

The power of corridors on the HOUSE

by David Roberts
Chairman, ad-hoc Committee
on Corridor Renovation

History

Designed by world-famous architect Oskar Stonorov, who was noted for his success in moderate-cost housing, Hopkinson House was built for renting. In most complicated structures there are trade-offs—a key part is enhanced at the expense of another considered less important.

In Hopkinson House, to maximize living space and to facilitate good apartment design, Stonorov made the corridors the sacrificial lamb. According to the late Ambassador to Italy and long-term resident Tom Foglietta, the architect described the corridors as an “interior sacrifice.” Foglietta wrote about his encounters with Stonorov, and about his own ideas on renovating the corridors, in

a 1993 Hopkinson House newsletter, reprinted in the fall 2007 issue of *On the House*.

Attempts at improvement are severely limited by the construction of our hallways—solid concrete floors and ceilings, and cinder-block walls—which make it virtually impossible to run electric wiring to new outlets or light fittings. As Ambassador Foglietta pointed out, such corridors cannot be elegant but they can be made lighter and brighter. Foglietta stated in his article that the architect used light wall colors and light oak doors to offset the dimness.

Circa 1980 investors bought Hopkinson House and converted it to a condominium. They spruced it up to attract buyers but, instead of re-finishing those nice oak doors, they had them painted brown. Since then, our corridors have been renovated only once. An elaborate and expensive design was produced around 1990 but

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Hopkinson House • Summer 2009**



it was abandoned as unsuitable. In 1995 the Council worked with designers living in the building first to buy and install carpet, and then to select paint, wallpaper, and lamps, to complete the renovation. The resulting décor is still in place.

About five years ago Ambassador Foglietta persuaded internationally renowned designer Karen Daroff to do new designs for our corridors. These featured an attractive palette of mauve, blue, and gray, with false ceilings at the elevators to permit the installation of recessed lights. The Association paid Daroff for her designs but did not proceed with their application. Faced with the expense of replacing the windows, the Council postponed the corridor

project. When we searched for designers for our current project, Daroff declined our invitation to bid.

The new project

In 2007, with the window project behind us, the Council decided to seek the services of a reputable design firm. This time the scope was much larger than just the corridors. It included refurbishing both upper and lower lobbies, the elevator interiors, all the ground-floor offices and the meeting room, and new facilities for mail. Ten design firms were reviewed, and the landscape and design committee chose a short list of five architects, one of whom later withdrew. The committee, augmented by

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Meet your 2009–10 Council (left to right): President Jason Norris, Vice-President Byron Fink, Secretary David S. Roberts, Treasurer Edwin P. Rothong (re-elected), Assistant Secretary Lisette L. Tarragano, Assistant Treasurer Millie C. Korn (re-elected), and Frances Rhoades-Larkin (newly elected).

Results of Council's elections for 2009–10

by Nelly Childress

The Hopkinson House Owners' Association's (HHOA) Code of Regulations mandates that the owners yearly elect members to Council for two-year terms. Three people have been elected or re-elected in April of 2009. The new seven-

member Council then elected or reelected their officers. Congratulations and best wishes!

Special thanks to Joanne Wallace who was appointed by Council in 2008 to complete Hana Kramer's term and who chose not to run this time.

On the HOUSE Our man for the waterfront

by Lynn Miller

For many years, development along the Delaware River where it courses through Philadelphia has been a patchwork of helter-skelter building amid industrial neglect. Now at last the stars seem to be aligned to make succeed a visionary plan to turn seven miles of the waterfront into one of the city's greatest public assets. The prospect should excite Philadelphians—especially, residents of our neighborhood—for years to come.

Certainly, it excites our own Steve Weixler, a Hopkinson House resident for 15 years. He is in the catbird seat as the chair of the Central Delaware Advisory Group (CDAG). Steve knows that, as may always be true of



exceptional urban dreams, this plan—named a “Civic Vision for the Central Delaware”—is bold enough that it will probably not be fully realized for another half century. But he is eager to point out that some results are already visible, and many others should fall into place in years to come.

CDAG oversees implementation of this unprecedented set of goals for our riverfront. Created

by Mayor John Street in November, 2006, CDAG is composed of more than 20 civic associations (Weixler represents our own Society Hill Civic Association) and 30 state and city government agencies. Its first task was to advise Penn Praxis and others responsible for creating this master plan for the Delaware. Once that was completed toward the end of 2007, newly elected Mayor Nutter became an immediate supporter of the Civic Vision and 10-point Action Plan: 2008-2018. In keeping with the plan's first recommendation, he transformed the old Penn's Landing Corporation into the restructured Delaware River Waterfront Corporation (DRWC) early this year.

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Message from Council

President's agenda includes hallways, website

by Jason Norris
President

My name is Jason Norris and I am the new President of the HHOA. Before I get to the business of Council, I'd like to briefly introduce myself. I have been practicing as an attorney at Blank Rome LLP since August 2004 where I concentrate my practice on corporate and white-collar litigation. In October 2005, I moved into the Hopkinson House. Shortly thereafter, my fiancée, Heidi, joined me here.

As you may recall, I successfully ran for Council in 2008 because I wanted to lend some new (and perhaps different) perspective to the many challenges facing our

building. This year, Council vested their confidence in me to serve as President of the HHOA, leaving me in the difficult position of succeeding David Roberts, who remains on Council as our Secretary. I thank David for his contributions as President of Council and for making the transition to my new role an easy one.

In my brief tenure as President, there have been (at least) two significant issues that I would like to share with you in this brief space. The remaining issues, of course, are addressed in our Manager's Report on a monthly basis.

First, I am pleased to announce that the Hopkinson

House is on the verge of launching a website (www.thehopkinsonhouse.com). Thanks to the efforts of the newly formed Website Committee (Charles Tarragano, Nelly Childress, Bob Devoe, and Bob Rossheim), the Hopkinson House is joining the ranks of numerous condominium associations across the country in providing its residents with information online. With the click of a mouse—rather than a ride on the elevator to the lobby or visit to our cable channel (98)—you will be able to access building news and announcements, management information, *On the House*,

and the like. At this time, of course, the website will not replace the information that is currently available from alternative sources, but it will merely provide an additional avenue to deliver information in a timely manner.

The launch of the website will also make Hopkinson House more marketable by providing information regarding the first-rate services and amenities that are available to us. Many prospective home buyers, for instance, do not know that we have one of the best roof-deck pools in Philadelphia. Now, when a prospective home buyer is researching online for

SEE COUNCIL, PAGE 15

Message from Management

Summer's moves, energy take over the House

by Judi Forte

Summer has arrived, more or less, after a wet and cool spring season. My hope is that there are lots of warm, sunny days to fill with family and fun. One of the things we all like to do in the summer is to be outside, whether it's at the shore, in town or on our own balconies. We had a serious incident recently when one of the residents was enjoying the nice weather on his balcony. Suddenly, from out of nowhere, a glass ashtray landed on his balcony and shattered into hundreds of pieces. Fortunately, the resident was not in the area where the ashtray landed or he might have been seriously injured. There are rules in place at Hopkinson House regarding balconies and their restrictions.

One of the rules is that nothing can be put on the balcony railing and, given this incident, there is good reason for that rule. That ashtray might have fallen to the ground and injured a pedestrian walking by. Residents must take responsibility for their actions and exercise caution to avoid harming others.

Another restriction to remember is the use of patio umbrellas on the balconies. All umbrellas must be closed when they are not in use and taken down when there is the danger of a storm or wind. **All loose or removable objects must be removed from the balconies during periods of high winds.** And please remember that bird feeders are not permitted on the balconies.

With summer in full swing, more and more residents are using their balconies to dine and relax. Please exercise caution when watering your outdoor plants or washing your balcony. Do not let the water overflow the drip pan under the planter. Do not sweep dirt or water off the balcony. Balconies may only be cleaned with a vacuum cleaner or a damp mop or broom and be cleaned in such a manner as to prevent water or debris from falling onto the balconies below. No trash or debris may be shaken or thrown from any balcony. Your neighbor below does not want to be doused with water or have dirt fall on them or their meal.

The use of bar-b-que grills is prohibited in high-

rise buildings by order of the Philadelphia Fire Department.

The Hopkinson House website should be up and running by the time you read this newsletter. The address is <http://www.thehopkinsonhouse.com>. The website is both attractive and informative. The *Community Rules and Regulations* are posted on this site, as are the *Pool Rules and Regulations*. This website will be continually evolving and eventually will be able to record work orders and unit owner communications. The restricted portion of the website will be available to owners and residents only and will be accessible through each owner/resident password. Eventually, you will be able

SEE MANAGEMENT, PAGE 13

ARBORS RECORDS



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**Rebecca Kilgore and Dave Frishberg:
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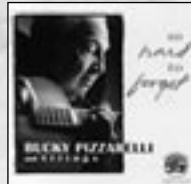
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**Jessica Molasky:
A Kiss to Build a Dream On**

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**Bucky Pizzarelli and Strings:
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ARCD 19370



**Ruby Braff and Dick Hyman
Play Nice Tunes**

Ruby Braff and Dick Hyman, two masters of music, teamed up to celebrate the twentieth year of their association with a relaxed tuneful collection of duets.
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**The Pizzarellis, Bucky and John:
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**The Harry Allen-Joe Cohn Quartet:
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A casino atmosphere already nearby

by Adam Blyweiss

They're at the table five-handed. Next one out is the bubble boy—no final table merger for that guy.

The Captain's first to act. A look at his hole cards: five of clubs, five of diamonds.

"Six thousand." An aggressive raise with snakes.

Seat four hesitates and calls. Chainsaw calls on the button behind him. Not everyone has hands, right? Right—both blinds fold.

Scenes like this are playing out more and more in the Philadelphia region, and particularly in areas around Hopkinson House. A series of poker nights at local bars and restaurants brings a casino favorite to regular players and beginners alike.

The World Poker Tour (WPT) is one of the world's largest poker-playing promoters. It differs somewhat from the World Series of Poker (WSOP), the decades-old Las Vegas tournament that has morphed into a brand for sports entertainment, casino poker rooms, and special events. The WPT instead is best known for smaller yet still rich competitions from Los Angeles to Atlantic City to Marrakech, a string of cable TV series, and organized efforts to introduce people to the fun and stakes of tournament poker.

To that latter end, in February of 2004 the WPT formed their Amateur Poker League (APL), which hosts free poker tournaments on a grassroots level throughout the world. Players can learn or test their skills in Texas Hold 'Em, the poker game that brought the WSOP global recognition

and vice versa. With no buy-in to pay for, players are then free to enjoy "Poker Night" food and drink specials at these venues.

"I actually don't see it as gambling, simply because there's nothing at risk," says Butch Cordora, the WPT's tournament director for a number of APL games near Washington Square. "If you lose, well, you're not really losing anything besides possibly some self-esteem."

Chainsaw flops the five of spades, two of diamonds, and jack of diamonds. The Captain hides under his hat, smiling on the inside. Check.

He notices the cat in seat four swallow hard as he bets six more. A tell, maybe? Chainsaw calls. Slow-playing three-of-a-kind seems to have worked for the Captain.

Some of Center City's APL players cut their teeth at home cash games, as well as a series of other free bar games organized as the Philadelphia Poker League at venues like McGillin's Ale House in Midtown Village and Fado near Broad Street. Among their patrons was Cordora, who followed the lead of his card-playing father and older brother and enjoyed poker games like five-card stud and seven-card draw in the 1990s.

"I immediately got hooked on playing freerolls in bars for cash and gift certificates," says Cordora. "This was also my first taste of Texas Hold 'Em—we're going back to around 2004."

Cordora's name may already be familiar to Philadelphians for reasons far afield from his poker prowess. In addition to various modeling

and acting gigs, Cordora just celebrated 10 years at Drexel University Television (DUTV) hosting *In Bed with Butch*, a talk show featuring icons, idols, and topics of interest to local and national gay communities.

"After a year of doing [the Philadelphia Poker League], I thought to myself as I usually do, 'Hey, I can do this, and I can do this better, and I can do this bigger, more fabulous, more controlled, more fun,'" says Cordora. "So as not to go up against [it], I started a 'gay poker league.' I went to The Sharper Image, blew a few

In September of 2007, *Business Wire* reported that the WPTAPL encompassed 30,000 players playing in 500 tournaments at 180 venues. The league expanded into Southeastern Pennsylvania in October of 2008, creating a region incorporating residential and commercial centers like West Chester, King of Prussia, and Conshohocken, as well as Center City and Northeast Philadelphia.

By that time, Cordora and his "Bluffin' with Butch" games were expanding to



Adam Stone, Greg Caputo, and Ernest McManus take in a game of Texas Hold 'Em at Triumph Brewing Company on Chestnut Street, hosted by the World Poker Tour's Amateur Poker League.

hundred bucks on tables, chips, and cards, and started pitching myself to gay bars in Center City."

The turn is the seven of spades. The Captain bets 20 large, representing big, trying to get seat four to commit his short stack. Nope, a fold. Chainsaw hems and haws for a minute, then quietly calls.

Nine of hearts on the river. Rags on the board, no flush draw, no reraises or other drama? Chainsaw has him covered, but the Captain's hand surely leads.

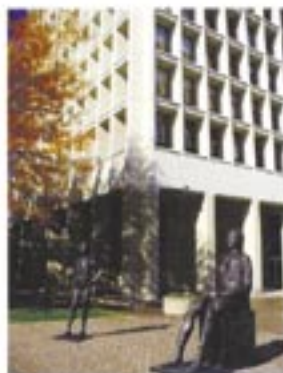
"All in," says the Captain.

include a diverse mix of players and venues outside of the Gayborhood.

"I was already running a game at Downey's [on South Street] on Monday nights," says Cordora. "I basically took over the Philadelphia Poker League game when [the prior organizer] decided he'd had enough. I was trying to breathe new life into Monday nights ... and I was doing O.K. but it was a very, very slow process."

When the WPT came to Downey's to pitch their

SEE POKER, PAGE 19



Washington Square Condominiums

Hopkinson House

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AT LOCUST WALK**

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Celebrating our ground-floor entrepreneurs

by Byron Fink

Right out of the starting block, the plans for Hopkinson House included areas within its ground floor for commercial businesses. This was a novel idea. Independence Place and Society Hill Towers, for example, were designed with adjacent structures to house their shops and services, making it necessary for residents to go outside, even in inclement weather. However, most of our lobby commercial spaces are accessible directly from the lobby for residents and from the street for non-residents.

Beginning in 1963, Hopkinson House residents have had various services available within the ground floor: a food market; a bank; a drugstore; a barber shop; a dry cleaner; a silver smelter/salesroom; a dental-care office; a chiropractor; and, at income-tax time, a CPA. These truly were conveniences. Similar businesses were not plentiful in this area. Indeed, before our food market opened the nearest food store had been located at 15th and Spruce Streets.

Our commercial tenants have changed over the years. The following are today's array of businesses and services (along with what I am able to recall about our previous lineup).

Food market

There has been a food market on our ground floor since 1963. Our very first was a 7-Eleven with, for a time, an on-premise butcher. In 1987, Mr. Chin Kim became proprietor of *The Market at Hopkinson House*. Mr. Kim and family members operate this full-service food market (sandwiches, salads, hot

beverages, produce, groceries, dairy products) Monday–Friday 7 am–8 pm; Saturday 8 am–7 pm; Sunday 8 am–6 pm. *The Market* is accessible from the lobby and from the street. 215-627-5381.

Chiropractor

In what had been the Keystone Silver Company, the *Washington Square Chiropractic Center* was opened by principals Brett Speer, D.C., Yanina Shenkman, D.C. and Zachary D. Weiser, D.C. in 1994. (Besides Hopkinson House, the Center also has offices in the 12th Street Gym at 204 S. 12th Street.) The Center, whose aim is “Whole Body Wellness”, is accessible from the street on Monday, Tuesday, Thursday 9 am–6:15 p.m.; Wednesday 11 am–12:45 p.m. 215-925-8005.

Dentist

This had been the location of Washington Square Pharmacy (known at the time as Hopkinson House Pharmacy) until it moved across 6th Street into its present home. Since 1995, *Pennsylvania Dental Associates Ltd.* has been open in our lobby. Dr. Homer Safavi, D.M.D., M.Sc.D. is a long-term faculty member of the University of Pennsylvania School of Dental Medicine. Dr. Farshid Sanavi, D.M.D., Ph.D. holds the appointment of Clinical Assistant Professor in the Department of Periodontics at the University of Pennsylvania School of Dental Medicine. Together with their highly-qualified staff of dentists, *Pennsylvania Dental Associates* is accessible from the lobby and from the street 8 a.m.–7 p.m.

daily Monday–Friday. 215-627-0777.

Bank

A branch of *PNC Financial Services* occupies the western corner of Hopkinson House, offering the banking services of tellers and financial consultants. Accessible from our lobby and from the street, our PNC Bank also offers a convenient outside ATM, which is available at all hours. The bank is open Monday–Thursday 8 a.m.–4 p.m., Friday 8 a.m.–5 p.m., Saturday 9 a.m.–noon. 215-873-8033.

Elevator maintenance service

In the offices once occupied by then-resident Harriet Lessy's theatrical public relations service BUZZ Communications, and before that, a dry cleaner and tailor shop, Mike Somers opened *Elite Elevator Services* in 2004. Mike is our on-site elevator supervisor, giving all our elevators weekly safety checks. Mike had overseen the ambitious project to completely modernize our elevator control system in the 1990s. *Elite Elevator Service* also services Independence Place and Society Hill Towers. 215-928-8844.

Hair salon

In 2005, redesigning the space that has been, since the 1960s, a salon for hair-care and personal appearance, proprietor Marialana Romagnoli opened *M's on the Square Salon* on our ground floor. Assisted by Klodjana Hasa and Steven Tamaccil, M's offers women's haircuts and men's haircuts plus manicures, pedicures, make-up, and stylings. Because

it is accessible only through the lobby, Maria calls her *M's on the Square Salon* “a hidden gem”. Open Tuesday–Saturday 9 am–6 pm. 215-922-9768.

Other on-site facilities

We have, of course, the expected amenities, all accessible from our lobby by stairs or elevators: parking garage; laundry room; swimming pool. In addition, an unrivalled lagniappe is the solarium above our 31st floor. This large, bright comfortable space is utilized for Hopkinson House Owners' Association meetings and by neighborhood associations for discussion groups and lectures.* There is a no-charge exercise class for residents at 10 a.m. Tuesdays and Thursdays. With its functioning kitchen, the solarium may be rented by Hopkinson House dwellers for private parties, with a splendid view of the Philadelphia skyline. The solarium houses a free library for the reading pleasure of our residents, and also functions as our ultra-convenient polling place for local and national elections.

The availability of all these services under our roof is one more reason why I think Hopkinson House is such a great place to live.

* *Editor's Note: The solarium is used not only by neighborhood associations but by Washington Square Citizens' League (WSCL), an organization started at Hopkinson House by its residents with the goal to foster and encourage nonpartisan involvement in the political process through discussion groups and lecture programs featuring city leaders, scholars and members of the media among other activities. ■*



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'Tis the season for a Society Hill stroll

by Nelly Childress

I hope that by the time this newsletter is published the city will be less wet—although the trees in the park and elsewhere are luxuriant and the flower-beds are displaying vibrant-color buds and flowers. Some beautiful sunny morning or afternoon, while taking a stroll around Society Hill one might stop at Old St. Mary's Church located on 4th Street above Spruce, the second Roman Catholic Church in Philadelphia. It was built in 1763 and was prominent in the life of Colonial and Revolutionary Philadelphia. Members of the Continental Congress attended services on four occasions from 1777 to 1781; George Washington, in an ecumenical spirit, worshipped there on at least two occasions. Among those buried there are: John Barry (father of the American Navy); Thomas Fitzsimons (member of the Continental Congress and of the First, Second and Third Congresses, and signer of the

Constitution); Michael (Michel) Bouvier (ancestor of Jacqueline Bouvier Kennedy), the first Bouvier to come from France, and some of his descendants (somewhat timely if you saw the play *Grey Gardens* at the Suzanne Roberts Theater); and George Meade (the grandfather of the Union General, the Hero of Gettysburg).

Further, on Spruce at 6th Street the Holy Trinity Church, appears today almost exactly as it did in 1789 when built. The parish was formed in 1784 at the initiative of German-speaking Catholics (first German national parish in the U.S.). It established America's first Catholic orphanage for children left homeless by the yellow fever epidemics. A plaque on the church cemetery wall was installed recently for Stephen Girard (1750–1831), a patriot, a philanthropist, a humanitarian, one of the wealthiest men of his time in the U.S. Girard College was founded and still exists thanks to his bequest of the bulk of his estate to the

city of Philadelphia for the specific purpose of establishing a boarding school for male orphans in Philadelphia. Girard was buried in Holy Trinity Church cemetery until 1851 when his body was transferred to Founders Hall at the College.

On Spruce Street near 8th Street, is the oldest Jewish cemetery in Philadelphia. Mikveh Israel Cemetery was originally a private burial ground for the family of Nathan Levy. He acquired the land in 1738, expanded it, and donated it, in 1765, to the Sephardic Synagogue Congregation Mikveh Israel—founded in 1740 and still active in the 21st century. Distinguished Americans are buried there: Haym Solomon (1740–1785), patriot and financier of the American Revolution; Michael Gratz (1740–1811), signed the Non-Importation Resolutions of 1765 to protest the Stamp Act and encouraged the opening of the West to settlement; Jacob Gratz (1790–1856), son of Michael, served in

the Pennsylvania House of Representatives and State Senate; Rebecca Gratz (1781–1869), daughter of Michael, noted for her philanthropy and regarded as the model for the character Rebecca in Walter Scott's *Ivanhoe*; Aaron Levy, founder of Aaronsburg, Centre County, Pennsylvania; Benjamin Nones (1757–1826) born in France, served on the staffs of both General Washington and General Lafayette. He fought in almost every action in the Carolinas. Nones became a Major in the Hebrew Legion of 400 men attached to DeKalb's command; Phillip Moses Russell, surgeon's mate to General Washington; at least 21 Jewish soldiers of the Revolutionary War, and others from the War of 1812 and the Civil War, are interred in this cemetery. It ceased to be a regular place of burial in 1886.

These burial grounds are monuments to the history of the United States and the people who participated in the making of this country. ■

Index Librorum Prohibitorum? Yes, we have one

by Bob Devoe

*Summertime, and the readin' is easy
up by the pool, or on the sun deck below
oh, there's lots to read
plenty fiction and mysteries
and maybe something serious
like a biography or history*

*Oh, the summer joys
include the pleasures of
reading
books we've plenty of
in the library here
thanks to you, dear friends
and neighbors*

for all your donations to the collection

With the strains of George Gershwin's music as an undertone, life in summertime is meant to be part of this laid-back lifestyle. Your library here has lots of books. Our shelves await you.

Howsoever, the library has a limited capacity. We cannot absorb all the books that Hopkinson residents occasionally donate to us. As you may have noticed, we periodically purge our shelves,

earmarking books for donation elsewhere or (regrettably) disposal.

So, we have created an unofficial (and arbitrary) "Index of Forbidden Books"—a short list of the types of books which the library would rather not receive. If you are considering reducing your household inventory of books and donating them to the library, we will still accept them; in spite of limited shelf space, we can still shelve some donated books. However, the following types will no longer be shelved: Cookbooks;

Textbooks; Antiques & Collectibles; How to (instructional manuals); Study and test preparation guides (including the "Dummy" series); Business and financial studies.

What we do welcome, particularly in summer, are mysteries—always a favorite for leisure time.

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The panic over, the swine flu pandemic remains

by Nelly Childress

Thanks to our media we are all well aware of the pandemic nature of the swine flu. Philadelphia's case count, as of May 27 was 22 confirmed and 4 probable cases and as of June 5 it had increased to 70

confirmed and 11 probable cases. Because many cases of influenza-like illness have not been sub-typed it is likely that there are hundreds more unrecognized cases. Transmission in Philadelphia appears to be increasing.

Because Hopkinson

House has many common elements in constant use, I thought it prudent for our newsletter to reiterate information provided by the Philadelphia Department of Public Health.

The Swine influenza A (H1N1) virus is a new strain

with elements of viruses that infect birds, humans and pigs. It is a disease like ordinary (seasonal) flu that spreads the same way common flu does: from person to person through coughing or sneezing, by touching

SEE SWINE FLU, PAGE 23

News Around the House

About that other Washington Square...

According to information in the *Society Hill Reporter's* May-June issue the Stephen Starr restaurant Washington

Square, which was located in the Ayer Building and has been closed for some time, may be reincarnated into a new restaurant. Starr's architects are submitting a proposal to Society Hill Civic Association's Zoning and Historic Preservation Committee for structural changes for the new restaurant.

Children's books on parade

The Friends of the Independence Branch Library and The Athenaeum of Philadelphia collaborated in a spring exhibit entitled *Enchanting Simplicity*, an exhibit of children's books with special emphasis on illustrations. *Enchanting Simplicity* can be seen at the Athenaeum, 219

South 6th Street on the east side of Washington Square, until August 7th and is free and open to the public. The Athenaeum does not have a children's lending library, so the Independence Branch Library is making available, in a special display, those books from the exhibit that are still in print, encouraging people to borrow the books seen at the exhibit.

Staff

New faces appearing at Hopkinson House:

Meet the 2009 Swimming Pool Lifeguards:

The pool season is in full swing although the weather has not been cooperating. Elizabeth Cooper, with us for many, many years, has abandoned us this time! ■



Robert Cheatley
Maintenance



Lou DiDominic
Head Lifeguard



Brion Smith



Adam Gunsenhouser



Dwight Morris
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Stephen McGinley



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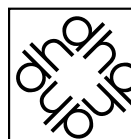
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In the News

A book to open, a troupe to close?



Eric Sellin is the author of *Plainsong: The Islands and Other Poems* a chapbook of poems compiled and distributed at a poetry reading at the Villanova

Conference on Arab and Islamic Studies 2009. Most of the poems appeared in previous publications, two have been heavily revised, one was originally written and published in French and translated into English by the author for this publication. A holder of Fulbright-Hayes grants in Algeria, Senegal and Morocco, Sellin's poems reflect the deep impression these countries and their people made on him.



Under the baton of Maestro **Dan Rothermel**, the Savoy Company's lively production of Gilbert and Sullivan's *The Pirates of Penzance* was performed at the Academy

of Music on May 29 and 30 and at Longwood Gardens, June 12 and 14. Sadly, Dan says, this may be their swansong at the Academy after more than eighty years (and 29 for Dan) because of increasingly prohibitive rental and production costs. Roberta Morrell, formerly of the D'Oyly Carte Opera Company of England directed the production which was designed by Arnold Roth, the celebrated illustrator and long-time cartoonist of the *New Yorker*. Another great Philadelphia tradition may be lost! ■

Summer's moves, energy take over the House

MANAGEMENT, FROM PAGE 3
to read this newsletter on the website, as well.

The Association's main source of income is the monthly maintenance fees paid by the unit owners. Hopkinson House is fortunate in that we are not seeing the large increase in the number of unit owners who are delinquent in paying their maintenance fees that is being seen by other buildings. But, there have been some. We remind everyone that timely payment of the monthly association fees is mandatory and must be a priority. We realize that the economy is suffering and this has affected some owners more than others creating financial difficulties for them. The Council's duty is to the entire group of owners, the vast majority of whom pay on time or in advance.

As a reminder, if the monthly maintenance fees are more than two months in arrears, the delinquent owner(s) is

turned over to the Association's attorney for collection and the unit owner(s) becomes responsible for the attorney's fees which currently start at \$300. Continued legal action creates higher attorney fees which are the responsibility of the unit owner(s). The cost to the unit owner for failing to pay on time is significant.

Moves in and out of the building are permitted Monday through Saturday. No moves are permitted on Sundays and holidays. **Moves may start at 10:00 a.m. and must be completed by 4:00 p.m.** After 4:00 p.m., there is limited staff in the building and the freight elevator operator has gone home for the day. Non-employees of the building are not permitted to operate the freight elevator.

June is the busiest month of the year for moves. If you are planning a move, please reserve the freight elevator as soon as you suspect that you may be moving. You can always cancel

or change the move date if your plans change. Hopkinson House permits one move per day, either in or out of the building. The charge to reserve the freight elevator is \$100 and it is non-refundable. Your move date cannot be confirmed until this fee is paid. We do not accept cash. **Payment is by check or money order only.**

When you are moving, the elevator will be at your disposal to transport your furniture and belongings. Our mission is to get the move finished as quickly as possible. However, the freight elevator is also used to transport contractors, deliveries and bring the trash down from 31 trash rooms. This is likely to occur during your move, but your move will not be delayed because of these building activities.

Some residents do not begin to pack their boxes until the moving truck arrives. This not only delays your move, it may also cost you more money if the movers are being paid by the

hour. It is in your best interest to pack your boxes and organize your belongings before the movers arrive.

Frequently, we hear from a resident that the smell of cigarette smoke is invading their unit and they ask that we install a door sweep in the unit from which the smoke is emanating. The heating and cooling systems in this building operate on outside air. The outside air is brought into the building and either heated or cooled. It flows through the building by way of the air handlers in the hallways. The air then goes under the unit doors and exits the building through the vents in each unit. This keeps the air flow in the building balanced. Installing door sweeps which will prevent odors from being released into the halls will also block the air flow of the heat and cooling in the building and cause the heating and cooling systems to

SEE MANAGEMENT, PAGE 17

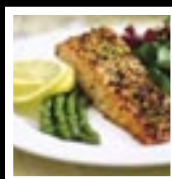
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Our man for waterfront development

WEIXLER, FROM PAGE 2

Working in conjunction with CDAG, the DRWC's purpose is to act as steward for the central Delaware River on behalf of the public, i.e., to carry out the plan's goals.

Steve Weixler points out that, with the creation of the DRWC, other recommendations of the Civic Vision are underway. He expects the next tangible development will be the creation of a public park on Pier 11, now derelict, which lies at the end of Race Street in the shadow of the Benjamin Franklin Bridge. In about another year this new park-on-a-pier should provide dramatic access to the river, and become a stepping-stone in the longer-range goal to create a continuous seven-mile trail along the waterfront and, eventually, more riverbank parks. The public was recently shown the four finalists' designs for the intersection next to Pier 11.

Other goals are more ambitious. Among them is the simple (and elegant) idea of extending key city streets clear to the river, creating a greenway at the river's edge, and restoring naturalized shorelines and habitat in place of many decaying bulkheads.

Recently, CDAG has worked with City Councilman Frank DiCicco on a zoning overlay to serve as an interim measure until the fully detailed master plan is completed in 12 to 16 months. The city's Planning Commission unanimously approved that stop-gap zoning plan in May; City Council is expected to pass it before its recess at the end of June. The bill will require a setback of 100 feet from the water's edge, which meets the Civic Vision's goal for a public greenway.

Although some property owners argue that a strip that wide will create a hardship, as Steve notes, property values should rise as the goals of the master plan are reached. The idea behind both the overlay and zoning reform is to provide developers and the public with clear and consistent guidelines for waterfront use. That should shape investment, which will be encouraged as the waterfront becomes a more attractive and vital urban amenity.

The plan for the Delaware also seeks to turn Columbus Boulevard/Delaware Avenue into what may look impossible now: a pedestrian-friendly, tree-lined boulevard for strolling and shopping, narrowed to four lanes for

cars, one for bicyclists, with a light-rail train scooting up and down in the (existing) right-of-way in the central median. The idea is to turn a barren thoroughfare for cars into a vibrant destination along the waterfront, such as has occurred in other cities from Baltimore to San Francisco.

Not mentioned in the 10-year plan is an even greater pipe dream. How about burying I-95 for all its seven-mile length along the waterfront? Steve Weixler doesn't bat an eye. "Roads eventually have to be rebuilt, and at great expense," he says. "Times change. We're no longer living in the Eisenhower era of interstate construction. There will clearly be more mass transit in the future, less reliance on automobiles. Who's to say that what looks impossible now might not look reasonable years from now?" Who, indeed?

Feather Houstoun, President of the William Penn Foundation, which funded the work that led to the master plan, once said to the members of CDAG about their goal for the waterfront, "You have to make it look inevitable." That directive clearly guides Steve in the work he is doing to lead this visionary process,

prodding all the complex and contrary forces involved into taking common action.

No doubt, some still fear that the plan for the waterfront is unachievable because, well, Philadelphians are nothing if not dependable nay-sayers. But Steve has this reminder: The post-World War II project to restore Society Hill also looked like a dream at the beginning. Now? Society Hill has just been recognized by the American Planning Association as one of the 10 best-planned neighborhoods in the nation (as if we residents didn't know that already!) All it took to start that process 60 years ago was a neighborhood of so little value it hadn't been much disturbed, plus a civic vision that dared to imagine far more positive social and economic trends far into the future.

That's a pretty fair description of the state of the Delaware riverfront today—both on the ground and in the minds of visionaries in high places and elsewhere throughout the city. High among those with a stunning view of what our waterfront could be, and a determination to move us toward it, is Steve Weixler. ■

President's agenda includes hallways, website

COUNCIL, FROM PAGE 3

potential buildings, she will be able to compare us with other buildings in the area (many of which also have websites).

The second significant issue that I would like to address is the Hallway Renovation Project. As you

may recall, I circulated a letter regarding the status of the Project in late May. As a result of this letter, I received numerous e-mails and letters—many thanking Council for taking some additional time to evaluate the merits of the proposal and

others anxious to ratify the current design proposal as soon as possible. By the time this reaches press, I hope to have responded to each letter personally. At this time, it appears that certain design elements may be tweaked with the consultation of

design professionals. However, Council's first priority remains to maintain the quality and integrity of the design. We are moving through this process on an expedited basis and are looking forward to bringing the design phase of the project to a close and on budget. ■

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Summer's moves, energy take over the House

MANAGEMENT, FROM PAGE 13 work less efficiently, so installing door sweeps is not an accepted course of action. Instead, we ask that the smokers in the building take responsibility for their habit and use air filtration systems in their units to eliminate the smoke before it can get into the hallways. Some buildings in the area have begun to prohibit smoking everywhere in their buildings including inside the units.

There has been no legislation passed in Pennsylvania as yet to cover this issue and to date these buildings have not been challenged in court.

One of the simplest ways to save energy is to close your drapes in the summer when the sun is coming in and to open your drapes in the winter to allow the sun to come in. Every little step that is taken by a resident can be multiplied by 536 units. It can make quite an

impact on the energy usage and costs in this building.

We hope that all of you have converted your lighting to CFL bulbs or LED lighting. The energy savings when using these bulbs is remarkable and you will eliminate having to continually change burned-out light bulbs.

If you have boxes to discard, please do not leave them in the trash room. Call the resident services desk at

215-923-1776 to have housekeeping pick up the boxes.

If you have not completed and returned your emergency information form, please do so. The information on this form is vital in helping us to assist you in the event of an emergency. It is also helpful for us to have your e-mail address on file.

From Council, Management and staff at Hopkinson House, have a safe and wonderful summer. ■

House hallway project: The power of corridors

HALLWAYS, FROM PAGE 1 Council members, interviewed the remaining four. Several members of the enlarged committee visited buildings the candidates had built or modified. They were all excellent but we especially liked the work of the husband-wife team Purdy O'Gwynn.

Purdy O'Gwynn's work includes the interior of the Chemical Heritage building on Chestnut Street. Its interior is spacious and elegant, with minimalist décor. We found their choice and use of surface materials especially pleasing. Their other building that we inspected was the home of the musician, Bobby McFerrin, in the woods west of Philadelphia. Purdy O'Gwynn took a large, old country house, renovated it, and more than doubled its size. While, in essence, rebuilding the old house they carefully retained its period character. The extension is elegant and quite modern but, when walking from the old to the new, one doesn't notice the transition. We found this magical.

The three-story house has bed and bath facilities

for about thirty guests, and such sophisticated features as a soundproof recording studio, its lobby displaying Mr. McFerrin's gold and platinum records. We were moved by Mrs. McFerrin's account of her constructive interaction with the architects. More satisfied customers would be hard to find. We considered this very significant. Purdy O'Gwynn has also done a lot of work for the University of Pennsylvania but we did not inspect it.

In January, 2008, the Council chose Purdy O'Gwynn for the entire designated scope of work. In June, 2008, the Association signed a contract with Purdy O'Gwynn and they began to prepare a schematic design covering all the chosen areas. Implementation was estimated to cost over \$6 million, including nearly \$2 million for false ceilings for the corridors. These would permit the installation of sophisticated lighting but they would also hide electric wiring that would have to run down the hallway ceilings when heat pumps are eventually installed. The false ceilings would also hide water

pipes if the fire department ever requires Hopkinson House to put in sprinklers.

In November, 2008, the Council decided to provide a budget of \$1.5 million, including a contingency of \$ 136 thousand, for the corridors alone without false ceilings. We learned that the false ceilings would be badly damaged when taken down for the later installation of wires and pipes, and replacing them would be as expensive as the original construction. Instead, the false ceilings will probably be built as part of the heat-pump project. Then we shall be able to have recessed and indirect lighting, which is much more pleasing to the eye.

At the same time the Council appointed an *ad-hoc* committee to work with the architects while they completed the corridor design. This committee consisted of three professional designers from the landscape and design committee, (an architect, a historic preservationist and an interior designer), two members of the Council, the general manager, and the chief engineer. Our three

professional designers were asked to act as the client in the early stages. They met frequently and worked closely with Purdy O'Gwynn during the creation of the design.

Objectives

The residential corridors of Hopkinson House are extremely long and narrow, and dead straight, and we hoped to overcome the oppressive feeling they induce. We set two main objectives for the project. The first was to make the corridors seem brighter, more spacious, and shorter. This was consistent with Ambassador Foglietta's suggestions. The second was to produce a design that would please at least two thirds (67%) of residents. Given the variety of tastes in any group of this size, we felt 67% approval would be a fairly stiff standard.

Progress

The two architects from Purdy O'Gwynn, plus our team of one architect and two other professional designers, brought much knowledge and experience to the task. They

SEE HALLWAYS, PAGE 21



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A casino atmosphere already nearby

POKER, FROM PAGE 5 organization, rules, and prizes, Downey's went for the plan with just one demand: Butch had to run the show.

"It didn't take long for the WPT to see how precise and tip-top I tournament direct, and more bars followed," Cordora says. "I would safely say attendance has doubled from when I used to run ['Bluffin' with Butch]."

Chainsaw insta-calls. The Captain's face screws with confusion as he reveals his trip-fives. Chainsaw shows eight-ten of diamonds—he missed a flush, but rivered a straight to the jack.

The Captain, shaking his head, pushes his stack to the center of the table for Chainsaw to scoop up.

"Some hand," seat four mutters at the Captain. "I thought you had jacks. Glad I dumped my sevens."

Organization and legitimate cachet aren't the only things attached to games with the WPT imprimatur. While cash play isn't allowed at APL games, top players at individual games can win prizes like trips and golf clubs, and some venues offer gift certificates, bar tabs, or other food and drink prizes on top of those. A point system tracks players' performance, the ranking serving not just as a point of reference or pride but as a path toward games with more at stake.

Winners and high scorers on the local level can earn invitations to regional tournaments with bigger prizes including cash payouts and seats at the WPT's own high-stakes events. In April

2009, five regulars from the Center City APL games were among more than 600 players who earned spots at the WPTAPL National Championship in Orlando, Florida. And, of course, players end up with a ready resource for friendly home

games and excursions to nearby casino card tables.

"I look at [bar poker] like darts, Quizzo, karaoke, softball, bowling, and any other gimmick bar game that brings people together for a common interest," says Cordora. "Competition is probably one

of the healthiest things human beings need in their life."

For more information on the WPTAPL, visit <http://www.wptapl.com/>. To find out about APL games in Center City and elsewhere in the Delaware Valley, enter the region code 482 at this site. ■

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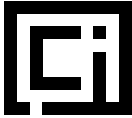
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House hallway project: The power of corridors

HALLWAYS, FROM PAGE 17

worked together with great intensity until a harmonious design emerged. A lighting engineer measured the light in the hallways, calculated how much more would be needed, and then prescribed the correct lamps. The resulting design was displayed in the solarium.

The display showed the chosen lamp supported by a mock ceiling. The architects selected lamps with glass covers shaped to throw light on the ceiling. This spreads the light more evenly and is something our present flush-fitted lamps cannot do. The new lamps appear twice as bright as the existing ones but they use significantly less electricity. The difference is partly due to the fact that the older lamps have plastic covers that have deteriorated over time, becoming more opaque and yellow.

The present lamps above the elevator doors have deep yellow lenses and are largely covered by metal that blocks most of the light that gets through. Consequently this is the darkest part of the corridor. The new lamps have the same curved shape as the old ones but they have plain glass covers and will be fitted with CFLs of low wattage.

The chosen carpet was in the form of square tiles. It had an abstract pattern of gray with fine lines of pale green and blue. The pale green color was chosen for the wall paint, so the wall would tone with the carpet. The wallpaper has a flecked pattern of beige and very pale tan. The overall color scheme shown was light and neutral to make the hallways seem bright and spacious.

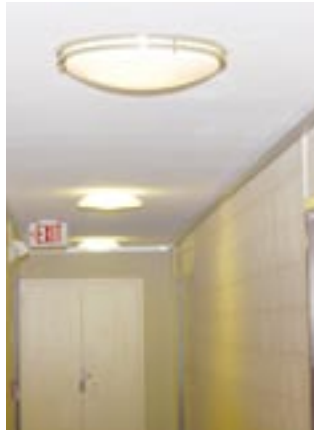
Then a strange thing happened. Like all the public spaces in Hopkinson House, the solarium is lit by fluorescent lamps, but of an unusual kind. Each lamp has one pink and one blue tube, giving a spectrum close to daylight. When Maintenance moved the display to the east end of the third floor, they replaced the two lamps at the end with the new ones. Most of the colors changed. The carpet turned bright green, the wall paint turned a sickly blue-green, and the beige in the wallpaper became olive-gray. Only the color on the door and frame stayed the same.

These changes were caused by two factors. The CFLs in the lamps have a single tube that emits light deficient in the hot end of the spectrum. The lack of red light causes beige or gray surfaces to turn green. A paint consultant advised us that this is due to the use of a brown pigment called raw umber, which contains both red and green. When the light is deficient in red you see only the green. Another brown pigment, burnt umber, contains no green and we found that paints made with burnt umber did not turn green. If, however, the paint contained more than a trace of burnt umber, an unpleasant yellow color became apparent.

In spite of the setback the team managed to get the design back on track very quickly. After trying a number of carpets, the team chose one that did not change when moved from daylight to the CFL light in the corridor. Like the original gray carpet it has an abstract pattern that will not produce straight

converging lines running up the corridor. When you look from a distance you see a blending of the subtle colors that creates a pleasing rhythmic pattern.

The team kept the same door and frame color and changed the wall paint to a light color that toned with the wallpaper. The big service doors presented a challenge. Our designers wanted a pale color that would make the corridor seem shorter while blending with the surrounding wallpaper. Paints with raw



Residents can compare new and existing lighting fixtures on the 3rd floor of Hopkinson House.

umber gave these doors an eerie green glow when seen from mid-corridor. Instead they found a paint containing just a trace of burnt umber that looks right.

The architects' design places paneling on the south wall opposite the elevators, removing the unpleasant effect of stepping out of the elevator into a cinder-block wall. The paneling also breaks the cinder-block wall into two shorter lengths and interrupts the long lines of pointy cinder blocks that run the length of the corridor.

The material chosen for the paneling is Nuvacor, an extremely tough synthetic material that is resistant to denting and scratching. The architects originally selected an off-white color that went well with the original wall paint. With the carpet and wall paint changed, however, they found a new color that resonated with the colors in the carpet. Nuvacor is made with either a flat or a high-gloss finish. Both finishes are still under consideration. The directional signs for apartment numbers will be shown in dark gray lettering.

Two further details:

First, vinyl base stripping, to finish the bottom of the walls and cover the edges of the carpet, will be the same color as the door frames, making frame and strip continuous. We were pleased to discover that Society Hill Towers uses this color on its apartment doors and base strips in the same way. The strip does not show the dirt. Second, on the first twenty floors of Hopkinson House, the wall lamp in the recesses at each end of the corridor, will be the same as the lamps above the elevator doors.

Our intention is to review the décor when one corridor, probably on the 31st floor, has been completed. Minor adjustments can then be made, if necessary, before the materials are ordered for the remaining thirty floors. That will add a little to the cost but it will be a small expense to ensure that everything looks right.

My thanks to James Scott who helped me get the facts straight. ■

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The panic over, the swine flu pandemic remains

SWINE FLU, FROM PAGE 11

something like a door knob that has flu germs on it and then touching one's mouth, nose or eyes. People who are sick can spread germs as early as 1 day before they feel sick, and 7 to 10 days afterwards. It cannot be contracted from eating pork or pork products.

The signs and symptoms include sore throat, coughing, fever, chills, headaches, body pain, tiredness and diarrhea. People with certain chronic medical conditions, adults 65 years or older, children younger than 5 years old and pregnant women may be at higher risk for severe illness. It is recommended to see a doctor if the fever is high, if breathing trouble occurs, or if food and liquids cannot be kept.

To protect yourself and others from swine flu: (1) stay home when you are sick; (2) cover your nose and mouth with a tissue when you cough or sneeze; (3) do not allow visitors. To prevent the disease: (1) wash your hands with soap for 20 seconds frequently or use alcohol based tissue wipes; (2) try not to touch your face—germs spread when a person touches something like a doorknob, elevator buttons, etc, that has germs on it and then touches eyes, nose or mouth; (3) try to avoid being around sick people; (4) get plenty of sleep, stay physically active, manage your stress, drink fluids and eat healthy.

Special notes to mothers:

(1) because flu can be very serious in young babies and

because breast milk passes on antibodies from the mother to the child, try to continue breast feeding your baby (if you are breast feeding your infant) even if flu symptoms are being

treated. Wear a mask to keep from spreading this new virus to the baby. If too sick to nurse, pump and have someone give the expressed milk to the baby; (2) aspirin or aspirin

containing products should not be administered to any confirmed or suspected cases of infection in children 18 years old or younger (possibility of triggering Reye's syndrome). ■

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