

What's Inside

Lynn Miller

Be sure to read the message from our new Council president, **Theresa Kowalski**. She provides the names of Council members and new officers then discusses the Council's work, including where we are with the HVAC project as well as initiatives to improve communications among all stake-holders at Hopkinson House.

Our manager, **Erica Alles**, provides useful reminders of what's on and off limits for Hopkinson House residents during the warmer months.

Pennsylvania's primary election last May 21 brought out a higher percentage of voters in our division than the city average, as is usually the case. As **Larry Meehan** points out in his article on the election, even though far fewer than half of Philadelphia's registered voters bothered to vote in the primary, voting numbers nonetheless exceeded those in recent primaries. He also notes an anomaly or two in the decisions voters made at Hopkinson House.

Concha Alborg interviewed a young family of three, the Longs, who moved to Hopkinson House four years ago. They explain what attracted them to Philadelphia and our building, and offer suggestions for additional activities families like themselves might enjoy.

Philadelphia's Fishtown neighborhood, northeast of us on the Delaware, has

gone from fairly tired to very trendy over the past couple of decades. **Theresa Kowalski** took time off from her duties as Council president to explore the bar and restaurant scene there and provide some tips.

The first phase of Philadelphia's new Rail Park opened about a year ago. **Joseph Quinn** gives us his assessment, along with providing the larger picture of how Philadelphia's parks stack up against those of other major cities in the United States.

Martha Cornog has examined the relatively new phenomenon of doctors using scribes to free themselves from paperwork so that they can devote more of their time and attention to their patients. She gives us an in-depth look at how this practice has come about, as well as what she learned from interviewing one of those scribes.

The Painted Bride Art Center has been a fixture of the arts community in Philadelphia for many years, first at its home on South Street, then for 35 years in Old City. Now, as I note in "The Bride Stripped Bare:" the building may be sold and razed, along with the one-of-a-kind mosaics that cover its exterior. Think of what that could mean for an important piece of Philadelphia's recent heritage.

In her Chef's Corner, **Jane Hickman** gives us a heart-healthy recipe that is perfect for warm summer days. Her salmon with avocado salsa also looks mouth-watering. Enjoy! ■

on the HOUSE

The Newsletter of
Hopkinson House • Summer 2019



Message from Council

Theresa Kowalski



Welcome to the President's message, my first as your Hopkinson House Owners Association (HHOA) Council president. Elections took place at the end of April. Other officers elected were Kevin Corneley, Treasurer; Grazina Crisman, Secretary, and Millie Korn, Assistant Treasurer. Gail Winkler, Ed Tomeszko and Howard Zacheim continue to fulfill the remainder of their terms as Council members. We are all looking forward to working with management, for the homeowners, to keep Hopkinson House as the wonderful community it is to live in. Congratulations

also to Paul Coyne who left the Council after many years as a member and as president. We extend our gratitude and thanks for his hard work.

In its first meeting, the new Council laid out and discussed its primary goals for the upcoming year:

- 1 Continuing development and implementation of the HVAC project;
- 2 Developing plans for financing the HVAC project, and
- 3 Improving communications between the Council, homeowners, and management.

The HVAC Project

In April, the engineering committee and the engineering consultant, David Parmiter, charged with developing different possible options for HVAC replacement, held a town hall meeting. They presented

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Occasional Photo of Washington Square by Simon Roberts



on the HOUSE

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Find past issues of
on the House at
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Message from Council

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seven options they had considered, and the three options out of those that would be more closely evaluated. As sometimes happens with these big, complex projects, that work has taken longer than originally expected. The deadlines are now set to have Parmiter return his final draft of the report to the engineering committee and the Council in mid-August. Therefore, we are planning a town hall meeting in mid-September at which time Parmiter and the engineering committee will provide more detailed information and more closely defined costs on the three options under consideration. Also at that time, the Council will be making a recommendation for the one option which they feel will best suit the overall needs of Hopkinson House owners. Next steps after the meeting in September will be

- 1 Developing an RFP and hiring a design firm for the HVAC system;
- 2 Developing an RFP and hiring a Construction Manager (CM) for the entire project;
- 3 Developing an RFP and hiring a contractor for construction.

Plans for Financing the HVAC Project

The Finance Committee is being reconfigured to better meet the needs of HHOA and this major capital project. It will be developing and considering financing options, relationships with banks and lenders which might partner with us, and different ways of structuring the debt. Although some of the preliminary work can begin later this year, until we have a firmer, more probable estimate of costs, which won't come until after the design, nothing is certain in this area.

Improving Communication

As you may have noticed, last month the Council began to send out monthly updates electronically, and also a summary of

the Council minutes.

The Council is planning to continue this on a monthly basis. In addition, the entire Council has now viewed demos of two residential property management software systems: a building link and a proprietary one belonging to Camco. These types of systems manage different operational areas: communications, package management, KeyLink to tie in electronic key tracking, and more. Council will be discussing this further at its next meeting in July, hopefully making a decision then and implementing it around September/October. Something like this will be integral, as we move further into the HVAC project, as a means of keeping all informed and up to date on necessary forms, information, FAQ sheets, etc.

So, the pool is open, the park is beautiful, and there's a great walk described in this issue centering on the creative neighborhood of Fishtown and its incredible food offerings. Enjoy the summer even if you're staying in the city, and we'll be back in the fall! ■

Welcome Basket



Photo by Concha Alborg

If you are a new owner at Hopkinson House, like Ubaldo and Ingrid Martinez-Outschoorn pictured here, and would like to receive a Welcome Basket from the Society Hill Civic Association, please contact Concha Alborg: calborg@comcast.net.

Residents Corner

Residents wishing to make comments/observations on the current issue may send them to: "The Editor," nsmedchildze@comcast.net. Those who do not have a computer can place their comment in an envelope addressed to "Editor, *on the House*" and give the envelope to the employee at the Resident Services

Desk. Your comments will be published in the next issue of the newsletter.

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.

Message from Management

Erica Alles



Photo by Janet Burnham

Summer is in full swing for Hopkinson House! For residents and staff, summer is a time for relaxation and fun trips, and it is also an active time at HHOA. Residents enjoy the sparkling rooftop pool, sundeck, tranquil courtyard and time on their personal balconies. Many residents can also be spotted on a bench or taking a walk in HHOA's "front yard," the park! For me personally, this summer marks one year that I have had the privilege of serving as

your General Manager. I truly enjoy learning about this historic property, working with Council and staff, and meeting with residents. (If you do not receive email updates from us, please update your email address with the Resident Services Desk or Management Office so we may keep you informed.) Summer is also our busiest time when we welcome the most new residents each year.

In fact, there will be a move-in or move-out almost every day over the summer. If you are planning a move, please reserve your desired date now. Moves in and out of the building are permitted Monday through Saturday. (No moves are permitted on Sundays and religious and legal holidays). Moves may start at 10 a.m. and must be completed by 4 p.m. Only one move

per day is permitted, and the schedule fills up weeks in advance. There is a \$200 fee for all moves; payment must be received in order to reserve a date. Thank you for understanding that in order to maintain smooth operations, there are no exceptions to this policy.

Pool members, I hope you are taking advantage of the refreshing water and spectacular views. Keep in mind, the lifeguards are tasked with keeping our residents safe. As such, please respect their authority as they carry out the rules in place for your safety and enjoyment.

For our residents with lovely plants on your balconies, please use care when watering or tending to your plants. Water and debris will easily drip down onto your neighbors! Please keep

plants within the confines of your balcony—objects on balcony walls are not permitted as they create a dangerous hazard and liability. Also please respect that bird feeders are not permitted for sanitary purposes, and they can also create a mess for neighbors. Bird lovers would be interested to know that we were visited recently by the Fish and Wildlife commission as they searched for a pair of peregrine falcons, believed to be nesting nearby! The pair would be one of only 52 pairs in the state and have only recently been removed from the endangered species list.

If you have questions, ideas or need guidance on a topic at Hopkinson House, please contact me at eaalles@camcomgmt.com or 215-923-1776 x112. Enjoy your summer! ■

Scott Childress Has Died

Hopkinson House Resident for 56 years

Hopkinson House has lost one of its very first and longest-lived residents. Scott Childress, who moved into our building when it was scarcely finished, in 1963, left us with his death in May. Many will have fond memories of his charming and unassuming presence throughout those years. He was frequently a cheerful bartender at Hopkinson House social events, for which he often contributed a potent rum punch. We extend our deepest condolences to

his wife, Nelly, who has long served as the editor of *on the House* while also contributing greatly in many other ways to the life of our community. The following obituary, written by Scott himself, is as modest as the man who wrote it:

Scott J. Childress, the longest-term resident of Hopkinson House, passed away on May 15. He lived in Hopkinson House since 1963.

Scott was born in Greenville, South Carolina, where he finished high school at 16, entering Furman University

while simultaneously working for the U.S. Weather Bureau. He served in the Army Air Force for two years before completing his B.S. in 1947. After that, at the University of North Carolina at Chapel Hill, he worked with Dr. Robert McKee to complete his Ph.D. in organic chemistry in 1951.

After completing his Ph.D., Scott worked at Tennessee Eastman Company for a short period, followed by work at Wallace & Tiernan, Inc.. He joined Wyeth Laboratories in 1959, where he worked on heterocycles of medical

interest until retirement as Assistant Vice-President for Research in 1985. His principal interest in heterocycles resulted in several compounds of medical interest, including a marketed penicillin and several benzodiazepines, at least one of which, lorazepam (Ativan) remains in use in the U.S. as a short-term tranquilizer.

His wife, Nelly M. Childress, survives him. Without children, they supported many charities in Philadelphia, primarily in artistic and social efforts. ■



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The Primary Election on May 21, 2019

Larry Meehan

Voters went to the polls on May 21 to select party candidates for Mayor, City Council, City Commissioner, Sheriff, Register of Wills, and trial and appellate judges. While only registered Republicans and Democrats could vote for candidates in their respective parties, all registered voters were free to oppose or support four proposed amendments to the city charter.

Division Demographics and Turnout

The Third Division of the Fifth Ward includes residents of Hopkinson House, St. James Court, the Lippincott, homes on the 200 block of South 7th Street, Lyndon at the

Curtis, and 500 Walnut. Our solarium has long served as the division's voting place. The Street List for the division indicates that 68.7% of those registered are Democrats, 17.6% are Republicans, 11.9% are Independents, and 1.8% are for other parties.

There were 323 voters (including 12 absentee ballots) on Election Day, which constitutes 41.4% of the voters on the Primary Election Street List. However, the list includes at least 60 names of individuals who have moved or been designated inactive for other reasons, so actual turnout was somewhat higher. Note that official turnout was 23.1% for all of Philadelphia,

a total that consists of 20.3% Democrats, 2.1% Republicans, and 0.7% other parties. In our division, it appears that 52% of registered Democrats and 15% of registered Republicans voted.

According to Michaela Winberg in an article on the BILLYPENN website, turnout citywide was more than a third higher than for the 2017 primary, which featured Larry Krasner's victory in the race for DA. The 2015 mayoral primary, which was hotly contested because there was no incumbent, brought out 27% of Philadelphia voters to nominate Jim Kenney. Ms. Winberg pointed out that if we consider only the mayoral races with an incumbent going for a second term, like this one, turnout is trending upward — from 19% in 2003, to 20% in 2011, then 23% this year.

Key Primary Races

While the outcome of the Democratic mayoral race was expected, it is interesting to compare the result in our division (84% for Jim Kenney, 10% for Anthony Hardy Williams, and 6% for Alan Butkovitz) with

the citywide totals (67% Kenney, 24% Williams, and 9% Butkovitz).

The race for City Council at Large seats drew numerous candidates and may have driven higher than expected voter turnout. Republicans here voted similarly to their counterparts citywide. The Democrats in the division, however, picked Eryn Santamoor to be one of the nominees along with Helen Gym, Alan Domb, Derek Greene, and Katherine Gilmore, whereas the citywide result favored Isaiah Thomas over Ms. Santamoor.

The shocking upset in the Register of Wills race had Tracey Gordon defeating 40-year incumbent Ronald Donatucci by more than four percentage points. In our division, Donatucci led Gordon by 37 points!

Final Note — The polls at Hopkinson House

Linda Ellsworth, Election Judge; Libby Kaiser, Majority Inspector; George Koch, Minority Inspector; Joanne Wallace, Clerk; and Joseph Quinn, Machine Inspector, worked for more than 14 hours on Election Day. Thanks to all of them. ■



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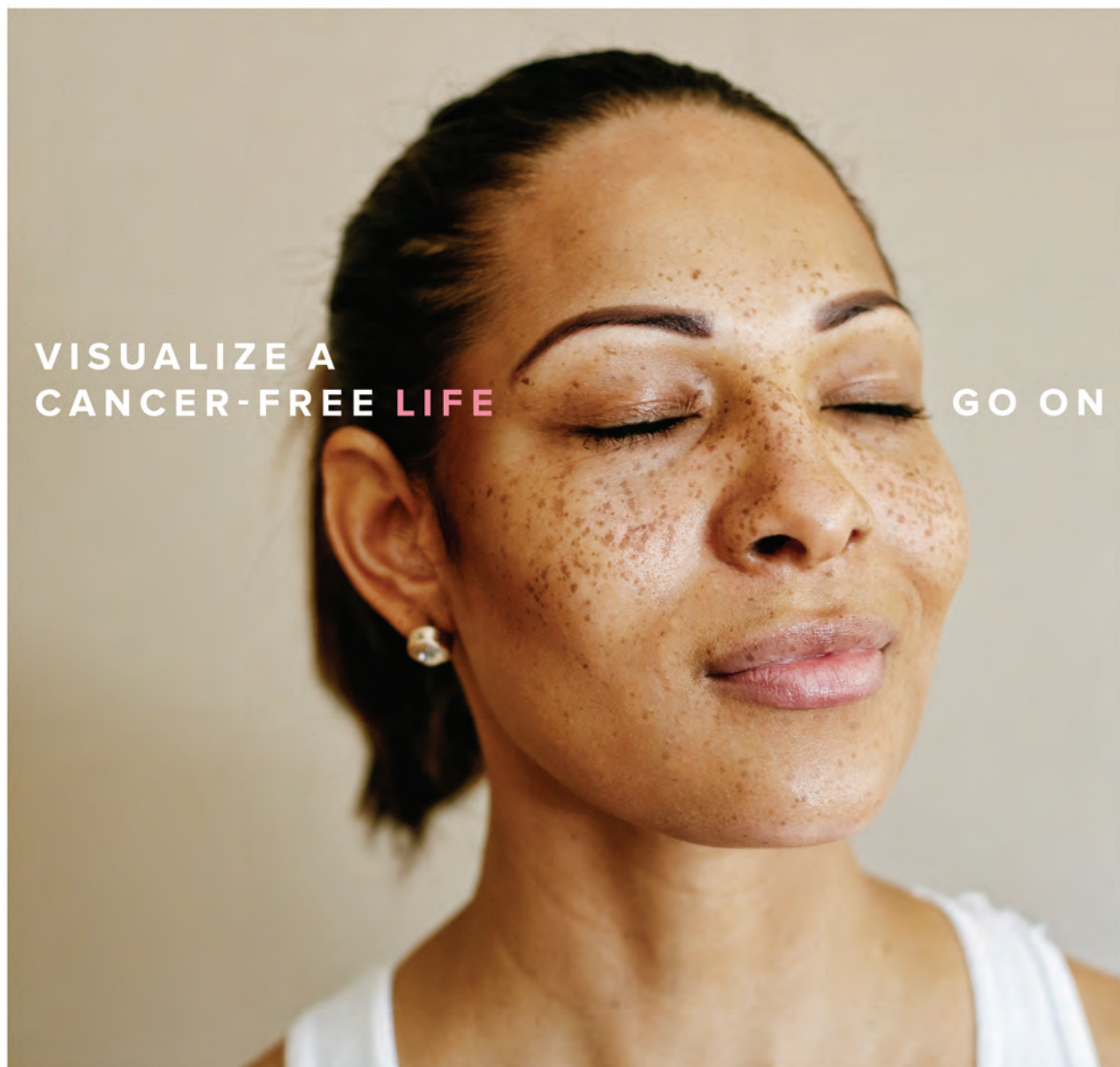
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Getting to Know Our Neighbors

The Longs: Family Life in Hopkinson House

Concha Alborg (www.conchaalborg.com)

After an extensive search that included the suburbs, townhouses and other apartments, the Longs settled into Hopkinson House almost four years ago and they have loved it ever since. Jackie and Kevin met in Alaska, where she was doing mission work and Kevin worked for an Internet Service Provider. After that, they lived in California, Atlanta, and New York City, among other places, never mind that Jackie is originally from Texas. Kevin's family lives in Lancaster County, one of the reasons that made them settle in Philadelphia.

Jackie has earned several degrees, including a Bachelors in Biology and a Master of Divinity. She has served as a hospital chaplain and now teaches at the Center City Jewish Preschool. In the future, she plans to enroll in a Teacher Residency Program.

Kevin has a Bachelors degree in Computer Science. He has worked in Information Technology for Internet Service Providers and enterprise hardware and software vendors. Currently, he works from home for Hitachi Vantara as a Systems Architect.

Kevin loves to cook and he grows orchids. His desk is in a corner of their beautiful living room and it is obvious that his orchids love the Southern exposure of their apartment. It is amazing that their home

does not seem crowded when three persons share the same square footage as other single residents do. A completely remodeled kitchen is open to enhance the feeling of space. When weather permits, the Longs like to enjoy meals al fresco on the balcony.

Francis, who is eight years old now, was in pre-school when the Longs moved here. Since then, he has thrived at McCall School and has become a champion swimmer. Needless to say, the Hopkinson House pool was an added attraction, since Francis had been taking swimming lessons from the time he was five months old. He now swims with the Friends Select Team and this year he was named "The Most Valuable Swimmer" of his group of 8-10-year-old teammates.

The Longs take advantage of the many things that a city like Philadelphia has to offer. They love having a park as their backyard, without having to mow the lawn. They enjoy bike rides through the city as a family. Jackie and Kevin just went on a 62-mile bike ride through Lebanon County. Francis also likes to stay with his grandparents in their country home that he calls "Camp Mimi."

The three of them love to travel and have been to such far-away places as Japan, where they visited family, and to Slovenia, where they hiked the Alps. This summer, plans include a trip to Hawaii.



Kevin, Francis, and Jackie Long

On the afternoon I visited them, Francis had just finished his last day of third grade and was playing with his neighbor across the hall who is a year younger and also a McCall student. Now that there are more young families living in Hopkinson House, the Longs would like to see some activities geared to young children.

Jackie, who serves on the Pool Committee, suggested a children's movie night in the Solarium or a Halloween costume parade, for example. She said that it would make the Hopkinson House even more attractive to young families if they could share resources like baby-sitting or playdates. Stay tuned! ■

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A Foodie's Walk in Fishtown

Theresa Kowalski

Philadelphia is known as the city of neighborhoods. Continuing in our occasional series of walks in different neighborhoods, this time we'll visit Fishtown, the most recently rejuvenated area near Center City. Fishtown's "cool quotient" has climbed over the last five years almost as much as the price of its real estate. Newly constructed half-million dollar townhouses and condos sandwiched between modest rowhomes and warehouses now hold music venues, chic restaurants, galleries, wine bars, breweries, yoga studios, gourmet pizza, and homemade ice cream.

Fishtown is located just northeast of Center City, above Northern Liberties, tucked between the "El" running above Front Street, Girard Avenue (east of Front Street), and the Delaware River. Named for the early shad fishing industry in the late 1800s, Fishtown became a solid, working-class, inner city neighborhood in the early 1900s, an enclave for German, Irish, and Polish immigrants who worked in the many warehouses and factories that were eventually abandoned in the area. Fishtown is a colorful area where you're most likely to find a third or fourth generation of the original residents, mixed in with young families and entrepreneurs in music, culinary and creative arts, who are integrating and putting down roots in a neighborhood that *Forbes* magazine compared to the Williamsburg section of Brooklyn.



Outdoor seating at Hefhe Tacos below the Fishtown mural

So, let's take a walk.

The Girard Avenue stop of the Market-Frankford El lets you out in the center of it all. One block east, Frankford Avenue, the main commercial artery of Fishtown, crosses Girard on its way south to the river, passing the **Fishtown Brewpub** (great burgers!) and **Fillmore Philly**. Now opened in the legendary Ajax Metal Factory, a WWI munitions factory, Fillmore renovated the space into a 2,500-capacity venue showcasing live concerts with incredible state-of-the-art production capabilities, and a smaller 450-capacity cocktail lounge on the top floor.

But if you turn north onto Frankford from Girard Avenue, you immediately pass **Johnny Brenda's** on the corner, a bar and indie music venue which was one of the early catalysts of the Fishtown Renaissance. Continuing north, you come to **Frankfurt Hall**, a big German-style outdoor beer garden set in a reclaimed industrial structure. Immediately next to it, **Fette Sau**

serves dry rubbed meat smoked in-house, beer and whiskey in an industrial chic setting with picnic tables. Up the street, **Pizzeria Beddia** officially opened its new sit-down restaurant, after being named by *Bon Appétit* "best pizza in America" in 2016 while operating out

of a no-seat hole-in-the-wall with no telephone!

The parade of eateries continues north past the flagship **LaColombe** café, another large, beautifully restored industrial space, that makes some of the best coffee around, and offers to host wedding receptions, too! Across the street is possibly my favorite bakery, **Cake Life**, started by two winners of Cupcake Wars, and chosen by Jay-Z to make Beyoncé's birthday cake when she was playing here. Personal recommendations are the Elderflower Lemon cake with St. Germain buttercream icing, the lemon squares, and the "everything" croissant with chive cream cheese filling.

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Lemon Squares and more from Cake Life



Dry-rubbed smoked meats at Fette Sau



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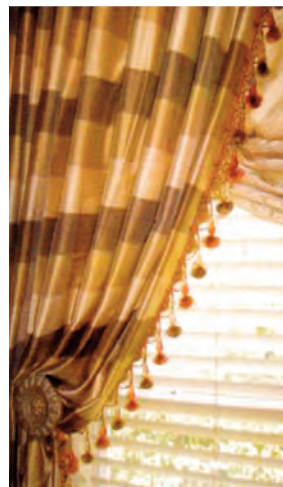
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A Foodie's Walk in Fishtown

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Let's keep walking!



Tacos have a special place in Fishtown. For a fusion approach, you can try **Heffe Tacos**, a walk-up taqueria with outdoor seating right beneath the Fishtown mural on Frankford Avenue. **Loco Pez** is a taqueria/dive bar with a good happy hour and “awesome” burritos and tacos. **Jose Pistola's** is the closest to a regular sit-down restaurant with a full selection of Mexican food and pitchers of margheritas at happy hour.

And then there's **Suraya**, a sophisticated and spacious Lebanese café, market and restaurant with a bar and a beautiful outdoor garden. Stop in the morning in the café for rose-pistachio crullers or kouign amanns fragrant from cardamom, or plan far ahead for a dinner reservation to feast on grilled lamb, fish, kafta kebab and

mezze like Fatteh and Fatah Meshwi. The large enclosed garden space in the back has a bar and will soon be bringing in live music.

Cheu Fishtown, an offshoot of the tiny Cheu Noodle right here in Washington Square, is a hip and very good ramen bar with a large menu, situated in what looks to be an old firehouse. **Little Baby's Ice Cream** World Headquarters is located a little further up, scooping some of its better-known small-batch specialty flavors like Earl Gray, Vanilla Cardamom and Cream, Sriracha and Pizza. If you don't feel like walking that far for your specialty ice cream, there's **Weckerly's** on Girard Avenue making French style ice cream from organic milk and local fruit and herbs. Their flavors change seasonally, but some of their better-known include Honeysuckle, Beard of Bees, Crème Fraiche Cranberry, and Meadow Mint.

Step off the main street through Fishtown, and within one or two blocks you will find even more



Cheu Fishtown ramen bar



Soup Kitchen Café & Spirits

places: the **Soup Kitchen Café & Spirits** where you can buy quarts of homemade soup to take home, the **Fishtown Café** with the beautiful outdoor garden for all-day dining, and **Kraftwork**, committed to providing the world's finest craft beer and honest, scratch-made food (including pierogis!).

There are many more restaurants, eateries, cocktail bars and pizzerias than I could ever mention, but just let me add that when you've sampled your way through all of them, you can stop in at the **Philadelphia Argentine Tango School** to work off some of the calories. On most Thursday nights they have a beginner drop-in class for \$10.

If you decide to go to Fishtown, I strongly recommend that you NOT drive; parking is worse than Center City. Either take the Market-Frankford El, getting off at the Girard Avenue stop, or you can also take the SEPTA #5 bus from Market and Front Streets, which winds its way up and down Frankford Avenue. ■



Suraya Lebanese Café and Market



Argentine Tango School

More Green Space: The Rail Park

by Joseph Quinn

It's summer in the city, and after enduring a long winter of cabin fever, we're out looking for a bench or patch of grass where we can soak up some rays and see green things growing out of the ground, rather than in balcony-bound pots.

As residents of Hopkinson House, we are privileged to have one of Philadelphia's finest green spaces outside our front door: Washington Square, one of the four remaining public squares created as part of William Penn's "greene countrie town."

As our own HH neighbors, Jim McClelland and Lynn Miller, point out in their valuable study, *City in a Park*, Philadelphia's total park system includes (as of 2016) "some 10,200 acres of parkland encompassing 120 neighborhood parks scattered far across the city."

But how do we stack up against comparable cities in the amount and accessibility

of green space and recreational park land? The Trust for Public Land (TPL) has analyzed park space in the one hundred most populous U.S. cities, based on access, acreage, amenities and investment. Philadelphia ranks *nineteen*, below New York, Boston, Seattle, and Plano, Texas. The scoring system tells us we're doing okay if you compare the amount of land used for parks and recreation, which is 13%, compared with the national median of 15%. We also rank high in accessibility, with 95% of residents living within a ten-minute walk of a "park." Where we do not fare so well is in the area of investment; i.e., spending per resident, including public and non-profit dollars and volunteer hours. On a scale of 100, our investment score is 65, compared with 100 in New York, Minneapolis, and Cincinnati. (All the facts

and figures are available on the TPL web site at <https://www.tpl.org/city/philadelphia-pennsylvania>.)

There are signs that the amount of non-traditional green space in the city is creeping up. This is due in part to initiatives that use non-governmental resources to supplement the money taken out of the pockets of hard-pressed taxpayers.

An example of this is the Rail Park, the first phase of which opened a year ago. The park exists thanks to the vision and diligence of a non-profit called Friends of the Rail Park, which is responsible for the park's ongoing development and maintenance. They are partnering with the Philadelphia Parks and Recreation Department and the Center City District, and receive additional financial support from private foundations and public donations.



The park is being built on reclaimed land formerly used by several Reading Railroad lines, and part of which was once occupied by the Baldwin Locomotive Works. Eventually it will stretch for three miles and link Center City and North Philadelphia with Fairmount Park. The Rail Park is a positive innovation for Philadelphia in the way it creatively repurposes existing underused property.

As the thousands flocking to New York's High Line can attest, exploring the cityscape from a treetop

