

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received DEC 30 1986

date entered

JAN 29 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Posey Flats

and/or common same

2. Location

street & number 101-103 E. Third Street

not for publication

city, town Newport

vicinity of

state Kentucky

code

021

county

Campbell

code

037

3. Classification

Category

___ district

building(s)

___ structure

___ site

___ object

Ownership

___ public

private

___ both

Public Acquisition

NA in process

NA being considered

Status

occupied

___ unoccupied

___ work in progress

Accessible

yes: restricted

___ yes: unrestricted

___ no

Present Use

___ agriculture

commercial

___ educational

___ entertainment

___ government

___ industrial

___ military

___ museum

___ park

___ private residence

___ religious

___ scientific

___ transportation

___ other:

4. Owner of Property

name Stephen Boyd, Tanya R. Polin, Rose Ward, Leatha J. Wilson

street & number 211 East Seventh Street

city, town Newport

vicinity of

state Kentucky

5. Location of Legal Description

courthouse, registry of deeds, etc. Campbell County Courthouse

street & number Fourth and York Streets

city, town Newport

state Kentucky

6. Representation in Existing Surveys

title Survey of Historic Sites in KY.

has this property been determined eligible? ___ yes no

date 1978-1979

___ federal state ___ county ___ local

depository for survey records Kentucky Heritage Council

city, town Frankfort

state Kentucky

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Section 7a. Summary.

The Posey Flats, located at the northeast corner of Third and Monmouth Streets in downtown Newport, is a high-style apartment block dating from 1890. The four-story twin structures, imposing in scale, dominate the streetscape. Outstanding examples of the Queen Anne patterned masonry style, the Flats buildings feature complex massing and lively detailing. They are notable for their elaborate roof treatment and profusion of brick and stone ornament. Numerous Eastlake-inspired interior features also remain intact.

Section 7b. Description.

The Posey Flats, located at 101-103 East Third Street, is one of many distinguished Victorian buildings in the city of Newport, Kentucky. Newport (1980 population: 21,600) is located in Campbell County, on the south bank of the Ohio River opposite Cincinnati. The city is one of several adjacent river communities with rich inventories of nineteenth century architecture. A comprehensive survey of Newport's resources, conducted by the State Preservation Office in 1978-1979, documented over 200 significant structures. The Mansion Hill Historic District, located in the east end of the city, was listed on the National Register in 1980 and expanded in 1985. The adjacent East Newport District was added to the Register in 1983. Historic designation was also proposed for part of Monmouth Street, the city's main commercial corridor, in 1982. However, strong local opposition prevented its listing. Numerous individual landmarks have also been included in the Register, including the Southgate-Maddox House (listed 1974), St. Paul's Episcopal Church (1979), and Salem Methodist Church (1986).

The Posey Flats is located on the northern edge of Newport's central business district. Its neighborhood, once a fashionable residential district, lost its prestige as it was gradually taken over by commercial uses. Urban renewal, repeated floods, and general disinvestment further altered it almost beyond recognition. Thus the Posey Flats is one of the few buildings to maintain a link with the neighborhood's past.

Because of their imposing scale, and the relatively modest nature of surrounding new construction, the Posey buildings dominate the streetscape. They are clearly visible from Cincinnati, and

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates ca. 1890 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Section 8a. Significance.

The Posey Flats, built in 1890, was Newport's first apartment block. Built to house the well-to-do, it introduced a new lifestyle--elegant apartment living--to the city. The Posey was developed by industrialist L. O. Maddox, one of Campbell County's leading citizens of the late nineteenth century. The twin Flats buildings are among Newport's finest examples of the Queen Anne style. They are notable for their grand scale and exuberant detailing, much of which has been well preserved. The buildings enjoy great visual prominence, and together comprise one of the major landmarks of central Newport.

Section 8b. History.

The Posey Flats was developed as an investment by Lewis Oliver Maddox (also spelled "Maddux"), one of Campbell County's leading citizens of the late nineteenth century. Maddox was one of a number of entrepreneurs to move from Cincinnati to Newport in the late 1800's. He was proprietor of one of the major industries of nearby Dayton, Kentucky; a distillery that bore his name. Maddox's wife Fannie Foote was a descendant of the the Taylor family, founders and original developers of the adjacent cities of Newport and Bellevue. In 1894 Fannie Foote Maddox founded the Keturah Moss Taylor Chapter of the Daughters of the American Revolution. This chapter, the first in the Northern Kentucky area and the second in the state, is still in existence in Campbell County. Because of their social prominence, the Maddox family was listed in the Newport Social Register in 1890 and 1898. Maddox's widow was included in the 1910 edition. (1)

On September 13, 1889, Maddox bought a parcel of land at the northeast corner of Third and Monmouth Streets. The lot, which had been in foreclosure, was purchased for the relatively modest price of \$3523.00. (2) The 1886 Sanborn map of Newport shows the site occupied by two small residences. However, Maddox had more ambitious plans in mind. At an as-yet-undetermined date soon afterward, the existing buildings were destroyed, and construction of the "Posey Flats" began.

Apartment buildings were no longer a novelty in Cincinnati, having

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Newport

Quadrangle scale 1:24000

UTM References

A

1	6	7	1	6	3	6	0	4	3	3	0	0	0	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	n/a	code
-------	-----	------	--------	-----	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Margaret Warminski, Architectural Historian

organization

date August 1986

street & number 236 East Fourth Street

telephone (606) 291-1242

city or town Newport

state Kentucky

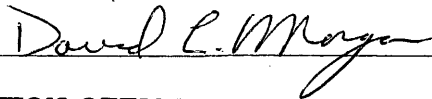
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title STATE HISTORIC PRESERVATION OFFICER

date DECEMBER 23, 1986

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

1/29/87

Keeper of the National Register

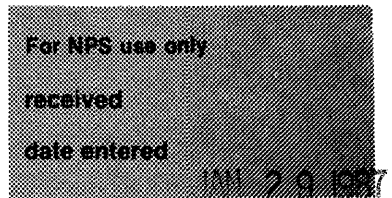
Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



The Posey Flats 101-103 E. 3rd St., Newport KY

Continuation sheet

Item number 7

Page 2

their distinctive rooflines are icons of the Newport skyline. The Flats buildings are sited on the crest of a gentle slope and offer dramatic views of downtown Cincinnati and the Ohio River.

The Posey buildings are four-story twin structures, separated by a narrow passageway. Commercial uses have historically occupied the ground floors, with apartments above. The buildings are rectangular in shape, with slightly recessed north courtyards. (See outlines of buildings as depicted on 1894 and 1910 Sanborn maps.) Ornament is confined to the elevations facing Third Street (south) and Monmouth Street (west); their north and east faces, not intended to be seen, are hence devoid of detail. (See photos 1, 9, 10, 11.)

The Flats buildings are exceptional examples of the Queen Anne patterned masonry style, complex in massing and lively in detail. A focal point is formed by their richly ornamented, mansarded roofs, still clad in their original polychrome, imbricated slate. An array of varied dormers, and six corbeled chimneys, also add visual interest. An elaborate pressed-metal cornice, with a double row of alternating brackets, surmounts a fluted frieze. (Photos 2, 10.)

A series of bays and turrets lends a pleasing rhythm to the buildings' facades. Most prominent is the hexagonal turret rising from the second story of 101; it culminates in a "witch's cap" peak. A four-story rectangular bay, crowned by a convex mansarded dormer, dominates the facade of 103. (Photos 2, 10.)

Both buildings are embellished with a profusion of masonry ornament. They feature continuous lintels and sills of smooth sandstone, with incised floral motives, egg-and-dart carvings, and "sawtooth"-patterned string courses. Narrow, half-fluted stone piers flank the windows of 103. Also noteworthy are the checkerboard-like brick panels found on both buildings, with alternating smooth-surface and rough-cut stretchers. A stone tablet over the east entrance to 103 bears the name "Posey Flats East." (Photos 2, 11.)

While the upper stories of the Posey buildings have remained virtually intact, their ground-floor commercial spaces have undergone some minor (and reversible) alterations. The original plate-glass windows have been cluttered and half-hidden by modern

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

The Posey Flats 101-103 E. 3rd St., Newport
Continuation sheet

Item number 7

Page 3

For NPS use only

received

date entered JAN 29 1987

signs, but their basic configuration is still recognizable. The iron storefront piers, obscured somewhat by paint and grime, remain intact. Suitably ornate in design, they feature floral, sunburst, and lattice-like patterns. Awning hardware, installed by the Kraus Awning Company of Newport, is still in place. The buildings' original balcony/fire escapes, of delicate wrought iron, can still be seen above the passageway that separates the two structures. (Photos 3, 4, 10, 5.)

Although numerous remodellings have altered the Posey buildings' interiors, their original floor plans are still recognizable, and much of their historic fabric is intact. The Posey buildings were designed in accordance with the latest notions of high-style apartment design, which specified large living spaces with an abundance of natural light and cross-ventilation. The long, shallow plan of the buildings made it possible for each apartment to be surrounded by windows, with none of the dark interior spaces that characterized earlier tenement houses. The buildings originally featured one apartment per floor, divided by a long central hallway, but these spaces were later partitioned into two units. Rooms are large and varied in shape, with high ceilings.

Spacious foyers extend the length of both buildings, and the vestibule of 101 retains its original encaustic tile flooring in shades of Pompeian red and cream. Both buildings feature central staircases of stained and varnished oak, with rectangular newels and stout balusters styled in the Eastlake manner. The staircases wind to the top floors, with skylights centered above. (Photos 7, 8.)

High-quality materials were used throughout the buildings. Woodwork is "grooved" pine, with corner bullseyes. Hallways are paneled with pine wainscoting which, like the rest of the woodwork, was originally grained in imitation of oak. Flooring is narrow tongue and groove oak, with stained borders designed to resemble parquet; unfortunately much of this detailing has been damaged by water leaks. A few rooms feature pocket sliding doors. Some original iron mantelpieces remain, with elaborate tile hearths and surrounds. (Photos 6, 7.) The Posey buildings' storefronts are still in active use; their upper floors, however, are currently vacant.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

The Posey Flats 101-103 E. 3rd St., Newport KY

Continuation sheet

Item number

8

Page

2

For NPS use only

received

date entered

JAN 29 1987

been introduced in the 1880's by the Emery Brothers development firm. But the Posey buildings were the first of their kind in Newport, a city of small-scale homes and rowhouses. The Third and Monmouth site was ideal for such a development, since the surrounding neighborhood was then a fashionable residential district. During the nineteenth and early twentieth centuries, the vicinity of East Third St. was home to many of the city's "first families," who lived in gracious mansions of the Civil War era. A city park, developed at Second and Monmouth Streets after the turn of the century, added to the desirability of the neighborhood. (See 1910 Sanborn map.) Maddox himself resided in the landmark Southgate-Maddox house at 24 East Third, diagonally opposite the Posey buildings. (3)

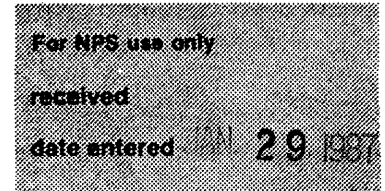
Although evidence is still inconclusive, it appears the Posey was developed in the flurry of real estate speculation that greeted Newport's decision to build a second bridge across the Ohio. The Central Railway Bridge, as the new span would be called, would connect York Street in Newport with Broadway and Pearl Streets in Cincinnati. The new bridge would be Newport's first efficient link with its larger neighbor and would enable the city to upgrade and expand its street railway system. Subscriptions for the new span began to be raised in late 1889, which coincided with Maddox's purchase of the land. The Posey site was strategically located at the junction of two streetcar lines, one block east of the proposed bridge; a site that would prove very desirable once the span was completed.

Research has not yet revealed the identity of the architect who designed the Posey Flats. However, architectural clues point to Samuel B. Hannaford, Cincinnati's premier nineteenth-century designer. Hannaford was also responsible for the Emery Brothers' early apartment blocks in Cincinnati, some of which are similar in basic plan and execution.

The first tenant of the Posey Flats' commercial space, according to the 1892 Newport Directory, was the Herman Koegel Drugstore. During the 1920's, the storefront of the east building housed one of the early stores of the Kroger Grocery and Baking Company, predecessor of the nationally-known supermarket chain. (4) Apartment dwellers included William Elden, proprietor of an iron foundry, and his

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



The Posey Flats 101-103 E. 3rd St., Newport KY
Continuation sheet Item number

8

Page

3

family. The wealthy and prominent Eldens moved into the east building in the late 1890's. They were listed in the Social Register of 1910. (5)

The heirs of L. O. Maddox sold the Posey Flats in 1912. It is not known whether the buildings were damaged by the devastating flood of 1937, with its 80-foot crest, which destroyed a number of nearby structures. During the height of the Great Depression, the Posey buildings went into foreclosure. Since then, they have had a series of owners. (6)

¹Mrs. Devereux's Blue Books of Cincinnati, 1890, 1910. Cincinnati. Address book and Elite Family Director, 1898.

²Master Commissioner Deedbook, page 108.

³The Southgate-Maddox House was listed in the National Register in 1974.

⁴Blue Book, 1910.

⁵Williams' Newport Directories, 1892, 1926.

⁶Deed book 131, page 184. Master Commissioner Deedbook 11, page 30.

**United States Department of the Interior
National Park Service**

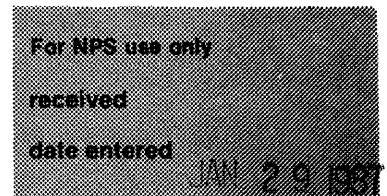
**National Register of Historic Places
Inventory—Nomination Form**

The Posey Flats 101-103 E. 3rd St., Newport KY

Continuation sheet

Item number 9

Page 2



REFERENCES

Campbell County Deed Books, Campbell County Courthouse, Newport. Deed Book 131, page 184. Master Commissioner Deed Book 2 page 108; Book 11, page 30.

CINCINNATI ADDRESS BOOK AND ELITE FAMILY DIRECTORY. Cincinnati, Ohio: 1898.

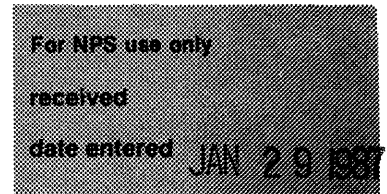
MRS. DEVEREUX'S BLUE BOOKS OF CINCINNATI. Cincinnati, Ohio: 1890, 1910.

Sanborn Fire Insurance Maps of Newport, Kentucky. New York: Sanborn Map Company, 1886, 1894, 1910.

Williams' Newport City Directories for the following years: 1885, 1892, 1898, 1926.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



The Posey Flats 101-103 E. 3rd St., Newport KY
Continuation sheet Item number 10

Page 2

Section 10. Legal Description.

This property includes all of Parcel 23 of Lots 121 and 122, Original Plan of Newport.

Beginning at a point in the east line of Monmouth St., this point being its intersection with the north right of way line of E. Third St.;

then proceeding north along Monmouth St. at right angles to E. Third St. a distance of 30 feet to a point;

then proceeding east at right angles to Monmouth St. a distance of 120 feet to the west right of way line of McClure Alley;

then south along said alley, parallel to Monmouth St., a distance of 30 feet to the north right of way line of E. Third St.;

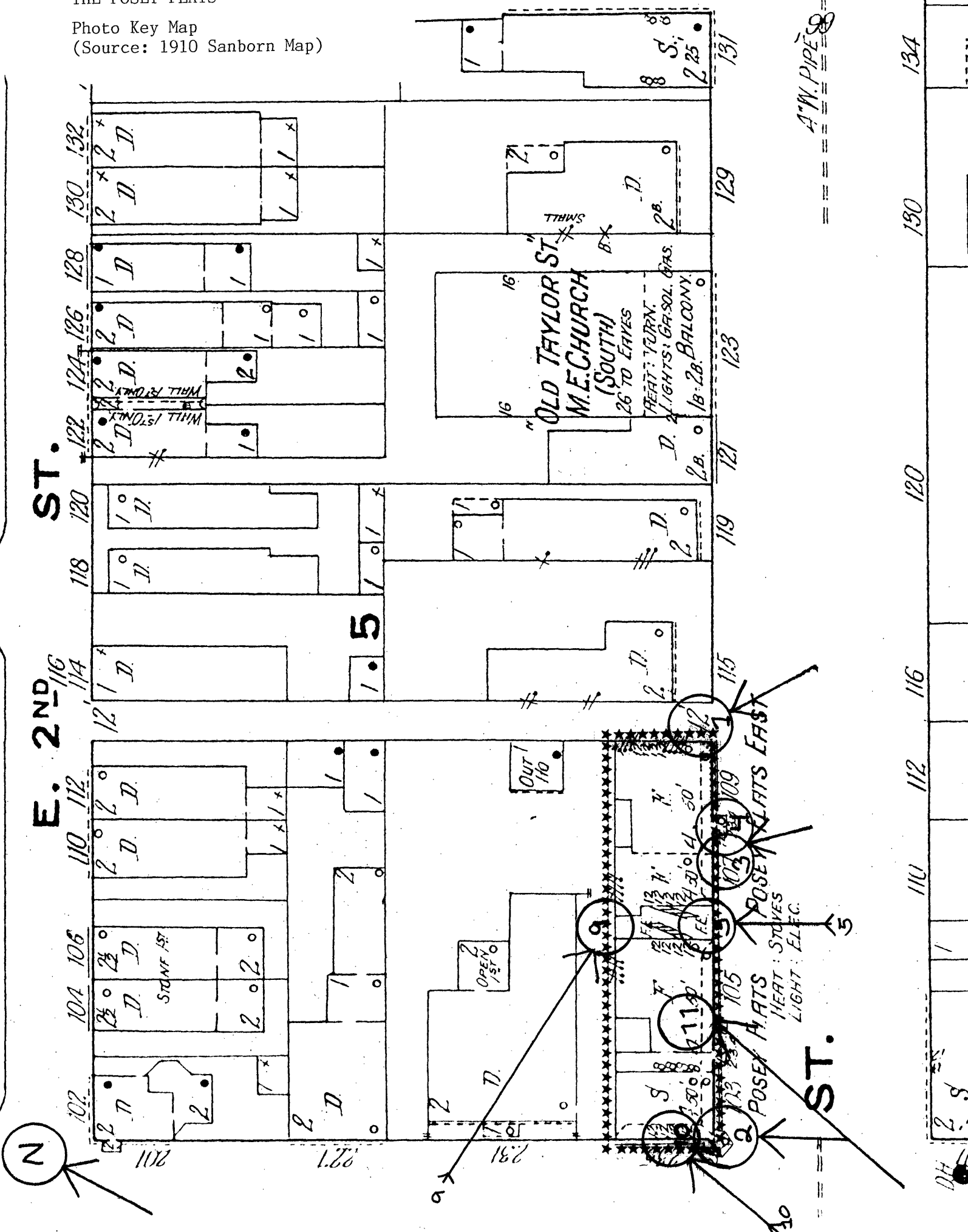
then proceeding west along said line for 120 feet to its intersection with the east line of Monmouth St.: the place of beginning.

The above description includes all the property traditionally associated with the Posey Buildings. It excludes non-contributing elements to the north and east.

THE POSEY FLATS

Photo Key Map

(Source: 1910 Sanborn Map)



ST.

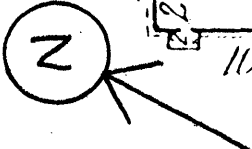
E. 2ND

ST.

OLD TAYLOR ST.
 M.E. CHURCH
 (SOUTH)
 26 TO EAVES
 HEAT: TURN.
 LIGHTS: GASOL. GAS.
 BALCONY.

POSEY FLATS EAST
 HEAT: STOVES
 LIGHT: ELEC.

A*W PIPES



102 104 106 110 112 114 116 118 120 122 124 126 128 130 132 134

130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102

STANF. ST.

WALL FLOWN

WALL FLOWN

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

2 D.

2 D.

2 D.

1 D.

1 D.

1 D.

1 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

2 D.

1 D.

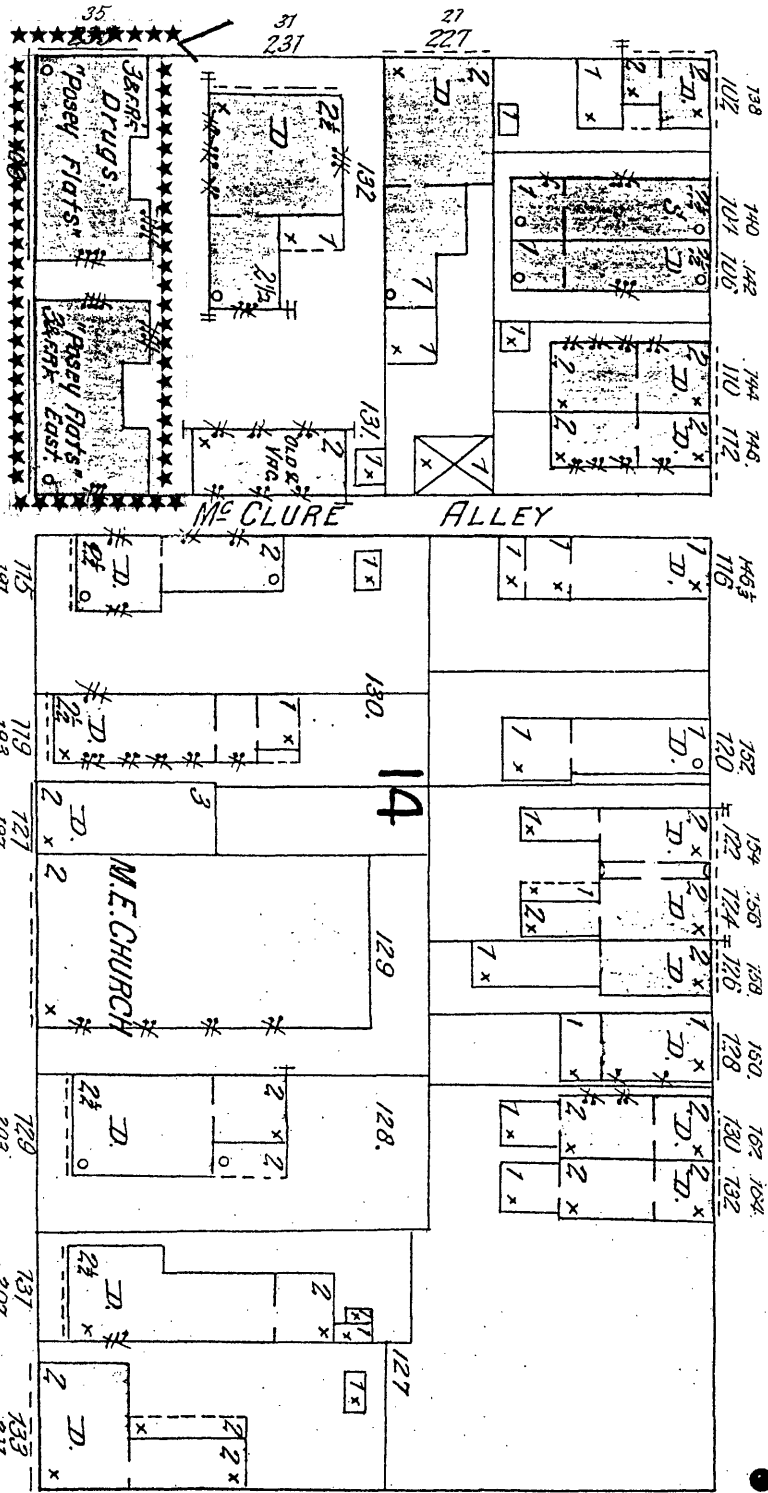
2 D.

2 D.

(EGLANTINE) ST

4" W. PIPE

5"



(TAYLOR) ST.

4" W. PIPE

STONE SARATOGA

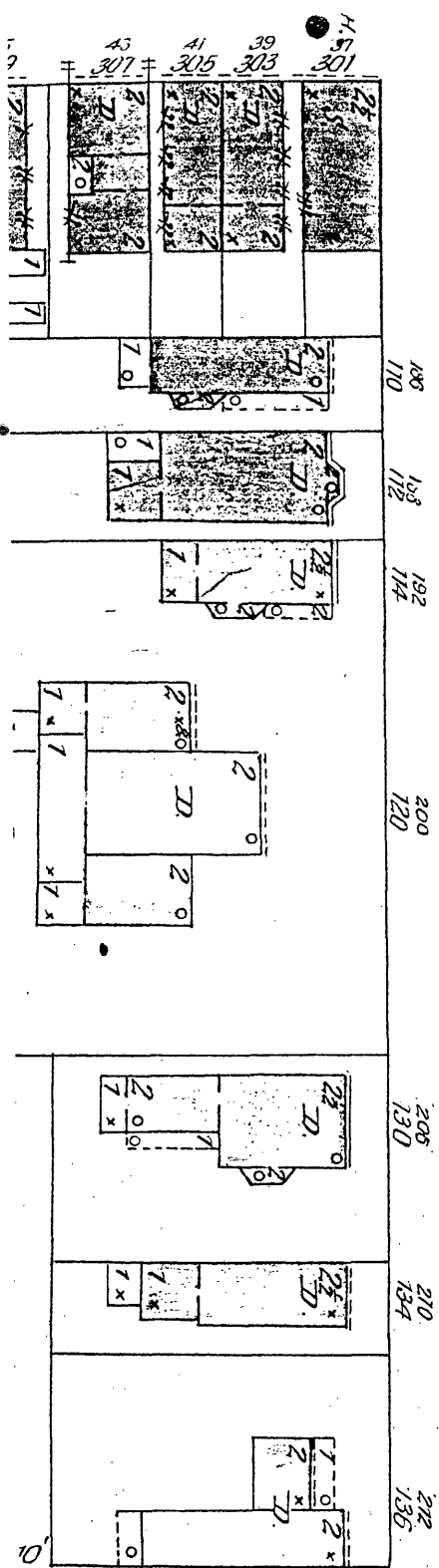
4" W. PIPE

THE POSEY FLATS

1894 Sanborn Map of Newport

79

TROLLEY



D.H.