NPS Form 10-900 OMB No. 1024-0018 735

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280
AUG 28 2015
Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Friends Housing Cooperative
Other names/site number: N/A Name of related multiple property listing: N/A

2. Location

Street & number: Block bounded by 8th, Franklin, Brown Streets and Fairmount Avenue
City or town: Philadelphia State: PA County: Philadelphia
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:
___**national** X **statewide** ___**local** Applicable National Register Criteria: X**A** _**B** X**C** _**D**

Andrea X MacDonald 9/30/2015

Signature of certifying official/Title: **Date**

Pennsylvania Historical & Museum Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official/Title: **Date**

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
✓ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain) ___

for Edson Beall 10-13-15

Signature of the Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	
Public – Federal	

Category of Property (Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property (Do not include previously listed resources in the count)

Contributing	Noncontributing	
18	__	buildings
1	__	sites
__	__	structures
__	__	objects
19	0	Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions (Enter categories from instructions.)
DOMESTIC/ Single Dwellings
DOMESTIC/ Multiple Dwellings

Current Functions (Enter categories from instructions.)
DOMESTIC/ Multiple Dwellings
SOCIAL/Civic

7. Description

Architectural Classification (Enter categories from instructions.)

MID-19TH CENTURY/ Greek Revival
LATE VICTORIAN/ Italianate
LATE VICTORIAN/ Second Empire

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

WALLS:	Brick, marble, stucco
ROOF:	Slate, Asphalt Shingle, Copper, Membrane
OTHER:	Wood Bay Windows, Wood Windows, Steel Windows, Marble Door Surround, Wrought Iron Railing, Wood Cornice

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The name Friends Housing Cooperative (FHC) refers to the Philadelphia city block bounded by Eighth Street to the west, Franklin Street to the east, Brown Street to the north and Fairmount Avenue to the south. The FHC was created through redevelopment of typical (and in this case dilapidated) 19th century brick city rowhouses, undertaken between 1952 and 1958, to create modern apartments. The project was designed by architect Oscar Stonorov. The FHC "campus" includes sixteen duplexes and two freestanding mid-19th century multi-tenant townhouses, containing eighty-four apartment units, surrounding a central courtyard and landscaped grounds (Figure 3). The two single freestanding buildings are the remaining halves of a previous duplex configuration. At the corner of Eighth Street and Fairmount Avenue, two former townhouses (701 and 703) are now internally connected through one doorway. The townhouse at the corner (701) houses community services offices and meeting rooms of the Friends Neighborhood Guild (Figures 7, 8), which includes a rear wing with a social hall. The first floor of the adjoining townhouse (703) serves as an office for the FHC with apartments above. Although there is now an internal doorway between the hallways of the first floor offices, the buildings are still considered to be two independent buildings. All buildings within the boundary are contributing resources. Also counted as a contributing resource are the landscaped grounds of the FHC, which were designed intentionally as part of the 20th century project and intended to support the "cooperative" nature of the redevelopment. This site includes a shared central courtyard and open space at three corners of the block. The three-story buildings follow a common Philadelphia townhouse duplex format with primary facades aligned along the street, separated by side pedestrian alleyways providing daylight and access to service areas and yards beyond. In contrast to the original (and typical) configuration of adjacent dwellings with small individual yards in the back, FHC buildings are united within a block-wide, fenced complex anchored by a shared open space with mature trees, a reflection of the block's mid-20th century cooperative history. Low density residential blocks surround FHC to the north, east and south;

to the west a narrow vacant block edged with mature trees, leased by FHC from the City as parking space for residents (c.1995), provides a slim buffer from the north/south SEPTA regional rail line that bisects Philadelphia's Central District. The entire property retains integrity and reflects the FHC's mid-20th century conversion into a cooperative living arrangement of apartments and shared outdoor spaces, a function which continues today.

The approximately 78,000 square feet property consists of three lots for the purposes of the Philadelphia Office of Property Management: 701 N 8th Street (Account #771716000), 703-07 N 8th Street (Account #881439601), and 709-21 N 8th Street (Account #881439602).

Tucked between the City's Northern Liberties and Loft (Callowhill) neighborhoods, the FHC is in a mainly residential area, with low-density development, neighborhood commerce, and limited industries located along or near the railroad corridor. Previously primarily a low-income residents' neighborhood, it is now on a path towards gentrification, experiencing dynamic growth that is attracting new residents, businesses, and visitors to the Central and Lower North Philadelphia Planning Districts (Commission, 2013). As adjacent blocks undergo demolition and redevelopment to accommodate young professional residents—a demographic segment that accounts for more than two-thirds of the last decade's population surge in the Central District (Commission, 2013)—FHC remains a sheltered enclave that readily reflects its important history.

7.1 – Background Information

The Quaker organizations American Friends Service Committee (AFSC) and the Friends Neighborhood Guild (the Guild) formed the *Friends "Self Help" Housing Corporation* in 1952 with the mission of creating affordable urban housing for a diverse community (PACSCL Finding Aids, 2012). The project was implemented in three phases. Phase 1, started in June of 1952, consisted of the northern half of the block, under the purview of the *Eighth and Brown Mutual Housing Corporation*; it was completed in 1954 (Figure 23). Phase 2, the southern half, was initiated in 1956 by the *Eighth and Fairmount Mutual Housing Corporation* and completed in 1957. The *Eighth and Fairmount Mutual Housing Corporation* wrapped up Phase 3 of the project with the 1958 demolition of an industrial building at the corner of Brown and Franklin Streets, and the landscaping of the "Giff's Corner" garden (FHC Handbook, nd). In 1961, the *Eighth and Brown Mutual Housing* and the *Eighth and Fairmount Mutual Housing* corporations merged to form the *Friends Housing Cooperative, Inc*., its name to date (FHC Handbook, nd).

Although the townhouse at 701 North Eighth Street is not owned by the Cooperative it was included in the mid-1950s residential project scope. The building and the adjacent social club (known also as 735 Fairmount Avenue but part of 701 North Eighth) were purchased by the Guild in 1955, which relocated its offices there and operated a community center at project completion (Figure 9). Renovation of 701 North Eighth for the Guild took place in conjunction with the Cooperative. The Guild continued supporting the FHC with management and administrative assistance for decades, and provided social services at that location for the East Poplar neighborhood and beyond until the early 2010s. Because of its immediate proximity to, shared history, and long association with, the FHC, the Guild property is included in the boundaries of this nomination and considered a contributing resource.

7.2 - Overall Buildings Description Exterior

The FHC district occupies one city block. The east and west boundaries consist of two rows of three-story, brick masonry duplex townhouses (Photographs 01 to 04). The buildings form a nearly continuous streetscape along Eighth and Franklin Streets, punctuated by pedestrian alleys; rear elevations overlook a central, landscaped communal courtyard, shaded with mature trees (Photographs 05 to 10). Alleys between the duplexes are closed with wrought-iron fences and locked gates, limiting access to the residents of the district.

The north side of the FHC block consists of two fenced-in gardens at the northeast and northwest corners flanking the rear ell of the northwest corner townhouse; the north elevation of the rear ell is aligned with the Brown Street property line. The south side of the FHC block consists of the southwest corner townhouse and the two-story social club connected to it, and a fenced-in garden in the southeast corner (Photograph 01). The side elevation of the townhouse is set back approximately five feet from the façade of the social club building, which aligns with the property line along Fairmount Avenue.

The buildings at the periphery of the block create a well-defined physical profile for the FHC district; corner gardens and alleys between the buildings provide visual interaction with the public-right-of-way offering glimpses into the sheltered interior space.

Overview:

Buildings in the FHC district consist of eighteen townhouses (sixteen in duplex configuration, two free-standing). The typical FHC duplex is a three-story, brick masonry bearing wall building on rubble stone foundation, which retains the original nineteenth-century massing of each twin (Figures 21, 22), generally consisting of:

- A three-story main house block, fronting on Eighth Street or Franklin Street, approximately twenty feet wide and thirty five feet deep, which originally housed a large parlor and side hall on the first floor, rooms on the second and third floors, and loft space under the roof;
- A vertical stairwell circulation block–labeled “piazza” in nineteenth century insurance drawings–behind the main block, approximately fifteen feet wide and twelve-and-a-half feet deep, with an open stair connecting the different floor levels;
- A lower, three-story rear block, approximately fifteen feet wide and thirty-five feet deep, that housed dining room and kitchen on the first floor, a closed service stair to the 3rd floor, and rooms on the floors above;
- A one-story summer kitchen was attached to the rear block, approximately fifteen feet wide and eight feet deep, with a veranda on the second floor;
- A basement level that housed furnaces;
- Side gable roofs along the main façade with wood modillion cornices, and cross gable roofs extending over the circulation and back building blocks, with plain wood cornices.

There are slight variations of width and depth within this basic typology (Photographs 11 to 26). Some duplexes present mirrored street-side elevations, but asymmetrical rear elevations, with the summer kitchen block a two-story volume on one side, and a three-story volume on the other. Gable roofs are

the norm except for one building with a Mansard roof on the main block, and two buildings with low-slope roofs with deep, bracketed overhangs at the two-story rear summer kitchen wings. A few townhouses have second-story bay windows at the alley elevations; others have balconies with wrought iron railing and ornamental iron pilasters.

A study of nineteenth century insurance appraisal surveys shows that some modifications to the original houses occurred between the 1860s and 1890s. Changes to the building exterior appear limited to window sizes and number of sash lights at second and third floors, and new roofing material. Interior work included updates to bathroom amenities, new finishes, and boiler upgrades in the basements.

Modifications to the exterior envelope during the 1950s campaigns affected primarily the side (alley) and rear (courtyard) townhouse elevations, including new and/or enlarged openings, select verandah enclosures, and new metal sash windows (Figures 25, 26). To date, the townhouses retain most of the major features of the buildings' original, nineteenth century exterior envelope, as well as the modified features of the 1950s campaigns.

The social club at 735 Fairmount Avenue (attached to 701 North Eighth Street and part of the Guild operation) is a rectangular, two-story, flat-roofed brick masonry building, connected to the southwest corner townhouse by a two-story brick masonry transition block. The building and its addition retain a majority of their mid-1950s features (documented in a photograph dated June 1950) and elements of the original late nineteenth century design (as documented in 1909 photographs).

Main Elevations:

The street-fronting brick masonry facades on Eighth Street and Franklin Street are typical of Philadelphia's streetscapes, and are detailed in a combination of Greek Revival and Italianate features (Photographs 11, 15, 19, 23). The buildings are accessed by large marble steps leading to a centered pair of entrance doors surrounded by a marble frame with plain jambs, console, dentilated cornice and brackets (Photographs 27, 28). Most stairs retain their original configuration: a single flight of steps with marble-clad cheek walls running perpendicular to the townhouses and a central railing separating left and right entrances. Some stairs on Eighth Street (#703 to 711) were modified in the 1980s to accommodate a change of elevation during the construction of the Center City Commuter Tunnel. These buildings are now accessed by two mirrored flights of marble treads with marble-clad cheek walls, running parallel to the elevation towards a shared landing atop a brick masonry wall.

Fenestration overwhelmingly consists of two small windows near sidewalk level at the basement, rectangular double-hung windows with stone sill and lintel on the first, second and third floors, two registers per townhouse, (Photographs 11, 15, 19, 23), and rectangular or round-arched dormers at the attic level. Window sashes above basement level vary from six-over-six to four-over-four and two-over-two, reflecting different building campaigns; insurance appraisal records note window modifications as early as the 1880s. Diminishing window heights provide vertical hierarchy; stone bases, water tables and eave cornices provide horizontality along the row.

Original roofing varied from wood shingle to slate on the main and piazza portion of the buildings, and sheet metal (tin) at the kitchen wing. Insurance appraisal records note that some main roofs were changed to tin during the late part of the nineteenth century. Current roofing materials vary.

The Eighth and Franklin Streets townhouse elevations remain relatively unchanged from their original mid-nineteenth century build. Limited modifications include the removal of dormers on some buildings, changes to first floor windows at 701 North Eighth Street, new roofing materials and capped or replacement eave cornices (Photograph 65), and changes to the Eighth Street stairs. The lack of systematic routine maintenance has left some marble front door surrounds in a state of disrepair; missing shutters have not been replaced.

The social club two-story façade consists of flat brick masonry atop a brick base, topped by a tall brick parapet (Photographs 1, 4). Fenestration consists of two small rectangular windows at the basement level and four registers of paired, rectangular double-hung windows at the first and second floors. The building can be accessed directly from Fairmount Avenue through a flight of stairs at the east end leading to a double door with rectangular glazed transom above. Trim is limited to a simple wood door surround and a wood cornice marking the roof level at the parapet.

The two-story transition block between the corner townhouse and the social club has a brick masonry façade atop a brick base, with a polychrome brick belt course above the first floor, and a brick parapet which is lower than the one at the neighboring club. It can be accessed directly from Fairmount Avenue through a double door atop a short flight of steps. Fenestration on the first floor consists of a pair of rectangular double-hung windows under a glazed round-arched transom facing Fairmount Avenue, an arched double-hung window facing North Eighth Street, and a small, rectangular double-hung window above the double door entrance. Fenestration on the second floor consists of a pair of tall, narrow, round-arched double-hung windows facing Fairmount Avenue, a tall, narrow, arched double-hung window overlooking North Eighth Street, and a rectangular double-hung window above the door. The paired first floor windows and glazed arched transom are set in a large round-arched opening with two-color brick arch, stone keystone, and two corbelled brick springers. The arched double-hung windows on the first and second floor are set in a round-arched opening with brick arch, and stone keystone and springer. The rectangular windows on the basement, first and second floors are set in a brick masonry opening.

A review of historic photographs reveals that the social club was significantly transformed prior to 1950. Photographs dated September 1909 (Figure 7) show a highly ornate one-story facade punctuated by pilasters and tall round-arched openings, with prominent central entrance, pedimented cross gables ends, and crenellated two-story tower (the current transition block). The photographs also reveal a pre-existing connection between the corner townhouse and the social club, demonstrated in the similar detailing of a bay window which protruded from the townhouse's second story on Fairmount Avenue. By June 1950 pictures (Figure 8) show a two-story façade with nearly all current existing features in place (Photograph 1, 3); with only remnants of the late nineteenth century build evident in the transition block.

Side and Rear Elevations:

The townhouses' side elevations along Fairmount Avenue and Brown Street and between the duplexes, and rear elevations facing the courtyard, are brick masonry bearing walls, with three levels of rectangular window openings with diminishing window heights (Photographs 12-14, 16-18, 20-22, 25, 26). Unlike the street elevations, window sills are wood or brick instead of stone, and window trim and cornice are plain; a few dormer windows with heavily ornate surrounds are the exception. Portions of the side elevations and many of the courtyard elevations are covered in stucco (Photographs 32-34); in some cases a stucco band at the basement level replicates a stone base for the brick masonry above. Roofing materials range from slate to asphalt shingle, sheet metal and membrane roofing.

Although all duplex assemblies have a similar massing, a few buildings have distinctive features. Some elevations on the alleys have wood framed bay windows with round-arched window openings at the second floor of the back building block, with trim ranging from simple to intricate (Photographs 12, 14). One building has a second floor balcony, with ornate wrought-iron railing, pilasters and cornice (Photograph 31) which may date back to the nineteenth century build campaign (a nineteenth century appraisal record available for another property on the site refers to a verandah with three foot high fancy iron railing, five ornamental iron pilasters, and fancy ironwork at the top between the pilasters). Two buildings have distinct flat roofs at the second floor elevation on the courtyard, with four foot deep overhangs (Photographs 32, 34). These correspond to areas of verandah above summer kitchens which were enclosed in the 1950s campaign build to provide additional living space.

Modifications of original nineteenth century features to accommodate the revised layout for an adaptive reuse as multi-tenant housing are more apparent on the alley and courtyard elevations than from the street. In the new layout, the paired entrances on the main elevation provide access only to two street-side first floor residential units; new doors on both side elevations provide access to each townhouse's piazza (staircase) block and the units of the upper floors (Photographs 29, 30). A new exterior stair and door were added at each duplex to provide direct access to the basement level laundry and storage units from the courtyard (Photograph 35). Many nineteenth-century openings remain unchanged but some - typically in the "back building" and summer kitchen blocks - were enlarged to accommodate large glazed surfaces. These enlarged openings retain the 1950s steel-frame window assemblies: large central glazed panel flanked by a smaller glazed pane with transom on one end and a two-pane casement window with transom on the other (Photographs 26, 32, 34). In some instances original multi-light sash double-hung windows were replaced with vinyl one-over-one window assemblies during routine maintenance campaigns.

The side elevation of the social club building overlooking the southeast corner garden is fully stuccoed.

7.3 - Overall Buildings Description - Interior

Functional hierarchy divides the building interior into living spaces (apartments), shared support spaces (laundry rooms and basement storage), and common entryways and circulation areas. Most of the buildings' interior partition layout was significantly modified in the mid-1950s campaigns, with the exception of the now common interior circulation in the piazza (staircase) block, which retains many nineteenth century features and finishes. The apartment interiors and basement service areas are on a

scale matching the residential nature of the buildings, but contain few of the original, nineteenth century features.

The basement level for each duplex is accessed from the courtyard, at the rear of the building. The typical basement layout includes individual storage areas for each apartment unit, and a mechanical room housing the hot water system boiler (Photograph 36); some buildings have laundry rooms that are used by residents of other buildings. Exterior walls and foundation piers consist of rubble stone masonry topped with brick masonry. The interior face of the foundation walls is covered with a painted parge coating in the hallway and laundry room; stone and brick remain apparent at the balance of foundation walls. The piers are partially coated in a painted parge coating. Interior walls at the boiler room and laundry rooms consist of concrete masonry units (CMU). The CMU surface is painted on the laundry room side, and left bare on the other side. The storage units are separated with wood frame and metal mesh partitions with wood doors (Photograph 37). Storage area, boiler room, and laundry room have concrete flooring; the balance of spaces have unfinished, dirt floors. Ceiling finishes consist of dropped ceiling and exposed floor framing.

The original layout of each townhouse was modified to accommodate one, two, and three-bedroom apartment units at the first, second and third floors, each with individual kitchen (Photograph 38) and bathroom. The building at 701 North Eighth Street, owned by the Guild, also included office space at the first floor, and a connection to the adjacent social club. The street entrances on North Eighth and Franklin Streets provide access to two first floor units, either three-bedroom units that occupy the full depth of the duplex, or one or two-bedroom units that occupy the floor plate of the main block. A majority of the units are accessed from the side alleys, through lateral entrances to the piazza (staircase) block; a few first floor units are accessed directly from the rear courtyard. The original hierarchy of spaces is reflected in the different finish floor levels and ceiling heights in the main block and back building wings, which has resulted in some front and rear apartments being accessed from alternate stair landings. Typical floor finishes in the first, second and third floor apartment units include yellow pine hardwood flooring, wall to wall carpeting over hardwood flooring, and vinyl tiles in the kitchens and bathrooms. Walls are painted flat plaster, with simple wood base molding, simple wood trim at windows and doors, and ceramic tile backsplash at the kitchen and bathrooms; ceilings are painted flat plaster. Some units have retained more elaborate original wood trim at the windows (Photograph 40). Finishes at the attic level include hardwood flooring, flat plaster walls and ceiling finishes, and wood trim.

The piazza (staircase) blocks in all buildings retain the nineteenth century wood risers and treads, mahogany rail, turned maple banisters and large mahogany newel posts at the first floor landing (Photograph 39). Walls and ceilings are painted flat plaster, with wood trim at the apartment doors.

Many units retain the layout of the 1950s kitchen redesign; some units have received new cabinets.

7.4 – Courtyard Description

The FHC design included combining all the nineteenth century duplex back yard spaces into a common central space (Figure 24, Photographs 05-09); the empty lots at the corner of Brown and Franklin Streets (Photograph 03) and the corner of Franklin Street and Fairmount Avenue (Photograph 04) became common landscaped areas. A smaller yard space at the corner of Eighth and Brown is more private than

the other landscaped areas, as it is less accessible and primarily associated with 721 Eighth Street. The private nature of the courtyard is reinforced with peripheral wrought-iron fencing and controlled access through gates located between the duplex buildings, and at the northeast and southeast gardens (Photograph 08). Low brick masonry retaining walls define planting beds and circulation pathways. Pavement ranges from cobble stone to concrete and asphalt. Mature trees provide shaded shelter throughout. Fencing, hardscaping and landscaping were completed during the second phase to restrict access to the courtyard to FHC residents and provide play areas for small children and quiet gathering areas for adults (Figure 16).

7.5 – Integrity Assessment

The FHC retains integrity of location, design, and materials with regards to the 19th century buildings' massing and materials and the mid-20th century site, landscaping, exterior envelope and interior remodeling campaign that transformed previously single dwelling homes and individual parcels into a full city block of multi-unit cooperative housing. Some minor changes have occurred, including reconstruction of front stoops as a result of sidewalk projects, and some window replacement. The apartment layouts conceived by Stonorov remain, as do much of the original or period interior finishes. Overall the changes made do not compromise integrity. The block also retains integrity of feeling and association as it endures as an integrated, mixed-income, multi-tenant cooperative housing development coalescing around a shared courtyard and gardens.

Summary Chronology of the Friends Housing Cooperative

- 1952 – 1954: Redevelopment of the northern half of the block (FHC Handbook, nd).
- 1956-1957: Redevelopment of the southern half of the block (FHC Handbook, nd).
- 1958: Demolition of an industrial building at the corner of Brown and Franklin Streets, and landscaping of "Giff's Corner" garden (FHC Handbook, nd).
- 1980s: Sidewalks at the corner of 8th Street and Fairmount Avenue lowered and stairs rebuilt to accommodate the viaduct for the Center City Commuter Rail Connection (Hemphill, Walter, 1980).
- 2000s: Miscellaneous masonry repairs, installation of vinyl-clad replacement windows, miscellaneous building systems upgrades.
- 2010s: phased exterior envelope capital improvement campaigns, including window replacement with appropriate new wood windows, masonry repairs at select locations, and roof replacement on an as-needed basis.

The exterior envelopes of the FHC buildings retain integrity with regards to the nineteenth century first-build campaign massing and materials, and the mid-twentieth century second-build campaign, which transformed the single dwelling units into multi-tenant cooperative housing with minimal changes to the building exteriors.

The buildings' interiors retain integrity with regards to the nineteenth century first-build campaign materials and finishes at the piazza (staircase) block. All other interior spaces and layouts were significantly modified in the mid-twentieth second-build campaign; most finishes were replaced with the

exception of the hardwood flooring, and some window and door trim. The work of the mid-1950s second build campaign retains integrity.

The central courtyard retains integrity as a communal space of gathering, and a verdant pause; hardscape and landscaping have been maintained over time, with limited replacement on an as-needed basis.

Building materials conditions deteriorated at FHC in the late twentieth century and early twenty-first century as the organization went through turbulent financial times, and management of the property was turned over to a series of property managers under the direction of the Board of Directors (FHC Memo, 2009). However, in 2007, a newly elected Board started addressing finances, management and maintenance issues. Re-elected in 2009 the Board has embarked on a systematic capital improvements campaign to address the remediation of building conditions, including masonry repairs, window repairs, replacement of inappropriate windows with historically appropriate units, and building systems upgrades. Interior routine maintenance activities leave the apartment layouts intact and focus on finish repairs, plumbing fixtures, electrical upgrades, and updated cabinetry work in kitchens and bathrooms.

In 2012, a comprehensive master plan addressing not only building conditions throughout the district but also barrier-free access, systems upgrades, and sustainability was prepared by a team of volunteers of the Community Design Collaborative. The document is now the blueprint for a multi-year, phased capital improvements campaign, guided by a design philosophy rooted in maintaining the integrity and significance of the district.

As it stands today, the FHC district retains all aspects of integrity, but most importantly:

- Integrity of setting as part of a low-density, primarily residential neighborhood;
- Integrity of 1950s adaptive reuse design as a one city block integrated, low-income, cooperative housing experiment using common Philadelphia rowhouses;
- Integrity of materials for the nineteenth century exterior envelope, the mid-1950s exterior and interior building fabric, and the mid-1950s fencing, courtyard hardscape and select plantings;
- Integrity of feeling and association of the mid-twentieth century project as a shared, integrated living experience, with many of the original members of the cooperative or their descendants still residing on site, and cooperative members old and new sharing routine maintenance duties and taking part in communal activities in the central courtyard.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance (Enter categories from instructions.)
Social History
Architecture

Period of Significance
1952 - 1965

Significant Dates

Significant Person (Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

STONOROV, OSCAR, architect
UNKEFER, RALPH T., contractor
RESTALL, Paul, contractor

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Friends Housing Cooperative (FHC) is significant in the area of Social History, specifically urban housing, and for Architecture, as an example of a redevelopment effort that reused existing buildings. The FHC reflects two major socio-economic trends that shaped mid-twentieth century Philadelphia's urban fabric: the evolution of national, state and local public housing and urban redevelopment policies post-Great Depression, and the northward migration of southern states' African Americans in the 1920s and in the two decades following the start of World War II. Generally, the combination of these trends resulted in government-sponsored, racially-segregated, low-income housing. Bucking this trend the FHC project proposed a new integrated, urban public housing alternative, bringing together a range of public and private, local, state and federal stakeholders to create a distinct model. Constructed between 1952 and 1957, the FHC conveys its significance as a mid-twentieth century experiment in racially integrated cooperative housing and economic improvement through self-help concepts.

The Friends Housing Cooperative is significant under Criteria A: Social History as a significant example of adaptive reuse as a model for urban rehabilitation providing modern, affordable housing in Philadelphia; a pioneer in the application of self-help cooperative housing principles to multi-unit, urban public housing in the United States; and as an example of the fight for housing equality, and against institutionalized urban segregation in public housing.

The FHC is also significant under Criterion C: Architecture as a distinctive urban rehabilitation project by prominent Philadelphia architect, Oscar Stonorov, a nationally recognized figure in the early and mid-twentieth century movement for creating and promoting quality, affordable, and integrated public housing. It is the only rehabilitation housing project in Oscar Stonorov's portfolio of notable public housing projects. He was known for his strong support and advocacy for urban rehabilitation as vital to

city renewal and had close working relationships with Philadelphia's influential City Planning Commission director Edmund Bacon and architect Louis Kahn.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

8.1 - Background:

Previous Uses of Land and Previous Resources in the District (Note: The history of previous uses prior to 1950 is based on a 1962 report prepared by the Philadelphia Historical Commission (Kirkbride, 1962)*.)*

- 1798-1799: Jacob Steinmetz, brickmaker, purchases two large parcels of swampy meadowlands.
- 1847: Franklin Street is open north of Hickory Lane (today's Fairmount Avenue) leading to residential development.
- 1850: Jacob Steinmez Jr. sells lots for residential use. The lots are delineated by bisecting the property north/south into back-to-back lots 114 feet deep, averaging 25 feet wide.
- 1850s: First-Build Campaign: Duplex, brick-masonry façade townhomes are built, "fine houses" that sold for an average of $6,000, and included modern amenities such as hot air furnaces, gas lights, a second floor bathroom, and quality finishes such as marble mantels.
- 1900s: Upon the death of the original owner/occupants the houses become income-generating tenements for absentee owners, and suffer from years of neglect.
- 1950s: the once fine homes are "transformed by the malignancy of neglect into hovelish catacombs." (Olivier, 1954)
- 1952: The property is purchased for Philadelphia's first Quaker-sponsored, non-profit, interracial housing neighborhood redevelopment project.
- 1952- 1957: Second-Build Campaign: Adaptive reuse conversion of single homes into multi-tenant cooperative housing units

Summary History (Note: The following overview is based on a timeline and documents provided by FHC, a report prepared for the Philadelphia Historical Commission (Kirkbride, 1962)*, excerpts from the journal of A. Hurdford Crosman, who shepherded the American Friends Service Committee effort, and interviews with Crosman family members Alan Crosman, Claire Wilson and James Wilson.)*

The genesis of the FHC project started in 1943, when Francis A. Bostworth became Director of the Friends Neighborhood Guild (the Guild), a Quaker-founded settlement house and neighborhood center established in 1879, which had become increasingly focused on helping immigrants adapt to urban life through vocational training, recreation and health services (Ribeiro, 2014). Bostworth convinced his board of directors that the Guild should alter its mission in the lower income neighborhood of East Poplar to proactively engage the residents in the actual labor of rehabilitating their housing and recreating desirable neighborhoods.

With the board's approval, Bostworth reached out to the American Friends Service Committee (AFSC), which had spearheaded a similar "self help" project a few years prior in the Penn Craft community in Fayette County, PA. He contacted A. Hurford Crosman (Figure 14), the AFSC representative who convinced financial institutions to back the second phase of the Penn-Craft project, where fifty coal miner families built their own homes under the supervision of an AFSC project manager.

The AFSC and the Guild teamed up for a neighborhood redevelopment project that would allow the rehabilitation of deteriorated dwellings by stakeholders who would put in "sweat equity" as part of their ownership. The project would reflect the changing demographics of the area: by the 1920s the make-up of Guild's constituency had changed from mostly European immigrants to include a sizeable African American constituency (Ribeiro, 2014). The intent of the AFSC/Guild effort was to create a racially integrated neighborhood community, bound by shared labor, and a commitment to democratic management under a mutual housing cooperative agreement. The pilot project was to serve as a model for urban blight redevelopment efforts in Philadelphia and nationwide.

Proponents of the redevelopment project were energized by the 1945 Pennsylvania urban redevelopment law, which allowed the use of eminent domain for the acquisition of slum and blighted land, with the cost of land then written down to an equitable re-use figure (FHC Timeline, nd). They were further encouraged by the Housing Act of 1949, Title 1, which provided financial assistance for private enterprise redevelopment and rehabilitation activities.

In 1949, ASFC and the Guild collaborated on the creation of a mutual housing cooperative. This project was to be part of a 16-block redevelopment project initiated by the Philadelphia Redevelopment Authority – the East Poplar Redevelopment Area Plan (see below) which included the 173-units Penn Towne development, a 203-unit public housing project, one block for the housing cooperative, and three additional blocks which could be potentially optioned for future development by the AFSC/Guild cooperative (Figure 6). In 1950 AFSC and the Guild entered into an agreement to develop the block between Fairmount Avenue and 8th, Brown and Franklin streets, but released their option on the other three blocks (Figure 14).

With an agreement in place, the project team turned to the local branch of the Federal Housing Authority (FHA) for an insured mortgage, only to be rebuffed. The initial negative reaction of the local FHA did not surprise Hurford Crosman, who summarized the FHA list of cons: "cooperative ownership – fixed interracial complexion – self down payment – locations in the slums – Quakers are naïve, not business minded." (Crosman A. H., 1984)

Undeterred, Crosman and Bill Clarke, Chairman of the National Association of Mortgage Bankers, took their case to FHA headquarters in Washington DC. Their compelling argument secured an FHA commitment of one million dollars. With the signature of the FHA contract, the "Self-Help" housing cooperative project (Figure 9) became the first rehabilitation cooperative to be insured under Section 213 of the Housing Act of 1950 (FHC Timeline, nd).

The FHA commitment was followed by a half-a-million dollar loan by the Philadelphia Savings Fund Society. Together, this was enough to secure construction of half of the project. Construction

documents were prepared by architect Oscar Storonov (Figure 11), and construction initiated by Quaker contractor Ralph T. Unkefer (Crosman A. H., 1984).

With this issue resolved, two major obstacles remained: how to recruit cooperative shareholders and where to find the funding for the balance of the project.

Recruitment was a challenge: not only was the project in a slum neighborhood (Figures 10, 12), lower income household candidates also had to be convinced that their labor was indeed the gateway to actual ownership of shares in the cooperative, and equity in the units they would occupy. As project manager George Gerenbek noted, the challenging location, an unusual cooperative model, and interracial integration made this "a plan that was not suited to everyone." (Olivier, 1954) However, over time, the Guild recruited a representative cross-section of shareowners: laborers, social workers, engineers, clerks, secretaries, a few small businesspersons, a physician and a lawyer (Figures 13, 15-18). About one third of the owners were African- American (Olivier, 1954).

The first two families—one white, one African-American—moved into their completed units on 20 December 1952 (FHC Timeline, nd). By 1954, the project had gained such recognition (Figures 19, 20) that it became a destination for national and international VIPs, including European guests of the State Department interested in post-war urban reconstruction, and Crown Prince Akihito of Japan (Olivier, 1954).

In need of additional funding for Phase 2, the AFSC turned to the largest Quaker bank, the Provident Trust Company (PTC). In a major setback, PTC firmly rejected the request of an additional half-a-million dollar funding despite its significant financial ties to the AFSC (Crosman & Wilson, 2012).

Crosman then reached out to the Fidelity Philadelphia Trust Company, and its vice president of real estate loans. This encounter was followed by a lunch with all of the bank's vice presidents, where Crosman's enthusiasm secured the second mortgage. Fidelity was so impressed with AFSC's efforts to rebuild the slums of Philadelphia, it agreed to reduce the interest on its' forty-year loan by half a percentage point, a significant cost saving (Crosman A. H., 1984). Construction for the second phase started in 1956 with contractor Paul Restall leading the construction effort (ACTION, 1956).

It is interesting to note that in terms of costs for the second phase, the project was a victim of its own success, as real estate taxes on the rehabilitated units from Phase 1 jumped from $1,200 per unit, per year, to $4,800 post-rehabilitation. Although this number was reduced to $3,200 by the Board of Tax review, it is an indication of the double-edged sword of rehabilitation: the community's tax revenue increases, but some of the pre-rehabilitation residents risk being priced out (ACTION, 1956).

The FHC project succeeded against many odds, proving its detractors wrong. The presence of the Guild at the corner of 8th Street and Fairmount Avenue (Figures 5, 6) provided stability, with a long-term stake in the neighborhood that was particularly critical in the first few years (Crosman & Wilson, 2012). Oscar Stonorov met the challenge of transforming originally stately one family homes that had been allowed to deteriorate into two or three apartment units, with suitable natural light and ventilation and up-to-date building systems for all. Contractor Unkefer commented that despite some completion-time

loss due to delays for subcontractors waiting for "self-help" efforts to catch up, the model had proved sound, and replicable (ACTION, 1956). In 1984 Hurford Crosman revisited the project, and noted with pride that over the past thirty years, not a single monthly payment had been missed (Crosman A. H., 1984).

8.2 - Significance of the Friends Housing Cooperative

The Friends Housing Cooperative is a unique example of adaptive reuse as a vehicle for urban rehabilitation and quality affordable public housing in mid-twentieth century Philadelphia. As a rehabilitation project, FHC stands apart in a movement that embraced modernism in architecture as a political statement; yet, despite a traditional architectural vocabulary, it went further than its contemporaries in fully embracing the spirit – if not the form – of the ideals of the founders of the communitarian public housing philosophy.

Within a legal framework that supported, indeed at times mandated segregation – FHC put inclusiveness and integration at the core of it social mission and was a precursor in the fight for housing equality, and against institutionalized segregation. In a context favoring slum clearance and destruction of dilapidated housing stock, FHC was a model of rehabilitation as a means to recapture Philadelphia's inner city neighborhoods, initiated before the Federal Housing Act of 1954 supported rehabilitation projects. And FHC achieved this by pioneering the application of the principles of self-help cooperative housing—which have a long history in the United States going back to the Homestead Act of 1862—as a path to ownership for residents in urban, multi-unit public housing.

FHC is also significant as the only rehabilitation housing project in the portfolio of prominent Philadelphia architect, Oscar Stonorov, a nationally recognized figure in the early and mid-twentieth century movement for quality, affordable public housing. It is a singular testimony to the vision of a designer who strongly supported urban rehabilitation and was a vocal advocate on behalf of keeping existing fabric within the design community.

The Friends Housing Cooperative endures today as a physical snapshot of a brief period in Philadelphia's (and the country's) post-World War II transformation, when social issues and urban design were linked by a "marriage of convenience" between redevelopment proponents and public housing supporters by the primarily residential clause of the 1937 Housing Act and its 1949 successor. It was a pilot project for a racially integrated, socially-conscious, publicly and privately-funded, scaled public housing complex, as public housing was being reduced to stark, segregated low-income rental housing alternatives for those displaced by redevelopment.

The Friends Housing Cooperative and the Evolution of Public Housing in Philadelphia

The Friends Housing Cooperative came to be in a transformative context for public housing in the United States as a whole and in Philadelphia in particular, which has been thoroughly documented in the *Public Housing in the United States* Multiple Property Documentation Form (Paul Lusignan, 2004), and the *Public Housing in Philadelphia* Multiple Property Documentation Form (Perloff, 1999), and is summarized below for reference purposes.

In late nineteenth century and early twentieth century Philadelphia industrial growth put pressure on the existing housing stock with an exploding population of low-income workers, and the influx of migrant workers. Housing was considered a private commodity, best left to market forces, which led to often poor sanitary conditions, and decrepit tenements. Although federally-supported housing communities were built along Oregon and Elmwood Avenues in South Philadelphia during World War I to support shipyard workers, the government promptly divested itself of its stake after the war.

By the end of the 1920s, a bad situation was made worse by the cycle of joblessness and evictions of the Great Depression; nationally the 1930 census counted twenty percent of city dwellers residing in substandard housing. The tight supply of low-income housing was further exacerbated by a ninety-five percent drop in housing construction between 1928 and 1932 (Sandreen, 1985). Cries for federal action got louder, supported by activists such as Catherine Bauer, whose writings on European examples of publicly funded housing influenced the new Housing Division of the New Deal's Public Works Administration (PWA). However, legislative action remained focused on reviving the private housing industry, and jobs creation in the private market. The Federal Housing Administration established by the 1934 National Housing Act was focused on mortgage incentives and job growth; it mostly favored large real estate investors and insurance companies, without addressing the core issue of sub-standard living conditions for the poor (Hoffman, 2000). By 1935 the head of the Home Owners Loan Corporation (the largest New Deal housing program) acknowledged that more than ninety percent of the funds had "gone to the commercial banks, savings banks, insurance companies, building and loan associations and mortgage companies," while the PWA administrator admitted that funding for low-cost rent public housing was "far short of the amount necessary to eliminate more than a small percentage of the vast areas of social decay disgracing every large city" (Yates, 2002).

As advocates for better low-income housing kept up their lobbying efforts, Philadelphia was at the center of the debate between proponents of slum clearance versus public housing, with FHC architect Oscar Stonorov firmly in support of the later. (Hoffman, 2000) Philadelphia public housing advocates got a boost in 1934 when Catherine Bauer, now director of the Labor Housing Conference, joined with the leadership of the American Federation of Full-Fashioned Hosiery Workers to secure funding for Philadelphia's first public housing project, the North Philadelphia 184-unit Carl Mackley Houses (completed in 1935, listed in the National Register of Historic Places), with Oscar Stonorov leading the design team (Bauman, Public Housing , 2012). The resulting pilot project (one of two limited-dividend housing projects to be built in Philadelphia – the other being the 258-unit Hill Creek Homes) epitomized Lewis Mumford's vision of a new cooperative social order: multi-family dwellings in landscaped sites, with common amenities, shared gardens, and child-centered recreation areas, at a scale that rejected the dehumanized industrial era (Bauman, 1977).

At the same time, local proponents of slum clearance used statistics accumulated in the Civil Works Administration's Philadelphia Real Property Inventory of 1934-1935 to underscore the extent of unsanitary and unsafe housing facilities (Bauman, 1977). Their argument was effectively demonstrated in a deadly manner with the December 1936 fiery collapse of two tenement buildings in South Philadelphia, which killed six African American residents, including four children, and injured seventeen, and resonated nationwide (Six Are Dead in Collapse of Tenement, 1936). Over the next few years

outrage at slums conditions mounted, and pushed public discourse away from restructuring urban fabric towards re-housing low-income slum families. Simultaneously, congressional critics of the high cost of the limited-dividends housing approach of the Mackley Homes and lobbyists from real estate industry special interests found receptive ears in an increasingly conservative political landscape wary of negatively impacting the private sector. By 1937, Congress adopted the Wagner-Steagall United States Housing Act of 1937 (USHA 1937), with provisions promoting home ownership for the middle class, while limiting support for low-income populations to the construction of low-rent housing (PHA, n.d.). Access to low-rent housing was purposefully limited to low-income populations so that public housing would not compete with the broader, private sector for middle and upper class families. It also included specific slum reduction goals, mandating one slum unit be demolished for every public housing unit built (Hoffman, 2000).

USHA 1937 provided federal loans to local government bodies or authorities through the United States Housing Agency (USHA) for up to ninety percent of slum clearance and low-rent housing projects construction costs. The Pennsylvania legislature provided additional funding support with the 1937 Housing Authorities Law which allowed local housing authorities (LHA) to be created if a local legislative body declared a need, to finance and/or operate public works without negatively impacting the general taxing powers of the municipality. In August 1937, the Philadelphia Housing Authority (PHA) was established, with the authority to "exercise the power of eminent domain to clear slum areas and provide safe and sanitary dwellings through new construction or rehabilitation of existing structures." (PHA, n.d.).

The first three PHA projects, the James Weldon Johnson, Tasker and Richard Allen Homes were located in the inner city, and followed federal limits regarding lot size and cost, but also - most notably – *sectionalization*, or "the preservation of the communities' social structure by acknowledging the preference of certain groups (racial and ethnic) for certain sections of the city" (Bauman, 1977). The new program continued the stated policy of the PWA, that "racial composition of a project should conform to the prevailing racial composition of the surrounding area" thus formalizing existing segregation patterns (Rothstein, 2012). Even if an African American family could move into a predominantly white neighborhood, the Housing Act's underwriting manual allowed for the neighborhood to be deemed ineligible for federally backed mortgages, due to the fact that children would attend schools where "the majority or a goodly number of the pupils represent a far lower level of society or an incompatible racial element," thus making the neighborhood "far less stable and desirable than if this condition did not exist" (Rothstein, 2012). This "prevailing neighborhood composition" applied not only to new housing for purchase, but also to low income rental housing. African American Philadelphians, living primarily in neighborhoods immediately south, west and north of Center City, had been excluded from the earlier Carl Mackley and Hill Creek Homes projects, located in predominantly white neighborhoods. This segregation was reinforced in the new PHA projects: residents of the Johnson and Allen Homes were ninety-five percent African American, Tasker Homes residents were ninety-five percent white. (Bauman, 1977) .

By the late 1930s, urban blight, flight of the upper and middle class to the suburbs, and the resulting decline of real estate values in inner city residential and commercial districts, were a concern to municipal officials, and downtown business real estate owners alike. The National the National

Association of Real Estate Boards (NAREB – mostly large realtors and landlords) lobbied vigorously for comprehensive action to support developers in their attempts to purchase and redevelop blighted area but federal action was stalled during World War II. Philadelphia first took action in 1942 by expanding the duties of the Philadelphia Planning Commission (PCP) to include recommendations on zoning changes, and the preparation of six-year capital budgets for redevelopment projects (phila.gov). By 1945, the state legislature decided it could no longer wait for resolution at the federal level and adopted the Urban Redevelopment Law Act of May 24, 1945 (P.L. 991, No. 385), with a stated goal to "promote elimination of blighted areas and supply sanitary housing in areas throughout the Commonwealth." The law created public Redevelopment Authorities, authorized to plan and contract with private, corporate or governmental redevelopers for redevelopment projects, and conferred certain duties to local planning commissions. The City of Philadelphia Redevelopment Authority (RDA) was created in October of 1945.

It would take an additional four years for Congress to act on low-income housing remedies, mainly in response to the strong pressure from veterans groups to address the lack of quality post-war housing for returning veterans, (Hoffman, 2000). The Wagner-Ellender-Taft (WET) bill was proposed in 1945 to create "a set of programs aimed at stimulating residential construction and improving the housing of all income and population groups through private enterprise and public entities, all coordinated by a single housing agency in Washington, DC" (Hoffman, 2000), but it took four years of vigorous debate for Congress to pass the comprehensive Housing Act of 1949 (USHA 1949), which authorized a $1 billion loan program to support the acquisition of slums and blighted neighborhoods by municipal authorities for public or private redevelopment and revive the low-rent public housing program established in USHA 1937 (Hoffman, 2000).

Under USHA 1949, Philadelphia was allotted 20,000 low-rent housing units and $130,000 for preliminary studies, with additional funds to be allocated upon an agreement between the City and the PHA; sites were to be selected by the PHA, but would require approval from the Philadelphia City Planning Commission (PCPC) and the RDA (PHA, n.d.).

It is in this context that in 1948 the AFSC and the Friends Neighborhood Guild started actively pursuing their plan to bring to Philadelphia a new vision for low-income public housing: the country's first intentionally integrated housing cooperative, four years before the Philadelphia's Commission on Human Relations would start a joint effort with the PHA to integrate previously exclusively white housing projects (phila.gov, 2014). The FHC project also embraced Stonorov's Mackley Homes ideals of communitarian housing and neighborly cooperation inspired by European modern housing principles, which stood in stark contrast to PHA projects, austere models of economy and sparseness focused on the bare necessities of shelter and light (Bauman, 1977):

> *(…) In order to expedite the housing program, and thereby spur the sagging economy, the New Deal excised the cooperative housing aspects highlighted in the Mackley project. In the process, it salvaged little more than the drearisome shell of the super-block, a few meeting rooms trimmed with WPA murals, and a few play grounds framed in child-resistant grass. (…) The essence of the vision had been lost… Out of the welter of professional principles and communitarian*

> *ideals rose the malformed hulks of public housing which pockmarked the cityscapes of Philadelphia, New York, and large as well as small cities.* (Bauman, 1977)

The AFSC/Guild timing was not fortuitous. Between 1948 and 1952, the PCPC and RDA had identified sixteen areas for redevelopment. One of the first areas targeted for study in February 1948 was Area 10, which included the West Poplar and East Poplar neighborhoods (the latter site of the future FHC). The Poplar neighborhood was typical of Philadelphia's substandard housing stock: dark alleys, mazes of courtyards, moldering tenements (Bauman and Schuyler, 2008). Recent European immigrants (Italian, Russian, Polish, and Lithuanians) were joined by a growing influx of African American workers in the late 1930s and immediate post World War II years. Conditions during the war years had significantly deteriorated in the absence of political support for investments in infrastructure and housing improvements.

In August of 1948, the PCPC prepared the East Poplar Redevelopment Area Plan, followed by the RDA's October 1949 Philadelphia Housing Quality Survey for the East Poplar Area. The plan's foreword noted that "the redevelopment of the East Poplar Area presents a challenging problem. Much of the area has not yet reached a state of complete obsolescence of dilapidation, and much of it still retains a basic residential quality." Yet it also underscored its advantages: "easily accessible to the downtown commercial and industrial district, (…) containing most of the community facilities necessary for a well-balanced neighborhood, and (…) possessing a traditional background rich in the culture of many ethnic groups." (PCPC, 1948)

The East Poplar Redevelopment Plan proposed a combination of rehabilitation and reconstruction. It noted that three quarters of residents were part of small families (three or less members), thus reflecting a need for smaller units, thought to be best accommodated in rehabilitation interventions. The plan also called for institutions that reflected the diversity of the neighborhood to be maintained, such as the Russian Orthodox Church, the Sons of Halberstam Congregation Synagogue, and Slovak Hall. The Plan concluded with three recommendations for immediate action as pilot projects: one recreation area, one area of new construction, and one rehabilitation area – the block bounded by Brown and Franklin Streets, Fairmount Avenue and Eighth Street (Figure 6). The rehabilitation area was found to be representative as a pilot project because its building stock was "in good condition but subject to rapid deterioration due to current neglect." It was also a good example of overcrowded conditions, which would require reducing the density of apartment units from 111 to ninety-six following rehabilitation. (PCP, 1948)

The rehabilitation area was identified as requiring "no major demolition, mainly renovation and rearrangement for rooms within structures." It was valued at $115,300, or $1.66 per square foot (PCPC, 1948). A preliminary site plan for the block showed proposed planted recreation areas, parks and open spaces within a common inner space, a design that is very close to what is on site today. Existing buildings were slated for preservation, part of a few groups of houses scattered throughout the area, in order to preserve "the old city character and [avoid] the monotony of a large, uniform housing development." The plan called for a reduction in the number of resident families to address "significantly overcrowded conditions." (PCPC, 1948)

The challenges facing the project were representative of the demographic shifts that affected inner city Philadelphia since World War I. A largely Jewish, Slavic and Irish neighborhood was transformed by the post-war influx of African-American residents. Irish, Jewish and Slavic families moved out as their socio-economic conditions improved at a much higher rate than African American families. During the depression, population numbers retracted and many houses were abandoned. After World War II, the demographics balance changed once again as African American immigration from the southern states and Puerto-Rican immigration increased, and white flight toward the suburbs continued. Some of the old Slavic community was recreated by Eastern Europeans immigrants, relocated to the United States through the Displacement Persons Act; by the time the area was proposed for redevelopment, it was home to a multicultural, multiethnic group of mostly lower-income families, for whom the local Friends Neighborhood Guild printed social services materials in nine languages, in addition to English (Friends Neighborhood Guild, 1955). The existing involvement of the Guild in the neighborhood, and the Guild's connection to the AFSC proved a singularly auspicious combination to implement the vision outlined by Bosworth in 1943. The result was a comprehensive Housing Plan for the East Poplar area, with the pilot rehabilitation area selected as a demonstration project for self-help, integrated rehabilitation project: the Friends Housing Cooperative.

The Friends Housing Cooperative came about in a context of "shelter-oriented" redevelopment, created by the restrictions of USHA 1949 which limited its support to private middle-income housing ownership, and public low-income rental housing. The AFSC and the Guild Housing Plan for East Poplar included a range of projects, not only FHC. While FHC demonstrated the best of what rehabilitation could achieve, the other projects underscored the weaknesses of the "slum clearance"-based approach:

> *Slum clearance under the Redevelopment Authority (undertook) its central program here in East Poplar as part of the Housing Plan worked out by the Guild and the American Friends Service Committee. In 1951, 800 units of some of the worst substandard housing were demolished and approximately 2,000 had to be relocated. The home owners used the condemnation money to move out of the neighborhood and the poorer families crowded into the houses left, thus accelerating deterioration of the remaining neighborhood.* (Friends Neighborhood Guild, 1955)

In the mid-1950s, President Dwight Eisenhower's administration lifted the primarily residential clause for redevelopment with the Housing Act of 1954, further limiting funding for affordable housing and reducing public housing starts to 135,000 a year. Local developers turned their attention to the much more lucrative realm of downtown commercial redevelopment and transportation improvement, with public housing in Philadelphia quickly devolving into "the handmaiden of redevelopment, becoming little more than a useful tool for rehousing families uprooted by slum clearance or highway building activity" (Bauman, 1990). The mix of private and public housing demonstrated first in the East Poplar redevelopment program, followed by Mill Creek, and Southwest Temple, was quickly replaced by an approach that favored downtown development over the more comprehensive vision of blighted areas as part of a broader urban community. The Housing Act of 1954 brought about what had been

foreshadowed by the American Institute of Planners a decade earlier when it questioned the downtown bias of most planning for the postwar years. The results confirmed that unless "the redevelopment of [a] blighted area is an outgrowth of (…) a comprehensive plan of the whole territory of the city or urban community of which the blighted area is a part, the redevelopment will not produce those social and economic values which justify the expenditure and the exercise of the sovereign power of eminent domain and taxation." (Bauman, 1990)

In the East Poplar neighborhood, the implementation of the redevelopment plan initially saw the construction of a mix of varied income housing options: the 1952 Penn Towne homes provided 173 units of middle income housing and in 1953 FHC was offered a first phase of 54 units of integrated low and middle-income housing. However, by 1955, the remainder projects reverted to a low-income housing focus, with a racially segregated outcome. Phase 2 of FHC, completed in 1957, was the last attempt to provide a path to ownership in a context of quality, low-income integrated housing. The Spring Garden apartment projects, completed in 1956, provided 203 units of only low-rent housing, the first of a block of public housing that would ultimately include the Richard Allen and North Allen projects, with a total of 2,127 units, all of it lower-income, for an almost exclusively African American population. (Friends Neighborhood Guild, 1955).

The Fight to Desegregate Public Housing in Philadelphia

Philadelphia was one of many stops of the "Great Migration" that saw nearly 400,000 African Americans journey north between 1916 and 1918, and more than one-tenth of the country's African American population moving north by 1925. They came seeking employment in area factories and shipyards, and competed for limited housing opportunities with other low-income white workers, many recent immigrants themselves. By 1930, a little over eleven percent of Philadelphia residents were African Americans, of which only thirty percent were Pennsylvania born. (Miller, 1984)

This massive movement changed not only the pattern of industrialization; it affected urban development and housing density. While prior to the Great Migration, African Americans resided in small neighborhoods pockets, disseminated throughout the city, by the late 1920s, the majority of newcomers settled in North and West Philadelphia, with fewer settling south of Market Street. Just as their poor white counterparts, they occupied overcrowded apartments in decrepit row house tenements. In a 1924 survey, it was found that nearly forty percent of the buildings included in the study were overcrowded, with fifty households occupying one room apartments. (Miller, 1984) In the decade that followed the crash of 1929, industries and job markets retracted significantly, and northward migration of African Americans dwindled but World War II created a second industrial boom, leading to a second "Great Migration." Between 1940 and 1950 about 1.5 million African Americans left the South for Northern cities; as much in one decade as during the thirty years prior (AAME, 2005). Just as in the previous migration, overcrowding, and lax enforcement of building and housing codes led to unsanitary housing conditions. Segregation endured and blossomed as federal, state and local low-income housing program enshrined in law principles of new housing conforming to the prevailing racial composition of the surrounding area.

Efforts to address this government sanctioned segregation in Philadelphia started bearing fruit in the mid-1930s, when the local chapter of the NAACP successfully lobbied the Pennsylvania Legislature to pass legislation banning racial discrimination in public accommodations in the state (Countryman, 2011). It was supported by local organizations dedicated to social equality and interracial dialogue such as the Young People's Interracial Fellowship founded in 1931, the Philadelphia Youth Movement which led a "Don't Buy Where You Can't Work" campaign in the Columbia Avenue business district in 1936, and the Philadelphia chapter of the National Negro Congress (Cooper, 2002).

By the early 1940s, pressure from civil rights activists had resulted in federal action to ban racial discrimination, starting with the defense industries. When the federal Committee on Fair Employment Practices Commission ordered the Philadelphia Transportation Company to integrate its workforce of bus and trolley drivers, it backed this up with the use of U. S. Army units to break a six day strike from white workers which threatened to hamper vital defense industries (Countryman, Why Philadelphia?, 2011). By the end of World War II, Philadelphia was considered to be at the forefront of the civil rights movement: in 1948, City Council passed the Fair Employment Practices ordinance banning discrimination in the workplace, then – more significantly – the passing of a new Home Rule Charter, approved by voters in April 1951, which included a ban on racial and religious discrimination in all municipal employment, services, and contracts. The ban was to be enforced by a new city agency, the Philadelphia Commission on Human Relations (PCHR).

Despite all of this, the Philadelphia housing market in the decades following World War II remained marred by persistent racial discrimination:

> *In the ten years after World War II, only three subdivisions in suburban Philadelphia were marketed on a non-racial basis. The population of the seven suburban counties surrounding the city grew by eighty-five percent between 1940 and 1960, while the white population within the city fell by thirteen percent. For Philadelphia's growing black middle-class, white flight to the suburbs gradually opened up middle-class residential neighborhoods in West and Northwest Philadelphia that previously had been closed to them. But for the vast majority of black Philadelphians, the postwar housing boom left them confined to inner-city, high-density neighborhoods with aging and blighted housing stocks. It was in these years that North Philadelphia emerged as the city's largest and most densely-populated black neighborhood. Between 1940 and 1960, the African-American percentage of North Philadelphia's population grew from twenty-eight to sixty-nine percent.* (Countryman, Why Philadelphia?, 2011)

Throughout these turbulent times, the American Friends Service Committee (AFSC) provided extensive support to the efforts of civil rights activists, as well as the efforts of quality public housing proponents for low-income families (AFSC, 2010). The AFSC identified interracial tensions as an underlying injustice in U.S. culture, and became active in promoting desegregation and interracial understanding as early as the 1925, when it formed the Interracial Section of the AFSC. In 1927, it hired Crystal Bird, a young

African American Philadelphia teacher, to speak at public forums with white audiences, including college and high school students, and in churches, about racial issues and how African Americans felt about them (Sutters, 2001). She was appointed Director of the Women and Professional Project in the Works Progress Administration (WPA) in Philadelphia in 1932 and in 1935 served on the Federal Housing Advisory Board. As she worked on the Joint Committee on Race Relations of the Arch and Race Streets (Quaker) Yearly Meetings, she helped establish the AFSC sponsored annual summer Institute of Race Relations at Swarthmore College from 1933 to 1941. (Beverton, 2010)

During World War II, as African American migration north for war-related jobs led to overcrowding, inadequate housing and heightened racial tensions, the AFSC established an integrated work camp in Willow Run, Michigan, and the Flanner House in Indianapolis, Indiana, an African American community and social service center. The latter led to a major construction project of new homes in the severely depressed area, with the AFSC contributing seed money and helping secure grant money which lasted well beyond the end of World War II. In the aftermath of the war the AFSC increased its involvement in the civil rights movement believing that after a bloody fight to free people abroad, freedom should be available on the home front. But it also acknowledged at the time the long road ahead: "The actual amount [we have] been able to do to alleviate conditions of people who are penalized for their race or creed or to ease hearts over-charged with resentment, loneliness, or fear, is no more than a drop in a mammoth bucket. No serious attempt, however, to improve the feeling between one race and another is negligible…." (Sutters, 2001)

It is in this sprit that the AFSC chose to adapt “lessons learned” from an early 1940s low-income housing, self-help cooperative project for unemployed miners in the rural setting of Fayette County, PA (Penn-Craft – see below) to the more complex setting of Philadelphia’s segregated urban fabric. With the Friends Housing Cooperative project , the AFSC sought to put more than a “drop in (the) mammoth bucket;” it partnered with other Quaker organizations and the Philadelphia Redevelopment Authority to leverage federal, state and local funding programs in support of what it saw as a model that activists and non-activists alike would use to “feel empowered … to live lives based on [the] deepest ideals of equality; a life in which our political values are not simply reflected in the things that we buy, but in the communities that we build around us.” (Scheffer, 2013)

The Friends Cooperative Housing is significant because it is the only integrated cooperative housing project in Philadelphia that fully embraced the inner city nature of its constituency with an intentional adaptive reuse design. The issue FHC was confronting was how to keep integrated, affordable housing in the city’s core, while minimizing demolition and displacement. Between 1939 and 1954 less than two percent of all housing units financed through Federal Housing Acts (1937 and 1949) went to African Americans, creating a severe shortage. African Americans, largely shut out from suburban developments, were being “steered to existing building stock in certain sections of the city (with) few new housing units available to them.” By 1956, eighty-five percent of all non-white households in Philadelphia lived near or in the central business district (Fuller & Art Friedman, 2010). In 1958 the Governor’s Committee on Discrimination in Housing described discrimination in Philadelphia as so vicious “that the majority of the City‘s 516,000 Negroes are jammed into slum areas, unable to buy out, and … forced to live under horrendous circumstances.” (PHMC, n. d.)

Rather than look for a model that resulted in integrated "flight" towards the suburbs, FHC pursued a model that embraced the constraints of the existing fabric as an opportunity rather than a hindrance, teaming up with a designer at the forefront of the push for housing equality – Oscar Stonorov - who saw richness in combining old and new (see below). This approach set FHC apart. Previous projects such at the Richard Allen Homes and Tasker Homes were racially segregated, with a design based on starting with a "clean slate" site, and USHA standards for site planning and unit design of low income housing projects. Contemporary integrated housing projects such as Morris Milgram's Concord Park and his larger Greenbelt Knoll project drew support and inspiration from noted Philadelphia architects such as Robert Bishop and Louis Kahn, but their premise was based on a model of new, single family housing in large suburban tracts separated from nearby residential developments (Fuller & Art Friedman, 2010). In the late 1950s and early 1960s the nearby Yorktown neighborhood project intentionally pursued a strategy that excluded low-income residents: slum removal was followed by the private development of a single-family-homes community purposefully designed for middle-income African Americans. The 635 single family homes, built on 153 acres of land that had been razed, were a model of low-density suburban community design in the heart of North Philadelphia. Although successful in reaching its target audience, the developers of Yorktown, as in many other early urban renewal programs, made no provisions for relocating the thousands of displaced low-income residents, many of which crowded into the adjacent Ludlow area creating new problems in that community (Preservation Alliance for Greater Philadelphia, 2011).

In contrast, FHC occupies a distinct place in the history of urban renewal in Philadelphia as a singular attempt to remedy rampant low-income housing discrimination in Philadelphia through adaptive reuse, not slum removal.

The Friends Housing Cooperative as A Model of Self-Help Cooperative Housing

In the United States, the history of self-help, which can be described as "housing built with state assistance by families for their own use" (Harris, 1999), goes back to the Homestead Act of 1862 which settled "unoccupied" Western lands by helping settlers to provide for their own housing through self-help and cooperation (Marcuse, 1999). The AFSC had been involved in funding self-help projects in Europe since the late 1910s and 1920s.

The idea of self-help came back to the forefront of the housing debate in the aftermath of the Great Depression, but with a focus on individual homestead projects, in the suburbs or rural areas. This focus on the individual home was met with mixed reception from proponents of public housing who saw this as a way to further segregate and isolate the working poor outside the urban core (Harris, 1999). However, the homestead approach got political support at the highest levels, and in 1933 the Federal Subsistence Homestead program was established. The AFSC was significantly involved in the development of the federal program as Clarence Pickett, the program's assistant director, was also a director of the AFSC, and familiar with its experience in Europe. But the domestic program did not evolve as the AFSC had anticipated. Although the initial program heavily stressed "sweat equity," it quickly came under pressure as the effects of the economic downturn persisted, and the government was tasked to find ways to further support the job market with employment relief in its programs. Within a few years, the requirement for owner participation was reduced, and then slowly disappeared. The AFSC did not support this change, as it appeared to contradict the founding values of the program -

economy and self-reliance. When it decided to implement its first large scale self-help project – Penn-Craft in Fayette County, PA, (listed in the National Register of Historic Places) - it deliberately chose a privately-funded approach, with a strong emphasis on self-construction, and merged a publicly-sponsored homestead project with private initiative. (Harris, 1999)

At first there would seem to be little to connect Penn-Craft and FHC. Penn-Craft emerged from the Roosevelt administration's 1933 Subsistence Homesteads Program, inspired by Jeffersonian agrarianism ideals, which sought to give unemployed or underemployed citizens a new start, and a more economically stable life (Orslene & Shearer, 1989). The program targeted four community types: 1 - subsistence gardens for city workers, 2 - experimental farming communities, 3 - industrial workers' homesteads, and 4 - homesteads where workers were left "stranded" by the economic upheaval of the Great Depression. Penn-Craft fit into the latter category, an experimental community built in an area where thirty percent of the population was either temporarily or permanently unemployed, or working for the WPA. In a community where the closing of mines had decimated the economy, Penn-Craft was to be a model to solve social and economic problems by providing enough acreage to build a small house, and raise food and small farm animals for family use. Rampant racial discrimination was not a significant factor in Penn-Craft. FHC, on the other hand, was a purely urban endeavor, focused on addressing one core issue: quality housing for low-income constituents of all races and backgrounds.

Penn-Craft also differs widely from FHC in terms of scale, and funding. It was planned on a large scale, 200 acres of land, to include not only housing, but also subsistence farming as well as local industry that would provide employment for the community. Supporters of Penn-Craft stepped outside the Subsistence Homesteads Program and deliberately rejected any federal involvement, seen as "too cumbersome and inefficient;" instead they sought support from the private sector and philanthropic organizations (Orslene & Shearer, 1989). In contrast, FHC leveraged both private and public funding sources and worked in tandem with local, state and federal authorities. Finally, Penn-Craft was a new construction project, fully implemented following the principles of self-help; FHC was a rehabilitation project, which used self-help labor as one of many tools to reclaim and enhance decaying urban fabric, promote a sense of community, and embrace pride of ownership.

However, despite these differences, Penn-Craft and FHC both reflect the dedication of the AFSC to social equity in housing, through models of self-help cooperative housing that tackled economic and social injustice in very different physical, economic and social settings. And self-help, or "sweat equity" as a form of down payment, was a critical part in the AFSC's recruitment and financing strategies for the FHC. The significance of integrating this approach in an urban rehabilitation project in the mid-1950s cannot be underestimated. Even as the project was completed, support for the self-help model was fading, through a lack of dedicated advocates in a domestic context shaped much more by the debate between proponents of government sponsored public housing and supporters of private enterprise. As Richard Harris notes, for all practical purposes, self-help funding in the 1950s "fell through the cracks" of public policy:

> *During the 1930s it was incorporated into homestead schemes, and praised, on both sides of the Atlantic. Then, for a time after the Second World War, it was widely debated and adopted in many of the more advanced industrial societies.*

> *(Yet) unlike public housing or market-oriented policies, aided self-help never had strong political or ideological associations. In one sense this was a strength: at different places and times, it was endorsed from all sides of the political spectrum. In other respects its detachment parties and ideologies was a weakness. It was not promoted by any political constituency, and aroused opposition from the building industry and trades. At best self-help has sometimes filled, and at the worst it has slipped through, the cracks in state housing policy.* (Harris, 1999)

The Friends Housing Cooperative remained the country's single example of self-help housing in an urban rehabilitation setting for over twenty years. It was precursor to mid-1970s'non-profit organizations such as New York City's Urban Homesteading Assistance Board (UHAB) and Habitat for Humanity. UHAB remains active to date, with a mission statement that echoes FHC when it declares its belief that in a "context of wholesale abandonment (…) local people are able, with their own hands and some technical assistance, to solve their own housing problems, to stabilize their neighborhoods, and to build up the urban fabric within those neighborhoods" (Reicher, 2012). Habitat for Humanity, founded in 1976, has helped more than 5 million domestic and international low-income residents find decent and affordable housing. It was recently awarded of $6 million in federal Self-Help Homeownership Opportunity Program grant funds by the U.S. Department of Housing and Urban Development (Habitat for Humanity, 2014).

Oscar Stonorov, Architect of the Friends Housing Cooperative .

Oscar Stonorov (1905-1970) was a significant voice in the debates that shaped public housing policy in the mid-twentieth century, a visionary who saw affordable, multi- family urban public housing as a stepping stone towards home ownership for low-income families. (Stonorov's first name also sometimes appears as "Oskar.")

Born in Frankfurt, Germany, Stonorov studied architecture in Italy, Switzerland and France, where he developed a strong interest in the modernist work of LeCorbusier, which led to a 30-year, eight volume publishing effort in collaboration with Willy Boesiger documenting the innovator's work. In 1929 he left Europe to join the office of New York architect Harvey Wiley Corbett. A few years later, Stonorov moved to Philadelphia where he opened a firm with Louis Kahn, starting a distinguished professional journey focused on urban planning and civic engagement. Stonorov imbued the partnership with a strong commitment to the ideal of the architect as instrument for the greater good, influenced by his European exposure to the works of Ernst May in Frankfurt, and LeCorbusier and André Lurçat in France, and by his collaborations with Catherine Bauer, a key figure in the history of public housing in the United States (Ksiazek, 1996). His collaboration with Kahn from 1941 to 1947 led to influential co-publications such as 1943's *Why City Planning Is Your Responsibility*, followed in 1944 by *You and Your Neighborhood ... A Primer for Neighborhood Planning*, as well as pioneering design work in the realm of urban development, focused on public housing.

Stonorov brought to his projects a combination of idealism and pragmatism. His designs reflect the influence of the International Style of architecture and a reformist view of public housing, but also dexterity at mediating "between the interests of the owners and the requirements of the government

financiers." (Sandreen, 1985) He applied this combination of skills to further the cause of public housing as a consultant to the PWA in 1933, where he echoed the efforts of Catherine Bauer, and others such as Lewis Mumford, who were pushing an agenda of improved housing, most notably for lower income groups and underserved populations such as African Americans. Theirs was a vision of urban housing as so much more than just shelter against the elements, or decrepit inner city, overcrowded tenement housing. For Stonorov housing was both structure and social policy, one founded on neighborhood scale, and multifamily housing as permanent homes (Sandreen, 1985). As the architect of Philadelphia's first federally funded public housing project, the Carl Mackley Houses (1933-1935), he had an opportunity to put those ideas and skills to the test:

> *The design of the Mackley Houses offered economically arranged individual apartments which never lost contact with the community which united the workers. The tidy apartments focused on a living room which compared well in size to earlier housing projects. Each apartment was given both a balcony and a European-style, recessed porch. The principle of design thus profited from the city code. Cross-ventilation was assured and contact with a communal space was guaranteed, for, because of fire laws, apartments shared porches, leading to informal conversations between neighbors. The grounds, too, were carefully planned and were landscaped to take advantage of the site. The 4.3-acre superblock was surrounded by newly-planted trees which turned the focus of the complex within, to the facilities which were provided for all the inhabitants. There was, therefore, the attention to both public and private space prerequisite for true community structures.* (Sandreen, 1985)

Until the Mackley project, the focus of the administration had been to provide what can be considered as welfare housing – temporary solutions for lower income residents and new immigrants or, as Eric Sandreen calls them – "model tenements." (Sandreen, 1985) What made Stonorov a visionary was his perception that apartment living could now become a stepping stone towards the American dream of home ownership. For Stonorov, "the purpose (…) of low-cost housing is, at its present state of infancy in the United States, not only to house slum-dwellers or poor people but also to establish standards of living in a new mode quite different from what individual speculative activity has created." (Sandreen, 1985) He joined a group of like-minded professionals – lawyers, architects, academics, social workers and housing reformers- or the "Young Turks" as they called themselves, to try to shape the discourse. Along with Stonorov, Philadelphia members included lawyer Walter Phillips, Abraham Freedman and Dorothy Schoell Montgomery of the Philadelphia Housing Association, attorneys Joseph S. Clark and Richardson Dilworth, and architects Louis I. Kahn, G. Holmes Perkins, and Edmund Bacon. (Bauman and Schuyler, 2008) One of the groups' more successful efforts was to advocate for an overhaul of the city's Planning Commission and push for urban redevelopment, gaining the support of a large coalition of city and neighborhood agencies that joined in 1942 to form the new Citizens Council on the City Plan to oversee Philadelphia's city planning efforts. As a member of the new Council Stonorov continued to promote architecture as a means towards a modern Philadelphia that would no longer be synonym with

slums and housing for the city's poor and ethnic minorities without modern heat or indoor plumbing. This emphasis on quality housing became a strong narrative underpinning the ambitious vision he and Kahn put forth in their 1947 Better Philadelphia Exhibit at the Lit Brothers Department Store.

As a member of the *Congres Internationaux d'Architecture Moderne* (CIAM) Stonorov championed modernism, and its capacity to transform quality of life through functional structures, mass-produced housing, and a carefully planned urban framework such as the one presented in the Lit Brothers Department Store exhibit. He and Kahn hosted a visit by LeCorbusier, and Stonorov held CIAM meetings at his home (Bauman and Schuyler, 2008). But what made Stonorov stand apart was that for him designing housing was the arena of much more than technical expertise, and pragmatic skills; it was the realm of anthropological, economical and sociological inquiry. He promoted this approach both for new construction and for urban rehabilitation projects. Although he acknowledged its place in the discourse, Stonorov was not a proponent of the tabula rasa approach which favored large scale displacement and demolition, and construction on vacant lots.

His involvement with the AFSC and the Friends Housing Cooperative came at a time when Philadelphia was embarking on an ambitious program of urban redevelopment, which he cautioned would be ruled by "committee architecture," in which the architect would be outvoted five-to-one by the market analyst, the "ditch digger", the money man, the publicity man, and the social worker. Although Philadelphia did not reject the past wholesale in favor of a stark modernist approach as many other urban centers did, the City's Planning Commission, under the leadership of Bacon who became its director in 1949, promoted a vision focused on "architectural treasures" (City Hall, Old Swede's Church, Independence Hall, and other historic landmarks), rather than the more vernacular expression of the broader nineteenth and twentieth century fabric. The latter were seen as a hindrance to a modern city, that should be "cleansed of skid rows, slums and other obsolescence" (Bauman and Schuyler, 2008). In contrast, Stonorov wanted to redefine city renewal as an opportunity to combine the "romanticism of decay" with standards of decency to create what he termed "renewal housing, (…) - something old and something new, and something borrowed and something blue, (…) new building next to old building, (…) some trees in the middle." (Stonorov O. , 1955)

By the mid-1950s, Stonorov would rue the fact that much of the architecture of mid-twentieth century housing had become "a form of habitat in which we [architects] would hesitate in most instances to move ourselves," confronting future architects with "the maximum standards of speculative housing, which are the minimum standards of public housing, single, multiple and whatnot." (Stonorov O. , 1955) In his view, architectural education was ill preparing the next generation to tackle the "area of building which comprises the entire human habitat of the American scene, i.e., housing." (Stonorov O. , 1955) He supported Kevin Lynch's assertion that young architects should go out and experience and get know the city, to develop a sense of social responsibility. But he also believed that architects should go beyond and rise to the challenge of understanding the complex municipal processes that govern urban redevelopment and the role of redevelopment authorities in order to be more than "lackeys of the financial combines that dominate the housing market."

The Friends Housing Cooperative is the embodiment of Stonorov's principles of old and new combined, and communal living. Prior to the FHC project, 114 families lived within this block's structurally sound

walls, “but in unbelievable squalor and without the benefit of mechanically produced heat or family bathrooms.” (Friends Neighborhood Guild, n.d.). His design would “thoroughly clean the court, develop it as one common landscaped yard space, redivide the 20 individual 3-story houses into 99 apartments ranging from 1 to 4 bedroom units (including living room, kitchen and bath), heat the houses from a central source and manage the entire block as one unit” (Friends Neighborhood Guild, n.d.). He sought to give physical shape to the guiding principle that “housing projects must be more than mere sanitarily constructed and equipped dwellings (…) They must be sources of community happiness. They fail if these sources, namely equipment for recreation and education of the baby, the child, and the adult, are not provided.” (Sandreen, 1985).

With the Friends Housing Cooperative, Stonorov developed a unique example of low income public housing that reflected his understanding that “the idea of housing and its popularity among the American people and especially among those who will be consumers of low-cost housing, will depend a great deal on giving these projects a new appearance, expressing an entirely new meaning of life.” (Sandreen, 1985) For years, the modernist vision for safe and attractive downtowns that would reverse middle class flight to the suburbs had not included the poor and racial minorities. In contrast, Stonorov’s plans for the cooperative not only met the City of Philadelphia’s building, fire, health and sanitary regulations, room sizes and standards were “generally superior to the standards of the American Public Health Association and the Philadelphia Housing Authority.” (Friends Neighborhood Guild, n.d.)

Over six decades later, the Friends Housing Cooperative rehabilitation project remains a significant example of urban rehabilitation, and the physical embodiment of an attempt at a new approach to inner city public housing, one that rejected the focus on low-income rental housing. The Friends Housing Cooperative is significant as a project that sought to achieve Stonorov’s goals: helping those in public housing “mature into owners of their own houses or apartments in a cooperative way or in any other financial way by which once they could afford it they would pay economic rents rather than face being evicted because they make too much money,” with a design that broke away from two decades of creating “living anti-democratic examples of a stigma for families and children (… that were a) very severe attempt to ghettoize important sections of our population.” (Stonorov O. , 1956)

Philadelphia and surrounding counties contain a range of Stonorov’s work, in addition to the Mackley and FHC developments. These include private homes and the award-winning 1963 high-rise Hopkinson House in the upscale Chestnut Hill and Society Hill neighborhoods of the City; his own 1938 family home in Chester County, adapted from the ruins of a farmhouse; and the Carver Court and Brandywine federal WWII defense-worker housing developments near Coatesville. Each presents a unique solution to individual situations and challenges. Together, they show his range and continuing interest in improving options for individuals across the social spectrum.

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Previous documentation on file (NPS):

___preliminary determination of individual listing (36 CFR 67) has been requested
___previously listed in the National Register
___previously determined eligible by the National Register
___designated a National Historic Landmark
___recorded by Historic American Buildings Survey #_____
___recorded by Historic American Engineering Record #_____
___recorded by Historic American Landscape Survey #_____

Primary location of additional data:

___State Historic Preservation Office
___Other State agency
___Federal agency
___Local government
___University
X Other—Name of repository: (listed below)

1. Temple University Library, Philadelphia, PA: Friends Housing Cooperative (Philadelphia) Records - Collection ID: Acc. 933 - Date: 1969-1996 - Footage: 4 linear feet (4 boxes) - Collecting Area: - Urban Archives
2. Swarthmore College, Swarthmore, PA: University Library, Philadelphia, PA: American Friends Service Committee Collected Records, 1917-current - Call Number: CDGA - Repository: Swarthmore College Peace Collection
3. University of Wyoming, Laramie, WY: Oscar Stonorov Papers, American Heritage Center

Historic Resources Survey Number (if assigned): NA

10. Geographical Data

Acreage of Property: 1.79 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (enter coordinates to 6 decimal places)

Datum if other than WGS84:_____

Latitude: 39.964722° N Longitude: 75.150556° W

Verbal Boundary Description (Describe the boundaries of the property.)

The property is a city block bound by North Eighth Street to the west, Franklin Street to the east, Brown Street to the north and Fairmount Avenue to the south. The property includes three lots for the purposes of the Philadelphia Office of Property Management: 701 N 8th Street (Account #771716000),

703-07 N 8th Street (Account #881439601), and 709-21 N 8th Street (Account #881439602). The boundary is shown on Figure 3.

Boundary Justification (Explain why the boundaries were selected.)

The district boundaries are those of the one city block identified for rehabilitation in the 1948 East Poplar Redevelopment Plan, which became home to the FHC. They include the FHC property (buildings, courtyard and garden) and the corner townhouse at 701 N. 8th Street and social club at 735 Fairmount Avenue, owned by the Friends Neighborhood Guild. The Guild was a key player in the formation of the Cooperative, moved its headquarters to the site in 1956, and maintained close operational ties with FHC until the late 1980s. The Guild continued to provide support services and host community events until 2014. Following additional research, the boundaries may be expanded into a larger district including the broader area identified in the East Poplar Redevelopment Plan, and adjacent neighborhoods. This would give a full sense of the range of urban redevelopment strategies implemented to address low-income, inner-city public housing in mid-twentieth century Philadelphia. At this time insufficient information exists to fully assess the significance and integrity of the larger area. The FHC story is independent enough to stand on its own, as well as be considered part of a larger district in the future.

11. Form Prepared By

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date: April 10, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Friends Housing Cooperative
City or Vicinity: Philadelphia County: Philadelphia State: PA

Photographer: Leila Hamroun, Past Forward Architecture
Date Photographed: March, May 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Corner of Fairmount Avenue and North 8th Street, facing NE; Friends Guild offices on corner
2. Corner of North 8th and Brown Streets, facing SW
3. Corner of Brown and Franklin Streets, facing SW and Giff's Corner Memorial Garden
4. Corner of Fairmount Avenue and Franklin Streets, facing NW
5. Courtyard, from the rear of 706 Franklin Street, facing N
6. Courtyard, Giff's Corner Memorial Garden, facing NE toward corner of Franklin and Brown Streets
7. Courtyard, garden at corner of Franklin and Fairmount Avenue, facing SE
8. Courtyard, view to North 8th Street, between 703 and 705 North 8th St, facing W
9. Giff's Corner Memorial Garden Plaque, marking the garden at the corner of Brown and Franklin Streets, facing SE
10. Inscription of Giff's Corner Memorial Garden Plaque (not a photo)
11. 704-706 Franklin Street, street elevation facades, facing W
12. 704-706 Franklin Street, courtyard/rear elevation, facing E
13. 704-706 Franklin Street, side elevation, facing N
14. 704-706 Franklin Street, alley elevation from courtyard, facing SE
15. 705-707 North 8th Street, street elevation facades, facing E
16. 705-707 North 8th Street, courtyard/rear elevation, facing W
17. 705-707 North 8th Street, south alley elevation from courtyard, facing NW
18. 705-707 North 8th Street, north alley elevation from courtyard, facing SW
19. 719 North 8th Street, street elevation façade, facing E
20. 719 North 8th Street, courtyard elevation, facing W
21. 719 North 8th Street, south alley elevation, facing N
22. 719 North 8th Street, north alley elevation, facing SW
23. 721 North 8th Street, street elevation façade, facing W
24. 721 North 8th Street, rear courtyard elevation, facing E
25. 721 North 8th Street, Brown Street elevation, facing S
26. 721 North 8th Street, south alley elevation, facing NW
27. 713-715 North 8th Street, entrance, facing E
28. 709-711 North 8th Street, entry modified c.1980, facing E
29. 712 Franklin Street, access from courtyard, facing NE
30. 711 North 8th Street, access from courtyard, facing NE
31. 708 Franklin Street, balcony of south elevation, facing N
32. 708-710 Franklin Street, courtyard/rear elevation, facing E
33. 716-718 Franklin Street, courtyard/rear elevation, facing E
34. 703 North 8th Street, courtyard/rear elevation, facing W
35. 715 North 8th Street, basement access from courtyard, facing SW
36. Typical boiler room in basement
37. Typical storage room in basement
38. Kitchen area of a typical apartment unit
39. 19th century finishes in typical apartment unit
40. "Piazza" stairs in typical entryway

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

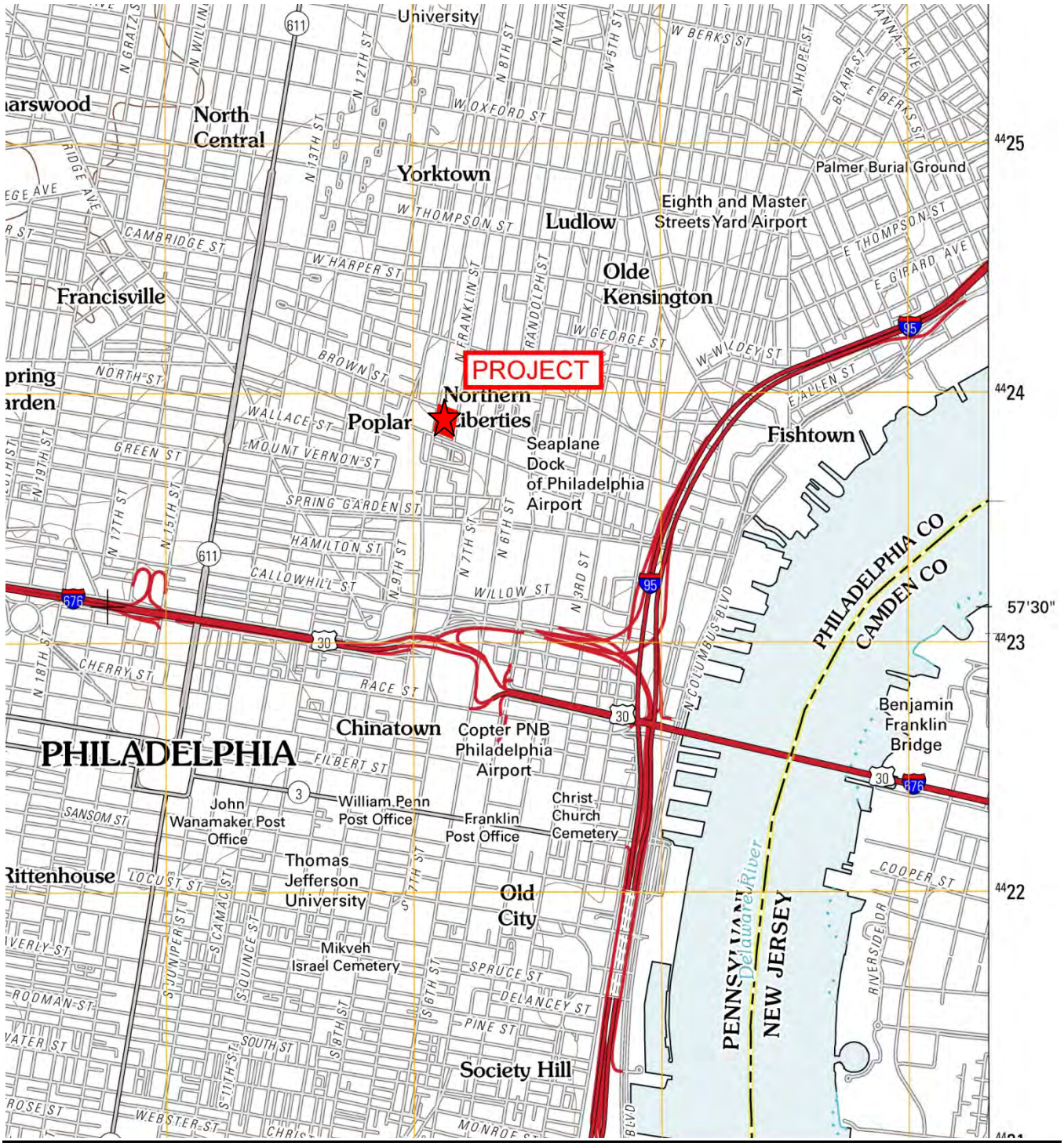


Figure 1: Location Map

USGS – Philadelphia Quadrangle – 7.5 Minutes Series – 2011 - 39.964722° N / 75.150556° W

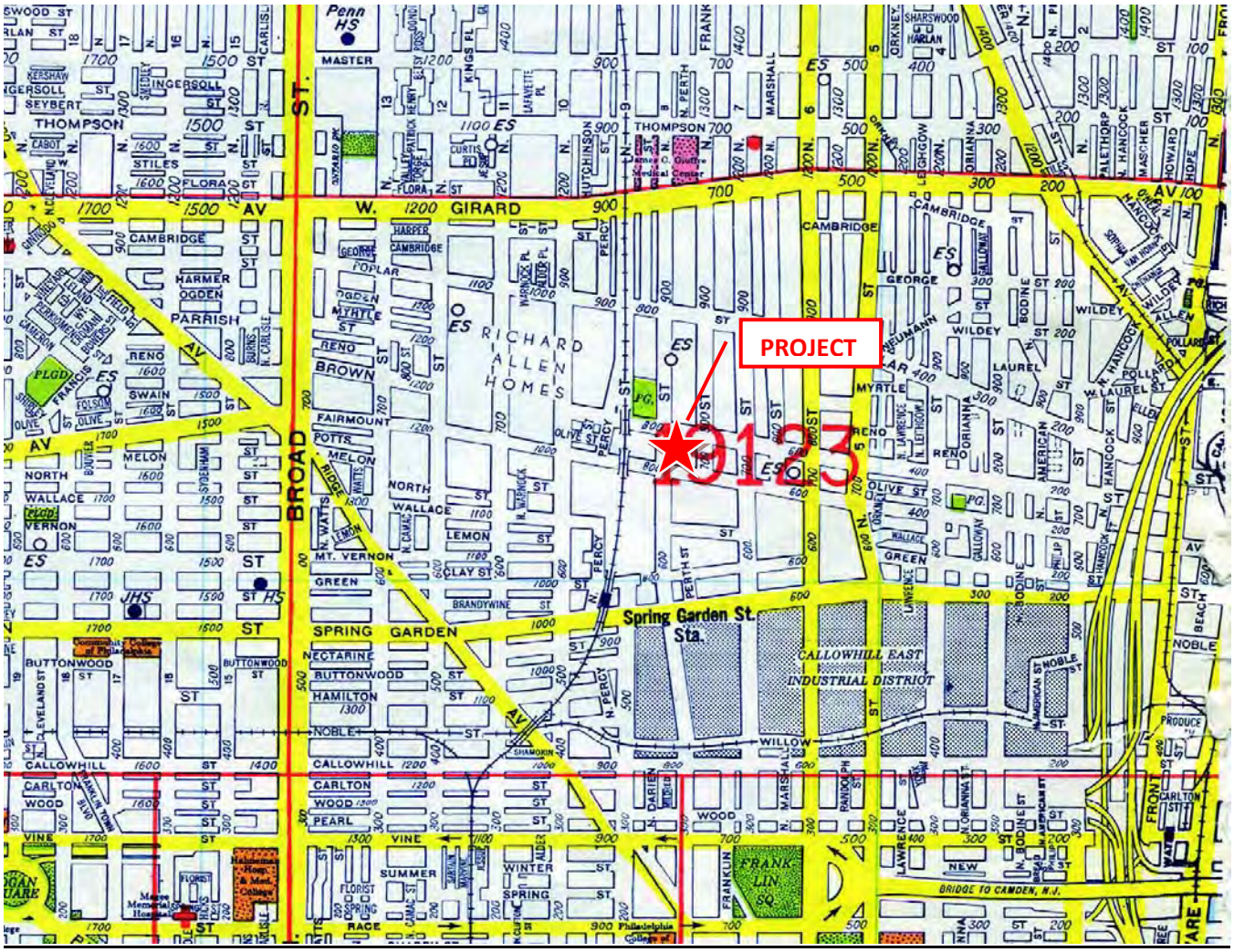


Figure 2: Proximity Map

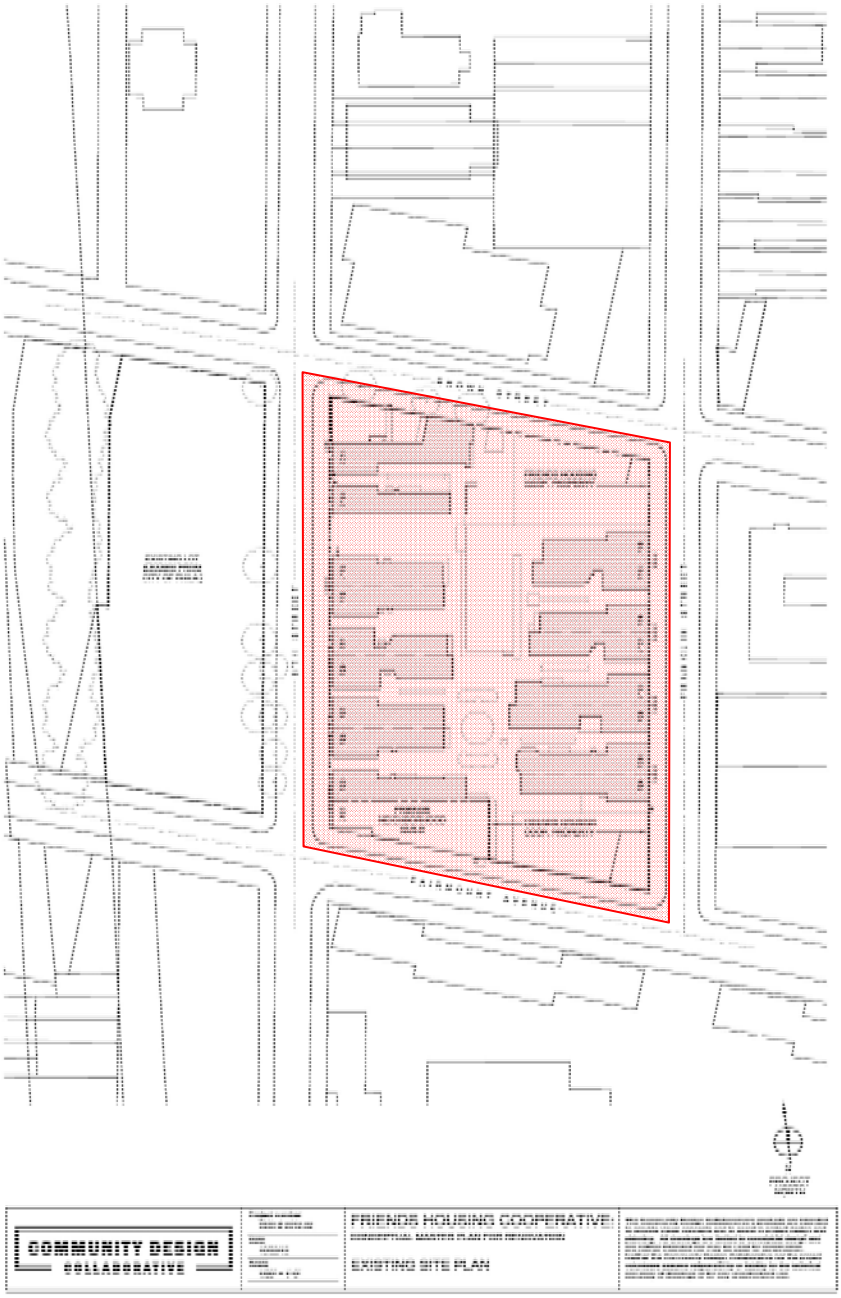
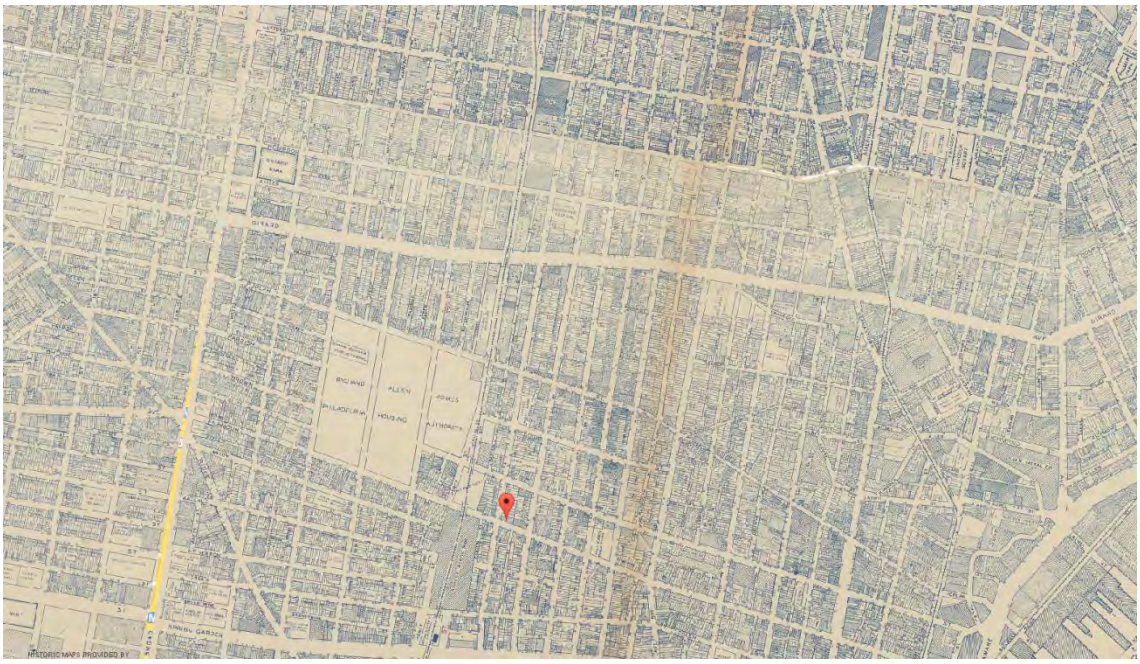
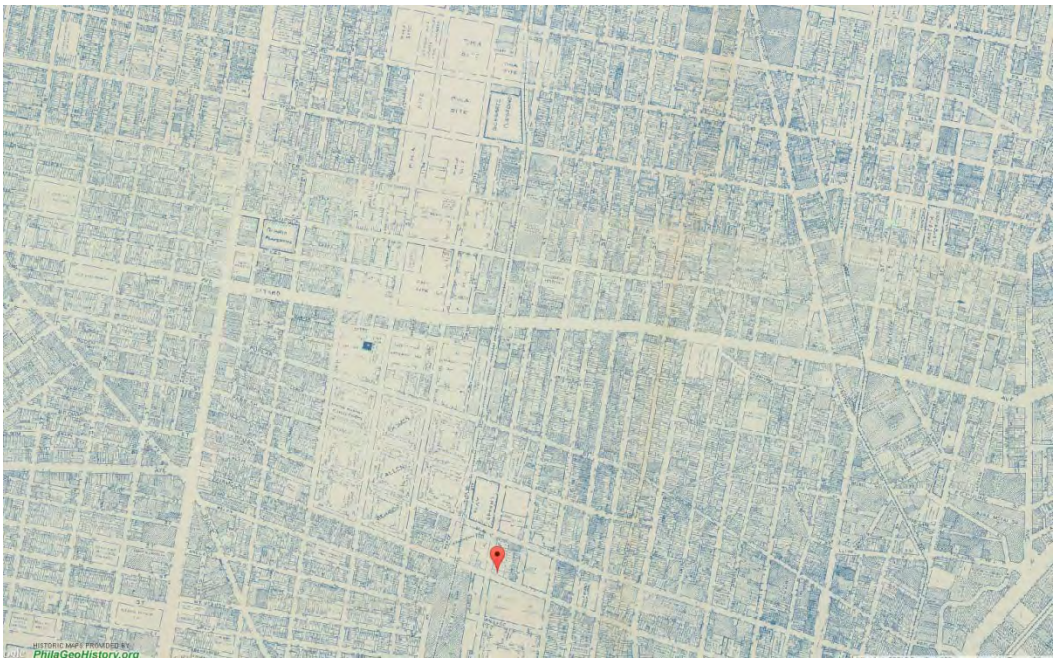


Figure 3: Site Map – District Boundaries

Figure 4: Aerial Photograph (bing.com/maps, 2015)



Philadelphia Land Use Map – 1942
Federal Works Progress Administration for Pennsylvania - Philadelphia Land Use Maps
(Map Collection – Free Library of Pennsylvania - http://www.philageohistory.org)



Philadelphia Land Use Map – 1962
Federal Works Progress Administration for Pennsylvania - Philadelphia Land Use Maps
(Map Collection – Free Library of Pennsylvania - http://www.philageohistory.org)

Figure 5: Project Vicinity – Areas of Slum Removal – Comparison of Philadelphia Land Use Maps of 1942 and 1962

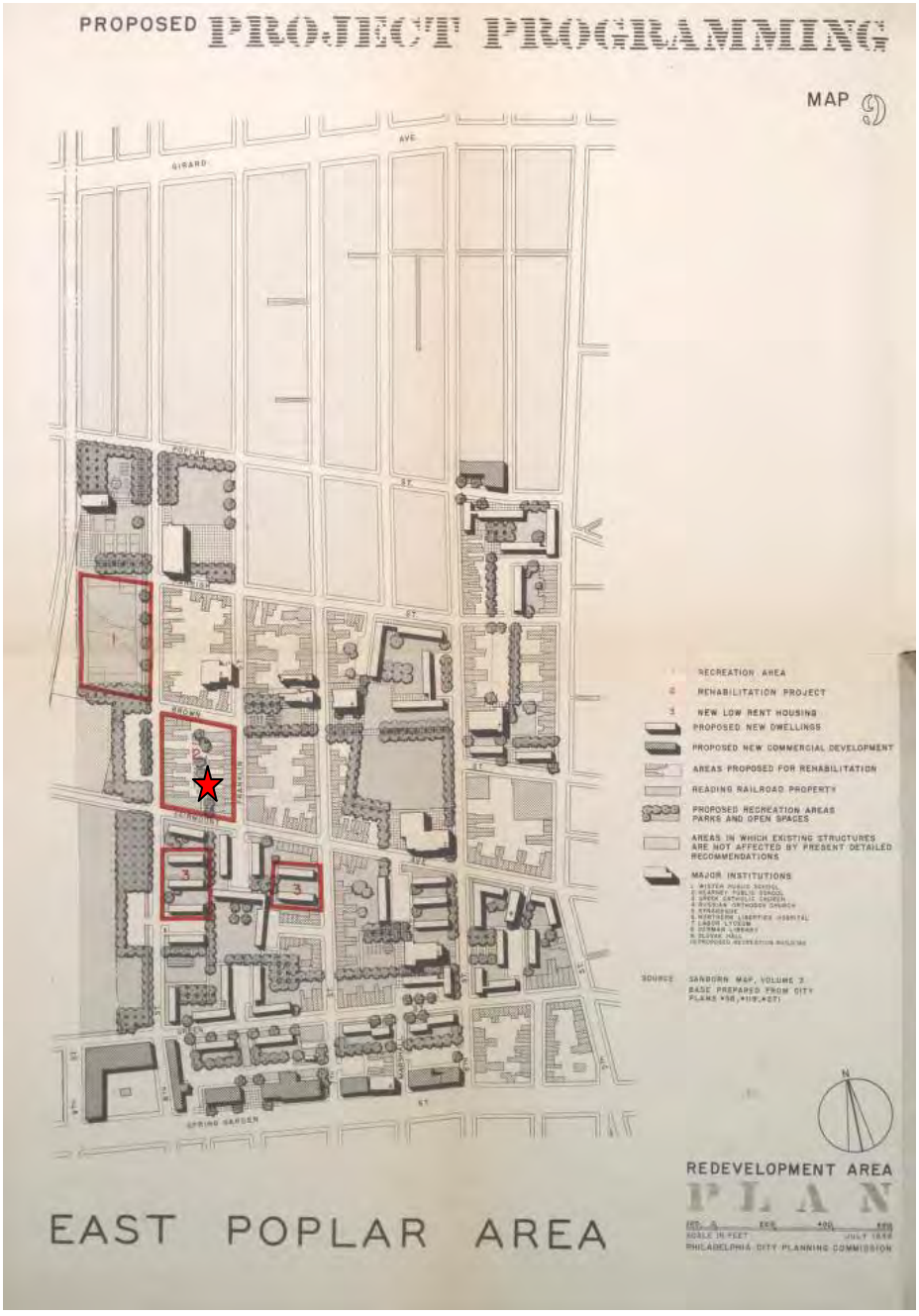


Figure 6: East Poplar Redevelopment Area Plan, 1948 – Map Identifying the FHC Block as a "Rehabilitation Project."
University of Pennsylvania Library, Call Number NA 9127 PA A265 1947

Figure 7: Corner of North 8th Street and Fairmount Avenue – 1909
City of Philadelphia, Collection DOR - Collection ID Department of Records 78439 - Asset ID 130364

For Current Conditions Refer to Photograph PA_Philadelphia_Friends Housing Cooperative_0001

Figure 8: Corner of North 8th Street and Fairmount Avenue – 1950
City of Philadelphia, Collection DOR - Collection ID Public Works 408358 - Asset ID 19736

Figure 9: Corner of North 8th Street and Fairmount Avenue – 1961 – Post Rehabilitation
City of Philadelphia, Collection DOR - Collection ID Historic Commission: 468180 – Asset ID 72396

For Current Conditions Refer to Photograph PA_Philadelphia_Friends Housing Cooperative_0001

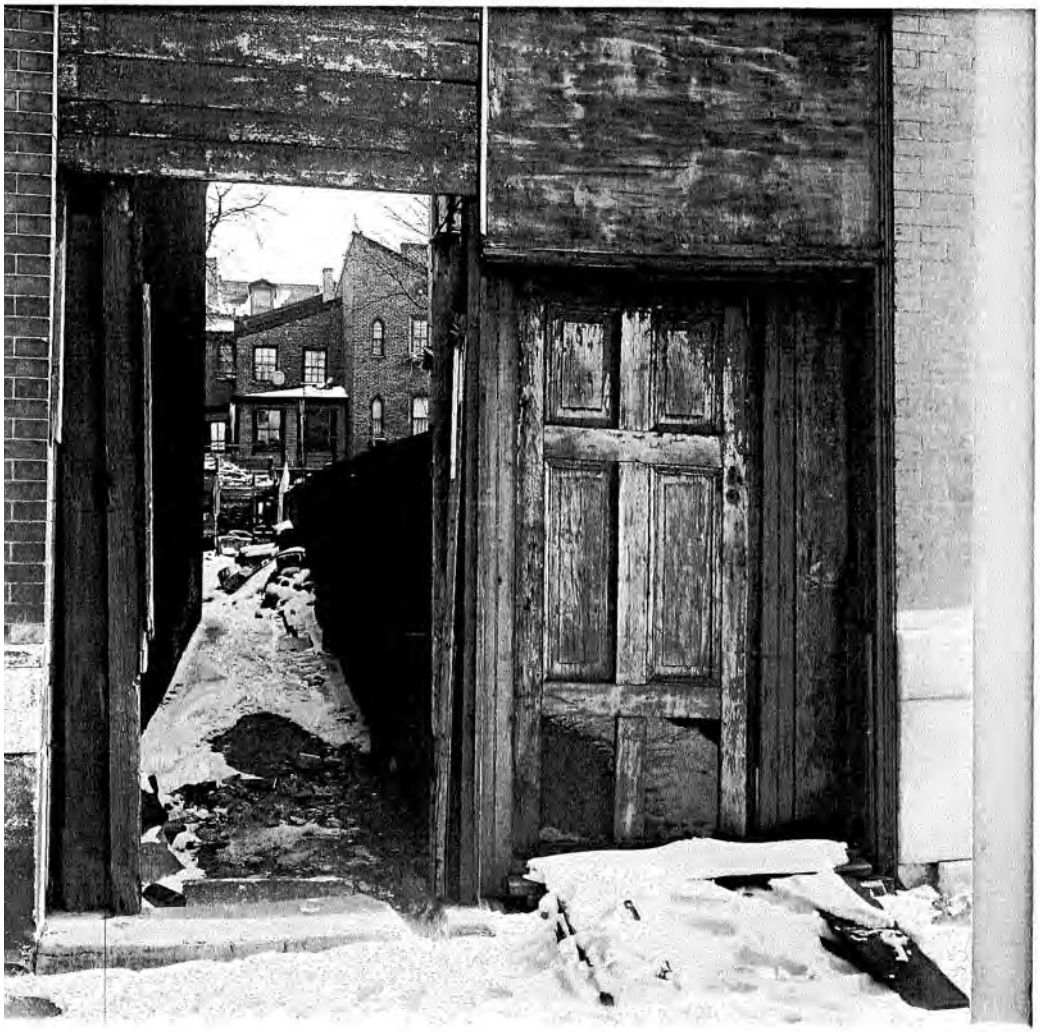


Figure 10: Existing Conditions Pre-Rehabiliation c. 1940s (AFSC Archives)

Figure 11: Existing Conditions Pre-Rehabiliation c. 1940s (AFSC Archives)

Figure 12: Project Sign – not dated (AFSC Archives)

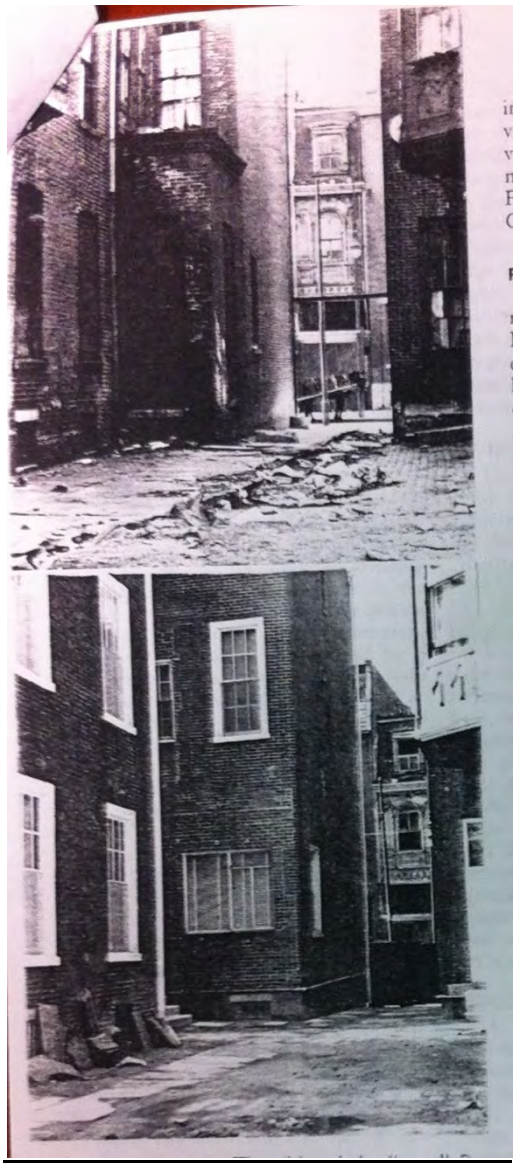


Figure 13: Before and After – AFSC Promotional Material 1957 (AFSC Archives)

Figure 14: A. Crossman, Representative of the American Friends Service Committee, Signing the FHC Agreement (provided by Crossman Family)

(Others not identified)

Figure 15: Alley Elevation During Renovation – 1956 (FHC Archives)

Figure 16: Courtyard - 1957 (FHC Archives)

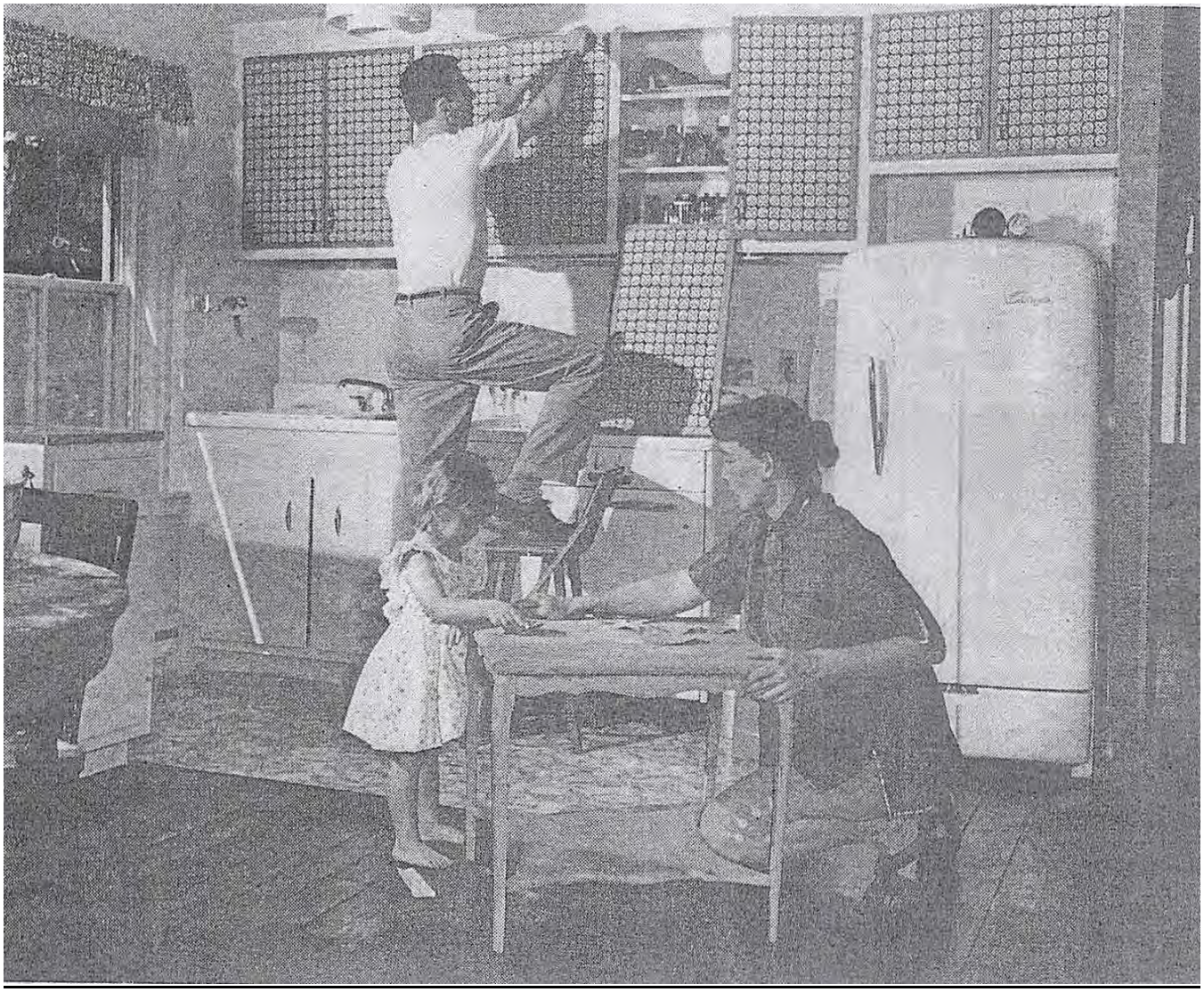
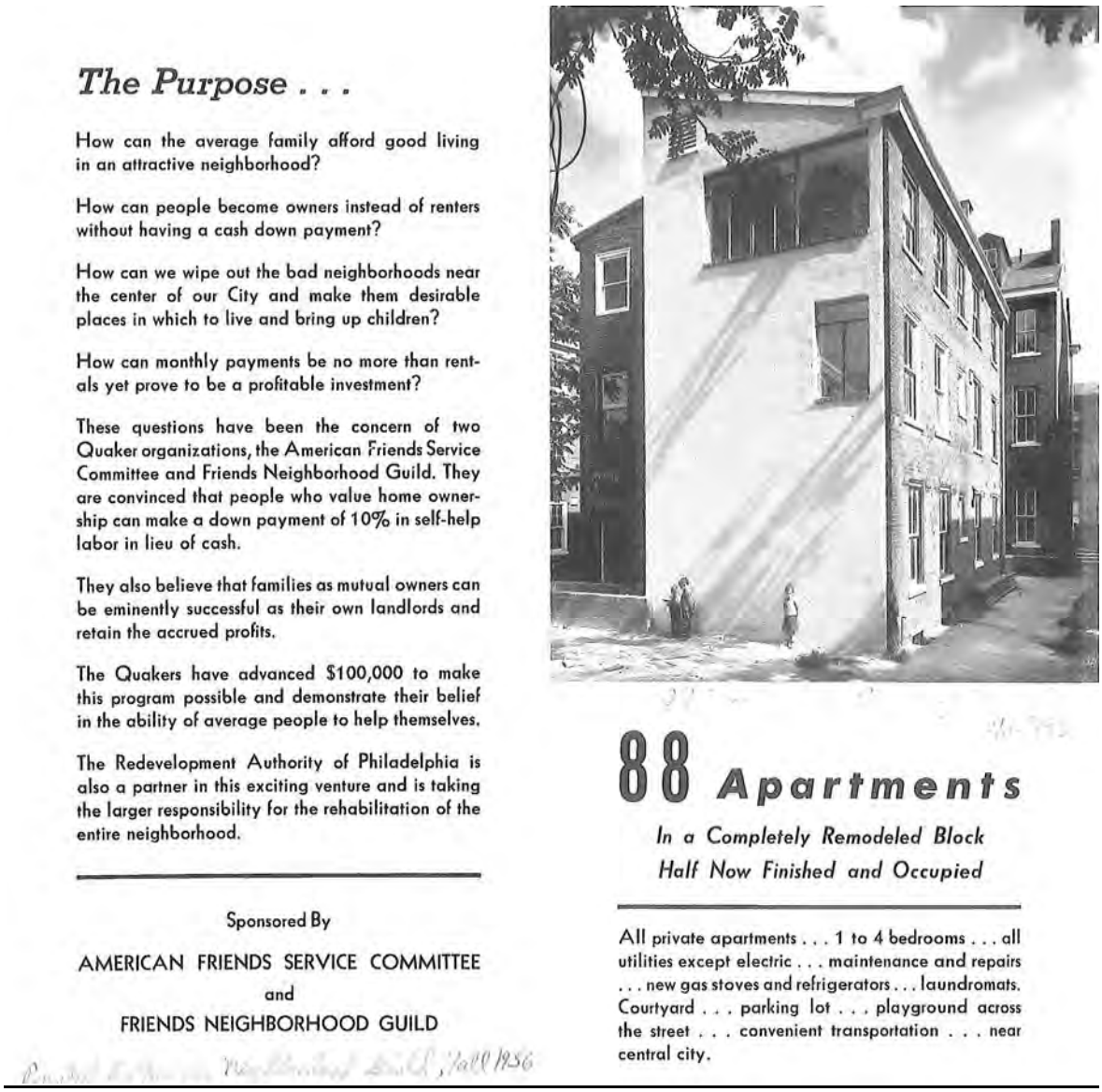


Figure 17: New Kitchen in Renovated Residential Unit – 1957 (FHC Archives)

Figure 18: Cooperative Residents at Work in Courtyard – 1956 (FHC Archives)



The Purpose . . .

How can the average family afford good living in an attractive neighborhood?

How can people become owners instead of renters without having a cash down payment?

How can we wipe out the bad neighborhoods near the center of our City and make them desirable places in which to live and bring up children?

How can monthly payments be no more than rentals yet prove to be a profitable investment?

These questions have been the concern of two Quaker organizations, the American Friends Service Committee and Friends Neighborhood Guild. They are convinced that people who value home ownership can make a down payment of 10% in self-help labor in lieu of cash.

They also believe that families as mutual owners can be eminently successful as their own landlords and retain the accrued profits.

The Quakers have advanced $100,000 to make this program possible and demonstrate their belief in the ability of average people to help themselves.

The Redevelopment Authority of Philadelphia is also a partner in this exciting venture and is taking the larger responsibility for the rehabilitation of the entire neighborhood.

Sponsored By

AMERICAN FRIENDS SERVICE COMMITTEE
and
FRIENDS NEIGHBORHOOD GUILD

88 *Apartments*

In a Completely Remodeled Block
Half Now Finished and Occupied

All private apartments . . . 1 to 4 bedrooms . . . all utilities except electric . . . maintenance and repairs . . . new gas stoves and refrigerators . . . laundromats. Courtyard . . . parking lot . . . playground across the street . . . convenient transportation . . . near central city.

Figure 19: Friends Neighborhood Guild Promotional Material – 1956 (ASFC Archives)

"New Life in the Old Town . . ."

Joint project of American Friends Service Committee and Friends Neighborhood Guild

FRIENDS' CO-OP: Before and After

Right: Life as the Friends found it—crowded rooms, no space for belongings, deteriorating walls, primitive heating facilities. *(Hazel Kingsbury photo)*

Far Right: Keeping clean is difficult without proper facilities. Rehabilitated houses will have automatic laundry in basement. *(Hazel Kingsbury photo)*

Far Left: One of the original three-story brick structures stripped down for the works. *(Theodore Stanford photo)*

Left: The face-lifting process—new wall and new windows replace a dilapidated shed-annex. *(Charles Perry photo)*

Right: One cooperator—a teacher during the day—shows another how to make a bookcase. *(Eleanor Perry photo)*

Far right: A cooperator chooses and applies his color scheme. *(Eleanor Perry photo)*

Far left: House in foreground sports the "new look". Rear building will get treatment soon. *(Charles Perry photo)*

Left: A kitchen planned to make housework a pleasure, with cabinets built to measure by the cooperators. Cost of refrigerator and stove is included in monthly payments. *(Eleanor Perry photo)*

Figure 20: Friends Neighborhood Guild Promotional Material – 1956 (ASFC Archives)

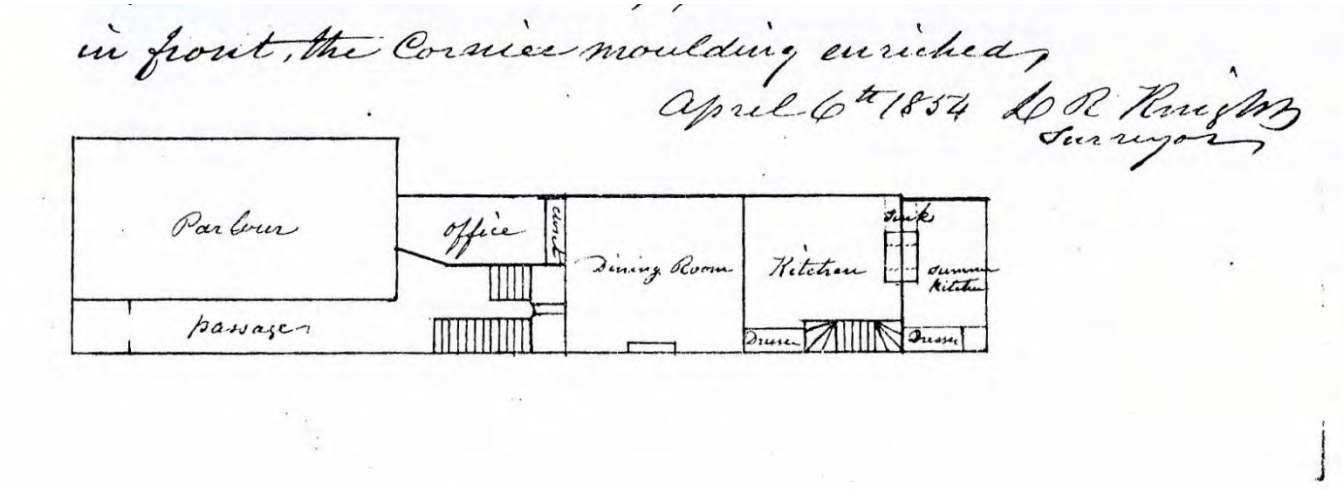


Figure 21: 707 North 8th Street First Floor Plan, 1854 – Sketch from April 6th, 1854 Insurance Assessment Survey (Philadelphia Historical Commission Files)

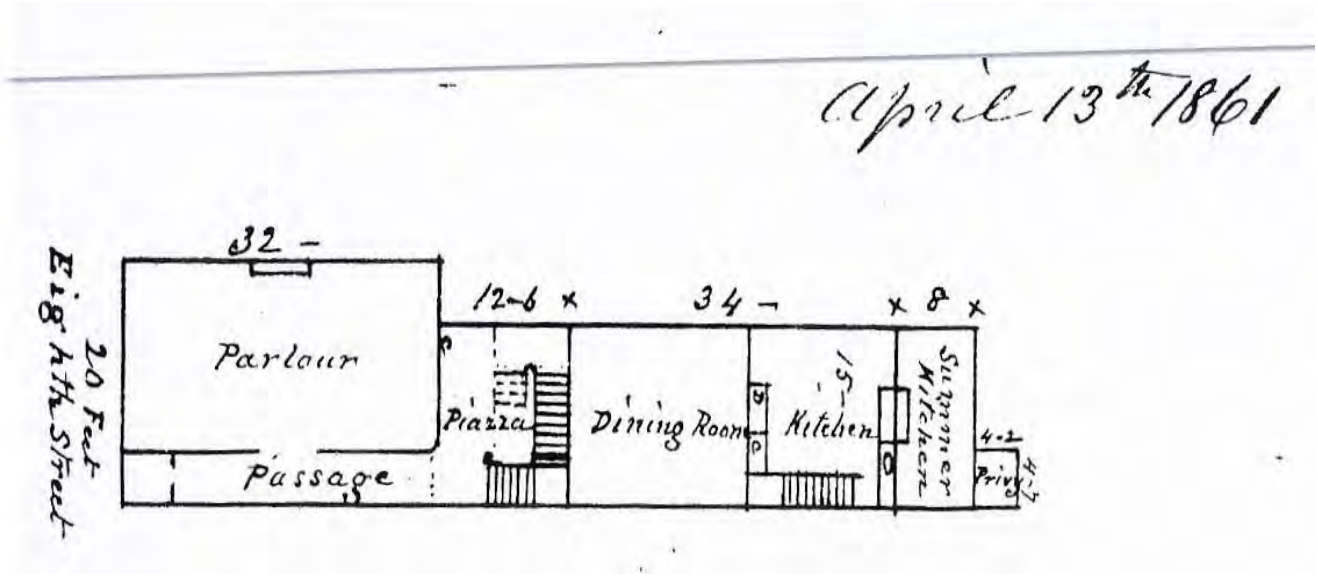


Figure 22: 715 North 8th Street First Floor Plan – Sketch from April 13th, 1861 Insurance Assessment Survey (Philadelphia Historical Commission Files)

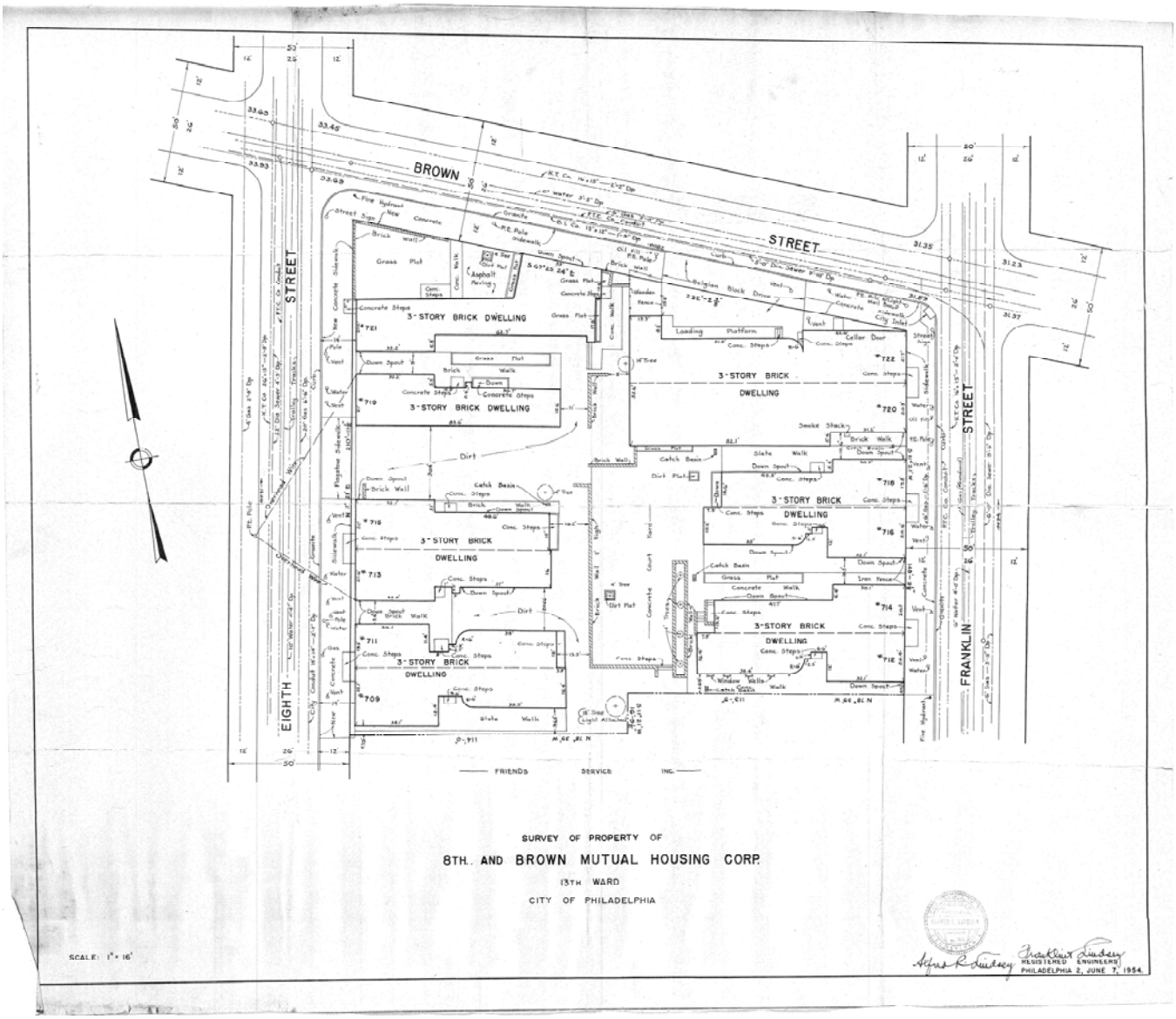


Figure 23: FHC – Phase 1 – 8th & Brown Mutual Housing Corporation - Site Plan – 1954 (FHC Archives)

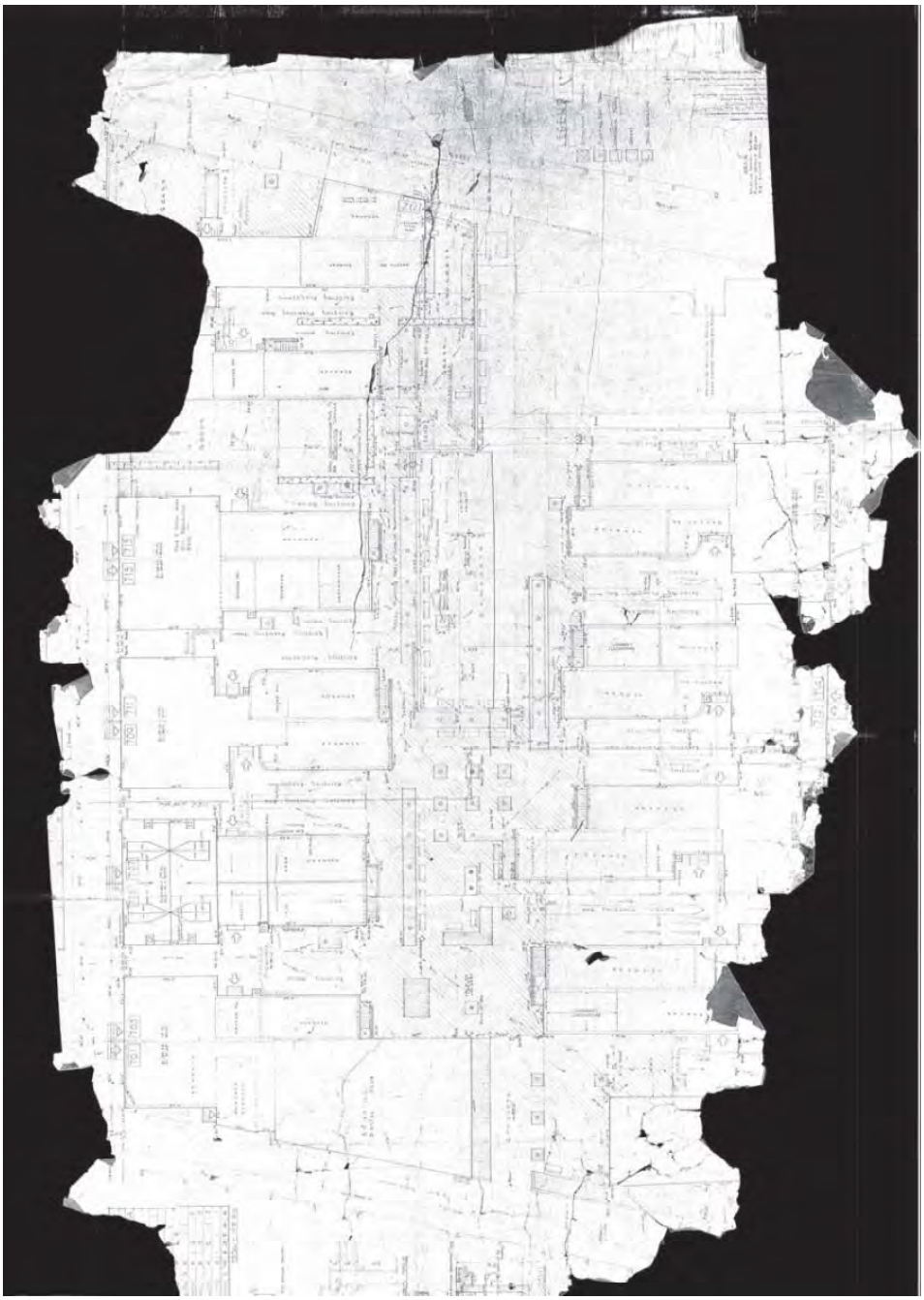
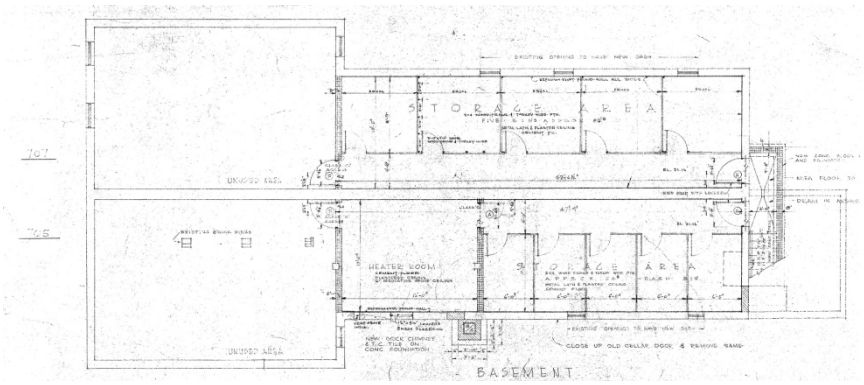
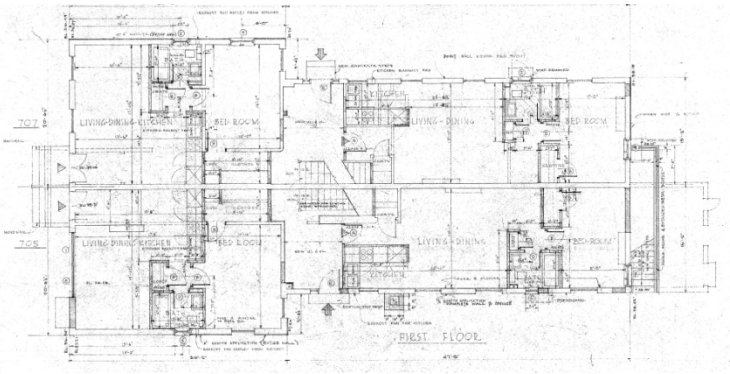


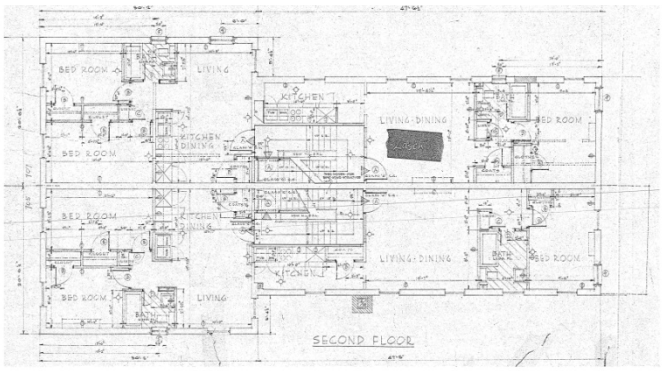
Figure 24: Oscar Stonorov Drawing – Courtyard Landscape Plan – 1954 (FHC Archives)



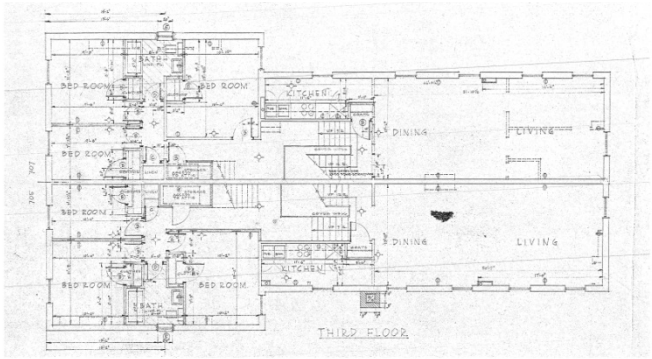
Basement



1st Floor

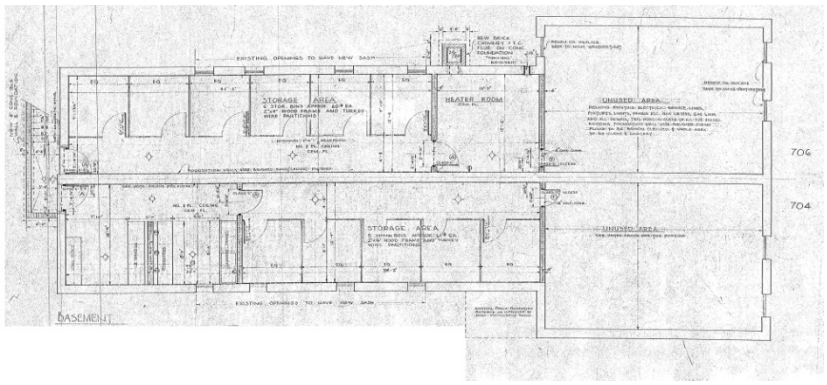


2nd Floor

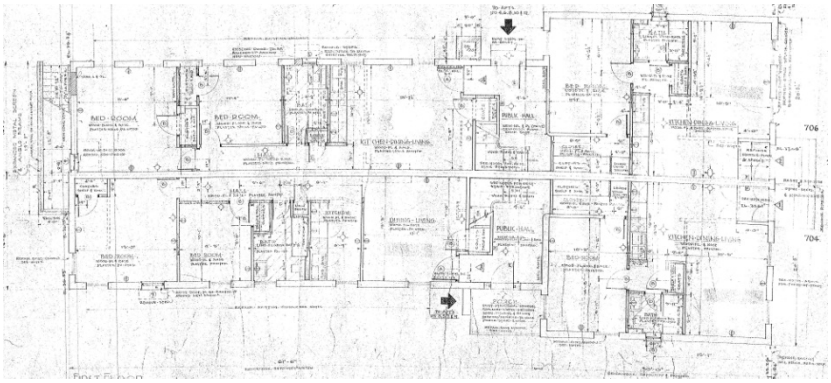


3rd Floor

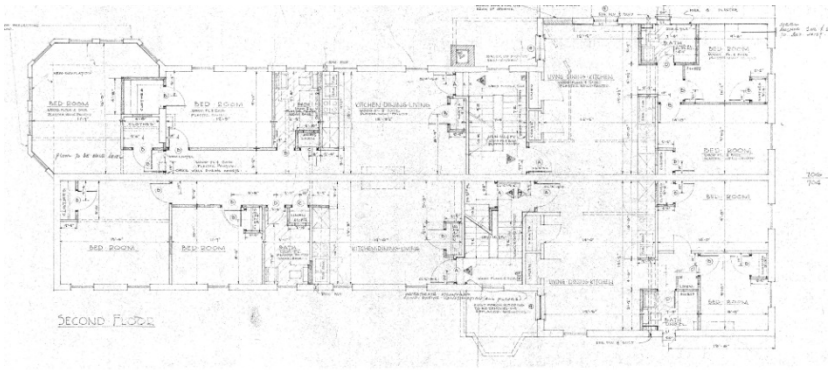
Figure 25: Stonorov Representative Drawings 705-707 N. 8th St. Floor Plans – 1954 (FHC Archives)



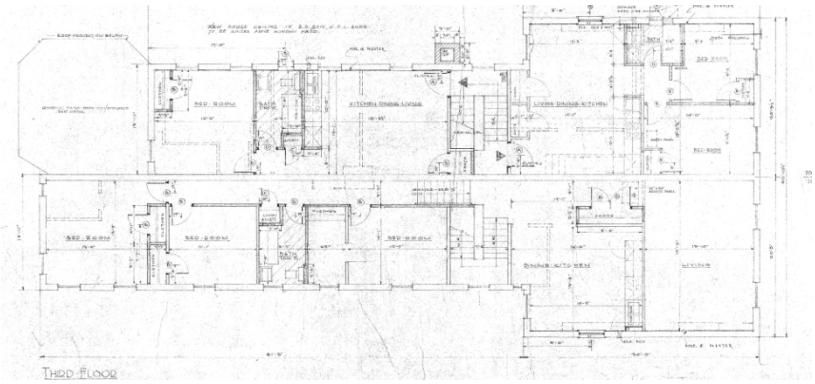
Basement



1st Floor

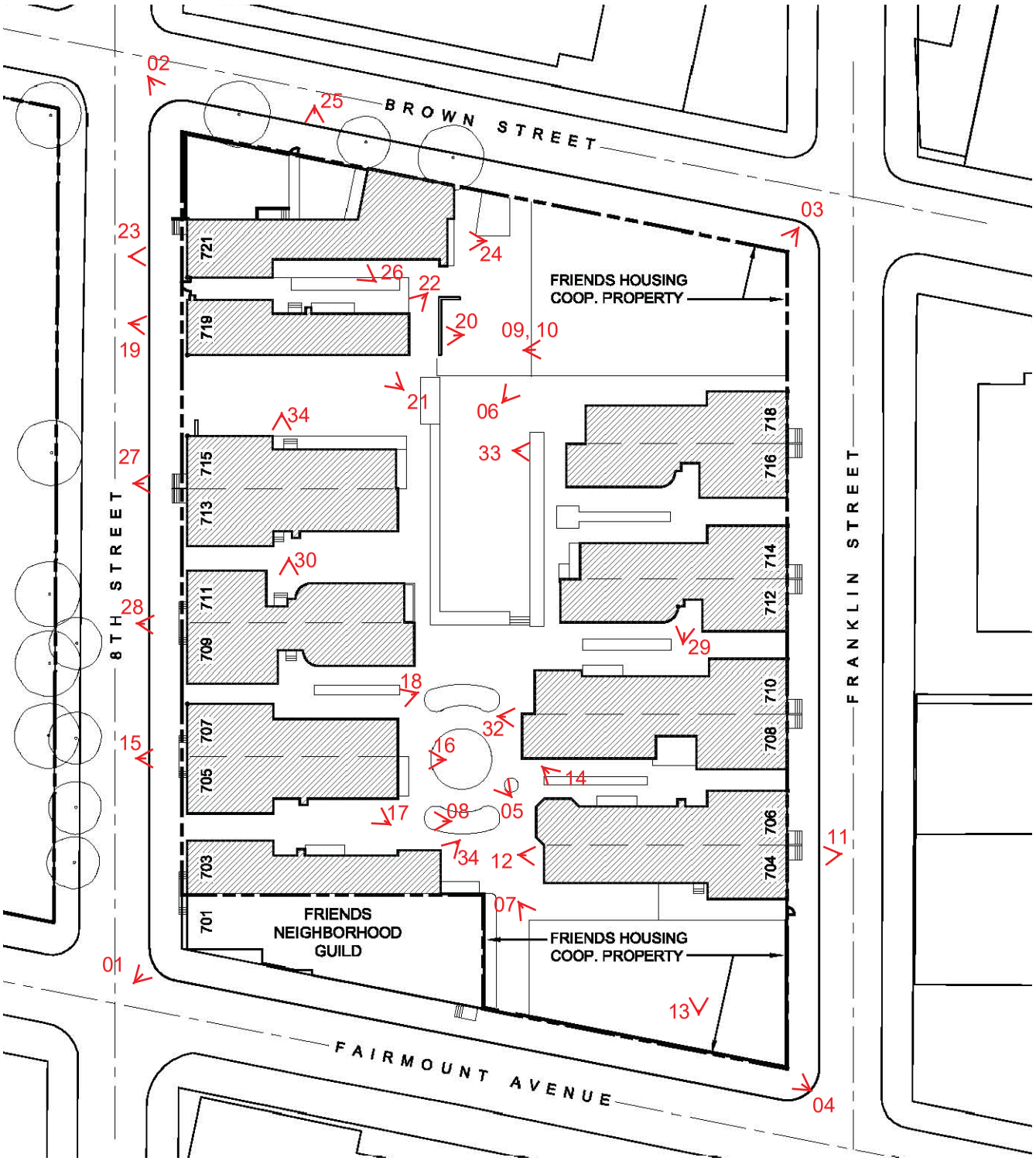


2nd Floor



3rd Floor

Figure 26: Stonorov Representative Drawings - 704-706 Franklin St. Floor Plans – 1954 (FHC Archives)



Key Plan : Photographs

Photograph 01: Corner of Fairmount Avenue and N. 8th Street – Facing NE (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0001

Photograph 02: Corner of N. 8th Street and Brown Street – Facing SW (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0002

Photograph 03: FHC – Brown Street and Franklin Street – Facing SW (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0003

Photograph 04: FHC – Corner of Fairmount Avenue and Franklin Street – Facing NW (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0004

Photograph 05: Courtyard – From Back of 706 Franklin Street - Facing North (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0005

Photograph 06: Courtyard – Memorial Garden – Facing NE towards the Corner of Franklin & Brown Streets (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0006

Photograph 07: Courtyard –Garden at Corner of Franklin St. & Fairmount Ave - Facing SE (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0007

Photograph 08: Courtyard – View to N. 8th St. Between 703 and 705 N. 8th. St. – Facing W (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0008

Photograph 09: Memorial Garden Plaque – Garden at Corner of Brown & Franklin St - Facing SE (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0009

Inscription

"Giff's Corner

This corner garden is dedicated as a living memorial to the many people who have contributed so much to the idea that "all men can live in harmony regardless of race, color or creed."

We, hereby, name it "Giff's Corner," in honor of R. E. Gifford,a co-operator, who spent the last years of his life proving these words are true.

1960

Photograph 10:Memorial Garden Plaque - Inscription
PA_Philadelphia_Friends Housing Cooperative_0010

Photograph 11: 704-706 Franklin St – Street Elevation - Facing W (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0011

Photograph 12: 704-706 Franklin St – Courtyard Elevation - Facing E (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0012

Photograph 13: 704-706 Franklin St – Side Elevation - Facing N (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0013

Photograph 14: 704-706 Franklin St – Alley Elevation from Courtyard- Facing SE (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0014

Photograph 15: 705-707 N. 8th St – Street Elevation - Facing E (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0015

Photograph 16: 705-707 N. 8th St – Courtyard Elevation - Facing W (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0016

Photograph 17: 705-707 N. 8th St – South Alley Elevation from Courtyard - Facing NW (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0017

Photograph 18: 705-707 N. 8th St – North Alley Elevation from Courtyard - Facing SW (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0018

Photograph 19: 719 N. 8th St. – Single Townhouse – Accessed from Side Alley - Facing E (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0019

Photograph 20: 719 N. 8th St. – Single Townhouse – Courtyard Elevation – Facing W (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0020

Photograph 21: 719 N. 8th St. – Single Townhouse – South Alley Elevation – Facing N (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0021

Photograph 22: 719 N. 8th St. – Single Townhouse – North Alley Elevation – Facing SW (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0022

Photograph 23: 721 N. 8th St. – Single Townhouse – Street Elevation – Facing W (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0023

Photograph 24: 721 N. 8th St. – Single Townhouse – Street Elevation – Facing E (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0024

Photograph 25: 721 N. 8‟ St. – Single Townhouse – Brown Street Elevation – Facing S (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0025

Photograph 26: 721 N. 8th St. – Single Townhouse – South Alley Street Elevation – Facing NW (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0026

Photograph 27: Entrance – 713 – 715 N. 8th Street - 19th Century Configuration - Facing E (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0027

Photograph 28: Entrance – 709 – 711 N. 8th Street - Modified c. 1980 - Facing E (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0028

Photograph 29: 712 Franklin St – Access from Courtyard Facing NE (PFA, 2014)
*PA_Philadelphia_Friends Housing Coope**rativ**e_0029*

Photograph 30: 711 n. 8THSt – Access from Courtyard Facing NE (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0030

Photograph 31: 708 Franklin St – Balcony – South Elevation - Facing N (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0031

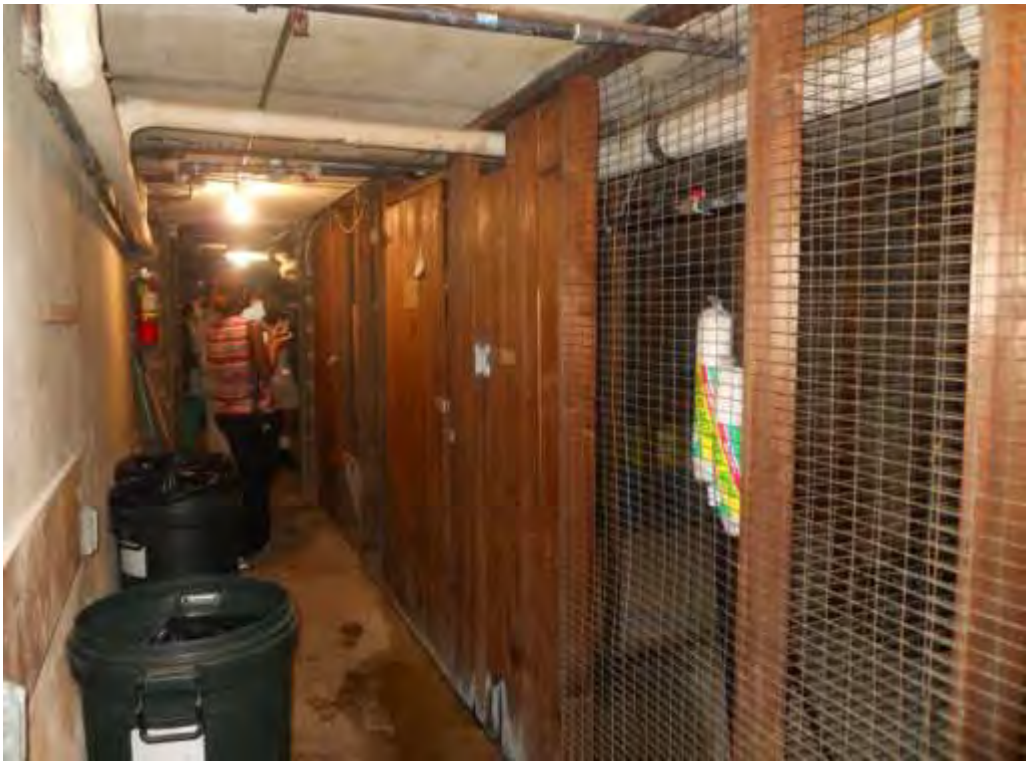
Photograph 32: Courtyard Elevations 708-710 Franklin St. - Facing E (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0032

Photograph 33: Courtyard Elevations - 716 - 718 Franklin St. - Facing E (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0033

Photograph 34: Courtyard Elevations - 703 N. 8th St. - Facing W (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0034

Photograph 35: 715 N. 8th St – Basement Access from Courtyard - Facing SW (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0035

Photograph 36: Basement – Typical Boiler Room (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0036



Photograph 37: Basement – Typical Storage Room (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0037

Photograph 38: Apartment Unit – Typical Kitchen Layout (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0018

Photograph FHC 39: Apartment Unit – Extant 19th Century Finishes, Typical (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0039

Photograph 40: "Piazza" Stair – 1st Floor – Typical (PFA, 2014)
PA_Philadelphia_Friends Housing Cooperative_0040


W BROWN ST


FRANKLIN ST


FLY TRAP
FLY TRAP


STOP


703


"GIFF'S CORNER"
THIS CORNER GARDEN IS DEDICATED AS A LIVING MEMORIAL TO THE MANY PEOPLE WHO HAVE CONTRIBUTED SO MUCH TO THE IDEA THAT "ALL MEN CAN LIVE IN HARMONY REGARDLESS OF RACE, COLOR, OR CREED."
WE, HEREBY, NAME IT "GIFF'S CORNER," IN HONOR OF R.E. GIFFORD, A CO-OPERATOR WHO SPENT THE LAST YEARS OF HIS LIFE PROVING THESE WORDS ARE TRUE.
1960


"GIFF'S CORNER"
THIS CORNER GARDEN IS DEDICATED AS A LIVING MEMORIAL TO THE MANY PEOPLE WHO HAVE CONTRIBUTED SO MUCH TO THE IDEA THAT "ALL MEN CAN LIVE IN HARMONY REGARDLESS OF RACE, COLOR, OR CREED."
WE, HEREBY, NAME IT "GIFF'S CORNER," IN HONOR OF R.E. GIFFORD, A CO-OPERATOR WHO SPENT THE LAST YEARS OF HIS LIFE PROVING THESE WORDS ARE TRUE.
1960


704
706


706
STOP


707
F150


705
707


705


709


719
PRIVATE PROPERTY
NO LOITERING
NO TRESPASSING


PRIVATE PROPERTY
NO LOITERING
NO TRESPASSING

713


703
FLY TRAP
DISPOSABLE


715


HOT


D
C

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Friends Housing Cooperative

MULTIPLE NAME:

STATE & COUNTY: PENNSYLVANIA, Philadelphia

DATE RECEIVED: 8/28/15 DATE OF PENDING LIST: 9/17/15
DATE OF 16TH DAY: 10/02/15 DATE OF 45TH DAY: 10/13/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000735

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___RETURN ___REJECT 10-13-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Pennsylvania
Historical & Museum
Commission

August 20, 2015

Stephanie Toothman, Keeper
National Register of Historic Places
National Park Service, US Department of Interior
1201 "I" (Eye) Street, NW, 8th Floor
Washington D.C. 20005

Re: Friends Housing Cooperative, Philadelphia, PA

Dear Ms Toothman:

The Friends Housing Cooperative National Register of Historic Places nomination is being submitted for your review. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination and correspondence, and a CD with tif images.

The proposed action for the nomination is listing in the National Register, and the recommended level of significance is "state." Our staff and Historic Preservation Board members support this nomination. If you have any questions regarding the nomination please contact me at 717-783-9922 or afrantz@pa.gov. Thank you for your consideration of this property.

Sincerely,

April E. Frantz
National Register Reviewer/Eastern Region

enc.

Historic Preservation Services
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120–0093
www.phmc.state.pa.us
The Commonwealth's Official History Agency

W. CURTIS THOMAS, MEMBER
214 IRVIS OFFICE BUILDING
P.O. BOX 202181
HARRISBURG, PENNSYLVANIA 17120-2181
PHONE: (717) 787-9471
FAX: (717) 787-7297

530 WEST GIRARD AVENUE
PHILADELPHIA, PENNSYLVANIA 19123
PHONE: (215) 560-3261
FAX: (215) 560-2152

House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

LEADERSHIP

CHAIRMAN AND FOUNDER, INFORMATION TECHNOLOGY SUBCOMMITTEE ON INTERGOVERNMENTAL AFFAIRS

FORMER MAJORITY CHAIRMAN, HOUSE INTERGOVERNMEN AFFAIRS COMMITTEE

FORMER MAJORITY CHAIRMAN, HOUSE URBAN AFFAIRS COMMITTEE

DEMOCRATIC CHAIRMAN, HOUSE COMMERCE COMMITTEE

SPECIAL APPOINTMENTS

MEMBER, EXECUTIVE COMMITTEE, NATIONAL CONFERENC OF STATE LEGISLATURES

MEMBER, NCSL, COMMITTEE ON COMMERCE, TECHNOLOG AND FINANCIAL INSTITUTIONS

MEMBER, SPEAKER'S LEGISLATIVE REFORM COMMISSION, PA HOUSE OF REPRESENTATIVES

MEMBER, COUNCIL ON STATE GOVERNMENTS

TRUSTEE, LINCOLN UNIVERSITY

MEMBER, JOINT STATE GOVERNMENT COMMISSION ON REAL PROPERTY

MEMBER, JOINT STATE GOVERNMENT COMMISSION ON STROKE PREVENTION

MEMBER, SELECT COMMITTEE, PA PROPERTY TAX REFORM

April 27, 2015

Susan A. Murray, Esquire
Co-Chair, FHC Historic Preservation Committee,
Friends Housing Cooperative, INC
703 N. 8th Street
Philadelphia, PA 19123

Ms. Murray,

Representative Thomas is very familiar with the Friends Housing Cooperative and strongly supports its inclusion on the National Register of Historic Places. Representative Thomas will do his best to attend the public hearing in Harrisburg on June 2, 2015

Our office is here to support in the efforts in making this happen. Please feel free to contact us if there is anything that we can do to help.

Sincerely,

Darius Barnum
Executive Assistant to,
State Representative W. Curtis Thomas
181st Legislative District

CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL COMMISSION

Room 576, City Hall
Philadelphia, Pennsylvania 19107
Tel: 215.686.7660
Fax: 215.686.7674

Sam Sherman, Jr.
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

13 May 2015

April E. Frantz
Preservation Specialist
Commonwealth of Pennsylvania
Pennsylvania Historical & Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093

Re: Friends Housing Cooperative, 701-21 N. 08th Street, Philadelphia
Bethel Burial Ground, 405-25 Queen Street, Philadelphia

Dear Ms. Frantz:

I am writing in response to your request that the Philadelphia Historical Commission provide its official Certified Local Government recommendations on the nominations proposing to add the Friends Housing Cooperative and the Bethel Burial Ground in Philadelphia to the National Register of Historic Places. At a staff meeting on 12 May 2015, the staff of the Philadelphia Historical Commission reviewed and discussed the nominations. The staff agreed that the buildings at 701-21 N. 08th Street satisfy National Register Criterion A for social history, and the site at 405-25 Queen Street satisfies National Register Criteria A and D for social history and archaeological potential. The staff notes that both resources are listed on the Philadelphia Register of Historic Places. The Friends Housing Cooperative was individually designated in 1962, and the Bethel Burial Ground was individually designated in 2013. The latter was designated to the Philadelphia Register of Historic Places owing to its association with the Reverend Richard Allen, his founding of the African Methodist Episcopal religion and the establishment of the Mother Bethel AME Church at 6th and Lombard Streets in Philadelphia, in addition to the site's ability to yield important information about African American culture in the 18th and 19th centuries through archaeological studies. The staff contends that the resources retain sufficient integrity to be added to the National Register.

The staff of the Philadelphia Historical Commission unanimously supports the listings of 701-21 N. 08th Street and 405-25 Queen Street in Philadelphia on the National Register of Historic Places. Thank you for providing the Philadelphia Historical Commission staff with the opportunity to comment on these nominations.

Yours truly,

Jonathan E. Farnham, Ph.D.
Executive Director