What's Inside

Nelly Childress

Paul Coyne's Message from Council is always informative. You will find that the insurance company has settled the Hopkinson House claim for the switchgear, power surge and failure of one of the lines. With regards to the lobby renovation, he hopes that we shall all celebrate its end with the March arrival and installation of the special paneling. And more.

Owing to the birth of our manager **Davis Smith's** first child on February 10th, the Message from Management is missing from this issue.

Louis Del Soldo's friends, members of the newsletter committee and of Washington Square Citizens' League commemorate the life of this special individual.

Lynn Miller brings us up-todate on new developments concerning the Acme market, Jewelers Row, and new spotlights across Chestnut Street from Independence Hall.

David Roberts, while mentioning Dorothy Parker and Katharine Hepburn for their short and simple wit, particularly admires Shakespeare and Blake for "combining a few common words to make phrases that are striking and unexpected."

The recipe in this issue will be the last from Chef Luigi's Corner. If you are interested in sharing your recipes with residents of Hopkinson House through the newsletter, contact Nelly Childress, nsmedchildze@comcast.net.

HOISE HOISE

The Newsletter of Hopkinson House • Spring 2017



Message from Council

Paul Coyne



It appears that our insurance company is close to a settlement on our claim for the switchgear, power surge and failure of one of the 13.2 kilowatts lines. We are at the exchange of paper work and scheduling stage.

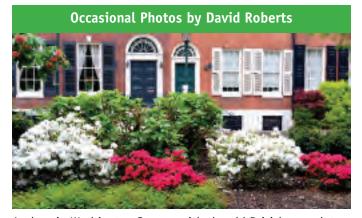
Settling the claim involved the services of a forensic electrical engineer, Hopkinson House's management and the insurance company's consultants involved in the project, contracting electrical engineering consultants, appraisers, and adjusters. What is left are the last bits and pieces. This work resulted in a settlement of \$718,000.

While negotiations with the insurance company were in progress, PECO was urging us to proceed with our former plan to replace the entire system. So, while the renovation of the lobby project was moving along, preparations to replace the switchgear were proceeding, including 75 pages of drawings to be reviewed.

The north lobby renovation is making headways thanks to the high reach platform that allows work on the north and south lobbies' 15-foot ceilings. In order to be able to install the scaffolding at the entrance/ exit area of the north lobby, the residents had to enter and leave via the Keller Williams entrance for a day. Entrance/exit to and from the building during the work in progress is considered safe. Special scaffolding will be high enough to allow the automatic opening of the sliding doors. Planks on the top of the scaffolding will allow work overhead while we walk safely below.

The present lighting of the north lobby will be removed and several new systems installed: one is to illuminate the bronze wall on the south side of the space. A pendant light will be installed to illuminate the west side of the room. The doorman's desk will be replaced. The lobby will be painted, its marble polished, the terrazzo floor cleaned and polished.

continued on Page 2



Azaleas in Washington Square, with the old British consulate and neighboring buildings in the background.



Magnolia trees in the magnolia garden on Locust Walk.

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Find past issues of *on the House* at www.thehopkinsonhouse.com

Message from Council

continued from Page 1

Work listed in a punch list for the south lobby will be completed. In addition, the featured pendant lights will be installed. Preservation work and reinstallation of the marble shelf by John Carr, Materials Conservation Co. LLC was completed; the mirror that hangs above the shelf will be slightly larger than the original. The final decision for the choice of the couches for the two lobbies revolves around the seat cushions.

In the mailroom, the sliding glass door will be moved about an inch. An electronic signature pad will be added to the service desk. The calcite illumination at the front of the service desk will be completed.

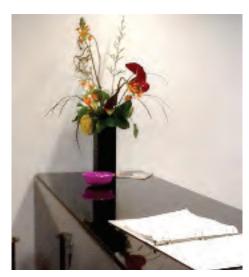
We hope to celebrate the renovation of the lobby project with the anticipated March arrival and installation of the lobby's special paneling. Keep your fingers crossed!

The delivery of two steam

water boilers via the garage ramps is anticipated. It will involve a truck delivery that will tie up the ramps to and from the lower floor with a crane to lift off the boilers. and move them, one at a time. This operation requires a fork lift to guide the boiler, turn right and move 50 feet in order to replace one boiler. Reverse the process and get the second boiler down and in place. This process will begin well into the night and continue until near dawn.



The service desk seen via the north lobby scaffolding.



Service desk flowers.



North lobby restored marble shelf.



North lobby restored marble shelf.

Pictures by Paul Coyne

Mark Your Calendar

HVAC Project Meeting

Wednesday, March 15, 7 p.m. in the Solarium

This Quarterly Town Hall Meeting is scheduled to discuss the HVAC (Heating, Ventilation, and Air Conditioning) project. The project is in its early planning stage. Nothing has been approved or will be approved any time soon by Council.

March Madness Comcast Event

Friday, March 17 in the Solarium

This event will be an opportunity for owners to meet with a Comcast representative to discuss all of the services it offers. It will be a March Madness-centered event with food and TVs to watch the college basketball tournament. Watch for more details in the forthcoming save-the-date flyer.

Hopkinson House Annual Meeting and Election

Thursday, April 20, 7p.m. in the Solarium

If you would like to run for a Council seat, please fill out a Candidate Data Sheet which will be mailed to you in March, and place your name on the ballot. Council terms are for two years. Members must be available to attend one meeting per month. All nominees must be in good standing with the Hopkinson House Owners' Association.



Welcome, Henry



The members of the Newsletter Committee congratulate Liz and David Smith On the birth of their first child Henry Charleston Smith On the 10th of February, 2017

Welcome, James



Take a moment to say hello to James Stills, our recently hired Resident Service Desk man.



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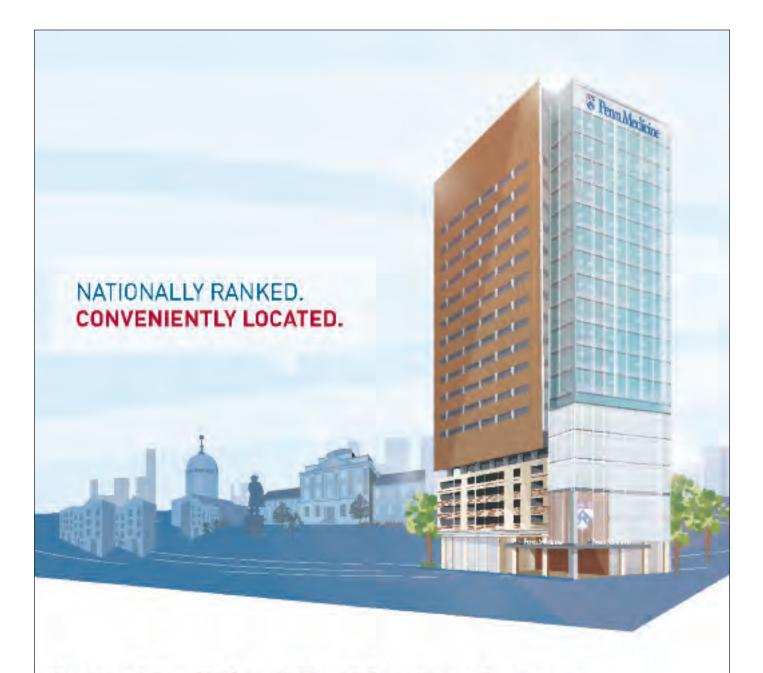
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Remembering Louis DelSoldo

The Hopkinson House Newsletter Committee mourns the loss of one of its members. Lou DelSoldo lost his fight against cancer in January. He was an active member of the committee, managing the advertisements that finance the publication of on the House. He provided great recipes for our "Chef Luigi's Corner." He was a member of the board of WSCL. Even though Lou was undergoing chemotherapy he volunteered to work on the 2016 HHOA Employee Holiday Fund Committee.

A teacher who loved his profession, a devoted father and grandfather, Lou was a giving person, giving of his time – he would say: "I will help you, yes, let me see, I can do it after two o'clock."

And he always did it. He loved to cook, and enjoyed travelling. His daughter said at the celebration of his life: "he always found occasions to joke" and he did. He will be greatly missed.

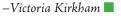
-Nelly M. Childress

Lou Del Soldo was an upbeat presence in Hopkinson House from the time he moved here about a dozen years ago with his partner, the late Ray Bentman. Lou's commitment to our community was immediate. He joined the Washington Square Citizens' League, became its president, leader of its book club, an active participant in the discussion group and a valuable contributor to on the House, both as advertising manager and with "Chef Luigi"

column. We'll miss him very much.

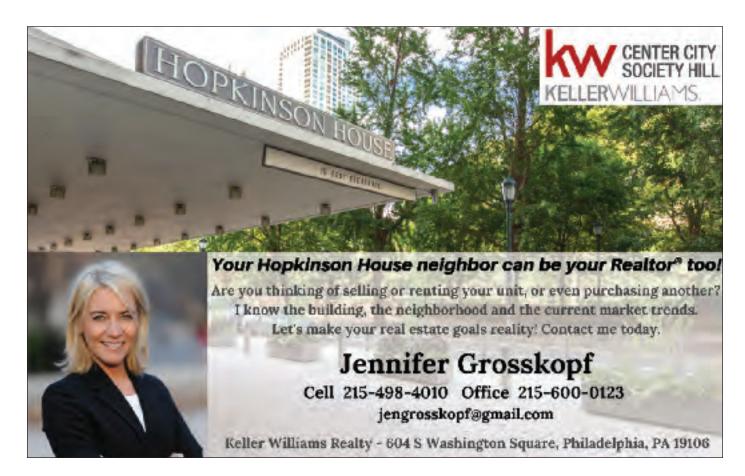
–Lynn Miller

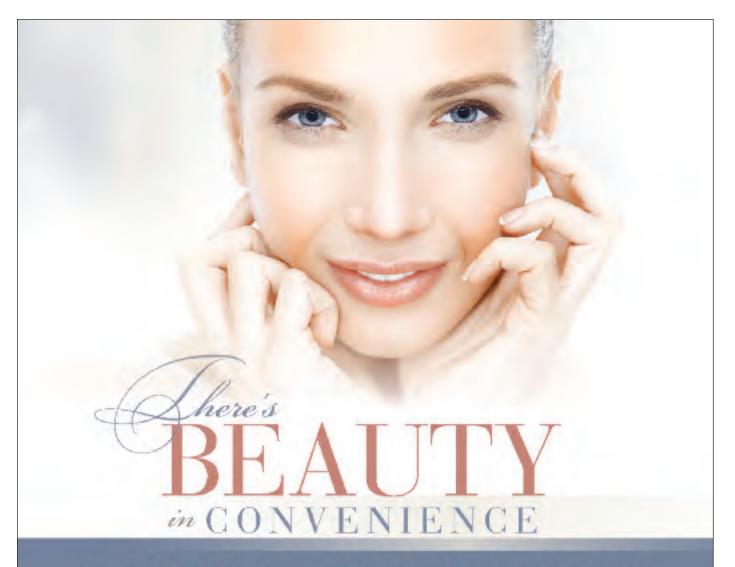
Lou, whom I met through our movie group, became a treasured friend. We had a common love of Italy, good food, roaming, and home. We went to movies at the America- Italy Society; we dined out and in, alternating as hosts. Last fall, he cooked me a five-course Italian meal surely more than a day in preparation. I relished our hours together that evening. In retrospect, I believe he offered the feast as a memorable farewell. One of his last emails to me quoted Psalm 118:24: "This is the day which the Lord hath made; we will rejoice and be glad in it."





Louis DelSoldo, 1945-2017





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Fifth Street, Jewelers Row, and Bright Lights

Lynn Miller

We learned in January that there would be no new lease for our neighborhood Acme Market at Fifth below Spruce Street.

Once Acme's current lease expires in about two years, the property's new owner, Alterra Property Group, plans to develop the site with a five-story, 53-foothigh apartment building.

A provisional permit was issued in mid-January allowing Alterra to demolish the supermarket and rebuild on the site. Sixty-five apartments are planned for floors two through five, along with 43 underground parking spaces. The new building's ground floor is scheduled to house a "fresh food market retail" business. But unless and until that comes to pass (and

some doubt that it would be a full-service grocery), Hopkinson House residents and their neighbors will have to leave the neighborhood to shop for groceries.

The Society Hill Civic Association opposes this plan as it stands, which still must pass review by the Philadelphia Historical Commission since the site is within the Society Hill historic district.

Toll Brothers' plan to demolish a major chunk of **Jewelers Row** is moving swiftly ahead (see *on the House*, winter 2017). The developer's updated plan is for a 29-story condo on Sansom Street near 7th. According to an architect's rendering, the tower will rise to more than double

the height of the Curtis Center across from it on 7th Street. While it will be stepped back from Sansom so that the roofline there aligns with its low-rise neighbors, its southern wall facing Hopkinson House will be almost all glass, reflecting lots of sunlight back at us.

The building will contain 115 apartments and, on the Sansom Street side, 2,600 square feet of retail space. With no garage planned, off-site valet parking is expected. The Preservation Alliance has appealed the Toll Brothers' permits, both on grounds of historic designations in the project's footprint and because the "by right" permit was issued for a building roughly half the height of that now pro-

posed. As of this writing, the fight may not be over.

Speaking of light, since late last year, Hopkinson House residents who live in the upper floors of our building's northwest end have been bedazzled by new spotlights across Chestnut Street from Independence Hall. They're meant to light up the north façade of our nation's most historic building, but much of the light spills over the hall's roof to shine directly in our faces. All night. Our council and management share our discomfort and will press the National Park folks to equip their light poles with shades. Let them know if you're among those who'd rather not have your living quarters lighted up from dusk to dawn.

Spotted in the Mall

Simon Roberts, David Roberts son, photographed this Hawk at Independence Mall in February.



Enny Cramer with her cat, "Snoepoes" who is, according to Enny, bilingual and answers in Dutch and in English.

Picture by David Roberts







Fantastic view and condition! This one bedroom with a terrace offers sweeping views overlooking Washington Square as well as the Center City Skyline, Delaware River and Benjamin Franklin Bridge. Renovated with an open kitchen with breakfast bar, the kitchen features granite counter tops, a stainless steel Jenn Air range, refrigerator and microwave, and Bosch dishwasher, plus a built in bar area. The spacious living room/dining room overlooking Washington Square and features a custom built in as well. A half wall with frosted glass windows on the upper portion separates the living room from the bedroom, with the option of an open, airy feel or a private bedroom. The bedroom features a double closet and a sliding door leading to a very useable terrace. The bathroom features a stall shower with white subway tile and glass mosaic tiles, a basket weave tile floor, and upgraded vanity and lighting. A large storage closet has been equipped with an Asko washer/dryer as well. This home has all upgraded doors and hardware, molding, and completely outfitted closets

Jody & Johanna

Jody Dimitruk | Johanna Loke 215.480.4964

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Residents' Corner

Readers who may wish to make comments, observations on the current issue of on the House may send them to: "The Editor" nsmedchildze@comcast.net. If you do not have a computer, address them in an envelope to: "The Editor" on the House, and give the envelope to the employee at the Residents' Desk. Your comments will be

published in the next issue of on the House. The writer should identify himself/herself and give his/her apartment number. Anonymous comments will not be accepted. The editor reserves the right to reject opinions/comments, etc., if they are deemed inappropriate or can involve the association in legal troubles.

Newsletter Changes

It is not only the north and south lobbies that are being renovated, the Hopkinson House newsletter is also undergoing some minor changes with this issue.

The newsletter will remain a quarterly publication but will be published in March, June, September, and December rather than January, April, July, and October. You will see that a new column has been added: "Residents' Corner."

Thank You

Hopkinson House

Owners' Association employees Greatly appreciate and thank Owners and residents for their Generous contributions to The 2016 Holiday Fund.



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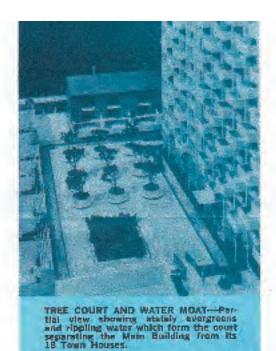
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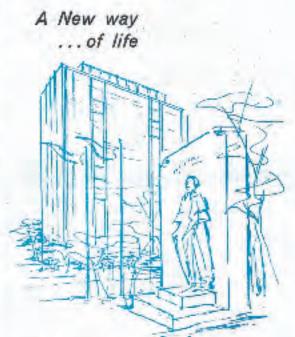
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GARAGE: Space for 385-cars on two underground levels.

SKYLARIUM: Penthouse Swimming Pool and Observation Gallery.

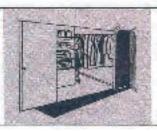
FEATURES: Garbage disposal units in all apartments Dishwashers in all one, two and three-bedroom apartments Vanettes in all one, two and three-bedroom apartments and in studio units Washer-dryer combinations located within all two and three-bedroom apartments Storage area provided within all apartments except a few efficiency units.

PLUS: Built-in master FM radio and TV channel with the latter providing reception of 5 New York and 3 Philadelphia television stations Individually-controlled heat and air-conditioning Parquetry wood flooring in all apartments Carpeted halls; sound-conditioned walls Package room; uniformed doormen Maid service available by the hour, day, week or month Numerous resident service-shops and facilities.











Hopkinson House takes its name from Francis Hopkinson, 1737-1791, one of the signers of the Declaration of Independence





THE SKYLARIUM-Dramatically situated roof-top retreat; showing a view of the Penthouse Swimming Pool on the 33rd floor; and the Observation Gallery affording an unobstructed vista of

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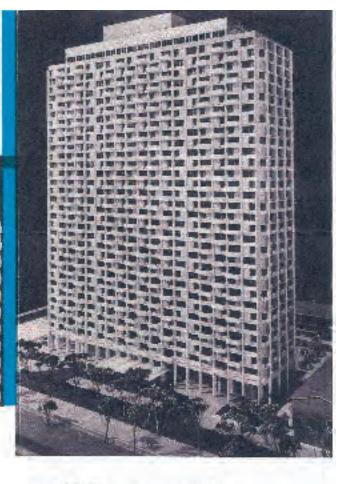
A 385-car garage is located on two underground levels; and numerous resident service-shops and facilities are right at hand-located within the main building itself.

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KISS: Keep It Short and Simple

By David Roberts

s Shakespeare wrote in Hamlet: "Brevity is the soul ****of wit," a statement of six short words that meets his standard. The English novelist, Somerset Maugham, said in defense of his American friend, Dorothy Parker, "Only very mediocre writers are always at their best, and Mrs. Parker is not a mediocre writer." When Mrs. Parker was informed that President Coolidge had died she responded, "How could they tell?" I may disagree with Mrs. Parker on politics but I love her for her wit.

Katharine Hepburn's brother once brought Senator Chris Dodd to her house on the Connecticut shore. Her brother said, "I would like you to meet Senator Dodd." Ms. Hepburn responded, "Why?" A stinging insult in a single word of one syllable, a feat that no one can surpass.

Shakespeare

Shakespeare's was a master of economical writing, often producing powerful effects with a few short words. For example:

"... it was Greek to me."

"To paint the lily, to gild refinéd gold."

"Cry'Havoc!' and let slip the dogs of war."

"The fault, dear Brutus, is not in our stars, but in ourselves, that we are underlings."

"We few, we happy few, we band of brothers; For he today that sheds his blood with me Shall be my brother."

(No, not the words of a gang leader but of King Henry V, encouraging his men before the battle of Agincourt, as told by Shakespeare.) I hope you saw the aptly named TV series, Band of Brothers.

Some of Shakespeare's finest verse can be found in his sonnets. There are 154 of them, and they vary in quality, but the best are sublime. Number 18, perhaps the most beautiful, begins with the lines:

"Shall I compare thee to a summer's day? Thou art more lovely and more temperate: Rough winds do shake the darling buds of May, And summer's lease hath all too short a date:"

Number 94 begins:

"They that have power to hurt and will do none, That do not do the thing they most do show, Who, moving others, are themselves as stone, Unmovéd, cold and to temptation slow; "

and ends with the famous couplet:

"For sweetest things turn sourest by their deeds; Lilies that fester smell far worse than weeds."

A psychology book would probably take several pages to explain what those two lines imply about human nature and behavior.

Line 2 of Number 107 contains the serene and memorable phrase:

"...the wide world dreaming on things to come,"

Perhaps the most potent of the sonnets is number 129, which begins:

"The expense of spirit in a waste of shame Is lust in action; and till action, lust Is perjured, murderous, bloody, full of blame"

and ends with the couplet:

"All this the world well knows; yet none knows well To shun the heaven that leads men to this hell."

Good advice for those tempted by drugs.

You will notice that Shakespeare uses mostly ordinary words of one or two syllables, and uses them sparingly to make phrases that are elegant or majestic and that sometimes have great power. If you wish to be a

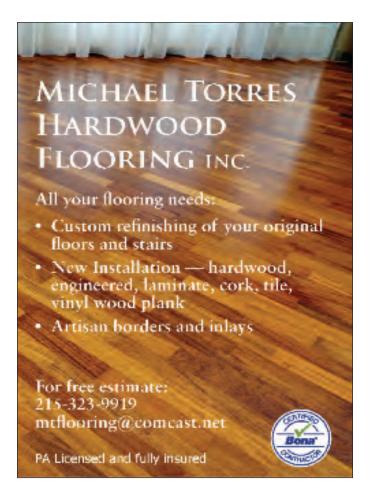
good writer, let him be your teacher.

Blake

At a theatrical show in England in the early 1950s the future poet laureate Cecil Day Lewis was on the program. As expected he recited one of his poems. The audience clapped politely. Next came the Welsh poet, Dylan Thomas, who was expected to do the same thing. But Thomas had a different idea. He came on stage in a loud plaid coat, probably half drunk, and, in his deep resonant voice, recited William Blake's "The Tyger" (sic) to wild applause:

"Tyger Tyger, burning bright, In the forests of the night;" etc.

I think you will agree that those ten short words evoke a compelling image. The rest of the poem is fine but a letdown after that beginning. What is always rare is the combining of a few common words to make phrases that are striking and unexpected—original. This requires the imagination of great writers. It cannot be taught, but their example can help many of us to become better writers. We must read their books to see how they choose their words and form their sentences, and to develop an ear for the tones and rhythms of good prose and good verse.



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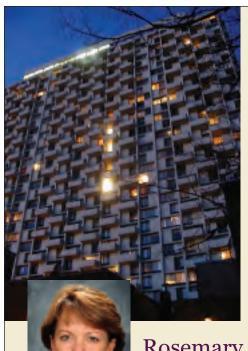
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On the House normally comes out four times per year. This year, there will be five issues because the date of publication will be moved forward by one month. The remaining 2017 issues will be published in March, June, September and December.

To reserve space, send an email to Terry Kowalski at TMK.19081@Gmail.com. Indicate the ad size and the number of issues. Note that reserving space in multiple issues will give you a discount. For more information, or if you have guestions, please contact Terry Kowalski directly at 484-557-0945.

New 2017 Publishing Schedule

First week of the month in March, June, September, and December



French Orange Cake

This recipe requires utilizing a Cuisinart. It is for a "French Lemon Cake (Gateau au Citron)" that uses one lemon. Nelly Childress substituted one orange. This is a rich moist cake with a pleasing fresh orange flavor. It keeps well in the refrigerator wrapped

Chef Luigi's Corner

in plastic or foil. The recipe is in "CUISINART" Food Processor Model DLC-10E Instructions and Recipes."

French Orange Cake (Gateau a l'orange)

Makes one 8-inch round cake.

Ingredients

one orange

½ cup granulated sugar

1 stick (4 ounces) unsalted butter, cut into 8 pieces

2 large eggs

1 cup less 2 tablespoons flour

1 teaspoon baking powder

½ cup confectioners sugar

1 ½ fluid ounce of orange juice

Preheat the oven to 325°F and adjust the rack to the center position. Butter and flour a round 8-inch cake pan.

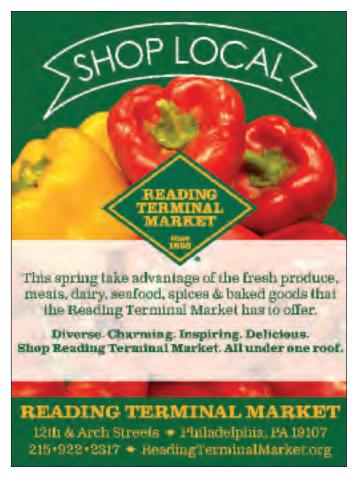
Remove the orange part of the peel from the orange with a vegetable peeler, leaving the white pith on the fruit. Cut the peel into 2-inch pieces. Insert the metal blade in the work bowl of the Cuisinart and put the orange peel and granulated sugar in the work bowl. Process until the peel is finely chopped,

about 60 seconds. Add the butter and process until smooth, about 30 seconds. Add the eggs and process until smooth, about another 30 seconds.

Scrape down the sides of the work bowl as needed. Stir the flour and baking powder together, add it to the work bowl and turn the machine on and off quickly just until the flour disappears. Do not overprocess at this stage or the cake will be tough instead of soft and tender. Transfer the batter to the prepared pan and bake about 25 minutes, or until a toothpick inserted in the center comes out clean. Let cool slightly in the pan.

Mix confectioners sugar and orange juice until blended. Remove the cake from the pan and place on a wire rack over wax paper. Spoon some of the glaze over the top of the cake and repeat as the cake cools until the entire glaze is used. When cool, wrap in plastic or foil and refrigerate.





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Light-filled one bedroom, one bathroom with hardwood floors in the living area, fully renovated kitchen and bath, and a sun-soaked master bedroom with a balcony boasting panoramic views of the Delaware River, Center City skyline, and unobstructed see-forever views to the south. 778 sf | \$299,900





Renovated south-facing delu one bedroom, one tathroom with a light filled l g and dir area ors, gall kito n, gene d bedroo nd a pr pano ic ri , skyline, oas southern views. 03 sf | Offered for \$377,900





dateu waxe one bedroom, one bathroom Beautifully or with a large storage area that could be converted to a den/office, spacious living area with hardwood floors, fully renovated open kitchen, and panoramic views of Washington Square and the Center City skyline. 1,063 sf | Offered for \$375,000

Allan Domb Real Estate has been selling homes at Hopkinson House for over 36 years, and in that time, has sold more homes in Hopkinson House than any other REALTOR®.

If I can help you with the sale, rental or purchase of your Hopkinson House condominium, please call me directly at 215-545-1500 or email me at domb@allandomb.com. Thank you,





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