

WILLMORE CITY PLANNED DEVELOPMENT PLAN (PD-10)

Ordinance History: C-5833, 1982; C-6830, 1990

I. PURPOSE AND INTENT

- A. The intent of this Planned Development Plan is to provide special zoning regulations for an area of unique historical and cultural interest to the City of Long Beach. This area contains the site of the original Willmore City Township which later grew into the City of Long Beach. As the neighborhood aged and social trends changed, much of the area declined and many historic buildings deteriorated. The deterioration, in combination with a lack of adequately protective zoning regulations, allowed incompatible structures to be constructed. In 1982, the area was rezoned to a Planned Development (PD) district. The original PD ordinance included special regulations designed to encourage the preservation and rehabilitation of historic structures and also to encourage the recycling of poorly maintained, large multi-family structures. While many historic buildings have indeed been restored since the adoption of the Willmore City Planned Development Plan, few of the deteriorated multi-family units have recycled. The preservation and rehabilitation of historic structures remains the intent of this revised plan, however because the area suffers from overcrowding and overburdened infrastructure, greater restrictions are placed on new multi-family development. The area is still intended to serve as a housing resource for the downtown, containing a mixture of housing densities and limited commercial uses which are compatible with a primarily residential neighborhood.
- B. In reviewing and approving site plans and tract maps for the development of the area, the Site Plan Review Committee shall be guided by the goals and policies of the General Plan and the General Use and Development Standards specified herein. The Committee shall not permit variance from those standards unless it finds that such variance meets the intent of the original standards and is consistent with the overall objectives of this adopted plan.

OBJECTIVES

1. To preserve and protect the historic, architectural, and cultural aspects of the neighborhood.
2. To encourage the preservation and rehabilitation of historic structures.

3. To ensure architectural and landscape architectural compatibility between new construction and existing development.
4. To improve the design quality of structures.
5. To encourage a variety of residential communities and housing choices attractive to those wishing to live in proximity of downtown, thereby facilitating a reduction in worker travel time, a reduction in traffic congestion, the conservation of energy, and residential support for downtown retail, restaurants, and entertainment uses.

II. DEVELOPMENT REVIEW PROCEDURE

A. Site Plan Review

No building permit shall be issued for any building until a Site Plan Review has been approved, or conditionally approved, by the Site Plan Review committee under the procedures set forth in the Zoning Regulations. The following building permits shall be exempt from this requirement:

1. Remodels with no additional floor area.
2. Additions less than four hundred and fifty square feet in area and not visible from the public street right of way.
3. Accessory buildings not visible from the public right-of-way.

Applications for Site Plan Review must include a detailed landscape plan and a final irrigation plan. For designated historical landmarks and for properties located in a historic district, Site Plan Review shall not be released until the Cultural Heritage Commission has provided guidance in the form of a Certificate of Appropriateness.

B. Review of Designated Historic Landmarks and Projects Located Within a Historic District

The Willmore City Planned Development District contains two historic districts, the Drake Park Historic District and the Willmore City Historic District. In addition to the site plan review requirements listed above, applications for exterior changes to designated historic landmarks or to any structure within a historic district must obtain a Certificate of Appropriateness from the Cultural Heritage Commission. Exterior changes subject to Cultural Heritage review include:

1. alterations
2. additions

3. remodeling (exterior only)
4. relocations
5. demolitions
6. new construction
7. exterior painting or other re-surfacing

All projects which involve adverse changes to historic buildings, a loss of historic materials or design features, or irreversible alterations which detract from the original architectural character of the building, shall be denied a Certificate of Appropriateness. In the event of a denial of a Certificate of Appropriateness, no City permits shall be issued within a six-month period. At the request of the Cultural Heritage Commission, the City Planning Commission can extend this period for an additional six months. At the expiration of the prescribed waiting period or extensions thereof, provided all other City regulations are met, the applicant may proceed with the proposed project.

III. GENERAL USE AND DEVELOPMENT STANDARDS

- A. Residential Uses. The primary use of the Willmore City Planned Development District is to be residential. Specific residential uses permitted in each plan subarea are listed in the Specific Development Standards. In addition to residential uses, limited personal and professional services which are low volume and compatible with a residential neighborhood are also permitted. Such uses are outlined in following sections 2 through 4.
- B. Artist Studios. In Subareas 1, 2, and 4, an artist studio/loft shall be permitted as an accessory use to a residential unit according to the Administrative Use provisions of the zoning regulations as specified by subsection 21.21 of the Long Beach Municipal Code. In addition, either one wall sign or one projecting sign advertising the use shall be permitted on-site provided that the sign is wooden and does not exceed three square feet in size.
- C. Bed & Breakfast Inns. In Subareas 1 and 4, Bed and Breakfast Inns may be permitted subject to the Administrative Use provisions of subsection 21.21 of the Long Beach Municipal Code if the renovation and use of the structure as a bed and breakfast inn will contribute significantly to the ambiance, character, or economic revitalization of the neighborhood. Bed and Breakfast Inns shall be subject to the following restrictions:

1. Meals shall be served to registered guests only. No cooking facilities shall be permitted in guest rooms.
 2. The property owners shall live at the inn or on an adjoining property.
 3. Only short-term lodging may be provided. Monthly rentals shall be prohibited.
 4. No receptions, private parties, or activities for which a fee is paid shall be permitted.
 5. A city business license shall be obtained as required by law.
 6. Two parking spaces shall be provided for the operator plus one space for each guest room. Guest parking may be provided either on-site or along the curb abutting the lot. Tandem parking is permitted provided not more than two cars are parked in a tandem arrangement.
 7. One wall sign or one projecting sign advertising the use shall be permitted on-site provided that the sign is wooden and does not exceed three square feet in area.
- D. Commercial Use in Historic Structures. In Subareas 1 and 4, any structure deemed by the Cultural Heritage Commission to have architectural, historic, or cultural values which contribute positively to the environment of the District, may be utilized for professional office or personal service uses without the provision of additional parking. In addition, either one wall sign or one projecting sign advertising the use shall be permitted on-site provided that the sign is wooden and does not exceed three square feet in size.
- E. Replacement of Non-conforming Multi-Family Residential Buildings. In Subareas 1 and 4, replacement of existing multi-family residential buildings with new buildings shall be allowed at the density of the existing use provided that the replacement structure conforms to the height, setback, and usable open space standards of the R-4-R zoning district, and on-site parking is provided according to the provisions of Chapter 21.41 of the zoning code.
- F. Development Standards.
1. Determination of Appropriate Standard. All standards from the most applicable zone of the zoning regulations shall apply unless a different standard is specified within these General use and Development Standards or within the Specific Use and Development Standards of each subarea. If it is unclear what

standard best applies, the Zoning Administrator shall determine the appropriate standard.

2. Vehicle Access. Vehicle access to all new on-site parking spaces, whether or not required by this plan shall be taken
 - a. from the alley, OR
 - b. from a single drive. Ribbon drive-ways consisting of two strips of concrete with at least three feet of grass in the center of the two strips are encouraged
3. Garages. Garages shall be located towards the rear of the lot, behind the front wall setback of the house.
4. Landscaping. All required yards and setback areas shall be attractively landscaped primarily with live plan materials. Raised foundation beds and seasonal color are encouraged. Decorative landscape features such as brick, stone, art, fountains and ponds may be used within the landscaped area, provided such materials present an attractive setting consistent with the intent of these landscaping requirements. In addition, the following requirements must be met:
 - a. Street Trees. All new development shall provide at least one tree of not less than twenty-four inch box size for each twenty-five linear feet of street frontage. The tree species shall be approved by the Street Tree Division of the Public Service Bureau of the Department of Public Works. Street trees disallowed due to inadequate parkway width, street furniture or driveways shall be planted in the abutting yard area.
 - b. Maintenance. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. All paved areas, walls and fences in landscaped areas shall be in good repair without broken parts, holes, potholes or litter.
 - c. Preserving Existing Trees and Locating New Trees. Mature trees currently existing on the site shall be maintained whenever feasible. New trees shall be located outside any required dedication area.
 - d. Number of Plants. One tree of at least twenty-four inch box size shall be provided for each one hundred and twenty-five square feet of required yard area, including front yards, side yards, rear yards, and common usable open space.

- e. Irrigation. Landscaped areas shall be provided with an irrigation system capable of complete coverage of the planted areas. The system shall be designed to minimize runoff and other wasting of water and shall be maintained in a fully operational condition.
- f. Required Plans. A detailed landscape plan and final irrigation and planter drainage plan shall be approved prior to the issuance of any building permit. The landscape plan shall indicate botanical and common names of all plant materials, plant sizes, square footage of planting areas, required number of trees and number of trees provided. Complete coverage on the irrigation plan. Landscaping, irrigation, and planter drainage improvements shall be implemented before any final building inspection is approved.

G. Design Guidelines

All exterior changes to designated landmarks or to buildings located within the Drake Park Historic District or the Willmore City Historic District must apply for a Certificate of Appropriateness from the Cultural Heritage Commission. Buildings which are considered to be contributing to the historic character of the district on the basis of their age, architectural style and integrity of form, shall be regulated according to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Buildings located in the Willmore City PD which are not regulated by landmark or historic district designation shall utilize the following design guidelines:

- 1. Rehabilitation
 - a. Exterior alterations, rehabilitation and renovation shall respect its context, both of the existing building being rehabilitated and of adjacent buildings on the street. The design shall be harmonious in massing, scale, materials, texture and color with buildings situated on the same street.
 - b. Non-historic buildings are not required to replicate a historic appearance.
 - c. Use of prefabricated metal accessory buildings, rock building materials on roofs and building walls, and mechanical equipment visible from the public street right-of-way are not acceptable.

2. New Construction

- a. All additions shall match the existing architecture in design, materials and color.
- b. Contemporary buildings are not required to replicate or imitate historic architectural styles. Instead, contemporary buildings shall reflect their own era and may utilize contemporary design idioms as long as the overall visual scale and appearance of the building is compatible with historic architectural styles and harmonizes with the overall character of the streetscape.
- c. Contemporary buildings shall be compatible with their context with regard to adjacent and facing buildings. The design of new buildings shall reflect and reference adjacent historic buildings where they exist in the vicinity of new construction sites.

3. Design Compatibility

- a. Appropriate Architectural Styles. All new construction shall reference the following historic architectural styles, which are predominant in the area:
 - i. Late Victorian
 - ii. American Foursquare
 - iii. California Bungalow
 - iv. Craftsman
 - v. Mediterranean Revival
 - vi. Spanish Colonial Revival
 - vii. Prairie Style
- b. Inappropriate Architectural Styles. The following architectural styles are not common in the area and are therefore not recommended.
 - i. Queen Anne Victorian
 - ii. Tudor Revival or Medieval Revival
 - iii. Art Deco

iv. Modern International Style

- c. Massing. Avoid long unbroken walls and boxy forms. Break up forms into smaller, varied masses. Create masses of varied sizes and shapes and subdivided building elements by using setbacks, projections, porches, balconies, bay windows, and dormer windows.
- d. Materials. Building materials shall conform to the quality and type of materials used on historic buildings in the vicinity of the project.

Acceptable: Wood clapboard; wood shingles; terra cotta or brick; smooth painted stucco; Santa Barbara finish stucco; medium-coat stucco with integral color.

Not acceptable: Stucco finishes of Spanish lace, skip trowel or showing scaffold lines. Split face blocks or concrete blocks.

- e. Windows. Window treatment shall have a three-dimensional appearance. Windows generally should be recessed; used of bay windows as accents in acceptable. Window sash must be three-dimensional. Flush mounted windows and flat mullions applied over glass panes are not acceptable.
- f. Roofs. Gable, sloping and flat roofs are acceptable. Mansard roof is not acceptable.

Acceptable materials: Composition, tile slate, or fire retardant wood.

- g. Decorative Detailing. Decorative detailing may be derived from historic buildings but should not be overly ornate or fussy.

Acceptable: Decorative details should be consistent with the building type, to maintain design consistency and avoid incompatible mixtures or excessive complexity. Decorating shall be subordinate to overall building design.

IV. SPECIFIC USE AND DEVELOPMENT STANDARDS

The following Specific Use and Development Standards shall apply to the geographic areas within the Willmore City Planned Development District as designated on the attached Planned Development Subarea Plan.

A. Subarea 1

Use. The use and development standards of the R-2-N zoning district shall apply with the following exceptions:

1. Relocation of Historic Buildings – Parking. Buildings deemed by the Cultural heritage Commission to be historically, architecturally or culturally suitable to enhance the historic nature of this community may be relocated on any lot in Subarea 1 of the Willmore City Planned Development District without providing additional
2. Relocation of Historic Buildings – Density. Buildings deemed by the Cultural Heritage Commission to be historically, architecturally or culturally suitable to enhance the historic nature of this community may be relocated on any lot in subarea 1 of the Willmore City Planned Development District at a maximum density of four units per lot provided that the R-2-N setbacks are maintained and provided that a staff site plan review approves the siting of the structures as not overcrowding the lot.
3. Guest Parking. All required guest parking shall be provided on-site.

B. Subarea 2

Use. The use and development standards of the of the CN zoning district shall apply to all new development in this subarea with the following exceptions:

- 1, Residential Density. The density standards of the R-2-N zoning district shall apply.
2. Guest Parking. All required guest parking shall be provided on-site.

C. Subarea 3 – Drake Park

Use. Uses in subarea 3, Drake Park, shall be limited to the uses in the P zoning district plus museum uses.

D. Subarea 4

Use. The use and development standards of the of the R-2-N zoning district shall apply with the following exceptions:

1. Multi-Family Residential Development. Multi-family residential development consistent with the standards of the R-4-R zoning district is permitted if:
 - a. No structure contributing to the architectural and historical significance of the Willmore City Historic District is located on the site, or
 - b. Any structure contributing to the architectural and historical significance of the Willmore City Historic District is relocated to another site within the Willmore City PD district or to a site in any other historic districts in Long Beach. Structures may be relocated to sites outside the PD district but not within a historic district only upon approval of the Planning Commission. No building permit shall be issued for the new development until a certification of occupancy has been issued for the relocated structure. (Lists of structures contributing to the architectural and historic significance of the Willmore City Historic District and the Drake Park Historic District are contained in the appendices.)
2. Guest Parking. All required guest parking shall be provided on-site.
3. Reuse of the Second Church of Christ Scientist/Pan American Center. To encourage the preservation of this historic landmark located at 655 Cedar Avenue, a variety of adaptive re-uses are permitted. These include:
 - a. children's theater
 - b. performing arts theater
 - c. dinner theater
 - d. expanded day-care center
 - e. museum

Other institutional and educational uses which are compatible with a residential neighborhood may be appropriate. Also, conversion of the existing building to a multi-family residential use may be appropriate.

APPENDIX A

STRUCTURES CONTRIBUTING TO THE ARCHITECTURAL AND HISTORIC
SIGNIFICANCE

OF THE WILLMORE CITY HISTORIC DISTRICT

ADDRESS		STRUCTURE	YEAR CONSTRUCTED
419	Cedar	Craftsman. Multiunit	
435	Cedar	Windham House (City	1906
442	Cedar	Mediterranean	1923
453	Cedar	Hansen House (City Landmark)	1905
504-508	Cedar (241 W5)	Craftsman	1904
548	Cedar	Colonial Revival	1902
553	Cedar	Mediterranean	1926
554	Cedar (242 W6)	Craftsman	1903
600	Cedar	Craftsman	1912
605	Cedar	Craftsman	1914
624	Cedar	Late Victorian	1905
625	Cedar	Late Victorian	1902
634	Cedar	Mediterranean	1922
635	Cedar	Late Victorian/Shingle	1906
641	Cedar	Late Victorian/Shingle	1906
655	Cedar	Classical Revival, church (City Landmark)	1924
711	Cedar	Craftsman	1913
718-724	Cedar	Mediterranean	1923
721	Cedar	Mediterranean	1917
727-731	Cedar	Colonial Revival	1907
746	Cedar	Colonial Revival	1902
750	Cedar	Bungalow	1901
751-757	Cedar	Classical	
803	Cedar	Craftsman Multifamily	1909
811	Cedar	Craftsman Multifamily	1911
814	Cedar	Colonial Revival	1906
820	Cedar	Mediterranean	1928
821	Cedar	Mediterranean/Egyptian	1925
829	Cedar	Bungalow	1905
832	Cedar	Craftsman Bungalow	1913
833	Cedar	Craftsman Bungalow	1912
843	Cedar	Craftsman Bungalow	1923
853	Cedar	Mediterranean	
854	Cedar	Colonial Revival	1905
901	Cedar	Mediterranean	1922
902	Cedar	Craftsman Bungalow	1914
911	Cedar	Craftsman Bungalow	1915
928	Cedar	Mediterranean	1923

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
935	Cedar	Craftsman	1915
943-949	Cedar	Classical	1920
948	Cedar	Craftsman Bungalow	1913
951	Cedar	Craftsman, Multifamily	1916
952	Cedar	Mediterranean	1919
1010-1014	Cedar	Craftsman	
1011	Cedar	Craftsman	1918
1034	Cedar	Colonial Revival/Craftsman	1911
1035	Cedar	Craftsman	1913
1044	Cedar	Craftsman	1915
1045	Cedar	Craftsman	1906
1051	Cedar	Craftsman	1906
1059	Cedar	Craftsman	1910
1069	Cedar	Electric Bungalow	1904
1105	Cedar	Craftsman	1913
1106-1108	Cedar	Craftsman	1912
1115-1117	Cedar	Colonial Revival	1909
1124-1126	Cedar	Craftsman	1912
1130	Cedar	Mediterranean	1924
1135	Cedar	Electric Bungalow	1920
1140	Cedar	Craftsman	1906
1146	Cedar	Craftsman	1910
1149	Cedar	Spanish Colonial Revival	1929
1151	Cedar	Mediterranean	1921
1154	Cedar	Mediterranean	1923
1164	Cedar	Mediterranean/Classical	1922
1208	Cedar	Colonial Revival	1908
1213	Cedar	Colonial Revival	1908
1217	Cedar	Spanish Colonial Revival	1929
1220-1230	Cedar	Spanish Colonial Revival	1921-1936
1223	Cedar	Craftsman	1915
1229	Cedar	Craftsman	1908
1239	Cedar	Craftsman	1910
1245	Cedar	Craftsman	c. 1910
416	Chestnut	Late Victorian	1902
421	Chestnut	Colonial Revival	1904
422	Chestnut	Bungalow	1903
427	Chestnut	Craftsman, Multifamily	1911
437	Chestnut	Victorian	1902
444	Chestnut	Mediterranean	1927
445	Chestnut	Mediterranean	1923
453	Chestnut	Craftsman	1908

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
454	Chestnut	Late Victorian	1905
514	Chestnut	Craftsman Bungalow	1904
521	Chestnut	Craftsman	1902
522	Chestnut	Craftsman	1904
530	Chestnut	Craftsman, Multifamily	1913
532-534	Chestnut	Shingle Style, Tudor Craftsman	1902/1922
535	Chestnut	Craftsman	1903
546	Chestnut	Mediterranean (altered)	N/A
556	Chestnut	Victorian	1906
604	Chestnut	Craftsman/Mediterranean	1906
608-614	Chestnut	Craftsman	1904
636	Chestnut	Mediterranean	1922
642-648	Chestnut	Prairie	1916
654	Chestnut	Craftsman	1906
700	Chestnut (347	Victorian	1907
719-721	Chestnut	Victorian (altered)	1904
718	Chestnut	Craftsman, Multifamily	1913
726-728	Chestnut	Craftsman, Multifamily	1914
743-745	Chestnut	Colonial Revival	1919
746	Chestnut	Late Victorian	1902
751-757	Chestnut	Craftsman, Multifamily	1914
810	Chestnut	Bungalow court, Mediterranean	1921
811	Chestnut	Mediterranean	1923
821	Chestnut	Craftsman	1912
828	Chestnut	Bungalow court, Mediterranean	1922
847	Chestnut	Craftsman	1910
844-848	Chestnut	Bungalow court, Mediterranean	1921-22
855-857	Chestnut	Craftsman	1909
902	Chestnut	Craftsman	1912
905-909 (405 W9)	Chestnut	Colonial Revival	1905
912	Chestnut	Craftsman	1912
915	Chestnut	Late Victorian	1905
921	Chestnut	Classical Revival	1923
928 (934)	Chestnut	Late Victorian	1905
935	Chestnut	Late Victorian	1902
938	Chestnut	Bungalow (altered)	1919
943-949	Chestnut	Mediterranean	1919/1923
953	Chestnut	Victorian	1905
1009-1015	Chestnut	Craftsman, Multifamily	1913
1012-1014	Chestnut	Craftsman, Multifamily	
1017-1019	Chestnut	Late Victorian	1922 (?)
1020	Chestnut	Electric Bungalow	1909
1021	Chestnut	Craftsman	1919

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
1027-1031	Chestnut	Craftsman	1907
1033	Chestnut	Craftsman	1912
1043	Chestnut	Colonial Revival	1902
1047	Chestnut	Craftsman	1907
1052	Chestnut	Late Victorian	1907
1053	Chestnut	Bungalow	1912
1058-1060	Chestnut	Mediterranean/Classical	1924
1106	Chestnut	Craftsman	1914
1114	Chestnut	Craftsman	1921-22
1129	Chestnut	Electric	1909
1138-1140	Chestnut	Craftsman	1920
1145	Chestnut	Craftsman	1921
1148	Chestnut	Late Victorian	1908
1152-1158	Chestnut	Mediterranean	1920
1155	Chestnut	Craftsman	1922
1163	Chestnut	Craftsman	1907
1210	Chestnut	Mediterranean	1923
1266	Chestnut	Bungalow	1906
1269	Chestnut	Bungalow	1906
1270	Chestnut	Electric	1922
1273-1275	Chestnut	Craftsman	N/A
301-309	W. 4 th	Prairie	1919
308-314	W. 4 th	Prairie	1918
311	W. 4 th	Prairie	1919
316-320	W. 4 th	Victorian	1902
323	W. 4 th	Classical Revival	1923
333	W. 4 th	Mediterranean	1919
401	W. 4 th	Mission	1919
414-416	W. 4 th	Victorian	1896
424	W. 4 th	American Foursquare	1903
425	W. 4 th	Prairie	1920
430	W. 4 th	Victorian	1902
235	W. 5 th	Spanish Colonial Revival	1926
318	W. 5 th	Craftsman	1907
319	W. 5 th	Mission Revival	1918
322	W. 5 th	Craftsman	1907
326	W. 5 th	Mediterranean	1923
329	W. 5 th	Mediterranean	1924
335	W. 5 th	Craftsman/Late Victorian	1904
345	W. 5 th	Craftsman	1904

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
414	W. 5 th	Craftsman	1907
419	W. 5 th	Craftsman	1906
425-429	W. 5 th	Craftsman	1911
428	W. 5 th	American Foursquare	1906
226	W. 6 th	Victorian	1903
229	W. 6 th	Spanish Colonial Revival	1923-24
232	W. 6 th	Bungalow	1903
237-239	W. 6 th	Colonial Revival	1902
238	W. 6 th	Late Victorian	1903
314	W. 6 th	Colonial Revival	1904
315	W. 6 th	Victorian (altered)	1908
316	W. 6 th	Craftsman	1910
326	W. 6 th	Colonial Revival	1901
327	W. 6 th	Art Deco	1930
333	W. 6 th	Bungalow	1904
334	W. 6 th	Bungalow	1905
351	W. 6 th	Classical	c. 1918
215	W. 7 th	Mediterranean	1927
219	W. 7 th	Victorian	c. 1905
225	W. 7 th	Victorian	1905
302	W. 7 th	Church (City Landmark)	1924
309	W. 7 th	Craftsman	1920
321	W. 7 th	Classical Revival	1918
325	W. 7 th	Craftsman, Multifamily	1911
337	W. 7 th	Craftsman	1914
347	W. 7 th	Victorian	1907
228	W. 8 th	Colonial Revival	1901
230	W. 8 th	Craftsman	1901
241-247	W. 8 th	Mediterranean	1918
309	W. 8 th	Craftsman	
310	W. 8 th	Renaissance Revival	1929
315-21	W. 8 th	Craftsman Multifamily	
325-27	W. 8 th	Victorian Reconstruction	
328	W. 8 th	Mission Revival	1923
332	W. 8 th	American Foursquare	1907
333	W. 8 th	Craftsman	1921
334	W. 8 th	Craftsman, Multifamily	1911
344	W. 8 th	Craftsman	1915
401	W. 8 th	Mediterranean	1921
409	W. 8 th	Mediterranean	1919
416	W. 8 th	American Foursquare	1906

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
417	W. 8 th	Craftsman	1902
426	W. 8 th	Craftsman, Multifamily	1913
225	W. 9 th	Craftsman	1911
228-230	W. 9 th	Craftsman	1912
301	W. 9 th	Mediterranean	1922
302	W. 9 th	Renaissance Revival	1931
309	W. 9 th	Mediterranean	1922
323	W. 9 th	Craftsman	1910
333-339	W. 9 th	Craftsman	1913
324-330	W. 9 th	Classical Revival	1925
332-338	W. 9 th	Classical Revival	1925
340-346	W. 9 th	Classical Revival	1924
405	W. 9 th	Craftsman	1905
412	W. 9 th	Craftsman	1908
415	W. 9 th	American Foursquare	1919
417	W. 9 th	Mediterranean	1924
422	W. 9 th	Craftsman	1908
424	W. 9 th	Electric	1904
427	W. 9 th	Colonial Revival	1906
225-227	W. 10 th	Spanish Colonial Revival	1928
233	W. 10 th	Craftsman	1922
240	W. 10 th	Spanish Colonial Revival	1937
245	W. 10 th	Craftsman	1920-1925
325	W. 10 th	Classical Revival	1919
326	W. 10 th	Craftsman	1912
332	W. 10 th	Craftsman	1913
339	W. 10 th	Craftsman	1906
340	W. 10 th	Mediterranean	1920
347	W. 10 th	Craftsman	1905
403	W. 10 th	Colonial Revival	1906
407	W. 10 th	Colonial Revival	1906
415	W. 10 th	Craftsman	1906
418	W. 10 th	Bungalow	1923
424	W. 10 th	Craftsman	1908
425	W. 10 th	Craftsman	1908
411	W. 11 th	Victorian	1896
415	W. 11 th	Victorian	1908
422	W. 11 th	Craftsman	1913
427	W. 11 th	Victorian	1908
428	W. 11 th	Craftsman	1913

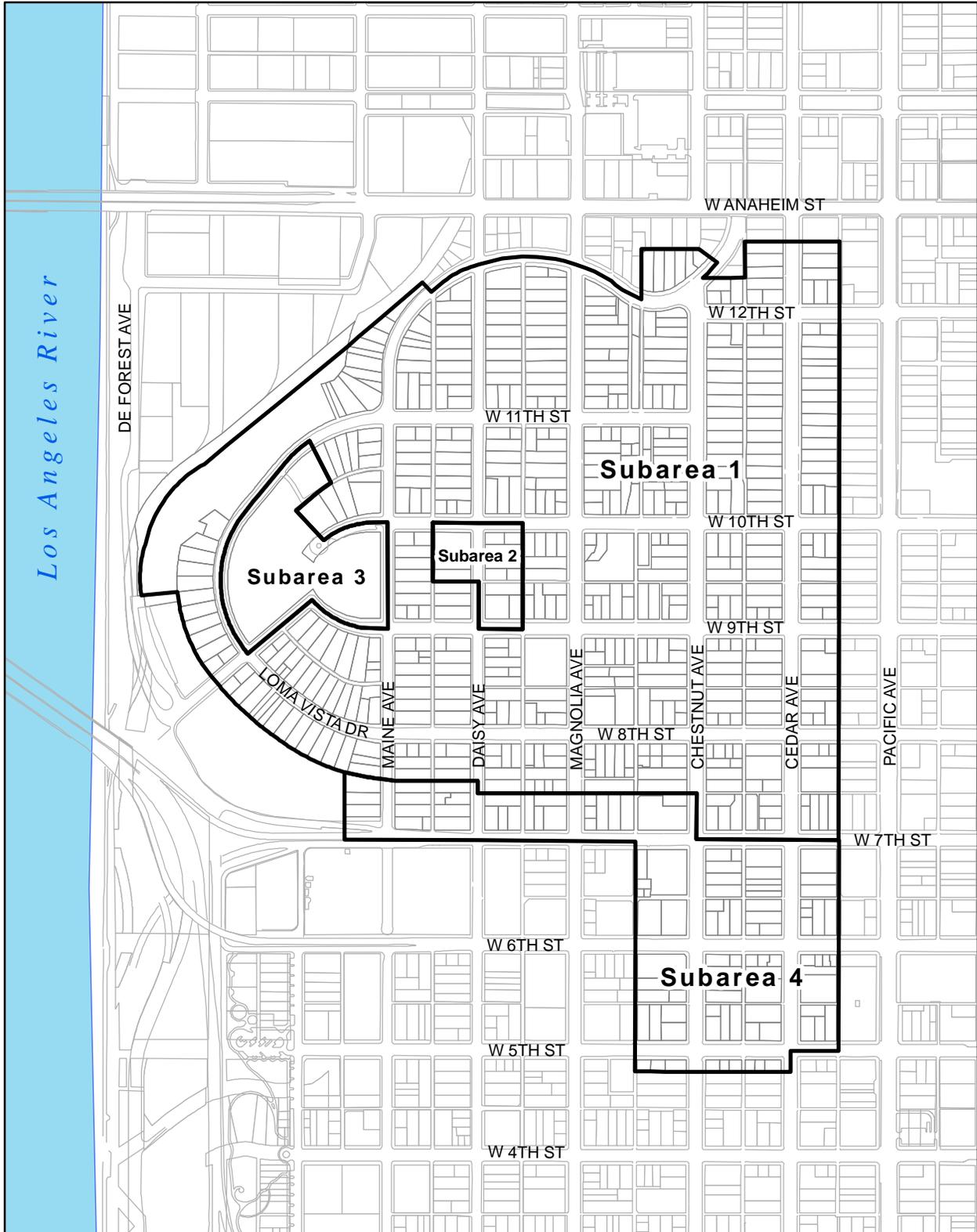
ADDRESS		STRUCTURE	YEAR CONSTRUCTED
225	W. 12 th	Craftsman	1921
220-226	W. 12 th	Mediterranean	1922
233	W. 12 th	Craftsman	
316	W. 12 th	Craftsman	1921
319	W. 12 th	Colonial Revival	c. 1910
327	W. 12 th	Craftsman	1913
335	W. 12 th	Electric	1910
1235	Loma Vista	Craftsman	1923 (?)
1247	Loma Vista	Spanish Colonial Revival	1928
1251	Loma Vista	Late Victorian (relocated)	

APPENDIX B

STRUCTURES CONTRIBUTING TO THE ARCHITECTURAL AND HISTORIC
SIGNIFICANCE OF THE DRAKE PARK HISTORIC

<u>Daisy Avenue</u>	<u>Cedar Avenue (cont'd)</u>	<u>Eighth Street (cont'd)</u>
711	803	592 W.
717	814	539 W.
729	902	600 W.
755	948	
827	953	<u>Ninth Street</u>
829	1034	225 W.
837	1044	302 W.
841	1045	412 W.
853	1051	444 W.
1021	1059	
1122	1069	<u>Tenth Street</u>
	1124	347 W.
<u>Magnolia Avenue</u>	1135	403 W.
803	<u>Seventh Street</u>	425 W.
815	225 W.	528 W.
905	347 W.	
1135	525 W.	<u>Eleventh Street</u>
<u>Chestnut Avenue</u>	529 W.	411 W.
821	537 W.	415 W.
915		427 W.
953	<u>Eighth Street</u>	645 W.
1269	325 W.	
	333 W.	<u>Twelfth Street</u>
<u>Cedar Avenue</u>	334 W.	235 W.
711	344 W.	
729	526 W.	<u>Park Circle</u>
746	528 W.	953 (Bembridge House)

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.



Map 1 of 1

Revised 5/3/07

Willmore City Planned Development District (PD-10)

