

What's inside

by Nelly Childress

Millie Korn, HHOA Council President, considers the breadth of Council's responsibilities as the Hopkinson House Annual Meeting and Election of Council members date approaches. Manager Judi Forte specifies the major projects in the works, and reminds the residents of important rules and regulations that make living at Hopkinson House enjoyable for all. Paul Coyne depicts how two large projects, the commercial window replacement, and the periodic

renovated Atwater Kent Museum rechristened the Philadelphia History Museum at the Atwater Kent. For those interested in or curious about our environment, read David Roberts' article on carbon dioxide. ■

A busy March

by Paul Coyne

What happened as soon as the weather changed in March? We could see the second phase of the commercial-space window replacement project beginning. This project has been

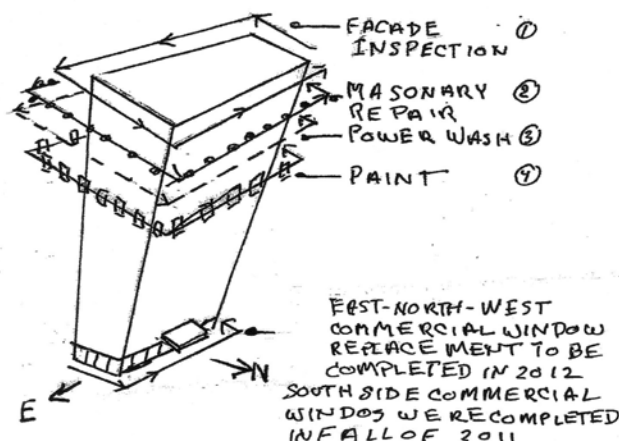
on the HOUSE

The Newsletter of
Hopkinson House • Spring 2012



deconstruction of the frame and glass window is next. Cleaning up the opening will be followed by replacing the window base. After a day to cure the base, construction of

moving to its south face. This second project is the regular façade inspection called for by Licenses and Inspections (L&I). This will be followed around the building starting



New window installation at the Hopkinson House market [left], and a hand-drawn sketch of the building's renovation progress [right].

inspection and restoration of the facade will be accomplished simultaneously followed by pointing, power-washing and painting will be accomplished simultaneously before the opening of the swimming pool. Resident centenarian Max Silverstein's family celebrated his hundredth anniversary as recounted by Enny Cramer. With the good weather upon us, residents are reminded by Lynn Miller to visit the restored works at Fairmount Park and Dan Rothermel invites you to drop in at the

budgeted and funded from the capital reserve fund. This season's work schedule began on the east-facing windows of the building, to be followed by the north-facing ones, finishing on the west-facing side of the building.

The process is a multiple-step one.

The first step is the construction of an inner wall in front of the window to be replaced. The inside wall will provide security and protection from the elements during the process. With the inner wall installed, the

the window frame will begin on site. The frame will then be fitted to the opening with great precision and caution. Having fitted the frame, the glass will be brought up to the frame and installation can begin. The next steps include: inspection, caulking and water-pressure testing, final inspection and off to the next window.

While the window project is busy installing sheets of glass weighing up to 700 pounds a second project will be working itself around the building from its west face

with the west side and ending with the north side accompanied by masonry repairs and the installation of weep-holes. On the roof line at the sun deck just off the Solarium a safety fence will be installed.

At the conclusion of the work on each section of the building, each section including the balconies, will be treated by pressure-washing, and followed by a brief break to allow drying. Finally the entire façade of the building will get its decennial paint-based preservative

on the HOUSE

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coating. The completion of this elaborate performance is planned to allow the pool to open on schedule.

This endeavor of two projects running simultaneously with a minimum of discomfort for the residents is due to the coordinated work of Tony Kelly, Building Engineer, Judi Forte, Building Manager, Edwin Rothong, Chairman of the Engineering Committee, and Millie Korn, President of HHOA Council. ■

Message from Management

by Judi Forte

The bulbs are starting to peek through the ground, a sure sign of spring. Although the winter was mild, there is something marvelous about the

rebirth of nature in the spring. Hopkinson House has several major projects in the works for 2012. Some will undoubtedly cause some inconvenience to the residents and we apologize in advance for the disruption.

A reminder: The Hopkinson House Annual



Meeting and Election will be held on Thursday, April 19, 2012 at 7:00 p.m., in the Solarium. The first election mailing with the Candidate Résumé Sheet went out on February 29.

The renovation of the elevator cabs is in the early

design stage. Materials for the elevator walls, floors and ceiling will be selected by the Design Committee for their recommendations to Council.

The Arrimour Group was chosen to provide the landscaping services in 2012. This is their fourth year of providing the landscaping services at Hopkinson House and we are looking forward to seeing the spring and summer plantings. Arrimour will meet with the Landscape Committee for suggestions.

In March, the replacement of the store front windows on the east and north sides of the building 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 east side and wrapping around the building going north

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and ending at the front and side of the PNC bank. Please use caution in these areas while the construction is in progress.

The building façade project will also be starting in March. This project is expected to be finished in the late fall. Scaffolding will be erected along various parts of the building, starting on the south side and moving east, north and west to complete the project. Residents will be notified when their balconies have to be cleared.

The air handlers in the commercial units will be replaced as soon as the weather becomes seasonal. This will not affect the residential units.

The pool deck and the sun deck will be recoated in September. The fence around the pool area will be replaced and a security fence will be erected on the parapet of the sundeck. The pool will close on Labor Day this year to accommodate these repairs.

The pool will open on May 25, 2012. 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 and the unit owner or resident must accompany them to the pool. A day pass will also allow you to purchase guest passes.

With the onset of warm weather more and more residents will be using their 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 the hall. 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. In 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 stowed away 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 top 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.

Package and furniture deliveries are not permitted on Sunday or legal and religious holidays. 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 a.m and 4:00 p.m. We are sorry that we cannot make exceptions to this rule.

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. ***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.

*Reminder to
all owners!*

**Hopkinson
House annual
meeting
and election
in the Solarium**

**Thursday
April 19
7:00 p.m.**



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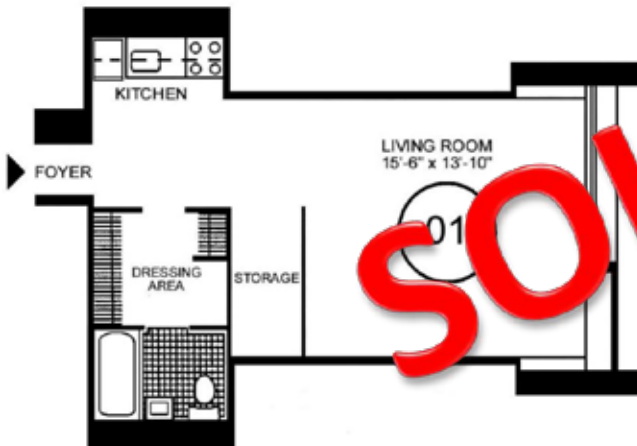
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If you have difficulty hearing a lowered TV, think about investing in a head set for your TV. If you are prone to falling asleep with your TV on, please remember to set the sleep timer.

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



Message from Council

by Millie Korn
President of Council

This is the time of year when members of Council and residents think about Hopkinson House Council elections. Certain members of Council are nearing the end of their two-year tenures and may deliberate as to whether or not they will be running for re-election. As election time draws near it is appropriate to consider the breadth of Council's responsibilities.

As Council members we are charged with understanding the machinations of the building with the help of our Chief Engineer Tony Kelly and certain day to day activities with the help of our CAMCO Building Manager Judi Forte. Believe me, it is a very enlightening experience

to learn the magnitude and detail of running a building the size of Hopkinson House.

In addition to working with Management and staff to make business decisions for the building—the Hopkinson House is a multi-million dollar business, after all—Council is also charged with being the voice of the community and is bound by law to maintain privacy and good ethics in matters it discusses. We are elected by the owners of the building but what is often forgotten, is that we are fellow owners with the same joy and angst about issues affecting our building. Indeed, we are your voice, but we are also volunteers who give a great deal of our time to serve you. It is because of this that we hope to speak with a united voice, but it is important for resident owners to make it a point to understand some of the difficult business, monetary and ethical decisions that you entrusted us to make for you.

Major improvements will be forthcoming over the next several years and as the current President, I can only hope that whoever decides to take the plunge and run for Council (and is elected) will ensure that we have a balanced budget in order to keep owners costs contained. ■

Renovated, the Atwater Kent reopens

by Dan Rothermel
The Atwater Kent

Museum, an often overlooked cultural treasure of our Washington Square community, was temporarily shuttered in January 2009, the beginning of a \$6 million renovation which is nearing completion. Rechristened the Philadelphia History Museum at the Atwater Kent, the facility reopened, on a limited basis, February 15. Currently open to the public are the reception area and two front galleries, an exciting foretaste of what is to come. The entire museum, which should be completely open by late June, will include two large and four

small galleries in addition to the two already open to the public. "This institution has been closed for three years now," comments Charles Croce, the Museum's experienced, enthusiastic and engaging executive director, "so this is a taste. This is an appetizer ... a preview."

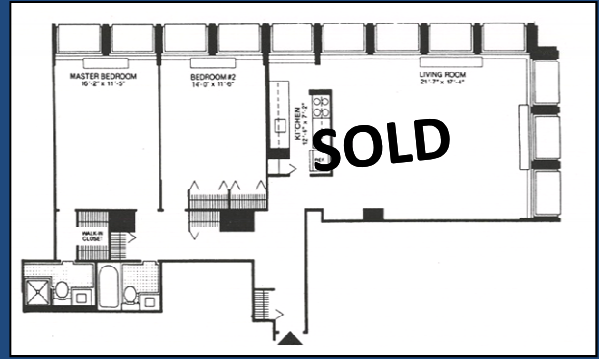
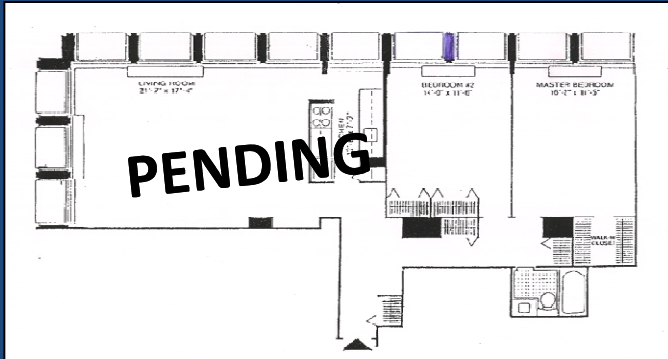
Located at 15 South 7th Street across from the Independence Branch Library, the 1826 building was the original home of the Franklin Institute. Designed by John Haviland, famed architect of the Eastern State Penitentiary, the building was acquired for the city by



The information and admission desk [above] features just the start of changes and renovations at the Philadelphia History Museum at Atwater Kent. Exhibits of local interest [below] include Joe Frazier's red gloves and George Washington's pocket watch.



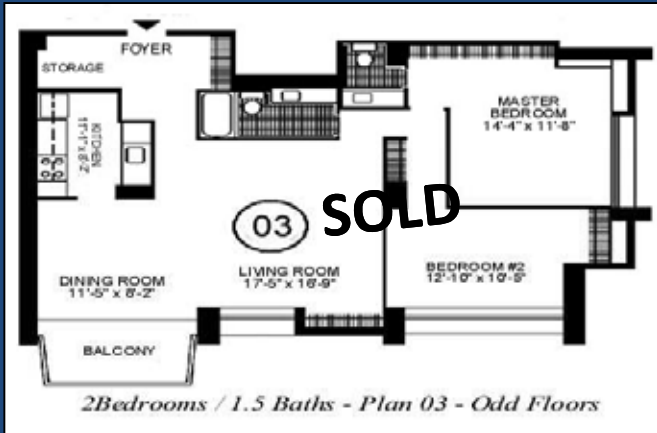
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radio magnate Atwater Kent in 1938 as a museum devoted exclusively to the history and culture of Philadelphia.

"There's a very different tone, look and feel from the old Atwater Kent," Croce comments. "It's multimedia, it's layered, it speaks to a lot of different Philadelphia audiences." For example, the information and admission desk in the warmly welcoming reception area and a bench in the adjoining *City Stories* gallery are made of cedar wood cladding reclaimed from the recent renovation of the Independence Hall clock tower. The introductory exhibit, *City Stories*, currently provides a rich sampling of what will be available in greater depth throughout the museum. The portrait of Martha Washington and slave shackles, for example, but also up-to-the-minute museum technology. An interactive reader will replace extensive wall text and visitors will be able to add their own Philadelphia stories using personal text messaging devices. More than 40 special objects from the collection are on view illustrating aspects of Philadelphia's history from the late 17th century to the present.

The second gallery, *Philadelphia Voices*, will also serve as a preview of what will be housed in the other galleries when the entire facility is open to the public. One of these, *Made in Philadelphia*, will focus on the city's role as "manufacturers to the world." At one point in time there were 26 thriving breweries in the city, an enterprise

currently reviving in the form of microbreweries. Ice cream production was a huge industry: remember Abbott's, Sealtest, and Dolly Madison? The manufacture of Packard automobiles, Baldwin locomotives: the list goes on and on.

In contrast, *Played in Philadelphia* will highlight Philadelphia's vibrant history in music, theater and the performing arts, in sports, and of course, given the Atwater Kent connection, broadcasting. The Philadelphia Athletics (pre-Kansas City), Dick Clark's *American Bandstand*, Mike Douglas' pioneering television talk show, the Walnut Street Theater, The Philadelphia Orchestra: again, a rich, vibrant evocative history.

Face to Facebook and The Ordinary, the Extraordinary and the Unknown will include rarely seen art and artifacts. George Washington's pocket watch, Joe Frazier's red boxing gloves and a woman's suffragette button from around 1915 are typical treasures which will once again be permanently on view and are also among the artifacts of exceptional interest that are features in the current "teaser" exhibits.

The area where *Philadelphia Voices* is currently housed will in due course become a Community History Gallery when the museum is fully up and running, "a creative forum for community members to actively contribute their voices to the city's history museum," according to Croce. The first of these four-month long exhibits in the "Community Gallery" will

be devoted to Philadelphia's acclaimed, highly visible Mural Arts Program.

During this first phase the reception area, *City Stories: An Introduction to Philadelphia* and *Philadelphia Voices* are open to the general public four days each week, Wednesday through Saturday, from 11:00 a.m. to 4:00 p.m. Membership is available at \$35 for individuals, \$60 for a household. Student and senior membership is \$25. Director Croce emphasizes that the reception area and its two flanking galleries will always be open to the general public without charge. According to a recent news release, the current thrust of the organization also embraces "a rebranding effort to clarify the institution's mission, a dynamic new website, the launch of a "Young Friends group, and the inauguration of a volunteer corps." Hopkinson House residents, take note! Contact the Philadelphia History Museum at the Atwater Kent at <http://www.philadelphiahistory.org>

or (215) 685-4830. Open Wednesday to Saturday, 11:00 a.m. to 4:00 p.m. ■

Centennial re-celebration

by Enny Cramer

Our neighbor Max Silverstein celebrated his 100th birthday on January 8...again. Our faithful readers may remember that last year he also celebrated the same event on the same day, 2011. I can assure you that this year's occasion was the true centennial of Max. Apparently, in 1917 Max's mother enrolled Max in school as a 6-year-old, the required age for enrollment. So, all his life he unknowingly claimed to be one year older than he really was.

While last year we celebrated Max with the whole Board of Directors of the Washington Square Citizens League, of which Max was one of the founders, and some other old friends, this year the



Max Silverstein [left] and daughter Maddie celebrate a milestone birthday, again.

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festivities were limited to Max's daughter, Maddie, and his grandchildren and other close relatives. I was honored to have been asked to represent our Hopkinson House community.

Max is still alert and participates in intellectual discussions, however he is very frail, and easily tires. Also his hearing and sight have greatly deteriorated, but his sense of humor and keenness of observation are still very much present. In other words: Max is still Max. For that we should all be grateful. ■

The old, new Water Works at Fairmount

by Lynn Miller

Philadelphia is filled with physical reminders of its important place in the nation's history, so much so that we sometimes take for granted what others come from distant places to see. Those of us who live on historic Washington Square, a stone's throw from Independence Hall, maybe don't register their importance every time we leave our building. But we no doubt take pleasure from time to time in knowing these treasures are in our back yard.

Here is another Philadelphia treasure, a couple of miles away. The Water Works at Fairmount have been an iconic piece of Philadelphia since they were built there, starting in 1812. If you haven't wandered around them recently—on



A 19th-century wooden water pipe, currently on display in the Philadelphia History Museum at Atwater Kent.

foot, since that's the only way to appreciate the site fully—you may be astonished to see how beautifully they have been restored, thanks to a thirty-year funding campaign. The Water Works buildings and adjacent South Garden, esplanade, cliff paths, and pavilions are probably now more sparkling and pristine than they have been in 140 years, when the last major remodeling of the complex took place. The restoration returns the site to how it looked at that time.

The engine house was the first building to be constructed, and was operational by 1815. It was designed by Frederick Graff to resemble a rich country estate that would be in character with the country

villas that, starting in the 1740s, were sprinkled along both banks of the Schuylkill. But inside, it housed two large steam engines—built in Philadelphia—at the dawn of the industrial age. These wood-burning monsters pumped river water up to reservoirs built atop Fairmount, from there to flow down into city hydrants. The age of steam didn't last long, however; in 1819, Graff estimated that it took 3,650 cords of wood to keep the steam rising. As a result, city officials then turned to one of the oldest forms of energy known: water power. By 1821, the spillway dam we see today was built across the Schuylkill to channel river water into a new mill house where it turned eight

waterwheels which in turn powered four pairs of pumps that carried the water to the reservoirs above.

So, by the mid-1820s, the engine house was already obsolete. It soon became a public "saloon" for serving refreshments, which it continued to do for most of the next eight decades. From 1911 to 1962, it served as the entrance to the Philadelphia Aquarium that was installed there and in the two mill houses once the Water Works were decommissioned. Since 2006, the Water Works Restaurant and Lounge have returned the building in a more elegant way to the role it played throughout most of the 19th century.

The old mill house was built into the river bank at the time steam was abandoned for water power. Its roof is the red-brick terrace almost at ground level adjacent to the engine house. At each end, two small temple-like pavilions were created at the time, one for the caretaker and the other as the office of the Watering Committee. Not until the 1870s remodeling was the open columned pavilion built in the center, strictly as a gathering place from which visitors could gape at the falls. In a wonderfully Philadelphia gesture, that newest temple, added by the then-superintendent, Frederic Graff, Jr., was from a design made fifty years earlier by his father, the first superintendent.

Meanwhile, starting in 1859, a new mill house had been constructed at an angle to the old one by digging into the mound dam alongside the original complex. That

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was to house new and larger water turbines that gradually replaced the old wheels, greatly increasing the plant's efficiency.

The Water Works were no longer able to do their work by the close of the 19th century, thanks to ever-greater fouling of the Schuylkill by industries up-river that continued to use the river as a sewer. Although filtration systems were by then becoming the norm for water plants, there was no more room atop Fairmount to build the kind of large sand-filtering system required. In 1911, city ordinances authorized turning the Water Works buildings into a public aquarium and providing for construction of a new city art museum where the reservoirs then stood.

That is the briefest sketch of much of the Water Works' history. To learn more, you should visit the Fairmount Water Works Interpretive Center, housed since late 2003 in the restored old mill house. Start with the film in the little theatre, then wander among the historical and environmental exhibits. It's all free and very informative, for children as well as adults. Go on a fine spring day and begin by admiring William Rush's allegorical sculptures of the Schuylkill above the entrances to the Center. Afterwards, you can enjoy the views of the dam from the roof-top promenades of the mill houses; take in the "eagle pavilion" nearest the spillway; and stroll through the beautiful geometric South Garden below the engine house with

its gleaming white marble memorial to Frederick Graff, Sr. Be sure to allow time to take one of the two newly restored cliffside walks to the top of Fairmount. You'll come first to the "rustic pavilion," a 2009 recreation in steel of a circa 1868 timber structure. On the summit stands the rebuilt "Mercury pavilion," minus its namesake figure by Rush, now part of the Art Museum's collection. Everywhere you turn, excellent new signage tells you the history of what you're viewing.

From its earliest days, the Fairmount Water Works was a pleasure garden, once attracting more visitors than any other site in

Philadelphia. People came to be impressed by the churning wheels, and be delighted by the romantic way these utilitarian structures were made to enhance a gorgeous landscape. The wheels no longer turn, but the rest of what our ancestors admired has been beautifully restored—for our pleasure and that of future generations. ■

News Around the House

by Nelly Childress
On Monday, February



Independence Hall, where the Centennial Bell has been repaired.

13, former Governor Rendell was a guest speaker of the Washington Square Citizens' League at Hopkinson House. He mostly talked about his book to be published shortly. Asked about his group's bid to buy *The Philadelphia Inquirer*, *Philadelphia Daily News*, and *Philly.com*, his answers as quoted in the February 19 issue of the *Inquirer* were brief and consisted in stating that "the owners had an obligation to reap the greatest profit they could; that his group's offer may not be the highest, but that it may have fewer 'conditions.'"

Residents, mostly on the north side of the building, can again hear the Centennial Bell that hangs in the renovated Independence Hall tower scheduled to chime on the hour. It is a clear sound that has been silent for over a year.

The March/April issue of the *Society Hill Reporter* cautions again cab #1032 (its number is handwritten inside). The driver is taking your cash, announcing that he got less from you than you gave him and demanding more. Also be careful about

Meet the Staff



Tony Davis recently joined the Hopkinson House doorman staff.



Digital Mammography

at the Tuttleman Center

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For those interested in last month's 2012 Philadelphia International Flower Show, *Plan Philly News* announced that "the show welcomed 270,000 visitors to the Pennsylvania Convention Center, 5,000 more than the previous year." ■

Carbon dioxide: A gas for life on Earth, part 1

by David Roberts

Carbon dioxide is vilified as a greenhouse gas, and was recently branded a pollutant. As we shall see, the truth is more complicated and more interesting.

What is carbon dioxide?

Carbon dioxide (CO₂) is the bubbles in champagne. It is also the bubbles in beer, Coca Cola, and club soda. Large CO₂ bubbles form the holes ("eyes") in cheeses such as Emmenthaler and Jarlsberg. The bubbles become trapped as the cheese cools and solidifies.

In champagne and beer the CO₂ is produced by the fermenting of sugars. In carbonated drinks such as

Coca Cola, CO₂ is added under pressure. Extra CO₂ is added to beer to maintain the foam and to pressurize the keg. Apart from making an attractive fizz the dissolved CO₂ forms carbonic acid, which gives these various drinks their pleasant prickly feeling in the mouth.

CO₂ is the gas that causes bread dough to rise, giving leavened bread its light, airy texture. It does the same thing in cakes.

The CO₂ molecule consists of one carbon atom bonded to two oxygen atoms. CO₂ is a non-toxic, odorless gas, at moderate concentrations and normal temperatures, but a solid (dry ice) at temperatures below -78 degrees C. It exists as a liquid only under high pressure, as in CO₂ cylinders and certain types of fire extinguisher. An excellent account of the chemistry, physics, biology, and medical and industrial uses of CO₂, is provided by Wikipedia, which is freely accessible via Google and other popular search engines.

CO₂ is a greenhouse gas but there is too little in the atmosphere (0.04% by volume) for CO₂ to contribute much to the greenhouse effect. Most of that effect is due to water vapor, which is more potent than CO₂ as a greenhouse gas and about 50 times as plentiful in the atmosphere. It should be

noted that the greenhouse effect makes life possible. Without its warming action, Earth's surface would be frozen in a permanent ice age.

Sources of CO₂ in foods and drinks

In all but the cakes and soft drinks the CO₂ is produced by living organisms fermenting sugars, particularly sucrose, glucose, fructose, lactose and maltose. In most cases these sugars are present naturally but, in bread dough, the yeast first breaks some of the starch down to glucose and then ferments the glucose. In wine and beer the fermenting is done by different yeasts that also produce alcohol. In cheese the fermenting is done by bacteria (lactobacilli), which also produce lactic acid, giving cheese its sharp flavor. The holes in Emmenthaler and Jarlsberg are due to CO₂ from a secondary fermentation by another bacterium, propionibacter, which degrades the lactic acid to a weaker acid (propionic acid), giving these cheeses their milder flavor.

In regular bread, yeast does the fermenting. In sourdough bread, the natural starter combines yeast with bacteria (lactobacilli) that produce lactic acid. The acid gives the bread its mildly sour taste. In cakes, CO₂ is released from sodium bicarbonate (baking

soda) before and during baking. Without the help of CO₂ the breads and cakes would be unleavened and stodgy, and the drinks would be flat.

CO₂ in the life of plants and animals

The air breathed in by man and other animals consists of about 80% nitrogen and 19% oxygen with a mere trace (0.04%) of CO₂. The oxygen passes from the lungs into the blood, where it is available to the muscles and other organs needing energy. There the oxygen reacts with glucose to release energy as the glucose is broken down to CO₂ and water.

The blood carries the CO₂ back to the lungs to be breathed out. CO₂ accumulating in the lungs stimulates breathing, which expels the CO₂ and brings in fresh oxygen. Without the stimulation caused by the accumulating CO₂ we would stop breathing. That is the idea behind mouth-to-mouth resuscitation. The rescuer breathes his own carbon-dioxide-rich breath into the lungs of the patient, stimulating him or her to breathe again. Similarly oxygen for patients with breathing problems has CO₂ added to stimulate their breathing.

In green plants, including trees, the opposite happens. Plants need three main nutrients for

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S A L E	<p style="font-weight: bold; font-size: 1.1em;">Hopkinson House #1116</p> <p>Rarely available two-bedroom with balcony Hopkinson House corner unit overlooking Washington Square Park is renovation-ready and presently offered at \$379,900. For information and to arrange viewing, please email hopkinsonhouse1116@yahoo.com or call 954-895-9290. Visit www.HopkinsonHouse1116.com for additional information and updates.</p>
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Fifty years have passed since Hopkinson House first started to become part of Philadelphia's skyline.

metabolism and growth—CO₂, nitrogen compounds, and water. They usually get water and nitrogen compounds from the soil, and CO₂ from the air. With the help of chlorophyll and sunlight the plants extract the carbon from CO₂ to synthesize carbohydrates (photosynthesis), and then breathe out the discarded oxygen.

The tiny amount of CO₂ in the air, 0.04% by volume, is barely sufficient to support plant growth. In a closed greenhouse, plant respiration can decrease CO₂ to less than 0.02%, which is too low for growth. Producers counter this effect by adding CO₂. During the day, while there is sunlight to propel photosynthesis, the producers increase the CO₂ concentration in their greenhouses to about 0.1%, which they find optimal for plant growth.

Editor's note: In the first of a two-part article on carbon

dioxide (CO₂) published in this issue, David Roberts joins the scientific debate on whether or not carbon dioxide, produced by the burning of fossil fuels, is an atmospheric pollutant contributing to global warming or that global warming is a result of natural causes. Global warming factors are not only of scientific interest but have significant human and economic impacts on the world's population.

David describes, in the first part of his article, the role of CO₂ in both the manufacture and the enjoyment of food and drink (bread, cakes cheese, champagne, beer, soft drinks) while also stressing the beneficial effects of the gas in the life of plants and animals.

Part two of the article will lightly address the many cooling and warming periods of our planet.

Whether the recent alarming worldwide weather extremes of biblical proportions observed by

climate change scientists are truly caused by increasing anthropogenic CO₂ in the atmosphere is hotly debated. Time will tell! But as a commentator on an article published in Forbes said: "I would rather give the scientists the benefit of a doubt [about the human impacts on world climate] than be a dead 'climate skeptic or denier.'" ■

Fifty years old in 2012

by Nelly Childress

Fifty years ago the construction crews were giving Hopkinson House its finishing touches and the first residents began to move in late in 1962.

A few are still residents!

Hopkinson House, a rental, was the first high-rise building in the Washington Square/Society Hill area. The

building was intended for young professionals working in Philadelphia and was part of the Urban Renewal of the 1950s and 1960s.

Hopkinson House could be found, in 1962, right in the middle of the bustling publishing headquarters of the city that included the Curtis Publishing Company, publisher of *The Saturday Evening Post*, Lea and Febiger, J.B. Lippincott & Co., *The Farm Journal* and W.B. Saunders Company.

In 2011, Rodriguez and Thompson published in this newsletter a four-part series reconstructing the history surrounding the area and "how

it was" and "is" at Hopkinson House. This year the Special Events Committee is planning activities to celebrate the building's 50th anniversary. If you would like to participate in the planning please contact Nelly Childress at nsmedchildze@comcast.net or call (215) 627-3471. ■



Editor:

Thank you for the wonderful winter edition of *On the House*.

I was impressed by the variety of topics relating to the building and to the surrounding community. The photographs brighten the pages and the advertising is eye catching and speaks well of the sponsors.

It's nice to see our house publication mirroring the other successful community publications. They are all concise, with diverse community focuses, well written and edited.

Paul Coyne

Editor:

I would like to thank the entire staff of Hopkinson House for their caring, compassion and help to and for Kenny.

We are so fortunate to have this special group.

Ann Artz

Note: Ken & Ann, long-time residents of Hopkinson House, had been active on HHOA's Committees, Ken on the Finance Committee, and Ann on the Election one which she chaired. Ann also served as a Philadelphia County Election Officer in our division for many years. ■

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