

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received **JAN 21 1988**  
date entered

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

**1. Name**

historic Dixie Highway Historic District

and/or common none

**2. Location**

street & number 2696, 2698, 2700, 2708, 2712 Dixie Highway n/a not for publication

city, town Lakeside Park n/a vicinity of

state Kentucky code KY county Kenton code 117

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple owners; see continuation sheet

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Kenton County Courthouse

street & number Third and Court Sts.

city, town Covington state Kentucky

**6. Representation in Existing Surveys**

title Survey of Historic Sites in Kentucky has this property been determined eligible?  yes  no

date 1986  federal  state  county  local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky

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## 7. Description

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

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**Describe the present and original (if known) physical appearance**

### Section 7a. Summary.

The Dixie Highway Historic District, located in the suburban community of Lakeside Park, includes five distinguished, large-scale residences built during the post-World War I era. Sited on a wide, spacious lawn facing the Dixie Highway, the houses have retained integrity of setting as well as design. They enjoy great visual prominence and are a major landmark of suburban Kenton County.

### Section 7b. Description.

The city of Lakeside Park, Kentucky, is centered along the Dixie Highway (U.S. 25 and 42) in northern Kenton County. Lakeside Park (1980 population: 3000) is located five miles south of Covington, Northern Kentucky's largest municipality. The city of Fort Mitchell adjoins Lakeside Park on the north, and Crestview Hills borders it on the south. Interstate 275, the so-called "circle freeway" surrounding Cincinnati, crosses the Dixie Highway approximately one-quarter mile south of the proposed District. Apart from a few isolated commercial structures along the Dixie Highway, Lakeside Park's land use is characterized by low-density residential development. Its most striking topographic feature is the series of large spring-fed ponds or lakes that give the city its name.

Like its Dixie Highway neighbors (Fort Mitchell, Fort Wright, Park Hills and Crestview Hills) Lakeside Park boasts a sizeable inventory of fine early-to-mid-twentieth century domestic architecture. A comprehensive survey of the city's historic resources, undertaken during 1986, documented approximately thirty significant structures, the majority of which date from c. 1917-1929.

But due to the sparse nature of Lakeside Park's early development, its historic resources tend to be isolated and scattered, surrounded for the most part by later buildings. With the exception of the Dixie Highway District, the city possesses no intact, historic clusters or neighborhoods. National Register designation was proposed in 1986 for the Dry Creek Baptist Church at 15 Buttermilk Pike (a Kentucky Landmark), but opposed by the owners.

Several preservation areas comparable to the Dixie Highway District in terms of architectural fabric and period of significance can be found in nearby Fort Mitchell. These three neighborhoods--Old Fort Mitchell, Fort Mitchell Heights, and Beechwood--are part of the Fort Mitchell Multiple Resource Nomination, presently in progress. All three are larger than the Dixie Highway District, and range in size from 25 to 100 buildings. Due to their larger size, Fort Mitchell's historic districts are more diverse, and include a wider range of architectural styles. Nonetheless, they are comparable to the Dixie Highway District in terms of scale, texture, materials, and integrity. In the adjacent community of Crestview Hills, the Civil War-era Amos Shinkle Summer House, on the Dixie Highway just east of the Interstate 275 interchange, was listed in the Register in 1983.

# 8. Significance

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

**Specific dates** c. 1917-1923      **Builder/Architect** unknown

## Statement of Significance (in one paragraph)

Section 8a. Significance.

The Dixie Highway Historic District is a cluster of five significant and well-preserved residences dating from c. 1917 to 1923. Each dwelling makes a distinct, positive contribution to the streetscape. Viewed in its entirety, the District comprises the finest intact collection of historic buildings in the city of Lakeside Park, as well as one of the most distinguished in suburban Kenton County.

Section 8b. History.

The present-day town of Lakeside Park was originally part of a 994-acre land grant obtained by Captain John Leathers, a Kenton County pioneer, in 1798. Prior to his death in 1840, Captain Leathers sold portions of his vast acreage. These were then developed as farms or as summer residences for wealthy Cincinnatians.

The proposed Dixie Highway Historic District was carved from a 352-acre parcel sold at an undetermined date to James Dollins and his wife Sidney. The "copied and restored" (but undated) plat of Dollins' acreage, on file at the Kenton County Courthouse in Covington, illustrates a large and irregularly-shaped tract on the north side of the old Covington-Lexington Turnpike (now known as the Dixie Highway), bisected by the meandering Dry Creek.

Following Dollins' death in 1838, this land "on the Dry Creek" was surveyed and subdivided pursuant to a court order. An 84-acre tract, labeled "Lot 1 in the division of the lands of James Dollins," became the property of Dollins' widow. In two separate transfers (transpiring in 1874 and 1884), the Dollins descendants sold a 52-acre portion of this "dower tract" to Robert Howe. Howe's widow Catherine then sold the same land to James Graham on November 11, 1901 for \$5000.

In the early years of the twentieth century, the picturesque and gently rolling farmland along the Covington-Lexington Turnpike seemed an ideal location for residential development. The Fort Mitchell streetcar line, which terminated approximately one-half mile north of Graham's property, and the nearby Cincinnati Southern rail line provided easy access for commuters. During the World War I era, a number of handsome residences were built on spacious lots along the "Pike." Soon afterward a residential subdivision was created around a series of nearby ponds. Thus it was not surprising that in 1917 Graham saw fit to subdivide his acreage for residential development.

In 1917, Graham sold several acres along the Turnpike to Archie B., Richard B., and Earl W. Carran. Soon afterward, Earl W. Carran built the house now known as 2712 Dixie Highway, which appears to be the oldest of the five dwellings in the proposed

## 9. Major Bibliographical References

Williams Directory Co. LAKESIDE PARK CITY DIRECTORY. Cincinnati: Williams Directory Co., 1938, 1943.  
"Lakeside Park," informational and historical brochure, no author or date. Available Lakeside Park City Bldg.

## 10. Geographical Data

Acree of nominated property approx. 9.8

Quadrangle name Covington

Quadrangle scale 1:24000

### UTM References

A 

1	6	7	1	0	3	1	1	0	4	3	2	2	9	1	1	0
Zone			Easting					Northing								

B 

1	6	7	1	0	1	6	0	4	3	2	2	7	8	0
Zone			Easting					Northing						

C 

1	6	7	1	0	0	0	0	4	3	2	2	9	6	0
Zone			Easting					Northing						

D 

1	6	7	1	0	1	4	0	4	3	2	3	0	2	0
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 Northern Kentucky Area Dev. District date January 1987

street & number 7505 Sussex Drive telephone (606) 283-1885 (606) 581-2883

city or town Florence 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 David L. Meyer

title STATE HISTORIC PRESERVATION OFFICER

date Jan. 12, 1988

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

[Signature] National Register  
Keeper of the National Register

date 2-19-88

Attest:

date

Chief of Registration

**United States Department of the Interior  
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**National Register of Historic Places  
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Dixie Highway Historic District, Lakeside Park, Kenton County, Kentucky

Section number 7 & 4 Page 2

INVENTORY

Contributing Resources

Buildings, major (houses)	5
Buildings, minor (garages)	3
Structures (grape arbor)	1
TOTAL	9

Non-contributing Resources

Buildings, minor (garages)	3
TOTAL	3

**4. OWNER OF PROPERTY**

2696 Dixie Highway	Lee J. Quinn 2696 Dixie Highway Lakeside Park, KY 41017
2698 Dixie Highway	Nora Zumbiel 2698 Dixie Highway Lakeside Park, KY 41017
2700 Dixie Highway	Moreland Blaine 2700 Dixie Highway Lakeside Park, KY 41017
2708 Dixie Highway	James W. Ruh 2708 Dixie Highway Lakeside, KY 41017
2712 Dixie Highway	Robert G. & Beverley R. McHendrix 2712 Dixie Highway Lakeside Park, KY 41017

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DIXIE HIGHWAY HISTORIC DISTRICT, LAKESIDE PARK, KENTON CO., KY

Section number 7 Page 2

The boundary of the Dixie Highway District was drawn to include the property traditionally associated with its five residences. Excluded from the District were non-contributing elements on either side; in both cases, non-historic churches. A c. 1950 residential subdivision to the north of the District was also left out. A non-contributing presence within the District is presented by Carran Drive, which was cut between 2708 and 2712 Dixie Highway to provide access to this subdivision. Construction of this roadway served to isolate 2712 Dixie somewhat from the other houses of the District. (See Location Map.) However, the stylistic and historical connections between this house and its neighbors justified its inclusion within the nominated area. In addition, inclusion of this property will provide a greater degree of protection for the District as a whole.

The proposed Dixie Highway Historic District is bounded on the north by Lane Drive and on the south by the city's corporate limits. It includes five residences on 9.8 acres along the Highway's north side. These houses enjoy an almost parklike setting; a wide, spacious lawn shaded by mature trees. This vista is unbroken by fences or other intrusions. Such open space is increasingly rare and valuable along the Dixie Highway corridor, where much has been lost to new and more intensive development. (Photos 1, 2.)

Eclectic in style, no two alike, the five houses of the District represent varying interpretations of popular modes of the day. However, they are unified by their large scale, masonry construction (brick and stucco), and deep setbacks. All five have been preserved in nearly original condition, with no major exterior modifications. Also included within the district are three contributing minor buildings (garages) and one contributing structure (a grape arbor) (see inventory). Three buildings that are non-contributing due to their recent are (all garages) can also be found within the District but do not detract from its ambience.

Each house in the District makes a positive contribution; distinct and irreplaceable. 2696 Dixie Highway, the Twohig House, is one of the area's finest examples of the English Revival. It is elegant and strongly symmetrical in plan, with a wooden Craftsman-inspired entry porch centered between projecting, two-story gabled bays. The house is faced in stucco with understated half-timbering on the gables. Other eclectic touches include a pyramidal, truncated-hip roof; Neo-Colonial-type multi-pane sash; round-topped windows on the stair landing; and unique, ogee-form transom lights. (Photo 3.)

Like the Twohig House, the Zumbiel House at 2698 Dixie Highway dates from c. 1920. It is a two-story, three-bay Colonial Revival brick residence with side-gabled roof. Focal point of the exterior is a full-height portico supported by paired columns. The facade's symmetry is balanced by flanking one-story wings with upper-deck open porches; the east wing conceals an attached garage. The house's tile roof--of varied shades of bright green--is a surprising, almost whimsical touch. Its original exterior window blinds, with decorative cutouts, are still in place. A vintage wooden grape arbor stands in the rear yard. (Photos 4, 2.)

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Next to the Zumbiel House is 2700 Dixie Highway, the Archie B. Carran House (c. 1917). It is an eclectic two-story Craftsman residence faced in chocolate-colored brick. A full-width wooden porch of simple design, with battered posts resting on brick piers, extends across the facade to form a porte-cochere on the west face; sleeping porches adjoin the rear elevation. The gently-pitched side-gabled roof features a shed dormer on the front slope. Beveled clear glass of elaborate pattern adorns the front entry and focal window. (Photos 5, 8.)

At the corner of Carran Drive is the Carran-Herring House (c. 1917), 2708 Dixie Highway. It is a Foursquare-Craftsman residence of simple and monumental presence, built of yellow pressed brick. Oversized decorative brackets support the broad, overhanging eaves of its hipped roof, which features projecting dormers on each elevation. Its sheltering front porch, typical of the Foursquare house, is carried by plain brick piers. (Photos 6, 8.)

Similar in design to the Carran-Herring House is 2712 Dixie Highway, the Earl W. Carran House (c. 1917). Like its neighbor, it is a two-story Foursquare-Craftsman residence of cubical form and center-passage plan, crowned by a hipped roof. The Earl Carran House is clad in dark-brown pressed brick and features ornate beveled glass transoms and door panels. (Photo 7.)

Viewed as an ensemble, the five houses of this proposed Historic District constitute an urban oasis, a tranquil enclave amidst the bustle of the Dixie Highway corridor. Landmarks in the most fundamental sense, they provide their surroundings with a sense of place.

The District contains eight contributing and three non-contributing buildings and one contributing structure.

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District. Three years later, the Zumbiel family purchased a 4.25 tract from Graham and built the houses now known as 2696 and 2698 Dixie Highway. During the same period (c. 1923) it appears that Archie B. and Mattie Carran built the fourth house in the District; 2700 Dixie Highway. By 1928, C. O. Herring had become the owner of 2708 Dixie Highway, the Richard B. Carran property.

Since the town of Lakeside Park was not incorporated until May 12, 1930, information about these early years is scarce. The city's first directory, published in 1938, lists Joan Twohig (a relative of the Zumbiel family) as the occupant of 2696 Dixie Highway. Charles W., Richard A., and Thomas J. Zumbiel resided at 2698 along with Nora M. and Catherine. The Zumbiels owned a paper-box factory, still in operation in Norwood, Ohio. 2700 was occupied by Mrs. Mattie Carran. Next door at 2708 resided realtor Charles O. Herring, his wife Georgia, and their daughters Edna and Mary. 2712 was the home of the Earl W. Carran family, including lawyer Richard B. and his wife Evelyn. The second Lakeside Park street directory, dating from 1943, lists the same series of occupants.

In the postwar era the pace of development in and around Lakeside Park has quickened, and much new "in-fill" construction has surrounded the original houses of the Dixie Highway. In 1954, the Carran family developed a subdivision behind 2712 Dixie, and built an access road--Carran Drive--between 2712 and 2708. Apart from this, the District has changed little. Its houses have had but few owners; two remain in the hands of the families that built them. Thus the District survives as a vital link to a past that seems ever more remote.



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DIXIE HIGHWAY HISTORIC DISTRICT, LAKESIDE PARK, KENTON CO., KY

Section number 10 Page 1

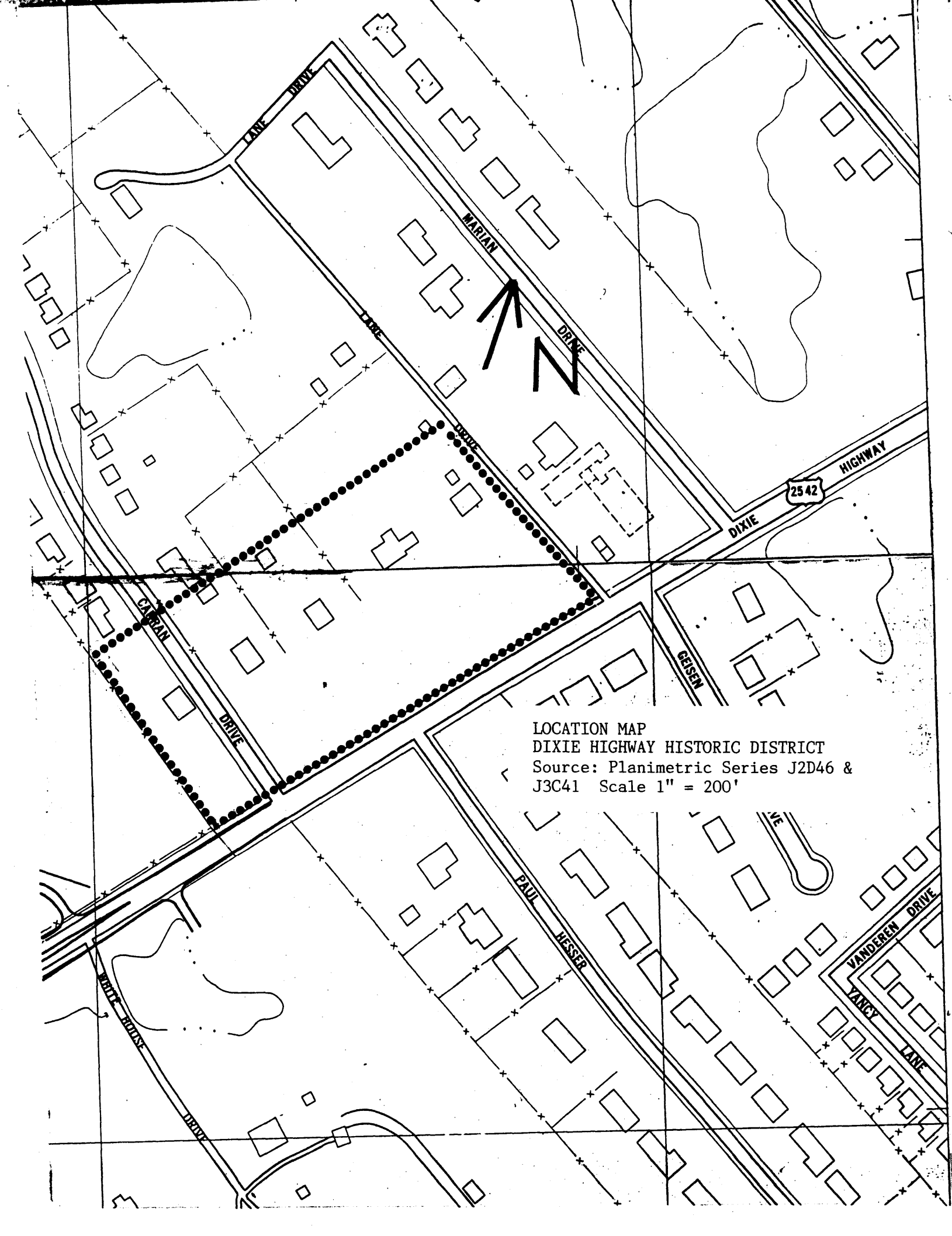
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BOUNDARY DESCRIPTION AND JUSTIFICATION

Beginning at a point in the west line of Lane Drive, at its point of intersection with the north line of the Dixie Highway; then proceeding in a westerly direction along said north line--this line also being the south (front) property line of the properties known as 2696, 2698, 2700, and 2708 Dixie Highway--to its point of intersection with the east line of Carran Drive; then continuing in a straight line across said Drive, a 50-foot-wide street, to a point opposite in its west line, this point being the southeast corner of a property known as 2712 Dixie Highway; then continuing in a westerly direction along the south (front) line of said property, a distance of 100 feet more or less, to its southwest corner; then proceeding in a northerly direction along the west line of said lot to its northwest corner, a distance of 298.33 feet more or less; then in an easterly direction along the north (rear) line of the same lot to its northeast corner and intersection with the west line of Carran Drive, a distance of 99.79 feet more or less; then continuing in an easterly direction across Carran Drive to a point opposite in its east line, this being the northwest corner of a property known as 2708 Dixie Highway; then continuing in an easterly direction along the north (rear) lot lines of the properties known as 2708, 2700, 2698, and 2696 Dixie Highway to the point of intersection of said north line with the west line of Lane Drive; then proceeding in a southerly direction along said west line to its point of intersection with the north line of the Dixie Highway: the place of beginning.

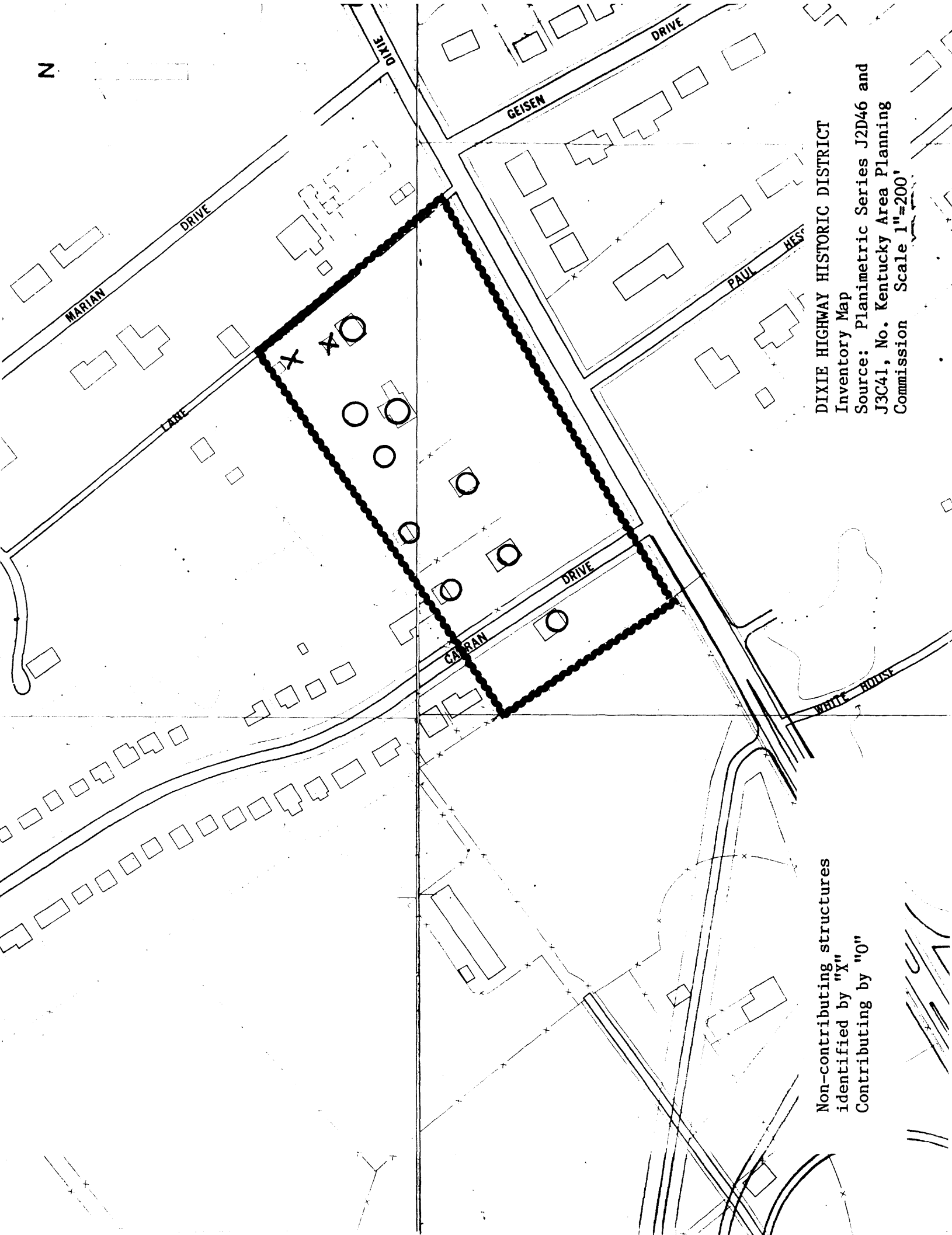
This boundary includes approximately 9.8 acres. It was drawn to exclude non-contributing new buildings on the east, north, and west.

Areas adjacent to the District are described in Section 7.



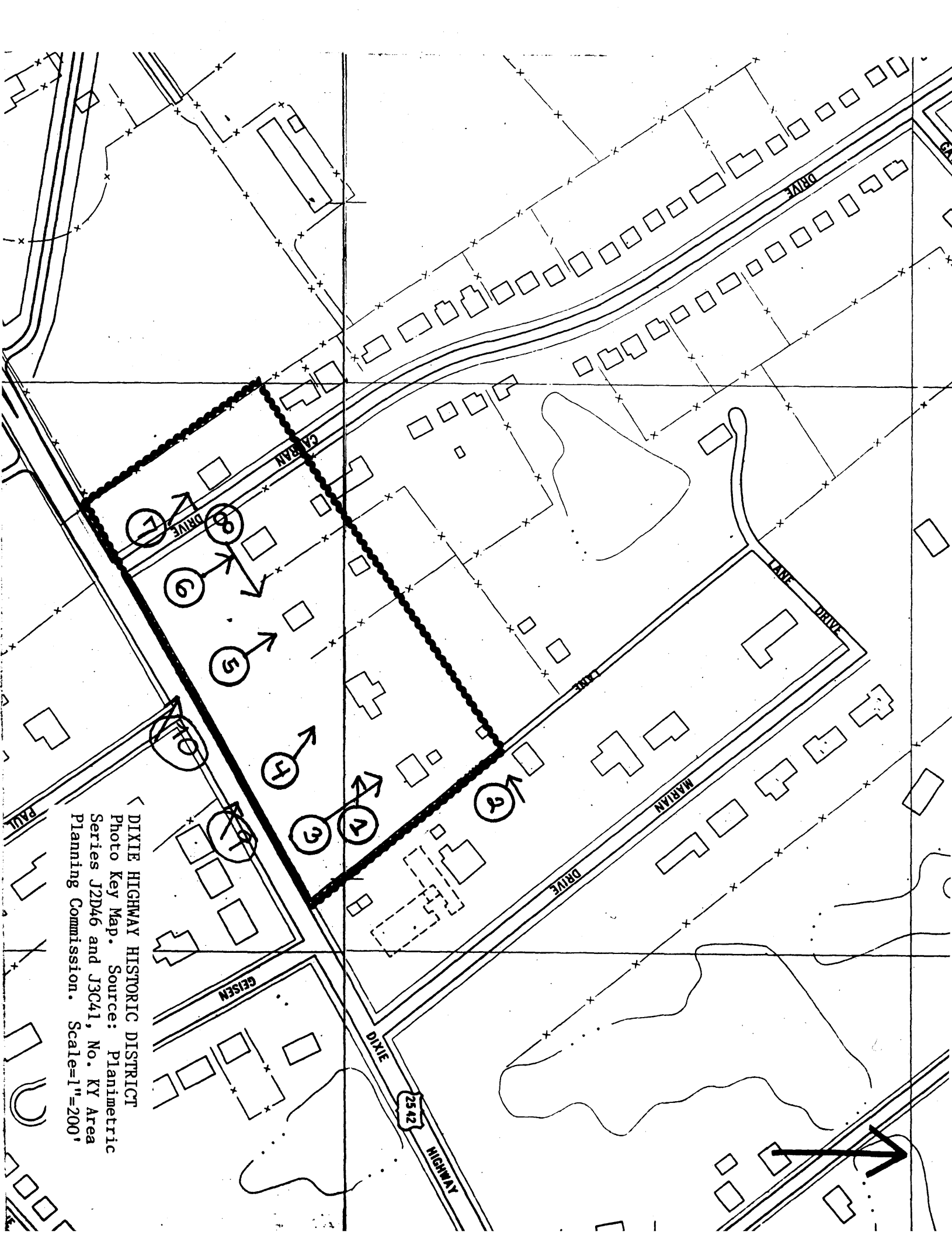
LOCATION MAP  
DIXIE HIGHWAY HISTORIC DISTRICT  
Source: Planimetric Series J2D46 &  
J3C41 Scale 1" = 200'

N



DIXIE HIGHWAY HISTORIC DISTRICT  
Inventory Map  
Source: Planimetric Series J2D46 and  
J3C41, No. Kentucky Area Planning  
Commission Scale 1"=200'

Non-contributing structures  
identified by "X"  
Contributing by "O"



< DIXIE HIGHWAY HISTORIC DISTRICT  
Photo Key Map. Source: Planimetric  
Series J2D46 and J3C41, No. KY Area  
Planning Commission. Scale=1"=200'