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Agreement of sale reached for one-acre site opposite Trolley Car Diner

by Tom Beck

An agreement of sale has been reached for the purchase of the site of the former St. Martin's Coal Company offices, a long and narrow one-acre lot located directly across the street from the former Trolley Car Diner, near Mt. Airy's border with Chestnut Hill.

According to its current owner, John Mascaro, the property - which lies between the campus of the New Covenant Church of Philadelphia and the now defunct rail line that crosses over Germantown Avenue - sold for \$1.8 million.

The parcel is currently zoned for single family housing, so any multi-family development would require a variance from the Zoning Board of Adjustment, a process which would create an opportunity for neighbors to object. But at a sale price of almost \$2 million, odds are high that its new owner will be seeking permission to construct a multi-family project.

Across the street, Blake Development's five-story, 114-residential unit development proposal at the former Trolley Car Diner is slated to begin



The St. Martin's Coal Company office at 7600 Germantown Ave. (Photo taken from historical nomination packet)

construction at some point in the near future after recently completing the Civic Design Review process last year. That development drew strong objections from neighbors, who complained that it does not provide sufficient parking.

As a result, whoever seeks to develop this site will "really have to work hard to get support from the community," said Janis Risch, executive director

of the Mt. Airy Business Improvement District. But one good thing about the development there, she said, is that "whatever industrial remnants there are will be cleaned up."

"Right around 1900 it was a coal yard," Mascaro said of the property's history. "The railroad tracks used to have a spur that came down to the building and the railcars would drop coal between the trestles."

After its use as a coal yard, the property was purchased by oil company FC Haab, which used it as a substation for oil trucks that needed filling, and put oil tanks on the property.

Because of these prior uses, it's unknown what environmental hazards may lie on the property, which spans just over an acre of land. FC Haab owned the building from 1954 until 2002.

The St. Martin's Coal Company office building, a small one-and-a-half story structure made of Wissahickon schist that sits at the top of the very deep flag-shaped lot, was successfully added to the city's list of historically designated places last year. According to the nomination, which refers to it as "one of the Colonial Revival jewels of Mount Airy," the structure was built in 1916 and designed by architect John T. Windrim.

Windrim's building emulates some of "the earliest stone dwellings of the region's colonial period in its structural massing," the nomination, which was prepared by Mt. Airy-based historian Oscar Beisert, reads.

The nomination contended (Continued on page 9)

Bass letter seeks investigation into PRA's treatment of minority developers

by Tom Beck

In a letter addressed to City Controller Rebecca Rhynart released on Friday, Councilmember Cindy Bass has called for the investigation of the Philadelphia Redevelopment Authority's practices involving minority developers.

The letter comes in the wake of a dispute between Bass and a group of neighborhood activists who call themselves The Friends for the Restoration of the Germantown YWCA over the future of that building, and who should get the rights to develop it. The activists, fed up with six years of inaction on a development proposal chosen six years ago, organized a petition campaign to pressure the PRA into seeking a new developer. Bass, however, seeks to keep the existing developer, KBK Enterprises.

The PRA moved to cancel its agreement with KBK in early December, and Bass alleged that the developer had long faced racial bias in that organization. KBK is a black owned development company based in Pittsburgh and Columbus.

"I believe that an investigation is warranted to determine how a majority (non-minority) developer was scored as a minority



City Councilwoman Cindy Bass.

despite the fact he is not," Bass wrote in her letter. "Furthermore, the actual minority applicant was scored as a non minority."

The above quote is in reference to Bass's earlier claim that the PRA gave KBK "the runaround" by incorrectly scoring the two developers who bid on the building. Minority developer KBK, Bass said, was scored as a non-minority. She also said the other developer, Ken Weinstein, who is white and also submitted a proposal, was scored as a minority.

The Local asked the PRA for its own explanation of the scoring in a previous article. At the time, the PRA said, through spokesperson Jamila Davis, that KBK received a lower score

because the company "failed to include a signed EOP" in its proposal submission, referring to the document that outlines a developer's minority status.

When the Local asked why Weinstein was scored as a minority, Davis said the PRA had "no knowledge of this occurring."

Weinstein said that his initial proposal, which involved building affordable senior housing, would have been a partnership with nonprofits Mission First Housing Group and Center in the Park. Both of these organizations, he said, are "headed by people of color," which is why his team was counted as a minority developer.

In her letter, Bass said that "after recently reviewing the

entire scoring sheet it became obvious that serious inconsistencies related to scoring exist within that same document."

In the next paragraph of the letter, Bass expresses concern about the PRA's handling of minority-owned development companies in general. She says she can "give numerous examples of minority applicants removed from properties/projects and given the run around by PRA" and that she is "greatly concerned that black and brown developers are shut out based on scoring systems like this and other mechanisms that reward favored friends and preferred patrons."

She cites KBK's owner Keith B. Key as one example of a minority developer slighted by the PRA. She also lists Donahue Peebles and former Dallas Cowboy running back Emmitt Smith as minority developers who were also treated unfairly.

Specifically, she objected to the removal of Donahue Peebles' organization, Peebles Corp., on a project to turn Logan Square's Family Court Building into a hotel and Smith's E. Smith Realty Partners selling its 31-acre Venice Island property, which the company planned to build a (Continued on page 9)

Springfield Township considers a ground-breaking method for plastics recycling

by Betsy Wallace

Ring in the New Year, the Springfield Township Board of Commissioners welcomed its new Board President, Commissioner Eddie Graham, and new Ward 2 Commissioner Susanna Ratsavong, and commended former Commissioner Jeff Harbison for his mentorship, his commitment, and his vision as a Ward 2 Township Commissioner for sixteen years, eight of those years as Board President.

Plastics recycling

Ross Gibby, the Chief Operating Officer of the Center for Regenerative Design and Collaboration (CRDC), gave an engaging presentation to the Board at its January workshop meeting on a new way of recycling all resin 1-7 plastics - including microplastics, dirty plastics, and recycling rejects like Legos and other plastic toys, and plastic car bumpers, among others. CRDC processes these plastics into a new product called Resin8©, a finely-grained material that takes the place of limestone sand as an aggregate in cement-making. The resulting concrete is used for residential and commercial building and could be employed in community projects like the planned skateboarding park (Commissioner Ratsavong asked Gibby about this). CRDC and The Alliance to End Plastic Waste just opened a new Resin8 factory in York, PA.

CRDC envisions opening more facilities near metropolitan areas across the country.

Resin8 concrete blocks maintain the appearance of traditional concrete but are stronger, lighter, and have insulation properties that reduce energy usage. They are also fire-resistant.

A typical recyclable plastic has a recycling life of 3 months before it reduces down to a microplastic that leaks into the environment. Concrete has a recycling life of about 80 years.

Gibby talked about "The Bag That Builds" summer pilot program that CRDC ran recently at Pocono Lake. The program's community drop-off site collected 1400 bags from 142 homes in ten weeks, about one bag per home per week. Residents learned a great deal about their plastics usage from putting all of their plastics into one bag.

Harbison, who participated in the pilot project, told the Board "the Pocono community felt liberated by it. The passion level in the community was phenomenal. The ability to recycle all types of plastic and plastic bags without having to look for little numbers was a big advantage for the participants."

Right now, the market for plastics is difficult and buyers are few, so the township's Resin 3-7 plastics are likely to end up in a landfill. The CRDC would use all of it for making an environmentally sustainable product.

So, what's next? Gibby has asked the Township to consider a collaboration.

According to the Township Manager, Michael Taylor, it wouldn't be possible for the program to replace the Township's current program altogether because that would require collecting the plastics separately from all other materials (paper, cardboard, glass, aluminum, tin) and thereby require a second truck, driver, and laborer. But it might be possible to conduct a monthly drop off collection for all plastics (similar to the old yard waste program) to supplement the curbside program. The parties need to resolve the cost of transport to the York facility, however, so that it makes environmental and financial sense for the Township.

If they can work that out, Springfield Township could be the first municipality in the nation to collaborate with the CRDC. Harbison, for one, wants to see the Township take the program on. "Consumers are frustrated about unrecyclable plastic. Resin8 has great potential and I

hope Springfield finds an economical way to participate in this cutting-edge program."

Update on stormwater projects

Township Engineer Woodrow reported at the workshop meeting that Phase 1A of the three-phase Carlisle street stormwater improvement project is complete. He met with the Skyline Drive homeowner's association about creating a rain garden meadow around the old detention basin and raising the low-end berm. Woodrow received several appraisals on the value of rear portions of certain properties on Integrity Street where a detention basin could be built. He and Commissioner Cobb, among others, met with property owners, some more hesitant than others to go through with the project.

Resident complaints

A township resident of Church Road near Paper Mill Road complained about noise caused by braking trucks from Paper Mill Road to the Route 309 entrance, and asked the Board to consider initiating an engine brake retarder restriction. Board President Graham and Mike Taylor agreed that the Township will contact PennDOT about the issue.

At the Board Business meeting, a resident asked for a traffic light at the intersection of Station Avenue and Church Road. Board President Eddie Graham, who is the Commissioner for that Ward, said that the Township wanted to make Sandy Hill Road a one-way street to alleviate congestion at Station Avenue but that Cheltenham Township, which controls the light at Willow Grove Avenue and Church Roads, refused to approve it. He is open to more discussion with neighbors about approaching Cheltenham Township again.

Other Business

By unanimous vote at its January Business meeting, the Board authorized its participation in the national opioid settlement and Pennsylvania Intrastate Allocation of funds from the settlement to the Township for opioid addiction treatment and related efforts.

The Board accepted the recommendation of the Montgomery County Recycling Consortium (comprising seven nearby townships, including Springfield) to award Republic Services' bid for processing recyclable materials to (\$105 per ton - seven year contract).

The Board rejected as non-competitive all bids received for both the operation of the consortium's recycling transfer station and the transportation of recycling materials from the transfer

station to the designated recycling processing facility.

The Board also voted unanimously to award the Long Fence Company, Inc. of Phoenixville with the contract to replace 250 feet of guardrail on Bridge Street in Oreland, amounting to \$36,391.

Library Advisory Committee Vacancy

The Township is seeking to fill a vacancy on the Library Advisory Committee. All of those interested in the position should write or email Township Manager, Michael Taylor.

Township residents can obtain audio recordings of past Board Workshop meetings by contacting Township Manager, Michael Taylor at mtaylor@springfieldmontco.org. You can access all Board Business Meeting Agendas, Minutes, and recordings on the Springfield Township website, www.Springfieldmontco.org



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A MESSAGE TO OUR COMMUNITY

As COVID-19 cases continue to surge due to the new Omicron variant, below are important reminders about COVID-19 and your health. Tower Health facilities and providers are following Centers for Disease Control (CDC) guidance on vaccination recommendations and safety guidelines to protect you, the community, and our staff against COVID-19 and seasonal illnesses.

We need your help and support to ensure our healthcare resources are available to patients with the greatest need. If you have severe or life-threatening symptoms (severe shortness of breath, high fevers), call 911 immediately. Our Emergency Department staff are dedicated to treating individuals with emergent needs. Please do not use the Emergency Department for COVID-19 testing. Other COVID-19 testing locations and resources are listed below.

When Should I be Tested for COVID-19?

- You have symptoms of COVID-19, including but not limited to: fever, cough, shortness of breath, muscle aches, new loss of taste or smell, sore throat, or fatigue.
- You have been in close contact with someone who has COVID-19 and you have no symptoms.

Fully vaccinated individuals should be tested 5-7 days after their last exposure. Unvaccinated individuals should be tested immediately and, if negative, test again 5-7 days after last exposure.

It is important for everyone to follow CDC quarantine guidelines. You can find them at www.cdc.gov

What Are My Testing Options?

- If you have moderate symptoms or are immunocompromised, Tower Health Urgent Care locations provide testing and evaluation of your symptoms.
 - Visit the Tower Health Urgent Care website at www.Towerhealth.org/COVIDTesting for hours and locations.
- If you don't have symptoms or your symptoms are mild:
 - Use a self-test, also known as a home test. These tests are typically available from local pharmacies or online retailers.
 - Access the Pennsylvania Department of Health public testing information website to find a state-sponsored testing location at www.health.pa.gov
 - Get a test at local pharmacy clinics. Find a location using the Health & Human Services (HHS) public testing website at www.hhs.gov

How Do I Access Care if I Have Symptoms?

- Tower Health facilities and providers offer a variety of virtual or telemedicine options for care:
 - Virtual Visits with your provider - call the office to request a virtual visit.
 - E-Visits using the MyTowerHealth portal.
 - ◆ Log in to your MyTowerHealth account or sign up at www.MyTowerHealth.org to access the e-visit option.
 - Tower Health Virtual Urgent Care: www.Towerhealth.org/Virtual-Urgent-Care
- Tower Health Urgent Care locations: www.Towerhealth.org/Urgent-Care-Locations

How Do I Stay Safe?

- The best way to protect yourself against COVID-19 is to get vaccinated. Vaccination is FREE, most people are eligible, and vaccination is available in the community. Visit www.Vaccines.gov to find a vaccine provider near you.
- Wear a mask, especially indoors or in public. This will help to limit transmission.
- Quarantine if you believe you've been exposed and get tested at the appropriate time.

Tower Health facilities and providers are committed to providing safe, high-quality care for you and our community. Visit www.Towerhealth.org/COVID for ongoing updates.

Thank you for your patience and support during this challenging time.

Your Tower Health Team

OPINION

Arnie



The Paperia to close its storefront

After 40 years of providing the very best to our loyal invitation and stationery customers, The Paperia is closing and I am moving on to other pursuits.

But there is very good news - at the end of January, Hennie Shore will assume ownership of the store and continue the sale of custom invitations and stationery at her home in Wynnewood.

Hennie has been the Paperia's wedding invitation expert for 20 years, and she will continue to provide the excellent and personal service for which she is known. Customers will be seen by appointment and will have an extensive array of invitation and stationery choices. All existing orders will flow without interruption.

Hennie's warm personality, attention to detail and quest to ensure that customers are thrilled with their ultimate choice are just a few of the attrib-

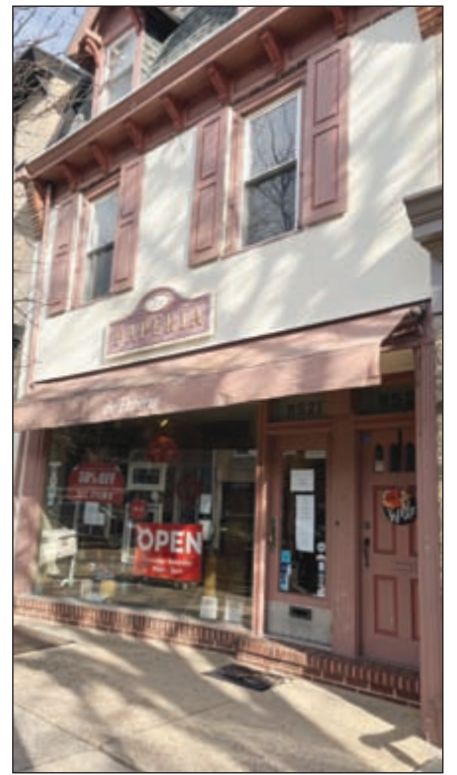
utes that set her apart. Everyone who has worked with her will agree that she loves creating with and getting to know her customers, taking personal pride in everything that she does.

Some of the services Hennie will provide will include:

- Invitations and announcement for any occasion
- Personalized stationery and holiday cards
- Wedding ceremony programs, personalized cocktail napkins, and many other wedding day paper items
- Envelope addressing and place card printing, including hand calligraphy
- Remote ordering via email
- Appointments at customer's homes

I will miss seeing you and the relationship we have developed over the years. I hope you will continue to patronize The Paperia as Hennie seamlessly takes the helm. I know she'll be thrilled to see you!

George Breslau



Chestnut Hill hospital nurse donates the shoes off her feet

On Friday, Jan. 7, Chestnut Hill Hospital Nursing Director Julie Munger walked into work wearing her favorite gray Adidas sneakers. Her workday proceeded like most others until she received a phone call from a colleague in the social work department who was working to discharge a homeless patient to a local shelter. The patient, who had spent 12 days in the hospital, no longer had wearable shoes or socks and couldn't be discharged without the proper attire.

"My daughter plays professional basketball, so I keep a bag of her lightly used sneakers in my car and I keep spare socks in my office," Ms. Munger said. "The social work team knows I have these items so they called to see if I could give a pair of shoes and socks to the patient."

Without hesitation Ms. Munger brought several pairs, all size 8.5, for the patient to try on. "She tried so hard to make the shoes fit but they were all too small. As we sat and talked, I asked her what size shoe she wore, and she shared that she was a size 10. She also told me she really liked my sneakers, which just happened to be a size 10." Without hesitation Ms. Munger asked the patient if she wanted the sneakers she was wearing and the patient said 'yes.' "So, I took them off and gave them to her." Fortu-



Chestnut Hill Hospital Nursing Director Julie Munger.

nately for Julie, a nurse colleague let her borrow a pair of boots for the remainder of her shift to wear home that evening.

"Julie's selfless act of literally giving the shoes off her feet to an individual she had never met is a clear demonstration of her commitment to all the patients at our hospital and our community,"

said Timothy Marks, CHH vice president and chief nursing officer. "In her office and the nursing units Julie oversees she has hung signs that read, 'Always stay humble and kind.' That guidance is something Julie continually follows when interacting with patients and colleagues and I admire that."

Trash Collection Delays due to COVID surge

A message from Philadelphia Streets Commissioner Carlton Williams

The Streets Department is experiencing trash and recycling collections delays because of the recent COVID surge.

We foresee these challenges moving into the following weeks as we work through COVID infections and quarantining in our workforce. Currently, we are experiencing slight delays in trash collection and recycling is a day or more behind in some areas.

Residents should continue to set materials out on their regular day. We are challenged with providing the specific number of days we will be behind as employees available to work fluctuates. Resi-

dents can track the progress of collections on their block by clicking on the PickupPHL tab at streetsmartphl.phila.gov. Updates can also be found at phila.gov/streets and on social media.

To avoid collection delays, residents are strongly encouraged to use the City's Sanitation Convenience Centers open from Monday through Saturday between the hours of 8 a.m. to 6 p.m. Residents are urged to be mindful of items placed out for collection via our Curb Your Waste Campaign.

While the Department continues to work through balancing staff shortages and maintaining an on-time collection schedule, please know that we are doing all they can to stay on schedule. We apologize for this inconvenience and thank residents for their patience and cooperation as we work to return to a regular collection schedule. We have experi-

enced these challenges before as a result of COVID-19 impacts, and we will get back on track again. We thank residents for being vigilant and for their patience as we work to keep the city clean, green and safe.

Fencor Girls hoop tryouts

The three-time national champion Fencor AAU girls basketball club is conducting tryouts for its elite spring travel teams beginning now through February. Girls in grades 4 to 11 are eligible to try out. There is a \$50 tryout fee. You must make one tryout to be eligible for selection. All tryouts will be held at Germantown Academy.

For more information, go to www.fencor.org or email fencor@fencor.org

from our readers

Correction

Last week's article about Chestnut Hill Hospital inaccurately stated that an earlier sale in the mid-2010s had fallen through. Seeking to fund major capital improvements, including new emergency and operating rooms, the hospital's board negotiated with several large hospital systems. Effective March 1, 2005, the hospital was sold to a limited liability company, owned 85% by Community Health System and 15% by the University of Pennsylvania Health System.

Policy Statement

It is the policy of this publication to anticipate community problems and prepare public opinion for their solutions, to review community problems as they arise and to present possible solutions, and, with the help of expert opinion, direct community thinking toward a solution consistent with local tradition and the best forward-looking interests of Chestnut Hill.

It is the policy of the LOCAL to publish all responsible points of view on issues presented in our paper. Unless otherwise expressly indicated, the opinions and points of view expressed in this publication are those of the individual writer who shall be identified by name.

Positions presented or adopted by the Community Association or its board of directors on any matter will be expressly identified as such.

All letters addressed to the LOCAL must be signed and must include an address and a verifying telephone number. All letters must not exceed 300 words.

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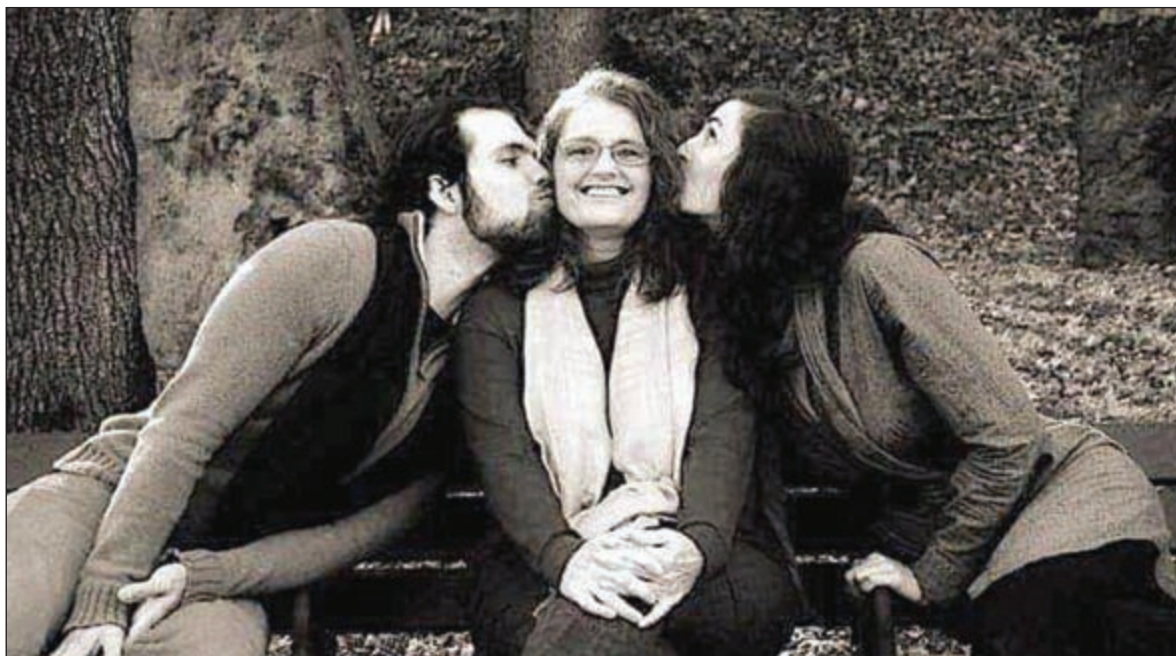
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The final word: a look at what obituaries have to tell us

The obituary pages of newspapers are the final draft of Facebook. They mark the dividing line between seeing how someone is doing and seeing how they've done. They represent the moment when the earthly judges lift their scorecards. Read carefully, they feel like highly condensed novels - some funny, some tear-provoking, others tempting applause. For the majority of folks, this will be the only time their deeds, their very existences, will be mentioned in public print.

Most people struggle to understand what, in sum, constitutes a successful life. We all know the



Darlene Parker and family of Eureka Springs, Arkansas.

always treated my sister and I like family even though we were not connected by blood...Thank you for the gift of love...You always saw good in everyone, No matter what they've done. You were always the one we could all lean on. Even though it must have felt like a ton. You were always the strength of the family...you're one of a kind."

Omaha, Neb. "Stanley Beckwith's granddaughters...found him as sweet as his homemade ice cream. A devout God-fearing man, Stan never missed Sunday services."

Omaha again: Lynn Marie Hamill died this month. "In addition to being a dedicated and loving mother and wife, Lynn was a long-time Elementary Music Teacher in the Omaha Catholic School System. She loved working in her garden, singing in the Church choir, playing her trombone and piano, and animals, especially horses. Throughout her adult life, she held an unwavering faith in God and trust in the Bible."

Soddy Daisy, Tenn. Bonnie Smith Burchar, 58, "went home to be with the Lord on January 8, 2022. Bonnie lived her life on earth to the fullest...She loved her family with all her heart, and they meant the world to her. Bonnie will be remembered for her love for everyone she met; she was kind, considerate and full of laughter."

Ooltewah, Tenn. Luciano Rivera Jr., 76, passed away on January 5, 2022. "Four years ago, he relocated from New York to Ooltewah, to be with his sister (Continued on page 8)

Enemies of Reading
by Hugh Gilmore
hughmore@yahoo.com



standard measures: marrying well; having model children, a prestigious job, lots of (or, at least, enough) money; being honored, toasted, or roasted at a banquet; owning a dream house, car, private jet, wardrobe, jewelry; achieving feats; winning competitions, and so on.

But most obituaries are composed by other people. They'll recite from one's resume, perhaps with pride, but what will your survivors say about how you affected their lives? I was curious about that, so I started taking notes. Since big newspapers tend to stick to "the facts," I looked at small town papers. Here are some excerpts from what I read.

Casper, Wyo. "When Susanna

E. Pino was 13, her dad passed away leaving her with the responsibility of caring for her mother and the ranch. Susanna had to grow up very fast. She had her black gelding horse, which she rode bareback to go up to the Pecos Wilderness to check cows. She could ride bareback better than any man in a saddle. Susanna was never afraid or turned down any kind of work. She helped others in learning how to do anything and would share so much knowledge and wisdom. Susanna impacted so many young lives and she never knew a stranger...Susanna was always tinkering or fixing something."

Wheatland, Wyo. Violet Roselle Robertson died at 94. "She was the middle of five daughters. She was raised to work

hard on the farm, go to church, make do with what was available, enjoy life, and share whatever she had...She was happy whether they had steak or were living on beans. She always had room at the table for anyone who showed up. Although she was always kind and considerate, Violet was rarely beaten at checkers or Chinese checkers."

Houma, La. Lifelong resident, Leonce "L.G." Gautreaux III passed at 81 on January 8, 2022. "L.G. was a loving husband, father, grandfather and great grandfather. He loved his family dearly and will be missed by all who knew him. L.G. was a friend to many. He made a lot of lifelong friendships as an oilfield salesman in southeast Louisiana."

Plainfield, Ill. Ken Rich, a loving husband, father and uncle,

passed away on Friday, August 6th at 69. "Ken enjoyed working at Sharp Electronics for over 17 years and was also a volunteer EMT at the Hillside Fire Department. Ken made many close friends at the places he worked and cherished those friendships deeply. Ken could fix anything and was always willing to help. Whether it was a household project, automotive or anything that needed repair, he could do it. Ken's kind words and smile will be missed by his friends, family and all who knew him."

Dolgeville, N.Y. Mary E. Pyle-Lynch Pierce, 87, died December 26, 2012. Mrs. Pierce's step-grandchildren, Patrick and Heather, posted on the Enea Family Funeral Home's tribute wall: "Gram, Thank you for being my Gram for the last 33 years...You



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CELEBRATE CATHOLIC SCHOOLS WEEK

Public vs. private schools: one ninth-grader's personal experience

by Astrid Judd

“School is school, it’s all just the same!” That’s how some might think. However, as someone who went to a private school for 10 years, and recently transitioned to a public school, I can tell you there are many differences.

For example, private schools tend to be smaller than public schools. I can verify this by saying that at my private school, my entire grade consisted of fifteen kids. One year, the eighth grade had a total of only eight kids. Now that I go to a public school, one class alone has up to thirty kids. However, not all private schools are as small as my previous school was. For example, I do know that Penn Charter has more than nine-hundred students enrolled. The numbers can vary,

but I think it’s usually the case that private schools are simply smaller than public schools.

Now I may be wrong on this one, since it could just be my previous school, which happened to be a Quaker school, but it also seems like some private schools don’t give students a day off for certain holidays that public schools do.

For example, at Frankford Friends, which is where I went, we only got days off for holidays like Christmas, Indigenous People’s Day, Martin Luther King Day, Thanksgiving, Easter, Labor day, Memorial Day, and President’s Day. Now that I am at a public school, I get days off for all of the holidays I mentioned previously as well as Veteran’s Day, Election Day, all of the Jewish holidays, and all of the Muslim holidays.

I have found that the reason some private schools (including Quaker schools) do not celebrate Veterans Day is because they do not celebrate violence. As for the other holidays, I do not know why private schools like mine do not give their students a day off.

Another interesting difference between public schools and private schools is funding. Public schools are funded by the government, which means that families do not have to pay to go to a Public school. Private schools are funded by tuition, which means families do have to pay.

One other big difference is the fact that private schools sometimes focus on a particular religion. Mine focused on Quakerism.

At Frankford Friends, every week we would have a Meeting for Worship in the meeting

house. We also had a class dedicated to teaching us about Quakerism. I am not saying my school tried to push this religion on us, they just focused on the principles of it, and I think this is a common thing in many Friends Schools, which are also Private schools.

At my new school, CAPA (High school for the Creative and Performing Arts), religion is not a prime topic of conversation during classes, and we do not focus primarily on one religion. We do not do any sort of gathering like Meeting for Worship and there are no certain principles that fit with a certain religion that CAPA follows.

And then there are some differences in social life. I do know for a fact that there are private Quaker schools that hold dances and maybe do elections like class president. However, that was not the

case at my previous school. At Frankford friends, there were no class or school elections, nothing we could vote on. When I was in third grade we did have a competition to “vote” on which school mascot we could have, but you can’t really consider that an election.

Frankford Friends also did not have dances, or really condone dating. Now, the school could not prevent students from dating outside of school, but on school boundaries, there was no PDA (public display of affection) allowed. Now I am not shaming anyone, or ranting about this rule, especially since Frankford Friends only went up to the 8th grade. And I am not trying to make Frankford Friends sound unpleasant. It was really a great school to go to. I am just pointing out the differences between it and my current school.

At CAPA, there are the typical school dances which right now are just junior and senior prom. CAPA does not have any school elections currently, and I don’t know about many other schools in the district. Like I said, maybe it is just my previous school that didn’t have dances or elections, because I do know that Germantown Friends has dances, however Germantown Friends also has a high school so maybe that fits in with why they hold dances.

I am only stating a few differences between public and private schools from my perspective. I could go on about many other differences, but instead, I am asking readers of this article to make observations of their own, and research the fascinating line between public and private schools.

Astrid Judd is a lifelong resident of Germantown



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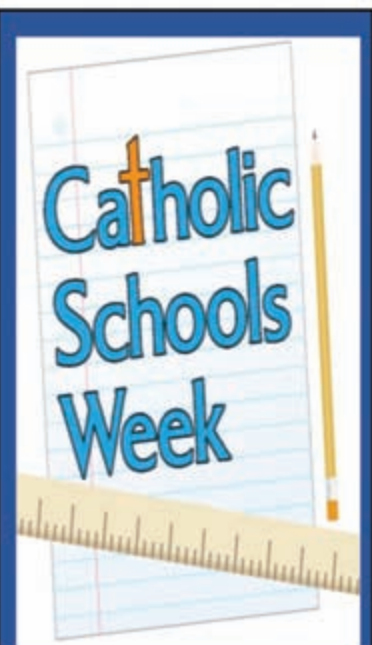
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January 30
through
February 5

CELEBRATE CATHOLIC SCHOOLS WEEK

Norwood-Fontbonne Academy offers Montessori and Primary academic paths

by Tom McGlinchey

Founded in 1920 by the Sisters of St. Joseph, Norwood-Fontbonne Academy is a Catholic independent academy for preschool to eighth grade students in the heart of the historic Chestnut Hill neighborhood in Philadelphia, Pennsylvania.

Committed to a strong academic program, Norwood-Fontbonne Academy offers both Montessori and creative interactive education enriched by service learning, outreach, and co-curricular experiences. Within a faith-filled community, students are challenged to become self-directed persons who live gospel values, enjoy learning, make reflective choices, and treasure themselves, others, and the Earth.

Self-Directed Approach to Learning Fosters Independence and Confidence

Norwood-Fontbonne Academy's two educational programs, Montessori and Primary, provide options for parents and their children who work in partnership with the school to identify the best educational path for each student's learning style. The fundamental educational philosophy of both programs empowers students to be confident and self-aware, make reflective choices, and to take ownership of their learning, all within a spiritual environment. The paths merge in fourth grade.

Norwood-Fontbonne Academy provides an integrated, self-directed approach to learning that combines academic challenge and abundant opportuni-



Sixth grade students at Norwood-Fontbonne Academy made blessing bags for the Sisters of Saint Joseph Welcome Center, which educates and serves Philadelphia's immigrant community. The SSJ Welcome Center is located at 728 East Allegheny Avenue in the Kensington section of Philadelphia.

ties to participate in athletics and the arts with meaningful community service and a spiritual foundation.

The Montessori program offers a hands-on, individually paced learning experience in a multi-age classroom environment, in which the teacher is a facilitator. The Primary program offers an innovative project and theme-based learning experience in a single-age classroom environment with teacher-led activities and lessons.

A proven leader in Montessori education for 50 years, Norwood-Fontbonne Academy is one of only six accredited programs in Pennsylvania that offers a Montessori program from ages 3 through grade 3.

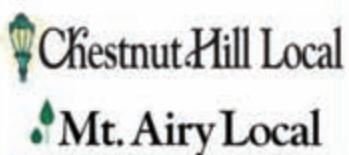
Deeply Rooted in the Sisters of Saint Joseph's Commitment

(Continued on page 10)

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death notice

MARY BRIDGET SALEMNO

It is with a broken heart I announce the peaceful passing of my beloved mother, grandmother, great-grandmother, sister, aunt and friend MARY BRIDGET SALEMNO (LeGrow) of Philadelphia, PA on Thursday, December 30th, 2021 in her 91st year. She was predeceased by her loving husband, Dominic; her parents, Frederick and Florence (Voisey) LeGrow; brothers Walter, William and Ronald; sisters Joan Gallagher, Florence Whitten and infant sister, Shirley. Left to mourn her loss are her five children, Carol, Dominic, David (Denise), John (Patricia) and Marie; nine grandchildren; five great-grandchildren; sister Hilda LeGrow, sister-in-law Sarah LeGrow both of St. John's, Newfoundland, Canada; and Rose DiPinto of Broomall, PA. Also, mourning her loss are her many nieces, nephews and friends from the U.S.A. and Canada.

Mary was born on February 24th, 1930 in St. John's, Newfoundland and moved to Philadelphia at the young age of 17. It is there that she met the love of her life, my dad, Dominic and they were married 11/21/1953.

Mom was a member of Our Mother of Consolation Parish, Philadelphia, PA for 40 plus years. She was also a dominant member in Chestnut Hill, where she resided, with many years volunteering and an active member of the VFW where she held the position of vice president for many years. Mom will be missed tremendously by her bingo and casino friends, two activities that she enjoyed the most in her senior years.

The family received relatives and friends on Thursday, January 6th, 2022 at Dengler Funeral Home, Birdsboro, PA with the funeral service following officiated by the Rev. Msgr. John B. McCann. The interment was held on Friday, January 7th, 2022, by Rev. Robert Bazzoli, at Holy Sepulchre Cemetery, Philadelphia, PA. For those who wish - memorial contributions may be sent to Disabled American Veterans dav.org in memory of Mary Salemno.



MOM

Your life was a blessing
Your memory is a treasure
You are loved beyond words
And missed beyond measure.

It is never Good-bye Mom,
I will see you again,
"Cheerio"



Hill hit by crime

by Carla Robinson

Both Chestnut Hill and Mt. Airy experienced some unusual crime this week, with a burglary at Baker Street Bread and El Poquito Wednesday night that left the contents of a broken cash register fluttering around Pastorius Park, followed by an attempted car-jacking Thursday on Cherokee Street near Upsal, in which the victim, an elderly grandfather, turned tables and shot his would be attacker first.

According to Phil Dawson, director of the Chestnut Hill Business District, both burglaries on the Avenue - which occurred within two blocks of each other

(Continued on page 9)



A stolen cash register at Pastorius Park.

death notice

RICHARD PAUL "DICK" BANSEN

Dick Bansen died on January 7 at age 97. He had been blessed with great health all his life and experienced a decline in physical health only recently but retained his mental acuity and sense of humor to the end. His life was one of dedication to community and generosity of both heart and hands.

Dick was born on July 2, 1924 to Donald Clifton Bansen and Anna Sherwood Bansen. He grew up in Glenolden, Pennsylvania and was the youngest of three - his older siblings were Marjorie Bansen Lockwood and Donald C. Bansen, Jr. Dick was the only one of the three to be born in a hospital. Dick attended the George School in Bucks County, Pennsylvania and then Drexel University. He served as a Sergeant in the Army Air Force from 1943 to 1946 on the crew of a B24; with characteristic good luck, the war ended before his plane was needed overseas.

Dick met Shirley Anne Mutch at a Young Friends (Quaker) function. Shirley's father was a physician and Dick's first dinner with his new girlfriend's parents featured a lively debate about socialized medicine between Dick and Dr. Mutch. Nevertheless, the romance blossomed and Dick and Shirley were married at Green Street Friends Meeting in 1952. They had four children: Peter, Cindy, Sarah and Elizabeth (Lisi).

Dick attended the Wharton School of the University of Pennsylvania while working for the City of Philadelphia and received the Master of Governmental Administration degree in 1958. His career with the City gave Dick the opportunity to work with some notable personalities in the history of Philadelphia including city planner Edmund Bacon, whose vision for the post-war development of urban Philadelphia influenced every project in Center City for decades to come and Police Commissioner Frank Rizzo. While the bombastic Rizzo's management style was the polar opposite of Dick's, the two were friendly and carpooled to work daily for years.

After retiring from the City, Dick's administrative and financial acumen were devoted to Quaker businesses - first at Foulkeways at Gwynedd, a Quaker retirement community in Montgomery County and then with the Philadelphia Yearly Meeting Fiduciary Corporation. Dick resisted retiring from work until he was nearly 80.

Throughout Dick and Shirley's sixty-one-year marriage, they were active members of Green Street Monthly Meeting of Friends and were devoted not only to the Meeting, but to the school that is under its care, Greene Street Friends School. Shirley taught elementary grades at the school for many years and at any given time Dick and Shirley were each on two or three Meeting committees. Dick's deep commitment to causes of peace and justice led him to live his beliefs by visiting prisoners and supporting organizations opposing war, racism and intolerance.

Dick was a loving, supportive and fun father and grandfather, a skilled camper and hiker, a craftsman in wood and metal and a singer with a brilliant memory for Gilbert & Sullivan and the ability to offer a song for any occasion.

Although reluctant to leave his West Mt. Airy neighborhood after almost 50 years, when he and Shirley moved to Foulkeways in 2008, he delighted in the ample opportunities for conversation and discussion. He joined many committees and activities, including groups that read poetry to residents in memory care and did play reading. He acted, sang in the chorus, and for many years selected the weekly movie.

Called by some the "Mayor of Foulkeways," Dick learned the life story of nearly every resident and could recall the most minute details later. Before heading home after a meal in the Foulkeways dining room, he would segue from one conversation or greeting to another, delaying departure by a half an hour or more. He sharpened knives and repaired clothing for fellow residents.

Dick had a strong personal environmental ethic long before it was fashionable. He partially heated with a woodstove and was always happy to help a neighbor remove a downed branch or haul off the wood from a dead tree. In the 1970's before any formal home recycling began, he would bring home and wash styrofoam cups for reuse after fellowship hour at Green St. Meeting. He delighted in scavenging a Persian rug or piece of antique furniture that had been discarded. The ham bones saved for him by the Foulkeways chef became soup - nothing usable was wasted!

Dick did not let old age dampen his broad interest in the world or in the people around him. His support of diversity and evolving societal mores, such as gay marriage, were inconceivable in his youth. After vacations with family he'd return to Foulkeways with suggestions that the new foods he'd tried be added to the community's menu (seitan, anyone?).

To his final days Dick cherished the company of his children and grandchildren, and his best friend and fellow Foulkeways resident Penny Purnell. He often punctuated the end of a meal by proclaiming with a puckish grin, "My cup runneth over," one of the many Biblical references from childhood that salted his conversations.

Shirley died in 2013 and Lisi in 2005. Dick is survived by three children: Peter (Cindy) of Reno, Nevada; Cindy Travis (Tom Gerczynski) of Prescott, Arizona and Sarah (Dan Grossman) of Watertown, Massachusetts; six grandchildren, Paul & Helen Bansen, Dylan & Laura Travis, Noah & Rebecca Grossman; and his dear and devoted friend Penny Purnell.



The final word: a look at obituaries

(Continued from page 5)

and family. He was a veteran of the U.S. Army and a retired U.S. Postal Service Examiner in Bronx, NY. He was a loving and kind-hearted father, brother, son, uncle and friend. He had a loving heart and soul, and was a music and movie lover. He loved his New York Yankees and was a baseball fan till the end. His nickname was 'Lucky'."

Roseburg, Ore: On Jan. 1, 2022, Kenneth Warren Alexander, 93, passed away from natural causes. Kenneth was born in North Bend. "A proud native Oregonian, he made his home on a section of the family's original donation land claim outside of the small town of Dillard. He spent his life providing for his family by working in the logging industry, and owned his own small logging business as a young man...Kenneth lived a long and rewarding life. Strong, self-sufficient and resourceful, Ken was one of the last of a dying breed."

Cave Springs, Ark: Thomas Hanson Judson 51, passed away in Raleigh. "Jud was a person of impeccable integrity who could not tell a lie to save his life. He was also a person who believed that the truth of any matter was worth fighting for."

Eureka Springs, Ark. Darlene Parker was born in 1955 and passed away December 22, 2021. Darlene attended Church on the Hill, First Assembly of God in Berryville. "She worked for Greg Thurman for almost 20 years. She will be remembered for her unconditional love and generosity, her contagious joy, and her smile that would brighten any room she walked into."

In closing, here are some of the most frequently spoken words of praise said about the people you met here today: Saw the good in everyone. Loving. Responsible. Non-judgmental. Willing to help. Generous. Sharing. Hardworking. Independent. Caring. Sweet. Dedicated to family. Considerate. Kind-hearted. Strong. Resourceful. Integrity. Contagious joy. Smile. Humor. Irrepressible spirit.

No one mentioned what a big house the dear departed had lived in, what kind of car they drove, or how much money they'd accumulated.

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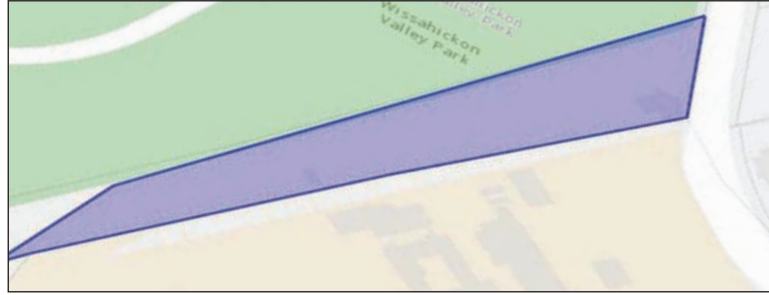
814 Bethlehem Pike, Erdenheim (Just Above Chestnut Hill)

Agreement of sale reached for site

(Continued from page 1)

that the coal company's office was worthy of designation because it reflected the environment in an era characterized by a distinctive architectural style, embodied distinguishing characteristics of an architectural style or engineering specimen, and exemplified the cultural and historical heritage of the community.

"Located immediately upon Germantown Avenue," the nomination states, the St. Martin's Coal Company office "emulates the form and scale of early Germantown dwellings of the colonial era, while also presenting an elaborate Colonial Revival doorway to accompany many older and other imitations along that thoroughfare."



The long one acre lot fronts Germantown Avenue.

Bass letter seeks investigation

(Continued from page 1)

mix of commercial and residential buildings on, last year.

"While successful in other parts of the United States, they were all labeled as unqualified or otherwise had an inability to complete their projects," Bass's letter stated. "Meanwhile, numerous projects by non minorities have languished for many years and then turned around when the market and conditions are in their favor. I have examples of those as well."

However, neither of those projects were handled by the PRA, according to spokeswoman Jamila Davis.

The Local asked Bass whether she was certain that the PRA was involved with these projects, Bass responded in a text message that she believed it was actually the Philadelphia Industrial Development Corp. that was responsible for both.

She didn't respond to a texted request for clarification about why her letter blamed the PRA.

Neither Peebles Corp., E. Smith Realty Partners nor KBK Enterprises responded to requests for comment for this article.

Earlier this month, The Friends for the Restoration of the Germantown YWCA Building filed a formal complaint with the city controller's office this week over what they say is Councilmember Cindy Bass's "abuse of power" during a Dec. 7 community meeting at the First Presbyterian Church in Germantown.

Yvonne Haskins, a member of the friends group, called Bass's letter a "ruse" and "a ploy to distract from her behavior that was unacceptable at our Dec. 7 meeting."

The Friends group said its meeting was "hijacked" by Bass, who they say "incited physically-threatening behavior by unknown men who seemed to be there on Cindy's behalf."

Towards the end of her letter, Bass makes a number of formal requests, including a formal Right to Know Request into the PRA's handling of the Germantown YWCA, a full investigation of the PRA's scoring system as it relates to the Germantown YWCA project and "[a]ny and all other examples of minority developers who have been improperly labeled to diminish their scoring and therefore lose development opportunities."

Rhynart's office confirmed with the Local on Tuesday morning that it received the letter, but it could not confirm that an investigation into the PRA has been opened.

Hill hit by crime

(Continued from page 8)

near the intersections of Hartwell Lane and Willow Grove Avenue - are believed to be committed by the same suspect. He was described as wearing sweatpants with an Adidas logo, black sneakers, a hood, a ski mask, ski goggles and a winter coat. Sex and race are unclear, but the suspect looked to be 5'9", a young adult, and drove a bicycle with thick tires and two distinctive reflectors on the back tire. There is believed to be an accomplice.

Baker Street owner Tom Ivory said the perpetrator knocked out the security camera and used a crow-bar to open the front door. The thief made off with the cash register - with the employee's tip cup inside.

"We found out when we got here this morning," he said on Monday. "This has never happened before in the 30 years I've been here. And the police have been great. We're lucky to have good patrol officers around here."

The attempted carjacking happened around 7:30 p.m. on Thursday. The victim, Oliver Neal, told police he was getting out of his car when he saw two young men approach him, one of which had a gun.

"He said 'give me the keys.' By then I had my hand on my weapon and saw him tighten his grip and I knew I had to shoot," Neal said in an interview with channel 6. "I think he shot first but I don't know. All I know is we went back and forth. I started

shooting and next thing I know, he hops across the street, drops to the ground... I just kept shooting."

According to police, the teenager had been driving a Jeep that had been stolen in a different carjacking over the weekend.

The CHBD has been asking the 14th Police District to bring back the bike patrol officer that was removed last year and is asking for

a meeting so that police and merchants can discuss ongoing concerns with crime.

Store owners who don't already have security cameras, and want them, can get a 50 percent rebate on qualifying systems from the City of Philadelphia's Commerce Department. The Chestnut Hill BID also offers additional rebates.

Barbara Winkelman contributed to this report.

CHCA Agenda

ALL MEETINGS ARE OPEN TO THE PUBLIC

Thurs. Jan 27

Chestnut Hill Community Assoc. Board of Directors Meeting

5pm

Via Zoom Agenda

- 8410 Prospect Ave. variance request - review has been postponed to the February 24th Board Meeting
- 8430 Ardleigh St. - Variance for two dwelling units in RSA-3 parcel

Please check the www.chestnuthill.org meeting webpage for other agenda items

The meetings listed are subject to change, please check: https://www.chestnuthill.org/2022_upcoming_meetings.php for any changes in agenda, meeting date or time.

After registering for a zoom meeting, you will receive a confirmation email containing information about joining the meeting.

Based on the Philadelphia Department of Public Health's guidelines, the CHCA office will be closed to all unvaccinated individuals. Members, visitors, or vendors are required to display their vaccination cards (or a photo of it on your phone) to enter the CHCA and Local's offices. Additionally due to the rising numbers of covid-19 cases as of 1/3/2022 we are requiring all individuals who enter the building to be masked regardless of their vaccination status.

CHCA ANNUAL APPEAL

The Chestnut Hill Community Association

Committed to encouraging and supporting everyone in Chestnut Hill and its environs by fostering a quality of life beneficial to all in our diverse community.

Please give generously to our annual appeal and support the CHCA's efforts to strengthen our collective participation in civic, educational and social activities.



Thank you so much for your contribution!



Many came out for Chestnut Hill Community Association's first annual Canine Costume Parade.



CHCA's held a community fundraising event to help rebuild Jenks Playground for local families and their children.

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Education Guide

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2022-2023 School Year Enrollment

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Norwood-Fontbonne Academy

(Continued from page 7)
that "all may be one"

As a sponsored work of the Sisters of Saint Joseph, everything at NFA flows from the belief that "all may be one." The students feel connected to God, the school, teachers, and peers - which leads to a strong sense of solidarity within the community and a united commitment to serving others.

Service learning is an active experience at Norwood-Fontbonne Academy where students gain a deep understanding of service through pre-education, face-to-face interaction, and post-reflection. Integrated with religious education, service learning connects back to the Gospel values, which results in a truly meaningful experience for students.

Students are thoughtful and compassionate inside and outside of the classroom, a result of learning to love inclusively from the earliest of ages. With a deep respect for faith, students are not afraid to take risks. They put their faith into action by participating in service, promoting social justice, and being civically engaged.

Expansive 14-Acre Campus Reflective of an Open and Active Community

A historic and expansive 14-acre campus in the heart of

Chestnut Hill provides students with an environment that fosters independence, openness, and active experiences—a physical reflection of the school's strengths. The campus also has unique indoor and outdoor learning spaces that are designed intentionally to support each developmental stage.

A diverse and open community of families who are connected by common values provides a welcoming environment that is relational and highly participatory. Inspired by the Sisters of Saint Joseph to be a "genuine presence" and a "dear neighbor," the relationships that are formed and the experiences that are lived leave a lasting impression.

From immersive service to unique co-curricular activities to intellectual pursuits, students are active and engaged as they learn to be leaders in areas about which they are passionate. The depth and breadth of the options offered - more than 65 co-curricular activities, exceptional art, theater, and music programs, STEM lab and digital arts center activities - encourage students to explore their interests and pursue their true potential. Technology is appropriately integrated at every grade level, and presentation and public speaking skills are emphasized starting at an early age.



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Education Guide

AIM designs classes to optimize differences and challenge students

by Amanda Beeler

AIM Academy in Conshohocken is a place where students who learn by doing thrive in hands-on learning environments. As the Philadelphia area's largest school for 1st through 12th grade students with language-based learning differences, AIM's curriculum is research-based and grounded in the Science of Reading.

Students with learning differences such as dyslexia, dyscalculia and dysgraphia experience classes that are designed around optimizing these differences while challenging students. This includes instruction in Wilson Language Training® and an arts-based, cross-cultural program that emphasizes hands-on instruction and the development of background knowledge.

Academic programs at AIM Academy are individualized, innovative and designed to spark student curiosity and enthusiasm. The Humanities, STEAM and

Arts curriculum develops deep understanding and critical thinking skills needed for college and career success. We blend hands-on, arts-based and 21st century learning into all of our classrooms. Underlying every aspect of our program is the knowledge and use of cutting-edge literacy research into how our students learn best across all disciplines.

AIM Upper School students who struggle with learning in traditional schools often need extra attention to ignite their passion for learning or creating. Our college-bound students have opportunities to become leaders, and all seniors experience a taste of college through our dual-enrollment partnerships - enrolling in college courses while still in high school to help prepare them to be future ready learners.

And AIM also teaches teachers! The AIM Institute for Learning & Research has created online literacy training courses based on the curriculum we know works for students at AIM Academy. Not only do new AIM

teachers undergo training in the AIM Pathways platform, but AIM also works with schools and school districts around the country to help teachers incorporate

the Science of Reading into their classrooms as well.

At AIM we say that innovative teaching leads to fearless learning!

Join us for a Virtual Info Session and then Visit for a Tuesday Tour.

Register at www.aimpa.org/learnmore.

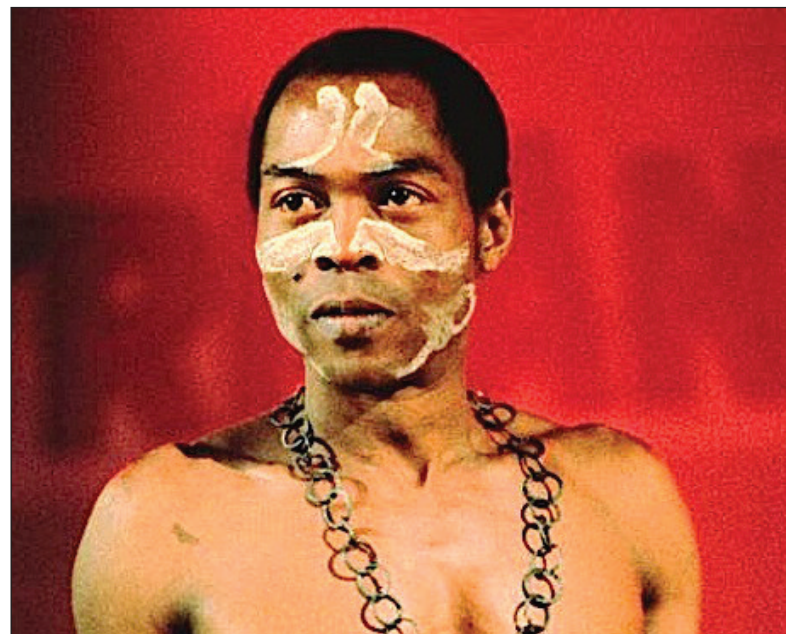


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Chestnut Hill, Philadelphia



Mt. Airy record company executive Randall Grass, who has worked with such major African artists as Fela (seen here), Ladysmith Black Mambazo, Sunny Ade, Alpha Bondy and Soweto Gospel Choir, will be presenting a Mt. Airy Learning Tree course on African music with lots of personal anecdotes and performance videos. The course will comprise three 90-minute Thursday sessions beginning Jan. 28. Look for more details at 215-843-6333 or mtairylearningtree.org



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Education Guide

Wild Hand: a community that believes in the magic of fiber craft to bring people together

At Wild Hand, we believe that the wellbeing of our fiber community - including the people, land, and animals that create the supplies we sell - is more important than anything else. We recognize the power, privilege and responsibility of owning a business. We commit to

challenging systems of oppression by regularly examining our own policies and practices: calling-in folks for conversation, listening to others, and reading, while graciously giving, receiving, and responding to the feedback we receive.

don't make assumptions about a person's gender or pronouns based on cultural norms.

Most importantly, we commit to using our privilege to benefit the lives of others. Below are some of the ways we are committed to doing this work:

We listen to, believe in, and learn from the LYS [local yarn store] experiences of folks from marginalized communities.

We share physical and digital space with regard for our collective wellbeing - taking care of each other and creating spaces that are safe and inclusive for the beautiful Wild Hand community.

Smaller able-bodies are not better bodies. We maintain our physical space in a way that is accessible and comfortable for all bodies and abilities. We promote and create samples from patterns that are size-inclusive.

We're on a learning curve and mistakes happen. We take responsibility for the harm our words or actions may cause.

We welcome all crafts, skill levels, and materials in our space - regardless of where they were purchased.

Black Lives Matter. The fiber community, like all communities, has a history of systemic oppression and appropriation. We want to be a part of the repair, not the damage. We prioritize directing resources to BIPoC/PoC and LGBTQ+ folks in the fiber community, and to allies for whom social justice is central to their work. This includes our staff, teaching artists, designers, contractors, customers, and suppliers.

We do not support products and content that commodifies and/or appropriates the practices, ideas, expressions, and histories of other cultures. We will identify, acknowledge, and call-in for conversation our current and future working partners if cultural appropriation is part of the dynamic.

We welcome a range of cultural standards and expectations - being flexible, equitable, and open to the many different ways people talk, move, shop, and express themselves in the world.

Access to economic resources is different for everyone, so we create opportunities for economic justice through free and sliding scale resources. We donate products and skills to local community organizations, and we adjust our margins with suppliers that have just started out and/or have traditionally been overlooked by the industry.

Gender is self-determined. We

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Education Guide

This winter, celebrate and connect with friends at Mt. Airy Learning Tree

Founded in 1981, the Mount Airy Learning Tree celebrates the diversity of Northwest Philadelphia, bringing together neighbors to share a wide variety of ideas, information, and skills in informal learning environments.

MALT operates as a community-based non-profit corporation, with a small part-time staff and volunteer board. We are committed to the value of life-long learning, contributing to the welfare of our community, and providing a good deal of fun along the way.

This winter, sign up for some Date Night Dances at Flaco's Dance Factory and learn some new moves from the best! Or take your dance partner to any one of Debra Klinger's ballroom classes, she's got one for every level of experience! Looking for a different kind of date night? Check out the cooking section for how to make Truffles and Chocolates, or Go Behind the Scenes at Attic Brewery. If you're more of a cocktail person you'll love Shaken, Stirred and Strained: Gin 101.

Are you interested in making a unique gift to show someone just how special they are? Make some

special Valentines, you can learn how in Papercut Cards: Valentines Day, or make some in our new class, Create Unique Valentines Cards. You can even make your own work of art in one of the many Arts and Crafts classes offered.

Are you still looking for love but need guidance on how to take that next step and enter the online dating world? MALT has a class, All About Online Dating, that will explain everything you need to know; it is presented by dating expert Sandra Wade.. Want to show your sweetheart or friend just how much they mean to you? Enroll together in Learn How to Skate, or a fun cooking or craft class. Our classes make great Valentine's Day gifts too!

And who doesn't love a little love? Celebrate love with Mt. Airy Learning Tree, and bring joy to a special someone. Experiences can ignite a spark and strengthen connection. Just in time for Valentine's Day, MALT has a variety of engaging classes to keep you warm and cozy.

With such a robust Winter Term, including a course catalog filled with more than 230 classes, you're sure to find something for



Reconnect and spark a fire with any of MALT's ballroom dancing classes.

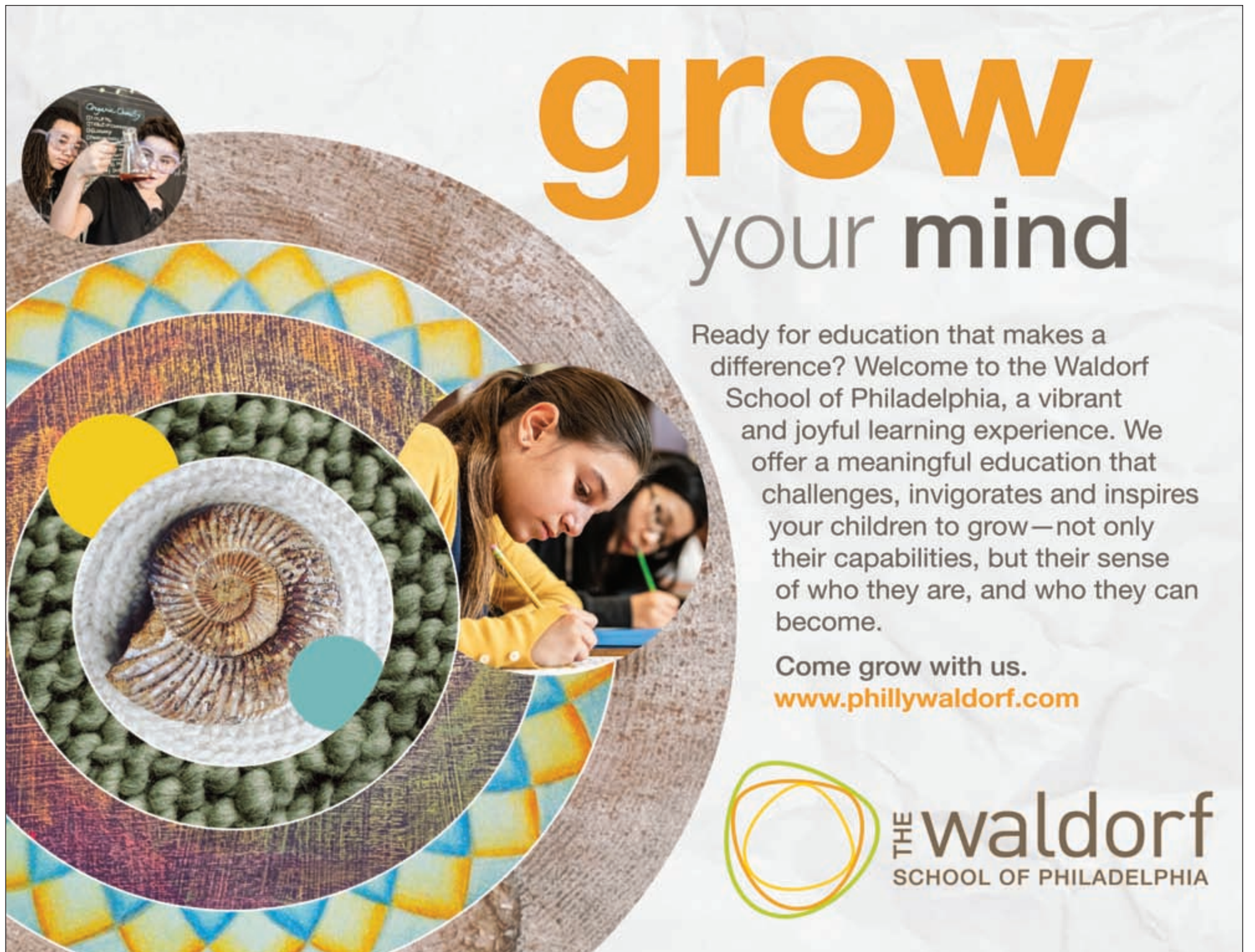
you and anyone special in your life. Most of the classes will take place in-person, with approximately 30% being held online, or as we like to say, "from the comfort of your home." The classes begin on January 15 and run through the end of March.

MALT is carefully considering advice from the CDC, as well as

the Philadelphia Health Department to ensure a healthy and safe learning environment. For the Winter Term, fully vaccinated students and teachers will be able to participate in our indoor adult classes and activities. Unvaccinated students are invited to participate in our online and outdoor classes. Visit our website,

mtairylearningtree.org/covid-policy, to read more about our COVID Policy.

Registration is open, be sure to sign up early! Visit www.mtairylearningtree.org to view classes and register. You can also spread JOY by purchasing gift certificates for friends and family. Follow us on social media: @mtairylearningtree



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Hill professor introducing you to a Victorian genius

by Len Lear

If you are familiar with the name William Morris, you are probably thinking of the William Morris Agency, a Hollywood-based talent agency that represents many of the boldfaced entertainers in contemporary film, television and music.

But there is another William Morris. He was not a movie star or singer. In fact, he lived and died before the movies were even invented. This William Morris (1834-1896) was a polymath and one of the 19th century's most brilliant geniuses. He had an outsized, incalculable influence on so many fields of artistic and aesthetic endeavor, from the Victorian Age to the current day. In everything he tried, he wound up rising like a balloon to Himalayan heights of excellence.

And Chestnut Hill resident Concetta Martone, who holds a Ph.D in Art History from Tyler School of Art and Architecture at Temple University and teaches courses in the history and theory of art and architecture at Thomas Jefferson University and Temple University, will be presenting a virtual lecture and discussion on the life of William Morris on Sat. Jan. 22 at 1 p.m. The Zoom event is sponsored by the Ebenezer Maxwell Mansion, a beautifully restored Victorian mansion in Germantown of which Martone is a board member.

"I have given lectures on the aesthetic movement before but never on William Morris alone," Martone told us last week during an in-person interview. "He is such a fascinating and important



Concetta Martone is an art and architectural historian and a founding principal in 2014 with her husband, Alfred Dragani, an architect, of dMAS, an award-winning design studio in Chestnut Hill.

figure. He was one of the first to apply marketing techniques to a lifestyle brand. In that sense, he was very modern."

Morris did not go to school as a child, but he read voraciously at home. He finally did go to Marlborough College, but later wrote that he hated every minute at the school, where he was bullied, bored and homesick. He was introspective, thoughtful, sensitive and highly intelligent. And he was not a joiner.

Morris eventually became a famous poet, novelist, designer,

activist for social reform and founder of a very prominent firm that made metalwork, furniture, architectural carvings, stained glass windows and murals. His ideas about art and production stimulated a new way of thinking about the design and making of household objects. Morris' involvement in business bridged the gap between art and skilled manual work when industrial production was becoming the norm.

Morris put an emphasis on arts and crafts, and his readily available artful goods helped to create

the sophisticated home look sought after by the flourishing Victorian middle class. During the Industrial Revolution, with some of its ugly manifestations, Morris was a breath of fresh air.

Martone's talk will concentrate on Morris' entrepreneurial efforts, investigating the relationship between his design and production methods and his marketing strategies and socialist ideals.

"I love teaching," said Martone, who has been teaching at Temple for 15 years. "It is extremely satisfying. I think I

learn as much from my students as they learn from me. Every semester is an adventure that's interesting and stimulating. I enjoy the exchanges we have. To lecture to students for an hour and 15 minutes and sustain interest is hard nowadays, when students are so used to brief exchanges on their cellphones, which I do not allow in class. Right now I am teaching remotely, although I prefer teaching in person, where I can see the expressions on students' faces."

Martone is an art and architectural historian. In 2014, she and her husband, Alfred Dragani (also an architect) founded dMAS, an award-winning design studio in Chestnut Hill.

The couple has three adult children. She was born in Naples, Italy, where she began her studies, later moving to Philadelphia to complete her education.

The services provided by dMAS (a contraction of design Martone Studio) include feasibility studies, conceptual designs, design of interior spaces, design of new structures and adaptive reuse of existing structures. Their work varies in scale from small interventions to the design of buildings from the ground up.

One thing Concetta loves to do when not working is to cook for groups of friends in their home near Valley Green. "I have my mom's old recipes from Naples," she said, "and I love making them. She passed away some years ago, but this makes me feel close to her."

To make reservations for Martone's Zoom talk: ebenezermaxwellmansion.org/interactiveqa

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SPORTS

CHC women reach 6-0 in conference with Jefferson win

by Tom Utescher

Last Thursday, Chestnut Hill College's undefeated status within the Central Atlantic Collegiate Conference faced a stiff challenge as the women of Jefferson University arrived. The Lady Rams were ranked sixth in the NCAA Division II East Region, and they were looking to climb higher after knocking off number one University of the Sciences, also a member of the CACC.

Once 2020 Penn Charter graduate Kait Carter (now a CHC sophomore) opened the scoring on Thursday with a three-point field goal, the Griffins would lead the rest of the way. Ahead by 13-point margins at halftime and again early in the fourth quarter, Chestnut Hill saw the gap narrow to five points (54-49) with seven minutes remaining, but the Griffins then outscored their guests 16-12 down the stretch to win, 70-61.

Carter went three-for-three from the three-point loop and posted four assists, six rebounds, and 16 points to share team-high scoring honors with junior shooting guard Lauren Crim, who shot four-for-eight from three-point range. Jefferson received a superb effort in the losing cause from freshman forward Cassie Murphy, who funneled in a game-high 30 points.

Third-year CHC head coach Jim Connolly said, "It was a really good defensive effort, holding a team like Jefferson, as good as they are, to 61 points. We tend to be stagnant on offense, but tonight we were aggressive. We knew they would pressure us, so our job was to beat the pressure and attack. We got some easy lay-ups that way."

From the right wing, CHC's Carter lobbed in a three-point shot to start the scoring. Fouled



Jefferson University sophomore Maeve McCann drives with the ball while her teammate Martha Apple (left) tries to set a pick against Chestnut Hill's Cassie Sebold. Photo by Tom Utescher

on the outside a little later, she netted two of three free throws, and senior forward Bri Hewlett, junior forward Lindsay Lane, and junior shooting guard Lauren Crim had also gotten in on the scoring.

Just past the middle of the first quarter, a drive by Crim put the hosts up 16-8, and CHC sent in two players off the bench. One was veteran senior guard Cassie Sebold, who had worked through COVID-19 exposure protocol and was now in her second game of eligibility.

Coach Connolly noted, "Cassie [six assists] did a great job coming off the bench. We're still getting her minutes up, and Abbey Spratt (also a senior) has been doing a good job at point guard."

Senior forward Leah Miller had averaged over 16 points and 10 rebounds a game for Chestnut Hill over the first eight games of the season. After she suffered a knee injury, Chmiel and another 6'2" rookie, Emily Sekerak, had to help fill the gap.

"We have a great group," Connolly said, "and everyone has

stepped up when we needed them, especially since Leah got hurt."

Late three-pointers from Carter and Crim helped the Griffins take a 24-16 lead into the second quarter. Jefferson's freshman starter in the post, the six-foot Murphy, had six points in the first frame, and she would be the lynchpin of the visitors' offense, especially in the second half.

Murphy was held to four points in the second quarter, but for the early part of the period, the CHC offense languished somewhat, as well. With almost six minutes gone, a pair of made free throws by Jefferson sophomore Haley Meinel got the Lady Rams back within four points of the leaders, 30-26.

With five different players finding the basket during the second round, the Griffins began to expand their lead again. Spratt and Sekerak hit lay-ups, and at the end a three-pointer and a shorter jumper by Crim lifted the hosts to a 13-point halftime margin, 39-26.

Early in the third round the Griffins' lead grew as large as 15

points, but later it dropped down to eight during a quarter in which Murphy hit five lay-ups and added two more points on foul shots. However, it was a three-point bucket by her teammate Emily Keehfuss that closed up the score to 47-39 with three minutes remaining.

The Griffins countered. Carter stole the ball and scored on a breakaway, and then she assisted on a basket from the paint by Chmiel. The score would be 52-41 for the start of the final 10 minutes.

CHC senior forward Bri Hewlett, who had made a number of impressive scoring moves, netted the first field goal of the final frame to push the lead back to 13 points, where it had been at halftime.

After this, Jefferson began its most threatening run of the evening with a lay-up by Murphy. Another Lady Ram stole the ball back, and when she missed a lay-up, Murphy was there to rebound the ball and score. Fouled during the sequence, she also made the free throw, tightening the score to 54-46.

With 7:22 remaining Meinel bagged a three-pointer from the left wing, and Chestnut Hill, now ahead by just five points, called time-out.

When play resumed, Chmiel extended her customary shooting range to hit a jump shot from around the foul line, then Hewlett stuck a 10-footer. The teams traded baskets to make it 60-51, then Murphy struck again for Jefferson with a lay-up and free throw.

CHC had managed to slow down the Lady Rams forward on occasion; as she faced away from the basket and looked to pivot toward the hoop, the Griffins had Sebold come in from the front and try to strip the ball.

After it became a six-point game at 60-54, a Sebold pass got Carter loose for a transition lay-up, and she made a free throw as well with 4:59 to go. A little over a minute later, Jefferson subbed for Murphy in an effort to put more pressure on the Griffin ball handlers.

Later, with the clock under three minutes, visiting sophomore Morgan Robinson's breakaway lay-up made it 65-58. Jefferson regained possession by stripping a Griffin of the ball, but then turned it back over with a walk. Sebold put in a short jumper from the lane, and the Lady Rams' aim was off on a three-point shot at the other end.

The Griffins got nothing at the other end as they were called for a charge, but once again Jefferson missed a shot from the floor with the game now in its final minute. Crim pretty much closed the door on the Lady Rams when she drained a "three" from the left corner with 33 seconds left, setting the score at 70-58. The final score was locked in when Robinson was fouled on a successful drive and scored Jefferson's last point from the free throw line.

In non-league contest, PC girls tame Lady Panthers

by Tom Utescher

Last week the Penn Charter girls enjoyed a stretch of relative calm during the competitive Inter-Ac League season. The only league team on the schedule was Baldwin School, which has a losing record both in the Inter-Ac and overall.

The Quakers had been looking forward to their first meeting with the Academy of Notre Dame back on Friday, January 7. The two schools split in their home/away series last winter to tie for first place in the Inter-Ac. However, several inches of snow that Friday morning caused the contest to be postponed until January 19.

Last week, aside from the Baldwin bout, there were several non-league teams on the docket for the Quakers, including Wednesday's meeting with a squad that is a power in the Philadelphia Public League, Imhotep Charter.

As this game got underway, the visiting Lady Panthers scored the first three baskets, then PC came back to lead at the quarter and then went on to enjoy a 24-18 halftime advantage. The second half found Penn Charter more firmly in control, and the Quakers came away with a 54-36 victory.

They raised their record to 7-2 overall, while remaining 2-0 within the Inter-Ac. Two days

after the Notre Dame game was snowed out, Penn Charter had managed to get in a 53-44 win over a traditionally-strong Philadelphia Catholic League School, Neumann-Goretti.

Last Wednesday Imhotep (1-4) started out with a drive and a short jumper by Samya Stevens sandwiched around a three-pointer by Taniyah Finney. Down 7-0 just 90 seconds into the encounter, the Quakers charged back with a 10-0 run that began with a score off an inbounds play by junior guard Aleah Snead.

The streak included a short bank shot and two lay-ups by freshman guard Kaylinn Bethea, who also dropped in a three-pointer at the end of the period to give the hosts a 15-11 edge.

Imhotep netted five free throws in the second period but only had one field goal, while Charter saw Snead score off a steal and stick a "three" from the top of the key. Junior forward Bella Toomey also got into the act with a transition bucket (assisted by Snead) and another lay-up. That afforded the Quakers a six-point lead (24-18) for halftime.

Numerous times in the first half, one team or the other knocked the ball loose from an opposing athlete and the ball then evaded the grasp of several players, skittering all around the floor. It brought to mind a greased



Back in action after being injured last season, Quakers senior Amani Rivers drives to the basket against Imhotep. Photo by Tom Utescher

pig chase at a county fair.

PC head coach Joe Maguire commented, "We've been talking about not trying to dribble loose balls. You want to grab it with two hands and secure it, make sure you get possession."

After the early scores by Imhotep at the start of the game, the Quakers had reversed the momentum partly through pressuring the Lady Panthers in transition and forcing turnovers.

However, Maguire cautioned, "We can't rely on that too much, because there are some teams that we aren't going to be able to press. We'll need to stop them in the half-court. The same thing goes on offense; we have to get better at scoring in the half-court and we can't depend on the transition too much."

At the beginning of the third quarter, PC's Toomey scored off an offensive rebound, and this

would prove to be the start of a 15-point second half for the six-foot junior. Bethea and Snead continued to score, and when Toomey converted again off of a rebound with three-and-a-half minutes left in the period, PC led 40-22.

The Lady Panthers regained some ground at the end to make it 41-29 for the start of the fourth quarter. With reserve players filtering onto the floor for both sides, Charter added six points to its lead to win by 18.

Bethea posted a game-high 20 points and Toomey was close behind with 19. Snead finished with 12 and the Shoup sisters, junior Gracie and senior Maddie, contributed two points and one point, respectively. Imhotep was led by Stevens, with 14 points, and Finney, with 10.

"Last week we had really good practices; they had it in their heads that they were going to play Notre Dame, and that helped," he related. "Today we weren't tough. That's something we need to get better at - the toughness and intensity that some of the elite teams in the area have that we're lacking at times."

UPDATE: PC easily won its other two games last week, first beating Baldwin 54-21. On Sunday at the Wells Fargo Center the Quakers rang up a 60-30 victory over West Catholic High School.



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East Mount Airy **UNDER CONTRACT**
 430 E. Mount Airy Avenue : MLS #PAPH2003125
\$449,000 : 5 BED : 2 FULL BATHS + 1 HALF BATH



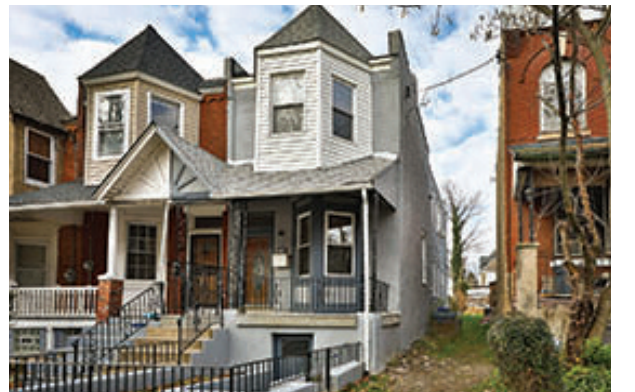
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Blue Bell Hill **UNDER CONTRACT**
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\$310,000 : 3 BED : 1 FULL BATHS + 1 HALF BATH



Germantown **SOLD**
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\$309,900 : MULTI-UNIT



West Germantown
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\$297,000 : 3 BED : 1 FULL BATH + 2 HALF BATHS



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\$265,000 : 6 BED : 1 FULL BATH



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Chestnut Hill on Ice returns with cold-weather fun

by Tom Beck

With the frigid temperatures coming early this year, you might think it's not the best time to venture outside and enjoy the neighborhood's outdoors. But you'd be wrong.

That's because the Chestnut Hill Business Association is bringing back one of its favorite annual events, Chestnut Hill On Ice. The two-day event will take place along Germantown Avenue between Rex and Willow Grove Avenues on Friday, Jan. 28, from 5 to 9 p.m., and Saturday, Jan. 29, from noon to 6 p.m.

This year's event will feature dozens of ice carvings along the avenue, and work from world-renowned ice sculptor Peter Slavin and his team from Ice Sculpture Philly. Additional cold-weather activities will include live ice carving demonstrations, an ice bar carved entirely out of ice blocks at Market at the Fareway and last but not least, a pop-up iceless ice skating rink that visitors of all ages can enjoy.

Other attractions include an ice bonfire, where attendees can stay warm and cozy with an an



impressive eight-foot bonfire encased in a pillar of ice; live music at Chestnut Hill Brewing Company, where music lovers can sit outside, enjoy some tunes and relax with an extensive list of

beers and boozy cocktails served up in an ice mug; and axe throwing, which is a new attraction for 2022. This is where "wannabe" lumberjacks can try their hand at throwing an axe at a bullseye tar-

get with, if necessary, the help of expert staff for first timers.

The event, which will also be complete with warming stations, a chili competition between some of Chestnut Hill's finest

restaurants and a mobile bar operated by Stateside Vodka, will follow all Philadelphia COVID mask and health mandates.

(See page 20 for photos from past CH on Ice events)

This year's diet resolutions trend toward moderation

It is staggering to think of how many New Year's resolutions we make that revolve around food.

We resolve to eat less food and to exercise, and we resolve to make better meal choices. We resolve to cook with healthier ingredients, and we resolve to make grocery lists that we stick to.

And then along came 2022, when this annual resolve is slated to reach a crescendo. The coming year is already shaping up to be a year of "less" of everything, especially when it comes to what we eat and drink. The concept of Dry January, where alcohol consumption is put on hold, has now extended into a full-time commitment for many. People of drinking

trend that is gaining speed right now. As a result of this more health-conscious mindset, many are making the commitment to try out reductarianism. Somewhere between eating an everything diet and jumping head-first into being a vegan or vegetarian, reductarianism is gaining traction among folks who consider health and immunity boosting foods a priority this year. Where veganism rules out all meats and dairy, and vegetarianism all meats, reductarianism is kind of the middle-of-the-road cousin.

Let's face it: adopting the vegan lifestyle full time isn't as simple as restocking your fridge. I have a vegan daughter and I really struggled this holiday season to come up with meals because I was horrified to realize I don't know many of the products available and I don't know how to cook some of the items. So if you, like me, aren't ready to go whole hog on the vegan diet, reductarianism may be an option.

According to the Reductarian Foundation, how it works is this: you reduce the amount of meat, dairy and eggs you consume to achieve a trifold result of bolstering health, making an impact on the environment and recognizing the impact that livestock production has on the planet. The idea is that you don't have to make a huge, dramatic, life-altering change to become a vegan this week or even this month, but you can try to cut back on consumption and make a difference, a little bit at a time.



Flourtown nutritionist and registered dietitian Patti Morris has some suggestions to make a reductarian diet an option.

It's kind of like opting for a veggie burger once in a while when you dine out, instead of a beef burger, or choosing a tofu-based entrée instead of chicken. Baby steps.

"I always tell my patients you don't need perfection but anything you do better tomorrow is an improvement," said registered dietitian, nutritionist and certified diabetes educator Patti Morris of Flourtown. "A plant-based diet is the healthiest, but it is hard to totally switch to a plant based

one. If you incorporate a few plant-based meals a week, it is a start."

Adopting a reductarian outlook in the new year could help not only the planet, but your personal health, Morris said. It cuts down on saturated fats, cholesterol and kicks up your fiber intake significantly.

Saturated fats are some of the worst culprits for heart disease in this country and they come mostly from three sources: meats, butter and cheeses, Morris said.

"If you reduce [your intake] of those, that is a huge help," she said.

And while cholesterol intake should be limited to 300 mg a day, things like liver and egg yolks can ratchet up that tally really quickly. Though the items aren't high in saturated fats, they can take a toll on those who must watch their cholesterol.

"There is no cholesterol in plant-based foods," she added.

Another huge benefit of adding veggies and grains? Increased fiber. The more fiber you eat, the more you can work to lower your LDL, or bad cholesterol.

So how do we work this reductarian mindset into our weekly diet? Start slowly with substitutions, like switching out beans for chicken in a salad, or taste-testing some lentil or black bean burgers on a Meatless Monday night.

And don't fall into marketing traps. Two of the biggest "meatless" problems Morris runs into when she counsels folks on their nutrition is the Beyond Burger and the Impossible Burger.

"Sure, you are helping save the planet with a meatless option, but they are made with coconut oil and are high in saturated fat," Morris said.

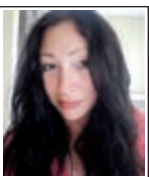
So forget the trendy items and just go natural, like a veggie or a bean soup.

"And who doesn't like a nice soup in the winter?" she said. "Experiment."

Have an idea, suggestion or just want to talk about foodie favorites? Email me at aprilisante@gmail.com

Food For Thought

by April Lisante



age are choosing mocktails and fruit fizzers over beer, wine and hard liquor, both for health and lifestyle reasons.

And when I polled chefs at year's end, they predicted that because of our heightened concern about health and staying healthy, not only would portions be smaller in restaurants for 2022, but also that immunity-boosting foods and most especially plant-based items would see a heyday.

Which leads us to a curious

Tempesta di Mare celebrates 20th anniversary season

Tempesta di Mare, Philadelphia Baroque Orchestra, will continue its 20th anniversary season with a series of concerts Jan. 28, 29 and 30th. The concert program looks back on 20 years of the ensemble's efforts to introduce to local music-lovers portions of the baroque repertoire that were once unfamiliar. It's also looking ahead to surveying new discoveries of 17th and 18th century music written by composers other than Vivaldi, Handel and Bach.

The Tempesta di Mare Chamber Players will field an ensemble of flute, two violins, two violas, cello, lute and harpsichord.

As the 20th century turned into the 21st, the move into playing baroque music on period

national and even international acclaim. "Fanfare" magazine has hailed its "abundant energy, immaculate ensemble, impeccable intonation and an undeniable sense of purpose." In a field dominated by European period instruments ensembles, Tempesta is the only American baroque orchestra to record for the U.K.-based Chandos label, which has released 13 of its albums.

Stone and Roberts have wisely carved out a special niche in the baroque and early classical repertoire for the ensemble by focusing more on the work of lesser-known composers rather than reprising, season after season, the most popular scores of the "Baroque Big Three" – Vivaldi, Handel and Bach. Of course, music composed by those three titans does, indeed, appear on Tempesta's programs, but not with numbing frequency and regularity. Rather, Roberts and Stone have done yeoman's work scouring libraries in cathedrals, monasteries, castles and town halls throughout Europe to uncover forgotten masterpieces of the era that somehow or another were overlooked by the rush to hear something new.

Music by Silvius Leopold Weiss, Johann Gottlieb Janitsch, Philipp Jakob Rittler, Francois Couperin, George Philip Telemann, and Johann Sebastian Bach will grace the program. The works include Bach's "Recorder Concerto" (after BWV 520 arranged by Stone), Couperin's "Ritratto dell'amore," Janitsch's "Sonata da camera in D," two sonatas by Rittler, Weiss' "Lute Concerto," and Telemann's "Concerto in E minor for Flute & Violin."

The Chestnut Hill perfor-



Jose Melendez will conduct and accompany AVA's production of Tchaikovsky's "Eugene Onegin" Jan. 22-29.

mance is set for Sunday, Jan. 30, at 4 p.m. in the Presbyterian Church of Chestnut Hill. For more information visit tempestadimare.org.

'EUGENE ONEGIN' at AVA

The Academy of Vocal Arts in Philadelphia will present four performances of Tchaikovsky's most popular opera, "Eugene Onegin," Jan. 22-29 in its Helen Corning Warden Theater, 1920

Spruce St. The production will be semi-staged, directed by AVA alumnus Richard Troxell, and conducted and accompanied at the piano by Jose Melendez.

The performances will be dedicated to the memory of Ghenady Meirson, the recently deceased long-time Russian coach at AVA.

Although most American opera-lovers consider the art form to be owned lock, stock and barrel by either the Italians or the

Germans, both French and Russian composers produced more than a handful of scores that have steadily maintained their presence in the active opera repertoire. While many think of Tchaikovsky as mainly a composer of symphonies, overtures and ballets, he also wrote 11 operas.

"Eugene Onegin" has maintained its place as his finest effort. Tchaikovsky assembled the libretto himself from passages of the verse novel of the same title by Alexander Pushkin. Its characters are iconic and identifiable and its vocal writing is idiomatic.

And not to worry about the absence of Tchaikovsky's splendid orchestration. Melendez is a superb accompanist and pianist – he'll conjure up the composer's sumptuous scoring at the Steinway grand piano.

For more information visit ava-opera.org.

CLASSICAL MUSIC at WOODMERE

Woodmere Art Museum in Chestnut Hill will present two solo piano recitals featuring the Finnish-born pianist Marja Kaisla Friday & Saturday, March 4 at 7 p.m. & 5 at 6 p.m.

The Friday program includes Liszt's "Spanish Rhapsody," Brahms' "Variations & Fugue on a Theme by Handel," Debussy's "Estampes" and Stravinsky's "Petrouchka Suite." The program on Saturday is devoted to music composed by Franz Schubert. For more information visit woodmereartmuseum.org.

You can contact NOTEWORTHY at Michael-caruso@comcast.net. To read more of NOTEWORTHY, visit chestnuthilllocal.com.

Note-Worthy
by Michael Caruso
mjcjsb@aol.com

instruments of the era had shifted into high gear. Alongside groups such as the Chamber Orchestra of Philadelphia, that performed the baroque and classical repertoire on modern instruments, ensembles were appearing all across America that revived the historical instruments of the time the music was composed.

From the get-go, Richard Stone and Gwyn Roberts, Tempesta's founders, were at the forefront of this trend. Twenty years later, their faith in themselves, their fellow musicians, and local audiences has paid off.

During the two decades of its history, Tempesta has garnered

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“Woke Racism” scholar grew up in Mt. Airy

by Len Lear

When I first interviewed Mt. Airy native John McWhorter in 2005, I was particularly impressed by two things: his erudition and his political incorrectness. I had just finished reading his compelling New York Times best-seller, “Winning the Race: Beyond the Crisis in Black America,” and I was absolutely mesmerized by it. It was very well written, exhaustively researched and politically incorrect.

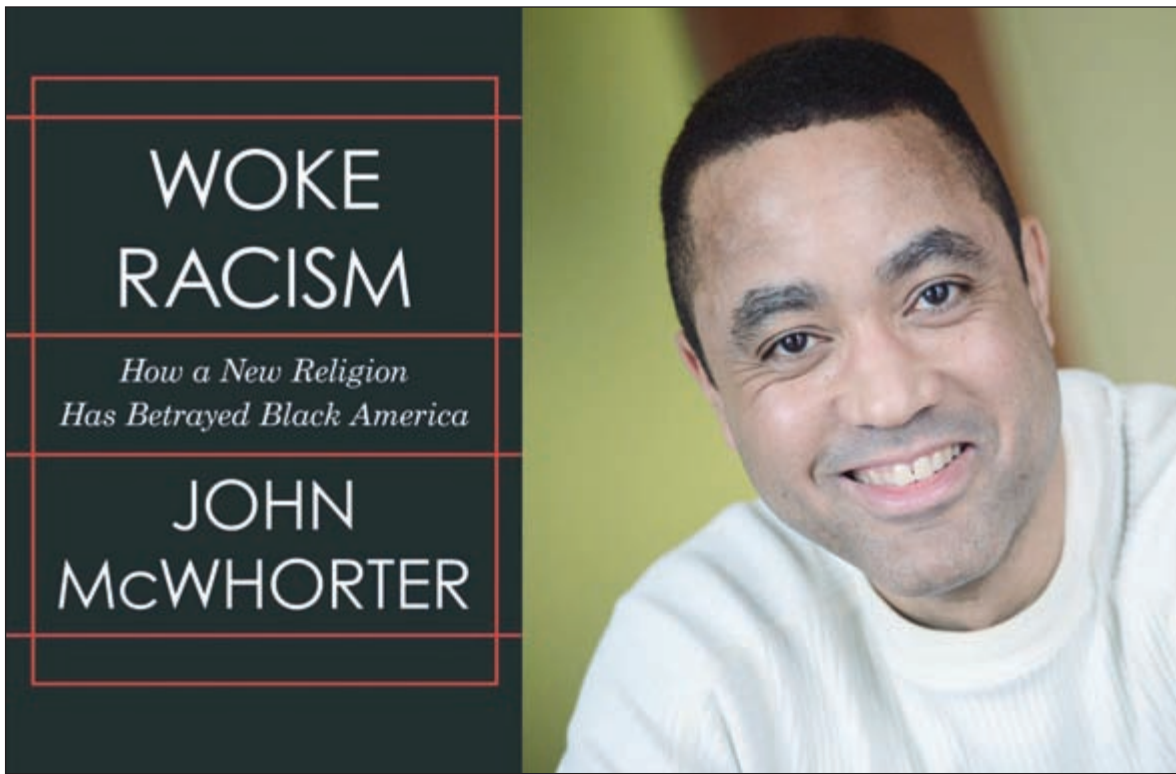
In it McWhorter takes on quite a few sacred cows, including affirmative action. Needless to say, all of this makes McWhorter a bit of a lightning rod on social media, where he gets pilloried by some and praised by others.

“These programs have been horrendously abused,” McWhorter told me, “not helping the impoverished individuals that the programs were designed to help, but instead helping middle-class suburbanites who did not need the help in the first place.”

“After all, how many billions of dollars have poured into Philly's inner city since LBJ's ‘Great Society’ in the mid-’60s?” he continued. “But those neighborhoods are worse off now than they were 40 years ago. More drugs, more violent crime, more fatherless families, and worse schools. What happened to all those billions?”

Once again, in his new book, “Woke Racism,” McWhorter is not afraid to go against the grain of popular thought.

McWhorter is now writing that a well-meaning but pernicious form of anti-racism has become a virtual religion that is illogical and unintentionally neo-racist. He complains about people being told to read books and listen to music by people of color but that



Mt. Airy native John McWhorter has written more than 20 books, including the just-published, highly controversial New York Times best-seller, “Woke Racism: How a New Religion Has Betrayed Black America.”

wearing certain of their clothing styles is “appropriation.”

“Racism is not the obstacle we’re told it is,” he writes. “Today, that’s considered a conservative thought. But I’m a ‘conservative’ who has never voted Republican, is pro-choice, argues that the war on drugs should end and has no interest in trickle-down economics. If I’m a conservative, then I think our definitions have gotten sloppy.”

He also describes a sort of new “McCarthyism” on the political left that punishes those who are not politically correct.

“The idea is that you are to be fired if you disagree or violate anti-racism norms. You are to be dismissed from polite society,” he said in a recent interview on National Public Radio. “You are to be sanctioned. You can’t be

among us. You’re dirty.”

To illustrate this point, McWhorter points to the San Francisco Museum of Modern Art’s chief curator, Gary Garrels, who resigned under pressure after an uproar involving his use of the words “reverse discrimination.” In another case, he points to white food writer Alison Romane, who was suspended from her New York Times column after criticizing celebrities Chrissy Teigen, who is Asian American, and Marie Kondo, who is Asian.

“We hear that being white automatically gives you privilege, and that being Black makes you a victim,” McWhorter said. “We might want to disagree with this orthodoxy, but fear we’ll be seen as ‘unwoke’ or worse, labeled a racist.”

Hamilton McWhorter, was a college administrator, and his mother, Schelysture Gordon McWhorter, taught social work at Temple University. “I grew up in a house full of books,” McWhorter told me back in 2015.

After his sophomore year of high school, McWhorter was accepted at Bard College in Massachusetts, where he earned an associate degree. Later, in 1985, he received a B.A. in French from Rutgers University, a master's degree in American Studies from New York University and, in 1993, a Ph.D. in linguistics from Stanford University. He is now one of the world’s foremost linguists, and teaches that subject as well as American studies and music history at Columbia University. He is also a contributing editor at the Atlantic and a regular New York Times opinion columnist.

Most of McWhorter's books deal with linguistics, but it is the ones about race that have made him a lightning rod. Due to his writings on race, including in his latest book, “Woke Racism: How a New Religion Has Betrayed Black America,” he has been called a “Black conservative” by many news media outlets and political websites. But it is a label he disdains.

“I am not a conservative,” McWhorter insisted in the NPR interview. “I am a cranky liberal. Not a leftist, but a liberal. I’m called conservative because I don’t think teaching white people about their racism is the way forward. I don’t see how people will change white minds, whether they are ‘fragile’ or not.”

More information about “Woke Racism” at penguinrandomhouse.com. Len Lear can be reached at lenlear@chestnuthilllocal.com.

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The Weekly Crossword by Margie E. Burke

ACROSS

- Scrabble piece
- 2006 film, “Happy _____”
- Help for the poor
- Bard of _____
- Columbus ship
- Commuter line
- School military org.
- Hard coal
- Heavy guns
- Shakespearean title character
- Bygone time
- Food critic’s asset
- Gulf of Naples isle
- Nuremberg native
- Gone wrong?
- Hang around
- Give it _____ (try)
- “B.C.” character
- Ticked off
- State of rage
- Countless
- Bud holder
- Indicate
- 2018 film, “A Quiet _____”
- Black currant liqueur
- Bridge feature
- Black ink item
- Act as host
- Incumbent’s goal
- Details, slangily
- Edible tuber
- Make amends (for)
- Land or stream starter
- Bed board
- Fine-tune, as muscles
- Ultimatum word

DOWN

- Gold medalist Lipinski
- Tusk material
- State-run game
- Completely surround
- Contract details
- Get on board
- Type of alcohol
- “Art” anagram
- Quiver carrier
- Animal shelter
- Tiny insect
- A whole bunch
- Good buddy
- Toward the rudder
- Rustic locale
- Meeting itinerary
- Runway sights
- Early Yucatan dweller
- Matures
- Junction point
- Battery contents
- “Silver” or “soft” ending
- Dutch _____
- Bile duct obstruction
- Undergo change
- Old LP players
- Some are fine
- Notary’s tool
- Hospital supplies
- OH to MA direction
- _____ the wiser
- Felix, for one

Answers to Previous Crossword:

S	O	U	L	M	A	S	S	P	L	A	C	E
A	N	N	A	C	L	I	P	V	E	L	A	R
S	C	A	N	M	A	R	A	S	C	H	I	N
H	E	D	G	E	M	E	T	E	A	B	E	D
O	U	T	G	O	A	D	V	I	S	E		
A	F	R	I	C	A	T	U	N	E	R		
D	A	N	D	E	L	I	O	N	T	E	P	E
D	Y	E	T	A	R	N	I	S	H	R	A	Y
S	E	D	G	E	I	N	T	E	R	P	O	S
E	R	A	S	E	R	O	O	M	E	D		
S	P	I	N	A	L	G	E	N	I	E		
L	U	N	E	E	U	R	O	E	N	N	U	I
A	T	T	R	A	C	T	I	O	N	T	A	R
C	O	R	A	L	A	L	S	O	E	D	G	E
K	N	O	L	L	H	E	E	D	D	E	E	M



Shop owners participating in the Warehouse Sale include Stephanie Jones of Jonesy's Accessories; Sue Morrison, Manager of Sara Campbell; Molly Ellis of Threadwell; Keia Chesson of TCUnlimited; and Monika Schermer of Bohemian Pink. Photo by Stacia Friedman

Announcing Winter Warehouse Sale

by Stacia Friedman

If you have been holding out for post-holiday sales, many of Chestnut Hill's finest clothing shops will be offering their biggest discounts of the year at a special Warehouse Sale Event in the retail space at the northwest corner of Germantown and Evergreen avenues on Fri. Jan 28, 12 noon to 8pm and on Sat. Jan 29th, from 10 a.m. to 5 p.m.

Participating shops include: Sara Campbell, Bohemian Pink, J.McLaughlin, Jonesy's Accessories and TC Unlimited, all of which will be offering high quality merchandise within the reach of every budget.

"We are offering men's and women's clothing, shoes and accessories at 70% off," said Daryl Hanlon, manager of J. McLaughlin, 8401 Germantown Ave. "That includes cashmere sweaters, men's corduroy pants, dresses and scarves. This will be the only place you can get these items at such a low price, lower than in our shop or online."

"We participated in the September Warehouse Sale and it was wildly successful," Hanlon continued. "It's a great way for the community to support local shops. It allows us to expand our customer base to

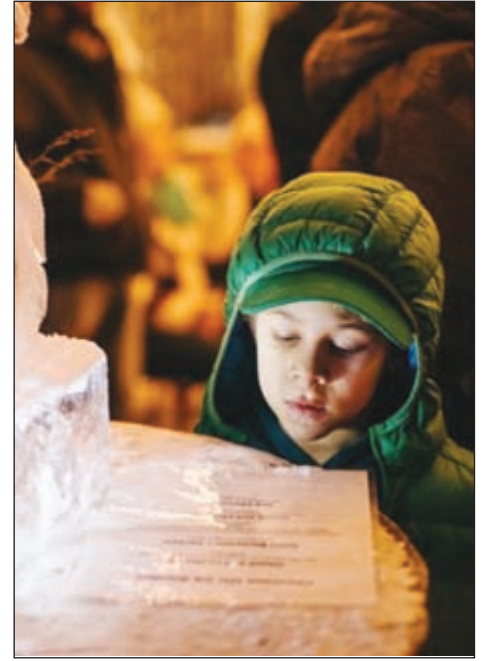
people who might not be familiar with our shop. It provides an opportunity for them to discover that our high quality clothes are worth the investment."

Keia Chesson, owner of TC Unlimited is one of the founding organizers of the Warehouse Sale. "This is a sale of your favorite brands you don't want to miss," said Chesson. "We will be including the hottest, trendiest styles, including sportswear and dresses at 50-70% discount."

If you have dreamed of owning AS98 boots or a fabulous faux fur coat from Jonesy's Accessories, the moment has arrived. "All my winter items will be reduced by 30-50%," said Jonesy. "That includes designer boots, sneakers and coats. I'm looking forward to it."

"We usually have our warehouse sales in September. This is the first time we are having one mid-winter," said Sue Morrison, manager of Sara Campbell, 8409 Germantown Ave. "We will be featuring Fall and Holiday clothing and accessories at deep discounts. This event benefits our shop by boosting sales and allowing us to familiarize customers with our made in the USA collection."

Photos from past Chestnut Hill on Ice events



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HOMES & Home

REAL ESTATE • INTERIOR DESIGN • BUSINESS Chestnut Hill Local

Good design choices can turn a dump into a dream home

From what I hear, real estate is **FHOT** right now. Whether you are searching for a small apartment, a sleek condominium, or the single home of your dreams, the available stock is limited to say the least. And the issues that were always a challenge in purchasing real estate have become more challenging and stressful than ever. So, looking past the exorbitant prices, the out-bid offers, the neglected landscaping and those eye popping inspections, let's take a hard look at how that real estate purchase can actually become the home of your dreams.

It is the rare individual who can walk through an available residence and have the ability to see past an unfortunate layout, outdated kitchen and baths, ghastly wall-coverings and linoleum floors - not



Floral Wallpaper can be a deterrent to prospective buyers.



Same room with the wall put back up and a warm color scheme.

and shape of the space. Pay attention to the doorways, the window openings, and any architectural trim that may be present. These will become the room's important features once the busy wallpaper is removed and the paint color becomes more neutral.

If the size of the room works, and the other features add to its interest, you can be assured the room can be transformed.

Real estate can easily become one of the most significant purchases one can make. It would be a shame if the home that appears sad and neglected, or even designed as a brothel, is really, underneath, the home of your dreams.

So don't be discouraged about how a prospective structure presents itself. Ignore those crazy colors and nightmarish wallpaper, and you just may be able to see the diamond that is just below the surface!

Patricia Cove is Principal of Architectural Interiors and Design in Chestnut Hill, and can be reached through her website: patriciacove.com.

By Design
by Patricia Cove



always the question as to what it is covering. Homes of a certain age may still retain the original hardwood below that carpet. And if it was installed in a way that preserved that hard wood, removing the carpet and refinishing the floors can transform the space. The same with linoleum, although

linoleum's installation methods may not have been kind to the wood flooring underneath. Either way, reintroducing hard wood is the way to go.

The aesthetic features are the easiest to remedy, but they are also the features that can present the strongest reaction to a prospective

buyer as they can be the hardest to look past.

Color and pattern are two of the most apparent visuals on which people focus. If they are too jarring or too specific it becomes impossible for almost anyone to see the space without them. Be not distressed. Focus instead on the size

to mention paint colors that are reflective of the current owner's taste.

The good news is, these are things that can be changed. If you truly love the location, the architectural style of the house, and if it fits with other basic amenities that are important to you, here is what you can do to make this house a home.

One of the costliest changes within a residence is the reconfiguration of the floor plan. Many older homes still retain the formal layout of years gone by. Although there are still people, myself included, who love the idea of a real "dining room and living room," younger buyers are looking for that "open floor plan." So, as much as it pains me to recommend the removal of walls within a Colonial home, for example, which could result in considerable renovation costs, it also could allow for a more satisfactory living experience. (A word of warning, losing a traditional interior within a traditional building could be problematic for resale opportunities, but could be worthwhile if the building meets all your other requirements.)

Kitchens and bathrooms are another story. Although updating these rooms can be expensive, they can add to the value of the home and provide state of the art features that are important to everyday life. The critical question pertains to the current size of these spaces. Expanding these rooms by removing walls can be accomplished easily within older homes, while still not compromising the original layout. A creative design professional can offer direction on the best way to accomplish this while still retaining the original character of the home, which is important.

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Mortgage Company and recorded at
Doc. ID #53433902 on 10/24/18.
Said Mortgage was then assigned to
The Secy. of HUD as recorded on
1/29/19 at Doc. ID #53471572.
WHEREAS, a default has been
made in the covenants and condi-
tions of the Mortgage in that the
Mortgagor has failed to make the
payments when due and payment
has not been made to bring the loan
current; WHEREAS, the entire
amount delinquent as of 10/26/21 is
\$98,271.59. WHEREAS, by virtue of
this default, The Secy. has declared
the entire amount of the indebted-
ness secured by the Mortgage to be
immediately due and payable. NOW,
THEREFORE, pursuant to powers
vested in me by the Single Family
Mortgage Foreclosure Act of 1994,
12 U.S.C. § 3751 et seq., by 24
CFR part 27, Subpart B, and by the
Secy.'s designation of me as Fore-
closure Commissioner, recorded on
1/18/19, at Ins. #53467743. Notice
is hereby given that on 2/18/22 at

LEGAL NOTICE

11:00 A.M. local time, all real and
personal property at or used in con-
nection with the following described
premises ("Property") will be sold at
public auction to the highest bidder:
ALL THAT CERTAIN lot or piece of
ground with the message or tene-
ment thereon erected. SITUATE on
the West side of 5th St. at the dis-
tance of one hundred twenty four ft.,
six inches Northward from the North
side of Indiana Ave. in the 19th
Ward of the City of Phila. CONTAIN-
ING in front or breadth on the said
5th St. fifteen ft., three inches and
extending of that breadth in length
or depth Westward between parallel
lines with said Indiana Ave. seventy
two ft. including on the North side
thereof the Southernmost moiety or
half part of a certain two feet wide
alley as now laid out and extending
from 5th St. Westward to a depth of
twenty seven ft., four inches meas-
ured along the division line of this
and the adjoining lot to the North for
the use of the owner or owners, oc-
cupant and occupants, of this and
the premises adjoining aforesaid.
The improvements thereon being
known as No. 3014 North 5th St.
TOGETHER with the free and com-
mon use, right, liberty and privilege
of the said alley as and for a pas-
sageway and watercourse at all
times hereafter, forever. UNDER
AND SUBJECT to certain conditions
and restrictions of record. BEING
the same premises which Juan Ortiz
Santiago, by deed dated 5/21/02
and recorded 6/3/02 in the Recorder
of Deeds Office of Phila. County, PA
as Doc. ID #50467705, granted and
conveyed unto Eulalio Ramirez. The
Sale will be held on the outside
steps of the Phila. County Court-
house, Northeast Corner Security
Entrance, City Hall, 1400 JFK Blvd.,
Phila., PA 19107. The Secy. of
HUD will bid \$98,271.59. There will
be no prororation of taxes, rents or
other income or liabilities, except
that the purchaser will pay, at or be-
fore closing, her prorata share of
any real estate taxes that have been
paid by the Secy. to the date of the
foreclosure sale. When making their
bids, all bidders except the Secy.
must submit a deposit totaling
\$9,827.15 (10% of the Secy.'s bid)
in the form of a certified check or
cashier's check made out to the
Secy. of HUD. Each oral bid need
not be accompanied by a deposit. If
the successful bid is oral, a deposit
of \$9,827.15 must be presented be-
fore the bidding is closed. The re-
mainer of the purchase price must be
delivered within thirty (30) days of
the sale or at such other time as the
Secy. may determine for good
cause shown, time being of the es-
sence. This amount, like the bid de-
posits, must be delivered in the form
of a certified or cashier's check. If
the Secy. is the high bidder, he need
not pay the bid amount in cash. The
successful bidder will pay all con-
veyancing fees, all real estate and
other taxes that are due on or after
the delivery of the remainder of the
payment and all other costs associ-
ated with the transfer of title. At the
conclusion of the sale, the deposits
of the unsuccessful bidders will be
returned to them. The Secy. may
grant an extension of time within
which to deliver the remainder of the
payment. All extensions will be for
15-day increments for a fee of
\$500.00 to be paid in advance. The
extension fee shall be in the form of
a certified or cashier's check made
payable to the Secy. of HUD. If the
high bidder closes the sale prior to
the expiration of any extension pe-
riod, the unused portion of the ex-
tension fee shall be applied toward
the amount due. If the high bidder is
unable to close the Sale within the
required period, or within any exten-
sions of time granted by the Secy.,
the high bidder may be required to
forfeit the cash deposit or, at the
election of the foreclosure commis-
sioner after consultation with the
HUD Field Office rep., will be liable
to HUD for any costs incurred as a
result of such failure. The Commis-
sioner may, at the direction of the
HUD Field Office Rep., offer the
Property to the second highest bid-
der for an amount equal to the high-

LEGAL NOTICE

est price offered by that bidder.
There is no right of redemption, or
right of possession based upon a
right of redemption, in the mortgagor
or others subsequent to a foreclo-
sure completed pursuant to the Act.
Therefore, the Foreclosure Commis-
sioner will issue a Deed to the pur-
chaser(s) upon receipt of the entire
purchase price in accordance with
the terms of the sale as provided
herein. HUD does not guarantee
that the property will be vacant. The
scheduled foreclosure sale shall be
cancelled or adjourned if it is estab-
lished by documented written appli-
cation of the Mortgagor to the Fore-
closure Commissioner not less than
three (3) days before the date of the
Sale or otherwise that the default or
defaults upon which the foreclosure
is based did not exist at the time of
service of this Notice of Default and
Foreclosure Sale, or all amounts
due under the Mortgage Agreement
are tendered to the Foreclosure
Commissioner, in the form of a cer-
tified or cashier's check payable to
The Secy. of HUD, before public
auction of the property is completed.
The amount that must be paid to
pay off the Mortgage prior to the
scheduled sale is \$98,271.59 as of
2/10/26/21, plus all other
amounts that would be due under
the mortgage agreement if pay-
ments under the mortgage had not
been accelerated, advertising costs
and postage expenses incurred in
giving notice, mileage by the most
reasonable road distance for posting
notices and for the Foreclosure
Commissioner's attendance at the
sale, reasonable and customary
costs incurred for title and lien re-
cord searches, the necessary
out-of-pocket costs incurred by the
Foreclosure Commissioner for re-
cording documents, a commission
for the Foreclosure Commissioner,
and all other costs incurred in con-
nection with the foreclosure prior to
reinstatement. Tender of payment
by certified or cashier's check or ap-
plication for cancellation of the fore-
closure sale shall be submitted to
the address of the Foreclosure Com-
missioner provided below. /s/ Leon
P. Haller, HUD Foreclosure Com-
missioner, Purcell, Krug & Haller,
1719 N. Front St., Harrisburg, PA
17102,717.234.4178(p)
/717.234.0409(f) -
Date: 12/28/21

NOTICE OF DEFAULT AND FORECLOSURE SALE

Re: The Estate of Alfreda E. Davis,
The Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under Alfreda E.
Davis, Deceased, Leonard B. Davis,
Known Heir of Alfreda E. Davis, De-
ceased and Sandra Sharper, Known
Heir of Alfreda E. Davis, Deceased,
6043 Ellsworth Street, Philadelphia,
PA 19143; Stephanie A. Sharper,
Known Heir of Alfreda E. Davis, De-
ceased, 3015 South 68th St., Phila-
delphia, PA 19142; Dept. of Public
Welfare, TPL Casualty Unit Estate,
Recovery Program, Willow Oak
Bldg., POB 8486, Harrisburg, PA
17105-8486 and Secretary of Hous-
ing and Urban Development, 451
Seventh St. SW, Washington, DC
20410 - WHEREAS, on 2/28/09, a
certain Mortgage was executed by
Alfreda E. Davis, as Mortgagor in
favor of Northeast Financial Corpora-
tion and recorded at Document ID
#52040060 on 3/23/09, in Phila.
County, PA. The Mortgage was as-
signed to World Alliance on 2/28/09,
recorded 3/23/09 at Doc. ID
#52040061. Said Mortgage was
then assigned to Mortgage Elec-
tronic Registration Systems, Inc.
("MERS") as Nominee for Bank of
America, National Association and
recorded at Document ID
#52211772 on 5/17/10. Said Mort-
gage was then assigned to Bank of
America, N.A. and recorded at
Document #53025284 on 2/22/16.
Said Mortgage was then assigned to
The Secy. of HUD as recorded on
8/24/16 at Document ID #53102537.
WHEREAS, a default has been
made in the covenants and condi-
tions of the Mortgage in that the

LEGAL NOTICE

Mortgagor has failed to make the
payments when due and payment
has not been made to bring the loan
current; WHEREAS, the entire
amount delinquent as of 11/9/21 is
\$201,487.52. WHEREAS, by virtue
of this default, The Secy. has de-
clared the entire amount of the in-
debtedness secured by the Mort-
gage to be immediately due and
payable. NOW, THEREFORE, pur-
suant to powers vested in me by the
Single Family Mortgage Foreclosure
Act of 1994, 12 U.S.C. § 3751 et
seq., by 24 CFR part 27, Subpart B,
and by the Secy.'s designation of
me as Foreclosure Commissioner,
recorded on 1/18/19, at Ins.
#53467743 Notice is hereby given
that on 2/18/22 at 11:00 A.M. local
time, all real and personal property
at or used in connection with the
following described premises ("Prop-
erty") will be sold at public auction to
the highest bidder: ALL THAT CER-
TAIN lot or piece of ground, with the
two-story message thereon
erected, SITUATE on the North side
of Ellsworth St. at the distance of
Sixty-three (63) Ft. Nine (9) Inches
Eastward from the East side of 61st
St. in the 46th Ward of the City of
Phila., Commonwealth of PA; CON-
TAINING in front or breadth on the
said Ellsworth St. Twenty-one (21)
Ft. Nine (9) Inches and extending of
that width in length or depth North-
ward between parallel lines at right
angles to the said Ellsworth St. One
Hundred Ten (110) Ft. including on
the rear end thereof, the soil of a
certain Fifteen (15) ft. wide driveway
extending Westward into 61st St.
Being No. 6043 Ellsworth St. TO-
GETHER with the free use, right, lib-
erty and privilege of the said 15 Ft.
wide driveway (or as may be nar-
rowed as otherwise provided) as
and for a driveway and passageway
at all times hereafter forever, in com-
mon with the other owners, tenants
and occupiers of the other premises
fronting on Ellsworth St. entitled to
the use of the same. BEING the
same premises which Alfreda E.
Davis, Widow, by deed dated
2/17/06 and recorded 3/6/06 in the
Recorder of Deeds Office of Phila.
County, PA as Doc. ID No.
51392125, granted and conveyed
unto Alfreda E. Davis, Widow. Al-
freda E. Davis died on 3/12/18. The
known heirs are Leonard B. Davis,
Sandra Sharper and Stephanie
Sharper. Any other heirs are un-
known. The Sale will be held on the
outside steps of the Phila. County
Courthouse, Northeast Corner Secu-
rity Entrance, City Hall, 1400 JFK
Blvd., Phila., PA 19107. The Secy.
of HUD will bid \$201,487.52. There
will be no prororation of taxes, rents
or other income or liabilities, except
that the purchaser will pay, at or be-
fore closing, her prorata share of
any real estate taxes that have been
paid by the Secy. to the date of the
foreclosure sale. When making their
bids, all bidders except the Secy.
must submit a deposit totaling
\$20,148.75 (10% of the Secy.'s bid)
in the form of a certified check or
cashier's check made out to the
Secy. of HUD. Each oral bid need
not be accompanied by a deposit. If
the successful bid is oral, a deposit
of \$20,148.75 must be presented
before the bidding is closed. The de-
posit is non-refundable. The re-
mainer of the purchase price must be
delivered within thirty (30) days of
the sale or at such other time as the
Secy. may determine for good
cause shown, time being of the es-
sence. This amount, like the bid de-
posits, must be delivered in the form
of a certified or cashier's check. If
the Secy. is the high bidder, he need
not pay the bid amount in cash. The
successful bidder will pay all con-
veyancing fees, all real estate and
other taxes that are due on or after
the delivery of the remainder of the
payment and all other costs associ-
ated with the transfer of title. At the
conclusion of the sale, the deposits
of the unsuccessful bidders will be
returned to them. The Secy. may
grant an extension of time within
which to deliver the remainder of the
payment. All extensions will be for
15-day increments for a fee of
\$500.00 to be paid in advance. The
extension fee shall be in the form of

LEGAL NOTICE

a certified or cashier's check made
payable to the Secy. of HUD. If the
high bidder closes the sale prior to
the expiration of any extension pe-
riod, the unused portion of the ex-
tension fee shall be applied toward
the amount due. If the high bidder is
unable to close the Sale within the
required period, or within any exten-
sions of time granted by the Secy.,
the high bidder may be required to
forfeit the cash deposit or, at the
election of the foreclosure commis-
sioner after consultation with the
HUD Field Office rep., will be liable
to HUD for any costs incurred as a
result of such failure. The Commis-
sioner may, at the direction of the
HUD Field Office Rep., offer the
Property to the second highest bid-
der for an amount equal to the high-
est price offered by that bidder.
There is no right of redemption, or
right of possession based upon a
right of redemption, in the mortgagor
or others subsequent to a foreclo-
sure completed pursuant to the Act.
Therefore, the Foreclosure Commis-
sioner will issue a Deed to the pur-
chaser(s) upon receipt of the entire
purchase price in accordance with
the terms of the sale as provided
herein. HUD does not guarantee
that the property will be vacant. The
scheduled foreclosure sale shall be
cancelled or adjourned if it is estab-
lished by documented written appli-
cation of the Mortgagor to the Fore-
closure Commissioner not less than
three (3) days before the date of the
Sale or otherwise that the default or
defaults upon which the foreclosure
is based did not exist at the time of
service of this Notice of Default and
Foreclosure Sale, or all amounts
due under the Mortgage Agreement
are tendered to the Foreclosure
Commissioner, in the form of a cer-
tified or cashier's check payable to
The Secy. of HUD, before public
auction of the property is completed.
The amount that must be paid to
pay off the Mortgage prior to the
scheduled sale is \$201,487.52 as of
11/9/21, plus all other amounts
that would be due under the mort-
gage agreement if payments under
the mortgage had not been accel-
erated, advertising costs and postage
expenses incurred in giving notice,
mileage by the most reasonable
road distance for posting notices
and for the Foreclosure Commis-
sioner's attendance at the sale, reason-
able and customary costs in-
curred for title and lien record
searches, the necessary
out-of-pocket costs incurred by the
Foreclosure Commissioner for re-
cording documents, a commission
for the Foreclosure Commissioner,
and all other costs incurred in con-
nection with the foreclosure prior to
reinstatement. Tender of payment
by certified or cashier's check or ap-
plication for cancellation of the fore-
closure sale shall be submitted to
the address of the Foreclosure Com-
missioner provided below. /s/ Leon
P. Haller, HUD Foreclosure Com-
missioner, Purcell, Krug & Haller,
1719 N. Front St., Harrisburg, PA
17102,717.234.4178(p)
/717.234.0409(f) -
Date: 12/28/21

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New Listing

ERDENHEIM \$1,299,000
Welcome to 7 Overlea Way, a home that defines maintenance-free living! This impeccable new construction townhome has everything you've been looking for. An elevator for easy access throughout the house, a main bedroom suite with sliding doors to a balcony, a large walk-in closet, a spa-like bath with a walk-in marble shower, and a large gourmet kitchen with Wolf & Sub-Zero appliances that will bring out the master chef in you!



New Listing

ELKINS PARK \$249,000
Stop paying your landlord's mortgage and start paying your own. This charming Tudor-style row home is both adorable and affordable. 7818 Spring Avenue is your chance to live on one of the most charming and commuter-friendly blocks in Elkins Park. This 3-story home has 3 bedrooms, 1 1/2 bathrooms, gorgeous original hardwood floors, an open-concept layout and private work-from-home space. This home is conveniently located within walking distance to several restaurants, shops, Creekside Market & Tap, High School Park and the Elkins Park regional rail station that will put you in center city within 20 minutes.



New Listing

PORT RICHMOND \$355,000
Spacious 3 bed, 3 bath newer construction townhome located in vibrant Port Richmond minutes to Center City, the Great Northeast, Septa, 195 and Betsy Ross Bridge. Stand-out features include garage with inside access, private driveway and yard, kitchen with brand new stainless-steel appliances, Whirlpool stacked front loading washer & dryer, first-floor bed/bath ideal for an office, private room for tenant or in-laws, and wonderful nearby restaurants, cafes, supermarkets and box stores on nearby Allegheny Ave corridor.



GERMANTOWN \$285,000
Modest price. Spacious size. Welcoming block. 3 story brick twin with 6 bedrooms, 2 baths. Hardwood and pine floors. Large eat-in kitchen. Nicely sized fenced back yard. Walk to Fernhill Park tennis courts or to newly renovated Wayne Junction train. Easy to see. Flexible settlement date!



CHESTNUT HILL \$1,550,000
This 4 BR/3.5 BA top of the hill home is perfect for today's living. Developed by Philadelphia Design Home Builder in 2014, this 3600 square foot home is constructed with the highest quality building materials. Sprawling second floor open-concept living floor with over 1200 square feet of luxe living space. 25 mins to Center City, easy access to the suburbs and highways. Premier location-Exceptional Quality-Perfect Size.



ROXBOROUGH \$674,575
Welcome to Cinnamon Court - An enclave of 18 twin townhouses set in a bucolic, quiet setting of Upper Roxborough surrounded by nature brought to you by local premier developer, PRDC Properties. Enter this unit #3 model 3-4 Bedroom/3 Bathroom home into an inviting and wide entry foyer with coat closet and mudroom area as well as access to 1-car garage. This new construction home features a chefs eat-in kitchen, a large living space with natural light, and a large roof deck with lovely green views. A very private, quiet location tucked away yet just a short walk down to the Ivy Ridge train station, easy access to Manayunk's Main Street, Chestnut Hill, Center City, major highways and the suburbs. 10 year property tax abatement.



MANAYUNK \$1,025,000
A special collection of 3 custom city townhouses located in a very desirable location high in the hills above Manayunk. This fully upgraded 24 foot wide model end home with 2-car garage features 5 BR's and 5 BA's in over 3k square feet of contemporary luxury living. A truly exceptional home built with only the highest quality building materials in a quiet location yet with easy access to Center City, transportation, major highways and the suburbs. Rear grassy backyard for the homeowners



ROXBOROUGH \$1,199,000
Looking for the perfect opportunity to customize a grand home? Well, you just found it. Introducing 601 Spring Ln, a beautiful home with an in-ground pool, multiple slate terraces, and a 2-car garage with a separate apartment above. In addition, this property is in a fantastic location. It's minutes away from the Schuylkill River Education Center, the shopping and dining of Roxborough, Chestnut Hill, and Manayunk!



CHESTNUT HILL \$925,000
Set on a tree-lined street in a fantastic location just steps from the Ave, is this renovated 4 bedroom, 3.5 bath sunlit farmhouse with garage. Historic charm is combined with modern amenities throughout. Large living room with fireplace, new gourmet kitchen with breakfast bar and French doors to the spacious rear deck, owners suite with walk-in closet and large bath, and PARKING! Walk to shops and dining, the train station, or Pastorius Park for their summer concert series.



MT. AIRY \$575,000
Check out 7001 Piper's Glen Way #32, the new Mt. Airy Village! This New construction townhome comes with a 10-year tax abatement and a beautiful Green Roof Top. Plus, you gain the option finishes, which includes a 4 bedroom or 3 bedrooms with a den/open study set up, 3 full baths, and finished basements. All this, and you can walk right out to Mt. Airy's Germantown Ave business district and stop at shops and restaurants.



ART MUSEUM \$185,000
This beautifully updated 1 Bedroom pet friendly condo has all the amenities for today's savvy buyer. Professionally managed, 24/7 concierge, fitness center, meeting room, shuttle bus access, and so much more! A charming 10th floor unit allows for wonderful natural light and endless views. Walk to Center City, Fairmount Park, the Art Museum, Whole Foods, Boathouse Row, and all the great shops and restaurants Fairmount has to offer!



MANAYUNK \$275,000
Welcome to this charming 3 bedroom / 1 bathroom porch front home with off street parking!!! This home offers an open concept design, hardwood flooring throughout, and modern amenities. Conveniently located near bus and train routes, schools, several parks and perfectly situated within walking distance to Main Street Manayunk. Come see this one today!

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