

COMMENT ON NATIONAL REGISTER NOMINATION

ADDRESS: 118-60 E INDIANA AVE, Hoyle Harrison and Kaye Textile Mill

OVERVIEW: The Pennsylvania Historical & Museum Commission (PHMC) has requested comments from the Philadelphia Historical Commission on the National Register nomination of 118-60 E. Indiana Avenue located in the Kensington neighborhood of Philadelphia and historically known as the Hoyle Harrison and Kaye Textile Mill. PHMC is charged with implementing federal historic preservation regulations in the Commonwealth of Pennsylvania, including overseeing the National Register of Historic Places in the state. PHMC reviews all such nominations before forwarding them to the National Park Service for action. As part of the process, PHMC must solicit comments on every National Register nomination from the appropriate local government. The Philadelphia Historical Commission speaks on behalf of the City of Philadelphia in historic preservation matters including the review of National Register nominations. Under federal regulation, the local government not only must provide comments, but must also provide a forum for public comment on nominations. Such a forum is provided during the Philadelphia Historical Commission's meetings.

The nomination for the Hoyle Harrison and Kaye Textile Mill asserts the property is significant under Criterion A in the Area of Industry for its association with the Philadelphia textile industry during the late nineteenth and early twentieth centuries. The company typified the Philadelphia industrial model for textile production, both in its development and its operations. The mill developed out of a small partnership of immigrant weavers to become one of the largest textile firms in the city. The nominated parcel includes six buildings, with four contributing to its historic significance. The Period of Significance begins in 1893 with the construction of the building and ends in 1905, when the company ceased operation after the death of its founding partners.



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.

1. Name of Property

Historic name: Hoyle Harrison & Kaye Textile Mill

Other names/site number: N/A

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 118-160 East Indiana Avenue

City or town: Philadelphia State: PA County: Philadelphia

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

I hereby certify that this ___ 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 ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:

Date

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

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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:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: ☒

Public – Local ☐

Public – State ☐

Public – Federal ☐

Category of Property

(Check only **one** box.)

Building(s) ☒

District ☐

Site ☐

Structure ☐

Object ☐

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7. Description

Architectural Classification

(Enter categories from instructions.)

No style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stone, Brick, Asphalt

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 Hoyle Harrison & Kaye Textile Mill (Textile Mill or Mill) is a historic textile mill complex that is located at 118-160 East Indiana Avenue in the Kensington neighborhood in the City of Philadelphia, Philadelphia County, Pennsylvania. The existing complex consists of seven resources: six buildings and smokestack. The six buildings include Buildings 1 and 2 (1893), and Annex (1899), which are combined into a single, long, L-shaped building; Building 3 (1893); Building 5 (1893); Building 6-Additions #3 and #4 (1899-1919), and Building 6-Addition #6 (1951-1959), which are combined into a single, I-shaped, building; Building 6-Addition #5, a polygonal building; and Warehouse (1919-1940) and Warehouse Addition (ca. 1950), which are combined into a second polygonal building. A smoke stack is located to the north of Building 5 (1893) (see Figure 15). The complex is located on a triangular parcel of land between a residential neighborhood and an active Conrail railroad line, which the railroad line and bed were both cleaned up in the summer of 2017. Buildings 1, 2, 3, and 5 were designed by Walter H. Geissinger, Geissinger & Hales, Philadelphia, Pennsylvania, in 1892. A fifth floor and the Annex were added to Buildings 1 and 2 in 1899 by the successor architectural firm of Hales & Ballinger, Philadelphia, Pennsylvania, and constructed by John W. Fritzinger, Roxborough, Pennsylvania. Overall, the remaining buildings in the complex are in good condition and retain six of the seven aspects of Integrity, which includes location, design, setting, materials, workmanship, and feeling.

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Narrative Description

The Textile Mill complex is situated on a 2.75-acre, triangular parcel of land that is located in the Kensington neighborhood in the City of Philadelphia (City). The parcel is bounded by East Indiana Avenue, A Street, Front Street, and East Tusculum Street, which parallels the railroad tracks. The primary elevations are oriented towards the East Indiana Avenue and the A Street elevations, while the secondary and tertiary elevations face East Tusculum Street and the courtyard respectively. The Mill is bordered by residential rowhouses to the north, east, and west, and the former Philadelphia and Pennsylvania Railroad to the south.

The initial construction of the Textile Mill complex included six buildings that were identified as Buildings 1 through 6 as part of the Hexamer General Surveys (see Figures 1 and 16¹). Initially, Buildings 1 and 2 were only four storeys in height. In 1899, a fifth floor was added to Buildings 1 and 2 and an Annex addition was constructed along the west elevation of Building 2 (see Figure 18). Between 1895 and 1910, four, non-mill related additions were added onto the west elevation of Building 6 with the Building 6-Addition #2 being two-storeys in height (see Figures 16, 17, 18, and 19). A one-storey, brick masonry Warehouse was constructed along East Indiana Avenue between 1919 and 1940. Then, between 1940 and 1951, additions were added onto Building 6 (Building 6-Addition #5) and the Warehouse (Warehouse Addition) (Figure 21). The last additions were added onto the north elevation of Building 6-Addition #4 (Building 6-Addition #6) and to Building 1 (Building 1-Addition); however, it is unknown exactly when these various additions were constructed and by whom. Between 1981 and 1992, Buildings 4 and 6 were demolished along with Building 6-Additions #1 and #2 (Figures 13 and 14). Currently the entire parcel is surrounded by a chain link fence. See Chronology on page 37.



FIGURE 1 — Hoyle, Harrison & Kaye's New Mill, Philadelphia, Pa. Source: Hexamer General Surveys, Volume 27, Plate 2654-2655. <https://www.philageohistory.org/rdic-images/view-image.cfm/HGSv27.2654-2655>. This image shows the Mill before the 1899 additions.

¹ Hexamer General Surveys, Volume 27, Plate 2654-2655.

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Characteristic of industrial architecture, the Textile Mill's architectural style is expressed through verticality of the central tower and penthouse, which includes the wrought iron balconies on East Indiana Avenue, and is further emphasized through the shallow pilasters and recessed window openings that extend along the A Street elevation between East Indiana Avenue and East Tusculum Street creating a horizontal emphasis along the street. Constructed of dark red brick masonry with post and beam construction, the interconnection of Buildings 1, 2, and the Annex produce a combined L-shaped building that is 429 feet long on A Street and is 53 bays by 16 bays, five storey, L-shaped building. Buildings 3 and 5 are also constructed of dark red brick masonry, while these two buildings were also horizontal in nature, they lack the pilaster detailing and they have varied roof forms. They also have the vertical emphasis of the 100-foot iron smoke stack that is located in front of the north elevation of Building 5.

The following inventory is based on the sequential numbering system found on Hexamer General Surveys, Volume 27, Plate 2654-2655, (see Figure 16).² There are gaps in the numbering system due to buildings that are no longer standing, as they were demolished between 1981 and 1992. Alphabetical ordering has been added in the inventory for ease of use with mapping in Figure 15.

Buildings 1 (A), 2 (B), and Annex (C)

Buildings 1, 2 and Annex are generally referred to as one building as they are separated internally by two, 18" brick masonry fire walls. The May 23, 1892 issue of the *Philadelphia Times* noted that there would be "four buildings, two of five stories for chenille and upholstery mills, an office and engine house."³ When architect Walter H. designed the buildings, he took into consideration the need of fire safety. The January 18, 1893 issue of the *Philadelphia Times* reported that "The mill is separated at the⁴ by a heavy firewall which practically turns it into two buildings. On the rear of the building, two fire escapes will be erected. There will be a five-foot balcony on each storey with a stairway leading to the balcony beneath (see Figure 1)".⁵ As part of the construction of Buildings 1 and 2 were provisions for extinguishing a fire. The Heximer General Survey, plate 2655 noted the following:

PUMP: Barr pumping-engine [a] in engine house, expressly for fire defense; size: 18 x 10 x 12, capacity 1000 gallons per minute or four good 1/1/2 smooth nozzle streams; with 10" suction from reservoir in yard and 4" main from city; supplying the tanks in towers and sprinkler system.

SPRINKLERS: Full system of Kane's automatic sprinklers throughout Nos. 1 and 2; there are two 6" risers, as shown on plan, one in No. 1, the other in No. 2, exclusively for sprinkler service; in addition to this there is a 20,000 gallon tank in tower of mill No. 2 with separate 6" riser for tank service, the entire system being connected with Barr pump in engine room.

HYDRANT: One two way 2 1/2" hydrant in yard at [b]. No other provisions for extinguishing fire as yet. Will have hose, firebuckets, etc.

² Ibid.

³ It was apparent from the Hexamer General Survey that only four buildings were constructed.

⁵ *Philadelphia Times*, January 18, 1893.

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When Buildings 1 and 2 were initially constructed, they were used for multiple uses. Within Building 1, the first floor held yarn racks; the second floor was used for fringing and as a Making Up room; and the third and fourth floors were used for weaving and winding rooms. The southeast corner of the second floor held offices with water closets next to the central fire wall and the stair in the southeast corner. An 18" brick masonry wall separates Building 1 from Building 2. Within Building 2, an additional masonry fire wall separated the first floor only. Building 2 also had a variety of uses. The north half of the first floor was used for chenille cutting and reeling, while the south half was used for shearing, fringing, and sewing. The second, third, and fourth floors were used for weaving and winding. Offices were located on the southeast corner of Building 1, second floor near the stair and water closets (restrooms).⁶



Figure 2 – Hoyle, Harrison & Kaye, Tapestries & Upholstery Fabrics. Source: King, Moses, *Philadelphia Notable Philadelphians*, 1901, p.44. This image shows the Mill after the 1899 additions.

Extensive improvements were undertaken to the mill in 1899, which included “the construction of a fifth storey, 429 feet long and 62.4 feet wide, on the present mill, with a division wall in the center, and the erection of a five-storey office building addition, 60.2 X 62.4 feet. The addition will be properly fitted up and there will be fire sprinklers, etc., and *precautions and conveniences* [emphasis added].”⁷ This addition, which became known as the Annex, was designed by Hales & Ballinger, who was the successor firm to Geissinger & Hales and was constructed by John Mitchell.⁸

⁶ Hexamer, Plate 2654.

⁷ *Philadelphia Times*, July 20, 1899.

⁸ *Philadelphia Times*, August 16, 1899.

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Initially constructed in 1892-1893 with an addition in 1899, and a second addition in ca. 1951, the existing five storey, L-shaped, brick masonry building is laid in Flemish bond with a bond course every eighth course. The overall building has 16 bays along East Indiana Avenue (north (front) elevation), 53 bays along A Street (east elevation), and 2 bays by 5 bays that front on East Tusculum Street (south elevation). On the East Indiana Avenue / north elevation, the base of the building is delineated with a stone belt course between the first and second floors. The north, east, south, and west elevations have regularly spaced, segmental arched, brick masonry openings with nine-over-nine, double-hung, wood sash with a two-light transom all set within a wood frame. The building is capped with a brick corbel with a painted, "galvanized iron" cornice.

North Elevation

Starting at the northeast corner, north elevation and proceeding left to right, Bays 1, 2, and 3, and 14, 15, and 16, which are located at northeast and northwest corners respectively, are symmetrical and project slightly beyond the face of the north elevation of the building (Photographs 1 and 2). Bay 4 has a large, segmental arched openings on each floor with a pair of recessed, paneled, wood doors within each opening. Above the head of fifth floor segmental arch is an extended beam with a hoist used to raise goods to the upper floors. The central four bays, Bays 7, 8, 9, and 10, have stacked iron balconies that terminates with a penthouse that is two bays wide and extends one storey above the roof (Photograph 2). The two bays are set within a blind panel that terminates with stone coping. Above the penthouse are a number of cellular tower arrays. Each balcony is supported by five wrought iron brackets, with pipe metal railings, and a bell-shaped, metal roof/floor. Within each balcony are two doors that provide access to the balcony and a plywood floor and ceiling. The first floor only has a single opening with a pair of wood doors. Each door has two-panels below with two-lights above topped with a horizontal light (Photograph 3). Above the door is a 20-light transom that is all set within the segmental arched opening (Photograph 19). The doors vary on each individual floor with a combination of two-panel, four-light wood doors and hollow metal doors. Above each door is an infill panel.

The main entrance into the building (actually in the Annex) is in Bay 13 and is accessed from two steps that follow the slope of the street (Photograph 4). The entrance is comprised of flanking, symmetrical Roman Doric pilasters that support an entablature with egg and dart molding beneath molded cornice cap. Centered within the pilasters is a flat molded frame with a scroll-shaped bracketed keystone. Recessed within this frame is a pair of doors with wrought iron framework over the doors that is partially exposed. Above the door and set within a wood frame is a large single-light transom that is also covered with wrought iron framework.

Each bay has regularly spaced, segmental arched, brick masonry openings with nine-over-nine, double-hung, wood sash with a two-light transom all set within a wood frame (Photograph 5). For the most part, the window openings have all been covered on the exterior with plywood to save the remaining wood windows that are in poor condition except for some windows on the north elevation second floor that remain exposed. Within the north elevation of the Annex, several of the third, fourth, and fifth floor windows have been replaced with three-light aluminum sash. The window sills throughout the building are blue stone that are in poor condition except for the Annex, which have been panned with painted, galvanized metal.

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East Elevation

The east (A Street) elevation is 429 feet long with 53 bays of regularly spaced, segmental arched openings with blue stone sills (Photograph 6). Starting at the southeast corner of A Street and proceeding left to right north on A Street, A Street slopes downhill so that the first-floor windows increase in size as one approaches East Indiana Avenue. Between the first and second floor windows is a cast stone belt course. Below the belt course, the masonry has been painted. Beginning in Bay 3 and proceeding north along A Street to Bay 50, there are shallow brick pilasters that terminate above the fifth-floor windows at brick corbelling, creating shallow blind panels in each bay (Photograph 7). At Bays 1 to 2 and Bays 51 to 53, the blind panels end and there are plain bays.

South Elevation

A second entrance is located at the two-bay wide apex that fronts on the south, East Tusculum Street elevation (Photographs 8 and 9). The entrance is located at the stair landing level between the first and second floors and is characterized by a round-arch with soldier brick with molded brick extrados that terminated at a brick impost. The door, frame, and transom have been removed or covered with plywood. A cast stone belt course continues from the east elevation (A Street) and extends around to the west (courtyard or interior) elevation. At the apex, this belt course has been painted. Above the door are two small segmental arched windows that have been infilled with CMU. Immediately to the west, also along East Tusculum Street is a four-bay wide elevation with regularly spaced windows with a one bay wide recessed indentation. The fenestration pattern for the four bays matches the window fenestration pattern throughout the building in that they are nine-over-nine, double-hung, wood sash with a two-light transom set within a wood frame that are set within a segmental arched, brick masonry opening and a blue stone sill. The single bay has five, four-light wood casement windows that are set between a cast stone lintel and blue stone sill and are covered by wood screens (Photograph 10). A galvanized iron cornice extends from east elevation Bay 4 to the south elevation and terminates at the southwest corner (Photograph 11)

Courtyard elevations

Starting at the southwest corner of the Annex and proceeding left to right around the courtyard elevations, these elevations are the exterior perimeter walls within the Annex and Buildings 1 and 2 and terminates at East Tusculum Street. These elevations also overlook Buildings 3 and 5. Each bay has regularly spaced, segmental arched, brick masonry openings with nine-over-nine, double-hung, wood sash with a two-light transom all set within a wood frame with blue stone sills.

On the Annex south elevation, starting with the southwest corner and proceeding left to right, the south elevation of Annex has nine bays and the west elevation of Buildings 1 and 2 have 40 bays. Unlike the east elevation, there are no pilasters on the south and west elevations respectively and each bay marches from north to south. In the Annex south elevation, there is a metal roll-up door on the first floor in Bay 7 and a covered loading dock on the first floor in Bays 8 and 9. Above the roll-up door is infilled CMU between the door and brick segmental arched header. The loading dock is elevated with a concrete block base, and is covered with painted, corrugated siding with a shed roof. A wrapped pipe extends around the upper outer edge above a sliding door. Above the loading dock, the window openings in Bay 9 are narrower and shorter than the other eight bays. Immediately around the corner to the right on the Building 2 west elevation, is a metal roll-up door in Bay 2 and a loading dock platform

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that extends beneath the openings in Bays 1 to 3. Bisecting the window rhythm are two metal fire stairs that date to 1893 (Photographs 12, 15, and 16) that are found on Bays 8 to 11 and Bays 22 to 25, and two brick masonry freight elevators shafts found in Bays 29 and 34. The later dates to 1893 while the former was added at an unknown time after 1899. Above the fifth-floor windows, a galvanized iron cornice encircles these two elevations. At the southwest corner of Building 1 is a triangular shaped, one and one-half storey, CMU addition (Building 1-Addition), infilling the corner to provide at-grade access on both East Tusculum Street and within the complex at the first-floor level (Photograph 17 – behind the chain link fence).

West Elevation

The Annex west elevation is 6 bays wide with a corbelled brick above Bays 1, 2, and 3. Bays 4, 5, and 6 are set within a blind panel with a galvanized iron cornice that extends around to East Tusculum Street (Photograph 13).

The interiors of Buildings 1, 2, and the Annex, are designed to allow large unobstructed space for the machinery. There are two rows of painted, square wood columns that are spaced approximately 17'1" feet on center (Photograph 21). Within each row, the wood columns are spaced 7' on-center allowing uninterrupted space within each building. At the top of each column, a painted cast iron beam seat provides a base for the wood beams that span the interior from east to west. Within the first floor of the Annex there are round metal columns (Photograph 22). Within the 18" masonry fire wall that separates Buildings 1 and 2 and Building 2 and the Annex is a metal fire door that is set on a rolling track (Photograph 23). Between the columns at the decking level are electrical lines, sprinkler pipes, and miscellaneous piping to mechanical units. The flooring is a mixture of materials, there is concrete and tongue and groove wood flooring that is laid in different directions. On the first floor, the tongue and groove wood flooring is laid over wood sleepers and concrete subfloor, and over heavy timber floor decking on floors two through five. The wood flooring is in poor condition with multiple sections that have buckled or been damaged from clogged roof drains that have over-flowed into individual buildings, and from water penetration into the first-floor walls and floor, much of which is below grade.

The exterior masonry walls, exposed beams, sub-flooring, and columns are all painted and there is a wood floor. The bases of some of the columns are painted either light blue or a sage green. The fifth floor does not have beams (Photographs 30 and 31). Instead, there are a pair of joists in the location of a beam with a bracing that extends from below the joists, up through the center of the two joists to the ridgeline. The former skylights that extend along the ridgeline were either removed or covered over at an unknown time.

There are two existing fire stairs within Buildings 1 and 2 and the Annex. Between Building 2 and the Annex is a scissor fire stair that extends from the first to the fifth floors with a ship's ladder that extends to the roof. This stair exits out through a pair of two-panel, three-light doors onto the first floor of the north elevation balcony. The stair has wood risers, treads, a square beveled newel post, and a wood beaded board railing with a handrail on top. The second stair is located in the apex at the southeast corner in Building 1 and is a box stair that extends from the first to the fifth floor. This stair would exit out the south elevation door that is currently enclosed. The stair has wood risers, treads, a square beveled newel post, and a wood beaded board railing with a handrail on top. This stair is in deteriorated

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condition, as it has no roof over the stair and water has deteriorated all of the wood surfaces within the stair itself.

There are three elevators within Buildings 1 and 2 and the Annex and an infilled elevator shaft. The first elevator is located in Building #2 behind front stair, extends between the first and fifth floors, and was built as part of the original construction. The second elevator is a freight elevator that is located adjacent to the east elevation wall in Building #2 and occupies the entire width of a bay. It is unknown when this elevator was constructed as it has a CMU shaft and only extends from the first to the third floors. The third elevator, which is also a freight elevator, is located on the west elevation of Building #1 and was constructed between 1919 and 1951. Its exterior shaft is constructed of red brick masonry and has a penthouse that extends one-storey above the roof level (Photographs 16 and 17). The infilled elevator shaft was constructed as part of the original 1893 construction as it is located on the 1893 Hexamer plan and was referred to as "Elevator" on the plan with its size being 8' x 10' (Figure 16). At an unknown time, possibly 1899, the west elevation windows were infilled as these windows may have been at a landing level. Then at a further unknown time, floors were constructed at each level. The infilled elevator shaft is currently used for storage. Buildings 1, 2, and the Annex are contributing.

Buildings 3 (D) and 5 (E)

Building 3 was constructed in 1892-1893 and was originally used for engines, dynamos, and pumps. It is a 4 bay (60 feet) by 3 bay (39 feet), one-storey, dark red brick masonry building. Similar to Buildings 1 and 2, the window openings have all been infilled. The blank south elevation masonry wall has been painted white, shows the scars of where Building 4 had been removed, and is partially covered with vegetation that obscures this elevation. The brick masonry west wall of Building 3 abuts the east elevation of Building 5. Within the asphalt roof is an aluminum sided, covered clerestory (Photograph 14). The interior of Building 3 is a large one- and one-half storey space with exposed ceiling and hanging florescent lights. There is evidence of a leaky roof in the southeast corner of the room. At an unknown time, the windows were infilled, insulated panels have been applied to the walls, the ceiling is exposed, and there is a concrete floor (Photograph 32). Buildings 3 is contributing.

Building 5 was also constructed in 1892-1893 and was used as a boiler house on the first floor and Dry Yarns on the upper floors. Building 5 was originally comprised of two buildings: a two-storey eastern half and a three-storey western half over the boilers with the third storey being wood frame with a slag roof. Dry yarns were stored on the second and third floors within this section of the building. The wood frame structure was removed at an unknown time and replaced with brick. Building 5 is constructed immediately to the east of Building 3 separated by a brick masonry wall. Building 5 is a five bay (66 feet) by four bay (54 feet), three-storey, brick masonry building with a shallow pitched gable roof (Photograph 14). Like Buildings 1, 2, and 3, the window openings have been infilled at an unknown time. The interior is filled with boiler house equipment (Photograph 33). Buildings 3 is contributing.

Building 6-Addition #3 (F), #4 (G) and #6 (K)

Building 6 was constructed in 1893 as a warehouse for yarn storage. It was a 50-foot wide by 112-foot long, one-storey, brick masonry building that had a slag roof. It had a wood frame front on the north elevation. Between 1895 and 1910, most probably after 1899 when other work was being undertaken on Buildings 1 and 2 or after 1905 when the site was sold, a one-storey addition was added onto the west elevation of Building 6 that included a wood frame clerestory (Building 6-Addition #1). At an

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unknown time between 1895 and 1910, a two-storey addition was added onto the west elevation of first addition (Building 6-Addition #2). Then subsequently, two supplementary, one-storey additions, Building 6-Additions #3 and #4, were added onto the west elevation of Building 6-Addition #2 within the same time period. By 1919, the warehouses were used as a variety of uses that included; carpeting; bolts, rivets, and washers; and Delco light products. At an unknown time between 1951 and 1959, a polygonal addition was added to the north elevation corner of Building 6-Addition #4. Between 1981 and 1992, Building 4, Building 6, and Building 6-Additions #1 and #2 were demolished leaving Building 6-Addition #3 and #4, which are adjacent to the Warehouse Addition. See Chronology.

It is unknown if the south elevation of Building 6-Additions #3 and #4 along the south (East Tusculum Street) elevation had windows or not. Based on the 2008 Google Maps, there were large, infilled openings along this south elevation. Since 2008, the brick masonry has been painted, the infill has been removed, and storefront glazing that fills the entire opening has been installed (Photograph 16). Currently, this space is being reused as a community gymnasium (Photograph 35). Building 6-Additions #3 and #4 are contributing and Building 6-Addition #6 is non-contributing as it was constructed outside the period of significance.

Warehouse and Warehouse Addition (J)

Between 1940 and 1951, a large, one and one-half storey, brick masonry Warehouse was constructed along East Indiana Ave. A two storey addition was constructed onto the south elevation of Warehouse in ca. 1950, which infilled the space between the Warehouse and the northern elevations of the Building 6-Additions #3 and #4, so that by 1951 there was a large amorphous shaped building with various additions and ceiling heights (see Chronology on page 37).⁹ A firewall separates the Warehouse Addition from Building 6-Additions #3 and #4.

In 2000 and 2010, the former Warehouse building was retrofitted to serve as a 57-room shelter for homeless veterans (photograph 36). It may have been during the 2000 upgrades that the north, east, and west elevations of the Warehouse and the Warehouse Addition were covered with stucco and the window fenestration pattern was changed. According to the 2008 Google Maps, this refacing work was undertaken before 2008 (Photograph 18). The Warehouse and the Warehouse Addition are non-contributing as they were constructed outside the period of significance.

Building 6-Addition #5 (H)

At an unknown time, possibly between 1940 and 1951, a polygonal, one-storey, brick and CMU addition was added to the north elevation of Building 6-Addition #1, between it and Buildings 4 and 5. This 4 bay by 8 bay addition was modified when Building 6 was demolished between 1981 and 1992 (Photograph 15) and the far right of Photograph 30). The interior of Building 5 is a large multi-storey space with a boiler and generators in the main room. The room has painted brick masonry walls, steel columns and beams, an exposed metal roof with steel web joists, and a concrete floor (Photograph 34). Building 6-Addition #5 is non-contributing as it was constructed outside the period of significance.

⁹ Sanborn Map Co, Vol. 9, Feb 1951, #865. Library of Congress, Geography and Map Division, http://hdl.loc.gov/loc.gmd/g3824pm.g3824pm_g07905195109, accessed on October 29, 2020.

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Smoke stack (I)

Immediately to the west of the elevator shaft on Building 5 is a 100-foot, iron smoke stack that sits on a brick base. Guide wires connect the stack to the roof of Building 5 (Photograph 14). The smoke stack is contributing structure.

Building 1-Addition (L)

After 1951, a one and one-half storey CMU addition was added onto the southwest corner of Building 1 (Building 1-Addition), infilling the corner to provide at-grade access on both East Tusculum Street and within the complex at the first-floor level (Photographs 11 and 12). The Building 1-Addition would be non-contributing due to being constructed outside the period of significance.

Conclusion

The Hoyle, Harrison and Kaye Textile Mill complex retains integrity. The property meets six of the seven aspects of integrity.

The Hoyle, Harrison and Kaye Textile Mill complex retains integrity of ***location***, as the complex is located on its original location as a manufacturing facility.

The Hoyle, Harrison and Kaye Textile Mill complex also retains integrity of ***design*** as an industrial building with long open spaces and windows openings that provided natural light in which to work. It also includes masonry fire wall, fire doors, and planned fire stairs in two key locations. It also retains its cumulative design as an industrial complex with its remaining significant buildings, which includes Buildings 1, 2, and Annex, Building 3, Building 5, Building 6 Additions #3 and #4, and the smoke stack even though Buildings 4 and 6 have been removed and various non-historic additions have been constructed at the rear of the site.

The Hoyle, Harrison and Kaye Textile Mill complex retains integrity of ***setting*** as it is still located adjacent to the former Philadelphia and Pennsylvania railroad line, and adjacent to residential worker housing.

The Hoyle, Harrison and Kaye Textile Mill complex retains integrity of ***materials***. It retains exterior brick masonry, stone main entry, cast iron central porch, and the remaining wood windows. Within the interior, it retains its wood post and beam structural system, wood floors, masonry fire walls, fire stairs, and elevators.

The Hoyle, Harrison and Kaye Textile Mill complex retains integrity of ***workmanship***. The excellent workmanship is evident in the building's brick masonry detailing that includes pilasters, segmental arched window openings, and corbelled brick blind panels, that march across the north, east, and south elevations of Buildings 1, 2, and Annex and the north and west elevations of Building 5.

The Hoyle, Harrison and Kaye Textile Mill complex retains integrity of ***feeling*** as a manufacturing complex, with repetitive window openings along the three elevations, open, unobstructed interior spaces, and consistent floor to ceiling heights.

The Hoyle Harrison & Kaye Textile Mill does not retain integrity of ***Association*** because it is no longer a manufacturing facility.

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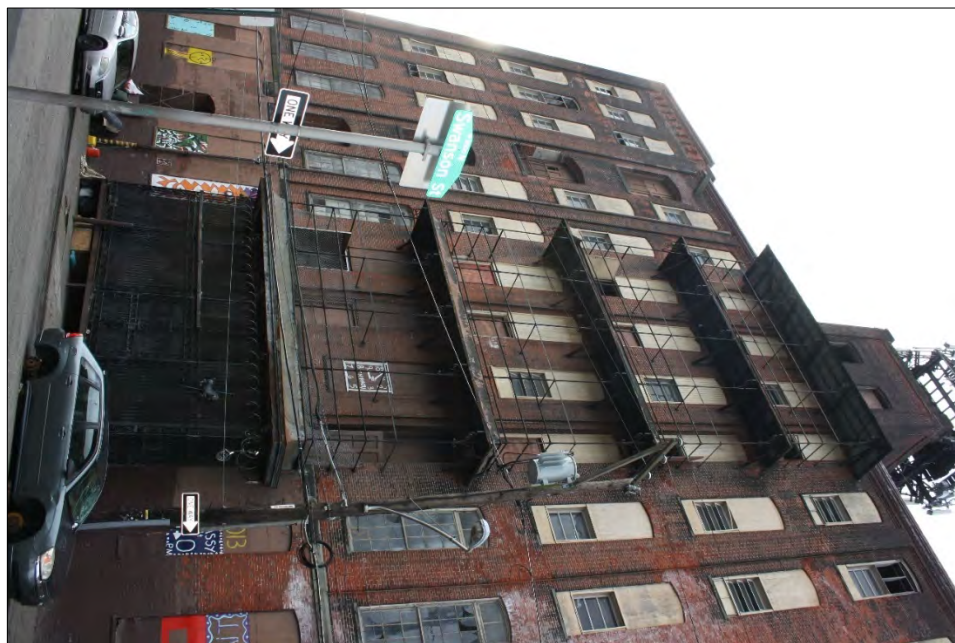
Based on the evaluation of these seven aspects of integrity, the Hoyle, Harrison and Kaye Textile Mill has retained its integrity.



PHOTOGRAPH 1 – Building 2 and the Annex north (front) elevation on East Indiana Avenue.

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PHOTOGRAPH 2 – Building 2 and the Annex, north (front) elevation, Bays 1 to 12 with the balconies located in Bays 7 to 10.



PHOTOGRAPH 3 – Building 2, north (front) elevation, first floor balcony that occupies Bays 7 to 10.

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PHOTOGRAPH 4 – Annex, north (front) elevation, main entry door in Bay 13.



PHOTOGRAPH 5 – Annex, north (front) elevation, second floor, Bay 13, with typical nine-over-nine, double hung wood sash with a two-light, segmental arched transom.

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PHOTOGRAPH 6 – Buildings 1 and 2, east (side) elevation on 'A' Street.



PHOTOGRAPH 7 – Building 2, east (side) elevation with typical bays.

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PHOTOGRAPH 8 – Buildings 1 and 2, east (side) and south (rear) elevations.



PHOTOGRAPH 9 – Building 1, south (rear) elevation along South Tecumseh Street.

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PHOTOGRAPH 10 – Building 1, south (rear) elevation, second floor wood casement windows that are set between stone lintels and sills.



PHOTOGRAPH 11 – Building 1, south (rear) elevation, parapet with a painted, galvanized metal cornice at the head of the corbelled blind panel

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PHOTOGRAPH 12 – Courtyard elevations. Front behind chain-link fence is Building 5 (left) with Building 3 covered with vegetation (behind) and Building 6-Addition #5 (right). Behind is the Annex (left) and Building 2 (right).



PHOTOGRAPH 13 – Courtyard elevations. Annex with west elevation. Immediately to the right is Building 5 with Building 3 behind. In the background is Building 2.

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PHOTOGRAPH 14 – Courtyard elevations. In the foreground is the north elevation of Building 3 (left), the north and west elevations of Building 5 with the Smokestack in front. The west elevation Building 2 is in the background.



PHOTOGRAPH 15 – Courtyard elevations. The southwest corner of Building 5 and the west and south elevations of Building 6-Addition #5. The south elevation of the Annex and the west elevations of Building 2 and Building 1 are in the background.

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PHOTOGRAPH 16 – Courtyard elevations. The west elevation of Building 1 with the canted corner of the south elevation behind the tree. Immediately behind the chain link fence, below grade is the Building 1 Addition.



PHOTOGRAPH 17 – Courtyard elevations. The south and east elevations of the Warehouse with the southwest corner of the Warehouse Addition to the left.

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PHOTOGRAPH 18 – Courtyard elevations. In the foreground painted blue are Building 6-Additions #4 (left- one bay) and #3 (right- six bays). In the background from left to right are the Annex, Building 2, and Building 1.

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PHOTOGRAPH 19 – Building 2 – first floor interior of fire stair looking north through a pair of double doors that lead out to the balcony.



PHOTOGRAPH 20 – Building 2 – first floor interior of elevator lobby, which is located behind the fire stair. To the east is Building 2 and to the west is the Annex.

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PHOTOGRAPH 21 – Building 2 – first floor interior looking south between the two rows of square, wood columns.



PHOTOGRAPH 22 – Annex – first floor interior looking southeast between the two rows of round, metal columns. These are the only round, metal columns within the complex.

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PHOTOGRAPH 23 – Building 2 – first floor interior looking at the fire door within the masonry wall between Buildings 2 and 1.



PHOTOGRAPH 24 – Annex – second floor interior looking north between wood, square columns.

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PHOTOGRAPH 25 – Building 2 – second floor interior looking at the southeast corner existing windows.



PHOTOGRAPH 26 – Building 2 – third floor interior looking north between the two rows of wood, square columns.

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PHOTOGRAPH 27 – Building 1 – third floor interior looking north between the two rows of wood, square columns.



PHOTOGRAPH 28 – Building 2 – fourth floor interior of the fire stair looking east into Building 2.

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PHOTOGRAPH 29 – Building 1 – fourth floor interior looking south between the two rows of wood, square columns.



PHOTOGRAPH 30 – Annex – fifth floor interior looking up at the roof deck trusses.

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PHOTOGRAPH 31 – Building 2 – fifth floor interior looking south with the roof deck trusses that extend below the beams.



PHOTOGRAPH 32 – Building 3, interior. Note lack of historic fabric.

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PHOTOGRAPH 33 – Building 5, interior of Boiler House.



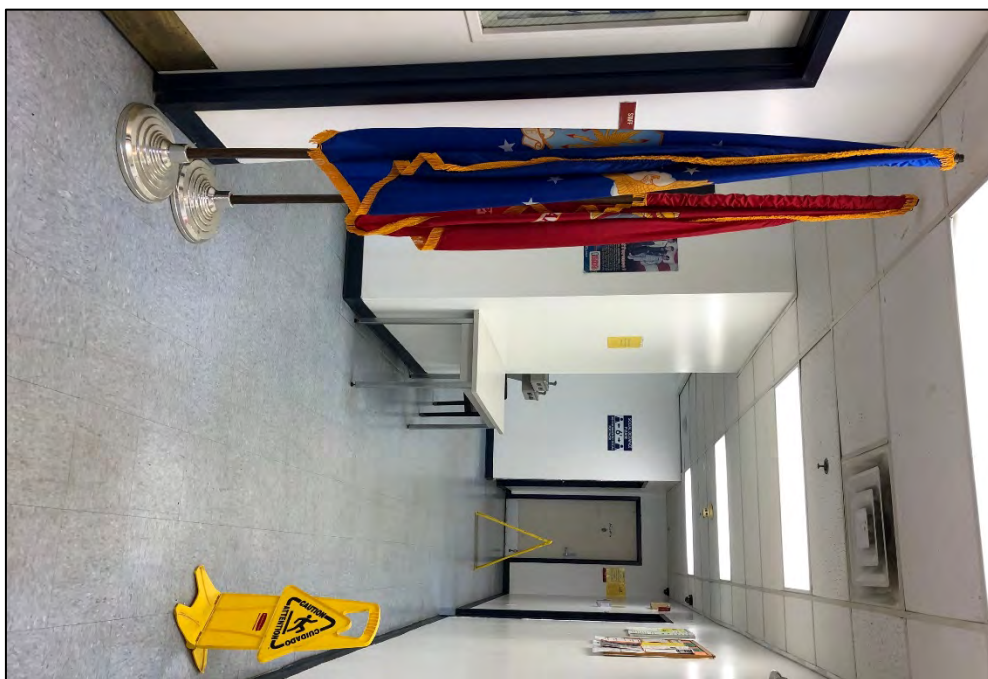
PHOTOGRAPH 34 – Building 6-Addition #5, interior of Garage.

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PHOTOGRAPH 35 – Building 6-Additions #3 and #4, interior of Community Gathering Space.



PHOTOGRAPH 36 – Warehouse, interior of Veterans Shelter. The interior was modernized in 2000 and 2008.

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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.)

- ☒ 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.
- ☐ 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

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Areas of Significance

(Enter categories from instructions.)

Industry

Period of Significance

1893 - 1905

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect(s) - Geissinger & Hales (1892-1893), Hales & Ballinger (1899)
Builder - John Mitchell (1899)

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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 Hoyle, Harrison and Kaye Textile Mill is significant under Criterion A in the Area of Industry for association with the textile industry of City of Philadelphia (City) in the late 19th and early 20th century. The company typified the Philadelphia industrial model for textile production, both in its development and its operations. The company developed out of a small partnership of immigrant weavers to become one of the largest textile firms in the city until it dissolved with the death and retirement of its founding partners. The processes and products of the company's operations reflected the variety of specialty goods that made Philadelphia the national center of specialty textile work, produced, according to historian Phillip Scranton, following the Philadelphia model of "modest-scale family and partnership firms in which flexibility and specialization were paramount".¹⁰ The Period of Significance begins with the construction of the building in 1893 and ends with the dissolution of the company in 1905.

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

Hoyle, Harrison & Kaye

Hoyle, Harrison & Kaye was established by three young English immigrants; John M. Hoyle, Edwin Harrison, and Andrew Kaye, who started weaving ramie fabrics in a tenant building at Howard and Diamond Streets, Philadelphia, in 1879.¹¹ Each man drove a loom, working standard 12-14 hour shifts. They formed a partnership and in 1888, they bought an 1855 mill at Lehigh Avenue and Third Street and added four new buildings (no longer extant). The factory at Third and Lehigh remained part of the company until about 1899, after which it disappears from Philadelphia City directories as part of Hoyle Harrison and Kaye.¹² In 1893, the company built a new mill at Indiana Avenue and A Street. This mill combined various stages of weaving and finishing textiles: it had a separate dye house and yarn storage house; the main mill had weaving, shearing and chenille cutting, fringing, reeling, and sewing sections.

The company's senior partner, John Hoyle, died in 1899 and the partnership dissolved in 1905.¹³ Andrew Kaye, the junior partner, retained the building and equipment, and the building became a tenant factory. A former manager at Hoyle Harrison & Kaye, Walter Thompson, organized a firm of Thompson and Hallowell. As a tenant, they manufactured tapestry curtains, couch covers, and piece

¹⁰ Philip Scranton, *The Philadelphia System of Textile Manufacture, 1884-1984*. (Philadelphia: Philadelphia College of Textiles and Science, 1984): 7.

¹¹ *The American Carpet and Upholstery Journal*, Volume 27, No. 5 (May 5, 1909): 150. Ramie is one of the oldest fiber crops, and is principally used for fabric production. Ramie is used to make products such as industrial sewing thread, packing materials, fishing nets, and filter cloths. It is also made into fabrics for household furnishings and clothing, frequently in blends with other textile fibers. Shorter fibers and waste are used in paper manufacture. Ramie ribbon was used in fine bookbinding as a substitute for traditional linen tape.

¹² The top two floors of the factory were occupied by Clifton Mills, weaving dress goods. The Third and Lehigh factory appears on the 1919 Sanborn Insurance map as occupied by W. T. Smith & Son, manufacturing curtains and cloth.

¹³ Edwin Harrison died on November 1, 1909. *The American Carpet and Upholstery journal*, Volume 27, No. 11 (November 10, 1909): 99.

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goods. In 1909, the firm of Thompson and Hallowell dissolved, and Thompson continued on his own for about two years as Thompson Manufacturing Company, making dress goods.¹⁴ Following the death of the remaining Hoyle, Harrison & Kaye partner in 1911, Andrew Kaye, the building was sold as part of his estate. However, it continued to be known as the Hoyle, Harrison and Kaye building for a few years—the 1919 Sanborn map identified the property as the Hoyle Harrison and Kaye Tenant Mill (Figure 19). Part of the property was occupied by an unidentified manufacturer of Wilton Carpets. No maker of Wilton Carpets at the Hoyle, Harrison & Kaye factory address was discovered in the 1919, *Industrial Directory of Pennsylvania*. Sections of one of the warehouse buildings also housed makers of nuts and bolts and Delco Electric supplies.¹⁵ After 1919, the property ceased to be identified as the Hoyle, Harrison & Kaye factory and the name disappeared from Philadelphia's textile scene. The property continued to be associated with textile manufacturing; as of 1942, it was occupied by the T. Devlon Jr. Rug Manufacturing Company; City land use maps identify Devlon as the occupant until 1962.¹⁶ The owners continued to manufacture carpeting until 1981, when the current owners, Impact Services, Inc. purchased the building at Sherriff's sale. From 1981 until 2008, the building was leased for paper archival service. The building has been vacant since 2008.

Context

In the 19th century, Philadelphia emerged as one of the nation's most important industrial centers, finishing out the century as a leader in textiles, ship and locomotive building, and a dozen other categories; the scope of production matched almost 90% of the Census Bureau's industrial classifications. Philadelphia's industrial model significantly differed from the model of mammoth corporations emerging elsewhere in the country, and this was particularly so in the textile industry. In the New England textile model, giant mill complexes employing thousands of workers achieved economies of scale through integrated production of high volumes of a single product from start to finish through all phases of production. Philadelphia's textile model approached production through a dis-integrated structure of much smaller firms specializing in one or two steps of the production process, in a flexible interconnected system that historian Philip Scranton describes as "batch and specialty production on a grand scale."¹⁷ It made Philadelphia the nation's center of specialty textile production.

The development of Philadelphia's textile industry as one of specialty partial-process firms maximized its historic strengths. It was built upon the skilled weaving trades that had been in place since the 18th century. It incorporated the mechanization that allowed it to meet the Victorian demand for ornately styled fabrics, carpets, and trimmings as well as the functional durable goods needed by other industries. The presence of a highly skilled work force with entrepreneurial inclinations encouraged the proliferation of small family or partnership firms headed by technically skilled individuals focusing on their specialties. With a few notable exceptions, such firms, at most, lasted the life of the partners,

¹⁴ *The American Carpet Journal*, Volume 27, No. 6 (June 10, 1909): 230; Volume 27, No 11, (November 10, 1909): 99. According to the 1913 edition of *Webster's Revised Unabridged Dictionary*, the term dress goods applied to fabric for the gowns of women and girls; it most commonly referred to fabrics of mixed materials, but also referred to silks, printed linens, and calicoes. The Thompson Manufacturing Company is not listed in the 1913 *Pennsylvania Industrial Directory*.

¹⁵ Sanborn Fire Insurance Maps. Philadelphia. 1919. Volume 9, Sheet 865; Volume 12, Sheet 1116.

<https://digital.libraries.psu.edu/digital/collection/maps1/id/17120/rec/10>; *Third Industrial Directory of Pennsylvania*, 1919. Harrisburg, PA: Wm. Stanley Ray, State Printer.

<https://archive.org/details/industrialdirec00plangoog/page/n1022/mode/2up?q=wilton>

¹⁶ Philadelphia Geohistory webpage. Works Progress Administration Land Use Maps for Philadelphia, 1942 and 1962.

<https://www.philageohistory.org/tiles/viewer/>

¹⁷ Scranton, p. 7.

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unless a suitably groomed heir existed, meaning a continuous turnover of equipment and available space. Smaller firms also meant smaller space requirements and greater operational flexibility to make complex and seasonal goods. The system produced a landscape of neighborhoods densely packed with mills and workshops and a built environment dominated by tenant buildings—only the largest firms fully occupied a building and frequently even those leased full or partial floors to competitors.

The Philadelphia system of textile manufacturing emerged before the Civil War and peaked in the 1880s. Consolidation of large-scale mass production processing and capital formation took hold of the national economy in the 1890s, partly sped on by the series of panics, stock market crashes, and recessions that seized the economy between 1893 and 1907. The entire period was one of economic downturn with brief growth spurts, with the usual accompanying industrial consolidation, bankruptcies, and labor strife. The economic volatility of the period severely challenged the Philadelphia textile model of dis-integrated proprietary production. It crippled the viability of small, start-up entrepreneurship and exhausted the capital and leadership reserves of the established firms. After 1907, the economic climate for the unique Philadelphia proprietary industrial model inherently changed. Sources of capitalization, marketing, labor relations, materials resourcing, and accounting practices all changed as the early 20th century trend of standardization, economies of scale, and profit-margin driven efficiency gradually overwhelmed the unique business model reflected in the Philadelphia textile industry over the next 50 years. Textiles remained an important sector in Philadelphia's industrial economy though the Second World War. In 1902, textiles accounted for 20% of the value of the City's industrial output and in 1938, it was still 16%. But the routine viability of small, start-up entrepreneurs and production units, the proprietary model of ownership and capital formation, the rich diversity of products, the flexibility of production schedules, and the critical value of skilled labor slowly vanished.¹⁸

Significance

Hoyle, Harrison & Kaye typified the pattern of the Philadelphia textile industry before the First World War. Organized by entrepreneurial weavers in a tenant space, the company began by making curtains, coverings, and tablecloths. By 1885, it acquired its own property, but still leased its upper two floors to another company. In 1887, it had shifted to or added upholstery to its production. In 1889, the Hexamer Survey noted that the company employed about 350 hands, weaving upholstery and dress goods. The Hexamer Survey for the new mill, in 1893, noted that the company employed over 500 workers, making "upholsterers' goods, curtain, etc."¹⁹ More detail is provided by the 1893 *Report of the Factory Inspector of Pennsylvania*, which also noted that the company employed over 500 workers (219 of them between the ages of 12 and 16 years). The report illustrates how flexibly and quickly production could shift: the January report had 258 men and 248 women making "draperies"; in June, there were 172 men and 87 women making "bocatel and chenille goods"; in September, 200 men and 40 women produced chenille curtains; and in October, 136 men and 50 women were working on "fine silk tapestries".²⁰

¹⁸ For detailed examination of the structural organization of Philadelphia textile, and other city industries see Philip Scranton's works previously cited, as well as *Endless Novelty: Specialty Production and American Industrialization, 1875-1925*. Princeton: University of Princeton Press, 1997.

¹⁹ Hexamer General Surveys, "Hoyle, Harrison & Kaye's New Mill". Volume 27, Plates 2654 – 2655, 1893.

²⁰ *Fourth Annual Report of the Factory Inspector of Pennsylvania for the Year 1893*. (Harrisburg, PA: Clarence M. Busch, State Printer of Pennsylvania, 1894): 68, 73, 115, 116. Bocatel is a type of toweling.

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In 1902, textiles accounted for 20% of Philadelphia's industrial value. Eleven individual textile companies occupied the list of top fifty firms. Philip Scranton identified Hoyle, Harrison & Kaye, with 607 employees, as one of the 50 largest manufacturing enterprises in the City of Philadelphia in 1902.²¹ Hoyle, Harrison & Kaye ranked 41st on Scranton's list; the largest textile firm was Dobson's with almost 3,000 employees. The partners of Hoyle, Harrison & Kaye were active members of the City's Manufacturer's Association. The number and diversity of skilled workers employed by the company meant that it was involved in all the scores of organizing drives, management-labor conferences and committees, mediation and arbitration boards, and lockouts and strikes, and the City newspapers document the presence of Hoyle, Harrison & Kaye workers in strikes in 1886, 1887, 1890, 1895, 1899, 1901, 1902, and 1903.

The Hoyle, Harrison & Kaye Textile Mill reflects a critical, trying period in the story of the Philadelphia textile industry. The construction of the new factory complex completed in the middle of the catastrophic 1893 Panic (which caused business activity in the nation to drop by 39% and industrial activity 29%) and the company dissolved in 1905, in the midst of another recession. The entire operating years of Hoyle, Harrison and Kaye in its factory at East Indiana Avenue spanned this tumultuous economic period. The partners of Hoyle, Harrison & Kaye managed to weather the economic challenges. Although their tactics are unknown, their success is confirmed by the 1899 improvements and additions to the physical plant in 1899. With the death of the senior partner, the junior partner, succeeded as head of the company, following the common practice among City textile magnates. But the lack of a succeeding generation prompted dissolution of the company with the death of the senior partner.

Period of Significance

The Period of Significance begins in 1893, when construction of the main buildings of the complex were completed and ends in 1905, when the company dissolved. The MPDF "Industrial and Commercial Buildings Related to the Textile Industry in the Kensington Neighborhood of Philadelphia," identifies tenant factory buildings as property types associated with the textile industry in Philadelphia, and the "Hoyle, Harrison & Kayes Tenant Mill" factory complex was identified as a tenant mill in the 1919 *Sanborn Insurance Map* for the City, although the building had been sold in 1911. The occupants of the mill included carpet and dress goods manufactures, but also included makers of hardware and electrical supplies. No significant companies associated with the textile or other industries were identified as tenants. The property operated as a tenant mill for only a short time and the complex ceased to be identified as the Hoyle, Harrison and Kaye Tenant Mill after 1919. Moreover, tenant mills were common real estate resources of the Philadelphia industrial environment for all sectors. The tenant mill phase of the Hoyle, Harrison & Kaye factory complex does not reflect a significant part of the textile or industrial development of the city.

Architects

The Hoyle, Harrison & Kaye Textile Mill was designed by the Philadelphia firm of Geissinger and Hales. Walter H. Geissinger (1859-1950) first appeared in City directories as an architect in 1878. Edward M. Hales (d 1923) appears in City directories as an architect in 1885. The firm of Geissinger and Hales is first listed in City directories in 1889. The firm specialized in industrial buildings. Its projects included several

²¹ Philip Scranton, "Large Firms and Industrial Restructuring: The Philadelphia Region, 1900-1980," *Pennsylvania Magazine of History & Biography*, Vol. 116, No. 4 (October 1992): 431.

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textile mills. In addition to the Hoyle, Harrison & Kaye mill, the firm designed the mills for Bromley & Sons and Lehigh Mills, two of the largest textile employers in the City. Other commissions included the Wilbur Chocolate Factory. The firm continued until 1894, when Geissinger retired, to be replaced by Walter F. Ballinger in the successor firm of Hales & Ballinger.

Comparisons

By the 1880s, the City of Philadelphia had over 900 textile operations, with two-thirds of the firms located in Kensington, Germantown, and Northern Philadelphia sections of the City. The textile industry employed over 59,000 workers. The Kensington district, where Hoyle, Harrison & Kaye was located, had the highest number of textile operations, over 400, and the largest number of workers, just shy of 24,000.²² These businesses proceeded in neighborhoods packed with factories, dwellings, schools and churches, bars and saloons, and retail establishments of all sorts. Within a square mile around Hoyle, Harrison & Kaye mill, there are dozens of former textile mills.

John Bromley & Sons Lehigh Mill, 201-263 East Lehigh Avenue.

Just to the southeast of the Hoyle, Harrison & Kaye mill complex, across the Pennsylvania and Reading Railroad tracks, was the massive complex of the John Bromley & Sons Lehigh Mill. Founded in 1845, John Bromley & Sons became the largest textile manufacturing firm in Kensington in the 1880s. Initially the company produced carpets. Throughout the company's history, Bromley & Sons operated many mills around Kensington and Frankford, the largest being at 201-263 East Lehigh Avenue. constructed in 1887, Bromley & Sons Lehigh Mill began as one large building along Fillmore Street and Lehigh Avenue. At this plant in 1887, the firm employed 900 men, women, and children, who made Brussels carpets. By 1895, the complex filled the entire block. During the period of recurrent depression in the 1890s, Bromley & Sons added household fabrics to their production line at the Lehigh Avenue mill. Philip Scranton identified John Bromley & Sons as the City's 19th largest industrial firm, with 1,182 employees making household fabrics. In 1927, John D. Bromley & Sons ranked 35th in the list of the 50 largest industrial firms, with 1,244 employees making lace goods.²³ The company fell out of the top 50 after the 1930s. The Lehigh Avenue mill operated into the 1960s; the complex was destroyed by fire in 1971.

²² *Proprietary Capitalism*, pp 321-322.

²³ "Industrial Restructuring," pp. 30, 434.

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FIGURE 3: An 1895 Bromley *Philadelphia Atlas* with Hoyle Harrison & Kaye to the north and John Bromley & Sons to the south. *Source:* Philadelphia Architects and Buildings, https://www.philadelphiabuildings.org/pab/app/pi_display.cfm/37630



FIGURE 4 – 1895 *Philadelphia Atlas*, G. W. Bromley. *Source:* <https://www.philageohistory.org>

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Franklin Carpet Mill, 2139-2145 East Huntingdon Street. (National Register-listed 2018)

The Franklin Carpet Mill was founded by Robert J. Carson in Philadelphia in 1872. The mill at 2139-2145 East Huntingdon Street was constructed in 1879 and expanded in the late 1880s. In 1885, the company employed 60 men and 25 women making ingrain carpets in the 19th century; after 1900, the Franklin Carpet Mill successfully transitioned to Wilton carpets as ingrains began to lose favor. The company operated until 1932.²⁴

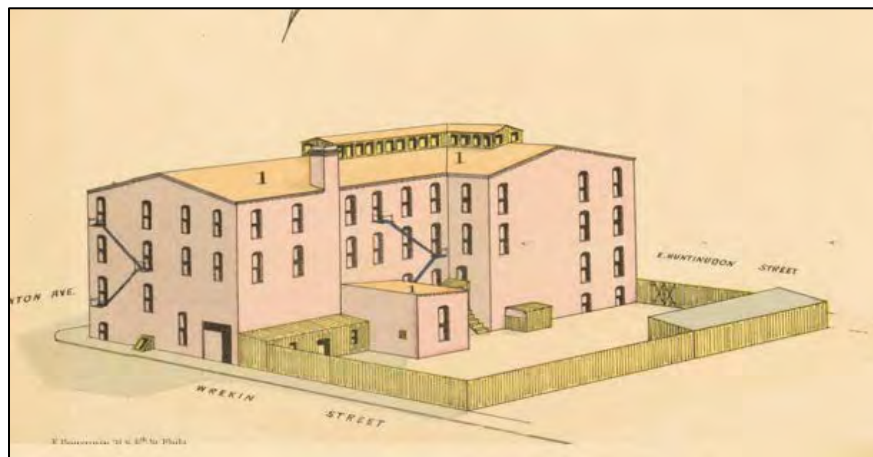


FIGURE 5: Source: *Hexamer General Surveys*, Volume 20, Plate 1938, 1885.



FIGURE 6: This image shows the original four story 1879 mill building (right) and the 1909 five story building (left). Source: GoogleEarth 2020.

²⁴ Kevin McMahon, "Franklin Carpet Mill," *National Register of Historic Places Nomination Form*, 2018.

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Beatty's Mills Factory Building, 2446-2468 Coral Street (National Register-listed 2004)

William Beatty's Mills began in the 1850s as many textile concerns started in Kensington, in a collection of buildings, some occupied by Beatty, and some by various tenants. William Beatty initially provided yarn for "outwork" on hand looms located in homes around Kensington, and then began to produce gingham, diapers, and flannels. In 1873 the mill had six tenants producing a variety of cotton and woolen yarns and goods as well as hosiery goods. In 1886 Beatty built a new mill, and as its single occupant made only cotton yarns; by 1902, the complex was known as the White Cotton Mill. In the early twentieth century, the firm continued to employ around 100 men and women. By 1927 the complex again operated as a tenant factory housing various textile related businesses. Demolition of parts of the complex in the 1990s left only one of the two five story mill buildings and associated support buildings extant.²⁵

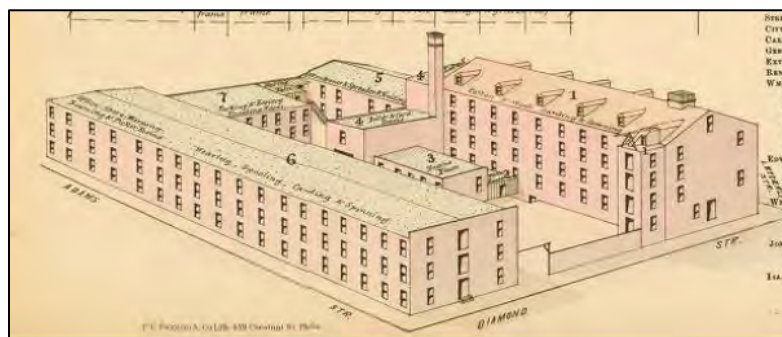


FIGURE 7: Source: Hexamer General Surveys, Volume 14, Plate 1284, 1886.



FIGURE 8: The remaining building of the Beatty's Mills complex is the five-story building on the right side of Coral Street with the large one-storey modern additions that replaced the historic buildings. The five-story building on the left is the Arnott's Steam Power Mill. Source: GoogleEarth 2020.

²⁵ Cynthis Rose Hamilton, "Beatty's Mills Factory Building," *National Register of Historic Places Nomination Form*, 2004; "William Beatty's Mills," <https://www.workshopoftheworld.com/kensington/beatty.html>.

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Arrott's Steam Power Mill, 2026 East Hagert Street

William Arrott built his first mill in 1876 to manufacture cotton and woolen yarns. The Arrott Steam Power Mills Company eventually had at least four mills in Kensington. All the Arrott Mills operated as tenant mills. In 1889 four tenants occupied the complex at 2026 East Hagert Street: M. Lafferty, manufacturing woolen yarn; John Bromley & Sons, producing woven upholsterers' goods at this location; McIlroy & Chestnut, weaving ingrain carpets; and J.G. Carruth & Company, making cotton and woolen goods.²⁶ The mill was located across Coral Street from the Beatty's Mills complex.

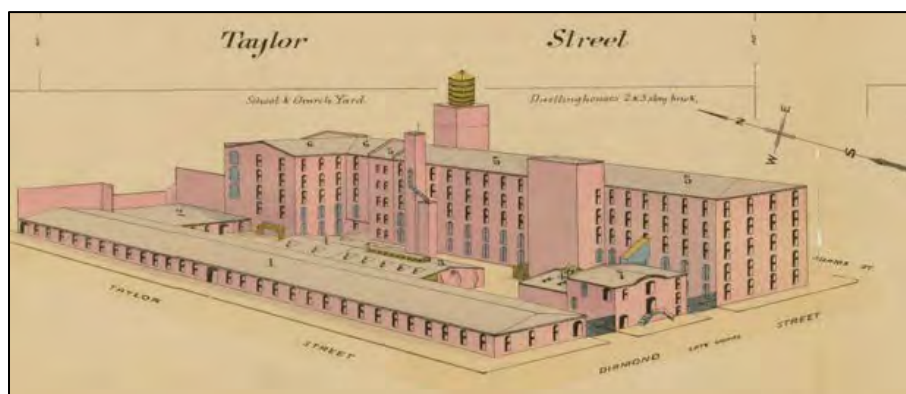


FIGURE 9: Source: *Hexamer General Surveys*, Volume 27, Plate 2272, 1889.

²⁶ *Hexamer General Surveys*, Volume 24, Plates 2272-2273, 1889.

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Albion Carpet Mill, 1821-1825 East Haggert Street, (National Register-listed 2016)

As the leading late 19th century textile firm in Kensington, the Bromley family operated several mills in the area. At the Albion Carpet Mill, James A. and George D. Bromley produced common ingrain and damask carpets. In 1882, the mill had 350 employees. The Bromleys produced carpeting at the factory until 1912. In 1916, the mill complex converted to operation as a tenant factory. In 1919, part of the property was sold, and the buildings were demolished. The remaining building functioned as a tenant factory until 1956.

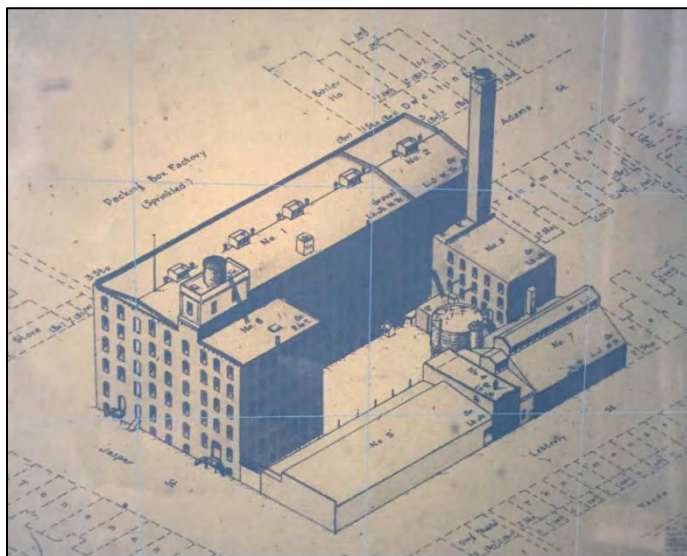


FIGURE 10: Source: 1915 Associated Mutual Insurance Survey²⁷

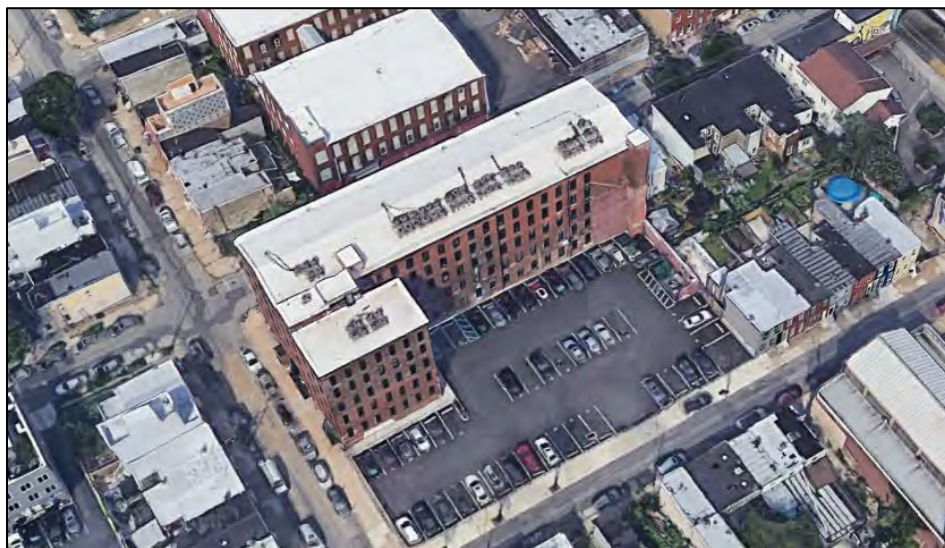


FIGURE 11: Source: GoogleEarth 2020.

²⁷ Kevin McMahon. "Albion Carpet Mill," *National Register of Historic Places Nomination Form*. 2016.

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Model Mills, 2531 Trenton Avenue & 2155 East Sergeant Street

The Model Mills was established by James Whitaker in 1870, with the construction of a two-storey mill building. In 1887, a four-storey mill building was added to the complex. In 1887, four tenants occupied the building. James Whitaker & Bro. employed 35 hands making yarn from shoddy; Thomas Boggs employed 38 men and 12 women making carpets; Wm. Keegan employed 30 men and 15 women making gingham and shirting fabric; and John Boggs employed 13 men and 27 women making carpet.²⁸

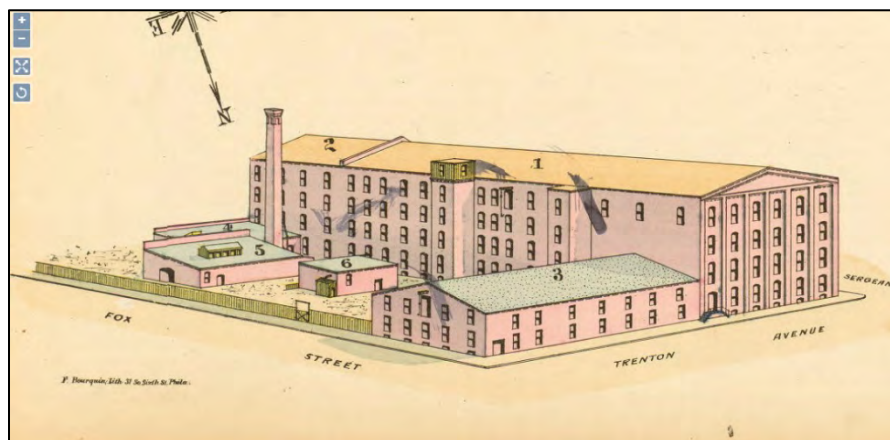


FIGURE 12: Source: *Hexamer General Surveys*, Volume 22, Plate 2102, 1887.

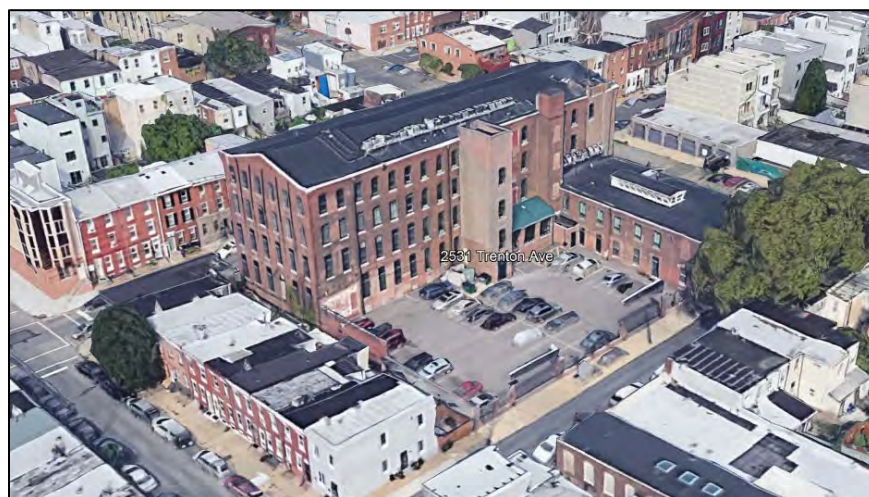


FIGURE 13: Source: GoogleEarth 2020.

²⁸ Hexamer General Surveys, Volume 22, Plate 2102, 1887.

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n.d. <https://www.workshopoftheworld.com/kensington/kensington.html>

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
- ☐ Other
- ☐ Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 2.8

Latitude/Longitude Coordinates

Latitude: 39.995191

Longitude: -75.128316

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

The NR boundary for the Hoyle Harrison & Kaye Textile Mill follows the approximate 2.8, triangular parcel of land defined by East Indiana Avenue to the north, A Street to the east, East Tusculum Street to the southwest; and a small section of Front Street to the west along with the south side of the following adjacent parcels: #036N100039 located at 2955 North Front Street; #036N100028 located at 108 East Indiana Street; #036N100029 located at 110 East Indiana Street; #036N100030 located at 112 East Indiana Street; #036N100031 located at 114 East Indiana Street; #036N100032 located at 116 East Indiana Street, all located to the north of the site; and parcel #036N100033, which is located on the north and west of the site. The entire boundary covers one tax parcel, #036N100044, OPA Account #886605650, which can be located in the Philadelphia County Courthouse. The boundary is shown on the Site Map in Figure 15.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes all of the land and physical resources historically associated with the Hoyle Harrison & Kaye Textile Mill as found on Figure 15.

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11. Form Prepared By

name/title: Bonnie Wilkinson Mark, Principal
organization: Delta Development Group, Inc.
street & number: 225 Grandview Avenue, Suite 301
city or town: Camp Hill state: PA zip code: 17011
e-mail bmark@deltaone.com
telephone: (717) 441-9030
date: January 25, 2021

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.)

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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: Hoyle Harrison & Kaye Textile Mill
City or Vicinity: City of Philadelphia
County: Philadelphia **State:** Pennsylvania
Photographer: Bonnie Wilkinson Mark, Andrew Chaveas
Date Photographed: October 2019, November 2020, December 2020

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

1. Building 2 and Annex – north elevation looking east.
2. Building 2 and Annex – north elevation Bays 1 to 12 looking east.
3. Building 2 – north elevation Bays 7 to 10, first floor balcony.
4. Annex – north elevation Bay 13.
5. Annex – typical nine-over-nine, double-hung, wood window.
6. Buildings 1 and 2 – east elevation looking south.
7. Building 2 – typical masonry bays.
8. Building 1 – south and east elevations looking north.
9. Building 1 – south elevation.
10. Building 1 – south elevation four-light wood casement windows.
11. Building 1 – south elevation galvanized metal cornice.
12. Courtyard elevations - looking northeast at the Annex, Building 2, and Building 1 (background) and Building 5 and Building 6-Addition #5 (foreground).
13. Annex – west elevation looking east.
14. Buildings 3 and 5 – north elevation looking southeast.
15. Building 6-Addition #5 – west and south elevations.
16. Looking east at Building 6-Addition #3 and #4 (foreground) and Building 1, Building 2, and Annex (background).
17. Building 1 looking southeast.
18. Warehouse looking northwest.
19. Building 2 – first floor interior of fire stair looking north.
20. Building 2 – first floor interior of elevator lobby looking south.

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21. Building 2 – first floor interior looking south between the two rows of square, wood columns.
22. Annex – first floor interior looking southeast between rows of round, metal columns.
23. Building 2 – first floor interior detail of fire door in masonry firewall.
24. Annex – first floor interior looking north between the two rows of square, wood columns.
25. Building 2 – second floor interior windows in northeast corner.
26. Building 2 – third floor interior looking north between the two rows of square, wood columns.
27. Building 1 – third floor interior looking south between the two rows of square, wood columns.
28. Building 2 – fourth floor interior of fire door in fire stair.
29. Building 2 – fourth floor interior looking north between the two rows of square, wood columns.
30. Annex – fifth floor interior looking up at roof structural system.
31. Building 2 – fifth floor interior looking south between the two rows of square, wood columns.
32. Building 3 – interior looking northeast.
33. Building 5 – interior looking southeast.
34. Building 6-Addition #5 – interior looking southeast.
35. Building 6-Additions #3 and #4 – interior looking northwest.
36. Warehouse – interior looking west.

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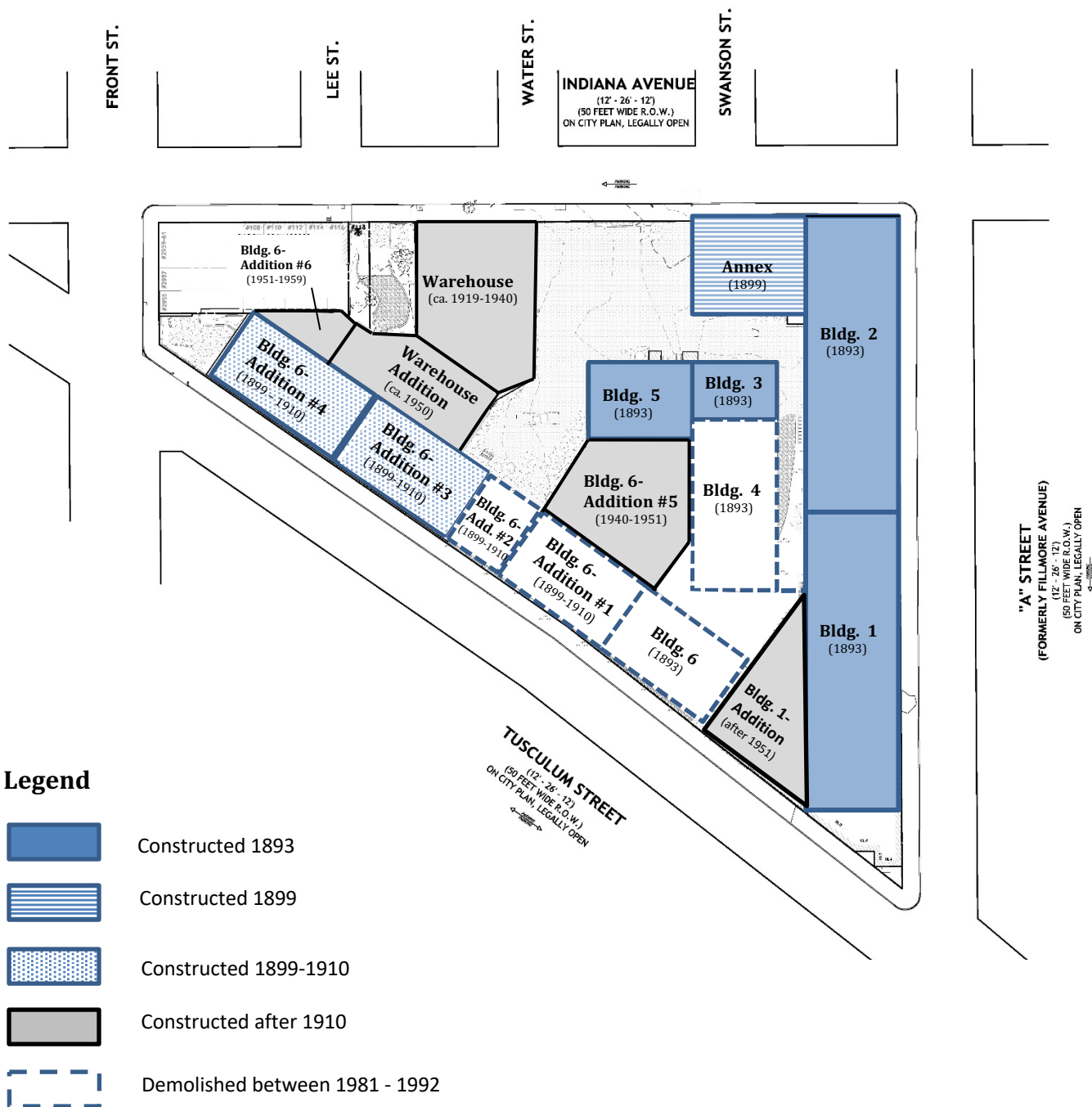
Figures

- Figure 1 – Hexamer General Surveys, Volume 27, Plate 2654, 1893.
Figure 2 – Moses King, *Philadelphia Notable Philadelphians*, 1901, p.4.
Figure 3 – *1895 Philadelphia Atlas*, G. W. Bromley.
Figure 4 – *1895 Philadelphia Atlas*, G. W. Bromley.
Figure 5 – Hexamer General Surveys, Volume 20, Plate 1938, 1885.
Figure 6 – Aerial view of Franklin Carpet Mill, 2139-2145 East Huntington Street, Philadelphia, Pennsylvania.
Figure 7 – Hexamer General Surveys, Volume 14, Plate 1284, 1886.
Figure 8 – Aerial view of Arnott's Steam Power Mill and Beaty's Mills, Philadelphia, Pennsylvania.
Figure 9 – Hexamer General Surveys, Volume 27, Plate 2272, 1889.
Figure 10 – 1915 Associated Mutual Insurance Survey for the Albion Carpet Mill, Philadelphia.
Figure 11 – Aerial view of Albion Carpet Mill, Philadelphia.
Figure 12 – Hexamer General Surveys, Volume 22, Plate 2102, 1887.
Figure 13 – Aerial view of Model Mills, Philadelphia.
Figure 14 – USGS Map, USGS Quadrangle – Philadelphia.
Figure 15 – Building Inventory and proposed NR Boundary is part of a single tax parcel, parcel #036N100044.
Figure 16 – Hexamer General Surveys, Volume 27, Plate 2654 – 2655, 1893.
Figure 17 – *1895 Philadelphia Atlas*, G. W. Bromley.
Figure 18 – *1910 Philadelphia Atlas*, G. W. Bromley.
Figure 19 – Sanborn Map Co, 1919, Vol 9, #865. It should be noted that while the property had been sold in 1905, it was still known locally as the Hoyle, Harrison & Kaye Mill. Kaye died on April 29, 1911.
Figure 20 – 1942 Land Use Maps, Works Progress Administration.
Figure 21 – Sanborn Map Co, Vol. 9, Feb 1951, #865.
Figure 22 – 1959 Aerial, Delaware Valley Regional Planning Commission, Aerial Photo 13-767.
Figure 23 – 1962 Land Use Maps, Works Progress Administration.
Figure 24 – Aerial, 1981.
Figure 25 – Aerial, 1992.
Figure 26 – Aerial, 2020.

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Chronology



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USGS Map

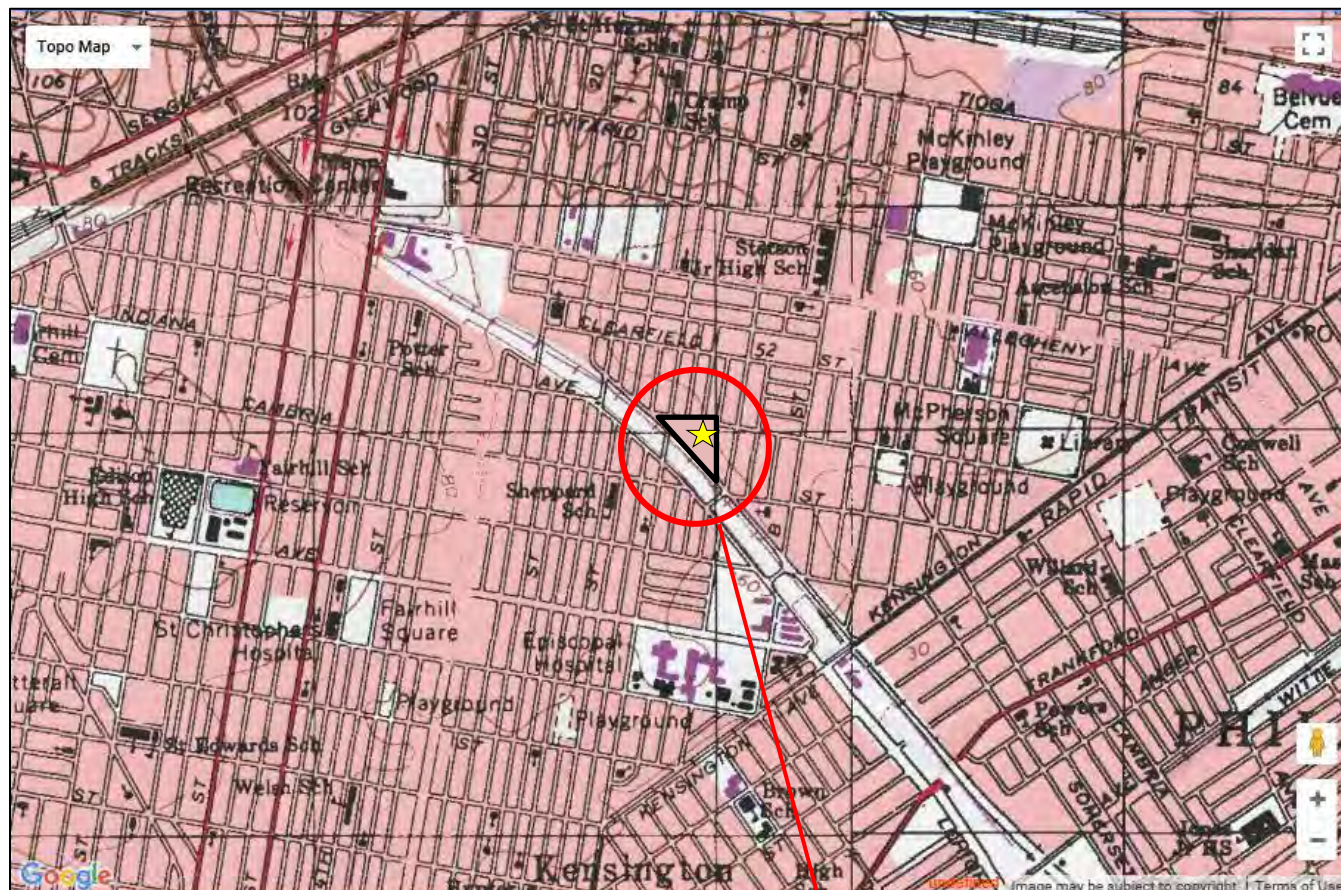


FIGURE 14 – USGS Map, USGS Quadrangle – Philadelphia

Site: Lat: 39.995141
Long: -75.128316



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Site Map

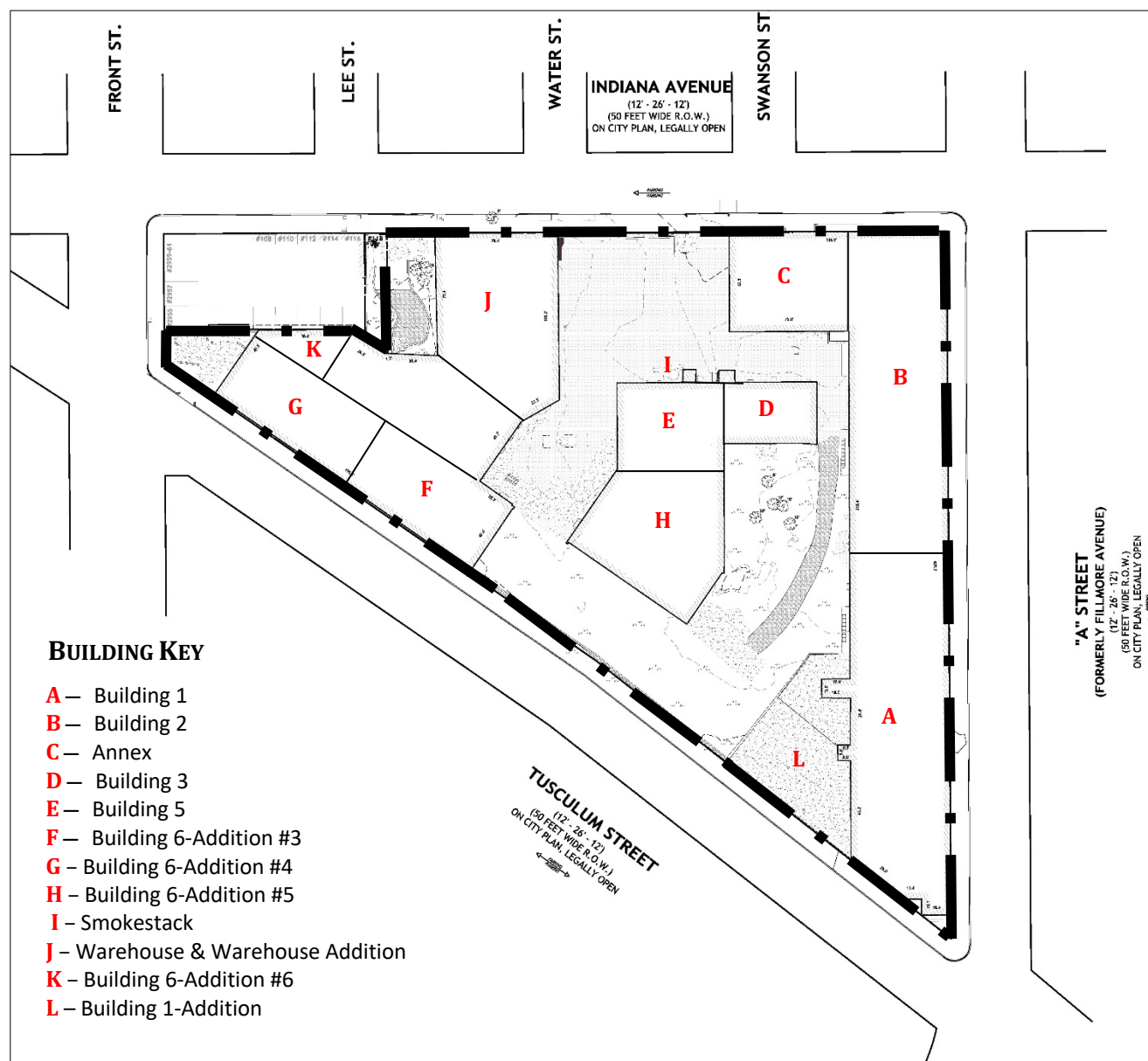


Figure 15 – Proposed NR Boundary is all part of a single tax parcel, parcel #036N100044.

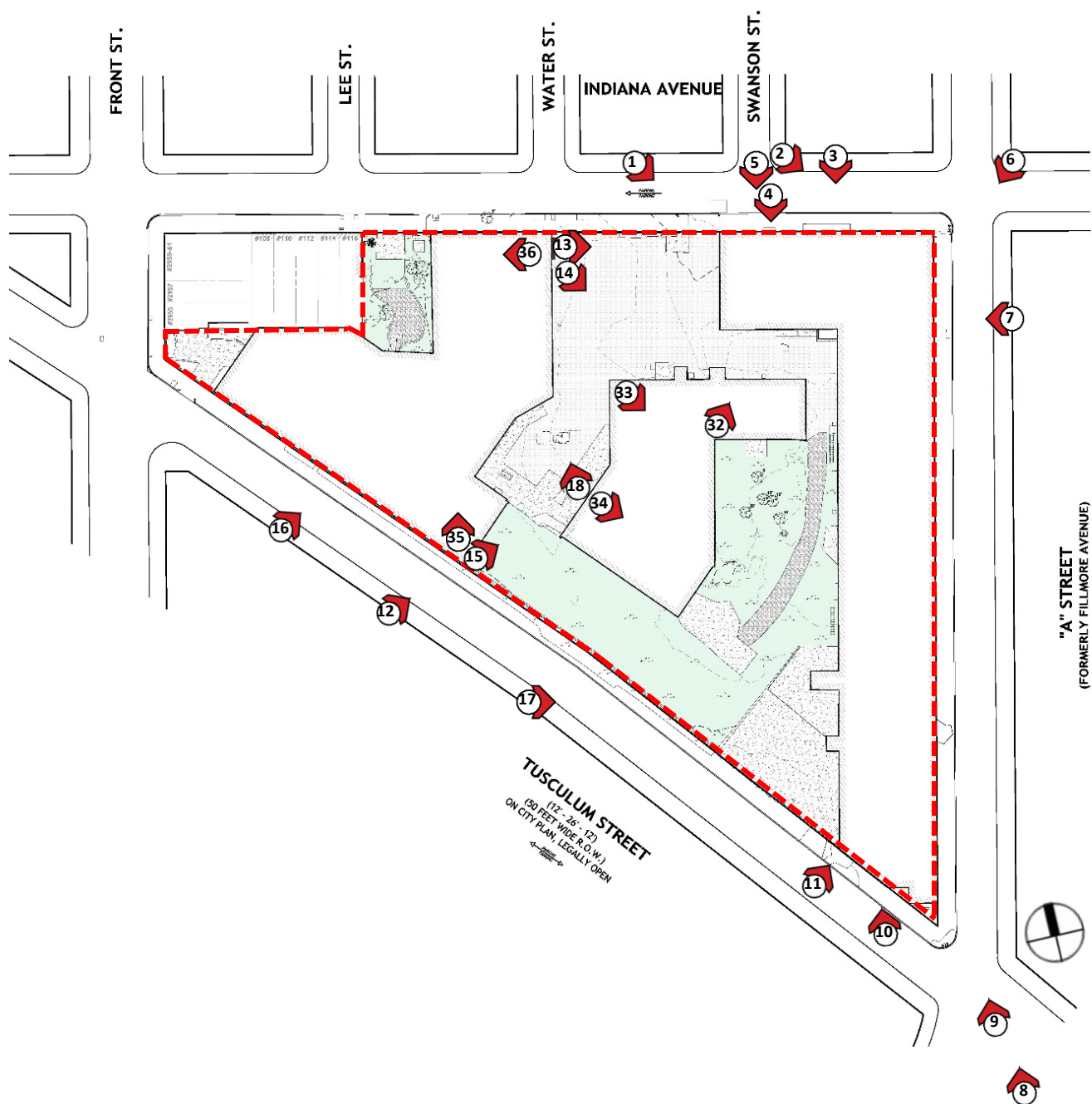
Property Boundary -   



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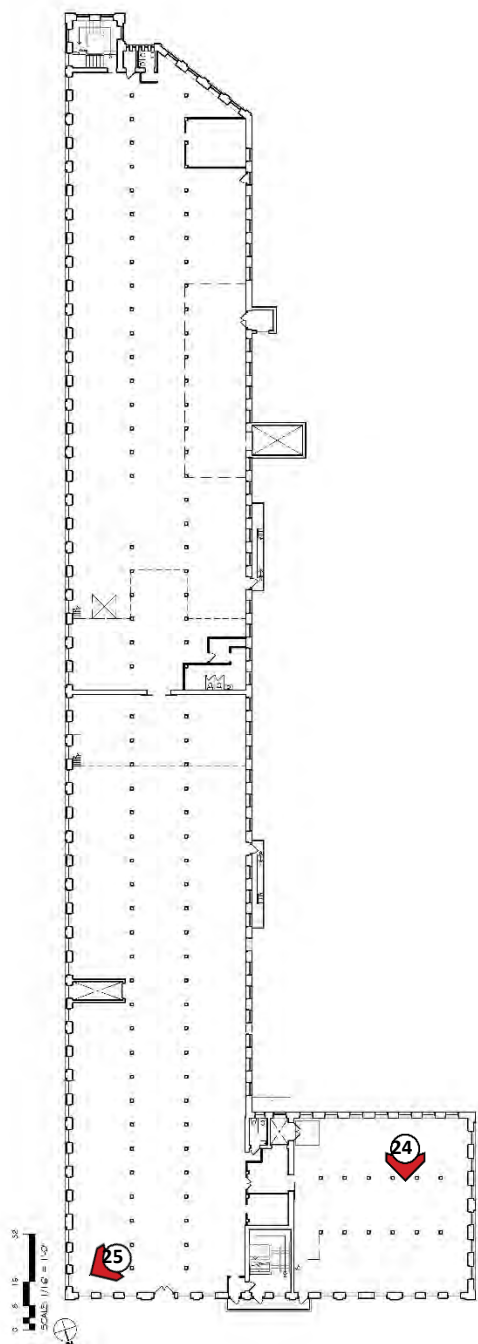
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Photograph Keys

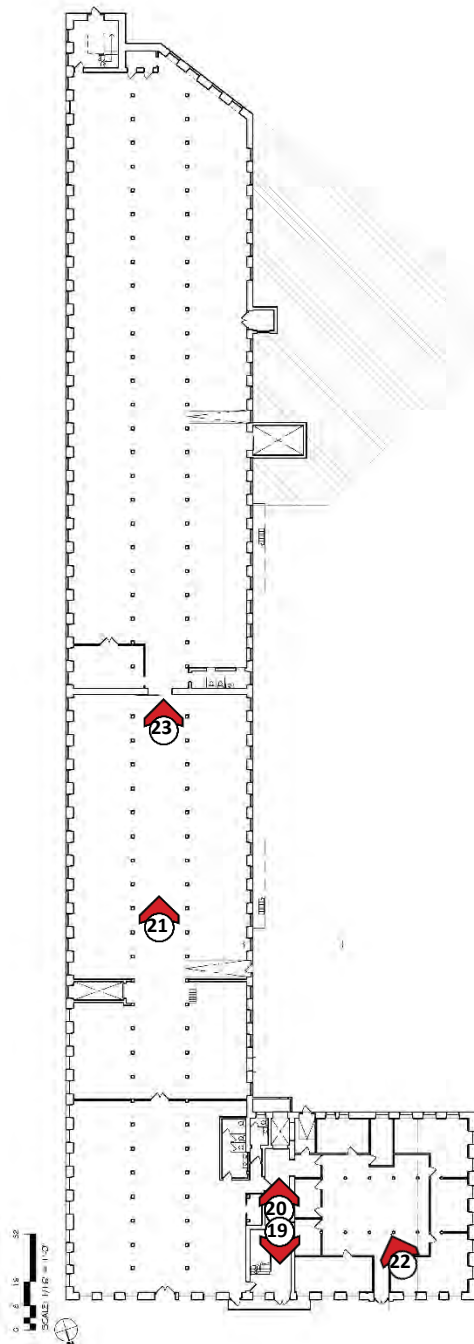


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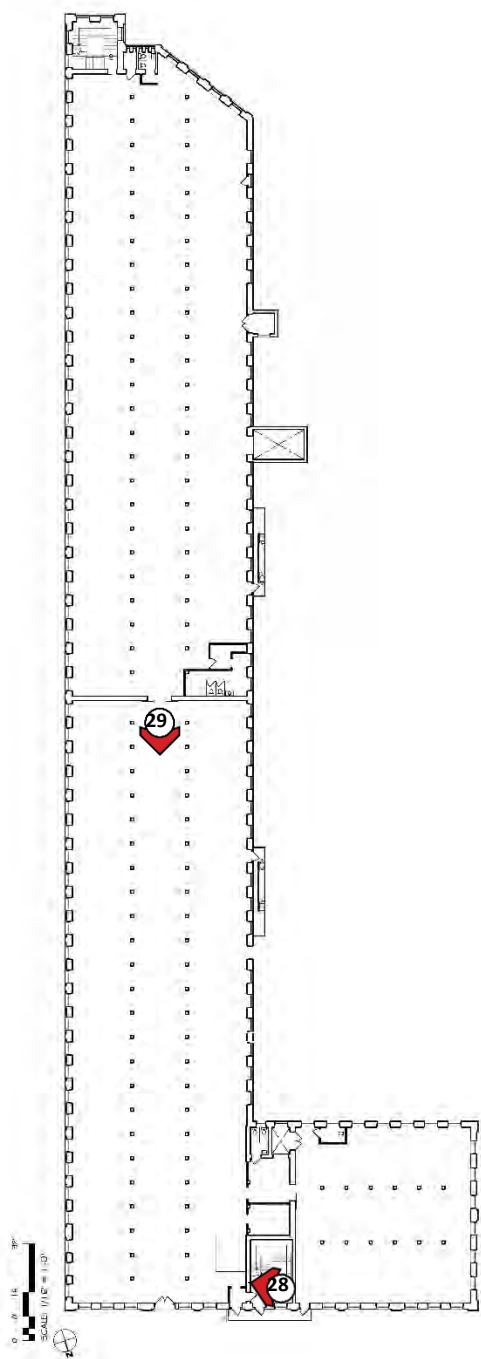
2 2ND FLOOR PLAN - EXISTING CONDITIONS



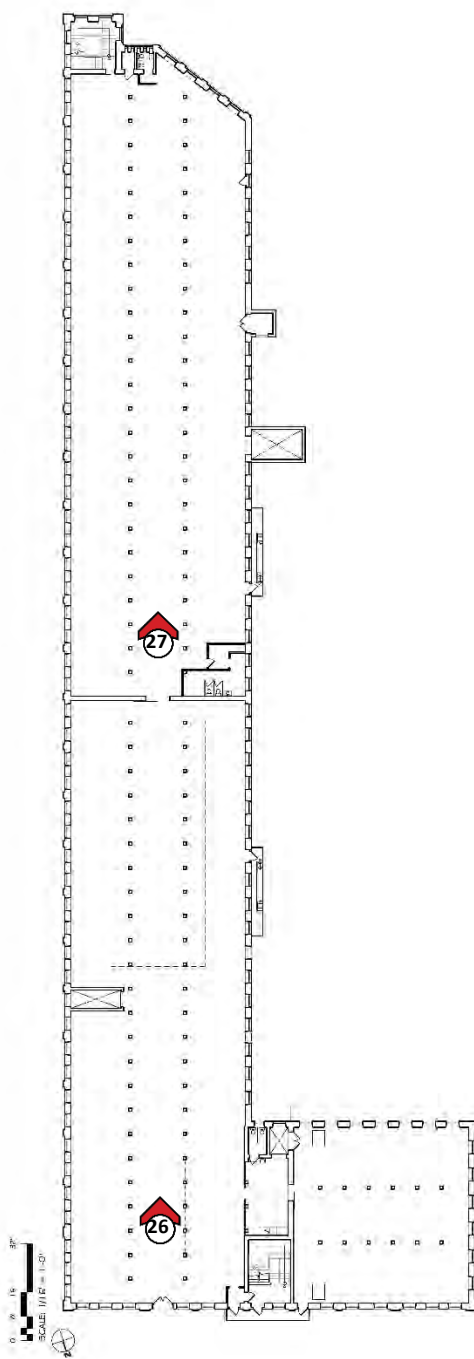
1 1ST FLOOR PLAN - EXISTING CONDITIONS

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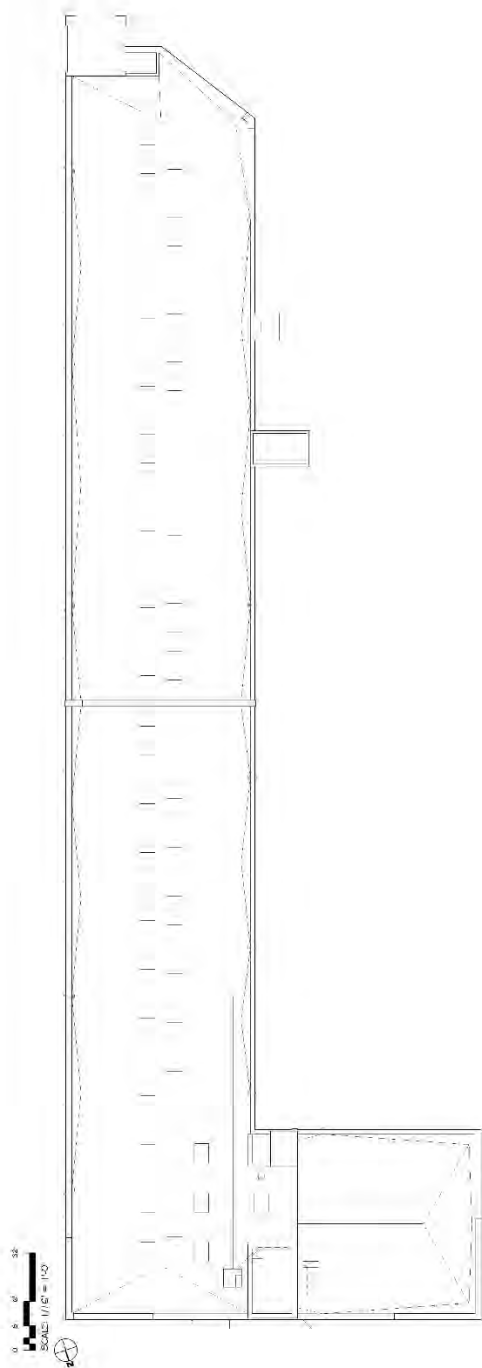
2 4TH FLOOR PLAN - EXISTING CONDITIONS



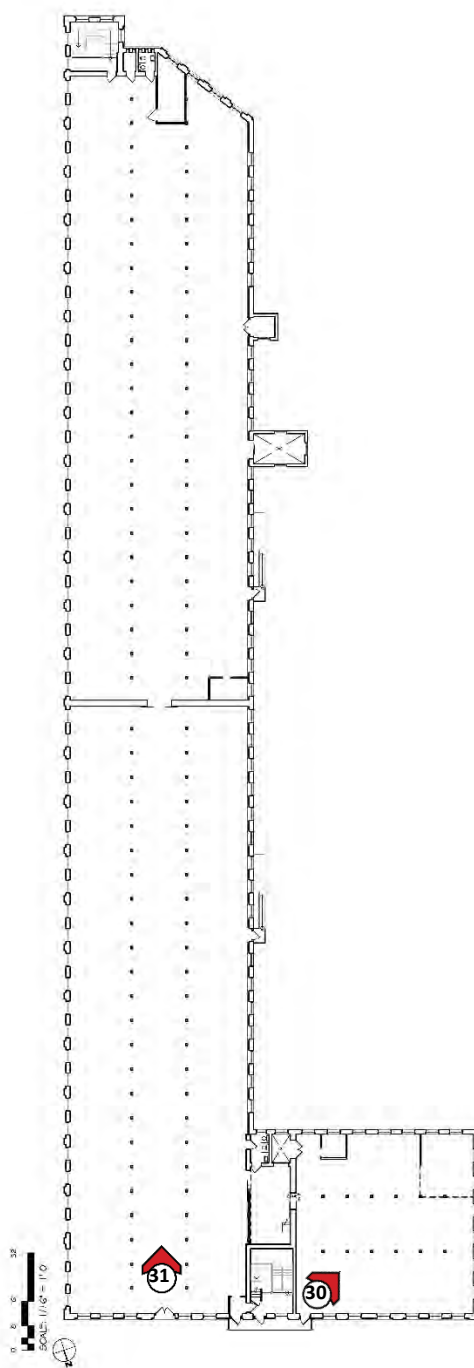
1 3RD FLOOR PLAN - EXISTING CONDITIONS

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2 ROOF PLAN - EXISTING CONDITIONS



1 5TH FLOOR PLAN - EXISTING CONDITIONS

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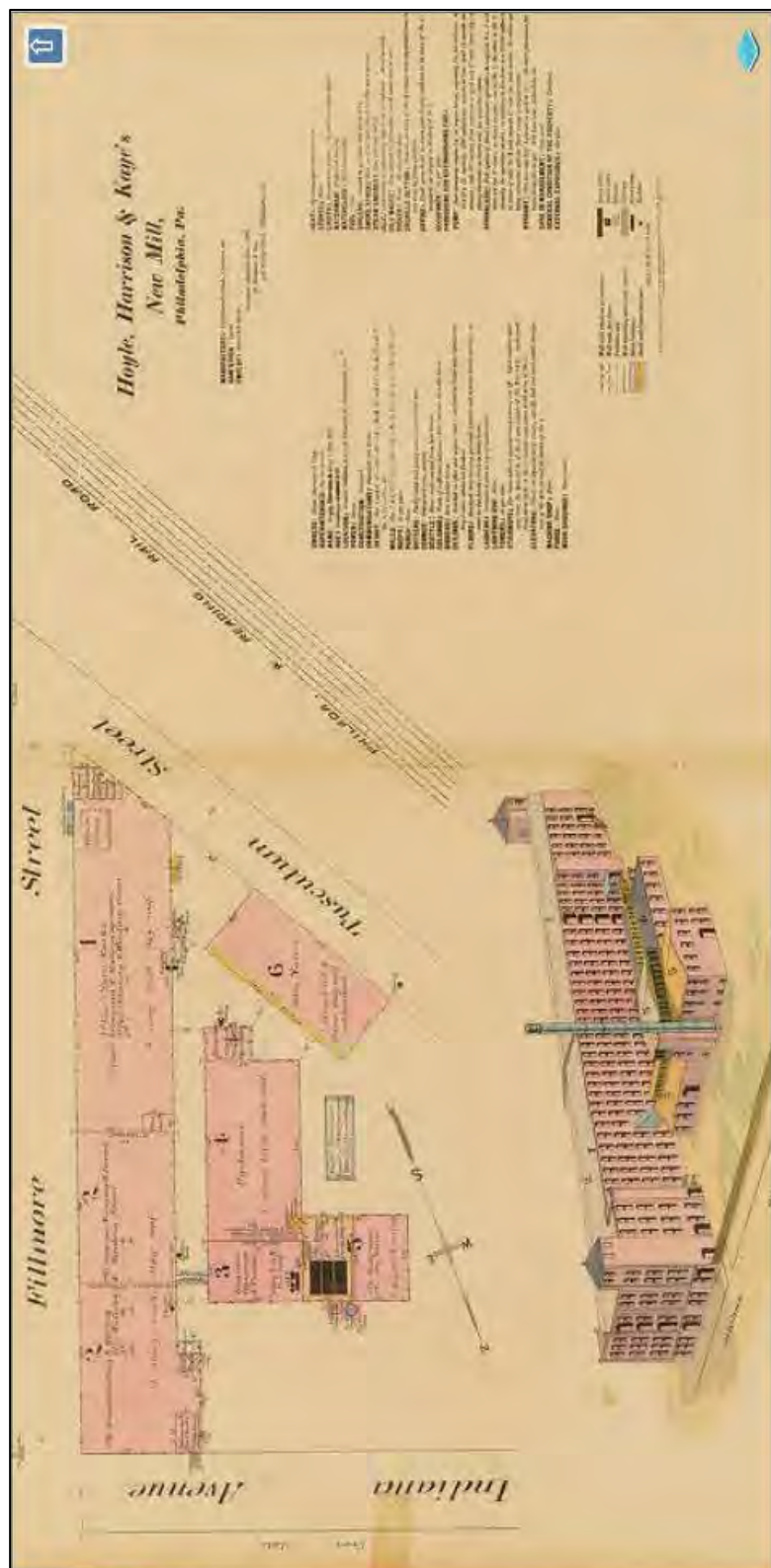


FIGURE 16 – Hexamer General Surveys, Volume 27, Plate 2654 – 2655, 1893. Source: <https://www.philageohistory.org/rdic-images/view-image.cfm/HGSv27.2654-2655>

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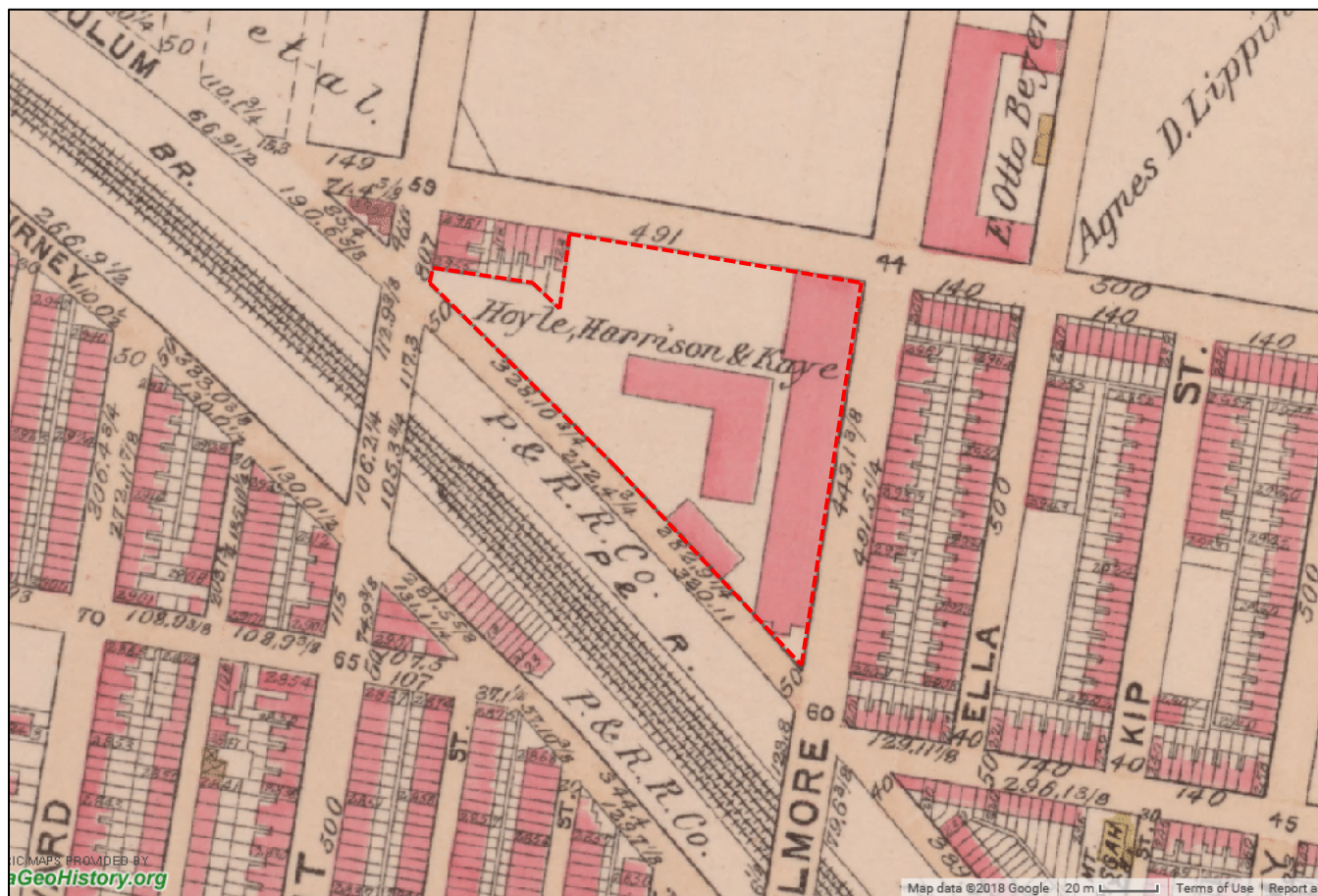


FIGURE 17 – 1895 Philadelphia Atlas, G. W. Bromley. Source: <https://www.philageohistory.org>

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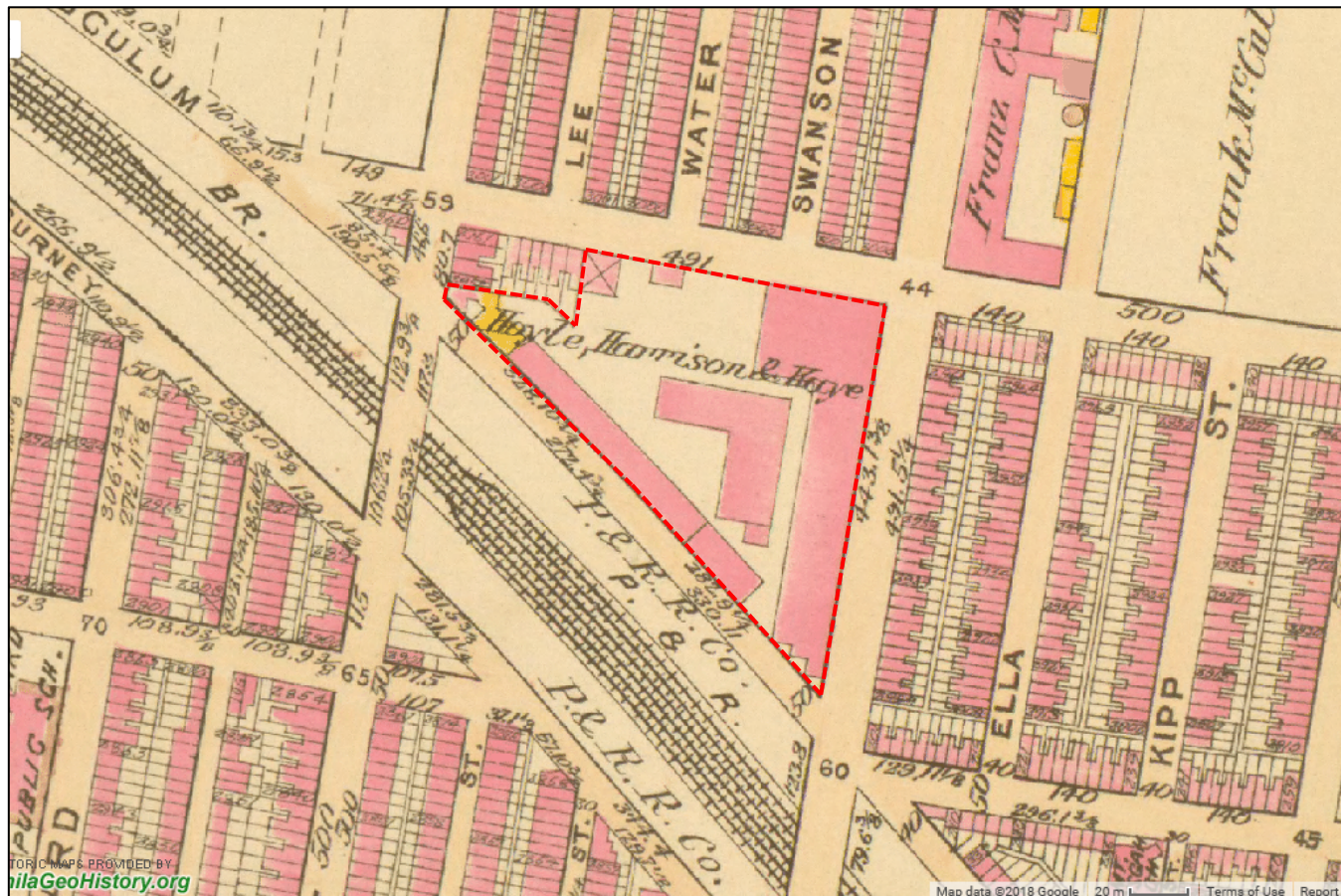


FIGURE 18 – 1910 Philadelphia Atlas, G. W. Bromley. Source: <https://www.philageohistory.org>

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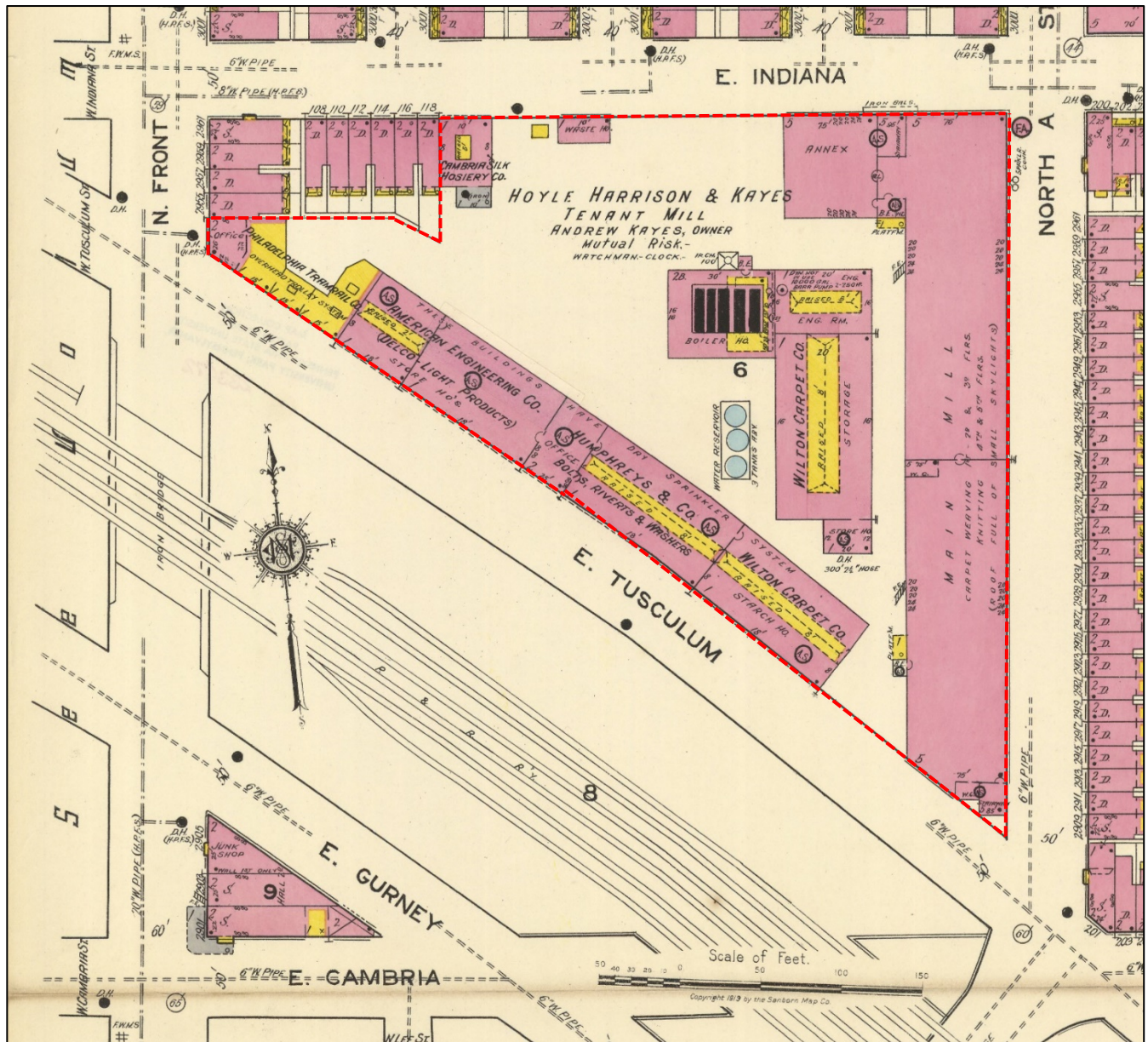


FIGURE 19 – Sanborn Map Co, 1919, Vol 9, #865. It should be noted that while the property had been sold in 1905, it was still known locally as the Hoyle, Harrison & Kaye Mill. The notice of *Andrew Kayes, owner* is also incorrect as Kaye died on April 29, 1911. Source: <https://digital.libraries.psu.edu/digital/collection/maps1/id/17120/rec/13>

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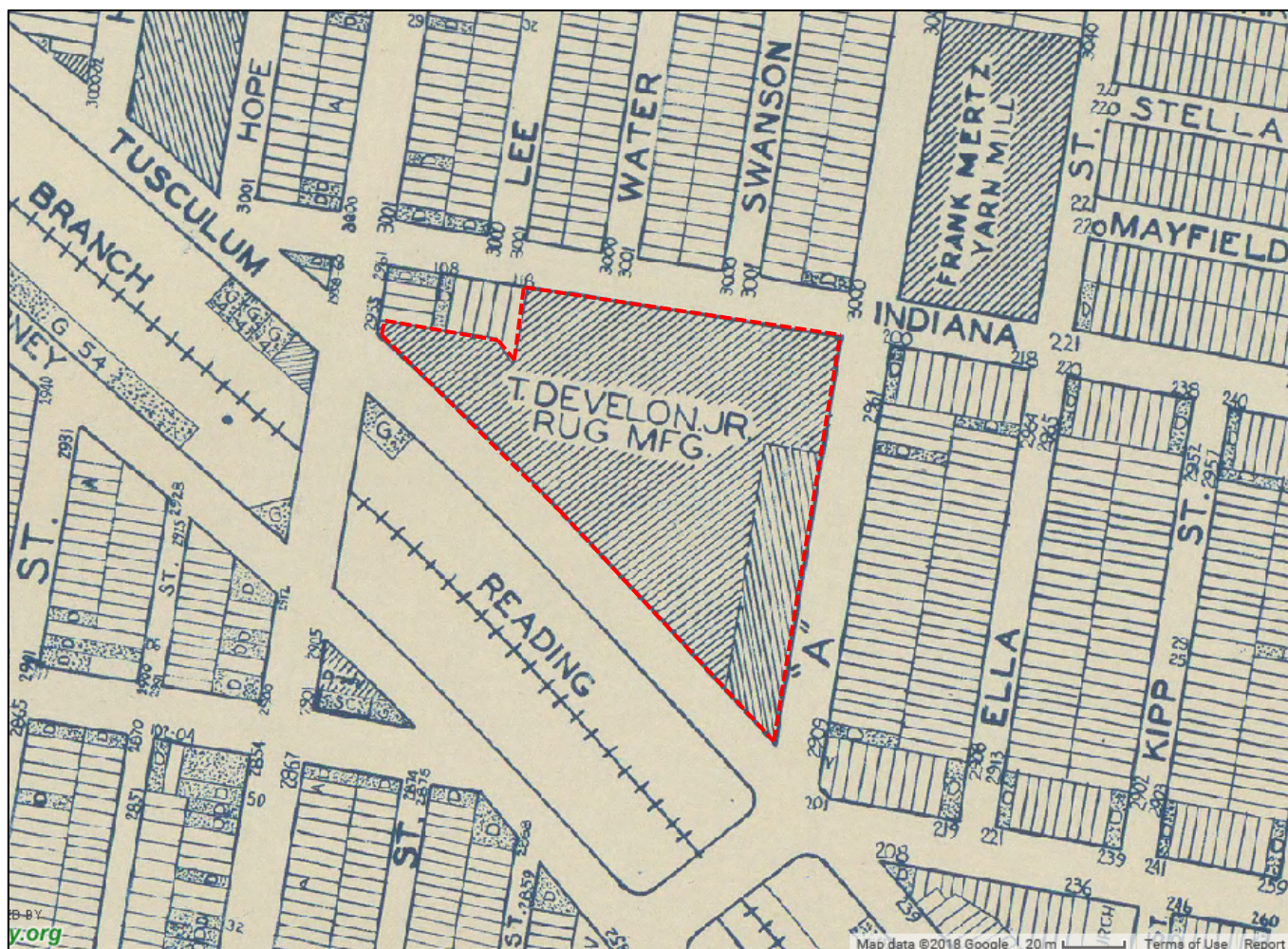


FIGURE 20 – 1942 Land Use Maps, Works Progress Administration. Source: <https://www.philageohistory.org>

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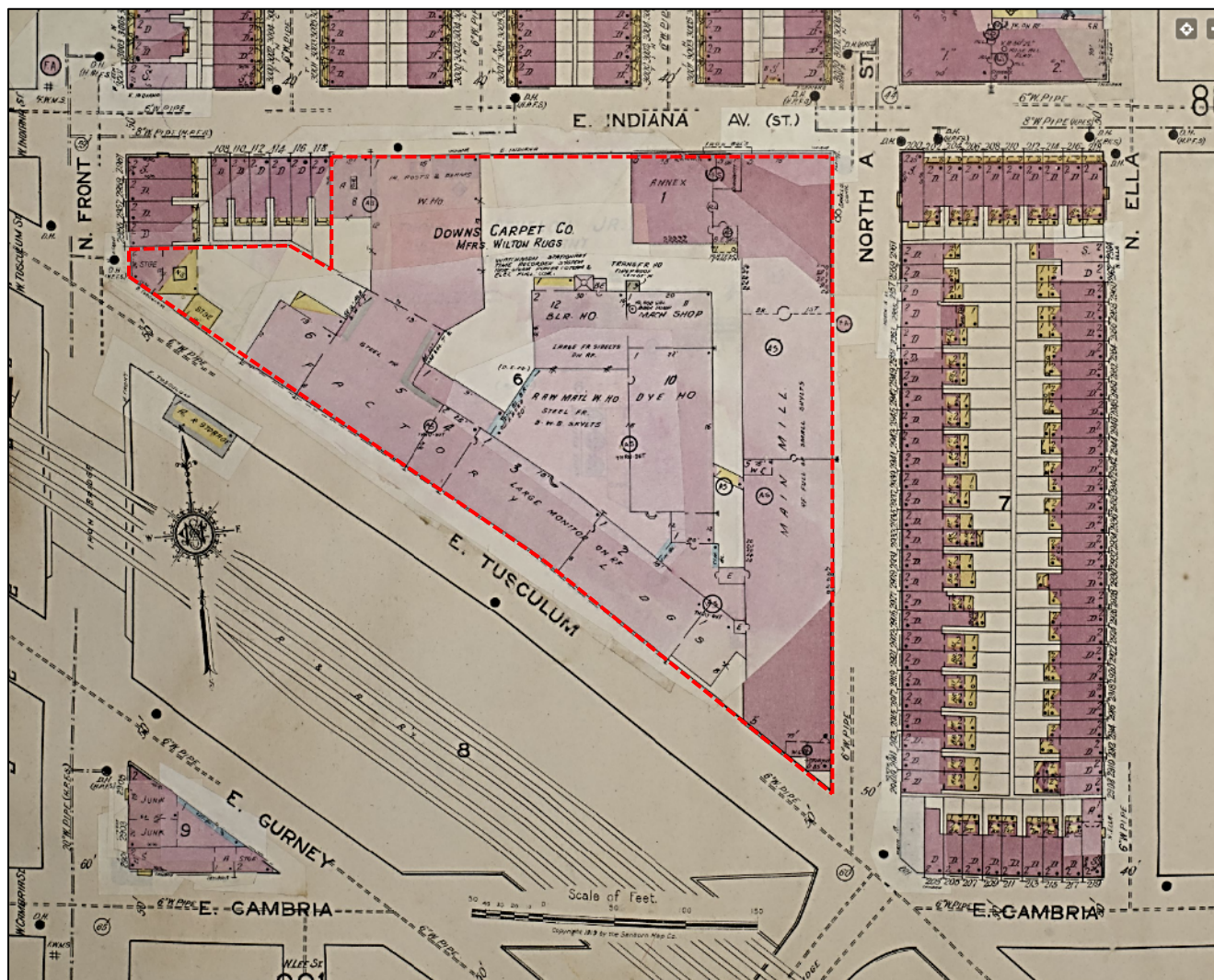


FIGURE 21 – Sanborn Map Co, Vol. 9, Feb 1951, #865. Source: Library of Congress, Geography and Map Division, http://hdl.loc.gov/loc.gmd/g3824pm.g3824pm_g07905195109

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FIGURE 22 – 1959 Aerial, Delaware Valley Regional Planning Commission, Aerial Photo 13-767. *Source:*
https://www.philageohistory.org/rdic-images/view-image.cfm/DVRPC1959.PhilaMetroAerials.0346.13_767

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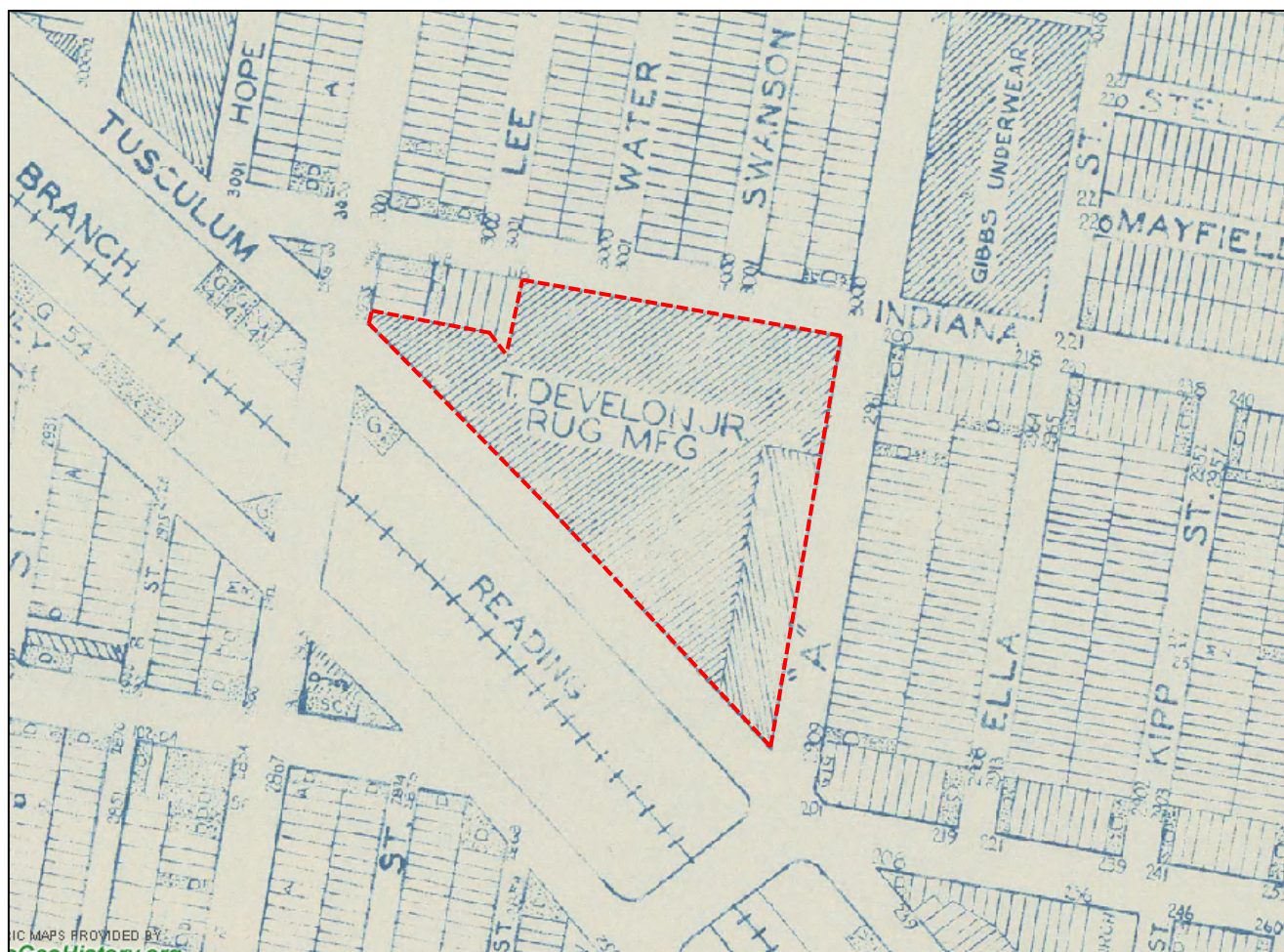


FIGURE 23 – 1962 Land Use Maps, Works Progress Administration. Source: <https://www.philageohistory.org>

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FIGURE 24 – Aerial, 1981. Source: <https://www.historicaerials.com/viewer>

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FIGURE 25 – Aerial, 1992. Source: <https://www.historicaerials.com/viewer>

Hoyle Harrison & Kaye Textile Mill
Name of Property

Philadelphia, PA
County and State

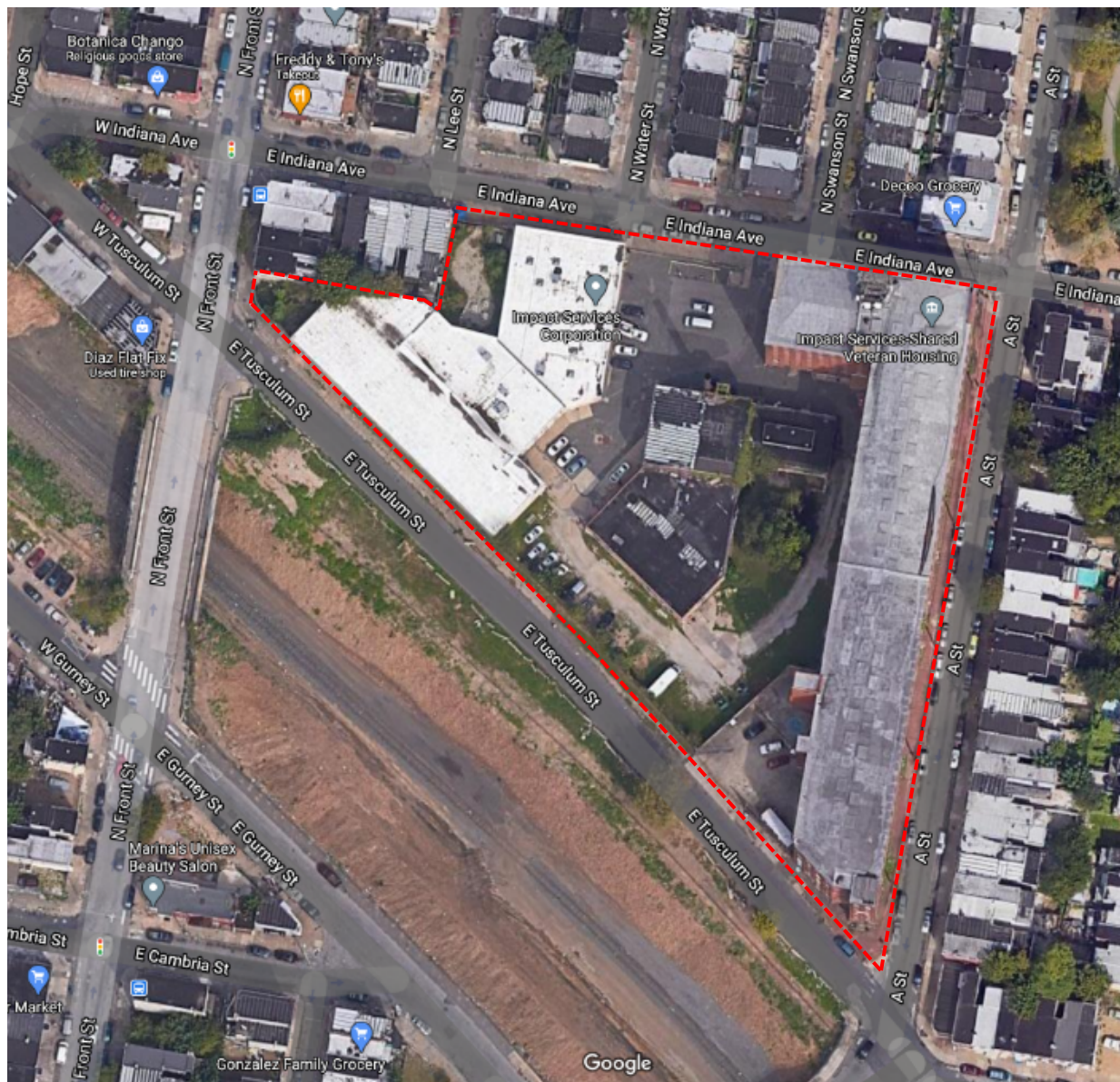


FIGURE 26 – Aerial, 2020. Source: <https://www.google.com/maps/place/Philadelphia,+PA/@39.9947079,-75.1289659,231m/data=!3m1!1e3!4m5!3m4!1s0x89c6b7d8d4b54beb:0x89f514d88c3e58c1!8m2!3d39.9525839!4d-75.1652215?hl=en>

Hoyle Harrison & Kaye Textile Mill

Name of Property

Philadelphia, PA

County and State

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.