

Prospect/Southland Park Historic District

The Prospect/Southland Park Historic District is generally bounded on the east by Lake Worth and the west by South Dixie Highway. The northern boundary is the north side of Monceaux Road and the southern boundary is the south side of Monroe Drive. It became a locally designated historic district in 1993. The period of significance is from 1922-1945.

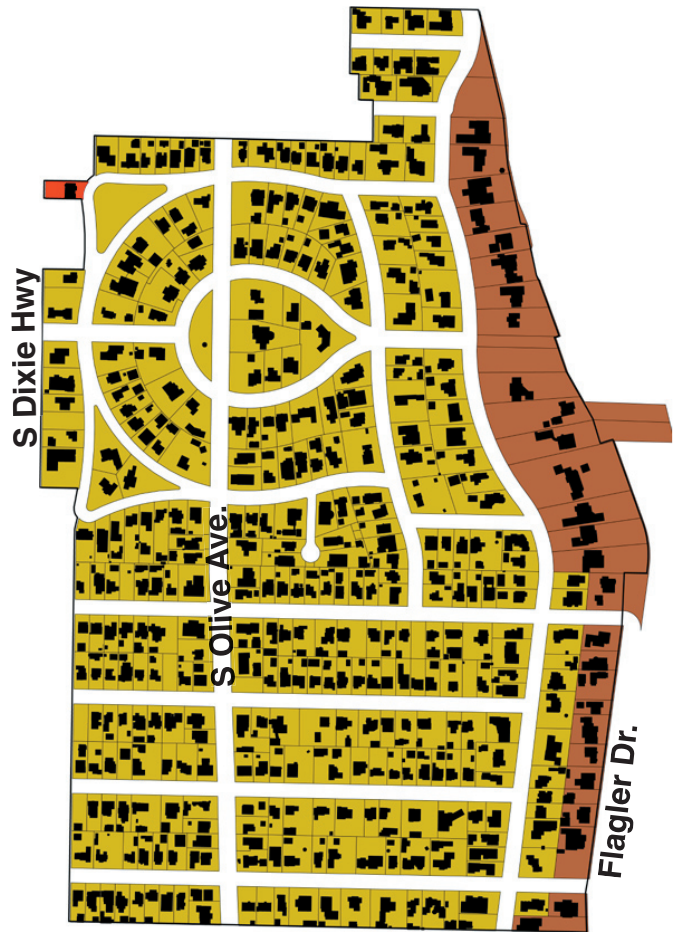
The area that is now within the Prospect/Southland Park Historic District was platted as part of four subdivisions: Prospect Park was recorded in 1920, Southland Park in 1923, Monceaux in 1926 and El Cid Court in 1937. The northern section of the district, Prospect Park, is built on a unique grid of streets patterned after those in the Prospect Park neighborhood of Brooklyn, New York. A central neighborhood park with benches and fountains sits at the center of the unique street grid. There is also a waterfront park along Washington Road.

Design Context. The character of the district differs somewhat between the northern Prospect Park area and the southern Southland Park area. The waterfront area stretching from north to south is also a unique design context. Elements that help define the character of the residential portions of the district that do not directly adjoin the waterfront include:

- A pattern of medium and large lots
- A pattern of medium and large, mostly two-story, homes mixed with some smaller one-story homes on nearly every block
- A unique curvilinear street grid in the northern Prospect Park part of the district

Elements that help define the character of the waterfront area include:

- A pattern of very large, deep lots on Washington Road that back directly to the Intracoastal Waterway
- A pattern of large lots that are directly across Flagler Drive from the Intracoastal Waterway
- A pattern of larger homes that are usually two-stories
- A pattern of deep to very deep front yard setbacks
- Dense jungle-like landscaping on many lots



- Residential Non-Waterfront Area
- Residential Waterfront Area
- Commercial or Other Non-Residential

Land Use. The district is composed primarily of single-family homes although small areas of commercial and multi-family zoning exist along the eastern edge.

Lot Pattern. Lots tend to be relatively large, averaging over 9,700 square feet in size. Lots are especially large along the waterfront, averaging over 20,000 square feet. Lots are primarily rectangular in the southern Southland Park part of the district but are often square or pie-shaped in the northern Prospect Park area.

Siting. Most primary structures in the district tend to be located towards the center of their lots with a relatively consistent pattern of standard depth, landscaped, front yard setbacks.

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In the northern Prospect Park part of the district, lots are often have wider street frontages and many primary structures are oriented parallel to the street (wider than they are deep). In this area, some homes have unusual orientations to some side streets as a result of the curvilinear street grid.

In the southern Southland Park part of the district, lot widths are narrower and primary structures are more often oriented perpendicular to the street (longer than they are wide).

Parking. Vehicular access is most often provided by a front driveway which sometimes extends to the side of the primary structure or provides access to parking areas at the rear of the lot. Most lots have only one curb cut (vehicular access to the street), which helps to maintain the continuity of the landscaped tree lawn between the sidewalk and the curb. The most common parking locations include:

- Front parking courts that are sometimes placed partly to the side of the primary structure
- Garages attached to the primary structure
- Driveways and carports to the side of the primary structure
- Detached parking structures located behind the primary structure (less common)
- Rear parking courts (less common)
- Circular driveways within the front yard setback (less common)

Mass and Scale. Features defining the overall mass and scale in non-waterfront areas of the district include:

- A relatively consistent pattern of primary structures set back about 25 feet from the sidewalk
- Many medium sized primary structures averaging just under 1,700 square feet in size
- Some more moderately sized one-story structures on most blocks
- Many relatively large, often two-story, rear accessory structures that enclose between 450 and 900 square feet of floor space (including garages and storage areas)
- Most larger traditional structures incorporate one-story elements and varied wall planes that help reduce the overall perception of mass and scale
- The division of square footage into a primary structure and one or more detached rear accessory structures on many lots reduces the overall perception of mass and scale



The curvilinear street grid is a unique feature of the northern Prospect Park part of the district.



Most homes that are directly across Flagler Drive from the Intracoastal Waterway sit on large lots and are often set back more than 30 feet from the sidewalk.



A neighborhood park sits at the center of the curvilinear street grid in the northern Prospect Park part of the district.

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Features defining the overall mass and scale along the waterfront include:

- Very large lots with very deep 50-200 foot front setbacks along Washington Road
- Large lots with 30-35 foot deep front setbacks along Flagler Drive
- Many larger primary structures over 4,000 square feet in size

Height. The district includes a mixture of building heights. However, like El Cid and Mango Promenade, Prospect/Southland Park is one of the few residential historic districts in West Palm Beach where the majority of structures are two-stories.

Styles. The district includes a diverse range of architectural styles including:

- Mediterranean Revival
- International
- Tudor Revival
- Dutch Colonial
- Neoclassical
- Colonial Revival
- Prairie
- Art Moderne
- Craftsman/Bungalow
- Monterey
- American Foursquare

Rhythm. Rows of street streets, the standard front setback and centering of buildings on their lots combines with the driveway pattern to create a relatively consistent rhythm on most blocks within the district.

Materials. Terra cotta and stucco are the primary visible exterior materials used throughout the district, although other materials such as brick are sometimes seen.

Roof Shapes. Most structures in the district have gabled, hipped or wood truss roof forms with a shallow pitch. One or two traditional structures with flat parapet roof forms are present on most blocks.



Although most primary structures in the district are two-stories in height, one story structures are present on almost every block.



Rows of street trees and a driveway pattern that generally includes only one curb cut per lot help define a continuous rhythm along many blocks.

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Lot Pattern Summary

The lot pattern information below was derived from 2007 city parcel records and is based on a review of all developed lots in the district.

Total Number of Lots: 380

Average Lot Size: 9,754 Square Feet

Median Lot Size: 8,007 Square Feet

Lot Size (Square Feet):	Less Than 7,500	7,500 to 9,999	10,000 or More
Number of Lots:	167	95	118

Development Pattern Summary

The development pattern information below was derived from 2007 Palm Beach County Tax Appraisal records and is based on a review of sample areas from within the district. The first two rows provide summary information for all lots, while the third row provides summary information only for those lots where the primary structure has been designated as contributing to the historic district. The square footage, building coverage and floor-area ratio figures include all roofed areas such as living areas, garages, attached porches and storage areas.

	Avg. Building Coverage	Avg. Building Square Footage	Avg. Floor Area Ratio
Primary Structures Only:	17%	1,810	.23
Primary and Accessory Structures:	21%	2,175	.28
Contributing Primary and Accessory Structures:	20%	2,375	.29

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Lot Pattern Summary for Residential Non-Waterfront Areas

The lot pattern information below was derived from 2007 city parcel records and is based on a review of all developed lots in single-family non-waterfront areas of the district.

Total Number of Lots 352

Average Lot Size 8,932 Square Feet

Median Lot Size 7,681 Square Feet

Lot Size (Square Feet)	Less Than 7,500	7,500 to 9,999	10,000 or More
Number of Lots	165	91	96

Development Pattern Summary for Single-Family Non-Waterfront Areas

The development pattern information below was derived from 2007 Palm Beach County Tax Appraisal records and is based on a review of sample areas from within single-family non-waterfront areas of the district. The first two rows provide summary information for all lots, while the third row provides summary information only for those lots where the primary structure has been designated as contributing to the historic district. The square footage, building coverage and floor-area ratio figures include all roofed areas such as living areas, garages, attached porches and storage areas.

	Avg. Building Coverage	Avg. Building Square Footage	Avg. Floor Area Ratio
Primary Structures Only	17%	1,660	.23
Primary and Accessory Structures	22%	2,065	.29
Contributing Primary and Accessory Structures	20%	2,290	.30

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Lot Pattern Summary for Residential Waterfront Areas

The lot pattern information below was derived from 2007 city parcel records and is based on a review of all developed lots in single-family waterfront areas of the district.

Total Number of Lots 27

Average Lot Size 20,085 Square Feet

Median Lot Size 19,645 Square Feet

Lot Size (Square Feet)	Less Than 10,000	10,000 to 14,999	15,000 or More
Number of Lots	5	5	17

Development Pattern Summary for Single-Family Waterfront Areas

The development pattern information below was derived from 2007 Palm Beach County Tax Appraisal records and is based on a review of all waterfront lots within the district. The first two rows provide summary information for all lots, while the third row provides summary information only for those lots where the primary structure has been designated as contributing to the historic district. The square footage, building coverage and floor-area ratio figures include all roofed areas such as living areas, garages, attached porches and storage areas.

	Avg. Building Coverage	Avg. Building Square Footage	Avg. Floor Area Ratio
Primary Structures Only	17%	4,060	.24
Primary and Accessory Structures	18%	4,295	.26
Contributing Primary and Accessory Structures	15%	4,540	.26