

Hopkinson House Owners' Association Council

Our congratulations and best wishes to the candidates elected to the 2018-2019 Hopkinson House Owners' Association Council! We thank them in advance for dedicating their time and effort to the government of our

historical and spectacular building.

Newly elected:

Sally Hilger
Howard Zakheim

Re-elected:

Edward Tomezsco
Gail Winkler

on the HOUSE

The Newsletter of
Hopkinson House • Summer 2018



What's Inside

Nelly Childress

Paul Coyne reports on the progress made for the HVAC project. HHOA's Council, the Engineering Committee, Anthony Kelly and Camco considered four out of the ten contacted companies worthy of interest. Council is considering selecting two of the four companies to submit a comprehensive proposal.

Read Concha Alborg's fascinating story of your neighbor who in 1971 cased the FBI offices in Media and stole all the files, mostly information about the blatant campaign of intimidation against civil rights leaders, anti-Vietnam war activists, and other dissenters.

Larry Meehan comments on the recent 2018 Municipal Primary Election. The voter turnout in the Third Division of the Fifth Ward, that includes Hopkinson House residents, was probably around 42 percent, whereas the official turnout in Philadelphia was only 17 percent and just 18 percent across the state. It also appears that 50 percent of registered Democrats voted, whereas only 29 percent of Republicans did.

Martha Cornog, a relatively new owner, talks about "another Stonorov legacy."

Terry Kowalski discovered the nearby secret gardens of Independence National Historical Park.

Ah, summer! Welcome to the great outdoors. Janet Burnham invites you to visit our zoo, the nation's oldest. It developed the first-in-the-world animal exploration trail called Zoo360.

Lynn Miller describes the dazzling new Middle East galleries, the result of a five million dollar renovation at the Pennsylvania Museum of Archeology and Anthropology. Displayed are some 1200 objects, more than half of which have never been on display before. Congratulations go to our neighbor and Newsletter Committee member Jane Hickman who participated in this monumental endeavor.

Jane Hickman, in spite of her heavy schedule, gives us two recipes: one for a delicious mixed berry cobbler, the other for a refreshing strawberry muddle. ■

Message from Council

Paul Coyne



Hopkinson House HVAC Replacement Project

In February of 2018, HHOA issued a "Request for Qualifications" (RFQ) to ten engineering and owner representatives of companies for the HVAC replacement project. These firms were selected

for their experience with high rise condominium buildings and/or on the recommendations from other similar city buildings' owners/managers.

The four companies selected to meet with HHOA Council, the HHOA Engineering Committee, Anthony Kelly and Camco are:

- Alderson Engineering, Inc.
- NorthStar Owner Representation
- Princeton Engineering Group LLC
- Urban Engineers

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Occasional Photo



Landscaping of front planters courtesy of the Landscape Committee, Lisa Swab and Dennis C. McGlade FASLA

on the HOUSE

Newsletter Committee

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

Message from Council

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The companies were evaluated based on the following criteria:

- ✦ Experience and number of projects similar to Hopkinson House's high rise condominium building
- ✦ Role on projects similar to Hopkinson House (distinguish engineering teams from owner representative firms)
- ✦ Ownership/organization of firms or proposed teams
- ✦ Contract structure — single or multiple source
- ✦ Ability to communicate at all levels (owners, Council)
- ✦ Technical capabilities and areas of specialization
- ✦ Openness to alternative ideas or methods
- ✦ Experience in the Philadelphia market
- ✦ Ratio of professional to non-professional staff
- ✦ Demonstrate clear understanding of Hopkinson House goals and objectives
- ✦ Team's key strength
- ✦ Project leader and primary contact

We intend to select two companies to submit a comprehensive proposal in order to prepare for a feasibility study and design of the selected system.

The HHOA Engineering Committee submitted its recommendations to Council. It also proposed to invite the two firms to tour the building in order to gain better understanding of its conditions and existing system.

Design Committee

The Design Committee is planning the renovation of the lower lobby. Under consideration, among others, are the glass doors leading into the lobby and to the garage. The committee recommended K Yoder design, architecture interior that was retained. ■

Art Museum Tour

If you're planning to see the Modern Times exhibit at the Philadelphia Museum of Art, note that Hopkinson House resident Kim Siegel is giving

private tours at 2:00 p.m. on Thursday, July 26th and Tuesday, August 7th. Simply show up in Lenfest Hall on the ground level of the

museum's West Entrance at the appointed time. Jim's tour is free after gaining admission. The exhibition runs through September 3rd.

Photographer Needed for *on the House*

If you are interested in photography and have some free time, the Hopkinson House Newsletter committee is looking for a "staff photographer" to work with

Janet Burnham and shoot photographs "on the house." Please contact Nelly Childress at nsmedchildze@comcast.net or Janet Burnham at janet627@me.com.

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.

Welcome Basket



Picture by Concha Alborg

Mindy Mellits with her Welcome Basket from the Society Hill Civic Association (SHCA). If you're a new owner who is new to Society Hill and you haven't gotten your SHCA Welcome Basket yet, contact Concha Alborg at calborg@comcast.net.

Getting to Know Our Neighbors

Bonnie Raines: From Political Activism to Peaceful Retirement

Concha Alborg

Despite her quiet, unassuming demeanor, it's impossible to write about Bonnie Raines without mentioning her renowned past as a political activist. In fact, it was Bonnie, pretending to be a college student, wearing a winter hat and big glasses, who cased the FBI offices in Media, Pennsylvania, in preparation for the break-in in March 1971. Together with her late husband, John Raines, and seven other concerned citizens, they broke into the FBI offices and stole all the files. As they suspected, most of the information there was about a blatant campaign of intimidation against civil rights leaders, anti-Vietnam war activists and other dissenters.

The information was sent to Senator McGovern and Representative Parren Mitchell and to *The New York Times*, the *Los Angeles Times* and the *Washington Post*, who were the first to publish the story. The Raineses were never found out, despite a late night visit by the FBI to their house in Germantown, where they lived at that time with their three small children.

In 2014, over forty years later and well after the statute of limitations had expired, Betty Medsger, the *Post* journalist who originally broke the news, published a book about the story, *The Burglary: The Discovery of J. Edgar Hoover's Secret FBI*. Medsger says that the actions of Bonnie and her husband are "one of the most powerful acts of resistance in the history of the country." Also in 2014 Johanna Hamilton released her documentary about the break-in, 1971, which is available in YouTube and Netflix for those of us who want to know more about this event.

Bonnie and her husband moved to Hopkinson House from Fitler Square last summer. Unexpectedly, John's health deteriorated quickly and he passed away in November 2017. Despite so much change in her life, Bonnie has made a good transition to apartment living. She loves everything about our community: the friendly neighbors and staff, the view of Washington Square from her balcony, the pool and other amenities. She likes being able to walk to the



Picture by Concha Alborg

Bonnie Raines

three Ritz movie theaters, although she actually drives a convertible!

In addition to her activist past, Bonnie is well known for being an advocate for children's education all her life. She holds a Masters in Education from Temple University and was the Executive Director of Educating Communities for Parenting. During her tenure, a program that became a national model of education was established. As a policy associate for Public Citizens for Children and Youth, Bonnie coordinated the Picasso Project, which brought arts education classes to 107 elementary,

middle and high schools in the most underserved areas of Philadelphia.

In her retirement, Bonnie is still politically engaged; she joined the March for Women and follows the gerrymandering situation in Pennsylvania. She enjoys having three of her four children as well as five of her seven grandchildren nearby. She belongs to Christ Church in Old City and several cultural groups. She would like to do some traveling, Ireland, hopefully, where she has never been. In the summer she looks forward to the yearly trip to the family cottage on Lake Michigan. ■

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In Memoriam

Nelly Childress

It was with great sadness that members of the committee of *on the House*, our Hopkinson House newsletter, learned of the loss of one of their best writers and photo contributors. David Roberts joined the Newsletter Committee following a few years as Council Liaison and staff photographer. He died on April 3rd, 2018. David Roberts was born on a farm in Australia. As a youth, he had to help with the maintenance of the farm before heading to school. He became a veterinarian microbiologist, moving to England in the early 1960s to earn a Ph.D. from London University, returning to Australia to earn a D.V.Sc. from Sydney University, then returning to England to work for

Borroughs Wellcome to develop drugs for farm animals. He immigrated to the United States in 1974 to continue that career, during which he found time to publish dozens of articles in scientific journals.

He was a superb writer and liked the art of photography. An aficionado of classical music, he also had a collection of books that occupied a sizable part of his residence.

His scientific approach to subjects such as climate change and diets cast doubt on accepted theories held by the scientific community and the press. As his editor, I accepted David's manuscripts with an open mind and hope that the readership at Hopkinson House

will also consider, if not accept, his views shared by some dissenting scientists.

His contributions to *on the House* were not only to that newsletter but to Hopkinson House itself. He served on Council from 2005 to 2006 and was president from 2007 to 2009. In a 2009 supplement to *on the House*, he wrote:

"Our Council typically is like the board of directors of a company, which hires managers to conduct the daily business of the company. Council members are not expected to be expert in the operation and management of the building. Instead they are responsible for seeing that a competent manager or management company is in place, and that the management is caring for and oper-



Picture by Simon Roberts

David Roberts on his 80th birthday, photographed by his son Simon.

ating the building according to the best interests of its owners. The Council decides how much money the owners must pay for the care and operation of the building, and how much the management may spend in doing its job, as set out in each year's budget."

David will be greatly missed. He is survived by his son Simon. ■







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An Afternoon with David Roberts

Terry Kowalski

I first met David Roberts about three years ago when I joined the Hopkinson House newsletter committee. At one of our meetings, David announced that he was writing an article on global warming and how we didn't have to worry about it. There was silence at the table, many of us never having met a "denier." At another point, shortly after the 2016 election, there was another newsletter meeting and many of us gathered, still dazed and incredulous at the result. But David walked in smiling and announced that he for one was thrilled with the outcome! I thought, "I have absolutely nothing in common with this man; I can't possibly hold a

conversation with him." But then his cat died, and we found we did have something in common.

David's cat Max died late in 2017, and when I saw his photograph in the pages of the newsletter, I offered David condolences and visits with my own 18-year-old tomcat, should he feel the need to pet one (cat owners would understand). David jumped at the chance, so I invited him by. He showed up promptly, knocking at the door, but as soon as he entered my living room, my cat took off.

Nonetheless, I offered David some sherry, which he gladly accepted, and we sat for hours that afternoon, discussing everything

except global warming and politics. We talked about sheep in Australia, sheep in Scotland, sheep fungus, Scotch whiskey, different types of sherry, his son, my children, different places we had lived, the meaning of "proxy," when to use less and fewer, why people say "utilize" instead of "use," remedial grammar, Continued Lawyer Education (CLE), when he was President of Council, what he thought of Council, and why I hadn't been elected to Council (his conclusion: I hadn't had my photograph taken by him, and I needed to always use my full given name, "Theresa.") He wanted my promise that I would run for Council again the next year, and

let him take my photograph. I was counting on the sherry to shade his long-term memory.

My cat never did warm up to David that day, but eventually we both heard the clock strike five, and David jumped up, remembering that he was off to meet friends for dinner at the usual neighborhood Italian haunt. I last heard from David the weekend after the first Council election notices went out; he wanted to discuss the word "proxy" again. But on that Monday, I heard that he was gone. So, I'll never have my photograph taken by David, but I will sign this column:

Farewell, Theresa. ■



AJ Wehner
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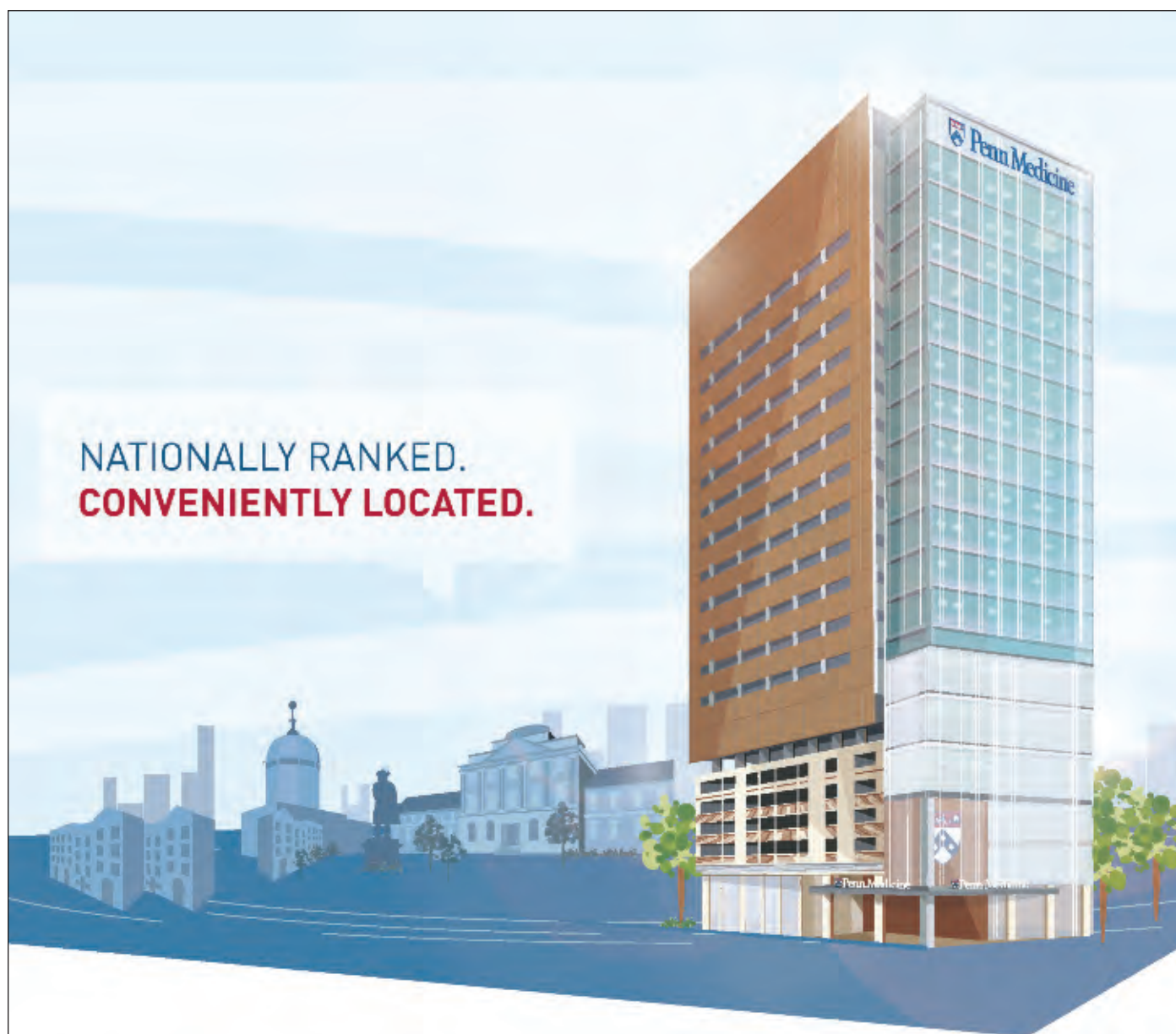
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Local, Municipal, and Statewide Primary Results

Larry Meehan

Voters went to the polls on May 15th to select party candidates for Governor and Lieutenant Governor, one of the two seats in the U.S. Senate, all seats in the U.S. House of Representatives and the Pennsylvania House, half of the seats in the Pennsylvania Senate, and party committee persons. While only registered Republicans and Democrats could vote for candidates in their respective parties, all registered voters were free to oppose or support three 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, and two new residences — Lyndon at the Curtis and 500 Walnut. The Street List for the division indicates that 67 percent are registered Democrat, 19 percent Republican, 12 percent Independent, and two percent Other.

There were 271 voters on Election Day, which constitutes 38 percent of the names on the 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 probably about 42 percent. Note that official turnout was only 17 percent in Philadelphia and just 18 percent across the state.

Key Primary Races

In our division, it appears that 50 percent of registered Democrats voted, whereas only 22 percent of Republicans did. That result is surprising because the most important contests for voters here would have been two Republican races — the one for U.S. Senate, and the race for Governor. Jim Barletta won the chance to challenge Bob Casey for U.S. Senate, and Scott Wagner will take on Governor Tom Wolf this fall. One notable difference in results statewide from the numbers in our division is that Laura Ellsworth did extremely well here against Scott Wagner.

The most interesting primary for Democrats in the division was for a rather inconsequential office — Lieutenant Governor. Braddock Mayor John Fetterman won statewide with 39 percent of the vote, even though he lost in Philadelphia to Mike Stack by a more than two-to-one margin. In our division, however, Fetterman won convincingly with 55 percent of the vote.

Other victors in the Democratic primary included Dwight Evans for U.S. Congress with 81 percent of the vote (91 percent in our division), and Mike O'Brien for Pennsylvania State Representative with 58 percent (74 percent in the division).

Ballot Questions

All voters had the option to vote on three ballot

questions relating to amendments to the City Charter. The first would require City Council to appropriate at least \$500,000 a year to run the Police Advisory Commission. The second question, which was quite misleading, asked voters if they wished to restore local control of schools, which has already happened. The real objective is to grant City Council the power to approve new members of the Board of Education who will be nominated by the administration. The third question called for providing sexual harassment training to all city employees.

Philadelphians usually look favorably upon ballot questions. True to form,



the three proposals were approved by large majorities both citywide and in our division.

Final Note

Many thanks for the efforts of Linda Ellsworth, Election Judge; Libby Kaiser, Majority Inspector; George Koch, Minority Inspector; Joanne Wallace, Clerk; and Joe Quinn, Machine Inspector, for working more than 14 hours on Election Day. ■

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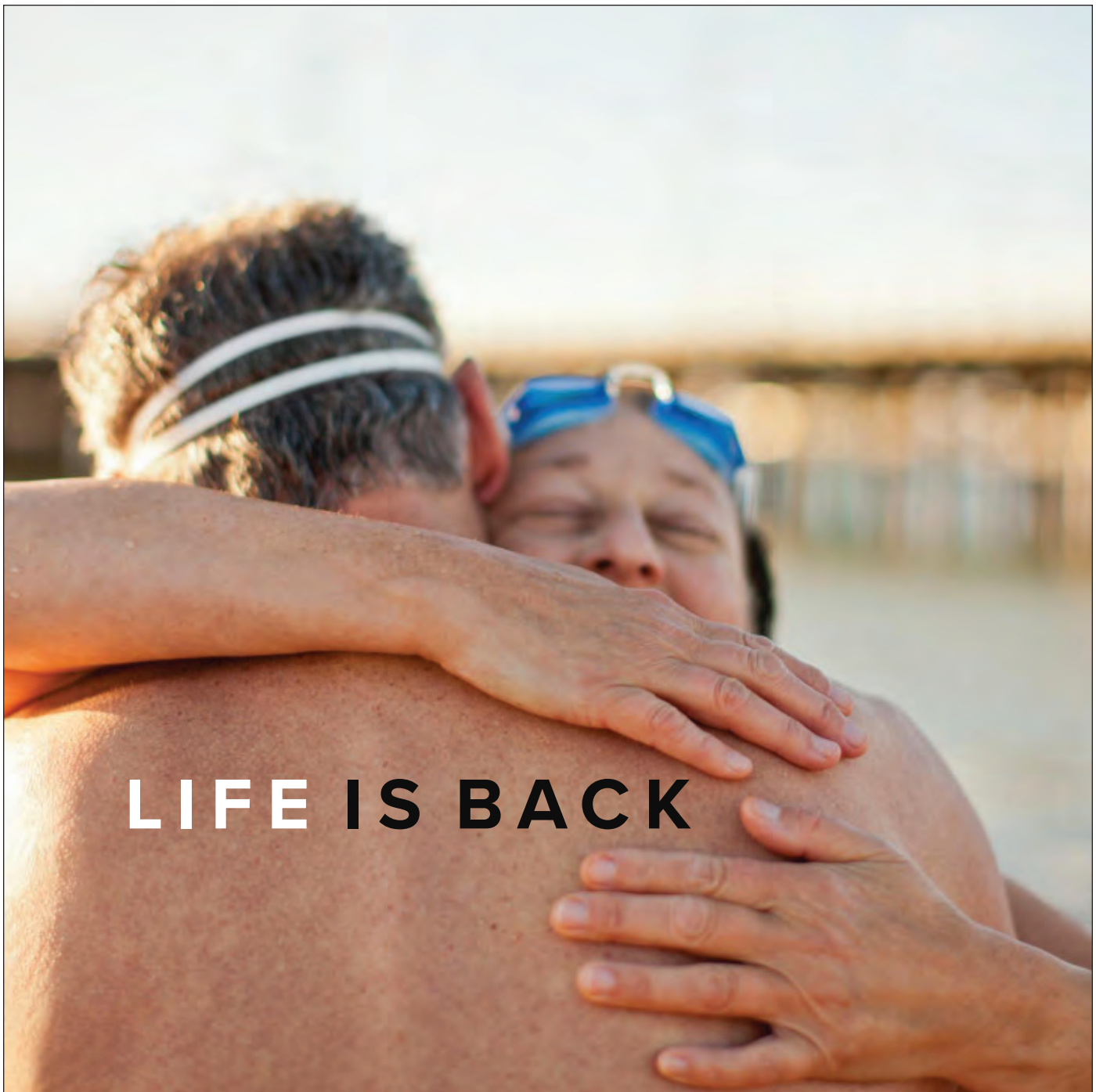
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Bearly Matters: Another Stonorov Legacy

Martha Cornog

The grand piano dominated the small room, but what riveted the 11-year-old me was the bear rug. And not far from its gaping mouth stood a huge ostrich foot, from which a scrawny leg extended upwards to at least the height of my eyes to hold a lamp of some sort. The zebra hide spread-eagled on the wall seemed rather pedestrian by comparison. I had never seen a room like that — it looked like a storybook illustration.

That's how I remember Oskar Stonorov's house, where the architect of Hopkinson House lived and worked and raised his family. His son Derek had been in my class at the Wayne Elementary School, which was why all of us kids got to see his family's farm on that mid-1950s class trip.

After moving into Hopkinson House last October and learning that Oskar Stonorov was the architect, I remembered the Stonorov farm. I got in touch with my former schoolmate, who is now living in Alaska, where he is — amazingly — a bear expert and has been watchable wildlife guide for a half century! What happened between that fifth-grade trip and today? Derek was happy to catch me up.

MC: What was it like growing up as Oskar Stonorov's son?

DS: I was there at the Hopkinson House groundbreaking, opening, and several times during the construction as my



Bear-watching with Derek Stonorov and a female brown bear July 2014, Alaska Peninsula.

father tried to show me how big buildings were constructed. Four of the men who were involved with Hopkinson House had profound influence on my life: Edmund Bacon, Jorio Vivarelli, Lucius Crowell, and of course my father. I certainly never reached their level in expertise but did learn

there was only one way to do things and that was perfectly.

MC: Did you ever try architecture as a career?

DS: I did build houses for a fifteen-year period. I received a National Endowment for the Arts grant to study log buildings in Europe for two months. I designed and built prefabricated structures,

plus I built furniture and received various awards. Art and design have always been important. I sort of did continue in architecture, also, but in a limited way by passing the torch. One of my sons is an architect in Vermont. He is married to Ed Bacon's granddaughter, Tolya. She is an architect continued on page 11



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Bearly Matters

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too, and she teaches architecture at Norwich University. Otto and Tolya jointly run Stonorov Workshop in Montpelier [stonorovworkshop.com].

MC: How did you get into studying bears in Alaska?

DS: Living in on a farm near Phoenixville, where my father raised Guernsey cows as a sideline, I became interested in animals at a very young age. My grandfather, uncles, and mother had hunted all over the world and had been to Alaska in the early 1930s. In fact, my mother shot that bear you saw as a rug. So I'd heard about Alaska and came up here two years after graduating from Radnor High School, working construction on and off. Then as an undergraduate at Goddard, I became interested in ethology, the science of animal behavior, and I needed an animal to study — and picked bears, brown bears. Later, I got a masters from Utah State in wildlife biology, continuing my brown bear research.

MC: Why bears?

DS: I was always fascinated with them, plus they lived in Alaska. When everyone else at Radnor was playing football, I was out in the woods. And no one else was studying bear behavior at that time. So in 1971 I moved to Alaska permanently with my wife, Molly, and continued to watch and do research on brown bear behavior and communication. I've been at it ever since, on and off for about 50 years. For the last 25, I've been owner of a bear viewing company, Alaska Bear Quest. My academic hero throughout all this was Niko Tinbergen, who won a Nobel Prize for his work — on ethology — in 1973. I also taught for many years as an adjunct at the University of Alaska, always a course on brown bear biology and conservation.

MC: What's been the main goal of your work? Your message?

DS: I have always worked on conserving brown bears, and documenting their

importance as individuals. I'm a big Jane Goodall fan, and — curiously — I started doing bears long before she started publishing about chimps. I believe "sound science" is the correct way to understand animals, that is, collecting a great deal of detailed information, analyzing it using a statistically valid approach, and then publishing in peer reviewed journals. Anecdotal information is fine, but that's all it is, anecdotal information.

Most of what is written about brown/grizzly bears — they are the same species, *Ursus arctos* — simply isn't true. Their supposed blood-thirsty ferocity is a result of misunderstanding bear behavior plus hype from the hunting industry.

I do not believe in "sport" killing of animals and feel trophy-hunting is a remnant of the past, but bear hunting is still big business here. On a happier note, people are now spending more money to view wildlife than to shoot it. The National

Audubon Society [www.audubon.org] and its Alaska chapter, Audubon Alaska [ak.audubon.org], are two groups worthy of supporting as they are both committed to conserving brown bears in North America.

The residents of Hopkinson House are living in a beautiful place in a wonderful city. However, they should always remember the resources that support their lifestyles are coming from parts of the country that suffer from resource extraction and environmental degradation. Resource states like Alaska bear the brunt of the environmental damage caused by the country's insatiable need for oil, timber, gas, etc. When urban dwellers use something, they are taking it from an area where something else lives. About 98 percent of the brown bears still alive in the U.S. now live in Alaska. As the urban interface grows, "umbrella species" like bears suffer. If we protect the habitat needed for sustainable bear populations, we also safeguard other wild animals in the area.

Want to see nature through Derek's eyes? Check these out:

Way of the Bear in Alaska (video)

www.bullfrogfilms.com/catalog/way.html

Living in Harmony with Bears (pamphlet)

www.nps.gov/glba/learn/nature/upload/Harmony-20With-20Bears.pdf

Dominion of Bears by Sherry Simpson, University Press of Kansas, 2013. (book)
Simpson observed Alaskan brown bears with Derek Stonorov as guide, and refers to his work throughout the book.

Bear: Spy in the Woods (video) www.netflix.com/title/80035874

A Life with Bears (Grant Sonnex interviews Derek Stonorov; audio)

www.bbc.co.uk/radio4/science/lifewithbears.html

Earthflight (video)

www.amazon.com/Earthflight-Complete-David-Tennant/dp/B00GSDSQDQ

MC: What's life like for you in recent years?

DS: My life hasn't changed much since reaching my 70s. I can't ski as fast as I used to, but I will be working on a film project for the BBC this summer. This makes three for them, including *Spy in the Woods* and *Earthflight*, both on PBS but shown worldwide. And I'm working on a book about my life with bears. ■

Nearby Secret Gardens of Independence Park

Terry Kowalski

Independence National Historical Park covers 55 acres and is right outside the front door of Hopkinson House. During much of the year, long lines of visitors can be seen in front of Independence Hall and the Liberty Bell. But there is a lot more to see in this national park if you just know where to look. If you're looking for a gorgeous, quiet hidden spot on a summer day, there are a number of lovely small parks within a few blocks' walk. So, grab a book or your earbuds and some music, and set out to find the following hidden gems.

The Magnolia Garden

The entrance to the Magnolia Garden is on Locust Street between 5th and 6th Streets. It's a quiet block; there are rarely people sitting in this little park despite its fountain, inviting benches, and stately magnolia trees. Thirteen different varieties of magnolias blossom here, representing the thirteen

original colonies. George Washington liked the Magnolia tree for "its large white blossoms and its shiny green leaves," planting them at Monticello and the White House. For the best view of its beautiful blossoms, you should visit here in the spring, but even in the winter the dark green leaves and silvery bark create a striking display.

The Rose Garden

The Rose Garden is directly north of the Magnolia garden, running between Locust and Walnut Streets, and between 4th and 5th Streets. It's a quiet, peaceful passageway between busy streets, a spot for contemplation. The roses in this garden don't bloom until June, and unlike more modern varieties, only bloom once a year, so peak time should be soon. There are 96 - varieties of antique roses in the garden on about 250 plants, commemorating the signers of the Declaration of Independence.



Pictures by Terry Kowalski

The 18th Century Garden is a popular spot for weddings.

The 18th Century Garden

The design of the 18th Century Garden on Walnut Street between 3rd and 4th Streets evokes the garden designs that were popular in the early 1700s with its lovely gazebo, linear paths and geometric patterns. The garden showcases plants that were typical in Philadelphia in the 18th century, and many were chosen to retain some colour in the garden throughout the year. Therefore, this garden is a common spot to see

weddings being performed or photographed!

There are a few other gardens around Independence Park attached to historical private homes such as the Bishop White House and the Powell House. They're all close together and make for a pleasant summer afternoon's wanderings. When you're finished, you can always stop in that same area for a light lunch or a tempting selection of afternoon sweets at the neighborhood favorite, Freida's Café on Walnut Street. ■



Thirteen different varieties of Magnolia can be found in the Magnolia Garden on Locust between 5th and 6th Streets.

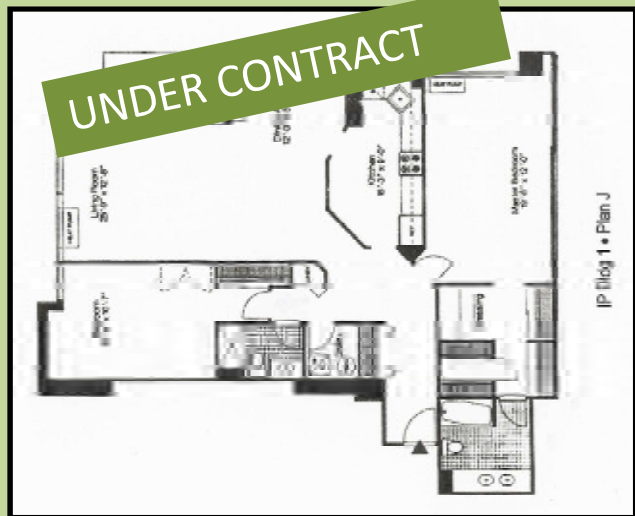


The Rose Garden, between Locust, Walnut, 4th and 5th Streets, is a spot for quiet contemplation and will bloom in June.



Pictures by Terry Kowalski

OUR SPRING ACTIVITY EAST OF BROAD STREET



Society Hill Towers
2 bedroom 2 bath river view

Independence Place
2 bedroom 2 bath corner

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10C North one bedroom @ Society Hill Towers
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2102 II a three bedroom @ Independence Place

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