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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: The Kinsey

Other names/site number: _____

Name of related multiple property listing: _____

Apartment Buildings in Ohio Urban Centers, 1870-1970

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

2. Location

Street & number: 2415 Maplewood Avenue

City or town: Cincinnati State: Ohio County: Hamilton

Not For Publication: n/a

Vicinity: n/a

3. State/Federal Agency Certification

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

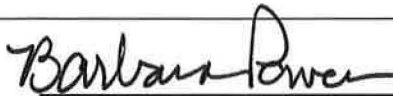
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

___A ___B ___C ___D

| | | |
|---|--|--------------------|
|  | Deputy State Historic Preservation Officer for Inventory & Registration | September 29, 2013 |
| Signature of certifying official/Title: | | Date |
| Ohio Historic Preservation Office, Ohio Historical Society _____ | | |
| 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: | Date |
| Title : | 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:) _____

For Edson H. Beall
Signature of the Keeper

12-18-13
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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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>1</u> | <u>0</u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u> </u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>1</u> | <u>0</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling
COMMUNITY PLANNING
and DEVELOPMENT

Current Functions

(Enter categories from instructions.)

VACANT: Not In Use

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH and Early 20th Century Revivals: _____

Beaux Arts

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: **Limestone** _____

Walls: **Brick** _____

Roof: **Rubber** _____

Other: **Wood, tin, concrete** _____

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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 Kinsey is a luxury apartment building located just outside the historic district of Mount Auburn (NR 1983), located at the SW corner of Maplewood Avenue and Kinsey Avenue, the primary facade faces Maplewood Avenue. The building is Beaux Arts in style and was constructed circa 1907. The building consists of 3 full stories with an attic and a basement. The three full floors are comprised of two dwelling units per floor, mirrored about a center demising wall running perpendicular to Maplewood Avenue. The basement may have housed a partial apartment for a building superintendent, and the attic may have been inhabited by domestic servants, although architectural evidence of either is minimal. The building is approximately 9600 sf in size (finished units), and imposingly holds the street corner as a purpose-built apartment building in a surrounding neighborhood of large Victorian single family homes. The building is constructed of multi-wythe load bearing masonry construction typical of the late Victorian period. The interiors of the apartments are generous, featuring built-in cabinets, seating and ample butler's pantries, reflecting luxury apartment living at the turn of the 20th century. The historic materials and ornament of the building are largely intact, and the overall historic integrity of the building is intact, despite being largely neglected for the past 20 years.

The building retains a high degree of historic integrity. An unusual amount of architectural effort was exercised in the execution of the original design and most of this effort remains intact. The building prominently occupies a street corner in what was once a fashionable part of Cincinnati. The building, while smaller in stature compared to apartment houses of similar vintage has a formidable scale to it given its immediate context of adjacent single family houses. This scale and presence is augmented by ornate detailing of the façade and side elevations, including decorative brick work in the shape of quoins, and the decorative column capitals and brackets which convey a sense of classicism through the façade. The workmanship of the entire structure, both exterior and interior, is of the highest quality. There are little signs of defects in workmanship or materials and the building shows little sign of failure due to poor craftsmanship. Tight joints, high quality woodwork, and ample built-in furniture contribute to a higher level of quality and design. The floor plans of the dwelling units make use of parlors, double doors, private baths, balconies and pocket doors to further convey the sense of "luxury appointment" that was expected in luxury apartments of this era. Marble tile and wainscoting in the interior and the bathrooms illustrates that the designer and patron spared no expense in providing higher end appointments to the apartment finishes. Oak hardwood floors are a showpiece of the craftsmanship of the building, as are the beamed ceilings in the dining areas. The flow of the unit interiors illustrates an architectural approach that celebrates openness and communication between spaces.

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The building clearly falls in to the category of the Central Corridor Walk-up, as defined in the Apartment Buildings in Ohio Urban Centers MPD, (Gordon, 2011.) According to the multiple property documentation, qualities and characteristics of Central Corridor Walk-ups include the following:

- Built on a single lot of masonry construction
- 3-4 stories in height and consists of 6-10 apartments
- Has a central hall or building core
- units are stacked and repeat a similar floor plan
- the front elevation is divided into 3-5 bays
- Have a single central entrance with apartment entries off (stair) landings
- Housed superintendents / janitors in the attic or in a raised basement

The Kinsey exhibits all of these characteristics without exception. Further, the multiple property documentation asserts that the Central Corridor Walk-Up was popular with owner-investors, as the typology “could be built on a single lot without costly elevators...” and as the building history narrative will show; the Kinsey was purpose built by the daughter of real estate developer, Joseph Kinsey and her husband.

Narrative Description

The exterior load bearing walls are a combination of stone and painted brick. The building features a raised basement clad in stone which is a notable feature in Beaux Arts architecture. The mass of the building is comprised of a partially excavated and occupiable basement, three levels of apartment units (2 per floor) and a full fourth floor (the attic). The building has a low-sloped roof sloping from front to back.

The Maplewood Avenue façade features 5 bays with the center bay being the entry. The basement is clad in a cut limestone veneer at the center three bays. This cut limestone helps to articulate the main entry to the building in the center bay. The remainder of the basement is formed with a hewn ashlar limestone base, capped with a cut stone water table. This main façade also features brick pilasters with Corinthian capitals supporting a presumed pressed metal arabesque. Above the basement the entire front of the building along Maplewood Avenue is comprised of hard-fired face brick. Brick quoins are delineated by differing paint colors at the prominent corners of the front façade. The Maplewood Avenue elevation also features six balconies. These balconies are poured concrete floors with wrought iron railings at the second and third level and a brick railing at the first. Windows are double hung wood, and are in need of repair. The windows have been boarded up to prevent further damage from exposure and vandalism. The windows on the far sides of the main elevation are decorated with cut stone keystone headers at the first floor while the second floor windows above these are adorned with triangle pediments, presumably of pressed metal. The third floor flanking windows are generally austere, with no decorative window lintel. The balcony doors and associated windows also lack any lintel or header decoration. At the top of the third floor there is a decorative frieze that is articulated with sizeable dentils. There is a low round clay tile roof over the center three bays and the front balconies.

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The side elevations (north and south) are nearly mirror images of each other, and are plainer than the main Maplewood elevation. The basement level is constructed entirely of rough hewn ashlar limestone, capped by a cut stone water table. The Kinsey Avenue elevation is comprised of the aforementioned hard-fired face brick. While the body of the brick is painted red, crème color accents on the brick highlight first floor brick quoins, and this crème color paint is used to create some banding at the second floor and again at the attic floor. The windows on these elevations are also boarded up one-over-one wood windows. These windows have plain limestone lug sills, but are devoid of any detail at the window heads. A metal water table at the second floor line is a prominent horizontal feature. At the top of the third floor, the decorative frieze with large dentils carries around from the front elevation. Other features include three bay windows that are supported by cast stone brackets. One bay window is located on the Kinsey Avenue elevation and the additional two are located on the south elevation. Towards the rear of the side elevations, the building steps inward in plan form creating a partial hexagonal bay, articulated with similar horizontal banding and one-over-one wood windows. At the second floor towards the rear, a cantilevered wood balcony is present.

The rear elevation is the most austere, as to be expected. A minimal ashlar limestone foundation is present; the cut stone water table present on the other elevations is absent. The elevation is comprised completely of brick, and is fenestrated with wood double hung windows mirrored about the building's centerline: the center bay of windows is staggered off the floor lines, as these windows bring natural light into the rear stair well at the stair landings. The decorative frieze and accompanying dentils wrap from the side elevations and accent the upper portion of the building on this elevation. Decorative brick quoins adorn the first floor corners of the rear face and painted brick quoins are carried up the rear elevation of the building as well.

The building is separated into two lobes mirrored about a central demising wall that runs in the east-west direction from the front of the building on Maplewood Avenue to the rear of the building. There are two original staircases at the ends of this demising wall that provide access to the floors. The main staircase off of Maplewood Avenue is a marble staircase that provides access from the basement to the third floor and is clearly the grand, ceremonial stair. The wood rear staircase located on the west side of the building provides access to all levels. As the rear stair only accesses the attic, and this rear stair feeds butler pantries in both lobes, it is plausible that the attic was used to house domestic help. Both staircases remain largely intact. The units featured generous foyers that lead into parlors with wood fireplace mantels as focal points. These foyers are defined in many cases by functioning pocket doors. Large butler's pantries are present in each unit on each floor and several built-in wood benches remain in the kitchen areas of the units. Narrow strip hardwood maple floors with inlaid parquet patterns are present in the main living areas of the units. Original interior doors, trim, base, and built-in wardrobes exist in many locations, as do the wood fireplace mantels with tile surrounds. In places wood beamed ceilings of original construction exist. There have been some insensitive attempts to remodel areas of the building, but limited to some bathrooms and kitchens. There has been some reconfiguring of closets and bathrooms over the years, and some finish materials such as wall coverings and floor coverings dating from after the period of significance do exist. The basement is unfinished space, containing the remains of a makeshift apartment from the 1970s. The attic is unfinished space devoid of any plaster and has only wood balloon framing demising

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some of the space. It is suspected that the plaster in the attic was removed in a previous and insensitive rehabilitation effort.

Throughout the building there are locations where water has penetrated the building envelope and compromised the condition of some of the original features of the building, however the building is in remarkably serviceable shape for being vacant for over 20 years.

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.)

COMMUNITY PLANNING AND DEVELOPMENT
OTHER: Apartment Building Development

Period of Significance

1907-1930

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Architect: Steinkamp, Joseph G.

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The Kinsey is nominated under Criterion A for its contribution to the broad patterns of Cincinnati urban real estate development in the late 19th and early 20th century. This pattern was realized as the expanding population in the basin areas of Cincinnati. Downtown and Over-the-Rhine populations began to migrate in large numbers to the outlying Cincinnati hillsides. This migration, which included large numbers of the professional class, resulted in development patterns, marked in large part by higher density apartment buildings often constructed for the more affluent segments of the population. A significant part of this pattern is the development of owner-occupied investment property that was built as a speculative investment by members of the urban professional class. These types of properties frequent the first ring streetcar suburbs of Cincinnati. The Kinsey is a significant example of this typology because of its quality, and its ties to prominent Cincinnati attorney, C.W. Cole, and its ties back to a prominent Cincinnati industrial and philanthropic family, the Kinseys.

The Kinsey's architectural form, design, and detail show the Beaux Arts style in American Architecture. The design exhibits all of the architectural detail and appointments found in larger-scale luxury apartment buildings in the surrounding area. The design utilizes architectural elements such as balconies, bays, and porches to enhance the quality of space for each apartment unit. The features of the unit interiors, including built-in cabinets, butler's pantries, built-in benches, and beamed ceilings that contribute to the significance of the building. The size, scale, and architectural planning of the building represent a blending of two distinct urban apartment typologies. The building combines design elements of both the Central Corridor Walk-Up and the Center-City Luxury Apartment building typologies, as documented in the National Register Multiple Property Documentation "Apartment Buildings in Ohio Urban Centers, 1870-1970." (Gordon, 2011)

The period of significance begins with the construction of the Kinsey and ends in 1930 when the occupancy of the building begins to reflect the gradual change being witnessed in the demographics of the neighborhood and surrounding area.

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

SUMMARY HISTORY OF MT. AUBURN

Mt. Auburn has long been credited as being Cincinnati's "First Suburb." Surrounded by hillsides, the urban basin of downtown and Over-the-Rhine was a burgeoning center of population throughout much of the 19th century. The outward pressure for growth reached Mt. Auburn first, as it was the closest hillside to the basin area. The early part of the 19th century saw Mt. Auburn develop slowly, marked by the construction of a few large country houses or estates such as the Gorham Worth house, c. 1825. Known originally as Key's Hill, the area began to be unofficially known as Mt. Auburn in 1837 when the area was incorporated as a village. The City of Cincinnati officially annexed Mt. Auburn in 1849. (Hefley, 2003)

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In 1852, an omnibus line was developed from downtown to Mt. Auburn further facilitating the migration of population from the dense urban basin to the more bucolic hills of Mt. Auburn. With the growth in the population of Mt. Auburn came an expansion of religious and charitable institutions to service this population growth. (Hefley, 2003) Churches, schools, and at least two charities, the Cincinnati Orphans Asylum and the Widow's Home Asylum were constructed after 1850. Retail, however, did not move into the area despite this population growth and the neighborhood remained largely residential in character. (Hefley, 2003) This post 1850 expansion was concentrated on the southern slopes of Mt. Auburn, in Milton's Subdivision, known now as Prospect Hill, and along the Main Street-Auburn Avenue Corridor, connecting downtown and Mt. Auburn.

While the southern slopes of Mt. Auburn and the crest of the hillside were subdivided in narrow, urban lots similar to those of the dense basin area, the area of Mt. Auburn beyond the crown of the hill was subdivided into larger lots of a more suburban character usually 50'x125' where topography permitted. These larger lots fostered larger houses of many styles inspired by the mid to late Victorian era. Fine examples of Italianate, Second Empire, Queen Anne, and Romanesque Revival style residences began to be constructed on these larger lots in significant numbers, as the newly constructed Main Street Inclined Railway was placed in service in 1872. The annexation of the northern portion of Mt. Auburn by the City of Cincinnati in 1870 fostered the continued growth of the suburb. (Hefley, 2003)

The post inclined railway real estate development of Italianate, Second Empire, Queen Anne, and Romanesque Revival residences gave way to Georgian Revival and Beaux Arts styles. The development of cable cars connecting downtown with Mt. Auburn and other Cincinnati hillside suburbs brought more population growth to these areas. Real estate developers and their architects began to adapt the Beaux Arts, Georgian Revival, and the Dutch Colonial styles to larger luxury apartment houses. (Mitchell, 1997)

In 1930 The Christ Hospital constructed their first building in Mt. Auburn, a ten story structure on Auburn Avenue. This began an era of migration of medical services and professionals from the downtown area to the hilltop surrounding the Christ Hospital, and at the same time wealthier northern Mt. Auburn residents began to migrate further north and east to newer outlying suburbs. The further development of medical related land uses continued in the 1950s, and the residential aspects of the neighborhood began to slip into significant decline through the 1970s and beyond. Large homes, originally constructed for wealthy single family residents began to be subdivided into rooming houses or apartment houses for the economically disadvantaged still migrating out of the downtown basin. (Hefley, 2003)

The late 1970s and 1980s saw a significant level of gentrification on the southern slopes of Mount Auburn around Prospect Hill and Mulberry Hill. Urban pioneers were taking advantage of low housing prices, walking proximity of the housing stock to downtown, and the proliferation of city and skyline views from the hillside. This effort was realized relatively early on by the City of Cincinnati's Historic Conservation Office, resulting in the formation of the Prospect Hill Historic District in 1981. The 1990s saw the Prospect Hill area stabilize and reach maturity, this happened to a much lesser extent on Mulberry Hill. The northern portions of Mt.

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Auburn, however, did not realize stabilization and continue to decline to this day. Vacant and deteriorating buildings proliferate to this day in Mt. Auburn.

LATE 19TH AND EARLY 20TH CENTURY APARTMENT BUILDING DEVELOPMENT
IN CINCINNATI

The late 19th and early 20th centuries saw rapid migration of people with means to move suburban locations away from the noise, congestion, and bad air of the center cities. Cincinnati was no exception and saw a series of luxury apartment buildings proliferate in the wealthier suburbs of Cincinnati, including northern Mt. Auburn, Walnut Hills, East Walnut Hills, Evanston, Clifton, and Hyde Park. These wealthy and expanding Cincinnati Suburbs increasingly interconnected with a network of streetcars, cablecars, and inclines saw rapid proliferation of purpose-built apartment buildings. According to the National Register of Historic Places Multiple Property Documentation for Apartment Buildings in Ohio Urban Centers 1870-1970, this classification of multi-family residential is considered "Streetcar Suburb Apartments." These suburbs saw a tremendous expansion of "Luxury Apartments on the Downtown Fringes." (Gordon, 2011) In neighboring Walnut Hills, the real estate development firm of Thomas Emery and Sons was actively building luxury apartment buildings designed by prominent Cincinnati architect, Joseph Steinkamp. The Alexandra c.1904, (NR 1997), the Verona and the Clermont both c.1906, and the Navarre c.1907 are examples of the Emery-Steinkamp collaboration. The team of Emery and Steinkamp delivered over 200 units of luxury apartment living in the first decade of the 20th century in Walnut Hills. (Mitchell, 1997)

The Kinsey is an example of Joseph Steinkamp's smaller scale apartment designs and work executed on his own or for smaller scale real estate developers; the Kinsey stands out by its high quality design, materials and craftsmanship with the attention to details and materials seen in the Steinkamp firm's work on a larger scale. Another example of a smaller scale apartments designed by the firm include The Melbourne Flats, 1898, an early example of Joseph G. Steinkamp's work and an example of a multi-family property where Steinkamp was the designer as well as the developer of the building (NR). The Nelson, c. 1900 is another example of smaller scale apartment designs by Steinkamp, now demolished.

The Kinsey falls into the Streetcar Suburban Apartment Building Category, and while definitively smaller than the other Steinkamp designs in neighboring Walnut Hills, its architectural appointments such as large open floor plans, generous balconies, pocket doors and built-ins clearly point to a luxurious apartment lifestyle for its residents. The Kinsey can be further classified into the sub-type identified as a "Central Corridor Walk-Up" of the Streetcar Suburban Apartment classification. (Gordon, 2011) These generous architectural appointments are noted hallmarks of the firm of Joseph Steinkamp, as are the building's exterior architectural elements such as the flat roof, glazed face brick, and classical parapet. As one of Cincinnati's most prominent architects in the late 19th and early 20th centuries, Joseph Steinkamp's other notable non-residential works in Cincinnati included Mercantile Library in Cincinnati, and buildings for Xavier University. (Mitchell, 1997)

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The Central Corridor Walk-Up can be classified as having three-bay symmetrical facades, three to four stories in height, and exhibiting significant classically inspired detailing. (Gordon 2011.) At nearly five stories and with five bays fronting Maplewood Avenue, the Kinsey is a notable exception. This sub-type, of which the Kinsey is a part, is significant, as it plays an integral part in real estate development at the turn of the century. It capitalizes on the expansion of population out of the center city, which was facilitated by major transportation advancements such as streetcars and cable cars, from which Mt. Auburn benefited extensively. For this reason, the Kinsey is nominated under Criterion A for its "significant association with the development of urban streetcar development of the late 19th and early 20th centuries." (Gordon, 2011)

BUILDING HISTORY

The building first appears in the 1908 Williams Directory, under the heading of Public Buildings and Apartments, and is listed as "The Kinsey Flats." The building was developed in what is known as "Joseph Kinsey's 2nd Subdivision" which was part of the original Miami Purchase, by John Cleves Symmes in 1788. Joseph Kinsey's 2nd Subdivision was comprised of a large tract of land in Mt. Auburn, Cincinnati's first suburb, lying to the east of Auburn Avenue, and to the south of McMillan Avenue.

Joseph Kinsey (1828-1889) was born near Baltimore Maryland to parents Oliver Kinsey (1780-1855) and Sarah Griffith (1791-1831) and was the next to youngest of nine children. The Kinsey's were members of the American Quakers. At the age of 5, Joseph and his family moved from Baltimore to Wayne County, Indiana, near Richmond. After living and working on the family farm during his early years, Joseph left for Cincinnati, arriving in 1845, and secured a position with the firm of J. K. Ogden & Company, wholesale and retail dealers in hardware, at No. 118 Main Street. This launched Joseph's early career as a merchant, which would become the basis of his fortune.

After two years with this firm, he switched employers to the larger house of Clark & Booth. Eventually he received an offer from the Tyler Davidson & Company, also a merchant, at No. 140 Main Street. Eventually Joseph was offered a stake in the company, which he accepted. He continued to work there until the mid-1850s. As a partner in the Tyler Davidson Company, Joseph helped develop goods from local producers for local consumption, directly competing with more expensive imports from the east coast and beyond.

Eventually, after leaving the Tyler Davidson Company, Joseph bought an interest in a rolling mill property. After helping grow that business, he sold his interest in the company, taking a 2 year sabbatical in 1866. In 1868, he was elected to Cincinnati City Council serving the 11th ward, which comprised Mt. Auburn, where Joseph had settled in the 1864. After retiring from City office, he bought controlling interest in Post & Company, a manufacturer of railway supplies. Simultaneously he had a controlling interest in the Globe Rolling Mill Company. He contributed to numerous charitable and philanthropic causes, including recruiting and supporting Union troops during the war.

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Joseph's most daring act of investment/speculation was to risk his entire fortune to secure the completion of the Cincinnati Southern Railway in the 1870s in order to link Cincinnati with southern cities and Chattanooga.

In the 1870s Joseph bought land in Mount Auburn for real estate speculation. This land would be platted in two pieces, Joseph Kinsey's Subdivision (which included parts of Kinsey Avenue and where Joseph built a house and resided until his death in 1889) and after his death, Joseph Kinsey's 2nd Subdivision (when Maplewood Avenue was platted). Mr. Kinsey was married December 15, 1851, to Miss Ann Frances Ammidown, with whom he had 13 children, of these were Ebenezer, Rebekah, and Oliver.

Ebenezer worked for Joseph from a very young age, eventually becoming President of the E.A. Kinsey Co., a prosperous railway supply house, supplying railway machinists, machine tools, hoses, belts, and packing materials. Rebekah, born after Ebenezer, married C.W. Cole, a prominent Cincinnati Attorney. Oliver was President of the Post-Glover Electric Company.

After Joseph's death in 1889, a large portion of his 2nd Subdivision, some 63 lots in total, were transferred from Joseph's estate (his heirs) to Oliver Kinsey, et. al. This probably happened in the 1890s. The land that the Kinsey Apartments would eventually occupy was in what is known as "Joseph Kinsey's 2nd Subdivision." This subdivision was comprised of a large tract of land in Mt. Auburn, Cincinnati's first suburb, lying to the east of Auburn Avenue, and to the south of McMillan Avenue. Close examination of the original 1904 Sanborn Map shows that lots 31 and 32 were unbuilt in 1904. The 1904 Sanborn map was later amended to show the Kinsey Flats, as can be seen by close examination of the different cut-and-paste revisions of the map through the first part of the 20th century. This amendment also shows the consolidation of lots 31 and 32, (as central corridor walk-ups were typically built on one lot) which was easy to achieve as Rebekah, heir of Joseph Kinsey, was involved in the 63 lot subdivision several years earlier.

Deed and mortgage research show that in 1907, Rebekah and her husband, C.W. Cole, obtained a mortgage from Berea College, of Berea Kentucky in the sum of \$20,000 for lots 31 and 32 of Joseph Kinsey's 2nd subdivision. This large sum of money for 1907 was for the construction of the Kinsey Flats.

The building was designed by one of Cincinnati's most prominent Cincinnati architects and firms, Joseph Steinkamp and Brother in 1906, and constructed in 1907. Little historical evidence has come to light surrounding the building's design and development. The building first appears in the 1907 Williams Directory, under the heading of Public Buildings and Apartments, and is listed as "The Cole Flats." Supporting the theory that this central Corridor walk-up was built for the Cole's as owner-investors. In the 1908 Williams Directory, the building is listed both as the "Cole Flats" and the "Kinsey Flats." In 1909, the building is listed as "The Kinsey Flats" only, and the reference to the "Cole Flats" does not appear. The building appears in the March 1909 issue of *Western Architect*, the American Institute of Architect's trade journal. Although no written narrative appears in the journal, what appears to be a post-construction photo as well as an original plan are printed in the folio section of the journal. The plans of the building illustrate that the building was originally developed with the second floor as one large flat, or apartment.

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However *Williams City Directory* indicates that this large single level apartment on the second floor was never occupied as such, and existing architectural evidence supports that the building may have been modified in the field to subdivide the large single unit on the second floor to two units.

In 1908-1909, most likely the first full year of occupancy, city directories document that the building's occupancy demographic was as follows:

Apartment 1: George E. Cadby, Manager at Cluett, Peabody & Co. a men's clothier

Apartment 2: Doulgas Howard, Attorney

Apartment 3: Charles Lewis, President of the James Heekin Spice and Can Co.

Apartment 4: William Gruber, President of the Alhambra Theater Co.

Apartment 5: Rebekah and C.W. Cole, Attorney, and their son, Joseph

Apartment 6: Stanley Raine, Salesman at the Welsbach Co. a manufacturer of gas fixtures and lamps

Basement : Henry Fell, and wife Margaret, -Janitor

This initial tenant demographic supports the notion that the Central Corridor walk-ups, and Purpose built apartments in Cincinnati's street car suburbs targeted upwardly mobile urban professionals seeking to escape the crowded city basin. It further supports the notion that the luxury element of these purpose built apartment buildings was greatly desired by the owner-investors-occupants, who were typically also of this upwardly mobile class of urban professionals.

The Williams Directories list Rebekah and C.W. as living at the Kinsey Flats until C.W.'s death in 1913. Rebekah continued to live in the Kinsey with her son Joseph until 1917, when she moved. After 1917, the property changed hands, and saw many different tenants over the years. As other suburbs grew, and the automobile became more prevalent, the popularity of luxury apartment buildings on streetcar lines became less and less substantial. As the popularity for this property type dwindled, so did the affluence of the Kinsey's residents.

In 1928-1929, the first year that the Williams Directories were cross-referenced by street number, the population of the building was as follows:

Apartment 1: William Kohnkey, Teacher at Walnut Hills High School and Emma Kohnkey, Principal at the Seguin School.

Apartment 2: Charles Doughty, President of the CL Doughty Advertising Agency

Apartment 3: Fannie Conley, Teacher at Washburn School

Apartment 3: Thomas Goeghegan, Secretary and treasurer at St. Joseph's Cemetery

Apartment 4: Harry F. Cary, Passenger agent at the Southern Railway System

Apartment 5: William Johnston, District master mechanic at the B+O Railroad

Apartment 6: No listing

The Kinsey Apartments

Hamilton County Ohio

Name of Property

County and State

This demographic, some 20 years later, show that the building is still populated with some professional class people, however, the appearance of several teachers and a mechanic may begin to demonstrate a migration of more professional tenants to more affluent suburbs.

In 1939, the *Williams City Directory* lists residents in five of the six apartments, with one being vacant, however, only three of the tenants list an occupation. Elise Herzog, was a teacher at the conservatory of Music, Robert Gerwin was President of the Schwaer-Gerwin Co., and Elinore Moore, a radio artist. After 1939, the city directories do not list occupations of the tenants of The Kinsey.

By the 1950s the neighborhood was seeing rapid disinvestment, and as a result, in 1967 according to public records, the property was only valued at \$23,000, not much more than the property was constructed for some 60 years earlier.

The Kinsey represents a built reminder of Cincinnati's prominent Kinsey family who contributed politically, economically, socially, and physically to the Cincinnati community at large. More importantly, the Kinsey is a significant demonstration the role of owner-investor-occupant real estate development patterns in Cincinnati in the early part of the twentieth century. Scores of examples of 6-10 unit central corridor walk-up buildings in first ring Cincinnati suburbs were speculatively built by a members of the urban professional class, as a means of investment, while they maintained a presence in the city by residing in the buildings they invested in and developed. Through its design and detailing, the Kinsey reflects significant architectural energy and fuses the quality amenities of luxury apartment buildings in Cincinnati with the typology of a central corridor walk up. Prominent Cincinnati architect Joseph Steinkamp is known to have dedicated similar architectural design efforts to apartment houses developed for large Cincinnati real-estate developer Thomas Emery and Sons. The presence of such luxury and detail in an owner-occupied central corridor walk up building is significant for two important reasons. First, it indicates that Steinkamp did have a portion of his residential practice that included these owner-investor/owner-occupant projects, and second, that these owner-occupant projects could in fact exhibit the same qualities as luxury projects offered by for-profit real estate companies such as the Emery Brothers. The Alexandra on William H. Taft, the Parkside on Jefferson, Maplewood on Telford Avenue, The Eden Flats on Sinton, The Verona, and The Melbourne Flats on West McMillan all of Steinkamp's hand, all demonstrate the same interior appointments, as the Kinsey, while and the Kinsey, almost playfully demonstrates more architectural detail and richness on it's façade than his other apartment developments. This may signal that Steinkamp, or someone at the firm under his direction, took great care and delight in creating such a high-energy façade on this owner-occupied real estate investment.

The Kinsey Apartments
Name of Property

Hamilton County Ohio
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Cincinnati, City of. Prospect Hill Historic Conservation Plan, City of Cincinnati Historic Conservation Office, 1981.

Clubb, John. Cincinnati Observed: Architecture and History, Columbus: Ohio State University Press, 1992.

Giglierno, Geoffrey J., and Deborah A. Overmyer. The Bicentennial Guide to Greater Cincinnati, Cincinnati: Cincinnati Historical Society, 1988.

Gordon, Stephen C. National Register of Historic Places Multiple Property Documentation Form for Apartment Buildings in Ohio Urban Centers, 1870-1970. Oxford, Ohio, 2011.

Goss, Charles Frederick. Cincinnati –The Queen City 1788-1912. Chicago; Cincinnati: SJ Clarke Publishing Co., 1912.

Hefley, Thomas. National Register Nomination for Glencoe-Auburn Hotel and Glencoe-Auburn Place Rowhouses, Cincinnati: 2003.

Leonard, Lewis A. Greater Cincinnati and It's People: A History. New York; Chicago: Lewis Historical Publishing Co., 1927

McAfee, Jay. Obituary for Joseph Kinsey. GenForum; Genealogy .com, 2006.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1997.

Mitchell, Fred. National Register Nomination for The Alexandra Apartments, Cincinnati: 1997.

Sandborn Map Company. "Cincinnati, Ohio." New York: Sandborn Map Company, 1904, 1917.

Walsh, Rita. National Register Nomination for Melbourne Flats. Cincinnati. 1984.

Warminski, Margo. National Register Nomination for LaTosca Flats. Cincinnati. 1998.

Telephone interview with Walter Langsam, Cincinnati Architectural Historian, October, 2012.

The Kinsey Apartments
Name of Property

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County and State

Telephone interview with Margo Warminski, Preservation Director, Cincinnati Preservation Association, October, 2012.

Telephone interview with Stephen Gordon, Historic Preservation Associates, October, 2012.

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): _____

The Kinsey Apartments
Name of Property

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10. Geographical Data

Acreeage of Property Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: **39-07.512N** Longitude: **84-30.306W**

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 16 Easting: 715681 Northing: 4333410

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

Lots 31 and 32 of Jos Kinsey's 2nd Subdivision. Hamilton County Auditor's Plat Book 89, Page 3, Parcels 130-131.

All the parcel of land situated at the southwest corner of Maplewood Avenue and Kinsey Avenue, beginning at a point in said corner and running south on the west side of Maplewood Avenue 75 feet, then west at right angles to a point lying 107 feet west of the west line of Maplewood Avenue, then north parallel to Maplewood Avenue for a distance of 75 feet then east along the southern line of Kinsey Avenue for a distance of 107 feet to the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the parcel of land historically associated with the building.

The Kinsey Apartments
Name of Property

Hamilton County Ohio
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11. Form Prepared By

name/title: Graham M. Kalbli, AIA, AICP, LEED AP
organization: CR architecture+design
street & number: 600 Vine Street, Suite 2210
city or town: Cincinnati state: OH zipcode: 45202
e-mail: g.kalbli@cr-architects.com
telephone: 513-721-8080
date: March 25, 2012

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.)

The Kinsey Apartments

Name of Property

Hamilton County Ohio

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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: **The Kinsey Apartments**

City or Vicinity: **Cincinnati**

County: **Hamilton**

State: **Ohio**

Photographer: **Matthew Hemberger**

Date Photographed: **August 2012**

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

1. Corner view of the building showing the entire façade, facing southwest.
2. Partial view of north elevation along Kinsey Avenue at the front of the building, facing south.
3. Partial view of north elevation along Kinsey Avenue at the center of the building, facing south.
4. Partial view of north elevation along Kinsey Avenue at the rear of the building, facing south.
5. View of decorative quoins at balcony along the front elevation, looking northwest.
6. View of decorative quoins and bracket at entrance, looking up and to the northwest.
7. View of entry along Maplewood Avenue, looking northwest.
8. View of the underside of balcony along Maplewood Avenue, looking up.
9. View of decorative metal bay window along the north elevation, (Kinsey Avenue) looking up.
10. View of decorative metal bay window along the south elevation, looking west.
11. View of interior stairwell at main entry, looking east.
12. View of main entry lobby mailboxes, looking north.
13. View of main stair looking directly down from third floor.
14. View of typical main stair intermediate landing, looking down and to the east.
15. View of typical beamed ceiling in apartment dining rooms.
16. View of typical built in seating at dining room bay window.
17. View of typical butler's pantry.
18. View of typical historic bathroom.

The Kinsey Apartments
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County and State

19. View of typical French doors to balconies along Maplewood Avenue.

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

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

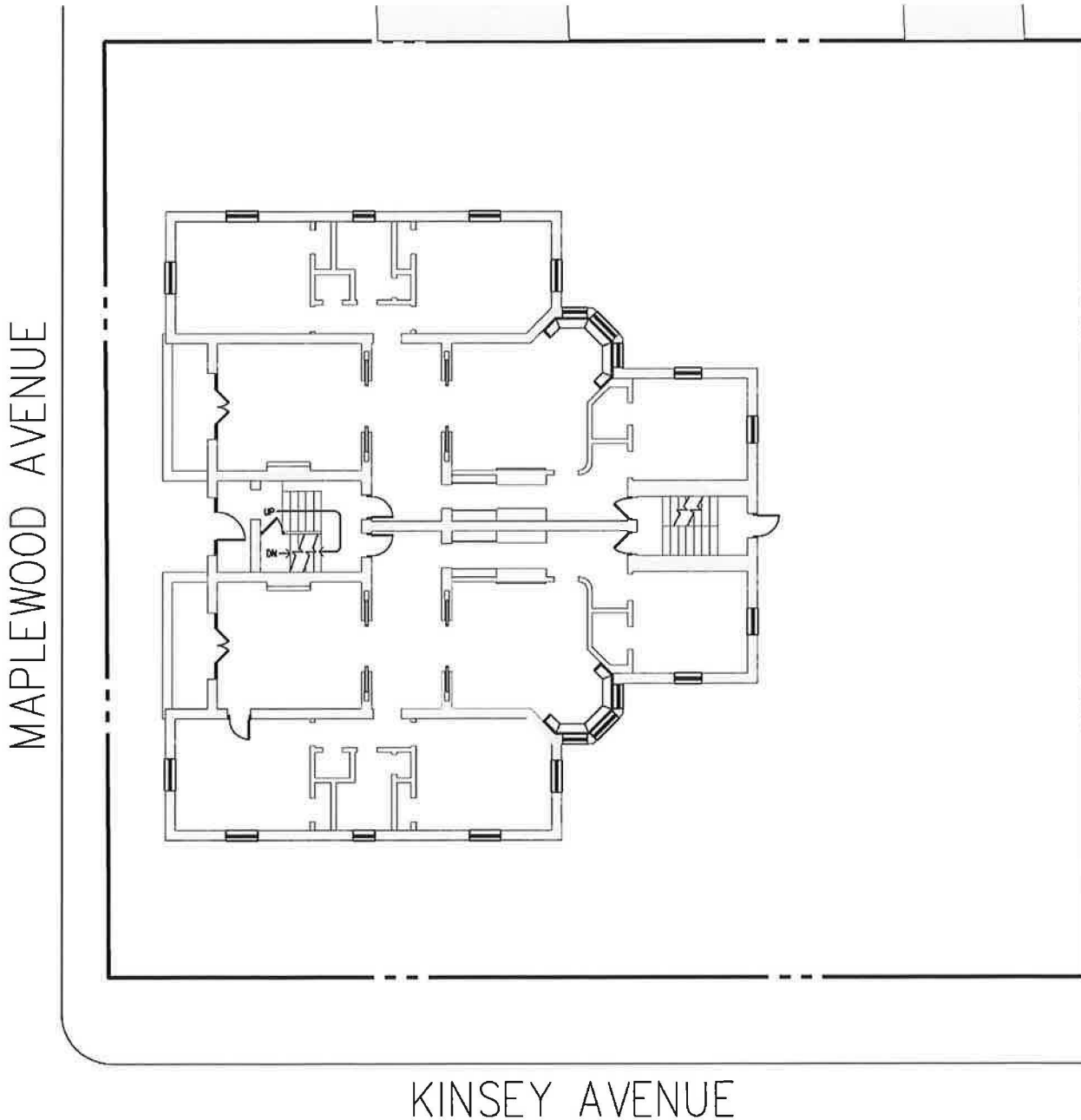
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| The Kinsey Apartments |
| Name of Property |
| Hamilton County Ohio |
| County and State |
| Apartment Buildings in Ohio Urban Centers 1870-1970 |
| Name of multiple listing (if applicable) |

Section number add'l information

Page 1



Current Site Plan.

United States Department of the Interior
National Park Service

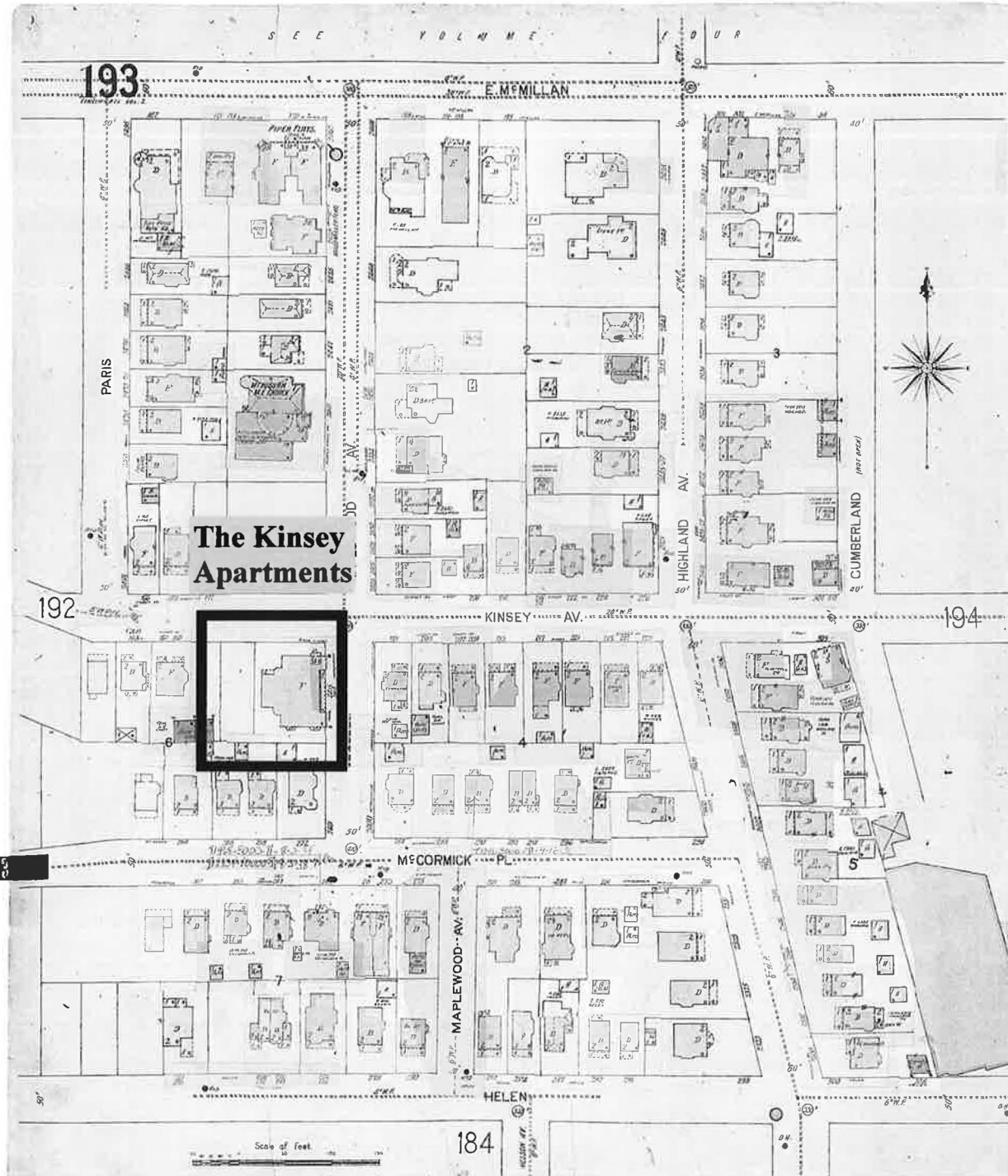
National Register of Historic Places
Continuation Sheet

| |
|---|
| The Kinsey Apartments |
| Name of Property |
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| 1870-1970 |
| Name of multiple listing (if applicable) |

Section number add'l information

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SANBORN MAP



1904 Sanborn Fire Insurance Map: Scale as indicated.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Kinsey Apartments

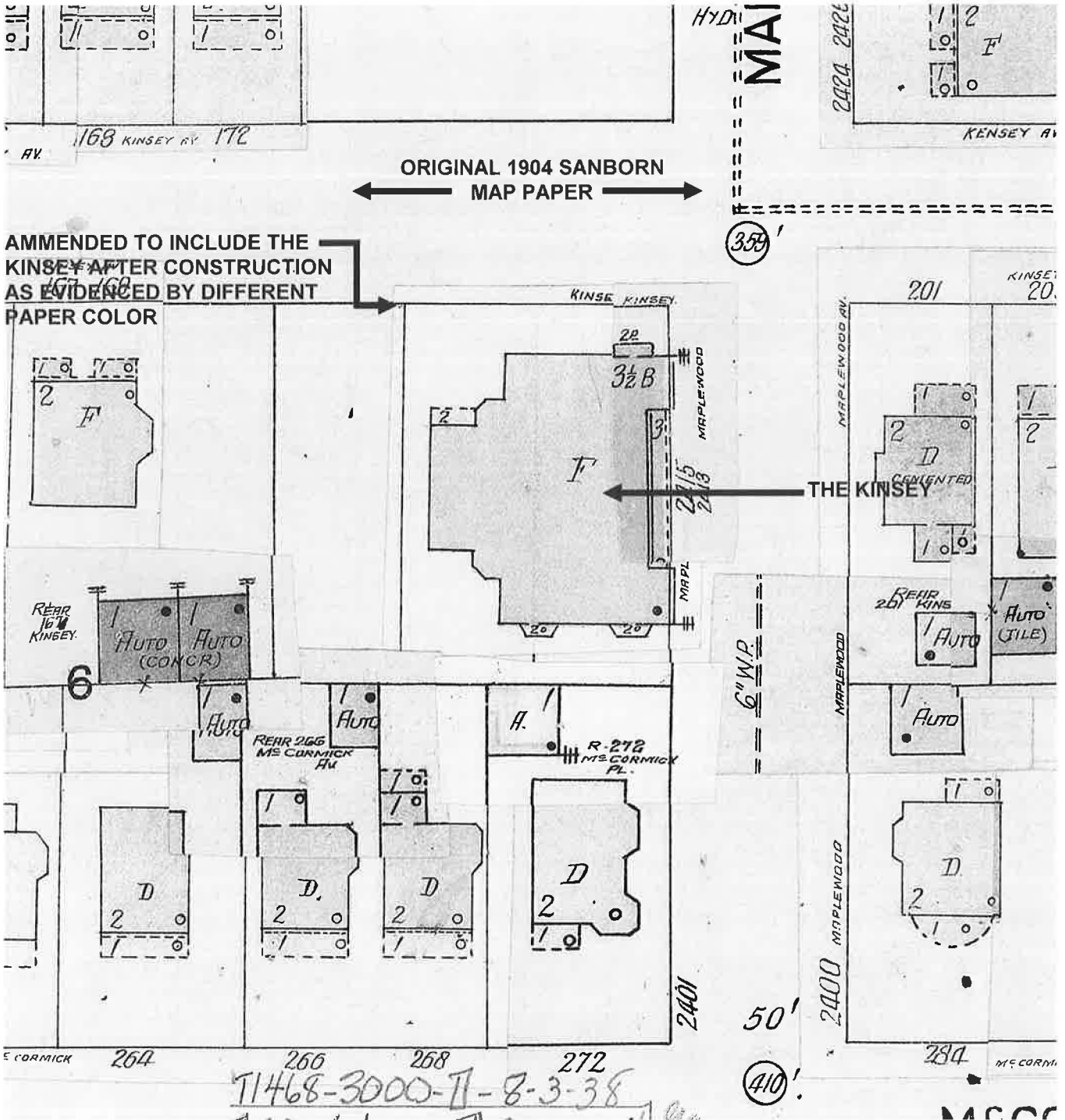
Name of Property
Hamilton County Ohio

County and State
Apartment Buildings in Ohio Urban Centers
1870-1970

Name of multiple listing (if applicable)

Section number add'l information

Page 3



Close up 1904 Sanborn Fire Insurance Map. Amended through 1938. No scale.

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

**National Register of Historic Places
Continuation Sheet**

The Kinsey Apartments

Name of Property
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County and State
Apartment Buildings in Ohio Urban Centers
1870-1970

Name of multiple listing (if applicable)

Section number add'l information

Page 6



UNIVERSITY OF
CINCINNATI

THE WESTERN ARCHITECT
MAY 1909
1409

THE KINSEY APARTMENT BUILDING CINCINNATI, OHIO
JENNIE J. BRYAN AND PARTNERS ARCHITECTS

Image from Western Architect, 1909.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Kinsey Apartments

Name of Property

Hamilton County Ohio

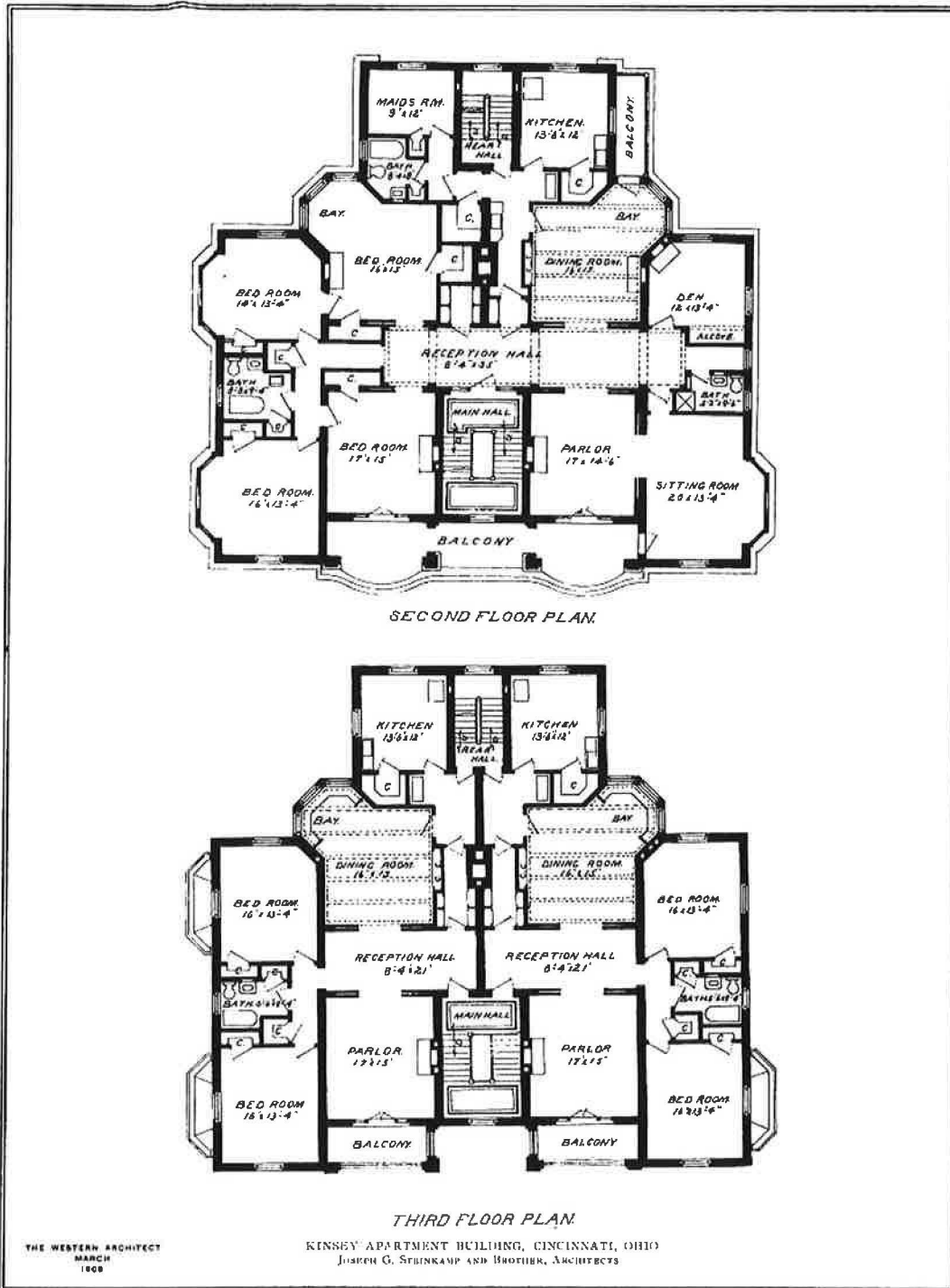
County and State

Apartment Buildings in Ohio Urban Centers
1870-1970

Name of multiple listing (if applicable)

Section number add'l information

Page 7



Floor Plan from March 1909 issue of Western Architect.

The Kinsey, Hamilton County, OH

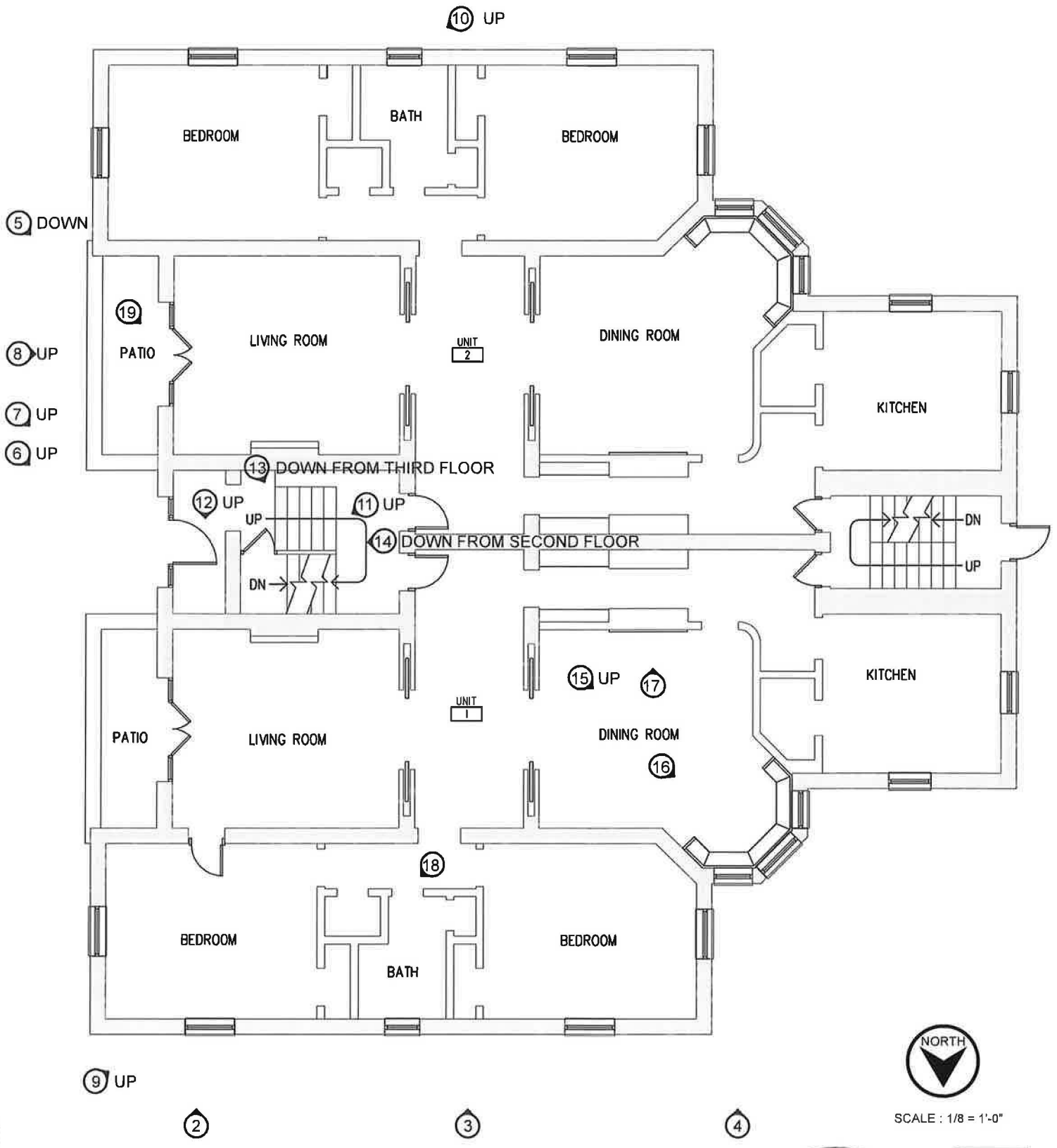
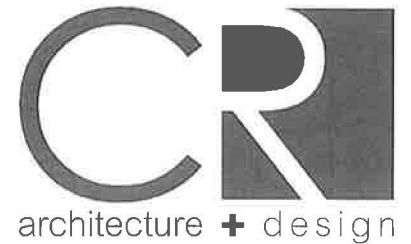


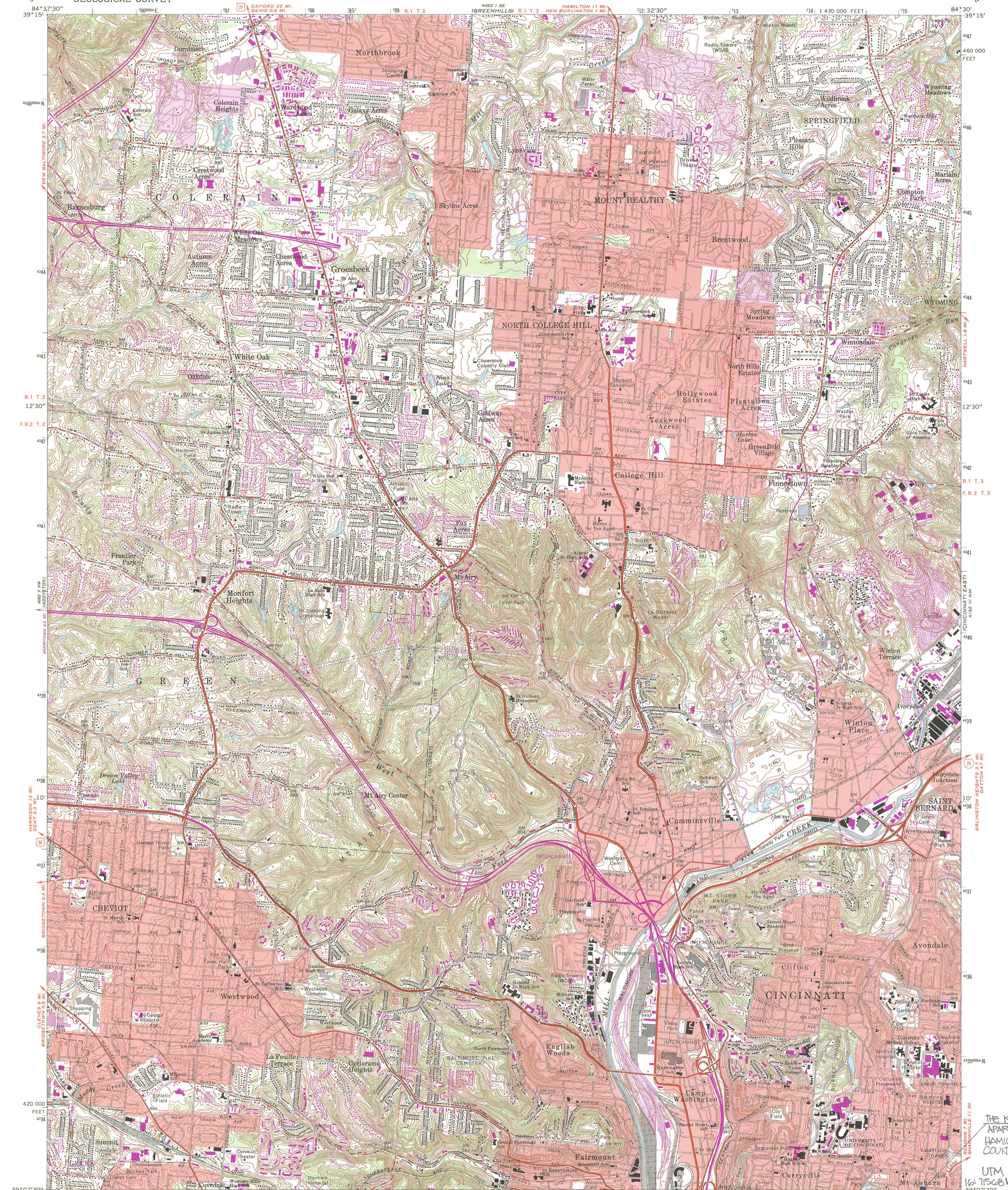
PHOTO KEY

2415 MAPLEWOOD AVE

November 1, 2012

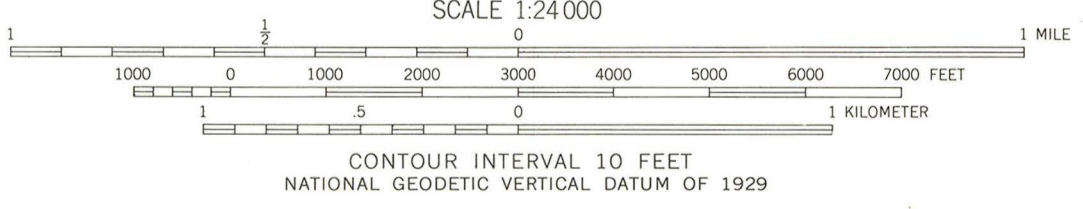
Cincinnati, OH
CR# 212025





Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and City of Cincinnati
Topography by photogrammetric methods from aerial photographs
taken 1949 and in part by City of Cincinnati. Field checked
1953. Revised 1961
Polyconic projection. 10,000-foot grid ticks based on Ohio coordinate
system, south zone. 1000-meter Universal Transverse Mercator
grid ticks, zone 16, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983 move
the projection lines 3 meters south and 5 meters west as shown
by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Entire area lies within the Between the Miamis
Land lines based on the Great Miami River Base
Dotted land lines established by private subdivision of the Symmes Purchase
Revisions shown in purple and woodland compiled in
cooperation with State of Ohio agencies from
aerial photographs taken 1979 and other sources
This information not field checked. Map edited 1981
Purple tint indicates extension of urban areas

UTM GRID and 1981 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
Map photorevised 1986
No major culture or drainage changes observed



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

CINCINNATI WEST, OHIO
39084-B5-TF-024
PHOTOINSPECTED 1986
1961
PHOTOREVISED 1981
DMA 4062 II NE-SERIES 1982

THE KINCEY
APARTMENTS
HAMILTON COUNTY, OHIO
UTM NAD 1927
16: 715681 4333410
ISBN 0-607-42207-4
9 780607 422078



MAPLEWOOD





















MTA
KBlock

MTA
KBlock

UP TO D

TRIPLE AAA

SR

Dunkin' Donuts

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Kinsey, The
NAME:

MULTIPLE Apartment Buildings in Ohio Urban Centers, 1870-1970 MPS
NAME:

STATE & COUNTY: OHIO, Hamilton

DATE RECEIVED: 11/01/13 DATE OF PENDING LIST: 11/25/13
DATE OF 16TH DAY: 12/10/13 DATE OF 45TH DAY: 12/18/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000937

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12.18.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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

NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE
800 E. 17th Avenue
Columbus, OH 43211
(614)-298-2000

The following materials are submitted on Oct. 28, 2013
For nomination of the The Kinsey to the National Register of
Historic Places: Hamilton Co, OH

- Original National Register of Historic Places nomination form
- Multiple Property Nomination Cover Document
- Multiple Property Nomination form
- Photographs 1-19
- CD with electronic images
- Original USGS map(s)
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
- Piece(s) of correspondence
- Other _____

COMMENTS:

- Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do _____ do not _____
Constitute a majority of property owners
- Other: _____



October 25, 2013

Ms. Carol D. Shull, Keeper of the
National Register
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington DC 20005

Dear Ms. Shull:

Enclosed please find two (2) new National Register nominations for Ohio and new information for one (1) listed property. All appropriate notification procedures have been followed for the new nomination submissions.

NEW NOMINATION

Julian and Kokenge Company
The Kinsey

COUNTY

Franklin
Hamilton

ADDITIONAL INFORMATION

Schine's Holland Theater (Amendment)

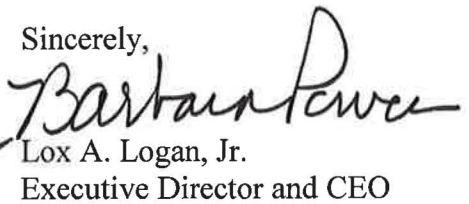
COUNTY

Logan

The additional information raises the level of significance for this nomination from local to state.

If you have questions or comments about these documents, please contact the National Register staff in the Ohio Historic Preservation Office at (614) 298-2000.

Sincerely,

for 

Lox A. Logan, Jr.
Executive Director and CEO
State Historic Preservation Officer

Enclosures

OHIO HISTORICAL SOCIETY

Ohio Historic Preservation Office

800 East 17th Avenue, Columbus, Ohio 43211 ph: 614.298.2000 fx: 614.298.2037

www.ohiohistory.org