

# Joining the team



Millie Korn (left) and Edwin Rothong return to the Hopkinson House Owners' Association Council for two-year terms.

by **Byron Fink**

At the end of the owners' Annual Meeting, this year on April 28, Council member Lisette Tarragano announced the results of the election. The three successful candidates, in alphabetical order, are Paul Coyne, Millie Korn, and Edwin Rothong.

Council elections are a four-part event, held every spring. Owners are invited to become candidates for a standard two-year term as members of the Council of the Hopkinson House Owners' Association. To do so they complete a candidate résumé form listing

their qualifications and stating what they hope to accomplish as members of the Council. These résumés are distributed to all owners. This year, two

by **Ralph Rodriguez and Andrew Thompson**

This is the second in a four-part series of articles written in anticipation of the 50th anniversary of Hopkinson House in 2012. The construction of Hopkinson House stands

# on the HOUSE

The Newsletter of  
Hopkinson House • Spring 2011



incumbents—Millie Korn and Edwin Rothong—offered their candidacies for another term, along with three first-time candidates—Paul Coyne, Robert Devoe, and David Kurkowski. On a rotating basis, one year there are three seats to be filled,

the following year, four. In 2011, there were three vacancies. Therefore the three candidates who received the most votes would become councilors.

Every year, one week before the poll closes (an extra

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## Reinventing Society Hill



within the larger context of the creation of Independence National Historic Park and the redevelopment of Society Hill. In this article, we explore some of the goals and

decisions that led to the community we know today.

William Penn published his plan for the "Greene Country Towne" of Philadelphia in 1683. Mindful of the Great London Fire of 1666 and hoping to prevent a similar tragedy in his new city,

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### Editorial: What's inside

by **Nelly Childress**

In this issue, **Byron Fink** reports on the results of elections for Hopkinson House Association Council. **Millie Korn**, President of Council highlights and congratulates all who participated in the hallway renovation, including residents. The message from Management is, as always, informative if you are interested in what is going on in the maintenance and care of our House, as well as what you can do to help. The second of a four-part series of articles written in anticipation of the 50<sup>th</sup> Anniversary of Hopkinson House—"Reinventing Society Hill" by **Ralph Rodriguez and Andrew Thompson**—is a historical tour-de-force! The last article in the nutrition series by **David Roberts** (originally written for the winter issue) is a highly erudite/scientific treatise. You will also find the reflections of **Adam Blyweiss** on the newly built National Museum of American Jewish History at 5th & Market Streets. Read the

news about the Sunday, May 22 Society Hill Civic Association's Open House and Garden Tour that will include, this year, our courtyard. **Susan Tomita** is giving you an idea of what it entails. Still around the House, the fate of the *SS United States* is hoped to change with the transfer of its title papers to the U.S. Conservancy. Closer to home, congratulations to **Steven Weixler**, nominated for the Society Hill Civic Association presidency. Our **Max Silverstein** celebrated his 100th birthday in January. In February, **Sol Lazinger** along with eighteen American servicemen from World War II was inducted into the *Légion d'Honneur* in a ceremony at the French Embassy in Washington—honored for bravery in fighting to liberate France and its European neighbors from Nazi occupation. Read also about some of our other neighbors, Michael Moore, Lynn Miller and Carole Sivin. We are also celebrating the life of **Selma Dzuba**, who was a member of HHOA Council for many years. Many are the old-timers who remember her energy and dedication to our building. ■

# on the House Diet details left dangling

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by David Roberts

In two earlier articles, one on fat and one on carbohydrates, I summarized scientific evidence showing that fats are vital nutrients but carbohydrates, when eaten in excess, cause obesity, type 2 diabetes, and cardiovascular disease—the metabolic syndrome. Space in this newsletter is limited, so I had to omit all but the most pertinent evidence, leaving many obvious questions unanswered, and some fascinating stories untold. Here are the answers and the stories.

### Does obesity cause diabetes and cardiovascular disease?

Those who believe this make the common

error of assuming cause from association. All three conditions result from the same cause—the eating of too much sugar and starch. Correct your diet and the disease risks will at once begin to decline.

### Omega-3 fatty acids

Modern life has brought us two serious nutritional problems. We have seen how the recent increase in the consumption of sugar and starch has caused a high incidence of the metabolic syndrome. At the same time, modern technology, and a shortage of the land needed to feed 310 million Americans, have largely ended free-range animal husbandry and our dependence on the sea for fish. Instead, we confine our

animals, birds, and fish, and give them corn or foods made from corn, a crop that makes our scarce land much more productive.

This change, however, has had an unintended consequence. When domestic animals and birds lived free-range, and our fish came from the sea, they obtained a good balance of omega-3 and omega-6 fatty acids from the grasses and herbs in the pasture, or the phytoplankton in the sea. In confinement, these days, their high-corn diet provides a gross excess of omega-6. As a result, their body fat, butter fat, and egg yolks contain a serious imbalance, a large excess of omega-6 over omega-3. Eating these fats causes a similar

SEE HEALTH, PAGE 11

## Message from Management

# Time for good habits to bloom

by Judi Forte

We are finally coming to the end of a long, cold winter. The flowers are in bloom and the temperatures are moderating.

The hallway renovations have been completed and what a difference fresh new hallways make when you step off of the elevator. Besides the hallways, more projects are about to get underway.

The renovation of the elevator cabs is in the early design stage. Materials for the elevator walls, floors and ceiling are being reviewed by the Design Committee for their recommendations to Council.

The Philadelphia Historic Commission approved the plans submitted by Hopkinson House for replacing the existing two-pipe system with individual

heat pumps. It will be several years before this project begins, but the approval of the PHC paves the way for an alternative to the two-pipe system. The benefits of the heat pumps vs. the two-pipe system are a lower operating cost, a less invasive installation and the ability to control your own heat and air conditioning year round.

The Arrimour Group was chosen to provide the landscaping services in 2011. This is their third year of providing the landscaping services at Hopkinson House and we are looking forward to seeing the spring and summer plantings, especially the courtyard as they prepare for the Society Hill Garden Tour on May 22.

In June, the replacement of the storefront windows will begin. This is the last stage

of the window replacement program for the building and it will take several months to complete. Construction will be staged outside of the building starting with the southwest corner of the bank and wrapping around the building going east and ending at the front and side of the PNC bank. Please use caution in these areas while the construction is in progress.

**The pool will open on May 28, 2011.** Membership information, pool hours and pool Rules and Regulations will be available the first week in May. Please be advised that you must be a full-time resident of Hopkinson House in order to be eligible for single or household membership. Extended family members, summer visitors, friends, etc. are not eligible to become a part of

the membership. These are guests and can only make use of the pool facilities by the purchase of a guest pass with the unit owner or resident accompanying them to the pool. A day pass will also allow you to purchase guest passes.

Spring brings birds to the area. **Feeding birds** on your balcony, either by feeder or spreading food on the balcony surface, is not permitted. The bird food blows onto other balconies and creates a mess as well as attracting birds to other balconies where they leave their droppings, damaging outdoor furniture. Bird feeding is prohibited anywhere on Hopkinson House property.

With the onset of warm weather more and more residents will be using their

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## Message from Council

# Acknowledging hallway work well done

by Millie Korn

President of Council

Preliminary discussion on the hallway renovations began as long ago as 1999. In 2010 Council approved and executed the contract to move forward. Now in 2011 we have completed the project resulting in a bright fresh upgrade to our home. In the tradition of our successes in the past, this improvement came in *on time* and *under budget*. I write “we” because this chapter in Hopkinson House’s history has

been written by all of us.

Council’s ultimate goal was and continues to be the upkeep and upgrading of our investment – which happens to be where we live. Where we live is now more cheerful and welcoming. As a result, the value of our homes is kept competitive with similar properties in this area.

First and foremost, Council wishes to thank all Hopkinson House residents for their cooperation and forbearance during the process.

Next, we must acknowledge the members of the Design Committee who volunteered their time and talent to beautify our home. We wish especially to thank Purdy O’Gwynn’s staff who spent numerous hours with the Design Committee to reconcile their recommendations with the funding mandated by Council. Finally, Council extends its thanks to the entire Hopkinson House staff for having the flexibility and hospitality to work with and

around the contractors. Of course none of this could have happened without the patient, professional guidance and oversight of our manager, Judi Forte. Thank you all for a job well done!

On a personal note, this improvement to our home is an honor to the memory of the late Council Member Hanna Kramer. No one could have cared more for our community than Hanna. It was her dream to see this project come to fruition. ■

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# A knight among the residents

by David Roberts

The French Revolution largely eliminated the French aristocracy and, with it, the orders of chivalry to which the aristocrats had belonged. To replace those orders Napoleon created the Legion of Honor (*La Légion d'Honneur*). The Legion is open to people in all walks of life, military and civil, who have distinguished themselves by either bravery or merit. In France there is no higher honor.

On February 16, 2011, at the French Embassy in Washington, 19 American servicemen from World War II were inducted into the Legion by the French Consul General. They were honored for their bravery in fighting to liberate France and its European neighbors from Nazi occupation. Sixty thousand American servicemen from World War II lie buried in French graves.

The 19 honored Americans included a Hopkinson House resident owner, Mr. Sol Lazinger.

An infantryman in the United States First Army, Mr. Lazinger went ashore on Omaha Beach in June, 1944, shortly after D-Day. He fought his way across France, Belgium, Holland, and Germany, often engaging in close combat. For gallantry in action Mr. Lazinger was awarded two U.S. Bronze Stars and the French *Croix de Guerre*. He was twice awarded the Purple Heart for wounds suffered in battle. The second time his wound was so severe that it disabled him for two years and ended his military service. Remarkably, Mr. Lazinger had not yet reached the age of twenty.

We Americans have not forgotten the decisive role French forces played in our War of Independence. Likewise it is very pleasing that the French remember the way Mr. Lazinger and his comrades-in-arms risked their lives fighting to liberate them in World War II. The award of France's highest honor to these nineteen men is a fine expression of their gratitude.



Hopkinson House resident Sol Lazinger (right) is joined by a French officer shortly after being inducted into France's Legion of Honor.

The photograph, taken by Dr. Maxwell Lazinger, shows Sol Lazinger with the French officer who pinned the medal of *Chevalier* (Knight), with its bright-red ribbon, on his lapel. Mr. Lazinger was accompanied to the ceremony in Washington by his wife, Jean, and his four children: Mrs. Marlene Rubin of Cherry Hill, Dr. Zeff Lazinger of Philadelphia, Mrs. Lisette

Tarragano of Philadelphia, and Dr. Maxwell Lazinger of Columbia, Missouri. Mrs. Tarragano is also a resident owner of Hopkinson House and is a member of the governing Council. We owe thanks to Lisette for bringing this happy event to our attention and for providing all the specific information about her father and his military career. ■

# Steps to reinventing Society Hill

ANNIVERSARY, FROM PAGE 1  
Penn specified wide streets set into a grid, open public spaces and individual homes surrounded by gardens. The street grid and public spaces survive but free standing homes fell victim to the real estate speculator's art and the needs of commerce at a time when most transportation occurred on foot. Almost three centuries later, the

1940 Second Great Fire of London, set off by bombing raids, helped galvanize efforts to recreate the Independence Hall area. As outlined in *Preservation Comes of Age* by Charles Hosmer (1981), just prior to the start of WW2, concerns about the possibility of enemy forces reaching the East Coast, led to the preparation of detailed architectural drawings of

Independence Hall and other historic structures to facilitate their recreation should they be lost during the war. These fears even led to a proposal to move the Liberty Bell to Fort Knox for the duration. Immediately after WW2, the plan that would eventually establish Independence National Historical Park was put in place and the creation of the mall to the north of

Independence Hall and a park-like area to the east commenced.

To help us understand this history, your intrepid reporters spent two hours in the beautifully appointed home of our distinguished Hopkinson House neighbors, Professors Gail Caskey Winkler, PhD, FASID, and Roger W. Moss, PhD. We will

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## News Around the House

### New SHCA leadership

Congratulations to fellow resident of Hopkinson House **Steven Weixler**, who was nominated for the presidency of Society Hill Civic Association, succeeding Rosanne Loesch. His term is to start in June 2011.

### SS *United States* changes ownership

by Nelly Childress

The SS *United States* was built in 1952, a luxury passenger liner, constructed entirely in the U.S. She was the fastest ocean liner to cross the Atlantic in either direction. She operated uninterrupted in transatlantic passenger service until 1969. She was sold in 1978, had various owners, and is since 1996 docked at Pier 82 on the Delaware River in Philadelphia, looking forlorn, sad, and decrepit.

On February 1, the SS *United States* title papers were transferred from the owner, Genting Hong Kong Ltd, to the United States Conservancy. According to the terms of the \$5.8 million grant from H.F. "Gerry" Lenfest, the nonprofit group now has 20 months to raise the funds needed to redevelop the ship as a stationary attraction, most likely in New York or Philadelphia. The Conservancy is now actively searching for development partners in the hospitality, dining, and retail sectors. It has launched a \$1 million capital campaign to develop



*The SS United States looming large over Pier 82. A fundraising effort is underway to restore and repurpose the ship.*

plans for historic restoration of the interior and a museum.

Now if someone will only do something to restore the Dilworth house on Washington Square!

*Note: The information was taken from the online article on the SS United States published on February 1 by Steven Ujifusa for PlanPhilly.*

### Dr. Max Silverstein, Hopkinson House centenarian

by Enny Cramer  
On January 8 of this year **Max Silverstein**, Professor Emeritus at the University of Pennsylvania, celebrated his 100<sup>th</sup> birthday.



*Max Silverstein raises a glass during his 100th birthday celebration.*

Max, a long-term and well-known resident, was a founding member of Washington Square Citizens' League (WSCL) at Hopkinson House. Until recently he participated in most of its programs.

The members of the Board of Directors of WSCL celebrated this notable event by visiting Max with food, drinks, flowers, and a citation from the City. Daughter Mady Edelson and her husband along with Sophie Crome, a long-time resident of Hopkinson House and an old acquaintance, participated in the festivities.

Steve, Max's caretaker, was a superb host.

### In memory of Selma Dzuba

by Nelly Childress  
**Selma Dzuba**, a petite, slim, energetic woman with beautiful white hair and a pleasant personality, was on Hopkinson House Council from 1993 to 1998. In 1993 she was one of four new members elected to a seven-member Council indicating that changes in our Council

management were to be expected. During those five years, she carried her duties of Vice-President, keeping the people's welfare in mind with an unwavering commitment to a most progressive managed building. Mana Tancredi, then Manager of Hopkinson House, said that "Selma was an inspiration!" Their friendship continued long after both had left their managing with Hopkinson House.

Wife, mother, grandmother and great-grandmother, Selma was also a special education teacher by profession. She was proud of her family, and the feeling was reciprocated by husband, children, grandchildren and great-grandchildren. She and husband Al, a dentist, were interested in the arts, music, travel that they fully enjoyed particularly after retirement. In the summer, I used to see Selma at the swimming pool, vigorously working on water aerobics—never missing a day, never missing an exercise while talking to people!

A life lived to its fullest, she was heard saying, "What a wonderful life I have had!"

### A royal audience

On May 26 and 27 at 8:00 PM, the Savoy Company will present, under the baton of neighbor **Dan Rothermel**, Gilbert and Sullivan's *Iolanthe*, or the *Peer and the Peri* at the Academy of Music. *Iolanthe* is an entirely original and entertaining fairy opera. For tickets call 215-735-7161 or visit <http://www.savoy.org>. These popular performances are being attended by Queen Victoria! Could it be that Prince William and his bride will also attend? ■

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## Jewish history on Independence Mall

by Adam Blyweiss

After a three-year construction period, replacing KYW's brick bunker of radio and television studios at 5th and Market Streets, the National Museum of American Jewish History finally opened this past November. Aiming to educate visitors about the cultural experience and societal contributions of Jews in America, the site greatly expands on the concept and square footage first housed at Philadelphia's Congregation Mikveh Israel in 1976.

To be honest, your author initially felt this museum's existence might seem like a boondoggle of public and private space and funds. A Smithsonian-affiliated institution, the NMAJH continues a nationwide trend of erecting museums that recognize the individual ethnic ingredients in America's melting pot. The African American Museum in Philadelphia, one of at least seven throughout the country, rests just a few blocks away; sites dedicated to American history through the lens of its Chinese, Japanese, and Arab populations, for example, have been established across the nation within the last two decades.

The topic eventually needs to be addressed: does this constitute a fragmenting of American ethnic pride even as it expands recognition of it? It's a difficult question, and maybe there is no good or right answer for it. What might soften the blow in such discussions, however, is when museums carry out their

theme thoroughly, effectively, and beautifully. The NMAJH does just that. The majority of the museum's 15,000 square feet of exhibition space is dedicated to a timeline tracing Jewish participation in American life, beginning on the building's fourth floor and winding downward.

The initial section covers the years 1654 through 1880. The museum's story begins as

artifacts from lives both public and private: financier Haym Solomon, the establishment of the B'nai Brith charity, anonymous refugees, even relics from Civil War battles and divided families. This period also saw Jewish religious practices expanded—some would say diluted—into the spectrum from Orthodoxy to Reform Judaism that exists today. Here we also first

documents of transfer or legal restriction common in those years of war, hate, and other upheaval. And on a macabre note, the museum's interior metal walls and the slits in its outside walls suggest the train cars destined to arrive at World War II-era concentration camps.

The years represented on the third floor cover a period of marked development in Jews' social integration in and influence on America. Much of what determined this is found in things that aren't there anymore, such as the development of Galveston, Texas as a port of call for new Jewish arrivals, and the establishment of long-held Jewish businesses like Gimbels and Klinghoffer Fine Carpets which would eventually disappear through mergers and changing market trends. Here the NMAJH also addresses growing Jewish involvement in America's war efforts (especially directed against Germany's Nazi menace), sports, and entertainment. An open theater on this floor rotates documentaries on Jews' path from off-Broadway to Hollywood, an educational way to rest your feet for half an hour.

The second floor traces Jewish America from the end of World War II and the establishment of the state of Israel through the present day, and explorations ranging from the suburbs to summer camp to *Seinfeld*. The museum's text fails to capture imagination and attention as it did on floors three and four, although the artifact

SEE MUSEUM, PAGE 17



A view of the museum's second floor exhibit, "Choices and Challenges of Freedom (1945–Today)."

Jews reached America's east coast and developed their first congregations, communities (of which Philadelphia was a vital one) and, sadly, prejudiced neighbors. Standout images from Jewish participation in colonization include a Moroccan Torah scroll from a synagogue in Savannah, Georgia, and a Revolutionary War-period room with the caption-filled walls designed to look like timely wallpaper and carved panels.

As the timeline approaches Jews' migration to the American frontier and its westernmost cities, it shows a smartly cut cross-section of

note a unique solution to the museum's relatively small footprint: engaging younger visitors through attached playrooms and displays at knee level.

The travel downstairs to the third floor, addressing the years 1880 through 1945, drives home the building's most important architectural inferences. Visitors use stairwells recalling the gangplanks of boats that might have carried Jewish refugees to American shores. A video display is shown on a sculpture recalling papers in the wind, symbolizing the immigration experience through the





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### Hopkinson House #1116

This 2-bedroom, 1½-bath home overlooking the park from the northwest corner of the building is expected to become available for purchase in the near future. To inquire, please send email to [hopkinsonhouse1116@yahoo.com](mailto:hopkinsonhouse1116@yahoo.com) or call 954-895-9290.

# Revealing a "best-kept secret"

by Susan Tomita

On Sunday, May 22, from 1:00 to 5:00 p.m., one of Philadelphia's best-kept secrets will be "outed"—the lovely courtyard behind 604 South Washington Square.

Hopkinson House's "backyard" will be a destination on the Society Hill Civic Association self-guided Open House and Garden Tour. The 33<sup>rd</sup> annual walking tour is a major fundraiser, featuring exceptional private homes and gardens in a range of styles and décor. Many who attend get design ideas for their own homes, as well as a better appreciation of our neighborhood for its historical and investment value.

At one time, passersby were free to wander into our south courtyard. Locked gates protect this area today. Consequently, only residents, guests, staff, and bordering neighbors tend to know about our beautiful secret garden.

To present the courtyard to its best advantage, tour entry will be through the west gate. Potted plants, additional plantings, shaded tables, and seating will

greet visitors. Before then, pruning shears will be put to work, repairs made, and the fountain painted and readied for operation. Storyboards and literature on Hopkinson House and the garden will inform guests of this unsung gem we call home.

Thanks go to Paul Coyne, past president of the

to the Garden Tour, Coyne and building manager Judi Forte met with Landscape and Design Committee chair James Scott and members Victoria Kirkham and Gail Winkler to develop the site plan. Tony Kelly and his staff will bring the plan to life. Handouts will include historical data that Coyne is

are needed as guides in two shifts, from 1:00 to 3:00 p.m., and from 3:00 to 5:00 p.m. Volunteers receive a free ticket for the House and Garden Tour. A training session will be scheduled before the event. If you are interested in serving as a stationary or floating guide, please contact Paul Coyne at 215-925-0295.

Advance purchase tickets (\$25) are available by phone (215-629-1288) or by e-mail (to [mattdejulio@aol.com](mailto:mattdejulio@aol.com)). Day-of-tour tickets (\$30) are available at the tour headquarters at Old Pine Street Church, 412 Pine Street. (Tickets purchased after May 18 will be held for pick-up at the tour headquarters.) Tickets include a program and map. For more details, visit <http://www.societyhillcivic.com>.

**Tickets at a group discount rate (\$20)** may be available through the Washington Square Citizens' League, which will purchase bundles of ten. If you would like to reserve tickets, please contact Susan Tomita at 215-925-8464 by May 18. ■



Never knew the title of the sculpture in our courtyard? It's Adam and Eve by Oskar Stonarov, and it's part of May's area garden tour.

Washington Square Citizens' League, who with the League's backing, successfully proposed participation in the Garden Tour to Millie Korn for HHOA Council approval. After our courtyard was added

gathering on the building and garden, as well as resident author Jim McClellan's description of the garden statuary.

**Volunteers from the Hopkinson House "family"**

# Some diet details left dangling

**HEALTH, FROM PAGE 2**  
imbalance in our bodies, and a need of omega-3 to restore the balance.

Why is this so important? The human brain is 60% fat, and the omega-3 fatty acid known as DHA constitutes 25% of the fatty acids in the brain. DHA is essential to the

health of our entire central and peripheral nervous systems including the heart's principal pacemaker, the SA node. Once past the age of 50 we seem to need more omega-3 and, if we don't increase our intake, we tend to suffer from a variety of ailments including episodes of irregular heart beats.

Omega-3 is found in plants on land, and in phytoplankton in the sea, as alpha linolenic acid (ALA.) Fish and animals, including humans, convert ALA to the biologically active forms, EPA and DHA. (The full names are long, Greek, and unpronounceable.) Men are able to convert about 5% of

the ALA they eat to EPA and DHA, women rather more. The advantage of the fat of free-range animals and birds and of fish from the sea, as sources of omega-3, is that those creatures have already converted the ALA they ate to EPA and DHA.

Many plants contain

SEE HEALTH, PAGE 19



# WOLF

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### In the News

## Many neighbors, many media

### One line is never enough

by Heike Rass\*\*

For as long as he can remember, [Pennsylvania Academy of Fine Arts] faculty member Michael Moore [at right] has journeyed through life with a pen or pencil in his hand, leaving a trail as inspiring and compelling as the lines in his artwork.

Moore was born in Rochester, New York, and earned his degrees at Syracuse University and the University of Washington. Associate Professor of Art at the University of Southern Maine for 25 years, Moore joined the Academy in 1992 to teach in the newly-formed Master of Fine Arts program, and initiated the Post-Baccalaureate program two years later.

The Post-Baccalaureate program is a one-year studio-based curriculum of graduate study in art for students who can benefit from an uninterrupted period of accelerated intensity of studio activity and interpretation. The program was designed to celebrate, emulate, and further enrich the breadth and variety of our pluralistic society, and our pluralistic world. Moore was instrumental in building the program to its current enrollment of 24 students.



As artist and drawing faculty member of PAFA, Michael Moore thinks of drawing as originating in technique and craft. Every line is visible to the eye, and to build a composition in ink, as Michael does, the

artist can only add—not take away—lines. At the Academy, drawing is the unifying feature of all majors, and PAFA offers a unique variety of advanced drawing courses.

Moore, who has also taught summer drawing workshops at the Haystack Mountain School of Crafts in Maine for two decades, seeks to express nature's force and lyricism through his abstract drawings. "I want my lines to reveal the rhythms, gestures, pressures, speed, and life of the hand that made them, as nature might if nature drew," reflects Moore. Using traditional techniques of pen and ink on paper, he simultaneously works on six drawing at any given time, not to be overwhelmed by one particular mood or direction.

Passionate about creating a bridge between the everyday reality of an individual's life and his/her artistic expression of that experience through the Post-Baccalaureate program, Moore finds that drawing

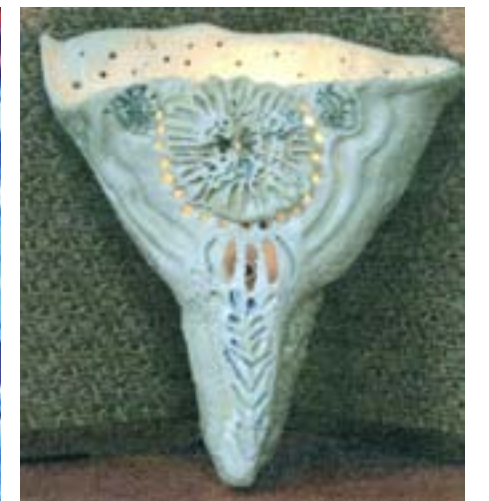
needs to do more than simply connect the dots. "Drawings come from drawings, but they usually need to be about life, in some way, for anyone else to care."

### And other media by Nelly Childress

Lynn Miller's exhibition entitled "Recent Paintings" was at the Cosmopolitan Club of Philadelphia on Latimer Street from February 23 to March 25. [His work is pictured below, left.]

Carole Sivin had an exhibition of selected work from the last 10 years at Show of Hands on Pine Street, March 12 through May 1. [Her work is pictured below, right.] ■

\*\* Hopkinson House resident Michael Moore was selected for the "Faculty Spotlight" in the winter issue of Previews, News from the Pennsylvania Academy of Fine Arts. The text and Moore's picture by Heike Rass are reproduced with permission of Previews.





Social & Activities Calendar at  
Hopkinson House  
May 2011



May 3 And every Tuesday & Thursday	Exercise Class with Byron Fink In the Solarium 10:15-10:45 A.M. Just walk in
May 17	Philadelphia Municipal Primary Election Ward 5 Division 3 in the Solarium 7:00 A.M.-8:00 P.M. Contact Nelly Childress (215-627-3471) or George Koch (215-922-6019)
May 22	The Society Hill Civic Association 33 <sup>rd</sup> Annual Walking Open House and Garden Tour will feature Hopkinson House's Courtyard. 1:00-5:00 P.M. Contact Paul Coyne (215-925-0295) or Susan Tomita (215-925-8464)
May 23	Washington Square Citizens' League Afternoon Discussion in the Solarium 1:30-3:00 P.M.: "Political Speech" Discussion Leader: David Kurkowski Contact Nelly Childress (215-627-3471)

Social & Activities Calendar at  
Hopkinson House  
June 2011



June 5	Washington Square Citizens' League* Sunday Reel Discussion of a "serious" Film at the Ritz Meet at 4:00 P.M. in the Solarium for convivial exchange in which your opinion counts. Contact Larry Meehan (215-925-8464)
June 6	Washington Square Citizens' League Afternoon Discussion in the Solarium 1:30-3:00 P.M.: "Upheaval in the Middle-East" Discussion Leader: Lynn Miller Contact Nelly Childress (215-627-3471)
June 6	Washington Square Citizens' League Evening Program in the Solarium 7:00 P.M.: A social with light refreshments 7:30 P.M.: Walter Tsou MD, MPH, Adjunct Professor at the University of Pennsylvania, "What will happen to Medicare?" Contact Nancy Snyder (215-627-1731) or Jay McCalla (267-455-7015)
June 7 And every Tuesday & Thursday	Exercise Class with Byron Fink In the Solarium: 10:15-10:45 A.M. Just walk in
June 20	Washington Square Citizens' League Afternoon Discussion in the Solarium 1:30-3:00 P.M. : "The Pennsylvania Budget" Discussion Leader: Mauriel Holland Contact Nelly Childress (215-627-3471)
June 9	The Washington Square Affair. Details will be posted on Society Hill Civic Association's website after May 16. Contact Mattdejulio@aol.com
Date & Program To be announced	Washington Square Citizens League Evening Program Contact Nancy Snyder (215-627-1731) or Jay McCalla (267-4545-7015)

\*\* Washington Square Citizens' League at Hopkinson House is a not-for-profit, non-partisan organization. Started in 1996 by residents for residents of Hopkinson House, it is dedicated to motivating residents of Hopkinson House to become engaged in the political and social processes of the day

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# Time for good habits to bloom

**MANAGEMENT, FROM PAGE 3**  
balconies to dine and relax. Please exercise caution when watering your **outdoor plants**. Do not let the water overflow the drip pan under the planter. Do not sweep dirt or water off the balcony. Your neighbor below does not want to be doused with water or have dirt fall on them or their meal.

**Smokers** who enjoy their cigarettes or cigars on the balcony must not toss their cigarettes or cigars off of the balcony. They are picked up by the wind and they land on other balconies, sometimes burning holes in patio furniture. They can also hit someone on another balcony. If you smoke on your balcony, please extinguish your cigarette, cigar or pipe tobacco in a covered ashtray.

We receive many complaints about smoke infiltrating units from adjoining units and from across halls. We ask that the smokers in the building be considerate of their

neighbors. One way to reduce the amount of smoke leaving your unit is to use an air filtration system. Smokers can also try a smokeless ashtray. Hopkinson House was built before second-hand smoke became a health issue. Its construction does not address smoke traveling from unit to unit under the doors or through the ventilation system.

**Hopkinson House is a smoke-free building in all of the common areas.**

**The use of barbecue grills is prohibited in high-rise buildings by order of the Philadelphia Fire Department.**

A reminder: **Shade umbrellas** may be used on the balconies with certain restrictions. On November 24, 2008, the HHOA Council amended the conditions under which umbrellas may be used. Umbrellas may be used on the balconies between May 1 and October 31. From November 1 through April 30, umbrellas may not be used on the

balconies. They must be taken down and securely stored during this time. During any periods of high winds, all loose or removable objects, including patio umbrellas must be removed from the balconies. Plants, pots, receptacles and other movable objects are prohibited from being placed on or maintained on the ledges of the balconies. The height of planters, pots, receptacles and all loose or movable objects must be below the height of the balcony wall. Owners and residents are prohibited from mounting, installing or otherwise attaching any item to the balcony. Owners and residents may not drill holes or otherwise alter the face of the balcony.

**Large deliveries are not permitted on Sunday or legal and religious holidays. Food is the exception. When ordering furniture, appliances, etc., please be sure that the company you are buying from does not schedule the delivery on any of these days.**

We are heading into the busiest moving time of the year. Please **book your moving date** as soon as possible and confirm it with a check for \$150. Only one move per day is permitted Monday through Saturday between the hours of 10:00 am and 4:00 pm. We are sorry that we cannot make exceptions to this rule.

**Community laundry rooms** require a special type of etiquette. When you are checking the clothes in a dryer and discover that the load is not yours, please close the dryer door and push the reset button. Otherwise, the owner of the clothes comes back to a dryer full of wet clothes. Surely, you would want the favor returned.

Empty the lint trap in the dryer after each load. A build-up of lint can create a fire hazard. The lint traps in the commercial-size dryers are cleaned by the staff since they are difficult to reach. If you have a problem with a washer

SEE MANAGEMENT, PAGE 22

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*For ad reservation and payment questions,  
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*For ad production and design questions,  
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(215) 813-9766 or desperatehours@earthlink.net.*

## Jewish history on Independence Mall

**MUSEUM, FROM PAGE 9**  
selection remains visually interesting. Visitors should seek out the multimedia nook on American synagogue architecture, narrated by congregants and officiants, that includes a feature on the Frank Lloyd Wright-designed Temple Beth Shalom in Montgomery County. The first floor is dominated by an epilogue in the form of a vaguely self-serving Hall of

Fame, a tech-heavy tribute to a wide selection of Jewish intellectuals and cultural icons.

Although its narrative peters out as the timeline draws to a close, overall the National Museum of American Jewish History presents a vibrant collection of and commentary on Jewish throughput to the fabric of American life. Furthermore, this year the museum plans

to start adding special exhibitions that flesh out chapters of the story it wants to tell. Even if there are lingering questions of why or if it needed to be created, in the shadow of Independence Hall the NMAJH effectively recounts a people's quest for the values set down there.

*The National Museum of American Jewish History is open Tuesday-Friday 10am-5pm, and Saturday*

*and Sunday 10am-5:30pm. Closed Mondays and certain Jewish and federal holidays. In recognition of the Jewish Sabbath, tickets cannot be purchased within the Museum on Saturdays. On all other days, ticket sales and admittance to the Museum cease half an hour before closing time. For ticket sales and other information, call (215) 923-3811 or visit <http://www.nmajh.org>. ■*





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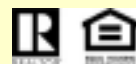
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# Some diet details left dangling

HEALTH, FROM PAGE 11

ALA, especially nuts, and green vegetables such as spinach and the cabbage family. Flax seeds, and the linseed oil extracted from them, are among the richest plant sources. Just as rich, and to my palate the most pleasant source of ALA, is the walnut. (\$6.49 a pound at Nuts to You.) Eating walnuts by the fistful rescued me from episodes of fast heart beats and several skin problems. Fish-oil capsules are even more effective but you should buy a brand that has an EPA to DHA ratio of not more than 3 to 2. If you become a subscriber, consumerlab.com will give you the results of its analysis of dozens of brands, and the addresses of on-line sources. CVS's own brand is rated acceptable. Or ask your physician for advice.

## Carbohydrate consumption and the need for vitamin C

Two contrasting stories throw light on our need for vitamin C. English sailors are still called limeys because of the discovery in the 18th century that they could be protected from scurvy with limes or lime juice. The antiscorbutic factor in the fruit was later identified as ascorbic acid or vitamin C. More recent research has cast new light on the phenomenon. Records show that the sailors were given a diet made up almost exclusively of sugar and starch, including whole cereal grains. It has been found that eating large amounts of sugar and starch causes the

overproduction of insulin, which strips the body of vitamin C, leading to vitamin C deficiency.

If most of the sugary, starchy food given to the sailors had been replaced with other foods not requiring cold storage, such as salted meats and fish, cheese, and nuts, the small amount of vitamin C in the dried fruits they ate might have been sufficient to prevent scurvy. Vegans now understand that nuts are the answer to their most serious nutritional problems. Nuts are greatly superior to cereal grains as low-carb sources of protein and high-quality

fat including a good balance of omega fatty acids. Cereal grains contain far too much starch and omega-6.

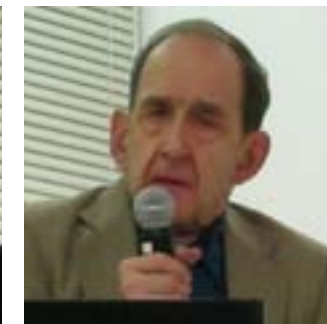
The Inuit Eskimos of the far north provide a striking contrast. They traditionally ate a diet devoid of fruit and vegetables, which they considered unfit for human consumption. They ate nothing but fish during the long arctic winter, and fish and game during the short summer, when they hunted. Some of it they ate uncooked. Anthropologists who went to live with the Inuit, sharing their food, could find no evidence that they

ate any vitamin C. They were puzzled that the Inuit were so healthy, showing no evidence of scurvy. They were also puzzled that they themselves—anthropologists and others of European extraction—stayed healthy, lost a little weight, and did not develop scurvy.

Since vitamin C is essential to our biochemistry the question arises, does man, like most animals, make sufficient vitamin C to fulfill his needs, so long as he avoids carbohydrates? Or, on such a diet, do traces of vitamin C in meat and fish suffice for his slight needs? Until those

SEE HEALTH, PAGE 20

# Joining the Council team



Three first-time candidates—Paul Coyne, Robert Devoe, and David Kurkowski (from left)—state their cases to the HHOA Council. Coyne succeeded in being named to a two-year Council term.

ELECTION, FROM PAGE 1

week this year because of the late Easter), all candidates appear on Candidates' Night in the solarium to introduce themselves and to answer questions from owners. At any time between the distribution of candidates' résumés and the close of the poll, owners place their completed ballots in the ballot box or ask the desk staff to do it for them. These are

called “proxy” ballots because they authorize the Council to represent the owners at the Annual Meeting, thereby registering the owners as “present” for the achievement of the required quorum of 33⅓% of the total ownership. Without a quorum, the meeting would not be valid and could not begin.

On the day of the Annual Meeting, the auditor opens

the ballots and checks them for validity. For each valid ballot, the auditor adds the owner's equity percentage to the attendance total and tallies the votes. When the attendance total reaches 33⅓% the auditor advises our General Manager that we have a quorum.

Our thanks to all the candidates and our congratulations to the winners. ■



# Some diet details left dangling

**HEALTH, FROM PAGE 19**  
questions are answered we must assume that, even on the low-carb (60-gram) diet, we produce enough insulin to create a need for vitamin C.

**Are eggs good for you?**

Eggs are a remarkable food. Alone they provide an almost complete balanced

diet. Eggs do not contain vitamin C but, if you ate nothing but eggs, their lack of vitamin C might not matter. If the hens that lay eggs for you are fed in confinement you would need to take some omega-3 fatty acids. The white of the egg contains a protein called avidin that binds niacin (vitamin

B3) and thereby prevents its absorption. Cooking destroys avidin partly but not sufficiently. There is, however, plenty of niacin in almost every food we eat so, unless you decide to eat nothing but eggs, it would not be a problem. Over 90% of the nutrients are in the yolk but do not discard the white— it

contains more than half the protein in the egg.  
Six eggs a day would constitute almost a complete balanced diet for less than \$2.00, something for us elders to keep in mind if inflation starts to squeeze our fixed incomes. I would not, however, recommend that you eat nothing but eggs. You might become allergic to eggs and therefore unable to tolerate the current flu vaccine, which is made from virus that has proliferated in chick embryos.

**How important is exercise?**

Exercise is very valuable. Even obese people can have long, healthy lives if they are physically active. You do not need to go to a gym or swimming pool if you walk, do the housework, and lug home the groceries on foot. Exercise, however, is almost useless as a means of losing weight. The amount of fat burned during an hour's workout in the gym is too small to be measurable, and weight loss from sweating is just a temporary loss of water.

**Should you count calories?**

Calories are a measure of the energy that food provides. We derive almost exactly the same number of calories from a gram of fat, a gram of protein, or a gram of sugar or starch. (Fat contains about twice as many calories as the others but we can use only half of them.) As we have seen, however, sugar and starch stimulate the release of insulin

and the resulting conversion of blood sugar to body fat. Protein and fat do not do that. As a result, you can eat many thousands of calories' worth of animal products and gain no weight. Consequently, for controlling weight and preventing diabetes, calories are irrelevant and meaningless. Let grams of net carbs (digestible carbohydrates) be your guide.

**Effects of age and hormones**

My previous article in this series discussed the work of Professor John Yudkin of London University and his colleagues. In his book, *Sweet and dangerous*, Dr. Yudkin reported that two thirds of the young men (students) in the experiments he described were resistant to the effects of eating sugar and starch. Women of reproductive age, and female rats, were resistant to the cardiovascular effects but gained weight. For most people, unfortunately, those advantages are eventually lost.

As early as their mid-thirties most men start to gain weight, unless they correct their nutrition. This has been attributed to hormonal changes, especially a decrease in the production of growth hormone and the male sex hormone. After menopause women have the same risk of cardiovascular disease as men. There is, however, no need to despair. If you keep your digestible carbohydrates below 60 grams a day you can eat as much as you wish of meat, game, poultry, fish, eggs, dairy products (except milk, which contains the sugar, lactose.), salads, and non-starchy vegetables. Fruits contain sugar and you must fit them

within the daily 60 grams. Fruit juices are best avoided. They have little nutritional value and are not worth the high cost in carbs. If you insist on having fruit juice, don't drink it on an empty stomach.

**Fast food and junk food**

Blanket statements that fast food or junk food is bad for you make no sense. If you are concerned about a particular food you should evaluate it according to the principles we have been discussing. A hamburger, for example, usually contains beef with lettuce, onion, tomato, and mayonnaise,

a key part of every cell in our bodies. The steroid hormones, e.g., the sex hormones and the corticosteroids, are all modified forms of cholesterol. Cholesterol is made mostly in the liver, and delivered via the blood to all the organs and cells that need it. The adrenal glands and the gonads take cholesterol and convert it into the steroid hormones. The skin contains a slightly modified form of cholesterol, 7-dehydrocholesterol, which sunlight converts to vitamin D3.

Because the body makes all the cholesterol it needs, we don't have to eat

the blood vessels. These water-soluble lipid-protein complexes are classified as high-, low-, and very-low-density lipoproteins. Cholesterol is carried mostly in the low-density form (LDL) The very-low-density form (VLDL), which contains mostly triglycerides, is normally present in very small amounts. When we eat too much sugar the balance among the three forms is upset, with a great increase in VLDL. At the same time, the early changes of cardiovascular disease appear, especially arterial plaque. Does the change in the lipoprotein balance (dyslipidemia) cause the disease or is it just an observable effect and useful diagnostic sign of an underlying disease process that is not yet well defined? I don't think we know. What does cholesterol have to do with all this? Not much. The poison is not cholesterol but sugar.

**Disclaimer**

I am a veterinary doctor with a PhD from a medical institute and a life-long fascination with the science of nutrition but I am not a physician. You have entrusted your health to your physician and you must respect his or her advice. You may discuss the information presented here with your physician, or give him or her the article to read, but you should then follow your physician's advice. It is encouraging to note, however, that in a recent on-line survey (medscapes.com) about 80% of responding physicians agreed that excessive consumption of carbohydrates causes the metabolic syndrome. ■

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# Time for good habits to bloom

**MANAGEMENT, FROM PAGE 17** are others waiting to use the washers and dryers. If you don't remove your clothes at the end of the cycle, someone waiting for a washer or dryer may remove them for you and

Hopkinson House has no responsibility for clothes left unattended.

If you spill detergent or fabric softener on the washers or on the floor, please let the front desk know so that the housekeeping department can wipe up any spills.

If you are anticipating selling or renting your apartment, contact Cathy in the management office for the most recent **sale and rental information**. Sale prices and monthly rental information is kept on record and can be very helpful to you.

When you have **boxes** to discard, please do not leave them in the trash room. Break the boxes down and call the resident services desk at 215-923-1776 to have housekeeping pick up the boxes.

The two most common **noise complaints** that we receive are because of uncarpeted units and TV volume. The Hopkinson House Community Rules require all units to have 80% carpeting in the living room, dining room, bedrooms and halls. The bathroom and kitchen are not required to be carpeted. Landlords are responsible for their tenants complying with this rule.

The sound of chairs scraping across an uncarpeted floor is extremely annoying to surrounding neighbors. Several residents have mentioned that they have felt or rubber tips on their chair legs. This muffles the sound in the event the chair is pulled across uncarpeted flooring. But, ultimately, the owner must be in compliance with the policy regarding carpet. **Exercise equipment should not be used after 10:00 p.m. or before 8:00 a.m.**

TV volume is to be kept at a level at which it does not interfere with the peace and quiet of neighboring units. If you have difficulty hearing a lowered TV, think about investing in a head-set for your TV. If you are prone to falling asleep with your TV on, please remember to set the sleep timer.

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

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# Steps to reinventing Society Hill



Professors Roger W. Moss (left) and Gail Caskey Winkler discuss Hopkinson House in the context of its surrounding architecture.

**ANNIVERSARY, FROM PAGE 5** share some of their insights below.

Tearing down multiple blocks of privately owned structures in downtown Philadelphia happened in response to the fear of fire destroying key historic structures, the patriotic reverence for American historical places strengthened by WW2, the desires of the Philadelphia city fathers to leverage federal dollars for local redevelopment by clearing land for new building sites and the wish to showcase Independence Hall in what was believed to be a more appropriate manner. As reported in "The City: Under the Knife" (*Time*, 11/6/1964): "Of all the cities under the planner's knife, none has been so deeply and continuously committed to renewing itself as the city where the Declaration

of Independence was signed: Philadelphia ... Trigger for the whole thing was the Housing Act of 1949, which authorized the Federal Government to pay cities for at least two-thirds of the difference between the cost of acquiring and clearing a blighted area, and the price the land brought when sold to a private developer. The act's chief aim was to clear slums, but ... the legislation has been expanded to finance the redevelopment of the heart of the city by authorizing clearance of land for 'nonresidential' reuse, and setting up other funds for the rehabilitation and conservation of old houses and neighborhoods."

The centrality of federal dollars is also noted in *The New Urban Frontier: Gentrification and the Revanchist City* by Neil Smith (Psychology Press: 1996):

"The 1949 Act established the basic legislation for federal involvement in urban renewal ... provided for the rehabilitation of buildings (not just 'slum clearance') as part of urban renewal, and crucially for Society Hill, ... the federal government provided 67 percent of the project costs. The second aspect of the federal government's involvement came with FHA-insured mortgages provided to a number of developers in Society Hill, which financed urban 'homesteading'"

Aesthetics is a constantly moving target. Moss notes that the 1940s design for Independence Mall with its unobstructed sight lines and aggressive pruning away of structures deemed inappropriate was influenced by the Beaux Arts style and City Beautiful movement—the same ideals that led to the design and creation of the Benjamin Franklin Parkway. The Beaux Arts character

brick colonnades, great tiered fountains and row upon row of straight-backed trees, arrayed across the park's three city blocks like soldiers awaiting review." Another likely influence was Colonial Williamsburg (begun in the 1930s) which offers visitors a park-like, picture-postcard version of the Colonial past.

Fifty years after the publication of Jane Jacob's *The Life and Death of American Cities*, the current approach to urban renewal can best be seen in places like Northern Liberties where old buildings showing the changing aesthetics (and economic resources) of generations jostle with new or rehabilitated structures in a mix of hip, faded, commercial and residential. Now, it is all about respecting context, the urban grid and layers of history. In post WW2 America, it was all about creating a pristine context in which to view an idealized

Residing in an urban area was somewhat contrarian in the second half of the 20th century. According to the US Census Bureau, the percentage of Americans living in suburbs steadily increased from 25% (1960) to 52% in 2000.

of Independence Mall was more evident prior to its recent redesign. As noted by Inga Saffron (*Philadelphia Inquirer*, 12.26.10) "... Independence Mall was an American Versailles with

moment in the past. Today's view of the post WW2 style of urban renewal is captured in Ms. Saffron's assessment of one of the reasons for renewing Independence Mall:

SEE ANNIVERSARY, PAGE 25



# Steps to reinventing Society Hill

ANNIVERSARY, FROM PAGE 23

"The designers sought to repair the cruel gash that had been cut into the city's oldest and most architecturally rich neighborhood when three blocks were razed to create the mall in the '50s."

Not all "gashes" in Philadelphia have been repaired. Winkler points to Franklin Square as a public space largely shorn of its context by the Vine Street underpass, the ramps to the Benjamin Franklin Bridge and the destruction of the neighborhood that it once served. Despite substantial expenditures and effort it is an orphaned public space.

The goals and philosophies used in the creation of the Independence National Historical Park were also directed at Society Hill. Moss relates that his predecessor at the Athenaeum, at the height of the bulldozing of Society Hill, could see the river from the second story rear balcony of the library. The urban planning vision for Society Hill was to create a 17th and 18th century strictly residential neighborhood where arguably none had ever previously existed. As Moss and Winkler note, the challenges to achieving that vision included relocating the noisy and smelly regional food distribution center on the site of what is today Society Hill Towers.

From Society Hill, one can proceed on foot to many of Philadelphia's other neighborhoods and attractions. This pedestrian-friendly landscape was under

assault in the 1960s, by several Robert Moses-style initiatives to encircle Center City with thruways and access ramps. To the south, Dr. Moss notes that the oldest sections of the city, near Pennsport, were bulldozed to build I-95. As originally conceived, the elevated thruway would have completely blocked access to the waterfront. However, in the 1960s, local residents negotiated a depressed roadway, with some portions covered, to provide access to a hoped for revitalized waterfront. City fathers also sought to demolish South Street to create an expressway that would parallel the Vine Street Expressway. These plans were finally abandoned in 1974 through the efforts of a coalition of artists and small business owners who had forged an affordable and

sold them at (or below) cost to individuals prepared to make the private investment needed to create single family homes and follow the exterior architectural guidelines set by the Authority. A sturdy shell on a prime Society Hill street for a few thousand dollars now seems like a steal, but the folks who made these purchases in the 1960s were pioneers who had no guarantee that their investments would pay off.

The elephant in the redevelopment room is gentrification. What was once a community of mostly working class, eastern European and African Americans, is now a predominately white, upper middle class neighborhood. The Society Hill Civic Association website notes that 92% of residents are white and 75% have a college or graduate degree. In contrast,

He further notes that the Philadelphia Redevelopment Authority required that homeowners restore their townhouse facades to their Colonial period appearance. Although low interest loans were available, it is likely that many homeowners found the cost of restoration prohibitive and the offer of a market price buy-out irresistible. Whether intentional or not, the policies of the Authority had the effect of significantly altering the racial and economic composition of the community.

Smith (1996) notes that in the first half of the 20th century "... the city's upper classes moved west to Rittenhouse Square and to the first suburban communities over the Schuylkill River. This process initiated a sequential disinvestment in Society Hill's housing stock. By the 1950s many buildings lay vacant, abandoned by landlords, while others provided miserable, cramped, substandard accommodations for poor white and black working-class residents. During that decade, Society Hill's population fell by more than half to 3,378, 21 percent of whom were "nonwhite." The area lost 18 percent of its housing units, and a further 13.2 percent were vacant. An urban renewal plan was first drafted in the late 1950s, and from the start it involved public, quasi-public and private institutions. Its twin objectives were a revival of the city economy and the attraction of rich households "back from the suburbs."

Dr. Moss and Dr. Winkler

SEE ANNIVERSARY, PAGE 27

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# Steps to reinventing Society Hill

**ANNIVERSARY, FROM PAGE 25** agree that mistakes were made—particularly in the removal of buildings that need not have been destroyed and the dislocation of people who need not have been displaced. However, they both feel that Society Hill has met the test of time in achieving a livable and human-scaled urban neighborhood. They also observe that the success of Society Hill directly benefited a larger part of Center City by stimulating the redevelopment of the adjacent communities of Queen Village, Washington Square West and Old City.

The inclusion of six high-rise residential towers (Hopkinson House, Independence Place and Society Hill Towers) as part of the revitalization of Society Hill was a stated goal of the Washington Square East redevelopment plan. The decision to include these structures within an overall vision dedicated to the creation of an historic, low-rise community seems surprising and was part of a planning process that went through multiple iterations.

The face and much of the brains, behind the redevelopment of Society Hill was Edmund Bacon, "... a tall, thin Philadelphian with sharp blue eyes and an intensely intellectual air that hardly seems the right equipment for moving and shaking a major city. But his total dedication to his special art and to his native town—plus an impressive gift of gab—is changing the look and feel of the town that was once the butt of comedians

as the sleepest city of them all." (*Time*, 1964) The final plans for Society Hill are quite different from his first thinking: "Bacon's initial plan consisted of a cluster of mid-rise residential slabs in a green super-block. Later versions attempted to enclose large open areas with mid-rise buildings, extending the site eastward to the Delaware River, and placed taller buildings where they could offer stunning riverfront views. The [final] scheme consisted of single-family row houses lining local streets and three towers placed on the crest of the hill in an asymmetrical cluster where they terminated the axes of Locust and Second Streets. The towers

family dwellings back into single family homes. Speaking of his personal experience of Washington Square, he notes that during evening hours it is today a safer and livelier place, in part, because of the buildings facing the square that have been converted to housing over the past thirty years. Buildings that in earlier decades went mostly dark after five are now filled with residents who come and go (and walk their dogs).

The transition of Washington Square from a commercial area to a residential one has been ongoing for at least fifty years. In response to my request in the prior *On the House* for information and images from

Publishing House in the structure that now houses Locks Gallery.

Dr. Moss stressed that Hopkinson House was built to provide housing for middle-income individuals and that the viability of this project was not at first assured. The construction funding came from the federal government and the building was designed, in part, to house people displaced by the Redevelopment Authority's demolition and other actions. The utilitarian hallways and preponderance of smaller units were components of the effort to make the building affordable. An indication of the success of the building in helping to stabilize the neighborhood is the fact that many of the early residents (some of whom are still here) worked within walking distance or within public transit distance at area hospitals, offices and stores.

The third part of this series will be published in the summer edition of *On the House*. That article will be entitled "Walking Across the Boards" in homage to the earliest residents of Hopkinson House who moved in during the final stages of construction. The *On the House* Editorial Committee invites residents who have been here since the sixties and seventies to a conversation on June 9, 2011 at 5:00 PM in the Solarium. Refreshments will be served; pictures taken and your stories and recollections welcomed for inclusion in "Walking Across the Boards." ■

The first maps indicate that the land now occupied by Hopkinson House contained the First Presbyterian Church on the corner of South Washington Square and 7th Street and a row of townhouses.

provided a beacon visible to residents throughout the neighborhood, to downtown visitors, and to commuters on nearby highways and bridges." ("Architect of Society Hill" by Alexander Garvin, *Next American City Magazine*, April, 2005)

Dr. Moss reports that a major impetus for including six residential towers in the final plans for Society Hill was to maintain the neighborhood density that would otherwise have been lost by the conversion of many multi-

the Hopkinson House past, our neighbor, Murray Shriver sent me a series of land use maps of this site from 1858 to the early 1960s. The first maps indicate that the land now occupied by Hopkinson House contained the First Presbyterian Church on the corner of South Washington Square and 7th Street and a row of townhouses. By 1960, the church site was a parking lot and the remainder of the street was occupied by non-residential buildings ending with the Lea & Febiger



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