

What's Inside

Lynn Miller, www.lynn-miller.net

The arrival of summer has also brought an end to most of the social restrictions imposed on us by the COVID-19 pandemic. We are now able to socialize with friends and family members in our own homes, dine in area restaurants, and reveal our faces to the world for the first time in eighteen months. Philadelphia has passed the 70 percent mark in the numbers of its citizens who are vaccinated, so we are relatively safer from infection than we have been. Even so, we need to remind ourselves that a resurgent COVID-19 still lurks as a possibility and continue to live with caution.

Our council president, **Theresa Kowalski**, gives us a full account of what to expect with the HVAC project due to begin this fall. She also anticipates a forthcoming announcement on our new building management company, and bids farewell to our current manager.

In her final column as the manager of Hopkinson House, **Erica Alles** expresses her gratitude to the many residents who have communicated to her their appreciation for her stewardship. I join them in their kudos. From the time she joined us, Erica quickly revealed her competence, accompanied by a gracious manner in all the issues — and individuals — she had to deal with. We wish her well in the next chapter of her career.

In keeping with the season, this issue features some of the spectacular plants and flowers in our midst. **Dennis McGlade** comments on the unprecedented nature of this year's PHS Flower Show — long billed as the world's largest such exhibit held indoors — which unrolled *outdoors* in South Philadelphia's F.D.R. Park, and in June instead of March. A number of his photos reveal the beautiful result. But Dennis's attention to flowers neither starts nor ends there (he is a valued volunteer who oversees and cultivates many of the plantings in Washington Square). See also his pictures of our own wonderful flower beds both fore and aft at Hopkinson House.

Continuing her practice of interviewing interesting residents and neighbors, **Concha Alborg** turns her attention this time to a long-ago neighbor. Juan de Miralles was Spain's first representative to America at the time when the thirteen colonies were fighting to become an independent nation. The site of his residence on Third Street is marked with a plaque.

Martha Cornog tells us everything we need to know about the health care application of one of those wonders of modern technology, electronic health records. Many of us are familiar with them because the medical teams who serve us now communicate through patient portals. Martha's essay provides the lowdown

on the HOUSE

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on their use, along with examples of how to make most effective use of these electronic message boards, which includes our very own BuildingLink.

My main offering in this issue considers another near neighbor from the distant past. That was the hoped-for city mansion of one of our founding fathers, Robert Morris, whose project he entrusted to the principal planner of Washington, D.C., Pierre L'Enfant. Unfortunately,

neither the client nor his architect benefitted from what turned out to be a calamitous endeavor for both. Elsewhere, I've also had a look at how our most famous brick-and-mortar neighbor acquired the name we know it by today.

Look to the Chef's Corner for **Jane Hickman's** menu for a delicious summer meal, pairing roast chicken with a fresh fruit salad. Enjoy!

Thanks to Robin Siddall of Parallel Design, Inc., for the design of this issue. ■

Occasional Photo by Dennis McGlade



Summer annuals in the south garden. See more on page 12.

on the HOUSE

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Message from Council

Theresa Kowalski



It's only been three months since the last newsletter, yet so much has happened in that time it's hard to know where to begin.

Management Change

As of August 1st, Hopkinson House will have a new management company providing general management services, along with accounting and financial services. Council has been reviewing proposals from other management companies and, in addition, interviewing representatives to on-site managers. Council has just chosen the new management company it feels will best serve Hopkinson House' needs, but as the contract is not yet finalized, I will wait until then before making an announcement.

Erica Alles, who has been the general manager for three years under CAMCO, the current provider, and is their only employee on-site, will be moving on to a new challenge. Not only has she been a smiling face in the management office, she has been instrumental in many of our efforts in the last few years: organizing the disparate design and financial parts in the HVAC project, spearheading our COVID-19 response, setting up and facilitating virtual meetings and town halls, and introducing electronic voting, to name just a few. Erica reminds me of the Ann Richards quote: "Ginger Rogers did everything that Fred Astaire did. She just did it backwards and in high heels." I think of Erica doing it with a two-year-old, and in high heels. All of our best wishes to Erica in her future endeavors.

HVAC Project

Action is happening on many fronts so let's catch up.

Guaranteed Maximum Price (GMP) and Assessments

As you may recall from previous presentations and articles, much design research and drawings had to take place in the pre-construction phase in order to accurately predict the price of the project. Additionally, the construction contractor had agreed to give Hopkinson house a guaranteed maximum price for the project if there was enough detail in the drawings and design to do so. The council is scheduled to

receive and review the final GMP during the first week of July, then review it and vote on it during the second or third week of July. If all moves smoothly and according to schedule, we can begin to calculate the assessments per unit and distribute that information in early August.

Construction Schedule

As soon as council accepts the GMP proposed by Goldener Construction, Goldener immediately will begin ordering materials and lining up a variety of construction workers. The first work to be tackled will actually not be in the units but in the mezzanine. Abatement of the asbestos in the mezzanine area will begin in the second half of September, followed by replacement of the large valves at the bottom of each stack in October.

Work in the units themselves is now expected to begin in late October/early November. However, prior to that start, unit owners will be given a complete orientation to the work that will be done in their unit by a Resident Coordination Team assembled specifically for that reason.

Corona Partners – Resident Coordination Team

Corona Partners has been brought on to act as the Resident Coordinator serving as the primary liaison between the HHOA, the other members of the Project Team, and the residents of Hopkinson House. Corona will continued on page 3

Residents Corner

Residents wishing to make comments or observations on the current issue may send them to: "The Editor," lynnm3@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.

create a communication plan to keep all owners informed about the work to take place in their units, along with timetables and resources available to them for help.

Corona representatives will review the unique conditions for each unit with each resident, explain construction procedures, where they will take place within that unit, the requirements for clear workspace and make notes of special needs, such as residents who are bedridden, those who have pets, those who work night shift, or those who may need help to move heavy furniture, etc.

They will be working with the project manager and the construction manager on a daily basis to review workflows and procedures, to support effective installation, minimize disruption to unit owners/residents, and support worker and resident safety. They will be the front line for information on the obligations of unit owners during the project and will enumerate the resources available to assist owners in preparing their units for construction. As such, they will shortly be establishing their on-site office, along with a dedicated phone number and email address.

HVAC Informational Town Hall

It's expected that sometime in August, a town hall devoted to the logistics of the in-unit construction will be held. The team from Corona Partners will be introduced, and they will explain some of the general preparation, such as the order in which the work in units will start and progress around the building. Interviews with occupants in the first two to three stacks of 31 floors will be scheduled. During the individual interviews, each resident will receive a customized floor plan of their unit with areas marked that will need to be cleared for work.

Other information about special needs, pets, storage issues, moving or packing help, or small contractor help will be collected. Corona Partners now is developing a list of approved help in those areas which will be distributed during the interviews.

Again, a separate meeting will be held to discuss just the assessments and financial aspects of the project, most likely in late July or early August.

Importance of Resident Cooperation

There's no doubt that this will be a challenging time for people living in the continued on page 5

Out With the Old ... In With the New

I'll share a few photos that maintenance provided to me when I asked what the end product would look like. Sometimes a picture is worth a thousand words...



A recent leak.



Before and after photos of the pipes to be replaced.



Fan coil removed.



Maintenance worker in new catwalk.



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Message from the President

continued from page 3

building. All of us will take our turn living in our disrupted units, which is why council has chosen to hire the Corona Partners for coordination. After the HVAC Town Hall, residents and owners will have an approximate idea of the order in which work will proceed around the building, and within 60-90 days of work beginning in your unit, the Corona Group will be working with you more intensively to ensure that you have all the information and resources you will need. The solarium will

be fitted out to function as a day lounge, and the upper solarium will be designated and set up as workspace. Those who are bedridden or physically challenged will have special accommodations. Your cats and birds are on the list, too, for special accommodations. All of this is under development as we speak, and will be formalized and presented to you in a special packet/binder for all of your HVAC info that will be presented by the Corona Group prior to the start of construction in the units this coming fall.

What is not under discussion though is the absolute need for every resident and owner to cooperate and be ready at the time your unit is designated for work. While you can look at this as a big plumbing project, this is like doing that same plumbing project on 30 floors of the same unit simultaneously in a specific and short period so that, when finished, the pipes tying those 30 floors and their fan coil units together will magically and seamlessly work.

Need for Cooperation

There is no room for "re-schedules" or not being ready. The planning that the construction contractor has to do, managing different tasks done by different work teams on thirty floors at once, is so difficult that they have included in their contract a \$25,000 charge per day if one of those units is not ready and they cannot proceed.

Everything is interconnected and we will be giving everyone the support they may need to meet that date. ■

Message from Management

Erica Alles



I am grateful to be included in this summer edition of *on the House*, as it is my last HHOA newsletter contribution before CAMCO leaves the property at the end of July. I certainly appreciate the kind words from residents and co-workers, and please know that I've enjoyed my time with you! The years I have served as your General Manager — collaborating with council and my colleagues — have been an adventure and I am proud of our accomplishments.

As we collectively emerge from our cocoons of the pandemic, I hope that some of the changes of the last several months remain with us. For me, the pandemic revealed glimpses of humanity, honesty and humility in people that I would not otherwise have witnessed. By virtue of the frequent (and often scary) changes we were experiencing, my professional role shifted to a more personal level with people. Our collective and individual strengths were amazing as we faced challenges. I do not want to take those lessons for granted. In addition to preserving and improving an asset, my role as a community manager is about people (residents) and their unique experiences in their community.

As for practical matters... I hope you have been enjoying your courtyard with

new plantings and furniture, as well as the refreshing pool and sundeck! Please put umbrellas down when finished at a table (storms and winds could hit faster than an HH employee can get outside). And this would not be a summer update if I did not remind residents to please use care when watering plants on the balcony; any water that overflows ends up mostly on neighbors' balconies and heads! Thank you in advance for your cooperation.

Also, please be understanding when staff members share rules or guidelines. They are trying to enforce rules that have been approved by council or management and deserve the respect of our compliance.

I wish you all a wonderful summer and year, and continued success with the many projects underway at the property. Thank you for your consideration and time; I will miss you. ■

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Philadelphia Flower Show in Great Outdoors

Dennis McGlade

This year, for the first time in its 192-year history, the Pennsylvania Horticultural Society (PHS) held its annual flower show out of doors in historic Franklin Delano Roosevelt Park, and in June rather than the end of winter. An unprecedented outdoor show was mandatory for health safety reasons. Over the decades, the PHS Flower Show had grown into the largest indoor flower show in the world. Last year it was held the first week in March in the Philadelphia Convention Center, as usual. Then two

weeks later, the country closed down due to the COVID-19 pandemic. PHS could not afford to miss a year, since the show receipts are one of the biggest contributors to its yearly budget. The event also gives the city and surrounding region an economic boost.

Franklin Delano Roosevelt Park was originally called League Island Park. Sitting below street level, the park was laid out in a South Philadelphia tidal marsh bordering the Navy Yard and located on League Island. It was designed

by the Olmsted Brothers in 1914 in the romantic, picturesque style with lakes and streams that follow the courses of some of the original tidal creeks. The park served as the site for the ill-fated 1926 Sesquicentennial Exhibition that celebrated the 150th anniversary of the signing of the Declaration of Independence.

The park was chosen as the site for this year's flower show because it was very accessible by car from I-76 and I-95, as well as from the Broad Street subway. Also, over

the years the park has become a bit overgrown. In consequence of this, it has become a major habitat for a diversity of birds and aquatic fauna. Its rich mix of wildlife in an urban setting complements the 2021 show's theme, which was "Habitat: Nature's Masterpiece."

The show is scheduled to return to the convention center again next March. This year's audience response may help determine if the show remains indoors or returns once again to nature, where gardens originated and belong. ■



Flower Show walkway



Photos by Dennis McGlade

Flower Show table and chair



Flower Show arbor



Flower Show hydrangeas

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Getting to Know Our Neighbors

Juan De Miralles: A Historical Neighbor

Concha Alborg, www.conchaalborg.com

One of the most wonderful activities for those of us who live in historic Society Hill is to stroll around the many historical sites: Independence Mall, Carpenters Hall, Ben Franklin Court, Betsy Ross House. On one of my walks, I found a plaque next to the Powell House, on 242 South Third Street. Adorned with the Spanish Crown and Imperial Coat of Arms, it says that Juan de Miralles (1715-1780) lived there when he was the first Spanish diplomat in the United States of America. I hadn't heard about him in my studies of American history in Spain. Who was this Juan de Miralles, practically a neighbor in his historic past? I soon learned that the historians are not in agreement. So, I asked myself, was he a hero, a diplomat, a spy? Was he Spanish, Cuban, or Creole?

Juan de Miralles was born in Petrel, in the province of Alicante, part of the Valencian region (I was

born in Valencia myself). Not much is known about his early life, only that he was the son of an infantry officer and a French woman and that he emigrated with his family to Cuba, which was then part of the Spanish Empire. There he became an entrepreneur, possibly taking part in the slave trade, and became a rich businessman in Havana. In 1744 he married María Josefa Eligio de la Puente from one of the most prominent families in the city. They had eight children — seven daughters and one son.

Through his business with Great Britain and the American colonies, Miralles learned English; he already knew French due to his mother's nationality. In the 1750s Miralles traded with Florida, Charleston, Philadelphia, New York and Boston. During the War of Independence, he was allied with the colonies against the English, a common enemy, and became a big supporter of American

independence. In 1777, Diego Navarro, Cuba's governor, promised him the title of Spanish Ambassador, although his confirmation from Charles III, the Spanish King, didn't arrive until much later. In fact, because the United States would not become an independent nation until 1783, Miralles could only act as an observer for Spain and not an accredited diplomat.

Given his vast experience as a businessman and with the help of the financier Robert Morris, Miralles organized shipments of much needed flour to Cuba, whose economy was based mainly on sugar, tobacco and coffee. In exchange, he exported other products such as chocolate, cigars and wines to the young United States. At that time, it was understood that fresh fruit was a cure for scurvy and Miralles was able to provide guavas and limes for the American troops. In 1778 Miralles settled in the house in Society Hill, where he entertained General George Washington with whom he established a close friendship (their letters are housed in the National Archives). The house itself, owned by John Penn first and then Benjamin Chew, was eventually demolished. The present one in the Greek Revival style is now old enough to be historical. When Spain joined the American cause in 1779, Miralles was in charge of



Portrait of Juan de Miralles by Rafael Lopez

providing arms, ammunition and capital to the revolutionaries. In April, 1780, Miralles left for Washington's encampment in Morristown, New Jersey, where a parade in his honor was being prepared. But he felt ill as soon as he arrived and was attended personally by Martha and George Washington in Jacob Ford's house where he was staying. Gravely ill, probably with pneumonia, Miralles was not able to attend the parade and he died a few days later on the 26th of April. On his death bed, he dictated his will to Alexander Hamilton, freeing his personal slaves, and leaving them parcels of land near Havana. Robert Morris was his executor.

Even the events around Juan de Miralles' death are in conflict. There was a national funeral with military honors held first in the Presbyterian Church on the Morristown Green. Later, on May 8th, a solemn mass, attended by Washington himself and many other continued on page 11



Miralles house plaque on South Third Street

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Juan de Miralles: A Historical Neighbor

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dignitaries, was held in Old Saint Mary's Church on Fourth Street, even though it was discovered later that the casket was empty. Although the church in Morristown still names Miralles in its cemetery, it is believed that his body was transported to Havana and was buried in the same church where he was married, the Church of the Holy Spirit. Not wanting to leave any stone unturned (pun intended), I have been in touch with a friend in Havana for confirmation. Inopportunately, the church is still closed now due to COVID-19.

There is another plaque at Old Saint Mary's Church listing the founders of the nation, including Juan de Miralles. Unfortunately, the Museum of the American Revolution doesn't hold any artifacts or documents related to Juan de Miralles.

What can we definitely say about Juan de Miralles if the historians are not in agreement? Silva calls him "a forgotten hero of the American Revolution;" Herrero considers him a "businessman, diplomat and a spy;" Larrúa-Guedes says that he was a founding father of the United States."

At the same time, Miralles is a "friend of George Washington's from Havana" for Portell, while he is "the prototype of the Anglo-Saxon business man" and a "Cuban entrepreneur and a nationalized Spaniard who became a Creole," according to Böttcher; and let's not forget that the plaque on Third Street declares him to be "the first Spanish Diplomat."

Perhaps, as a novelist, I may have to decide that Juan de Miralles, even though he is a historical figure, deserves to be a character in a novel! ■



Juan de Miralles: Biography of a Founding Father of the United States by Dr. Salvador Larrúa-Guedes

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Flower Beds of Washington Square and Hopkinson House

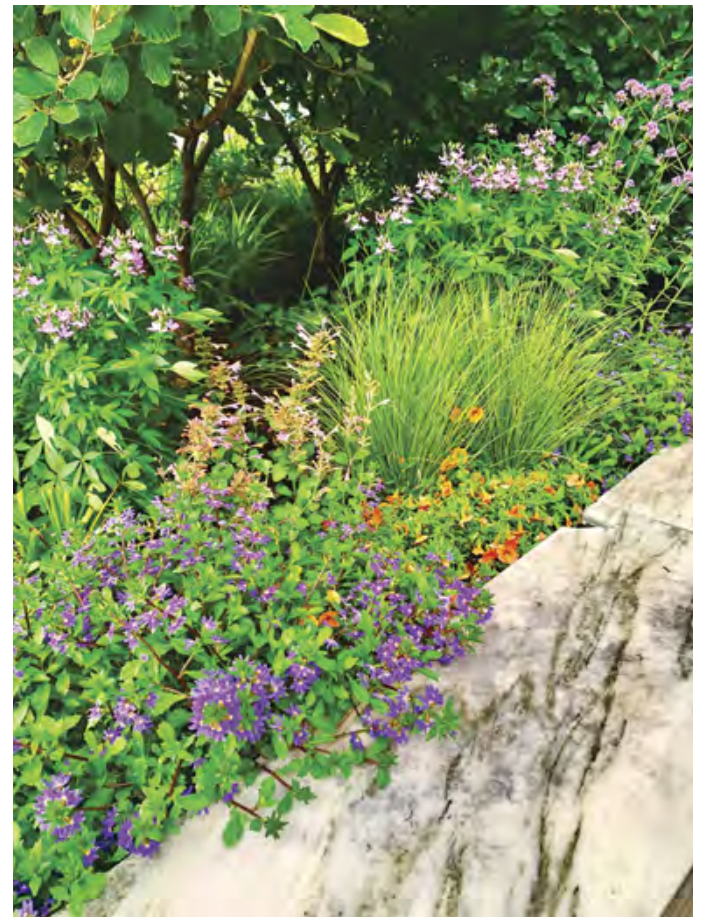
Dennis McGlade

*By mid-June, Washington Square was alive
with the blossoms of astilbe, hosta, and hydrangeas,
which bloom at the same time.*

*Fragrance was provided by the linden trees,
which also bloom then.*



Shown here are hostas (foreground) backed by astilbe and hydrangeas.



Photos by Dennis McGlade

Summer annuals of the front driveway and south garden of Hopkinson House.

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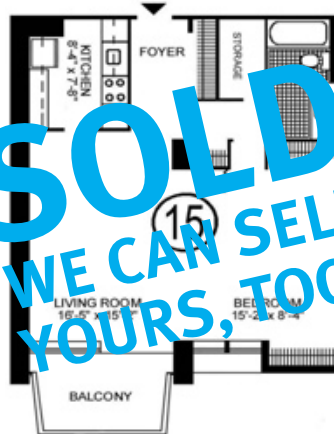
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Portals, Patients, and Providers

Martha Cornog

Once upon a time, your doctor sent you for blood tests. Eventually, someone called about results. But if you couldn't pick up the call, it was phone-tag time. Wouldn't you have loved an email option? But email — and e-communication — wasn't born until the mid-1990s.

Once medical records existed only as jumbles of color-coded paper files. Then as part of the 2009 HITECH Act, the federal government mandated that healthcare providers keep records electronically since the collective data could help track health trends. Generous financial incentives were offered, plus fines for noncompliance. So slowly, painfully, medical providers learned to key in and work with patient data as digital electronic health records (EHRs).

HITECH mandated that providers had to use EHRs in meaningful ways to improve care coordination, reduce healthcare disparities, engage patients, and improve public health. To “engage patients,” the thinking went, could advance the other goals. A patient engaged in her own care would notice and disclose symptoms more often, better understand diagnoses, comply more readily with medical advice, and take greater ownership of her health. Need for higher-level care would decrease as early diagnoses headed off crises. Fewer emergency room visits! Shorter hospital stays! National health would improve; medical

costs could go down; providers' office work might lessen. So how to get patients engaged? One “eureka” solution: Invite them to see their medical records, even help create them, via fast, convenient e-communication.

Thus debuted the “patient portal.” A portal in architecture is an imposing entrance to an important place, and in computing, a portal is a gateway to information. A patient portal gives people secure access to their own EHRs and encourages them to join in creating and using this content.

Patient portals are also gateways to getting things done as a patient: see results of medical tests, schedule appointments, communicate with medical people similarly to email, refill prescriptions, review visit summaries, receive reminders for visits and vaccinations. You can also schedule appointments, pay bills electronically, and set up video visits. For parents and caregivers, a “proxy” feature allows access to another person's records.

Most of us at Hopkinson House use BuildingLink, which is in some ways similar. BL is a portal or gateway to getting things done as a resident: submit maintenance work orders, offer items for sale, reserve meeting rooms, communicate with management. A majority of us have joined BL, and the rest should be motivated to sign up soon for fast communication



about how the HVAC project will affect their apartments.

Probably many of our building's residents also use the “MyChart” portals of Jefferson Health and Penn Medicine. Both come from Epic, the thousand-pound gorilla of the patient portal business. Indeed, a majority of the *U.S. News & World Report*'s top-ranked medical organizations offer Epic-supplied portals. Other Philly providers with simpler portals include Rothman Orthopaedics and Ninth Street Internal Medicine.

I use the Jefferson and Penn Medicine portals often. I love them especially because I can contact my doctors about non-urgent matters — like those emails we didn't have once. Usually, I hear back in a day or two: no phone tag. I like checking my after-visit summaries, seeing test results as soon as the doctor does, and knowing all my medical history is there. The reminders help me, too, plus filling out pre-visit questionnaires online.

When I spoke to a dozen acquaintances using portals, most had only praise.

“I think it is great.” “I love it.” “I find it very helpful.” “What's not to like?”

Exchanging messages with doctors, seeing test results, and having access to a full medical history were frequently mentioned. Doing these on the patient's schedule was considered key — no phone tag or waiting in line. Criticisms included the “medical-speak” of some of the information, and wanting to link up portals from different providers. (Note: the Penn Medicine and Jefferson portals can be linked. Moreover, information from both can be shared one-time, by patient permission, with any provider.)

What do other patients think? Research indicates that while 90 percent of providers offer portals, maybe 50 percent of patients have signed up and less than 30 percent become users. Features most utilized echoed my acquaintances' preferences: viewing test results, and messaging medical people. Nonusers cited strong desire for personal contact, discomfort with computers, and privacy concerns. Higher users tended to be continued on page 17



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Portals, Patients, and Providers

continued from page 15

younger, had higher incomes and more education; fewer were minorities, and fewer had chronic conditions. Nonusers and low users trended older, poorer, less educated, suffered more health problems, and more were minorities. Sign-ups and usage increased when providers personally encouraged portal use, especially if tutorials were offered during in-person visits or hospital stays. In May 2020, organizations using Epic's MyChart reported that all portal-related virtual care exploded, especially video visits, due to COVID-19.

How have providers reacted? A doctor told me that yes, the portal creates more work, and they've had to hire additional people to keep up. What was driving the increase? Partly handling those patient messages, and partly communicating about test results. But, he added, it's an age thing. Older doctors resisted, even by retiring early. Younger doctors — "digital natives" — have adapted more readily to keying in patient data and working with the portal. Patients using the portal to report symptoms and ask questions

are likely to get problems handled before they turn serious, the doctor commented, and so office visits should be reduced. And while other providers have also mentioned increased workload to researchers, surveys have indeed reported fewer office visits and phone calls (actually freeing up time for more new-patient appointments), reduced no-shows, fewer emergency room visits, and fewer preventable hospital stays.

Have portals had any effect on people's health? Reductions in higher-level care imply decreased sickness for those patients. Moreover, studies conducted on health outcomes have reported small effects in greater understanding of diseases, increased medicine-taking, more people getting flu vaccines, increased quality of life, and higher patient satisfaction.

But studying what doesn't happen is difficult, especially since health trends evolve slowly. Not only is it challenging to test portal impact on patients, providers, or national health, it's likely too soon. Any differences should show up first in older people

with chronic diseases. But these people are not high portal users now. Has the medical world increased care disparities between the well well-offs and the sick have-nots?

In asking around, I heard about a Philly practice that recently instituted a portal. Patients, I gathered, were being pushed to the portal regardless of preference — anyone calling by phone got a byzantine call tree, or a recording, or endless ringing. Are other providers prioritizing portals over the personal?

Maybe not — Ninth Street Internal Medicine states on its portal's log-in page, "[I]t should not take the place of any important communications about your care. We continue to encourage you to call our office as necessary." Jefferson's MyChart has a Find Care Now feature, showing a walk-in clinic near Hopkinson House. MyPennMedicine offers Penn Medicine OnDemand, which can set you up 24/7 with a clinician by video visit. All portals promote 911 for emergencies. But while fewer patient phone calls should free up staff

to talk more with patients who do want personal contact, I don't know if this happens.

However, as that doctor said, it's an age thing. Patients not using portals now will eventually be displaced by digital natives growing older, whether privileged or not. Currently, all portals I've checked offer access via mobile apps — and 85% of Americans own smartphones. So disparities in portal use may decrease. Let's hope so. And let's also hope that phone, in-person, and video visit contact all remain easy-to-use options across medical centers.

If your provider has a portal you've never tried, check it out. It may make your healthcare easier. But whether you use it or not, don't hesitate to call or visit as you need to. If you don't get the service you want, complain politely and firmly. And if your provider doesn't provide a portal and you'd like one, speak up.

As for BuildingLink, it will give you better control over how the HVAC project affects your apartment. So sign up, if you haven't yet, and get comfy using it before work begins. ■

Online Resources

Jefferson Health's MyChart:

<https://mychart.jefferson.edu/mychart/signup>

myPennMedicine:

<https://secure.mypennmedicine.org/MyPennMedicine/Authentication/Login?>

BuildingLink sign-up: You should have received an email with user name and password from BuildingLink in October 2019. If you didn't save them, contact our Management Office and ask for your sign-ins to be resent.



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Pierre L'Enfant and Morris's Folly

Lynn Miller

As most of us know, Pierre L'Enfant was the designer of Washington, D.C. But how many Philadelphians know that he came close to leaving this city a vast and extravagant mansion built for one of our leading citizens in the 1790s? Had it survived, that property would have been our very impressive neighbor just to the northwest of Hopkinson House. The client was Robert Morris, who had largely financed the American cause during the War of Independence. L'Enfant had come to America in 1780 as a 26-year-old member of the French Expeditionary Force that supported the Continental Army. Trained as an engineer, he joined Washington's staff at Valley Forge. After independence was achieved, L'Enfant — who by then called himself “Peter” — established a civil engineering firm in New York. He soon was asked to redesign its city hall, thereby creating the Federal Hall that would serve the First Congress of the United States during the brief period when New York was the new nation's capital.

In 1791, L'Enfant's fortunes soared when he was named by President Washington to plan the new Federal City on the Potomac. To the surprise of most officials, including Thomas Jefferson, who had made a sketch of a fairly modest town, L'Enfant soon produced a grandiose plan on the scale of a European capital, complete with an enormous “Congress House” and huge “President's

House.” Had the latter been realized, it would have been some five times the size of the White House which actually was built. His plan also showed great boulevards and a “grand avenue” rolling out from the base of the Capitol grounds. The government's commissioners put in charge of carrying out the building plan were skeptical of the costs of trying to build on such a scale, and insisted on constructing the essential Federal buildings first. L'Enfant soon proved to be a headstrong and difficult man to work with. Before long, his principal remaining advocate was President Washington, who admired the grandeur of what L'Enfant had conceived. But eventually, even the president conceded that the man needed to be dismissed. So he was, although his plan was retained as the basis for the city that gradually arose.

After “resigning,” as he insisted, from the Federal City project, L'Enfant sought his fortune in Philadelphia, arriving back here in 1793. His taste for the grandiose immediately appealed to Morris, the city's richest citizen, who hired him to design a new mansion for his family. It would be, as both men agreed, “like none other in the city.” The property began to rise palace-like at what was still the edge of the city, occupying the entire block from Seventh to Eighth and Walnut to Chestnut Streets. L'Enfant's model was of the lavish



Robert Morris House under construction

hôtels particuliers that were home to Parisian aristocrats, set back from the street with elegant gardens to the rear. The red brick and marble structure slowly rose, acquiring ever more costly embellishments in the process. After three years of work, it remained unfinished, its two grand wings largely open to the elements.

Meanwhile, and unfortunately for him, Robert Morris rather suddenly lost his fortune from overly optimistic speculation in western land. By late in 1795, he could no longer accept L'Enfant's expenditures and delays. Morris and L'Enfant mutually agreed that the “unfortunate building in Chestnut Street” would not be continued. Bankrupt, Morris spent three years in debtors' prison. The mansion — Morris's Folly, as it was known by then to Philadelphians — was never completed. The unfinished house, subject to a sheriff's sale, was sold in 1798 for the original price of the lot alone. The building was then demolished and

all its embellishments sold off. Shortly thereafter, the property gave rise to rows of houses built by a developer, William Sansom, whose name would be given to the new street bisecting the block from east to west.

L'Enfant never had much fit in with the other French emigrés living in Philadelphia — and they numbered several thousand during the 1790s, when Philadelphia was the nation's capital. Perhaps they found him nettlesome, for they seem mostly to have ignored him. The Swedish consul with whom he boarded eventually sued him for bills he was charged with owing. After departing from Philadelphia for the last time, L'Enfant spent the rest of his life near the new capital city until he died in poverty in 1825. Nearly a century passed before a considerably more powerful United States, urged on by the then-French ambassador to Washington, acknowledged him — once continued on page 21



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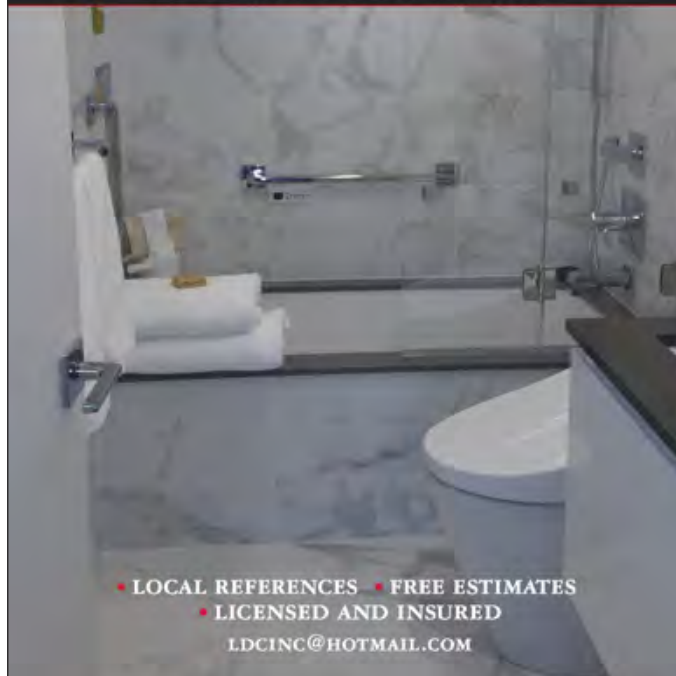
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Pierre L'Enfant and Morris's Folly continued from page 19

more Pierre L'Enfant — as the essential planner of the nation's capital. By then, L'Enfant's grandiose planned city sat more easily on the nation's shoulders. His remains were reburied with honor in Arlington

National Cemetery in 1909. Yet in Philadelphia, where he labored through most of the 1790s but where none of his work survives, he is remembered, if at all, for having helped bring ruin to Robert Morris.

So, today, we have Jewelers' Row, a strip of commercial buildings ending with Jones restaurant on Chestnut Street, and a hole where a Toll Brothers high-rise still hasn't arisen on blocks that might have drawn our eye

to one man's palatial house and garden. ■

This article is adapted from Lynn Miller and Therese Dolan, Salut! France Meets Philadelphia (Temple University Press, 2021)

How Independence Hall Became Independence Hall

Lynn Miller

In the summer of 1824, America celebrated the return of the nation's first non-American hero, the Marquis de Lafayette, on a scale it had never seen before. President James Monroe had invited him to come to America as part of the celebration of the fiftieth anniversary of American independence. It was an invitation Lafayette was eager to accept at a time when he hoped he might inspire republican friends in France to oppose the repressive policies of the Bourbon monarch, Louis XVIII. By then a widower, Lafayette arrived in New York on August 15th, accompanied by his son, Georges Washington, and his secretary. For the next four days and nights, New Yorkers showered him with every manner of celebration, the first of an unending series of welcomes across all 24 states lasting thirteen months — more than three times as long as the marquis had originally intended to stay. At age 67, Lafayette was the last surviving general of the War of Independence (yes, he was still a teenager when he was made a major general!). After touring New England, he arrived outside Philadelphia on

September 27th, where he was met by a 6,000-man military escort. A hundred-gun salute boomed over the city at 8:00 a.m. the next day, and he entered the city in a carriage drawn by six white horses. The three-mile procession accompanying him passed under a dozen triumphal arches to end at the State House.

That building where the nation's two most important founding documents were created likely would not have been saved had it not been for Lafayette's return visit. Ever since the capital moved from Philadelphia to the new capital city on the Potomac in 1800, the State House had stood empty, falling into serious disrepair. But in anticipation of Lafayette's visit, Philadelphia officials saw it as the logical place where Lafayette might greet the public. So, the chaste red-brick structure was dramatically renovated by William Strickland. With Lafayette's reception there, the chamber where the nation's founders had met began to be referred to as the Hall of Independence, a name which soon came to be applied to the building itself.

Formal greetings from Philadelphia's mayor were

followed by remarks from Lafayette extolling the virtues of the American republic and the wisdom of those who had founded it. His secretary later published an account of Lafayette's reaction to the ceremonies:

In... recognizing this hall in which the declaration of independence was signed; this hall at whose door he had waited in 1777, with so much impatience to devote his life and fortune to an almost desperate cause, Lafayette felt an emotion he could scarcely conceal, and which several times showed itself in his eloquent answer.

He remained in the city eight days, while Philadelphians waxed semi-delirious at his presence.

Thanks largely to revived interest in the nation's history kindled by his return to the United States, the Historical Society of Pennsylvania was founded in Philadelphia in the year of Lafayette's visit.

The crowds were tumultuous wherever he traveled. Towns, cities, counties, parks and squares throughout the nation were named for him. He visited the 89-year-old John Adams at his home in Quincy, Massachusetts, and

81-year-old Thomas Jefferson at Monticello — where James Madison also came to call. He paid his respects to Washington's memory at Mt. Vernon. He was in Washington, D.C., when the deadlocked presidential contest of 1824 finally ended with the election of John Quincy Adams by the House of Representatives; afterwards, he witnessed the defeated Andrew Jackson shake hands with the president-elect. He addressed Congress. He traveled up and down the country, returning again to Philadelphia for a longer, quieter stay in July, 1825. When at last he and his son returned to France, he carried with him soil he had taken from the ground at Bunker Hill. Georges sprinkled it on his father's grave after the death in 1834 of America's greatest foreign hero.

Ever since Lafayette's triumphal tour in 1824-25, Americans have shown a greater reverence for the places and people connected to the nation's birth. Independence Hall — originally the Pennsylvania State House — has remained perhaps the greatest monument of all to the founding of the United States. ■

An Easy and Delicious Roast Chicken Dinner

Jane Hickman

Chefs' Corner

One-dish meals are great any time of the year. A rimmed sheet pan is all you need to prepare this roast chicken and potatoes with feta, lemon, and dill.

Make sure you marinate the chicken pieces for at least an hour, up to eight hours; this will give you flavorful, moist chicken with crispy skin. Follow

this with a simple fruit salad for dessert: use whatever is in season that can be purchased at a farmer's market or the grocery store. ■

Note: If you have a favorite recipe, we would love to test it and put it in this column. Send your recipes or requests to jhickman@upenn.edu. Thank you!

Chicken and Potatoes with Feta, Lemon, and Dill

Adapted from the New York Times

Ingredients

- 3 tablespoons olive oil, divided
- 2 tablespoons lemon juice, divided (about ½ lemon)
- 1 garlic clove, minced
- ½ teaspoon dried oregano
- Salt and black pepper to taste
- 4-6 bone-in, skin-on chicken thighs, trimmed of excess skin and fat
- 4 small Yukon Gold potatoes, cut into ¾-inch pieces (or more, if you love potatoes)
- 2 ounces feta cheese, crumbled (about ½ cup)
- 2 tablespoons chopped fresh dill

Directions

In a gallon-size plastic bag (or medium bowl), mix together 2 tablespoons oil, 1 tablespoon lemon juice, garlic, oregano, and about ½ teaspoon each of salt and pepper. Add chicken and toss to coat. Let the chicken marinate for up to eight hours in the refrigerator. If using a bowl, make sure to cover it.

Heat the oven to 425°F. On a sheet pan, drizzle the diced potatoes with the remaining 1 tablespoon oil and sprinkle with salt and pepper. Toss well and move to one side of the pan. Pat the chicken thighs dry and place them, evenly spaced, on the other side of the pan.



Photos by Jane Hickman

Roast for 15 minutes, toss the potatoes, then return everything to the oven and roast until the chicken is cooked through, the skin is golden brown, and the potatoes are tender, about 15 to 25 minutes, depending on the size of the thighs. If the potatoes are not quite

tender, remove the chicken

thighs to a plate, and return the potatoes to the oven for another 5 to 10 minutes. Place the chicken and potatoes on a serving platter, and sprinkle with the remaining tablespoon of lemon juice. Scatter feta and dill over the potatoes and chicken, and serve hot.

Fresh Fruit Salad

Ingredients

Assorted fresh fruits, may include watermelon, pineapple, berries, and other seasonal fruits

Directions

Cut up watermelon, pineapple, strawberries, blueberries, and raspberries. Mix and serve chilled.



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