL HEALTH AND SAFETY

Edwin Malet

AS WE PONDER THE FUTURES FOR OUR KIDS, we must make life-shaping decisions now. Private or public school? What focus? Science? Arts? Sports? Are your kids safe and emotionally supported? Parents and schools are thinking about how best to prepare them for challenges they will face.

Here's what some local private schools are doing and planning now to help.

### BUILDING BUILDINGS

Many schools are expanding their facilities. **The Montgomery School** in Chester Springs is completing the ground floor of its W. Perry Gresh Academic Center, including two science and technology classrooms. At **Media-Providence Friends School** in Media, improvements to campus security and safety are underway. And **Center School** in Abington is updating its grounds, putting in a new driveway and parking, plus improving its landscaping and gym.

At **Malvern Preparatory School** a major construction project is about to begin. The Magitti Pavilion will provide space for college counseling, learning support and administration. Head of School-Elect Patrick Sillup says the state-of-the-art building will be

where “students can easily connect with counselors, activate learning support, attend a college preview session, or simply check in to start a day.”

Last year, after **Villa Maria Academy** in Malvern opened its new student union building — a space with a chapel, new dining hall, student activity/common area, outdoor patio and administrative office — the school broke ground on the Jeff Ostrowski Performance Center. This new Center will let students and faculty rehab from injury or proactively avoid injury through workouts.

### HANDS-ON SCIENCE AND TECHNOLOGY

Science and technology are getting special attention. **Friends' Central School** in Wynnewood is planning the first phase of its Center for Innovation and Design to include studios for design and prototyping, fabrication, technology and robotics. The Center is conceived as a stepping stone for students in their STEAM (science, technology, engineering, art, mathematics) education.

Learning won't be limited to Friends' Central's classrooms. Its Upper School offers a program in ecological monitoring called “Natural Lands.” Core studies focus on ecological field work and



Villa Maria Academy



Friends' Central

data analysis coupled with exploring regional policy issues and extensive field work — studying pollinating insects, fungus and lichens, native wildflowers and migratory birds. Trips to nearby natural areas are also planned.

The **Wilmington Friends School** will offer its students lab experience with cutting-edge CRISPR-Cas9 technology. Students will also discuss genetic diseases and CRISPR-based therapies, ethics and regulation, breakthrough technologies and career paths as well as biochemical modeling. The school's Science Department also lets students further their laboratory skills by assisting in science classrooms. Lab assistants' responsibilities include lab management, garden work, cleanup and more.

In the 2023–24 school year, the **Tatnall School's** Independent Scholars program will expand to allow students to study a specified academic topic with the focus and depth of a college student. In partnership with the University of Delaware, its students can pursue a concentration in Environmental Studies or the Visual Arts.

Tatnall also plans a library renovation for summer 2023. The new space will have a large conference room, which allows increased focus on collaboration and design thinking. It will replace the library stacks with dynamic workspaces and enable a shift from physical to digital resources.

**AIM Academy** is expanding its curriculum to support innovative technology both in the classroom and in its Global Innovation Hub and Makerspace. This spring AIM will break ground on a 17,000-square-foot, two-story addition with expanded science and technology spaces to support partnerships and programs where students develop skills for future-ready learning.

### ADVANCING THE ARTS

**Westtown School** is in the midst of renewing its Center for the Living Arts. Chris Wills, Dean of Faculty and Innovation, says

the expanded space will allow for performances, exhibits, learning opportunities and creative expression representing the depth and breadth of student and faculty talent. The school continues its work with visiting artists, commissioning an original adaptation of Shakespeare's “Twelfth Night.” There's also a new certificate program in Multidisciplinary Arts, where students plan for an experience-based education.

It's Westtown's belief that the arts hone essential skills of critical thinking, communication and empathy, and empower students to draw out those skills in others. Hopefully, students will use the arts to take leaps of faith artistically, academically and spiritually to innovate solutions to the world's pressing problems.

### PROMOTING EMOTIONAL LEARNING

Some schools are emphasizing the “softer” elements of their curriculum. At the **Academy of Notre Dame de Namur** in Villanova, a new program called “ND Cares” has been launched focused on the mental health and wellbeing of its students. ND Cares uses the resources of The Social Institute of Durham to help students use social media and technology for good, learn healthy online behaviors and stand up for others online.

The Center School has newly designed its Social-Emotional Learning Office. In addition to the current weekly lessons in mindfulness, brain plasticity, demystification and growth mindset, students now also have access to a social-emotional learning coach. Students receive support with challenges such as focus, attention, confidence and issues that can interfere with fully accessing academic content.

### FOSTERING SOCIAL RESPONSIBILITY

The goals of the Media-Providence Friends' School's Justice, Equity, Diversity & Inclusion Task Force are to foster positive identities





Wilmington Friends School



Upland Country Day School



Episcopal Academy

“ Episcopal Academy in Newtown Square is about to open a new playground for its Lower School. And look for a new six-lane track, ready for spring season, at Church Farm School.

and encourage personal development. As part of this work, the school has instituted a speaker series that will welcome Rodney Glasgow, noted speaker, facilitator, trainer and activist for diversity, equity and social justice.

Phelps School



Two new faculty members and a new department have been added at Friends' Central School to facilitate social justice. Creating the department was the vision of Head of School Beth Johnson who says, "Together, as a community, we embrace a common goal: to be an anti-racist, anti-bias school. This new department is going to help us get there!"

Upland Country Day School in Kennett Square uses some of its space to create an on-campus food bank to encourage the community to collect food items throughout the year. About once a month, the school makes deliveries to the Kennett Food Cupboard. Last year, students collected and distributed about 1,600 pounds of food.

SPORTS AND ATHLETICS

Several schools are expanding their athletic facilities and teams. Episcopal Academy in Newtown Square is about to open a new playground for its Lower School. And look for a new six-lane track, ready for spring season, at Church Farm School.

A 3-hole disc golf course has been added to the campus at Centreville Layton School, while the Upland School also added a 9-hole disc golf course and opened it to the public.

The Kimberton Waldorf School is especially proud of its Forest Kindergarten program. With beautiful trails and creeks, updated yurt and teaching team trained in early childhood outdoor education, Head of School Brad Kershner sees this as a "perfect expansion" of the school's values and campus.

A new Athletics and Spirituality program is being developed at Villa Maria Academy, with a goal to deepen the connection between those endeavors. The program includes a mental performance program, leadership academy, yoga and meditation in classes, and spirituality-centered activities such as team uniform blessings and team masses/dinners. The school successfully launched e-sports competitions last year, with another event scheduled this month. Plus, there will be new tennis courts.

Malvern Prep will build two new turf fields and a student experience center with team rooms, fitness area, and classroom space and offices for staff and administration.

The Haverford School is using its newly purchased 43-acre property at Roberts Road as a training facility for its crew and cross-county teams while it plans for future uses.

Meanwhile, a year-round soccer program has been launched at Phelps School in Malvern. The team quickly became one of the top-ranked contenders nationally, advancing to the PAISAA State Finals with an overall 22-2 record.

SCHOLARSHIPS, SAFETY AND LEARNING

At Malvern Prep, a \$20 million gift is addressing a variety of needs. Most important, it will provide annual scholarships to 40 students who would otherwise not be able to benefit from a Malvern Prep education.

Phelps School is in its second year of offering the Laurel Program, a dual-credit program in partnership with the University of Pittsburgh and Immaculata University, which allows advanced students to take college-level courses and potentially earn college credit for courses ranging from Art History and College Composition to International Relations, Statistics and American Politics.

What do you do in security, medical, building and weather emergencies? Faculty, students, staff and local authorities at Centreville Layton School will be trained in the Standard Response Protocol Program created by the I Love U Guys Foundation. Through it, the school will use the same terminology and plan to best communicate in the event of an emergency.

Area private schools are fortunate to have the resources, time and energy to invest in the educational experiences they provide. These are just some of the strategies they've chosen to craft the best education for their students. ♦

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Open House: Feb. 1, Mar. 15, 9 am

To schedule a private tour, contact [Admissions@StAloysiusAcademy.org](mailto:Admissions@StAloysiusAcademy.org)



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### Haverford

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851 Buck La.

610-642-2334; [FriendsHaverford.org](http://FriendsHaverford.org)

Friends School Haverford fosters a lifelong love of learning, grounded in the Quaker testimonies of integrity, equality, service, community, simplicity and peaceful problem solving. Their place-based approach and beautiful outdoor learning environment provide age-appropriate challenges and stimulate students to achieve their full potential. At FSH teachers nurture student voices so they are empowered to speak their truth.

Open House: Apr. 26, 9 to 11 am

Register: [FriendsHaverford.org](http://FriendsHaverford.org)



### Chester Springs

#### Montgomery School

1141 Kimberton Rd.; 610-827-7222; [MontgomerySchool.org](http://MontgomerySchool.org)

At Montgomery School, every day presents new opportunities for discovery, exploration and growth, where students and faculty have the freedom to push academic boundaries. Small class sizes within an expansive 60-acre campus create a rich and challenging academic environment that builds confident learners and leaders from the earliest ages. Montgomery School is a place of joy and community, inspiring a life-long love of learning.

Open House: Apr. 20, 6:30 pm



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Malvern Preparatory School is an independent Augustinian school for young men in grades 6 through 12. Malvern Prep offers its students a nurturing, Catholic community in which they can grow and become the best possible version of themselves. The curriculum balances rigorous academics, extracurricular commitment, spiritual development and Christian service, providing an experience that places students at the center of learning.

Middle School Preview Morning: *March 10, 8 am*

Register: [MalvernPrep.org/LearnMore](http://MalvernPrep.org/LearnMore)



### Villa Maria Academy High School

370 Central Ave.; 610-644-2551; [VMAHS.org](http://VMAHS.org)

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7th Grade Practice Exam: *Mar. 25*

VMA 6th and 7th Grade Virtual Preview: *Apr. 13, 7 to 8 pm*

7th Grade Visit Villa Days: *Apr. 19 & 20*

7th Grade Admissions Fair: *May 3*





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Online Info Sessions: Visit [PACyber.org/Session](http://PACyber.org/Session)



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1785 Bishop White Dr.

484-424-1400; [EpiscopalAcademy.org](http://EpiscopalAcademy.org)

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Spring Open House: Apr. 18, 5:45 pm

Register at [EpiscopalAcademy.org/Events](http://EpiscopalAcademy.org/Events)



### Villanova

#### Academy of Notre Dame de Namur

560 Sproul Rd.; 610-971-0498; [NDAPA.org](http://NDAPA.org)

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Walk-in Wednesdays: Feb. 1, Mar. 1, May 3, 9 am

Middle School Experience Notre Dame Day: Feb. 11, 9 am

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**Middle and Upper School Tour & Learn**  
Join us for a mini open house for students in grades 6–12; tour our campus and connect with current faculty and parents. March 9, 2023 at 8:30 a.m.

**Early Childhood and Lower School Open House**  
April 29, 2023, events begin at 9:15 a.m. for students entering PK3–Grade 5.

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**Open House Date:**  
Wednesday, April 26, 9:00 - 11:00

**Friends SCHOOL Haverford**

[www.friendshaverford.org](http://www.friendshaverford.org)



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**Friends' Central School**  
Gr. 6–12, 1101 City Ave.; Nursery–Gr. 5, 228 Old Gulph Rd.  
610-649-7440; [FriendsCentral.org](http://FriendsCentral.org)

Guided by Quaker values since 1845, Friends' Central School is an independent, coeducational, college-preparatory day school for students in nursery through grade 12. Located on 41 acres across two beautiful campuses, Friends' Central cultivates the intellectual, spiritual and ethical promise of students. Their graduates pursue their passions at top colleges and universities. Alumni/ae report that they are well prepared to excel academically, to lead and to problem solve.

**Lower School Open House: Nursery–Gr. 5, Mar. 7, 9:30 am; Apr. 15, 9 am**  
**Middle & Upper School Spring Open House: Gr. 6–12, Apr. 18, 9 am**

**DELAWARE**

**Wilmington**

**Tatnall School**  
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**Middle and Upper School Tour and Learn: Gr. 6–12, Mar. 9, 8:30 to 10 am**  
**Early Childhood & Lower School Spring Open House: Apr. 29, Gr. PK3–K, 9:15 am; Gr. 1–5, 10:15 am**  
Register at [Tatnall.org/Visit](http://Tatnall.org/Visit)




**Guide to PRIVATE SCHOOLS**

**Wilmington Friends School**  
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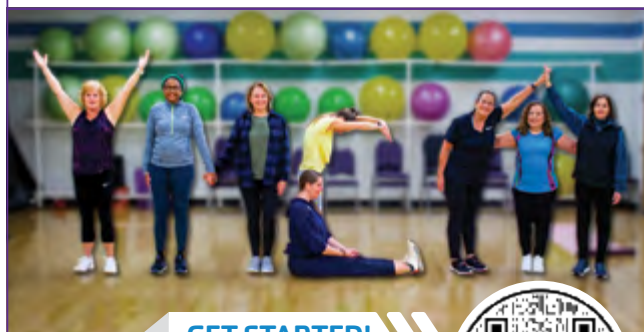
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OSCAR LASKO YMCA • UPPER MAIN LINE YMCA • WEST CHESTER AREA YMCA  
branches of the YMCA of Greater Brandywine

## Guide to PRIVATE SCHOOLS

### Conshohocken

#### AIM Academy

1200 River Rd.; 215-483-2461; [AIMPA.org](http://AIMPA.org)

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Open House: Feb. 3, Mar. 3, Apr. 21, May 5 & 19, 9 am  
Feb. 15, Mar. 15, Apr. 5, noon



### DELAWARE

#### Centreville

#### Centreville Layton School

6201 Kennett Pk.

302-571-0230; [CentrevilleLayton.org](http://CentrevilleLayton.org)

Centreville Layton School offers a robust educational and cultural experience for students who learn differently. The program identifies the academic and social needs of the individual and provides a curriculum that focuses on problem-solving and critical thinking. The school empowers each student to reach his or her potential through intervention and strengthening learning strategies. Pre-K–12, and post-graduate program.

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Virtual Open House: Options available



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Local Realtors Get Real About the 2023 Market

## IT'S NOT 2021 ANYMORE ... OR EVEN 2022.

Laurel Anderson

**F**EW PEOPLE ARE UNAWARE OF THE SEISMIC changes that have rocked the national real estate market. Headlines, newsfeeds and talking heads shared the dramatic cool-down of the previously sizzling residential market that kept realtors running like their clients' happiness depended on it.

When we checked in with local experts for our October 2022 real estate round-up, agents foresaw a return to a more normal market, even in our special corner of the country.

Then came rising mortgage rates, inflation and a general dampening of the market. In some areas — though not in the greater Brandywine Valley — home prices were decreasing, something undreamed of a few months back.

So, what will the spring 2023 real estate market hold?

## SELLERS' MARKET

Although no one has a crystal ball, experienced agents ventured some careful predictions. **Stewart Gross**, of the **Holly Gross Group**, clarified that the so-called spring market actually begins right after the Super Bowl (that's February 12, for those not following the Eagles' season). This early start date of mid-February, rather than March, was universally acknowledged, depending of course on the weather — open houses are better without snow and sleet.

All agreed that sellers have a significant advantage because of the small inventory of available homes. In Chester County, for the final quarter of 2022, the months' supply of inventory was down to 1.2 months (meaning the number of months it would take for the current inventory on the market to sell out). A balanced market would have about 5 to 6 months' supply.





**Stephen, Holly & Stewart Gross**  
Holly Gross Group  
Berkshire Hathaway / Fox & Roach Realtors



**Debra Sparre**  
RE/MAX Direct



**Gary Scheivert**  
Berkshire Hathaway / Fox & Roach Realtors



**Sue Fitzgerald**  
Compass Realty



**Cindy Orr**  
Country Properties  
Berkshire Hathaway / Fox & Roach Realtors

“First impressions are made within 7 seconds of meeting people, and the same is true for seeing a home.”

Although sellers are advantaged, **Holly Gross** emphasized the need to have properties ready early so sellers “don’t miss the initial strong surge of interest.” “Brisk” is how she described the start. Sellers should be sure to do maintenance and work on their grounds during mild weather to keep ahead of projects so homes are market-ready.

Sellers should also be prepared for the return of inspections and some negotiations, added **Stephen Gross**. Sellers may also find there may still be multiple offers and prices for local properties tend to be stable, many at full price.

The economic slowdown does present opportunities, yet both buyers and sellers must be realistic. Sellers can’t depend on quick sales and the same rapid rate of appreciation in price as during the early pandemic, said **Debra Sparre of RE/MAX Direct**. Prices in our area are stable, but not increasing as before.

Sparre also recommends sellers research online to compare their home with the professionally photographed and staged properties buyers see. And then ask, “Does my home look that good?”

Despite the market slowdown, the fewer buyers out there can’t over-pressure sellers. Inventory is very limited, but “this isn’t like 2008 when buyers were in the driver’s seat. It’s more like 2016, which was a more normal market,” added **Stephen Gross**.

## BUYERS ARE OUT THERE

Even with 30-year mortgage rates having spiked to 7% from a low of 3%, buyers

continue to buy. Relocation, retirement, taxes, changed circumstances, divorce, scaling up or scaling down cause people to need new homes. Yet even in our area, showings and sales are down markedly from the peaks in 2022.

Our experts repeated that even now, mortgages are not at their historic high. **Gary Scheivert, Berkshire Hathaway**, observed that, taking the long view, current rates are still manageable for some families, and buyers need to “move on from thinking they missed out” by not snagging the 3% unicorn rate. He reminds buyers that every month of rent is a lost chance to build equity in your home and that real estate, historically, is a sound investment, especially as a hedge against inflation.

For first-time buyers needing to secure their down payments, **Missy Schwartz of Berkshire Hathaway** acknowledged saving is the traditional method. But some parents and grandparents may be willing to help, she suggested. They know the current realities and can make things happen faster for young buyers.

**Missy Schwartz**  
Berkshire Hathaway / Fox & Roach Realtors



Best buyer candidates are those who’ve thought about their finances, put their affairs in order, checked their credit score, and get pre-approved for the maximum mortgage amount. Then buyers are ready to move quickly on the right property and are less likely to fall in love with a home they can’t afford.

Debra Sparre also emphasized the importance of being prepared. “You need to be nimble and not get caught flat-footed. Spending a day gathering your financial papers together may not be as much fun as going to open houses, but it will help keep you from losing your dream home.” If buyers aren’t willing to put in that work, they may not be serious.

## MORE THAN HIGH RATES

None of our experts wanted to weigh in on the volatile mortgage rates other than to say the days of 3% fixed rates are gone. Some national pundits have suggested lower rates later in 2023. The Mortgage Bankers Assn., for example, predicted rates in the range of 5.2% at the end of the year. Redfin and Realtor.com also predicted falling rates.

Meanwhile some buyers are considering other ways to make the numbers work. Adjustable rate mortgages, introduced in the 1980s and popular back in 2005 when they comprised about 35% of mortgages, now offer around 5.5% for 7 years, adjusting annually after that. For those who believe future mortgage rates will decrease, it’s an option.

Another view: the increase in monthly payments from higher mortgage rates may

be offset to some extent by more stable home sale prices. Rather than securing a low mortgage rate but entering into a bidding war ending with a sale price higher than expected, buyers now can be more assured of the ultimate sale price, said Gary Scheivert. Since home prices are normalizing, but the bottom hasn’t fallen out of the market (nor is that expected), “sitting on the sidelines will just create more missed opportunities,” said **Sue Fitzgerald of Compass Realty**.

Another component of the four-part monthly housing payment (principal, interest, taxes, insurance) is entering into purchase decisions, said Stephen Gross. Low property taxes make parts of our region particularly attractive, with Kennett Township, West Grove and New Castle County, Delaware earning attention.

And cash sales are also increasing for buyers who want to circumvent mortgage financing. Nationally, all-cash sales recently reached their highest rate since 2014 — over 30% in October 2022.

## ADVICE TO BUYERS

In addition to getting pre-approved, buyers should do other homework (pun intended) before shopping in earnest. Look online, said Missy Schwartz, to get an idea of what you want, have to have, and can live without. Get a sense of the house history. Has it been sold several times in a few years? Look beyond the simple numbers, like square footage, to the future.

Also consider the value of home inspections for the legitimate purposes of protecting your long-term investment, but not merely for negotiations. While the market is more rational, sellers still have greater leverage.

Think seriously about how much house and how many home improvements you can realistically take on. Are you so busy with your career that you need a refuge, not a DIY project every weekend? You may need a turn-key property and not a fixer-upper.

And let your agent help educate you, think through options and be another set of eyes. Use their expertise. What do they know about local schools, plans for new construction nearby, and how septic systems work? “Experience helps you get through to the finish line,” added Schwartz.

## TO SELLERS

Sellers know buyers will begin their search online, so online listings should be flawless. From curb appeal, to decluttering and depersonalizing, to light and bright spaces — your listing needs to approach the TV-home-show look to the extent possible, advised Sparre.

First impressions are made within 7 seconds of meeting people, and the same is true for seeing a home. Can you make your home capture the hearts of buyers as soon as the door swings open? If so, that less-than-perfect garage will be overlooked. Focus time, energy and money on making

the best first impression, and buyers will fall in love.

If the process gets difficult — putting away wedding photos, staging your home — sellers should remember Sparre’s advice: “The way you live is not the same as the way to sell your home.”

## FINAL WORDS

Don’t pay too much attention to national news. Real estate is local — in fact, it’s “hyper-local” like the weather, said Sue Fitzgerald. National headlines often present a much gloomier picture than what we see in our local market. With a strong, diversified economy, our local real estate market consistently demonstrates more stability and less volatility than many other markets.

And don’t discount the emotional moments that affect buyers and often sellers. “Buying and selling a home is often about more than just rational thought. It may be a love affair, too, and we’ve stopped paying enough attention to the emotional quotient. It matters,” added **Cindy Orr of Country Properties**.

Finally, even with the current slowdown, the state of our local real estate market is still strong. The intrinsic values and attractions of our area will continue to bring new residents here to live, while new construction attests to its future growth.

The consensus is that our special corner continues to be a highly desirable place to call home. ♦



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## [Food News] A few of our favorite things to share this month about local food and drink

**Heard the Scoop?** It's never too cold for ice cream, so check out local specialty shops on **National Eat Ice Cream Day** (February 4). Scoops 'N' Smiles in West Chester and Malvern, Handel's in Berwyn or Hockessin's Woodside Farm Creamery are all great places to celebrate and support local business. And don't let your furry friends miss out, because this holiday isn't just for people — Salty Paws in West Chester specializes in dog-safe ice cream. Your kids (and pets) will love this treat! *NationalToday.com.*



**We Heart Pizza.** Do Valentine's Day — or Galentine's Day on the 13th — differently this year with a **heart-shaped pie** from a local pizzeria. Places like Rize Pizza in West Chester or Venice Pizza & Pasta in Malvern will make these romantic pizzas by request, certified made with love and guaranteed to win your Valentine's affection. Still can't get enough pizza? Don't miss National Pizza Day on February 9. *RizePizza.com. VenicePizzaPasta.com.*



**Viral Breakfast.** Tired of boring oatmeal? Try **blending your oats** into oat flour for a texture that tastes like cake! Popularized on TikTok, the secret to this recipe is adding an egg and baking powder to make it rise. Mix that with blended oats, mashed banana, milk, sweetener, vanilla extract and salt. Top with your favorite fixings like fruits, chocolate chips, nuts or nut butters. It's easy! Stay on trend this winter with this healthy recipe. *ThePoundDropper.com.*

**Mardi-garita, Anyone?** February 21 marks **Mardi Gras**, and **National Margarita Day** is February 22 — no coincidence there! The perfect way to celebrate without taking a trip to New Orleans is by hitting up local restaurants like Más Mexicali Cantina in West Chester or Buena Vista (Ardmore, Exton, Malvern, Wayne) to order your favorite margarita. Not a marg fan? There are plenty other special drinks for Mardi Gras. And keep an eye out for themed deals. *MasMexicali.com. BuenaVistaMexOnline.com.*



**The English Experience.** The original McKenzie Brew House in Chadds Ford, opened in 2001, is undergoing a royal transformation. **The Crown Tavern** takes its rightful place, bringing a new, authentic English experience to the area. Guests will enjoy the timeless atmosphere of this upscale English pub, featuring tasty Anglo-American specialties, stiff gin cocktails, house crafted ales and IPAs, English breakfasts and Sunday roasts. Scheduled opening, January 31. 451 Wilmington-West Chester Pk., Glen Mills. *CrownInConcord.com.*





# Food, Farm And Family

Courtney H. Diener-Stokes

**T**HIS MONTH I AM HONORED TO JOIN THE *County Lines* family as its new food editor, following in the footsteps of Alyssa Thayer, whose work on these pages and in the community I've long admired. We both share a passion for food, supporting local growers and serving the community.

My own relationship with food began at a young age, growing up on a hobby farm in Berks County's Oley Valley, where we had a large vegetable garden along with pigs, chickens and sheep as our family pets. Eventually, I left bucolic Pennsylvania to attend college, travel abroad and work in New York City as a TV producer. It took 15 years for me to realize that my heart yearned to reconnect with the country girl I once was. An 18th-century grist mill restoration project at our family farm became the perfect excuse to return to the countryside on weekends.

Soon after, I met my husband, who grew up on a farm just a mile down the road. The next chapter of my life as a wife and mother brought me back to the Oley Valley for good, and I couldn't have felt more fulfilled. When it came time to find a school for our three children, we sought not only a holistic educational approach, but one that aligned with our food values. The **Kimberton Waldorf School** in Chester County, with its farm-to-table kitchen, was the answer.

Its Food for Thought lunch program uses all local, organic and non-GMO ingredients, many of which are grown in the garden of the school's 430-acre campus. The school's chef, Lianna Criniti, takes great pride in the global diversity of their seasonal menu and strives to accommodate all dietary restrictions.

But children at the school do more than enjoy Criniti's



Kimberton Waldorf School's Chef, Lianna Criniti



Courtney and family

wholesome meals — they help plant and harvest ingredients under the guidance of the school's garden teacher, Celia Martin. Last summer, Hilla Haut, who manages the kitchen, spent days preserving cucumbers from the school's garden to make enough pickles for the year to garnish hamburgers made using Seven Stars Farm grass-fed beef.

Food for Thought serves as a model for what every school lunch program has the potential to offer students and parents through their weekly soup subscription, community dinners, pie sales and kitchen volunteer opportunities. Kimberton's approach to both education and food has enriched my family's life in ways I never could have imagined.

Here are recipes to warm you up this February. They'll give you a taste of the school's mindful food offerings and some standout recipes from my cookbooks — more on that in the sidebar.



Kitchen manager, Hilla Haut

## Potato Leek Soup with Fresh Dill

*This is one of the beloved soups served for lunch by Kimberton Waldorf School's Food for Thought program on Soup Day every Wednesday. Parents who have a soup subscription pick up their portion after school to take home.*

Serves 8-10



Olive oil  
2 leeks, ends removed, chopped  
4 celery stalks, chopped  
1 large white onion, chopped  
4 cloves garlic, peeled and kept whole  
1 tsp. paprika  
3 T. fresh dill, chopped  
3 T. kosher salt  
2 tsp. cracked pepper  
5 lbs. Yukon gold potatoes, peeled and left whole\*  
6 C. vegetable stock  
2 C. heavy cream\*\*

In a large pot on medium heat, saute the leeks, celery, onion and garlic in a small amount of olive oil for 10 minutes. Once the onions and celery are soft and translucent, add spices and half of the dill. Continue to cook for 5 more minutes.

Add potatoes and stock, making sure to use only enough stock to barely cover the potatoes. Bring to a boil for 5 minutes and then reduce to a simmer until potatoes begin to fall apart.

Using an immersion blender, blitz the soup while slowly adding cream until you've reached your desired consistency.

Fold in remainder of the fresh dill and enjoy.

### Notes from Chef Craniti:

\*It's very important to leave the potatoes whole during the cooking process because it allows for the natural starches in the potato to break down at a slower rate, making your soup rich and creamy.

\*\*This soup can be made dairy free by simply swapping out the cream for a dairy-free option. I prefer oat milk.

## Nourishing Recipes and Rituals

My passion and respect for our local food community led to two key collaborations.

My relationship with Chinyelu Kunz, a former childhood educator and current host of the WeNurture podcast, led to my first co-authorship of the book, "Farmhouse Manna: Nourishing Recipes and Rituals for Head, Heart, Hands and Soul." This book doubles as a cookbook and home life guide that aims to inspire parents of young children to create their own food rituals.

Later, I partnered with Pat Brett, co-founder of Kimberton Whole Foods, on "Kimberton Whole Foods Cookbook: A Family History with Recipes," which showcases the growers and makers behind the ingredients featured in the recipes.

## Lemon Buttermilk Pie

*Food for Thought chef, Lianna Criniti, is known for the tasty pies she makes for the school's seasonal bake sales. Here's a great one.*

Serves 6 to 8



10 eggs  
3 C. sugar  
3 lemons, zested and juiced  
2 tsp. vanilla extract  
½ C. flour  
3 T. melted butter  
2 C. buttermilk  
1 unbaked 9-inch pie shell

Preheat oven to 350°. Whisk together all ingredients except the buttermilk. After well mixed, slowly whisk in the buttermilk.



Pour mixture directly into the cold, unbaked pie shell. Bake for 50–60 minutes. Pie will jiggle when finished.

Allow to cool completely at room temperature, then refrigerate for one hour before serving. If there's any left after serving, store in fridge.

Goes best with fresh whipped cream.

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### Orange Almond Olive Oil Cake

*This grain-free cake featured in the Kimberton Whole Foods Cookbook is made with almond flour, whole oranges and olive oil in place of butter for an extra moist taste. You can grind all of the ingredients in a food processor to avoid a messy kitchen.*

Serves 6



- 1 large navel or Valencia orange
- ¾ C. raw sugar
- 3 large eggs
- ⅓ C. extra virgin olive oil
- 1 tsp. vanilla extract
- ½ tsp. Himalayan pink salt (or Kosher salt)
- 1¼ C. ground almonds or almond flour
- ¼ C. gluten-free flour (such as Bob's Red Mill Gluten-Free 1 to 1 or Pamela's Gluten-Free Artisan Blend)
- 1 tsp. baking powder
- 1 tsp. sliced almonds (optional for topping)

Preheat oven to 350°. Butter or brush an 8-inch loaf pan or 8-inch round cake pan with olive oil.

Place the whole orange, with skin on, in a small saucepan and cover with water. Bring to a boil, and then turn down heat to simmer for 15 minutes. Drain the water, remove the orange and cut into quarters before pulsing in a food processor until the pieces of the orange are no larger than a pea.

Add the sugar, eggs, olive oil, vanilla and salt and pulse until well blended. Add the flours and the baking powder. Process just until mixed.

Pour the batter into the buttered or oiled baking pan and sprinkle the top with the sliced almonds, if desired.

Bake for about 25 minutes or until cake has risen and is beginning to pull away from the sides of the pan. A wooden toothpick or skewer inserted into the center should come out clean.

Cool in pan for at least 15 minutes before removing.

Store at room temperature for up to 3 days or freeze for up to 3 months.

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### Grilled Cheese with Caramelized Onions & Kale

*This recipe, featured in the Kimberton Whole Foods Cookbook, is for Brie lovers. The melted cheese, caramelized onions and kale make this grilled cheese a real treat.*

Makes 4 sandwiches



- 1 T. extra virgin olive oil
- 1 large onion, sliced into rings
- 1 T. tamari
- 1 T. balsamic vinegar
- ½ bunch curly kale, stripped from stems and torn into bite-sized pieces
- 2 T. unsalted butter, divided
- 8 slices rye bread
- 8 oz. Brie cheese

In a large skillet, heat olive oil over medium heat. Add onion and cook until well-browned, stirring occasionally. Add tamari and balsamic vinegar to the onions and cook until evaporated. Add kale and cook until wilted. Remove from heat and set aside.

In another skillet, melt half of the butter on low heat, and place 2 slices of rye bread side by side in the pan. Place 2 ounces of brie cheese and a quarter of onion and kale mixture on each slice and top with another piece of bread.

Grill each sandwich until lightly browned and flip over. Continue grilling until cheese is melted. Repeat steps with remaining butter and bread.

Serve with tart apple slices, such as Granny Smith.

### Lemon Roasted Chicken with Fresh Herbs

*Pat Brett, co-founder of Kimberton Whole Foods, has a favorite earthenware pot she always uses to make this roasted chicken, featured in the Kimberton Whole Foods Cookbook. She usually puts it to use once a week when the weather is cold. After her family gets their fill, she uses what's left over to start a batch of bone broth.*

Serves 4–6



- 4 T. extra virgin olive oil, divided
- 1 medium whole chicken (3 to 4 lbs.)
- 1 large onion or leek, halved and sliced
- 2 large carrots, sliced into chunks
- 1 lemon, quartered
- 1 tsp. dried thyme
- 1 tsp. dried sage
- 2 tsp. Himalayan pink salt (or Kosher salt)
- ½ tsp. freshly ground black pepper

In a glass or ceramic dish, cover bottom with 1 T. olive oil before placing the whole chicken in the dish.

Tuck onions (or leeks) and carrots into the space around the chicken. Squeeze lemon quarters over the chicken and place rinds in the cavity of the chicken. Drizzle or rub remaining olive oil over the chicken and sprinkle thyme, sage, salt and pepper over the skin.

Roast for about 2 hours, until the skin is brown and crispy and the internal temperature is 165°. No basting is necessary during the roasting process.

Serve with roasted carrots and potatoes for a satisfying diner.

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### Nigerian Jollof Rice

*Children in Kimberton Waldorf School's preschool program and K–12th grades enjoy a taste of global cuisine with a menu that includes spices from around the world. This rice dish is featured in Farmhouse Manna: Recipes and Rituals for Head, Heart, Hands and Soul.*

Serves 4–6



- ¼ C. palm or coconut oil
- ½ C. red or yellow onion, finely chopped
- 1 carrot, cut into small cubes
- 2 plum tomatoes, finely chopped
- 2 tsp. tomato paste
- 1½ C. short-grain brown rice
- ½ tsp. salt
- 3 C. chicken bone broth (or standard chicken or vegetable broth)
- ½ C. frozen peas
- Roasted sunflower seeds, for topping

Using an enameled cast iron pot, melt palm oil (or coconut oil) over medium heat. Add the chopped onions, carrots and tomatoes. Saute until the onions are clear. Add tomato paste and reduce heat. Cook, stirring frequently, for approximately 5 minutes.

Add rice and salt, and stir well to combine with the onion mixture. Add the bone broth, cover and reduce heat to low. Let simmer until the broth has been fully absorbed and the rice is tender. Turn off heat and add the frozen peas and stir to combine.

Cover and let sit for approximately 10 to 15 minutes. Serve topped with sunflower seeds. ♦

PHOTOS COURTESY SENECA SHAHARA BRAND / KIMBERTON WHOLE FOODS COOKBOOK

*Courtney Diener-Stokes is an award-winning journalist, author, food writer, photographer and food stylist. Most recently she co-authored the Kimberton Whole Foods Cookbook: A Family History with Recipes and Farmhouse Manna: Nourishing Recipes and Rituals for Head, Heart, Hands & Soul. Previously she was a producer at ABC News and MTV Networks. She lives in the Oley Valley countryside with her husband, three children, two Babydoll Southdown sheep, a flock of bantam chickens and a Bernedoodle named Daisy.*



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