

What's Inside

Nelly Childress

Do not miss the Message From Council nor the article by **Theresa Kowalski** updating the information on the HVAC Project.

We are sad that, after over forty years at Hopkinson House, Cathy Kavalkovich is retiring. She will surely be missed by all, says **Erica Alles**, Hopkinson House General Manager. Erica also reported that the gifts collected for the Salvation Army were a success. Thank you to all who contributed.

On October 21 residents celebrated more than a half-century of elegant living at Hopkinson House. Live music, refreshment and merriment welcomed nearly a hundred party-goers in the Solarium, says **Susan Tomita**.

Holidays' events at Hopkinson House included the **Menorah and Christmas Tree Lightings** and a holiday party. All were beautiful events held in the south Lobby and in the Solarium with light refreshments and music provided by resident Murray Savar with the Agnes Irwin School's Bel Cantos choir.

Concha Alborg interviewed resident Diane Walsh who moved to Philadelphia ten years ago from Los Angeles for an academic position at the University of the Arts. She left at the end of this school year to return to California and live close to her sister. Her Hopkinson House friends will miss her.

Lynn Miller reports and comments on the fascinating presentation by Paul Steinke, Executive Director of the Preservation Alliance of Greater Philadelphia (PAGP). We learned that although a large number of Philadelphia structures have been added to the National Registry of Historic Places, that designation doesn't actually protect them.

Martha Cornog's interest in activist kids gives the example of Hopkinson House resident Rosina Coltellaro who, while cleaning trash on a vacant lot, attracted spontaneous assistance from a half-dozen neighborhood kids.

"Three Trips to India" by **Joseph Quinn** can be described as he says "a sensory overload, whereby the senses are stimulated by a dizzying kaleidoscope of colors, sounds and smells, not all of which may be pleasant to the delicate sensibilities of Westerners. Yes, it can be disorienting, but also intoxicating."

Martha Cornog and **Lynn Miller** invite you to join the Washington Square Citizens' League, the nonprofit, nonpartisan organization centered in Hopkinson House that runs a broad menu of events — book, film, theater discussions, and more.

Jane Hickman gives us Napoleon's chef's recipe for "Chicken Marengo." The original Austrian recipe included crayfish and fried eggs but was manipulated into a true dish of Provence. ■

on the HOUSE

The Newsletter of
Hopkinson House • Winter 2019



Message from Council

Paul Coyne



Upon recommendation of the Engineering Committee (see article by Theresa Kowalski entitled: "Update on the HVAC Project" in this issue) — HHOA Council hired Urban Engineering for our pending HVAC project.

The project schedule will be in four stages over the course of twenty weeks as soon as the contract is signed, thus giving HHOA Council the possibility to consider the available options for the system's replacement as well as to

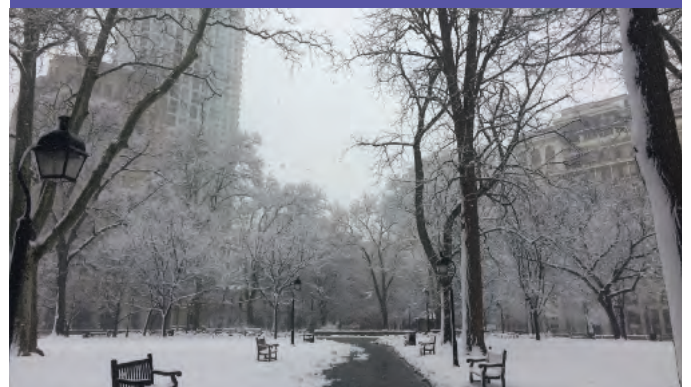
estimate/appraise the anticipated cost of this project. The engineering firm will:

- 1 Meet with the building engineer and with the engineering committee;
- 2 Do a site inspection of the existing mechanical and electrical systems;
- 3 Do an analysis of phases one and two;
- 4 Present their recommendations to HHOA Council; and
- 5 Conduct town-hall meetings in phases two and four.

Urban Engineering's report will also include:

- 1 Summary of system replacement options;
- 2 Identification of the immediate needs to repair and/or to replace;
- 3 Identification of issues that may impact system functionality; and
- 4 Architecture required to conceal each system. ■

Occasional Photo by Joseph Quinn



on the HOUSE

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Message from Management

Erica Alles



Photo by Janet Burnham

Happy New Year! I hope this beautiful winter season is treating you well.

As you're aware, Cathy Kavalkovich is leaving us to retire after almost 40 years at Hopkinson House! Working with Cathy over the years and most recently as the building General Manager, I've had the pleasure of feeling like I'm work-

ing with a family member. Cathy is truly caring, and has been dedicated to her role as our Office Manager. Residents knew that a visit to the office would both accomplish the Hopkinson House business they sought to complete and would also allow for nice conversation with Cathy. Other members of the staff, some of whom have been here for decades, have practically "grown up" with Cathy, and she will be surely missed.

Our holiday gift collection for Salvation Army was a success, with many toys collected. Thank you to all who contributed. The menorah lighting was a beautiful event with record attendance. And, the tree lighting and holiday party were very nice.

The new year is the time to complete our annual Census form. If you have not already received it, you will soon. Please complete and return the Census to the office, or to stephaniehhoa@outlook.com. The information is kept on file and is not shared outside of Hopkinson House. Email addresses are especially important as we use email to send news and information to residents.

We have some new residents, perhaps even next door to you. Welcome new neighbors! Remember to check bulletin boards for news and events, and update your email address with the management office so you'll receive important updates from management. ■

Welcome, Joe Quinn

We are glad to introduce our readers to Joe Quinn, the new member of the Hopkinson House Newsletter

Committee. He enjoys writing and travels extensively. We are looking forward to his contributions.

— Nelly Childress, Editor

Residents Corner

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

Staff Member Spotlight



Photo by Janet Burnham

Our Doorman Cliff wore a pink tie or vest every single day of the month during October in honor of breast cancer awareness month. Thank you, Cliff!

To Cathy!

Cathy Kavalkovich is retiring at the end of January after almost forty years' employment at Hopkinson House. We reprint and heartily endorse our tribute to her at the time of her twenty-fifth anniversary with us. See the Message from Management for an additional salute to Cathy.

In the summer 2005 issue of *on the House* Enny Cramer and Irma S. Lustig wrote under the column NEWS Around the House: "Congratulations to Cathy Kavalkovich, who in mid-May was feted at a merry luncheon of management and staff for her twenty-five years as Secretary and Administrative Assistant at Hopkinson House.

"Reluctant as she is to talk about herself, Cathy's memory is long and vivid, and by persistent questioning we elicited both her history and her musing on it. In May 1979, Cathy was employed by the developer Joe Moss Realty, which was converting Society Hill Towers from rental apartments to condominiums (an effort at a cooperative had failed.) In addition to the customary secretarial responsibilities, Cathy coordinated the purchase of new appliances and ceiling fixtures and the introduction of a security system. In May 1980, when the transformation to condo was completed, Moss invited Cathy to join him in a similar conversion

of Hopkinson House. When that mission was accomplished, Moss offered her the same job at another location, with an increase in salary.

"She declined to leave Hopkinson House, 'because I like it here,' she says. She became the secretary to Ed Fioretti, the manager engaged for Hopkinson House by the Camco Management Company.

"If you have watched Cathy you know that she is a master of 'multi-tasking': swift, sure, unerring. In the early years she did it all: kept the records of owners, rentals, and commercial leases; posted all Association checks, including condo fees; typed and laid out the newsletter, prepared the materials for the annual election and budget meetings, and took the minutes. Her basic work was secretary to the general manager and Council.

"I do whatever I am asked to do' she says.

"On the third anniversary of Cathy's employment, the newsletter, in an article



Photo by Bari Shor

Cathy Kavalkovich

devoted to her, observed, 'Cathy is always there, uncomplaining, reliable and extremely accurate. Hopkinson House is very fortunate to have Cathy as secretary.' The judgment holds.

"Cathy loves to cook, and at one time catered employee parties. For a long time Cathy's leisure was devoted to her grandchildren; 'now my favorite thing is to go home and relax.'

"But I spend more time at Hopkinson House than I do at home,' Cathy concluded. 'This is my home, I enjoy my job. I like the people. They are very nice.'"

Cathy, we'll miss you! ■



Thank You From HHOA Staff

On behalf of the staff we thank the owners and residents who generously contributed to the Employee Holiday Fund. And we specially value the notes/cards of appreciation. Best Wishes for 2019!

Cathy Kavalkovich, Stephanie McCool.

*May 2019 Unleash on Our Planet
"Entente" Not Discord Nor Hate*

For Those Interested In European Politic

H. James Burgwyn, Professor Emeritus of History at West Chester University and Hopkinson House resident, published "Mussolini and the Salò Republic, 1943-45 The Failure of a Puppet Regime," Palgrave Macmillan, 2018. A long-overdue, in-depth study of the Italian Social Republic, a makeshift government that was a

last-ditch effort to ensure survival of Fascism, ending with the murder of Mussolini by Partisans in 1945 [at the end of WWII in Europe]... [It is] an essential bookend to the life of Mussolini, with new insights into the man who duped the Italian people and provoked a war that ended in catastrophic defeat.

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Update On The HVAC Project

Theresa Kowalski

The project to replace the Hopkinson House heating, ventilation and air conditioning (HVAC) system is going to be one of the largest and most costly undertakings by this building. Last year, the newsletter published a summary of a town hall meeting devoted to the subject in October 2017. The following is an update on what has happened with this project since that time.

History

The current HVAC system is more than 50 years old and has been obsolete for more than ten years. Planning for replacement has been underway, and an Engineering Committee was established by HHOA more than a year ago to provide expert consultation and recommendations in this area. The members of that committee are: Bruce Chamberlin, architect with design and project management experience; Vijay Kapur, engineer; Howard Zacheim, engineer; Joe Solamo, architect and project manager; Robert Parsky, architect and planner; and Jim Campbell, architect.

Last year, five different options were being considered:

- 1 replacement in kind of the current two pipe fan coil system;
- 2 four pipe fan coil;
- 3 water source heat pump;
- 4 variable refrigerant flow (VRF) heat pump; and
- 5 packaged terminal air conditioner (PTAC) heat pump.

The original engineering firm working on this project was planning to design and install a mockup of the PTAC system in an empty unit and to provide a cost estimate of one of the alternative systems, the water source heat pump.

2018 Progress

At the beginning of 2018, the engineering committee recommended issuing a Request for Qualification (RFQ) to a number of engineering companies to determine their ability to complete an evaluation of the existing HVAC system, provide recommendations for a viable replacement system, and their experience with projects similar to Hopkinson House.

The selected firms were required to include architectural and cost estimates and specialist consultants as part of the engineering team. Of the nine companies that responded, two were chosen and a Request for Proposal (RFP) was issued. The RFP included a comprehensive scope, which included evaluating the building and its ability to easily accommodate different HVAC systems, the architectural and acoustical impact, and to develop cost estimates for the different systems along with pros and cons for each. Cost and discomfort for existing owners were to be two of the top priorities. At this point, a third engineering company was added to respond to the RFP in order to meet a requirement for three bids on a capital project of this size.

The three engineering companies were given detailed tours of the Hopkinson House building, especially the areas housing the existing HVAC system components. Proposals were submitted, then discussed and evaluated by the Engineering Committee and the Council. After a

further round of questions and negotiations, Urban Engineers was chosen as the frontrunner. They submitted a bid to undertake the project with a timeline of about 20 weeks for completion upon beginning work. Work began on this in January 2019.

Next Steps

At the end of that project, about five to six months after they start, a decision will be made after discussion and evaluation as to the type of HVAC system that will replace the current two pipe system in Hopkinson House. Also, having a more firm cost estimate will allow the Council to decide how the project will be financed. It is anticipated that a mock-up of the selected system will be constructed.

If the work proceeds as expected in 2019, and a system is chosen, another RFP will be issued for an architectural engineering firm to design the system. After the step of designing the system, another RFP will be issued for the engineering firm which will install it. It is now expected that installation will happen, in about 2021. ■

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National Competition Honors on the House

For the second year in a row, Hopkinson House Owners' Association's *on the House* brought home honors, placing third in the annual National Neighborhood Newsletter Competition sponsored by Neighborhoods, USA. You can read more about the organization and its competitions at www.nusa.org.





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Getting to Know Our Neighbors

Diane Walsh: From the West Coast to the East and Back Again

Concha Alborg

In 1998 Diane Walsh moved to Philadelphia for an academic position at the University of the Arts. She came from Los Angeles, where she had been Director of Programming for the Family Channel and also worked as Director of Film and Television development for Gross-Weston Productions. Her interest in film and television developed when she took an acting course at California State University, where she was studying business and math, thinking that she would become a high-school math teacher.

Diane was an Associate Professor at the University of the Arts and the Director of the Writing for Film and Television Program in the new School of Film. Her dramatic career from producer to professor and the location change from

the West Coast to the East came about when she decided to interview for the position in Philadelphia, where she had never been. After a whirlwind twenty-four hour stay in the city, she had two weeks to accept the offer and she has never looked back. Compared to Los Angeles, she could get her arms around our city, walk everywhere and become an integral part of Philadelphia's film community. Diane has enjoyed living at Hopkinson House for the last ten years.

In 2010 Diane was the recipient of the nationally-recognized Lindbach Distinguished Teaching Award for Excellence. When she is not teaching, Diane works with the Greater Film Office and conducts screenwriting and character workshops. She is often a panelist and

moderator at University of Film and Video Association national conferences. Diane is also a professional script consultant serving clients on both coasts.

When I asked Diane what she is most proud of among her many accomplishments, she stated that she was nominated for an Emmy as a producer of *A Place for Annie*, a Hallmark Hall of Fame presentation starring Sissy Spacek. She loved this true story because it said something about the human condition. Diane is also very proud of the success of the graduates of the program she directed at the University of the Arts. At the community level, Diane stands out as a founding member of the Philadelphia Women in Film and Television chapter.

Diane retired from the University of the Arts at

the end of the school year and she plans or has already gone back to California to live close to her sister instead of visiting her twice a year. She won't miss the snow, but she will always look back fondly on the years she lived in Philadelphia with its active arts scene and its politically engaged and diverse community. In some ways, with her return to family on the West Coast, Diane's life will make a full circle.

Despite her retirement, Diane still has plans to set up a semester program for the University in Los Angeles. She would also like to start having TV writers as visiting artists for a year at the University. And hopefully, she will come back to visit her friends here in Philadelphia and at Hopkinson House! ■

Misery Loves Company, Enjoyment Loves Company

Martha Cornog and Lynn Miller

Fake news, sexual harassment, social media, climate change, the roiling political climate — maybe the world is coming to an end again. Want to share your viewpoint in a reasoned exchange?

Or maybe you love parsing out the plot details of a compelling new book, or sounding off about plays

you've seen recently, or critiquing and comparing movies that move you.

Everyone eats sooner or later, so you might enjoy plain or fancy cooking with convivialists at restaurants and Hopkinson potlucks.

Only \$10 annual membership gets you into the Washington Square Citizens' League (WSCL),

the nonprofit, nonpartisan organization centered in Hopkinson House that runs this broad menu of events. Book and film discussions happen on Sunday afternoons; theater discussions on Tuesday evenings; hot topic discussions on Monday afternoons. WSCL also plans speaker and discussion events in the evening and

handles voter registration. Talk-events and potlucks are held in the Solarium, so no need for coat or umbrella or fancy feathers.

For the latest schedule:

To join or get additional information, contact Susan Tomita, Apt 2602-04, Susan.tomita@gmail.com. ■



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Saving Philadelphia's History in a Building Boom

Lynn Miller

Did you know that, apart from New York, Philadelphia has more pre-1945 buildings than any other city in the United States? That's something that may not surprise readers of *on the House* since such buildings surround us. Even our own Hopkinson House, built in 1963, is designated as historic. But we're one of only about 2.2 percent of buildings in the city that have been given that designation, compared to at least twice that number in other big cities in the nation. I'll turn to how that matters in a moment. The disparity may partly be accounted for by the sheer number of edifices in this city that should qualify, making Philadelphians take for granted what is familiar in their daily lives. It's also because the city's Historical Commission has long been so squeezed from lack of adequate funding that its very small staff could not keep up with approving the many candidates for historical designation. That situation has started to improve since Mayor Kenney added funding for two additional members to serve on that commission, bringing to seven the number of its personnel.

This was the starting point for a fascinating presentation by Paul Steinke, Executive Director of the Preservation Alliance of Greater Philadelphia (PAGP), to a large and attentive audience in the solarium last November, a program sponsored by our Washington Square Citizens'



Philadelphia's Metropolitan Opera House

League. We learned that, although a large number of Philadelphia structures have been added to the National Register of Historic Places, that designation doesn't actually protect them. Only when the city's Historical Commission takes action, placing buildings on the Philadelphia Register, are property owners prohibited from altering the exterior of their buildings without Commission approval (interiors can be, and often are, modified). Nor is the Commission restricted to approving only individual buildings; a number of historic districts have been created to provide protections to whole neighborhoods around the city (we are within that for Society Hill). Nineteen such districts are now protected within the city, with three more under consideration.

Some of the best preservation news for Philadelphia recently has been the restoration of two landmark buildings on North Broad Street: the Divine Lorraine and the Metropolitan Opera House. The Lorraine was built in the 1890s as a luxury apartment house,

but soon became a hotel. Father Divine added his name to the building when he acquired it in 1948. For the next fifty years it served as his Peace Mission Movement's headquarters. After closing in 1998, the building deteriorated while developers tried and failed to revive it. Then in 2012, Eric Blumenfeld took ownership and eventually began renovations to create 101 rental apartments. Last spring, the restored Lorraine was reopened, with apartment rentals already underway and restaurants on the ground floor promised soon.

A couple of blocks north of Divine Lorraine, the Met fills another whole block on the west side of Broad. Built by Oscar Hammerstein in 1908, it didn't last long in its competition with the Academy of Music to present grand opera. For most of the 20th century, it served to house religious organizations while its gilded ornamentation deteriorated. It became a Broad Street eyesore when even its façade seemed to be falling into ruin. But several years ago, Eric Blumenfeld partnered with Live Nation and the Holy Ghost Headquarters Church to begin a

\$56 million restoration while turning the building into a venue for pop concerts. With 3,400 seats and an enormous proscenium stage, it's intended to be a mid-size music showplace, complete with 25 bars. The legendary Met's grand opening on December 3, 2018, featured the also-legendary Bob Dylan. Its programmers anticipate booking around 125 shows a year.

The spectacular rebirth of these two landmarks should give a giant boost to the revitalization of North Broad from City Hall to Temple University and beyond. They are only among the most dramatic indications of how the urban core of Philadelphia is being reborn after half a century and more of decline. Yet rebirth has brought new threats, especially to buildings such as architecturally significant churches that no longer house viable congregations. Several have fallen to developers' wrecking balls in the last few years.

Just beyond our own front door, the threats to Jewelers Row and the Dilworth House still hang in the balance. (Avid readers of *on the House* may remember more than one article in recent years by your reporter on the threats to these places.) Even though Jewelers Row is the oldest such intact cluster of jewelry-makers in the U.S., it had not been protected when Toll Brothers announced their intention in 2016 to build

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Jody & Johanna

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Activist Kids: Small Feet, Big Footprint

Martha Cornog

Teens deserve a voice in government, so why won't most politicians listen?" wrote 17-year-old Josh Portney for the *Philadelphia Inquirer*. "We represent the future... an increasingly large segment of the electorate that will soon be ready to vote. [But politicians] don't hear the thousands of student activists... [who are] inspiring true reform for our country."

Our revolutionary city of Philadelphia is loaded with young activists. Aniyah Ayres, age 12, co-founded Aniyah's mission, which empowers youth to give back service to their communities. She held a die-in to protest violence against unarmed black men, organizes a day for peace for kids, and collects and donates school supplies and coats for homeless children.



Die-in organized by 12-year-old Aniyah Ayres

At Kensington High School this past spring, the juniors decided to give their school a library. Kensington High, like most Philadelphia schools, had long ago lost its library to budget cuts. In Pennsylvania, you see, the prisons are required to have a library, while the schools aren't. But the Kensington kids wanted a real library for their senior

year — and to leave it as a parting gift to the younger students. And they're actually succeeding! The class rehabilitated a vacant room over the summer and has been welcoming an avalanche of donated equipment and books.

At other Philly schools, three high school students collaborated to create a "First Year Teacher Handbook" that's being distributed by the School District. Khalid Abogourin, Horace Ryans III, and Alfredo Praticò advise new teachers to "learn your students" by making an effort to understand them, notice the unmotivated kids and "love [them] the most," infuse energy and fun analogies into lessons, and offer extra support where needed.

In Wallingford to the south of us, 17-year old Abigail McElroy convinced her school board to remove medically inaccurate components from the high school's sex education curriculum. In neighboring New Jersey, 12-year-old Marley Dias ran a campaign to collect and donate 1,000 books that feature African American girls as main characters. All her school library had offered her, she said, were books about "white boys and their dogs." Enjoyable for many kids, but not featuring main characters everyone identifies with.

This past October, I emceed a group discussion about kid activism as one of Hopkinson House's Washington Square

Citizens' League discussion groups. Of the dozen of us around the table, none had volunteered or pushed for change ourselves as kids or teens. "I had no expectation to be heard," admitted Curt Johnson. "I [was] programmed to give up." Any of us who had once been Boy Scouts or Girl Scouts reported that of badges that could be earned at that time, none related to volunteerism or the public good. Ann Artz remembered back when movie theaters were collecting canned goods for charity and gave free admission in exchange. "Mothers explained why," she told me later, "but at the time, FREE was all we could remember," not the purpose or the intended recipients.

Yet long before headlines about young activist youth, some of us observed youngsters who acted with intent. In her 20s, Rosina Coltellarò was cleaning trash off a vacant lot, which attracted spontaneous assistance from a half-dozen neighborhood kids. Their parents lent a hand by bringing lunch for all, and later the volunteers planted tulip bulbs supplied by the city.

Kid activism has a long history, which we hadn't thought about before. Child workers went on strike in the 19th and early 20th centuries to protest exploitation and working conditions to die from. (Many did.) During the 1950s-1960s, African American youth protested segregation and poor school facilities. The 1980s saw

the Children's Campaign for Nuclear Disarmament, which flooded the White House with letters from youngsters around the globe. "They're frustrated with the adult world," said a 1980s Georgetown teacher whose students ran their own disarmament letter campaign and earlier had joined a Save-the-Whales demonstration.

Today, it's not just newspapers that report kids' efforts for charity and change, but also loads of new books about youth gaining a say in civic betterment. Some have been penned by adults — like Chelsea Clinton's *Start Now! You Can Make a Difference* — and some by kids themselves — including the multi-accomplished Marley Dias. Ten-year-old Aslan Tudor, raised Lipan Apache, co-wrote *Young Water Protectors* (Eaglespeaker Publishing, 2018). This book for children describes the Standing Rock camp that was protesting the Dakota Access Pipeline project.

Kid activism has not just a compelling past but a promising future. Alfredo Praticò, teen coauthor of that handbook for Philadelphia teachers, is now sitting



Alfredo Praticò

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Hopkinson House's 2018 Homecoming

Susan Tomita

On October 12, residents celebrated more than a half-century of elegant living at Hopkinson House. Live music, refreshments, and merriment welcomed nearly a hundred party-goers in the solarium. The bi-level room accommodated the "Hopkinson House Homecoming" neatly.

Strollers in the lower solarium paused before "The Way We Were" pictorial boards created in 2008 for the building's 45th Anniversary. Abstracts from earlier articles on Hopkinson House were on hand. Longtime residents eagerly answered questions about what one architect described as his "favorite underappre-

ciated or misunderstood building in Philadelphia."*

"A new way of life has been created for you. Hopkinson House is its name; serenity and graciousness its theme."

This quote from a 1960s promotional brochure still holds today. The Hopkinson House Special Events Committee hosted the gala event for all residents and their families.

*See Hahn, Ashley. *Building Stories: Hopkinson House*. PlanPhilly, May 17, 2016. Hahn wrote up Rich Villa's commentary on "one of the overlooked works of the [modernist] era." www.planphilly.com/aBlog/19428



Menorah Lighting and Hanukkah Festivities



Agnes Irwin Bel Cantos Choir



Tree Lighting and Caroling

