

City of Cincinnati

DNC/BTR/MAD

An Ordinance No. 155 - 2010

DESIGNATING part of the property known as the James N. Gamble House ("Gamble House") located at 2918 Werk Road as a historic district overlay.

WHEREAS, the Urban Conservator has prepared a designation report including conservation guidelines for a proposed historic district for part of the James N. Gamble House property located at 2918 Werk Road in Westwood (the "Gamble House Property"), and sent the report and guidelines to the Historic Conservation Board; and

WHEREAS, following a public hearing at its meeting held on March 8, 2010, the Historic Conservation Board favorably recommended designation of a historic district for the Gamble House Property, including the recommended Conservation Guidelines for the district; and

WHEREAS, upon receipt of the recommendation of the Historic Conservation Board, and following a public hearing, at its meeting on March 19, 2010, the City Planning Commission approved the designation of a historic district for the Gamble House Property, taking into account the factors enumerated in Section 1435-7(c) of the Cincinnati Zoning Code; and

WHEREAS, the Livable Communities Committee convened a public hearing on the designation of the Gamble House as an Historic Landmark on May 11, 2010, and made the following findings:

The Gamble House was formerly the residence of and is the structure most closely associated with the life and work of James Norris Gamble. Gamble was the son of one of the founders of Proctor & Gamble Company and became a partner at Proctor & Gamble. He invented Proctor & Gamble's Ivory Soap, revolutionized the soap industry, developed many innovations at Proctor & Gamble, and was instrumental in the company's rapid growth and expansion. Gamble served as a councilmember in the Village of Westwood, President of the Westwood Board of Education, and the last Mayor of the Village. As Mayor of the Village of Westwood, he guided the Village toward municipal maturity and ultimately annexation by the City of Cincinnati; he was also very active in local civic and philanthropic matters, helped promote the economic development of the area, served on the board or was a member of many local non-profit and financial institutions, and promoted real estate and transportation development in Westwood. Gamble lived in the Gamble House from the 1870s until his death in 1932. His daughter lived in the House until her death in 1961.

The Gamble House is a two-story residence of an irregular but generally ell-shaped plan organized around a tall three-story tower. Distinctive massing and highly articulated

rooflines characterize the house. Overall, the form is of an Italianate villa. Italianate detailing in the Gamble House includes pronounced exaggeration of cornice eaves supported by brackets or block modillions, quatrefoils, and its richly detailed tower. The Gamble House is a unique grand home sitting on its original property, surrounded by period buildings, and largely unspoiled over the years. Its Italian villa style with its three-story tower serves to distinguish the home, without rival in Westwood for its setting and design. The Gamble House retains its high degree of integrity of design and materials and is a rare surviving example of the country estates associated with the development of Cincinnati hilltops; and

WHEREAS, Council has determined that establishing a historic overlay district for the Gamble House Property is in the best interest of the City and general public; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio, at least two-thirds of its members concurring:

Section 1. That Council adopts the Designation Report prepared by the Urban Conservator for the Gamble House Property, attached hereto as Exhibit A. Council specifically adopts as its own finding that the Gamble House Property has historic significance as defined by Section 1435-01-H2 of the Cincinnati Zoning Code and qualifies in all respects for historic designation under Chapter 1435 of the Cincinnati Zoning Code.

Section 2. That the building map that includes the Gamble House Property is amended to overlay a historic district on the Gamble House Property over the existing SF-10, Single Family zoning district in the Westwood neighborhood. The historic district being designated as an overlay on the zoning for the Gamble House Property is more particularly described as:

Situate in Section 8, Town 2, Fractional Range 2, Green Township, City of Cincinnati, Hamilton County, Ohio, and being part of the lands registered as Certificate No. 49982, Hamilton County Registered Land Records, and being more particularly described as follows:

Beginning at a point in the northerly line of Werk Road, said point lies North 89° 19' 00" East, 928.73 feet from the northeasterly corner of Epworth Avenue and Werk Roads; thence North 00° 31' 21" East, 470.82 feet to a point; thence North 44° 59' 47" East, 57.00 feet to a point; thence South 89° 28' 39" East, 195.00 feet to a point in the easterly line of aforesaid registered land Certificate No. 49982, said point also being in the westerly line of Michael Werk's Estate, Plat B, Case No. 97887 Common Pleas Court, Hamilton County, Ohio Records; thence with said lines South 00° 31' 21" West, 10.00 feet to a point; thence South 79° 59' 30"

East, 152.05 feet to appoint in the west line of McKinley Avenue; thence with said west line South 00° 31' 21" West, 18.33 feet to a point; thence South 89° 19' 00" West, 150.00 feet to appoint in the westerly line of aforesaid Michael Werk's Estate; thence with said line South 00° 31' 21" West, 450.00 feet to the point in the north line of Werk Road; thence with said north line South 89° 19' 00" West, 234.99 feet to the point of beginning.

Section 3. That a plat depicting the historic district for the Gamble House Property is attached hereto as Exhibit B.

Section 4. That pursuant to Section 1435-11 of the Cincinnati Zoning Code, Council adopts the "Conservation Guidelines" for the historic district for the Gamble House Property that are incorporated into the Designation Report attached hereto as Exhibit A.

Section 5. That the Clerk of Council is directed to notify the Historic Conservation Board, the City Planning Commission, the Director of Planning, and the City Solicitor of the designation of the historic district for the Gamble House Property. The Historic Conservation Board shall notify all interested or affected property owners, groups, City departments, boards and commissions.

Section 6. That the City Solicitor shall cause a certified copy of this ordinance to be filed for record in the Hamilton County, Ohio Recorder's Office.

Section 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: May 12, 2010

Attest:

Melissa Astry
Clerk

[Signature]
Mayor

I HEREBY CERTIFY THAT ORDINANCE NO. 155-2010
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 5-25-2010
Melissa Astry
CLERK OF COUNCIL