United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Doyle Country Club

other names/site number CPD- 1340

Related Multiple Property

2. Location

street & number 37 Mary Ingles Highway NA not for publication

city or town Dayton NA vicinity

state Kentucky code KY county Campbell code 037 zip code 41074

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:

_X__A ___B ___C ___D

Signature of certifying official/Title **Craig Potts/SHPO** Date

Kentucky Heritage Council/State Historic Preservation Office
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

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:)

Signature of the Keeper Date of Action

5. Classification

Doyle Country Club
Name of Property

Campbell County, Kentucky
County and State

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

X	Private
	public – Local
	public – State
	public – Federal

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

X	building(s)
	District
X	Site
X	Structure
	Object

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

Contributing	Noncontributing	
14	3	buildings
		district
1	1	site
	5	structure
		object
15	9	**Total**

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

NA

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Recreation and Culture / River Camp Community
Social / Clubhouse
Domestic / Camp / Seasonal Residences

Current Functions
(Enter categories from instructions.)

Recreation and Culture / River Camp Community
Social / Clubhouse
Domestic / Camp / Seasonal Residences

7. Description

Architectural Classification
(Enter categories from instructions.)

Other / Social Clubhouse (Dance Pavilion)
Other / Seasonal Cottage s
Other /Secondary Structures/ Garage, Kitchen / Utility Building / Bath House / Storage Bldg.

Materials
(Enter categories from instructions.)

foundation: Concrete Piers
walls: Wood frame
roof: Truncated hip roof and asphalt shingles
other: Wooden awning type shutters at window level of each side of the building.

Narrative Description

Summary Paragraph

Doyle Country Club

The Doyle Country Club (CPD-) is a River Camp Community located in Dayton, Kentucky. Less than three miles south of downtown Cincinnati, Ohio, the city of Dayton sits along the inside of a bend of the Ohio River at mile marker 467. This nomination proposes listing 15.794 acres of the historic property, including a historic Dance Pavilion and courtyard, 13 contributing cottages and one contributing storage building. Also in the nominated boundary are 3 non-contributing buildings, a non-contributing site and a 5 non-contributing structures. This nomination interprets the property as a historic River Camp Community.

Doyle Country Club, Campbell County, KY boundary
map courtesy LINKGIS.org, Northern Kentucky Geographic Information System

History of Property Ownership

As early as 1913 the Doyle Country Club, at times known as simply "the Doyle Club," was erecting and leasing cottages at Clarks Grove, in Dayton Kentucky. In 1917, the Doyle Country Club expanded its activities to include Ohio River boating, and for a time was known as the Doyle Boat Club. The group

signed a five- year lease on the Clark Grove property with its owners, the Joe Clark and Henry Otter families, paying $400 per year plus taxes.

In 1919 the Doyle Country Club was established as a nonprofit corporation in the State of Kentucky for the purpose of securing a summer home for the members and for general social purposes. The 28 members who formed the Doyle Country Club were not the wealthy elite of the community, they were men from the working class—a carpenter, a meter reader, a bailiff, a traveling salesman, a clerk, a pressman, and an insurance agent, among others. In 1920, the Doyle Country Club purchased the 15.794 acres which included Clarks Grove "*with all the privileges and appurtenances*" from the Clark and Otter families. The appurtenances were most likely the cottages Doyle Country Club had been erected on the site as early as 1913.

In 1920, a cottage was not always assigned to a membership. Many of the original 28 members of the Doyle Country Club did not have individual cottages. Some of the cottages the Doyle Country Club had erected and the camping lots, located in the western grove, continued to be annual leases to businesses and fraternal organizations for $100 and $10 respectively.

The Doyle Country Club gradually stopped renewing annual leases and memberships began to include a cottage from among the cottages which had been the common property of the Club. Memberships were eventually limited to the 16 existing cottages. Each member in good standing has always had equal equity in the site, all of the outbuildings, equipment etc. The cottages are occupied during the summer season, typically from April to October. The site has city water, sewers, natural gas and electricity, though the water supply is disconnected during the winter months.

Current Character of Property

The Doyle Country Club is located between two marinas within the Dayton city limits. Manhattan Harbor borders the northwest boundary; Riverside Marina borders the southeast boundary. The northern boundary is the Ohio River; the southern boundary is Mary Ingles Highway, known as Lower River Road during the Period of Significance. The boundaries of the Doyle Country Club are original to the 15.794-acre plat as described in the 1920 deed. The Doyle Country Club has operated as a River Camp Community during the Period of Significance and continues to do so in 2016.

A 1924 plat of the Country Club identifies the site as having an upper and lower level. Cottages and utility buildings create the northern boundary of the upper level. Between the upper and lower levels is a gentle slope on the western side of the property with a gravel road to the lower level and a steeper slope on the eastern side with a set of 10 steps to the lower level. There is no doubt the topography of an upper and lower level has proven to be beneficial to the longevity of the Doyle Country Club. Normal spring floods typically do not reach the upper level of the property where the buildings and structures are located. Doyles has experienced three major floods that reached upper level and caused damage to the cottages, 1937, 1964 and 1997. Each of those floods required massive cleanup and repairs but no major rebuilding projects.

The Driveway

A person entering the Doyle Country Club blacktop driveway from Mary Ingles Highway is heading North toward the Ohio River. After about 300 feet is the first turn off of the driveway, to the right. That turn takes one back North on a gravel road behind the western row of cottages where there are 2 grass parking areas for members and guests; one located between the entry drive and the gravel road, the other located behind the western row of cottages. If one passes the first right hand turn and continues North on the entry drive, the Dance Pavilion is on the western side. Slightly left of the Dance Pavilion is a gravel road to the lower level of the site and the Ohio River. The Ohio River is about 650 feet North of the Dance Pavilion.

The Upper Level

Slightly North of the Dance Pavilion is the northern boundary of the upper level. Four cottages, the garage, bathhouse and storage building face South and make up the northern row of buildings. There are steps between two of the cottages down to the lower level. The swimming pool, shade shelter and kitchen/utility building are located approximately 15 feet in front of the northern row of buildings. The eastern boundary has 7 cottages facing West. The southern boundary is Mary Ingles Highway. The western boundary contains a playground and 5 cottages facing East. The center lawn, approximately 175 X 425 feet, is located between the swimming pool on the northern end, the cottages on the eastern and western row and Mary Ingles Highway. It is the front yard for the cottages and social space for the members and, because the lower level is too close to the riverbank for unsupervised play, the center lawn is also the “back yard” for kids playing baseball, soccer or simply a game of catchers.

Aerial view, with main complex at center

The upper level of the Doyle Country Club consists of about five+ level acres, approximately 600 feet south of the Ohio River. The eastern boundary was tree lined during the Period of Significance. However, not long ago it was discovered the tree line belonged to the adjacent property owner and most of the trees were removed as he developed his property. Mary Ingles Highway was never fully screened with shrubs and trees. In summary, other than the loss of trees; the tree removal along the eastern boundary and those trees lost to storms or disease over the years, there are no significant changes to the topography or the landscape of the upper level since the Period of Significance.

The Upper Level Buildings and Structures

The Dance Pavilion is the Doyle Country Club pivotal building with the Courtyard being the natural extension to the outdoor space and the kitchen/utility building. The Dance Pavilion is the community building where all social activities take place. The configuration of cottages and structures follow closely the U configuration originally platted in 1924. Some of those structures from 1924 are no longer remaining but over the years the replacement structures have been situated in nearly the same location. The Dance Pavilion, the Courtyard, some of the cottages, the swimming pool and utility buildings informally create the northern end of the rectangle shaped central lawn area. The east and west row of cottages form each side and Mary Ingles Highway forms the southern end of the rectangle. Visually and physically, together these components create an easily identifiable cohesive community. The noncontributing utility buildings are a simple rectangular shape, nonintrusive to the historic landscape in size, shape or materials. Most of the Doyle Country Club summer cottages closely resemble the first generation river camp cottages as explored in the Kentucky Architectural Survey Report 181, chapter IV, P. 297. The first generation of summer river camp cottages c.1920-1937 were frame, one story, built on piers. The second generation of summer river camp cottages c.1930-1950 were one-story concrete block or brick cottages built on continuous foundations. The Dance Pavilion's casual wood frame construction and detailing closely resembles folk construction patterns.

The Lower Level

The lower level consists of 10+ acres sloping down to the riverbank; overall the topography is level. There is 740 feet of river frontage. The western boundary of the lower level continues the same as the upper level; a thick grove of trees, brush and a creek bed. Most of the eastern boundary tree line was removed as the adjacent property was developed. Some of the trees along the riverbank have been lost to the spring floods or storm damage and the sandy beaches that were so popular are gone. In summary, there have been two major changes to the lower level landscape since the Period of Significance: the gradual disappearance of the sandy beaches and the removal of trees along the eastern boundary. The lower level landscape remains deliberate open space with clusters of large shade trees as the viewer moves closer to the river. There have never been buildings or structures located on the lower level.

Changes to the site since the Period of Significance

Since the 1920s, the Ohio River dams have created a deeper pool level, so the beaches have been flooded and the riverbank is steeper than it was during the Period of Significance. Years of spring floods have deposited layers of mud and silt so the tennis and shuffleboard courts, the baseball diamond and the outdoor dance floor no longer exist. But overall, the site is intact.

Compared to the 1924 plat, there were changes to the Doyle Country Club at the end of the Period of Significance. By 1966 one of the cottages, a barn, a house, a stable and a shed were gone. The Dining Hall, as referenced on the 1924 plat, is actually the Dance Pavilion built in 1921, it remains in use today and appears to be in the same location. The garage was added in 1982, the bath house, the kitchen/utility building and the swimming pool /deck were added in the 1990s. The lunch stand shown on the 1924 plat, and typically referred to as the "Roundhouse," was removed in the 1990s to make room for the kitchen/utility building. The small concrete block building on the northern end of the kitchen/utility building houses the swimming pool pump, filter, washer dryer and hot water heater. The shade shelter on the deck was added in 2014. The arrangement of the cottages at the end of the Period of Significance was similar to the 1924 plat.

Three of the existing cottages are noncontributing. One cottage that was previously located between Cottages 12 and 13, were the playground sits now, was lost to a fire in the mid 1970s. The member built a new cottage, which is Cottage 1, on the far western side of the North end of the cottages. Two other cottages have had significant repairs, alterations and changes over the years.

Summary of Features in the Doyle Country Club

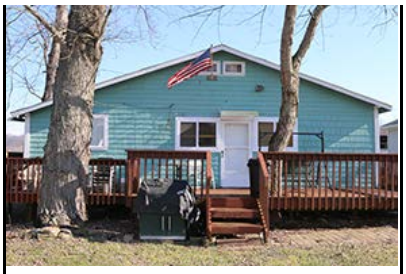
Map #	Feature Name	Description	Status
Entire site	Doyle Country Club CPD-1340	15.794 Acres C.1920. River Camp Community	
1	Webster, J. Cottage	C. 1975-2000. Seasonal dwelling	Non Contributing
2	Webster, M. Cottage	C. 1900-1924 Seasonal dwelling	Contributing
3	Catanzaro, A. Cottage	C. 1925-1949 Seasonal dwelling	Contributing
4	Webster, D. Cottage	C. 1900-1924 Seasonal dwelling	Contributing
5	Sandman, P. Cottage	C. 1925-1949 Seasonal dwelling	Contributing
6	Welch, A. Jr. Cottage	C. 2001-Present Seasonal dwelling	Non-Contributing
7	Webster, J. Sr. Cottage	C. 1925-1949 Seasonal dwelling	Contributing
8	Rittinger, C. Cottage	C. 1925-1949 Seasonal dwelling	Contributing
9	Sanzenbacker, K. Cottage	C. 2001-Present Seasonal dwelling	Non-Contributing
10	Welch, B. Cottage	C. 1950-1974. Seasonal dwelling	Contributing
11	Welch, W. Cottage	C. 1900-1924. Seasonal dwelling	Contributing
12	Kelsey, D. Cottage	C. 1900-1924. Seasonal dwelling	Contributing
13	Lyle, S. Cottage	C. 1925-1949 Seasonal dwelling	Contributing
14	Webster, T. Cottage	C.1900-1924 Seasonal dwelling	Contributing
15	Smith, M. Cottage	C. 190-1924 Seasonal dwelling	Contributing
16	Maus, C. Cottage	C. 1925-1949. Seasonal dwelling	Contributing
17	Dance Pavilion - East	C. 1921. Social clubhouse	Contributing
18	Swim pool/deck/shelter	C. 1975-2000. Recreation	Non Contributing Structure
19	Playground	C- 1975-2000 Recreation	Non Contributing Site

Map #	Feature Name	Description	Status
20	Courtyard	C. 1925-1949. Grassed area	Contributing site
21	Storage	C. 1975-2000. Secondary structure	Non-Contributing
22	Garage	C. 1975-2000. Secondary structure	Non Contributing
23	Bath House	C. 1975-2000 Secondary structure	Non Contributing
24	Kitchen	C. 1975-2000 Secondary structure	Non Contributing

Detailed List of Contributing Features:

Photo	Map #	Feature Name	Description	Date	Status
See photo above, pages 3 and 5.	Doyle Club site	Doyle Country Club CPD-1340		c. 1920	C Site
	1	Webster, J. Cottage	Located on the western side of the North end of the dwellings, this summer cottage is parallel to the river level. The building is wood-framed with wood siding, a gable roof, asphalt shingles. The South (front) façade has two bays, two aluminum double-hung 2-lite windows. North side has eight aluminum double-hung 2-lite windows. The east side has one storm door, five aluminum double-hung 2-lite windows, and one aluminum 1-lite fixed sash window. The west side has one storm door, three aluminum double-hung 2-lite windows, a wood deck, and gazebo. The foundation is concrete piers set in the hillside with posts extending to beam supports under the floor. Along the north area, the cottage appears to cantilever over the hillside as the exposed posts and framing extend upward. The undercarriage framing has exposed diagonal wood bracing to resist rotation, especially during flood events.	C. 1975-2000	NC
	2	Webster, M. Cottage	Located on the north end of the dwellings, this summer cottage stands parallel to the river, adjacent to and north of the swimming pool. The river lies 600 feet to its north-northeast. This one-story house has only a few interior rooms, frame construction, horizontal wood siding, rectangular shape, and a concrete block pier foundation. The front façade is three bays wide: window-door-window rhythm. The original wood awning type shutters have been removed. The house has replacement aluminum windows of two lights that slide horizontally on aluminum tracks. The east and the west sides have two aluminum windows each that slide horizontally on aluminum tracks. The north side has two aluminum windows, one double-hung two-light	C. 1921-1925	C

			sash, and one horizontal sliding window on aluminum tracks, as well as an aluminum sliding patio door on aluminum tracks. The south (front) façade has a wood deck, and the back side has an enclosed rear porch. Asphalt shingles cover the gable roof, whose ridge runs roughly east-west. Modifications that occurred after the Period of Significance include the windows, front storm door, installation of the deck and enclosing the back porch.		
	3	**Catanzaro, A. Cottage**	Located on the north end of the dwellings, this summer cottage stands parallel to the river, adjacent to and north of the swimming pool. The river lies 600 feet to its north-northeast. This one-story cottage is concrete block construction, with a continuous foundation. It has four rooms with a small concrete block addition with shed roof added to the rear side. There is a non-working chimney on the west side The north (rear) side has two windows in the block addition and looks onto a wood deck that wraps around to the side door of the block addition. The fenestration pattern of the 3-bay façade is door, window, window. Asphalt shingles cover the gable roof whose ridge runs roughly north - south. The east side has two single doors and three windows. The west side has four windows, two on the original cottage and two on the block addition. The windows are double-hung vinyl sash with two lites on the original cottage. The two windows on the north side of the block addition are double-hung 2-lite sashes. Modifications that occurred after the Period of Significance include the windows, three storm doors, and installation of the deck.	**1925-1949**	**C**
	4	**Webster, D. Cottage**	Located on the north end of the dwellings, the summer cottage is parallel to the river, stands adjacent to and north-east of the swimming pool. The river lies 600 feet to the north-northeast. The one-story cottage has few interior rooms, frame construction with horizontal wood siding is built on a concrete pier foundation. The six-bay front façade has a rhythm of door, window, window, window, window, window. The framed opening has a wood awning type shutter. The original wood awning shutters have been replaced with aluminum windows of two lights that slide horizontally on the south façade. The east, west and north sides have multiple siding windows. The framed opening on the front façade (south) is not operable. The roof is a standing seam metal shed roof. There is a wood stoop at the front door. Modifications that occurred after the Period of Significance are the windows, the storm door, and the front stoop.	**C. 1921-1925**	**C**

	**5**	**Sandman, P. Cottage**	Located on the East row of the dwellings, the summer cottage stands perpendicular to the river, is one story with loft area, is constructed with wood framing, is covered with wood siding, has a concrete pier foundation and a gable roof with the ridgeline running east- west with asphalt shingles. The cottage has four rooms with small loft area. The west (front) façade is four bays: window, window, door, window. There are two vinyl sliding windows above the door. The north side has one storm door and two double-hung 2-lite aluminum windows and a small wood deck wrapping around from the deck in the front façade. The east side has three sliding 2-lite aluminum windows and two fixed vents with screening covering the opening. The south side of the cottage has two sliding 2-lite vinyl windows and one aluminum jalousie window. Modifications that occurred after the Period of Significance are windows, storm doors, installation of the deck.	**1925-1949**	**C**
	6	**Welch, A. Jr. Cottage**	Located on the east row of dwellings, the summer cottage stands east of the swimming pool, perpendicular to the river. The one-story cottage has few interior rooms, frame construction, horizontal vinyl siding, rectangular shape and the original concrete block foundation. A fire damaged the cottage in 2007 and the owner elected to use modern material for repair and replacement of the damaged areas. The west (front) façade has an enclosed screened porch. The south side has three double-hung 2-lite vinyl replacement windows, two storm doors, and an attached deck. The north side has two double-hung 2-lite vinyl replacement windows and one storm door. The cottage has gable roof with asphalt shingles with the ridgeline running east-west.	**Ca. 2001**	**NC**
	7	**Webster, J. Sr. Cottage**	The cottage is located on the east side of the cottages running perpendicular to the river. The cottage faces west, is one story with loft, has few interior rooms, is of frame construction, has horizontal wood siding, rectangular shape, and concrete block pier foundation. There is a small block addition on the east side with a partial shed roof. The west façade is 6 bays: window, window, door, door, window, window rhythm. The gable roof ridgeline runs north -south with dimensional asphalt shingles and a continuous ridge vent. There is a deck on the front side. The south side has one double-hung 2-lite vinyl replacement window, three fixed-wood windows with 6-lite sashes, and one wood fixed-lite awning type window, and a storm door with small wood stoop. The north side has three double-hung 2-lite vinyl replacement windows, three wood awning windows with 6 lites, and	**1925-1949**	**C**

			one 2-lite fixed window. Modifications that occurred after the Period of Significance include windows, storm doors, installation of the deck.		
	8	**Rittinger, C. Cottage**	Located on the east side of the dwellings, running perpendicular to the river. The summer cottage is southeast of the swimming pool and facing west. The one-story cottage has few interior rooms, is of frame construction with vertical siding, rectangle shape and a concrete block pier foundation. The front façade faces west with a 3 bay rhythm: window, door, window. There is a concrete stoop and patio. The hip roof has dimensional shingles. The north side has a 9-lite vinyl-clad door, one double-hung 2-lite vinyl window and a small porch with composite decking. The south side has two double-hung 2-lite vinyl windows. The east side has one double-hung 2-lite vinyl window, and one 2-lite sliding vinyl window. Modifications since the Period of Significance include the wrapping of the original wood siding with T1-11siding, replacement windows and doors and the installation of the side porch.	**1925-1949**	**C**
	9	**Sanzenbacker, K. Cottage**	Located on the east row of dwellings, perpendicular to the river, this one-story summer cottage has small interior rooms, frame construction, with vertical T1-11 siding, rectangle shape and a concrete block pier foundation. Some of the existing material on the cottage previously located on this site was reused in the remodeling, including the some of the concrete piers. The west (front) façade has a screened porch. A gable roof with ridgeline running north-south; a shed roof covering the porch has asphalt shingles. The north side has two double-hung 2-lite vinyl replacement windows, one storm door, and one wood porch. The east façade has one single-lite awning vinyl replacement window. The south side has three double-hung 2-lite vinyl replacement windows.	**c. 2001**	**NC**
	10	**Welch, B. Cottage**	The owner believes this cottage was built around 1962. Located on the East row of the dwellings, this one-story summer cottage has four interior rooms, frame construction with horizontal vinyl siding, rectangular shape, concrete block piers, gable roof with ridgeline running north-south. The west (front) façade is 5 bays in a window, door, window, window, window rhythm. The front facade has two storm doors, four aluminum sliding windows, two 2-lite windows, one 3-lite window and a wood deck. The north side has three aluminum sliding windows with 2 lites, and one fixed vent. The south side has three aluminum sliding windows with 2 lites, and one fixed vent. The east side has 3 aluminum siding windows with 2 lites, and one aluminum double-hung 2-lite window. Modifications that occurred after the Period of Significance include	**Ca. 1962**	**C**

			installation of the deck, windows and one front storm door.		
	11	**Welch, W. Cottage**	Located on the southern end of the dwellings in the east row, perpendicular to the river, this summer cottage is a one-story building, with a wood frame, with Masonite lap siding, five interior rooms, rectangle shape, concrete block piers and wooden posts. The gable roof has a ridge running north-south and asphalt shingles on the gable roof and asphalt roll roofing on the roof's shed portion. The west (front) façade is seven bays: door, window, window, window, window, window, window rhythm. The front has one storm door, three aluminum louvered jalousie windows, and a porch. The north side has one storm door, one fixed aluminum window. The east side has five double-hung 2-lite windows, three of which are aluminum, and two are vinyl replacement windows. The south side has four double- hung 2-lite vinyl replacement windows. The owner is currently revising construction plans to meet the FEMA guidelines before the building permit for the construction project will be approved. Modifications that have occurred since the Period of Significance are the installation of the porch and windows.	**C. 1921-1925**	**C**
	12	**Kelsey, D. Cottage**	This dwelling is located on the southern end of the west row of summer cottages, perpendicular to the river, adjacent to the playground to the north, is one-story frame building with few interior rooms, horizontal vinyl lap siding, rectangle shape, concrete block piers—though the cottage sits very close to the ground—with a gable roof whose ridge runs north-south with asphalt shingles and the shed portion of the roof is covered in rubber roofing. The east (front) façade has a 3-bay rhythm: window, door, window. The façade has one wood door, two vinyl sliding replacement windows, each with 12 lites. The north side has two vinyl double- hung 2-lite replacement windows. The west side has one wood door, two vinyl double-hung 2-lite replacement windows, and a wood deck facing the parking lot. The south façade has one plywood door under construction, six vinyl double-hung 2-lite replacement windows, and one concrete patio. Modifications since the Period of Significance are the installation of the deck, patio, windows and 1 door.	**C. 1921-1925**	**C**

	13	**Lyle, S. Cottage**	Located on the west side of the row of dwellings, perpendicular to the river, this summer cottage is one story, frame, four rooms, with stained cedar shake siding, concrete block piers, L-shaped gable roof ridge running north-south with asphalt shingles. The east (front) façade is 3 bays: window, window, window. The front has two casement-like 3-lite aluminum windows, another double-hung 2-lite aluminum window, and a wood deck. The north side has one storm door, three aluminum double-hung 2-lite windows, one fixed attic vent, and one wood handicap ramp attached to the wood deck. The west side has one storm door, three aluminum double-hung 2-lite windows, one fixed vent, and a wood deck facing the parking lot. The south side has four aluminum casement-like 3-lite windows. Modifications that occurred since the Period of Significance include installation of wood deck and handicap ramp, storm doors, windows.	**1925-1949**	**C**
	14	**Webster, T. Cottage**	Located on the West row of dwellings, perpendicular to the river, this summer cottage is one-story frame structure with vertical T1-11 siding, few interior rooms, concrete block piers, a gable and shed roof, ridgeline running north-south, and a shed roof sloping to the north. The roof covering is rubber with metal edging. East (front) façade is 3 bays wide: window, window, window. Those windows have 8-lite metal sashes and casement-like crank out opening system. There is a wood deck on the front side. The north side has two screen doors, one into the cottage, one into a screened porch, one wood double-hung 2-lite window, one wood casement window, and one wood 6-lite fixed window. The west side has a screened porch the length of the cottage; the porch faces the parking lot. The south side has one 8-lite metal casement-like crank out window and two fixed wood windows. Modifications that occurred since the Period of Significance are the installations of the deck, storm door.	**C. 1921-1925**	**C**
	15	**Smith, M. Cottage**	Located along the west row of dwellings, this summer cottage is located between the parking lot area and the upper field. This one-story cottage was originally built as a one room building. Over the years, additions were added to the north, east, and west sides. The cottage is wood-framed with railroad tie beams and concrete piers. The roof is a steep gable with the ridge running north-south. Siding is wood clapboard with standing and running trim. Interior floors are exposed utility board lumber. The east (front) side of the cottage has screened windows with operable projected corrugated metal awnings and a wood entry door. The south side has the original façade intact with original	**C. 1921-1925**	**C**

			clapboard siding and trim. There are two sliding glass windows and a small hinged inswing window. Building additions to the front and rear of the cottage are also on the south side. The west (rear) side is a screened-in porch with clapboard siding covering the lower three feet of the walls. The north side has screened windows along the facade. There are three windows along the north side that have top-hinged, in-swinging glass windows with exterior screens.		
	16	**Maus, C. Cottage**	Located on the west row of dwellings, south of the Courtyard, this summer cottage is one story with five rooms, with concrete block construction on the lower half of the cottage, frame construction on the upper half, a concrete block foundation, hip roof, ridgeline running east-west, with dimensional asphalt shingles.	**1925-1949**	**C**
	17	**Dance Pavilion**	**Exterior Description** Built in 1921, the Dance Pavilion at Doyle Country Club is a single-story rectangular wood-framed structure. On the 1921 site plan, it is referred to as the "Dining Hall." Its primary opening is on the east, and a secondary opening is on the west. The roof has a truncated hip profile and asphalt shingles. Twenty-nine concrete piers support the building and hold it two feet above grade. Twenty of the piers are around the perimeter walls and nine are under the floor. Six of those piers support the interior columns. The other three are down the center of the building, providing support for the center of the dance floor. Six interior columns support the roof truss girders. These truss girders carry 75% of the roof, which relieves the outer walls of their traditional job of supporting the roof. Thus, the exterior walls are of very light construction. The construction of the walls resembles that of a screen porch, and it can be opened to allow breezes to flow through. A running band of wooden awning-type shutters, attached by metal strap hinges, occur at the window level of each side. Below the shutters is a band of square wooden frames, painted white, and containing green fabric which can be raised for ventilation. Above the shutters is a similar continuous band of ventilation frames, also containing green fabric. The vertical members of the upper frames do not align with the vertical members of the lower frames, testifying to the lightness of the building's exterior wall construction. The building's casual construction and detailing	**C. 1921**	**C**

			resembles folk construction patterns. **Interior Description** The building has 2,130 square feet of interior space. The floor is tongue and groove hardwood. Built-in wooden benches line the perimeter walls. Several of them are original. The white washed picnic tables appear to be original. Using standard building code occupant load numbers for an assembly space, the seating capacity is 75 and the dance area capacity is 93. With the area for the band and circulation, the total capacity is approximately 200. The open shutters, ceiling fans and continuous ridge vent help ventilate the heat on summer nights. Perimeter lights/sconces add lighting and color to the interior. The building's 2,130 square feet are divided these ways: • 1,120 square feet is for perimeter picnic table seating • the main dance floor consumes 650 square feet • a band stand takes 180 square feet in the rear west side 180 square feet provide circulation near the east side front entry. **Changes to the Dance Pavilion since the Period of Significance:** • Intermediate columns and a beam were added in the center bay of the west half to provide added support to the sagging roof. • Steel cables and open loop support brackets were added along the top of the interior columns. These were added to allow, but limit, building roof sway without imposing point loads on the columns. • The front and rear entry steps and landings are not original. A metal awning has been added over the front entry. • There appears to have been a doorway at the center of the south side, which is now gone.		

	18	**Swim pool/deck/ shelter**	Swimming Pool	**C. 1975-2000**	**NC Structure**
	19	**Playground**	Playground	**C. 1975-2000**	**NC Site**
	20	**Courtyard**	Plaza area, grass covering with center sidewalk from kitchen building to the east entrance of the Dance Pavilion. The site contains picnic tables. No modifications have occurred since the Period of Significance.	**1925-1949**	**C Site**
	21	**Storage**	Secondary structure, one story tall on concrete blocks with concrete footings, gable roof whose ridge runs north- south and is covered with asphalt shingles. South (front) façade has one metal vent. North façade has one wood door. No modifications have occurred since the Period of Significance	**c. 1942**	**C**
	22	**Garage**	Secondary structure, one-story frame concrete slab on grade structure, gable roof, ridgeline running north-south, roof covered with asphalt shingles and walls with horizontal composite siding. South (front) facade has one garage door, one aluminum 3-lite window with louvers in the center lite.	**C. 1975-2000**	**NC**

	23	**Bath House**	Secondary structure, one story, frame, concrete slab on grade, gable roof, ridge runs north-south, asphalt shingles, horizontal composite siding. South (front) façade has one entry foyer leading to a door on the east facing side into the men's restroom and a door on the west facing side into the women's restroom.	**C. 1975-2000**	**NC**
	24	**Kitchen Utility Building**	Secondary structure, one story, frame, concrete slab on grade, shed roof, asphalt shingles. The East, south, and west sides have wood awning type shutters that open with a rope pully system. The east side has a door into the pool area. The west side faces the Courtyard with a single door into the kitchen and double doors into the utility room with washer/dryer, water heater, swimming pump and filter.	**C. 1975-2000**	**NC**

8. Statement of Significance

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

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

Criteria Considerations

Property is:

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

Areas of Significance
(Enter categories from instructions.)

Entertainment
Social

Period of Significance

1920 – 1966

Significant Dates

1920, 1937

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

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Period of Significance

The Period of Significance for the Doyle Country Club property begins in 1921 with construction of the first building on site, and continues to 1966, the 50-year threshold established by the NRHP.

Criteria Considerations **NA**

Summary Paragraph

The Doyle Country Club (CPD-1340) meets the National Register Criterion A, significant for its association with Recreation on the Ohio River in Bellevue and Dayton, Kentucky between 1920–1966. Doyle Country Club also meets the first term of Criterion C, for significance as a property that embodies the distinct characteristics of a type of construction: a twentieth century river camp community. River Camp communities are defined in the historic context "Ohio River Beach Resorts and River Camp Communities in Bellevue and Dayton, Kentucky, 1920-1966." Numerous small developments of vacation cottages dotted the shore of the Ohio River running along Kentucky's northern boundary. Many of the earliest of these groupings were comprised of small cottages, some of which were little more than temporary structures. They could be lightweight kit houses, perhaps some of the earliest versions of mobile homes and other factory housing, popular for its portability, economy, and function. Different from more permanent estate houses overlooking the river, a sense of temporary residence gave the occupants of these places a sense of community. These river camps were quite popular in the early part of the 20th century in the towns of Bellevue and Dayton Kentucky, as elsewhere. Pressures, such as floods, impermanent construction, and the rising river level, spelled the end of these ephemeral communities. The Doyle Country Club is a rare instance of this phenomenon—one which has endured a remarkable time and which remains considerably intact. It gives a rare glimpse of a vibrant instance of these communities, which provided a popular summer escape from the heat of summer in the city.

Historical Context – Beach Resorts and River Camp Communities in Bellevue and Dayton, Kentucky, 1900-1965

This research focused on the cities of Cincinnati, Ohio, and the Kentucky communities across the Ohio River from Cincinnati: Newport, Bellevue and Dayton. This study area was selected due to the large urban population within a relatively small area, as well as the relative convenience and ease of traveling within this area during the Period of Significance.

In 1930 the combined population of Newport, Bellevue and Dayton was 47,312 people within an area of less than 5 square miles. Add to that the 1930 population of 451,161 in Cincinnati, a city located less than two miles across the Ohio River from Dayton. This meant that over one-half million people were within reach of entertainment and recreation venues along the Bellevue-Dayton riverfront, among which is the nominated property, Doyle Country Club. It's no surprise that in the early-20th century, beach resorts on Kentucky's Ohio Riverfront became popular recreation places.

To evaluate the historic significance of the Doyle Country Club and the role it played in the local Ohio River entertainment and recreation industry during the Period of Significance, this nomination undertook an analysis of Ohio River Social Clubs and Ohio River Camp Communities.

Before the construction of dams in the 1920s and afterward, the northern shore of the Ohio River, within the bend of the river just east of Cincinnati Ohio, eroded and deposited sand and silt on the southern shore, where Campbell County Kentucky is. After generations of such action, sandbars and large beaches were created along the Bellevue and Dayton riverfront, some extending 1,000 feet into the water. The beaches provided an ideal place for sunbathers, swimmers and boaters to escape the summer heat and humidity that clung to the nearby cities.

Thousands of people from Cincinnati and northern Kentucky began to visit the beaches in the Campbell County communities of Bellevue and Dayton during weekends in the summer. It was possible even for Cincinnatians to walk across the Ohio River to Campbell County until the late 1920s, as the river pool was shallow enough to ford at dry times of the year. At less dry times of the year, steamboats had carried passengers up and down the river, day and night, seven days a week. In the 19th century, roads were built that connected Cincinnati with this part of northern Kentucky. The L&N RR Bridge from Cincinnati into Newport Kentucky opened in 1896, giving a reliable way to pedestrian, streetcar and automobile traffic to visit this locale. Commercialized entertainment centers began to emerge along the Ohio River in the late-19th and early 20th centuries, in response to transitions in recreation patterns, as well as in accord with more general changes in social and transportation patterns. Brother, et.al., write:

> River-oriented social clubs and recreational activities on the Ohio River shifted after the turn-of-the century. Whereas earlier forms of [free] entertainment might have centered on family outings to experience nature, (i.e. the picnic or family song night), new types of pastimes were purchased and consumed. With more free time, due to progressive labor laws limiting the work day and additional money to spend, new forms of entertainment were created across the city and county. From a trip to the movie theater to a boat ride to one of the booming new amusement parks, monetary outlay became in part necessary to pursue a good time (308).

During the first three decades of the 20th century, a thriving local riverfront emerged in Dayton Kentucky. Its beaches were widely recognized to be some of the best in the Midwest, prompting some to refer to this area as the Atlantic City of the West. By the 1930s, no less than 7 riverfront entertainment/recreation venues emerged, located within 15 city blocks between Ward Avenue in Bellevue and Clark Street in Dayton. These entertainment venues were often referred to as Ohio River Beach Resorts. From 1935-1950, streetcar and bus lines brought visitors from Cincinnati almost to the driveway of Doyle Country Club.

The most highly developed type of place in which the public could take advantage of this blend of nature surrounded by urban setting was the Ohio River Resort. These places that emerged could be found all along the Ohio River. Those found in the Bellevue-Dayton area had a certain consistency. Brother, et.al. describe the situation this way:

> Construction in the river camps was constrained and limited, for the most part, to three types of dwellings. Frame, one-story, structures built on high pier foundations were among the first generation of resources constructed; most of these were summer residences only. Their overall scale was small, with only two to three rooms inside. There was always a porch on the façade and usually one at the rear of the dwelling as well. Due to the ravages of the river, many of these small wooden resources have been replaced, but a few remain.
>
> This first generation of river camp resources includes those built between 1920 and 1937. The second type of recreational architecture dates from the 1930s through the 1950s and consists of one-story, concrete block or brick structures built on continuous foundations. These were also intended for summer use, but some have been modified for year-round living. Many of these resources had flat roofs, porches on the façade and rear elevations, and a spare aesthetic (298).

Examples of Beach Resorts and River Communities:

- Riviera Beach Aka Queen City Beach 1902 – Bellevue: One of the first developments along the waterfront was Bellevue's Riviera Beach or Queen City Beach, which opened in 1902 at the foot of Ward Avenue. William E. Kroger of Newport and Nat C. Coulter of Bellevue were the two major promoters of the project. Supposedly, three barges were beached there and used in the construction of dressing rooms. Later improvements included a two-story pavilion, a restaurant and a dance hall. (Wessling: 688)
- Horseshoe Gardens: 1928 – Bellevue: In 1928, Bellevue native Ed Rohrer leased the site from owner Perry Tucker and changed the name to Horseshoe Gardens. He built a floating party room and dining hall in the shape of a horseshoe, the source of the beach's new name and an elaborate dance hall. (Wessling: 688)
- Palace aka Primrose Beach- Dayton: The next beach to the east was the Palace or Primrose Beach at the foot of O'Fallon St. in Dayton. Their canoes could be rented and the beach had storage space for about 300 boats. (Wessling: 688)
- Manhattan Beach – Dayton: Continuing eastward, one would come to Manhattan Beach, located at Walnut Street in Dayton. (Wessling: 688)
- Berlin Beach 1904 – Dayton: Above Manhattan Beach was Berlin Beach, built in 1904 at Clay Street in Dayton. It had facilities for aquatic sports, lockers, a pavilion and a large covered metal building that was used for both dancing and roller skating. (Wessling: 688)
- Gem Beach 1905 – Dayton: The last beach to the east in Dayton was Gem Beach, which operated for only a short time at Clark Street. In July 1905, when it was known as Clark's Grove, it was the site of a speech by future five-time Socialist Party Presidential Candidate, Eugene Victor Debs. (Wessling: 688)
- Tacoma Park 1921 – Dayton: Gem Beach was reopened in 1921 as part of the new Tacoma Park. When the construction of the dams flooded the beaches and altered the water levels, Tacoma Park fared better than some of other riverfront resorts. The owner, Tony Gesser, anticipated the changing conditions and began making adjustments, such as adding a 130' x 150' in-ground swimming pool, a modern 1,000 locker bathhouse, a roller coaster, a whip ride, a merry go-round, and a penny arcade. During the late 1920s, wrestling and boxing matches were held. In 1927, the park hosted a world lightweight title fight between Frank Guerrea and Sammy Mandell. The 1937 flood destroyed much of Tacoma Park and its attractions. As with many of the other Beach Resorts along the riverfront, it was not able to fully recover. Around 1940 the park was used primarily as a picnic ground, swimming pool, dance pavilion and skating rink. The park was sold in 1948. A drive- in theater existed on the site until 1982. In 1988 Watertown Marina was built on the site. (P. 865). Today the site is renamed Manhattan Harbour.

Typically, most river camps on the Ohio River had a social hall or community building, a place where common activities could occur, fostering a sense of the resort's community, even though that community was one with a short life-span. This community feature at the Doyle Country Club is a 95-year-old building, the Dance Pavilion, which many members of the property regard as a very key part of the site's identity, even today. The Dance Pavilion was dedicated in 1921 with an advertisement appearing in the *Cincinnati Enquirer* on July 14, 1921, inviting the community at large to celebrate the new Dancing Pavilion at the Annual Basket Picnic on Sunday June 19, 1921.

Reading the Doyle Country Club's corporate minutes back to 1919, this nomination's author has discovered long threads of a discussion placed under the topic "The Good of the Club." This phrase in the minutes, and the discussions that it summarized, testify to a spirit of community that was achieved at the site. Such a sense is sometimes absent today among people who occupy corporate living situations, such as condominiums, apartments, subdivisions. The presence of this sense of the corporate good at Doyle Country Club encourages us to imagine it to have been a common aspect of the other Bellevue-Dayton River Resorts.

The Dance Pavilion at Doyle Country Club proved over the years to be the chosen space to have conversations around that common cause. Holding those meetings in the community building, a place associated with celebration, enabled meetings to occur in a meeting with a positive climate. Also, having the community's meetings in a place which all could identify with equally provided a sense of inclusiveness to the discussion. These aspects of Doyle Country Club continue today. Doyle Country Club's current oldest member, at age 82, is present at these meetings, as are younger members. Everyone is invited to participate in the discussions. During the "Good of the Club" discussions, the Dance Pavilion serves as a place where all views will be respected, where members look for ways to keep the club intact and able to serve changing needs.

Many of the Beach Resorts along the Bellevue-Dayton riverfront began experiencing problems in the mid-1920s, though not from internal strain but from without. The slow moving river became polluted with industrial dumping, and lawsuits overwhelmed the resort owners because of the large number of beach accidents. A series of dams constructed in the 1920s on the Ohio River created a higher pool stage which flooded many of the local beaches. Yet despite the onset of these problems, development of river resorts continued well into the late-1920s.

The 1937 flood, however, dealt the final blow to the Beach Resorts along the Bellevue-Dayton riverfront. When the Ohio River crested at 79.9 feet (flood stage is above 52 feet) in January 1937, over 7,000 Dayton residents were forced from their homes. The flood devastated most of the businesses on the riverfront and across the city of Dayton. This event marked the end of the beach resort-era for the Dayton riverfront. Dayton continued to battle occasional floods, constructing a floodwall from 1978-1982. It was many years before Dayton was able to overcome the negative impact floods had on the city. Those floods also provided a huge challenge for the remnants of river resorts that managed to survive, as the Doyle Country Club had.

History of Doyle Country Club-River Camp Community 1920-1966

The commercialization of entertainments in early-20th century certainly affected the experience at Beach Resorts of the Dayton Riverfront. Those businesses provided ample opportunities for those providing simple leisure activities and catering to family outings along the riverfront. The Doyle Country Club provided such an opportunity to the new middle class, who wanted to enjoy nature along the riverfront and to escape their city's summer heat and humidity.

Located within a few blocks of the of the heart of Dayton's riverfront entertainment district, the visitors coming to the Doyle Country Club were able to take advantage of the convenient transportation to and from the riverfront and enjoy the same leisure riverfront activities at the Doyle Country Club that people enjoyed at the Beach Resorts: sunbathing, swimming, canoeing, fishing and picnics. In the 1920s adults coming to Doyle CC were charged a 5 cents visitor fee; by 1935 the visitor fee was 25 cents and children under 12 continued to be free.

The Doyle Country Club offered cottages and camping lots for seasonal lease. Picnic areas were available to rent. Regularly scheduled dances were held in the Dance Pavilion and on the dance floor located in the lower level. The baseball diamond and horseshoe courts could be rented for athletic events and contests. This advertisement appeared in the Cincinnati Enquirer on July 21, 1922:

> The Doyle Country Club will give its annual basket picnic next Sunday on its grounds east of Dayton. Automobile service will be provided to convey members and their families from the end of the Bellevue and Dayton street car line to the grounds.

Twenty-five of the 28 original Doyle Country Club members lived in Cincinnati Ohio. As it was possible for those members to travel to the Doyle Country Club by public transportation—either the streetcar or bus—the cost of membership was open to a family who might have lacked the resources to own a personal automobile.

The 1937 flood was a pivotal point in many Ohio River Camps. Many of the camps up and down the Ohio River were destroyed and never rebuilt after the 1937 flood. No doubt the Doyle's upper level elevation proved beneficial, though the Doyle Country Club did not escape flood damage completely. Its cottages and buildings were ripped from their foundations. The rebuilding was able to begin fairly quickly. The Doyle Country Club borrowed money to cover the cost of cleanup and repairs to cottages and the club buildings. The Doyle Country Club's governing board wrestled with the question of how to move forward. Board members asked whether the site should be abandoned or restored. Cottages had been moved from their foundations, and members considered relocating them to another site. They also entertained the idea of leaving the dismantled dance hall disassembled. Ultimately the club decided to obtain a loan to restore the buildings to their foundations, and in some cases, to improve the structural stability of buildings.

Evaluation of the Significance of the Doyle Country Club within the context. Ohio River Beach Resorts and River Camp Communities in Bellevue and Dayton, Kentucky, 1920-1966

The Doyle Country Club site on the Ohio River is significant for several reasons. First, the juxtaposition of the pastoral setting on the banks of the Ohio River with the Port of Cincinnati, Ohio less than two miles downriver illustrates the rarity of a River Camp surviving almost 100 years in this urban, industrialized area. In the past few years the majority of the Ohio riverfront development in Newport and Bellevue Kentucky, directly across the river from Cincinnati, Ohio, continues to be housing, retail, restaurants, hotels and parking garages. The City of Dayton recently shared a Riverfront Master Plan with proposed future development. There are currently 2 marinas on either side of the Doyle Country Club, Manhattan Harbour on the west, Riverside Marina on the east.

A scattering of summer homes on the river bank may constitute a river camp, but all river camps are not river camp communities. This definition of "community" describes the Doyle Country Club nicely: A social group of any size whose members reside in a specific locality, share government and often have a common cultural and historical heritage. For 96 years the Doyle Country Club has maintained its heritage along with these other qualities that define a community. Is Doyles successful as a river camp community? Yes, simply based on longevity, with a multigenerational active membership and an informal membership waiting list.

Ninety-six years ago the simple pleasure of visiting a place on the river during the hot summer months to socialize with family and friends is exactly what continues to be significant today. Historically, folks came to the Doyle Country Club River Camp to escape the summer's heat and humidity. The kids had acres of green grass on which to run and play while the adults socialized with family and friends from neighboring cottages. Today, it is simple pleasure of doing the very same things that contribute to the specialness of the Doyle Country Club. The author's family enjoys visiting the river camp on the weekends after being closed up in air conditioned offices and homes. Kids of all ages have the same acres of green grass on which to run and play while the adults get reacquainted with friends from the neighboring cottages. The previous generations who visited the Doyle Country Club lived their lives at a different pace, but all of us have the same needs: the comfort of a quiet peaceful place to unwind, the pleasure of a cool river breeze on a hot summer day, and an appreciation for the companionship of family and friends.

Evaluation of the Integrity of the Significance of the Doyle Country Club in Light of its Current Physical Character.

It is significant the 15.794-acre Doyle Country Club site remains intact very much like it was in 1920, with the exception of changes to the shoreline due to the increased depth of the river and floods washing away the beaches that existed during the Period of Significance. Some trees on the site have been lost over the years to weather and disease but crunch of the the gravel entry drive under feet or car tires reminds you of summer days long ago. The first thing you notice are the large old shade trees standing tall and stately on the site with wildflowers blooming wildly in the grove along the drive and birds singing in the background.

The Doyle Country Club is the only Ohio River Camp--Social Club in Campbell County, Kentucky that exists today and was operating during the context's period of examination. Research could not substantiate other Ohio River Camps during that period that are still in operation in any of the Campbell County Kentucky cities on the Ohio River: Newport, Bellevue, Dayton, Ft. Thomas, Silver Grove, Melbourne, Mentor and California.

It is important to being able to experience the historic resource that most of the of the Doyle CC summer cottages on site during the Period of Significance are still standing, are fully functional and occupied with active members each summer. Even after the ravages of the 1937 flood, 13 of the 16 cottages on site are considered contributing and retain elements of first and second generation summer homes, 1920-1950.

The Campbell County Property Valuation Administrator (county tax office) shows remnants of two Ohio River Camps--Social Clubs still extant 2016. Both are located on Mary Ingles Highway in Melbourne, Kentucky approximately 10 miles south of Dayton. The Bellevue Social Club, sale date 1955 (Property Identification Number 999-99-27-259) lists one concrete block dwelling, several RV lean-to's, and one swimming pool. The PVA photo evidence also shows Ross Resorts Inc. with a sale date of 1987 (Property Identification Number 999-99-27-255, 999-99-27-256), with Cottage Rentals, Ground Rental, Boat and Trailer Storage and a dock.

This nomination views the Doyle Country Club as significant for its ability to provide a good example of an important social phenomenon, river camp communities. A property meeting Criterion C, for being a good example of that type of construction, must ultimately have an integrity of feeling with the general definition of the type. A property will be said to have integrity of feeling if it retains integrity of design and materials. The Doyle Country Club not only has integrity of design and feeling, but it also has integrity of location, setting, and association.

The Doyle Country Club retains a high level integrity of **location** and good integrity of **setting**. Most of its buildings remain in their historic locations and in the arrangement as depicted on a 1924 plat of the property. They retain their spatial relationship with each other and with the site. The topography and accessibility to the river remain unchanged. The site's shoreline is changed; its beaches are gone and the riverbank is steeper. The entry from Mary Ingles Highway, the access road to the lower field and the Ohio river is unchanged. The site sits very close to the city of Dayton Kentucky, between a state road and the river north and south, two marinas east and west, but once you turn into the gravel / blacktop driveway the site exhibits all the simplicity and charm needed to convey the feeling of a 1920s River Camp Community.

The Doyle Country Club has had changes in the arrangement of features on the site, but what remains provides a sufficient view of these historic river camp communities to say that it retains integrity of **design**. The important elements that reinforce the type are the community's relationship to the River, the presence of the Dance Pavilion as the community's social center, and the cluster of historic cottages.

The material composition of each feature has changed over time. Some of the siding, most of the windows, and other elements of many cottages have changed. Because the important resource is the community, rather than individual features, the assessment of materials integrity will be applied to a wider span than if any single cottage were being evaluated for its eligibility. Thus, the entire community has a marginal but passing amount of integrity of **materials**. The Dance Pavilion, a focal point of the community identity and activity, retains most of its original materials with few modifications.

The Doyle Country Club site and its buildings exhibit high levels of integrity of **feeling**. The following excerpt comes from an article written by a local person, attempting to convey that internal feeling produced by the site. Titled "A Day at Doyles" written by Tina Neyer, Program Director at Tharp Dayton Heritage Museum, the article appeared in *The Dayton Community News*, July 2016 Edition. Referring to the Doyle Country Club, Neyer writes,

> …this beautiful example of what the Dayton riverfront once was. Progress is good, but so is honoring our past. Knowing that a sample of a time could be preserved alongside Manhattan Harbour and other developments along the Ohio. It gives me hope.

Neyer also wrote about her first impression upon arriving at the Doyle Country Club,

> Coming down the drive, sheltered by tall elms, maples and cottonwoods, a familiar feeling of running barefoot through cool grass came over me. Tree trunks rimmed with mud remind me of a giant straw in a rounded-lip glass. As the breeze off the river graced my face I could swear I am an orchestra playing a sultry rendition of a Perry Como song called "Surrender." Time seems to have stood still on Rt. 8.

The site still retains the feeling of a weekend getaway as soon as one travels down the gravel drive into the quiet, peaceful setting. That peaceful retreat exists, despite the fact that one is just minutes away from dense urban areas and four major interstate road systems: I-71, I-75, I-471, and I-275.

The Doyle Country Club site and its buildings exhibit a sufficient level of integrity of **association** to support National Register eligibility. The Doyle Country Club has been on this site since 1920; the main changes to the natural landscape the riverbank regression due to the dams and the floods. The barges and boats going up and down the river can easily be seen from the north end of the upper field. When the summer trees are thick with leaves, a walk to the river is in order; about 600 feet through a lush green level meadow with a scattering of large shade trees along the way.

The collection of small rectangular cottages, of various ages, shapes and sizes, look from the public roadway much like they did during the Period of Significance. Their arrangement indicates this is a particular kind of community. Among the cottages, there is little space between. Seeing the Dance Pavilion with its wooden shutters open and the breezes blowing through, one can imagine the band playing music on a summer night. One can walk out the doors directly to the courtyard to sit at one of 8 picnic tables. The totality of the property provides a visible incarnation of a historic River Camp Community.

Three families have been members for five generations. In 2016 a wedding and reception for approximately 150 guests was held in the Dance Pavilion and Courtyard. The groom is the 4th generation, his niece, the flower girl is the 5th generation of the Welch Family. Both the Maus and Webster Families have been Doyle Country Club members for 5 generations. This generational connectivity continues to strengthen the associations between the site and our ability to associate the site with its historic identity and importance.

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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register

Primary location of additional data:

____State Historic Preservation Office
____Another State agency
____Federal agency
____Local government

Doyle Country Club
Name of Property

Campbell County, Kentucky
County and State

____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____CPD-1340_____

10. Geographical Data

Acreage of Property 15.794
(Do not include previously listed resource acreage.)

Coordinates: See map below on page 29

Latitude/Longitude Coordinates (Starting at the northern-most point, proceeding clockwise to each point):

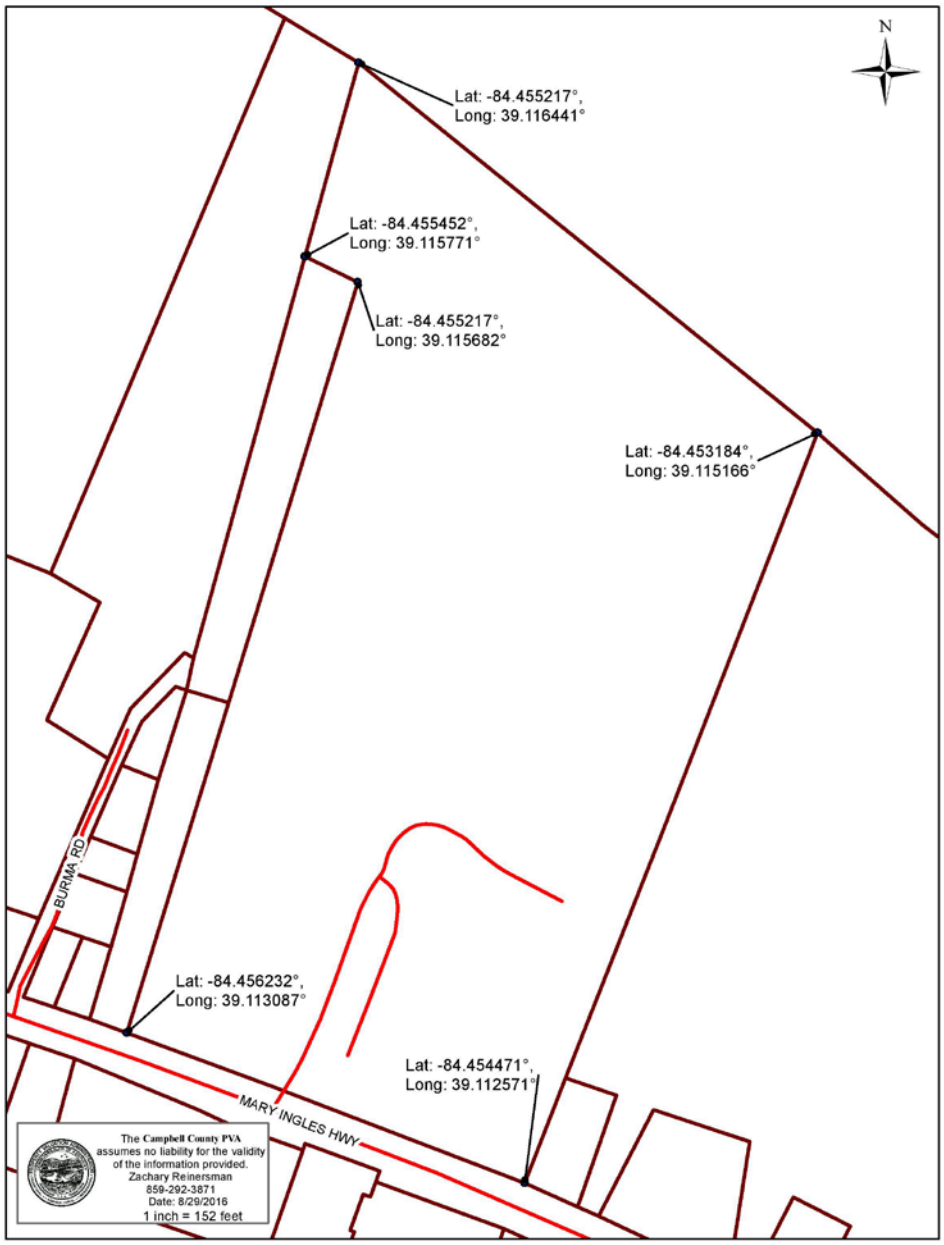
1: -84.455217 39.116441
2: -84.453184 39.115166
3: -84.454471 39.113571
4: -84.456232 39.113087
5: -84.455217 39.114682
6: -84.455452 39.115771

Verbal Boundary Description: The property consists of all of Parcel PIDN 999-99-11-775.00 recorded at the Campbell County PVA Office on April 20, 1920 Deed Book/PG/CH 124/300 /N - 461/595/N.

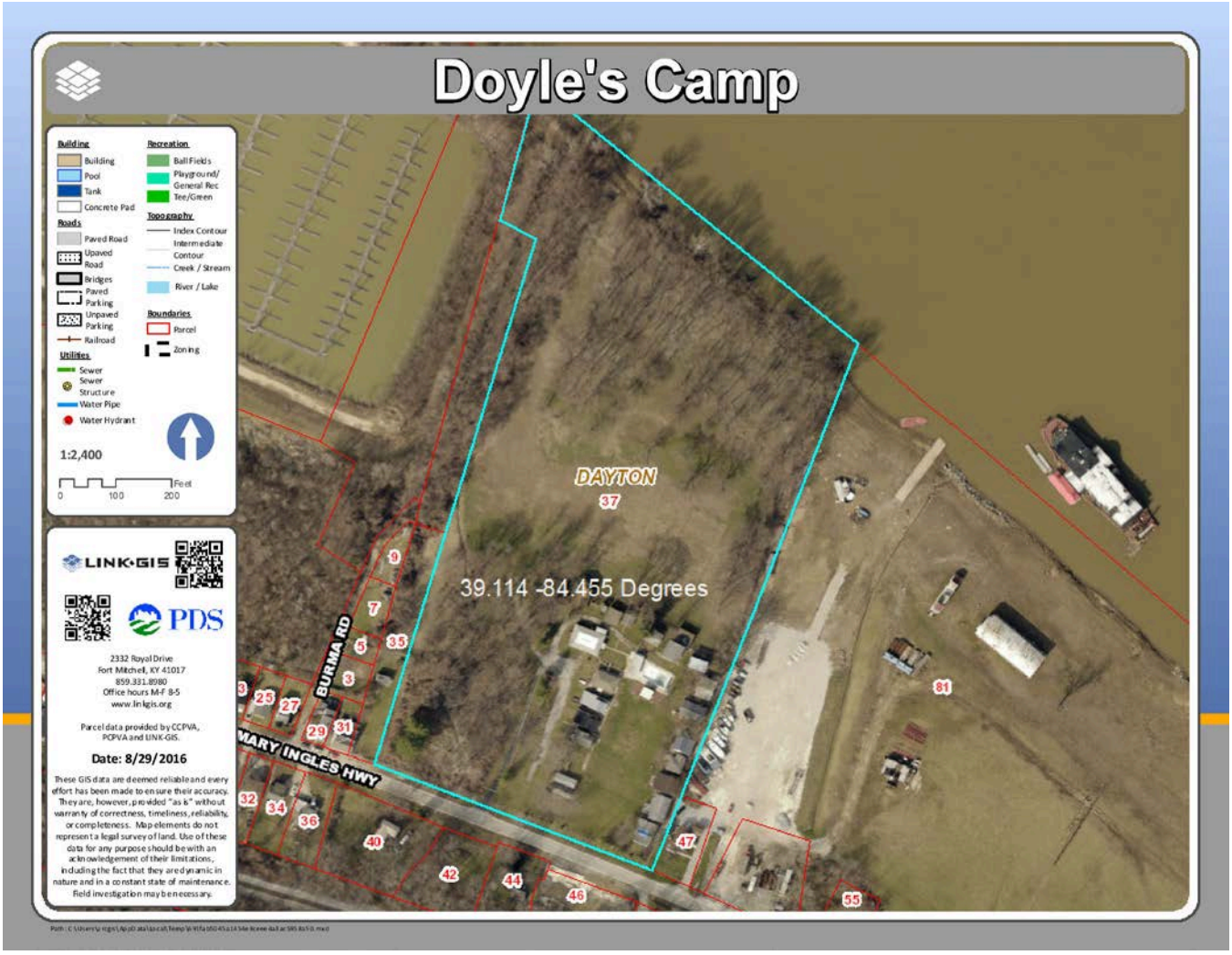
Boundary Justification: The proposed boundary for nomination is the original parcel boundaries from 1920 as referenced above. While there are no buildings or structures on the lower level of the plat, during the Period of Significance many of the summer recreational and entertainment activities that were popular at Doyle COUNTRY CLUB took place on the beaches, the riverfront or the picnic groves that were located in the lower level.

11. Form Prepared By

name/title Marcele Sanzenbacker / Recording Secretary
organization Doyle Country Club date August 29, 2016
street & number 37 Mary Ingles Highway telephone 513-550-6920
city or town Dayton state KY zip code 41074
e-mail Marcele0912@gmail.com



Map with property Longitude/Latitude coordinates



Photographs:

Same information on all photographs:

Name of Property: Doyle Country Club
City or Vicinity: Dayton
County: Campbell
State: Kentucky
Photographer: Marcele Sanzenbacker
Date Photographed: July 20, 2016 unless noted.

Description of 31 Individual Photograph(s) and number:

1. Cottage facing South, camera facing North
2. Cottage facing South, camera facing North

3. Cottage facing South, camera facing North
4. Cottage facing South, camera facing North
5. Cottage facing West, camera facing East
6. Cottage facing West, camera facing East
7. Cottage facing West, camera facing East
8. Cottage facing West, camera facing East
9. Cottage facing West, camera facing East
10. Cottage facing West, camera facing East
11. Cottage facing West, camera facing East.
12. Cottage facing East, camera facing West
13. Cottage facing East, camera facing West
14. Cottage facing East, camera facing West
15. Cottage facing East, camera facing West
16. Cottage facing East, camera facing West
17. Dance Pavilion facing East, camera facing West.
18. Dance Pavilion facing South, camera facing North
19. Dance Pavilion interior photo facing East, camera facing West
20. Courtyard facing East-West between Dance Hall and Kitchen, camera facing West
21. Storage bldg. facing Southwest, camera facing Northeast
22. Garage facing South, camera facing North
23. Bath house Facing South, camera facing North
24. Kitchen Facing West, camera facing East
25. Swim pool/deck/shelter located on East side of kitchen, camera facing Southeast
26. Playground facing East, camera facing West
27. Steps to lower level between Cottages 3 and 4 looking South up the steps, camera facing southwest.
28. Driveway looking North-South, heading North to lower level, camera facing north.
29. Entry drive facing looking South from the front façade of Cottage 1, camera facing South.
30. Upper level, front field Looking South to Mary Ingles Highway, camera facing South
31. Lower level looking North to Ohio River, camera facing North. Photo taken March 20, 2016 before trees were in full foliage and the river would not be visible.

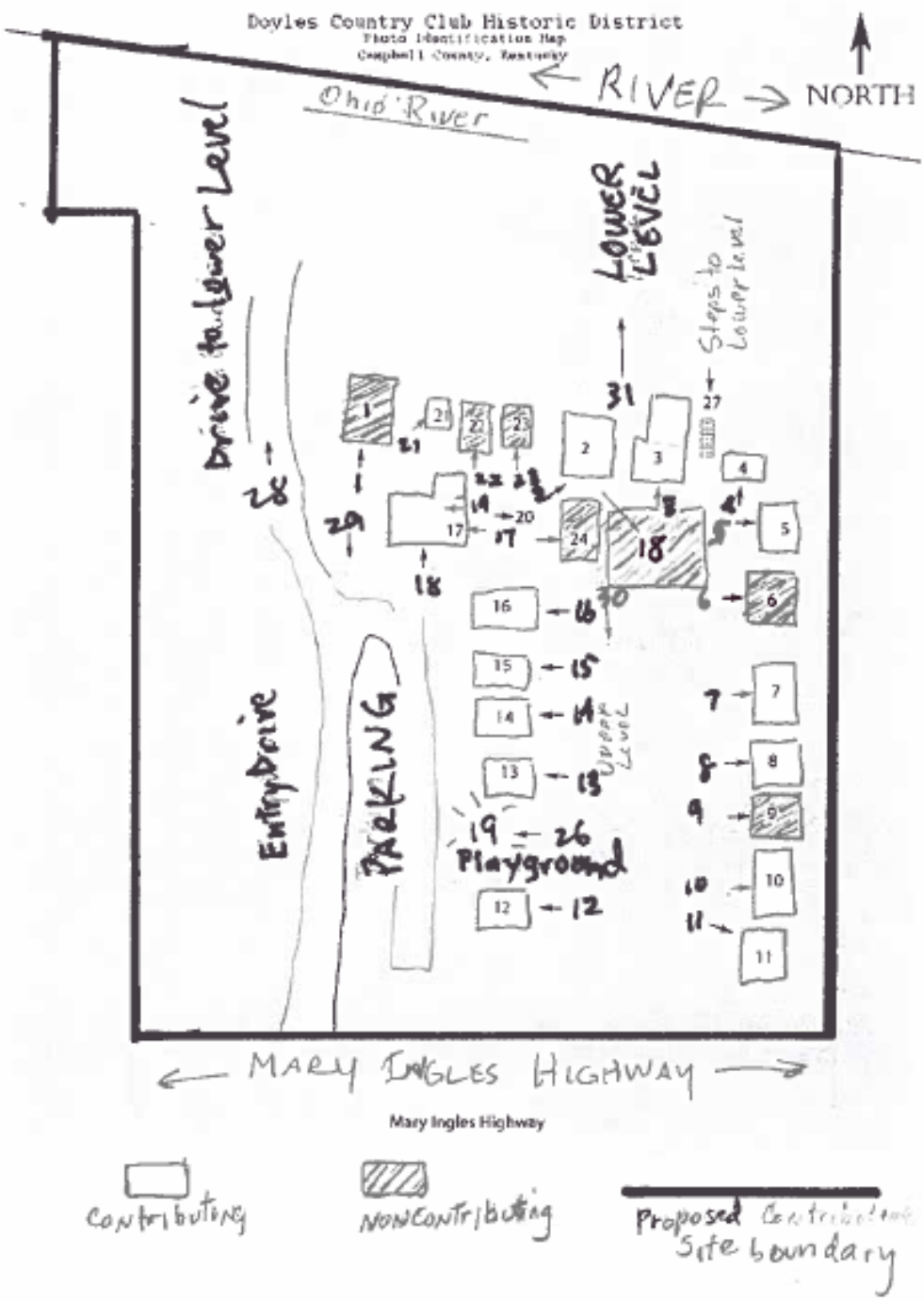
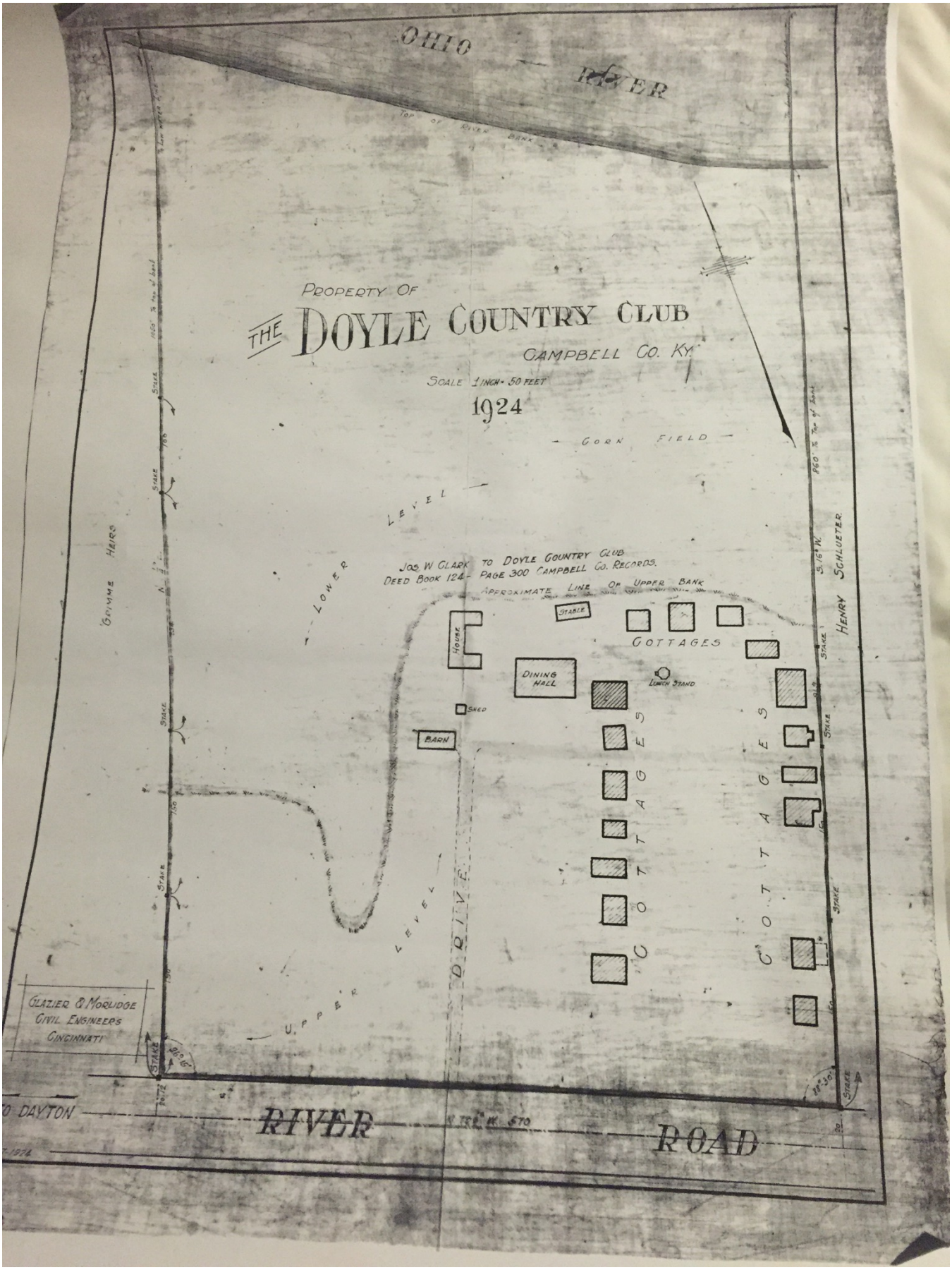


Photo Identification map

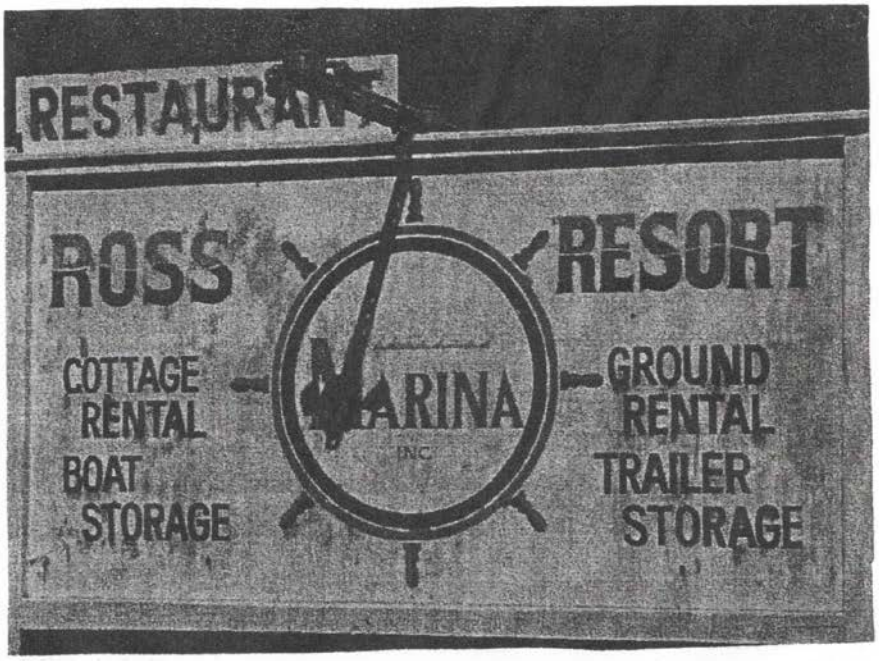
Doyle Country Club
Name of Property

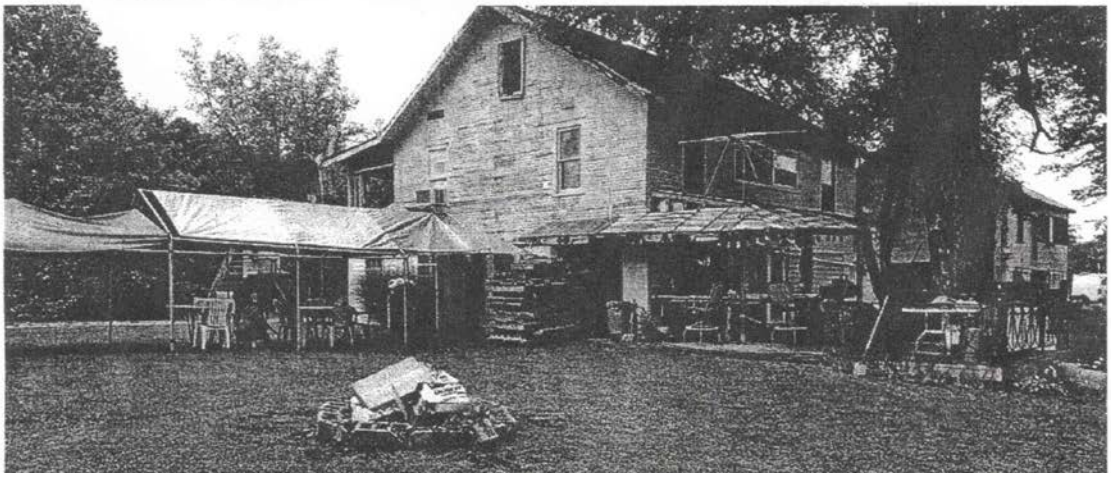
Campbell County, Kentucky
County and State



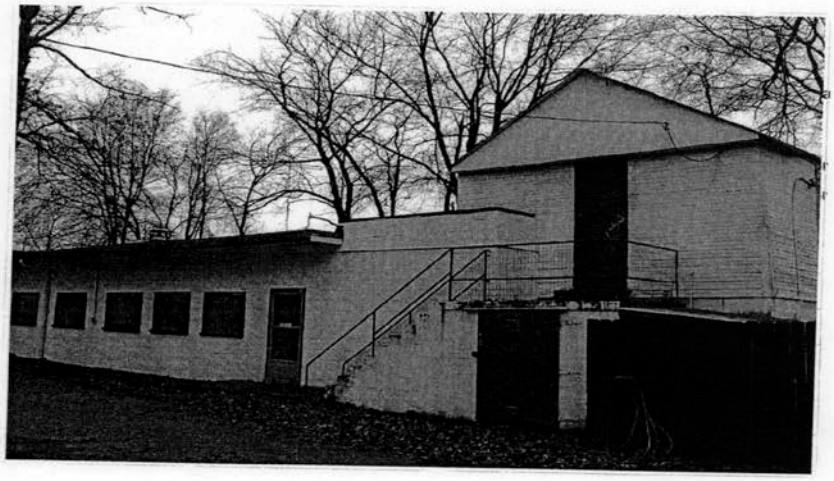
Ross Resorts, Inc., Mary Ingles Highway, Melbourne, KY 41059

Campbell County, Kentucky PVA Office





Bellevue Social Club, Mary Ingles Highway, Melbourne, KY 41059
Campbell County, Kentucky PVA Office



Property Owner:

name Doyle Country Club

street & number 37 Mary Ingles Hwy. telephone 513-550-6920

city or town Dayton state KY zip code 41074