

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT

other names/site number N/A/ PB13531

2. Location

street & number Bounded by Lake Worth, S. Dixie Hwy, Monceaux Rd., Monroe Dr. N/A ☐ not for publication

city or town WEST PALM BEACH N/A ☐ vicinity

state FLORIDA code FL county PALM BEACH code 099 zip code 33405

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Barbara E. Mattick/DSHP 2/22/2011  
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register
  - ☐ See continuation sheet
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
  - ☐ See continuation sheet.
- ☐ removed from the National Register.
- ☐ other, (explain) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

Edson H. Beall

4.8.11

**5. Classification****Ownership of Property**

(Check as many boxes as apply)

- ☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

- ☐ buildings  
☒ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
406	182	buildings
4	0	sites
0	0	structures
0	0	objects
410	182	total

**Name of related multiple property listings**

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC: Single Dwelling

RECREATION: Outdoor Recreation

**Current Functions**

(Enter categories from instructions)

DOMESTIC: Single Dwelling

RECREATION: Outdoor Recreation

**7. Description****Architectural Classification**

(Enter categories from instructions)

NO STYLE: Masonry Vernacular

L. 19TH &amp; E. 20TH C. REVIVALS: Mediterranean Revival

See Continuation Sheet

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls WOOD

STUCCO

roof See Continuation Sheet

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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CONTINUATION SHEET**

Section number 7 Page 1

PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

**Architectural Styles**

NO STYLE: Frame Vernacular; Minimal Traditional

LATE 19TH & 20TH CENTURY REVIVALS: Mission; Colonial Revival

LATE 19TH & EARLY 20TH CENTURY MOVEMENTS: Bungalow; Other: Monterey; Other: American  
Foursquare

MODERN MOVEMENT: Moderne; International Style

**Materials**

ROOF: Asphalt  
Tile

**SUMMARY PARAGRAPH**

The Prospect Park/Southland Park Historic District is a residential neighborhood located to the south of downtown West Palm Beach, Florida. The district includes approximately 115 acres of flat land and contains 592 resources, 410 of which contribute to the historic district and 182 that are considered noncontributing. The contributing resources represent 70 percent of the total resources in the district, while the noncontributing resources comprise 30 percent. The district's resources are constructed of wood and masonry, in accordance with stylistic trends associated with the first half of the twentieth century. These styles include Frame Vernacular, Masonry Vernacular, Minimal Traditional, Bungalow, Mission, Colonial Revival, Mediterranean Revival, Dutch Colonial, Monterey, Moderne, and International. The buildings associated with the neighborhood's period of significance were constructed between 1920 and 1948, range from one to three stories in height, and overall exhibit good levels of integrity. These classic styles, which were viewed as a symbol of success, continued to be constructed in Prospect Park/Southland Park until 1948. The GI Bill passed in 1944 that gave way to new construction for returning soldiers was not as evident in Prospect Park/Southland Park. Despite this Federal incentive, Prospect Park/Southland Park was not affordable for new couples starting out after the war.

**SETTING**

West Palm Beach is a city with a population of approximately 103,150 people located on the east coast of Florida, about 42 miles north of Fort Lauderdale. The Prospect Park/Southland Park Historic District is located to the south of downtown West Palm Beach, between the El Cid and Central Park Historic Districts. The district is bounded by Lake Worth to the east, South Dixie Highway to the west, Monceaux Road to the north, and Monroe Road to the south.

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WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
DESCRIPTION

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**DESCRIPTION**

First locally established in November 1993, the Prospect Park/Southland Park Historic District consists of small to large single family dwellings. The approximately 115-acre district boundary contains 410 contributing buildings, 4 contributing sites, and 182 noncontributing buildings. Classifications as noncontributing resources are due to either construction after the period of significance or to extensive alterations and/or additions that compromise integrity. The district consists of city blocks that typically follow a rectilinear grid, except in the area bounded by Marlborough Road, Westminster Road and Vincent Road, which is curvilinear with Prospect Park as its central feature.

The buildings within the district mainly occupy small to medium-sized rectangular lots, although there are some larger lots over 300 feet deep on Washington Road that back on to Lake Worth. The buildings are typically set back from the front property lines to allow for front yard space and sidewalks. The district has maintained a well-defined concentration of dwellings that contain representative examples of Frame Vernacular, Masonry Vernacular, Minimal Traditional, Bungalow, Mission, Colonial Revival, Mediterranean Revival, Dutch Colonial, Monterey, Moderne, and International styles.

The typical residences range from one to three stories in height. Roof types include simple gable or hipped profiles with composition shingles, concrete tiles, or barrel tiles. Flat roof systems are found in Mission and Mediterranean Revival style buildings. The fenestration varies from double-hung wood sash and metal or wood casement to metal awning types. A number of residences display significant exterior ornamentation.

The district contains four areas of parkland, three of which were designed as part of the overall neighborhood layout and streetscape and dedicated to the City by Hubert F. Krantz, the developer of the Prospect Park/Southland Park South Subdivision.

**ARCHITECTURAL STYLES**

**Frame Vernacular**

Frame Vernacular buildings were generally designed and constructed by local builders from readily available materials. The houses are usually one or two stories in height and rectangular in plan for economical construction. Common features are the hipped or gabled rooflines, roof overhangs with exposed rafter tails, and porches on the facade. A number of houses have open or screened front porches with shed, hipped, or gable roofs, and a central entrance. Frame Vernacular houses in the district typically are sided with weatherboard, drop, or novelty siding. Frame Vernacular houses were built in the historic district beginning in the 1920s and continued in popularity to the early 1950s.



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The residence at 335 Greymon Drive (Photo 1) is a one-story, wood frame building that was constructed in 1948. It features drop exterior siding and a gable main roof. The house has jalousie windows and a one-story, central front porch with a shed roof supported by decorative metal trellises. Gable ornamentation includes novelty siding and a decorative vent.

A good example of a two-story Frame Vernacular residence is at 211 Edgewood Drive (Photo 2), which was constructed in 1940. The house is covered by a hip roof surfaced with asphalt shingles. There is a brick chimney on the west elevation and decorative wood trim around the six-over-six windows.

**Masonry Vernacular**

Masonry Vernacular homes were constructed in the Prospect Park/Southland Park Historic District from approximately 1927-1948. The exteriors of Masonry Vernacular houses were finished with materials such as stucco and brick veneer. The houses are generally rectangular in plan, one to two stories in height, and exhibit little or no ornamentation. Some Masonry Vernacular houses in the neighborhood have modest bungalow or even Prairie style elements.

The residence at 3015 South Olive Avenue (Photo 3), constructed in 1927, is a good example of an early two-story masonry building with a textured stucco finish and gable roof. The structure retains some of its original four-over-one wood frame sash windows. Decorative elements include a lattice style vent on the gable and knee braces.

The structure at 305 Edgewood Drive (Photo 4), constructed in 1946, is one-story residence with a side gable roof with a hipped roof extension surfaced with asphalt shingles. There is an exterior chimney on the west elevation and a bay window which retains the original windows to the front (south). The attached garage is on the west elevation and there is a concrete canopy over the front entrance. Ornamentation is limited to brick facing to the side of the front door.

**Minimal Traditional**

The term Minimal Traditional describes the transition that occurs in residential design from the period just before World War II through the 1950s. As housing became affordable and new building technologies allowed for prefabrication and mass production, homes became simpler. The Minimal Traditional style developed as a compromise style, reflecting traditional forms while utilizing a minimum of decorative details. The roofs of this style are typically low or intermediate pitched, with close eaves and rakes. Typically, but not always, these houses have large chimneys and a front-facing gable, reflecting the popularity of the antecedent Tudor style

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cottages of the 1920s and 1930s. These houses, which are usually clad in wood or stucco and sometimes with a partial facing of stone, rock, or brick, are relatively small, one-story modest residences.

There are very few houses of this style in the district. The building at 315 Marlborough Road (Photo 5), constructed in 1947, is a one-story residence with a cross gable roof surfaced with clay barrel tile. There are cast concrete vents within each gable end. The residence is finished with smooth stucco and the fenestration consists of awning windows. The residence at 3218 Alton Road (Photo 6) features a cross gable roof and footprint almost identical to 315 Marlborough Road. The most distinctive feature of 3218 Alton Road is its prominent exterior brick chimney, which is located on the main facade and pierces the roof. Fenestration consists of individually placed and paired 1/1 double hung sash windows. This building also has an 18-light glazed main entrance door.

**Mission Revival**

The Mission style originated in California during the 1880s and 1890s in response to its Spanish heritage and the romantic Franciscan mission churches found along the state's coastline. In keeping with Florida's Spanish historical antecedents, the Mission style also became popular in this state during the Land Boom years. Generally, Mission houses are simple in design and were inexpensive to build. The district features one, two and three story residences executed in the Mission style, which often feature flat roofs behind a shaped parapet and/or barrel tile coping, stucco wall surfaces, and arched openings. Since the defining characteristic of the Mission style is simplicity, texture and substance are the most important features of this style. Built in the Prospect Park/Southland Park Historic District exclusively in the 1920s, the Mission style was particularly popular during the Florida Land Boom period.

Most of the Mission style houses in the district, like the one at 234 Monroe Drive, constructed in 1925 (Photo 7), share many common features. This two-story residence has a flat roof surrounded by a shaped parapet pierced by clay gutters called canales. The main entrance is found in an arched porch with a shed roof and the fenestration consists of the original one-over-one wood frame sash windows. Ornamentation consists of textured stucco, molded door surround and mullions, exposed rafter tails, stucco medallion, and knee braces.

The one-story Mission style building at 316 Greymon Drive (Photo 8), constructed in 1925, has a flat roof surrounded by a shaped parapet pierced by canales. The main entrance and French doors have a shaped smooth stucco surround in contrast to the textured stucco of the walls.

The Mission style house at 149 Edgewood Drive (Photo 9), constructed in 1924, has a shaped parapet with barrel tiles. The exterior has been surfaced with textured stucco, and there is also a stucco chimney on the front elevation of the residence. The main fenestration consists of awning windows with four lights. There is an ornamental smooth stucco arched door surround to the front entrance.

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**Mediterranean Revival**

The Mediterranean Revival style is the architectural style most intimately linked with the 1920s Florida Land Boom. The style in Florida has its origin in the desire of early twentieth century architects to create a building style appropriate to the history of the areas once controlled by Spain. The style was intended to embody the history and romance of the state's Spanish heritage and draw new residents and winter tourists to the picturesque resort area. Sometimes referred to under various subheadings, including Spanish Colonial Revival, the style was influenced by building traditions in Spain and other countries along the Mediterranean Sea, including Italy and Northern Africa. The style was often applied to domestic buildings in upper- or middle-class developments of the 1920s. Built in the Prospect Park/Southland Park Historic District mostly in the 1920s, Mediterranean Revival style houses are typically two stories in height and feature frame or clay tile construction with stuccoed exteriors, shaped parapets, clay tile pitched roofs, arched window heads, decorative iron grillwork, stucco and brick steps, and decorative drain spouts.

The house at 319 Edgewood Drive (Photo 10), constructed in 1926, is a two-story building with a one-story front entrance section. The structure has a flat roof with a parapet capped with barrel tiles. The fenestration on the two-story section consists of three over one wood frame sash windows, while the one-story section has arched multi-light casement windows with a decorative stucco surround. The porte cochere to the front has an arched opening to the main entrance and a larger arched opening for vehicular access.

The house at 220 Marlborough Road (Photo 11), constructed in 1924, is an elaborate example of the Mediterranean Revival style in the historic district. The two-story house is surfaced in textured stucco and has a hip roof structure surfaced with barrel tiles. The fenestration consists of arched and square openings with six-over-one sash windows. There is an exterior stucco chimney, a second floor balcony, and decorative tiles set into the exterior wall just below the roof level.

The residence at 211 Marlborough Road (Photo 12), constructed in 1925, stands as a more elaborate example of the Mediterranean Revival style of architecture found in the Prospect Park/Southland Park Historic District. Among the building's most distinctive features is a prominent round arch main entrance and a divided sixteen-light bay window topped with a six-light fanlight flanked by two smaller eight-light bay windows topped by three-light fanlights. The bay windows are separated by twisted pilasters. The building also features an irregular floorplan, stucco siding, a narrow chimney and a porte cochere. The building has a flat barrel-tile roof, with a front gabled roof over the main entrance. In addition to the bay windows, fenestration consists of a row of three six-over-one sash windows protected by a canvas awning, paired six-over-one sash windows and a small two-over-two sash window with a three-light fanlight.



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**Colonial Revival**

The Colonial Revival style embodies the massing and details of the early English and Dutch houses built in the United States during the seventeenth and eighteenth centuries. Although based primarily on the eighteenth-century classical Georgian and Adam styles, the Colonial Revival houses found in the district are an eclectic mixture of several periods, without reference to a particular period or formal style. These houses were popular in the United States from the 1910s through the 1930s, with a resurgence during the post-World War II years. Typical features include side-gabled roofs, symmetrical plans, front doors with pilasters, pediments, transoms, fanlights, and sidelights, and small entrance porches with classically inspired columns. Lastly, the most recognizable feature of Dutch Colonial Revival residences is the gambrel roof.

The two-story Colonial Revival style house at 229 Edgewood Drive (Photo 13), constructed in 1938, is of wood frame construction and is clad with weatherboard siding. The side gable roof is surfaced with asphalt shingles, and a brick chimney stack occupies the west elevation. The building is three bays wide with a central entrance that is flanked by full-length shutters and topped with a flared hood. The main fenestration of the house consists of six-over-six wood sash windows with decorative shutters. The houses located at 345 Marlborough Place, built in 1945 (Photo 14), and 300 Marlborough Road, built in 1923 (Photo 15), also exemplify the Colonial Revival style.

The house at 310 Westminster Road (Photo 16), constructed c. 1922, is a Dutch Colonial style residence. The two-story building features a gambrel roof with asphalt shingles. An exterior stucco chimney stack is located on the northeast elevation and the fenestration consists of four-light awning windows. The front porch runs the full length of the façade and has a hip roof supported by three Doric columns. Ornamentation consists of decorative vents and recessed semi-circular features with a stucco diamond pattern over the second story windows of the front elevation. Other examples of the Dutch Colonial style can be found at 3109 Washington Road, built c. 1923 (Photo 17), and 204 Westminster Road, built in 1925 (Photo 18).

**American Foursquare**

Characteristically, the American Four-square has a porch that extends across the width of the facade. The porch roof is supported by boxed-in posts or simple columns. On some homes, the flat walls of the unadorned exterior are relieved by bay windows. The entrance doors typically have a rectangular panel of clear glass or an oval, beveled, glass panel. The exterior is commonly sided with clapboard, stucco, or wood shingles. The use of different siding on each floor added variety to this form. The 1924 residence located at 311 Monroe Drive (Photo 19) is a simple example of an American Foursquare within the Prospect Park/Southland Park Historic District. The residence has horizontal wood siding, an enclosed porch with a hip roof that extends across the width of the front elevation, and symmetrical fenestration. The 1926 residence located at 211 Westminster Road



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(Photo 20) is an example of an American Foursquare that features a smooth stucco finish, a hip roofed porch that extends across the main facade and symmetrical fenestration.

**Craftsman/Bungalow**

The Craftsman style was the most popular design for small residential buildings built throughout the country in the first three decades of the twentieth century. Influenced by the British Arts and Crafts Movement and Oriental and Indian architecture, the style was popularized by the work of two brothers, Charles S. and Henry M. Greene. The Greenes designed a number of large, elaborate prototypes of the style. Their innovative designs received a significant amount of publicity in national magazines. By the turn of the century, the design had been adapted to smaller houses, commonly referred to as bungalows. It was this scaled down version of the Craftsman style that became a ubiquitous feature of Florida's residential neighborhoods during the early twentieth century. This style was popular in the Prospect Park/Southland Park Historic District during the 1920s. Features of this style include wood frame construction with weatherboard or novelty siding (although some masonry examples also exist); a low-pitched roof, usually extending on the front to shelter a porch; an exposed gable-end chimney; multi-pane upper sash; and an off-center entrance.

The residence at 315 Greenwood Drive (Photo 21), constructed in 1925, is a one-story Craftsman Bungalow with a stucco finish and a gable roof with asphalt shingles. The front porch is open with a gable roof supported by tapering columns which also support the adjoining carport roof. The wood frame sash windows have a one-over-one light configuration. Ornamentation includes knee braces, exposed rafter tails, and gable vent.

The residence at 310 Greymon Drive (Photo 22), also constructed in 1925, is another example of the Craftsman Bungalow style of architecture. This building is one story in height and has a low pitched cross gable roof, an exterior masonry chimney, and a fully enclosed porch. The porch is flanked by two short, thick square columns resting on masonry bases that extend about half the height of the building. The building also features decorative brackets in the gable ends and exposed eaves. Fenestration consists of paired 3-over-1 windows.

The house at 319 Greenwood Drive (Photo 23), constructed in 1924, is a one-story Craftsman Bungalow with a front-facing gable roof. Ornamentation includes exposed rafter tails, sidelights at the main entrance, and stone facing to the chimney and pier.

**Monterey**

The Monterey style was popular in Florida from the 1930s through the 1950s. The principal feature of the Monterey style is a second story porch that cantilevers over the first floor and is covered by the principal roof. Details include frame or masonry construction with wood or stucco exterior, double-hung sash or casement

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windows, and tile or shingle roof coverings. A small number of examples of this style were constructed in the district from the late 1930s to the early 1940s.

The residence at 190 Monceaux Road (Photo 24), constructed 1939, is a two-story building with a gable roof covered with concrete tiles. Although the exterior walls are of wood siding, the front (north) elevation is faced with brick at first floor level. The second floor balcony cantilevers out from the building's main façade and is covered by the main roof. The wood frame sash windows have a 6/6 light configuration. There is an exterior brick chimney on the east elevation. Ornamentation includes brick sills and lintels on the first floor facade, squared columns on the balcony, and a gable vent. Another example of the Monterey style in the Prospect Park/Southland Park Historic District is located at 2901 Washington Road, built 1937 (Photo 25).

**Moderne**

The Moderne style is considered a product of the modern movement in architecture and reflects the early twentieth century excitement over technological advancements, high speed transportation, and innovative new construction techniques. During the 1930s and 1940s, the Moderne style was one of the most popular styles found throughout Florida. Characteristic features include smooth wall surfaces, flat roofs, asymmetrical plans, and a horizontal emphasis. Other features include grooves, bands, and balustrades that contribute to the horizontality of the buildings and common materials include glass block, mirrored or stainless steel panels, and aluminum doors and window trim.

The 1940 building at 3135 Washington Road (Photo 26) is an example of the Art Moderne style found in the district. The building features an irregular floorplan, stucco siding, a flat roof, eyebrow windows extending around the corners, and a curved porch roof supported by narrow posts. The main roof line features coping and there are vents located above the windows. The building also features an attached garage located adjacent to the main entrance.

**International**

The 1933 residence at 140 Monroe Drive (Photo 27) is an example of the International style. This building is primarily one story in height but has a two-story massing on the east side of the building. This building features banding on the two-story section and on the front porch as well as a steel balustrade to the south of the two-story section. There is a brick chimney located between the two-story section and the rest of the building. The building has stucco siding and a flat roof, with an independent flat roof curved porch extending out from the main entrance. Fenestration consists of a singly-placed two-light awning window, paired three-light awning windows flanking a central one-light fixed window, and a row of fixed ribbon windows extending across most of the first story.

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**Noncontributing Resources**

Noncontributing residences represent 30 percent of the district's building stock. Noncontributing resources consists of either extensively altered historic-period residences or dwellings that have been constructed after 1948. Modern infill construction and demolition occurs throughout the district, rather than being concentrated in any particular section. The scale of these residences is similar to buildings dating from the historic period and provides a sense of continuity to the development of the overall neighborhood.

The residence at 219 Greenwood Drive (Photo 28) has been modernized significantly through the installation of new vinyl windows and construction of a one-story rear addition (north elevation) as well as a second floor addition. Examples of noncontributing residences that have been constructed after the period of significance include the house at 201 Avila Road (Photo 29), constructed in 2002, and the house at 3219 Alton Road (Photo 30), which was constructed in 1964.

There are several examples of the Ranch style, which originated in California in the 1930s and continued in popularity through the 1970s. The examples of this building style fall outside of the period of significance. Features of this style include a maximized facade width, which is increased by built-in garages, a standard amenity on these houses; a low-pitched roof, usually extending on the front to shelter a porch or stoop; an asymmetrical design; and ribbon or large picture windows with decorative shutters

The residence at 3307 Washington Road (Photo 31), constructed c.1955, is a one-story structure with a cross hip roof and faced with brick. The property retains its original two-light, metal frame awning windows and there is an interior chimney at the roof ridge. There is a built-in garage and decorative shutters. The residences at 124 Monroe Drive (Photo 32), constructed in 1956, and 3231 Vincent Road (Photo 33), constructed in 1955, stand as other examples of the Ranch style of architecture.

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BUILDING LIST

**LIST OF BUILDINGS**

**Contributing Resources**

<u>Street Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF#</u>
<b>Albemarle Road</b>				
324	Residence	Frame Vernacular	1939	PB05407
325	Residence	Mediterranean Revival	1923	PB02685
325A	Garage	Mediterranean Revival	1925	
327	Residence	Mission Revival	1924	PB02686
<b>Alton Road</b>				
3212	Residence	Mission Revival	1925	PB05409
3212A	Garage	Masonry Vernacular	c1925	
3215	Residence	Mission Revival	1929	PB05410
3215A	Garage	Masonry Vernacular	c1929	
3218	Residence	Minimal Traditional	1948	PB14513
3218A	Garage	Masonry Vernacular	c1948	
<b>Argyle Road</b>				
200	Residence	Mediterranean Revival	c1923	PB02708
200A	Garage/Apartment	Mediterranean Revival	1925	
225	Residence	Mission Revival	1922	PB02709
225A	Garage	Mission Revival	c1922	
230	Residence	Mediterranean Revival	1925	PB02710
230A	Garage/Apartment	Mediterranean Revival	1925	
231	Residence	Frame Vernacular	1946	PB13840
231A	Storage	Frame Vernacular	c1946	
<b>Avila Road</b>				
205	Residence	Mediterranean Revival	c1927	PB02726
205A	Garage	Mediterranean Revival	1928	
<b>Buckingham Road</b>				
300	Residence	Frame Vernacular	c1923	PB02756
300A	Garage	Frame Vernacular	1948	
303	Residence	Frame Vernacular	1925	PB02757



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BUILDING LIST**Buckingham Road (continued)**

307	Residence	Mediterranean Revival	1924	PB02758
307A	Garage	Masonry Vernacular	c1925	
312	Residence	Mediterranean Revival	1924	PB02759
312A	Garage	Mission	c1924	
319	Residence	Frame Vernacular	1922	PB02760
319A	Garage	Frame Vernacular	c1922	

**Edgewood Drive**

137	Residence	Mission Revival	1924	PB02828
137A	Garage	Mission Revival	1926	
143	Residence	Mediterranean Revival	1947	PB13808
143A	Garage	Masonry Vernacular	c1947	
149	Residence	Mission Revival	1924	PB02829
200	Residence	Mediterranean Revival	1925	PB02830
200A	Garage	Mediterranean Revival	c1925	
201	Residence	Mediterranean Revival	1925	PB02831
201A	Garage/Apartment	Mediterranean Revival	1928	
206	Residence	Mission Revival	1925	PB02832
206A	Garage/Apartment	Mission Revival	1925	
207	Residence	Colonial Revival	1940	PB05412
211	Residence	Frame Vernacular	1940	PB02833
215/217	Residence	Colonial Revival	1933	PB02834
221	Residence	Frame Vernacular	1937	PB13885
224	Residence	Colonial Revival	1940	PB02835
227	Residence	Mediterranean Revival	1926	PB02836
229	Residence	Colonial Revival	1938	PB13879
234	Residence	Colonial Revival	1933	PB02837
234A	Garage	Frame Vernacular	1935	
280	Residence	Monterey	1937	PB13880
305	Residence	Masonry Vernacular	1946	PB13805
309	Residence	Frame Vernacular	1947	PB13804
319	Residence	Mediterranean Revival	1926	PB02838
319A	Garage	Masonry Vernacular	c1926	
320	Residence	Mediterranean Revival	1925	PB02839
320A	Garage	Mediterranean Revival	1927	
324	Residence	Frame Vernacular	1924	PB02840
324A	Garage	Frame Vernacular	c1924	

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WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
BUILDING LIST**Edgewood Drive (continued)**

326	Residence	Frame Vernacular	1925	PB02841
326A	Garage	Frame Vernacular	c1925	
332	Residence	Frame Vernacular	1931	PB05413
335	Residence	Mission Revival	1925	PB02842
335A	Garage	Mission Revival	c1925	

**Greenwood Drive**

102	Residence	Mediterranean Revival	1947	PB13846
130	Residence	Mission Revival	1925	PB02892
130A	Garage	Mission Revival	c1925	
133	Residence	Mission Revival	1924	PB13882
135	Residence	Mediterranean Revival	1925	PB02893
135A	Garage	Mediterranean Revival	1926	
137	Residence	Mission Revival	1923	PB02894
137A	Garage	Mission Revival	c1923	
144	Residence	Frame Vernacular	1945	PB02895
144A	Garage	Frame Vernacular	1946	
200	Residence	Mission Revival	1924	PB02896
200A	Garage	Mission Revival	c1924	
202	Residence	Mission Revival	1925	PB02897
202A	Garage	Mission Revival	1928	
217	Residence	Mediterranean Revival	1925	PB02898
217A	Garage/Apartment	Mission Revival	1926	
220	Residence	Mediterranean Revival	1925	PB02899
220A	Garage	Masonry Vernacular	1928	
221	Residence	Frame Vernacular	1939	PB02900
221A	Apartment	Frame Vernacular	c1939	
222	Residence	Mission Revival	1925	PB02901
223	Residence	Mission Revival	1925	PB02902
223A	Garage	Mission Revival	1926	
224	Residence	Mediterranean Revival	1925	PB02903
224A	Garage	Frame Vernacular	1931	
225/227	Residence	Mission Revival	1924	PB02904
225/227A	Apartment	Mission Revival	1924	
228	Residence	Mission Revival	1924	PB02905
228A	Garage	Mission Revival	1935	

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WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
BUILDING LIST**Greenwood Drive (continued)**

309	Residence	Frame Vernacular	1948	PB13824
309A	Garage	Frame Vernacular	c1948	
314	Residence	Mission Revival	1927	PB02906
314A	Garage	Masonry Vernacular	c1927	
315	Residence	Bungalow	1925	PB02907
315A	Garage/Apartment	Frame Vernacular	1926	
318	Residence	Bungalow	1925	PB02908
318A	Garage	Frame Vernacular	1925	
319	Residence	Bungalow	1924	PB02909
319A	Garage	Frame Vernacular	1924	
327	Residence	Mission Revival	1925	PB02910
327A	Garage/Apartment	Mission Revival	1925	
330	Residence	Mediterranean Revival	1925	PB02911
331	Residence	Bungalow	1924	PB02912
331A	Garage	Masonry Vernacular	c1924	
332	Residence	American Foursquare	1925	PB02913
332A	Garage	Masonry Vernacular	c1925	
333	Residence	Mediterranean Revival	1925	PB02914

**Greymon Drive**

129	Residence	Mission Revival	1925	PB13886
129A	Garage	Mission Revival	1926	
134	Residence	Mission Revival	1925	PB02916
134A	Garage/Apartment	Mission Revival	1925	
137	Residence	Masonry Vernacular	1947	PB13818
138	Residence	Mission Revival	1925	PB02917
138A	Garage	Mission Revival	1925	
156	Residence	Frame Vernacular	1924	PB02918
156A	Garage	Masonry Vernacular	1930	
200	Residence	Frame Vernacular	1945	PB13881
200A	Apartment	Frame Vernacular	1945	
206	Residence	Mediterranean Revival	1927	PB02919
206A	Garage	Masonry Vernacular	1927	
211	Residence	Mission Revival	1925	PB02920
211A	Garage	Mission Revival	1928	
213	Residence	Mission Revival	1925	PB02921
213A	Garage/Apartment	Mission Revival	1925	

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WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
BUILDING LIST

## Greymon Drive (Continued)

219	Residence	Mediterranean Revival	1924	PB02922
219A	Garage	Mediterranean Revival	1928	
220	Residence	Frame Vernacular	1940	PB02923
220A	Garage	Frame Vernacular	1940	
221	Residence	Mediterranean Revival	1925	PB02924
221A	Garage/Apartment	Frame Vernacular	1928	
232	Residence	Mediterranean Revival	1925	PB02925
235	Residence	Mission Revival	1925	PB02926
235A	Apartment	Mission Revival	1925	
236	Residence	Colonial Revival	1940	PB05418
236A	Garage	Frame Vernacular	1940	
310	Residence	Bungalow	1925	PB02927
310A	Garage	Frame Vernacular	1925	
316	Residence	Mission Revival	1925	PB02928
316A	Garage	Mission Revival	1926	
317	Residence	Mission Revival	1923	PB02929
319	Residence	Mission Revival	c1923	PB02930
321	Residence	Frame Vernacular	1926	PB02931
321A	Garage	Frame Vernacular	1928	
322	Residence	Mission Revival	1925	PB02932
322A	Garage	Mission Revival	1925	
324	Residence	Mission Revival	1926	PB02933
324A	Garage/Apartment	Mission Revival	1926	
325	Residence	Mission Revival	1925	PB02934
325A	Garage	Mission Revival	1925	
329	Residence	Mission Revival	1923	PB02935
329A	Garage/Apartment	Mission Revival	1926	
335	Residence	Frame Vernacular	1948	PB13810
340	Residence	Mission Revival	1924	PB02936

## Marlborough Place

306	Residence	Mediterranean Revival	1925	PB02989
306A	Garage	Mediterranean Revival	1925	
308	Residence	Mission Revival	1924	PB02990
308A	Garage	Mission Revival	1925	
318	Residence	Masonry Vernacular	1937	PB05429
318A	Garage	Masonry Vernacular	c1937	



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BUILDING LIST**Marlborough Place (Continued)**

345	Residence	Colonial Revival	1945	PB05430
354	Residence	Masonry Vernacular	1946	PB13831

**Marlborough Road**

211	Residence	Mediterranean Revival	1925	PB02981
211A	Garage/Apartment	Mediterranean Revival	1925	
212	Residence	Mediterranean Revival	1926	PB02982
212A	Garage	Mediterranean Revival	1926	
215	Residence	Mediterranean Revival	1925	PB02983
215A	Garage	Mission	1925	
220	Residence	Mediterranean Revival	1924	PB02984
226	Residence	Mission Revival	1925	PB02985
227	Residence	Mediterranean Revival	1922	PB02986
232	Residence	Frame Vernacular	1937	PB05428
232A	Garage	Frame Vernacular	c1937	
300	Residence	Colonial Revival	1923	PB02987
303	Residence	Mediterranean Revival	1923	PB02988
303A	Garage	Mediterranean Revival	c1923	
315	Residence	Minimal Traditional	1947	PB13832
329	Residence	Mission Revival	1924	PB02991
333	Residence	Mediterranean Revival	1925	PB02992
333A	Garage/Apartment	Mediterranean Revival	1925	
355	Residence	Mission Revival	1922	PB02993
355A	Garage	Mission Revival	1922	
357	Residence	Frame Vernacular	1922	PB02994
357A	Garage	Masonry Vernacular	c1922	
370	Residence	Mission Revival	1922	PB02995

**Monceaux Road**

189	Residence	Monterey	1948	PB13878
190	Residence	Monterey	1939	PB03002
190A	Garage	Frame Vernacular	c1939	
195	Residence	Mediterranean Revival	1935	PB03003
201	Residence	Frame Vernacular	1927	PB03004
202	Residence	Masonry Vernacular	1945	PB13867

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BUILDING LIST**Monroe Drive**

138	Residence	International	1937	PB14509
139	Residence	Mediterranean Revival	1937	PB03006
139A	Garage	Mediterranean Revival	1937	
140	Residence	International	1933	PB03007
140A	Garage	Frame Vernacular	c1933	
204	Residence	Mission Revival	1925	PB03008
204A	Garage	Mission Revival	1925	
205	Residence	Mediterranean Revival	1925	PB03009
205A	Garage	Mediterranean Revival	1925	
208	Residence	Mediterranean Revival	1925	PB03010
208A	Garage	Masonry Vernacular	1925	
209	Residence	Mission Revival	1924	PB03011
209A	Garage	Mission Revival	1924	
214	Residence	Mission Revival	1925	PB03012
214A	Garage/Apartment	Mission Revival	1927	
221	Residence	Mediterranean Revival	1925	PB03013
221A	Garage/Apartment	Mission Revival	1925	
222	Residence	Mission Revival	1924	PB03014
222A	Garage	Mission Revival	1924	
225	Residence	Mission Revival	1925	PB03015
225A	Garage	Mission Revival	1925	
226	Residence	Mission Revival	1924	PB03016
226A	Garage	Mission Revival	1927	
234	Residence	Mission Revival	1925	PB03017
234A	Garage	Mission Revival	1925	
237	Residence	Mission Revival	c1927	PB03018
237A	Garage	Frame Vernacular	c1927	
308	Residence	Mediterranean Revival	1925	PB03019
311	Residence	American Foursquare	1924	PB05431
311A	Garage	Frame Vernacular	1924	
313	Residence	American Foursquare	1924	PB03020
313A	Garage	Frame Vernacular	1924	
318	Residence	Colonial Revival	1938	PB03021
318A	Garage	Frame Vernacular	1938	
319	Residence	Mission Revival	c1923	PB03022
319A	Garage	Mission Revival	c1923	
320	Residence	Mission Revival	1925	PB03023

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BUILDING LIST

**Monroe Drive**

320A	Garage	Mission Revival	1925	
324	Residence	Frame Vernacular	1925	PB03024
324A	Garage	Masonry Vernacular	1925	
325	Residence	Frame Vernacular	1941	PB03025
325A	Garage	Frame Vernacular	c1941	
328	Residence	Frame Vernacular	1925	PB03026
328A	Garage	Frame Vernacular	1927	
332	Residence	Mission Revival	1925	PB03027
332A	Garage	Mission Revival	1925	
333	Residence	Mission Revival	1923	PB03028
333A	Garage	Mission Revival	1923	
335	Residence	Frame Vernacular	1937	PB05432
335A	Garage	Frame Vernacular	c1937	
336	Residence	Frame Vernacular	1923	PB05433
336A	Garage	Masonry Vernacular	1925	

**Roosevelt Place**

112	Residence	Mediterranean Revival	1926	PB03062
112A	Garage	Mediterranean Revival	1928	
118	Residence	Mediterranean Revival	1925	PB03063
118A	Garage	Masonry Vernacular	1925	
122	Residence	Mission Revival	1925	PB03064
122A	Garage	Mission Revival	1925	
126	Residence	Mission Revival	1925	PB03065
126A	Garage/Apartment	Mission Revival	1928	
143	Residence	Mediterranean Revival	1923	PB03066
143A	Garage	Masonry Vernacular	1923	

**Royal Palm Road**

132	Residence	Mission Revival	1925	PB03071
132A	Garage/Apartment	Mission Revival	1925	

**Rugby Road**

222	Residence	Masonry Vernacular	1940	PB05437
224	Residence	Mediterranean Revival	1925	PB03072
225	Residence	Mediterranean Revival	1925	PB03073
227	Residence	Mediterranean Revival	1925	PB03074

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BUILDING LIST

**Rugby Road (Continued)**

227A	Garage	Mediterranean Revival	c1925	
230	Residence	Mission Revival	1924	PB03075
230A	Garage	Mission Revival	1924	
234	Residence	Mission Revival	1924	PB03076
234A	Garage/Apartment	Mission Revival	1925	
236	Residence	Masonry Vernacular	1940	PB05438

**South Flagler Drive**

3215	Residence	Masonry Vernacular	1941	PB14512
3215A	Garage	Frame Vernacular	c1941	
3301	Residence	Colonial Revival	1939	PB03168
3315	Residence	Mediterranean Revival	1925	PB02866
3315A	Apartment	Mediterranean Revival	1926	
3323	Residence	Mediterranean Revival	1925	PB02867
3323A	Apartment	Mediterranean Revival	1926	
3409	Residence	Colonial Revival	1941	PB03199
3421	Residence	Moderne	1938	PB13848
3421A	Pool House	Masonry Vernacular	c1938	
3423	Residence	Mission Revival	1926	PB05415
3425	Residence	Masonry Vernacular	1946	PB13849
3425A	Apartment	Masonry Vernacular	1948	

**South Olive Avenue**

3015	Residence	Masonry Vernacular	1927	PB12077
3016	Residence	Masonry Vernacular	1948	PB12078
3311	Residence	Mission Revival	1923	PB03052
3501	Residence	Mission Revival	1924	PB03053
3501A	Garage	Mission Revival	1925	
3504	Residence	Mediterranean Revival	c1925	PB12081
3504A	Apartment	Mission	c1925	
3607	Residence	Frame Vernacular	c1940	PB12082

**Vincent Road**

3004	Residence	Mediterranean Revival	1925	PB03120
3004A	Garage	Mediterranean Revival	1925	
3009	Residence	Frame Vernacular	1924	PB03121
3009A	Garage/Apartment	Frame Vernacular	1924	



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BUILDING LIST**Vincent Road (Continued)**

3011	Residence	Mission Revival	1924	PB03122
3012	Residence	Mediterranean Revival	1925	PB03123
3012A	Garage/Apartment	Mediterranean Revival	1925	
3020	Residence	Mission Revival	1925	PB03124
3020A	Apartment	Mission Revival	1925	
3020B	Garage	Mission Revival	1925	
3021	Residence	Moderne	1948	PB13837
3100	Residence	Mission Revival	1925	PB03125
3100A	Apartment	Mission Revival	1925	
3112	Residence	Mediterranean Revival	1926	PB03126
3117	Residence	Mediterranean Revival	1924	PB03127
3130	Residence	Mission Revival	1923	PB03128
3130A	Garage	Frame Vernacular	c1923	
3131	Residence	Colonial Revival	1938	PB03129
3211	Residence	Mission Revival	1924	PB03130
3211A	Garage	Mission Revival	1924	
3213	Residence	Mission Revival	1924	PB03131
3213A	Garage	Mission	1924	
3215	Residence	Mission Revival	1925	PB03132
3215A	Garage/Apartment	Mission Revival	1926	
3217	Residence	Frame Vernacular	1925	PB03133
3217A	Storage	Frame Vernacular	c1925	
3219	Residence	Mediterranean Revival	1926	PB03134
3219A	Garage	Frame Vernacular	1926	
3225	Residence	Mediterranean Revival	1925	PB03135

**Washington Road**

2901	Residence	Monterey	1937	PB13884
2935	Residence	Mediterranean Revival	1924	PB03145
3001	Residence	Mediterranean Revival	1926	PB03146
3001A	Garage/Apartment	Mediterranean Revival	1926	
3007	Residence	Mission Revival	1935	PB03147
3007A	Garage	Mission	1935	
3008	Residence	Mediterranean Revival	1947	PB03148
3015	Residence	Mediterranean Revival	1925	PB03149
3015A	Garage	Mediterranean Revival	1925	
3019	Residence	Masonry Vernacular	1936	PB05448

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WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
BUILDING LIST

## Washington Road (Continued)

3027	Residence	Mediterranean Revival	1925	PB03150
3027A	Garage	Mediterranean Revival	c1925	
3030	Residence	Mission Revival	1925	PB03151
3101	Residence	Mediterranean Revival	1922	PB03152
3101A	Garage	Masonry Vernacular	1922	
3109	Residence	Dutch Colonial	c1923	PB03153
3109A	Garage	Frame Vernacular	1931	
3115	Residence	Masonry Vernacular	1939	PB05450
3115A	Garage	Masonry Vernacular	1939	
3120	Residence	Masonry Vernacular	c1939	PB03154
3120A	Garage	Masonry Vernacular	1940	
3121	Residence	Masonry Vernacular	1940	PB05451
3127	Residence	Mediterranean Revival	1922	PB03155
3127A	Apartment	Mediterranean Revival	1922	
3130	Residence	Frame Vernacular	1939	PB05452
3131	Residence	Mediterranean Revival	1925	PB03156
3131A	Garage	Mediterranean Revival	c1925	
3131B	Apartment	Masonry Vernacular	c1925	
3135	Residence	International	1940	PB03157
3135A	Apartment	Frame Vernacular	1945	
3140	Residence	Mediterranean Revival	1940	PB03158
3209	Residence	Mediterranean Revival	1924	PB03159
3209A	Garage	Mediterranean Revival	1924	
3215	Residence	Mediterranean Revival	1925	PB03160
3215A	Garage	Mediterranean Revival	1926	
3217	Residence	Mediterranean Revival	1925	PB03193
3217A	Garage	Mission	c1925	
3308	Residence	Mission	1926	PB14515
3315	Residence	Mediterranean Revival	1925	PB03161
3315A	Garage	Mediterranean Revival	c1925	
3320	Residence	Masonry Vernacular	c1947	PB13851
3411	Residence	Frame Vernacular	1941	PB05453
3411A	Garage	Frame Vernacular	c1941	
3417	Residence	Colonial Revival	1937	PB03162
3418	Residence	Masonry Vernacular	1925	PB03163
3500	Residence	Frame Vernacular	1937	PB05454
3514	Residence	Colonial Revival	1940	PB05455

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WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
BUILDING LIST

**Washington Road (Continued)**

3517	Residence	Mediterranean Revival	1927	PB03164
3609	Residence	Frame Vernacular	1946	PB14508

**Westminster Place**

301	Residence	Mediterranean Revival	1927	PB03176
301A	Garage	Frame Vernacular	c1927	
311	Residence	Mediterranean Revival	1925	PB03180
311A	Garage	Mediterranean Revival	1926	
319	Residence	Frame Vernacular	1922	PB03181
319A	Garage	Frame Vernacular	c1922	
323	Residence	Frame Vernacular	1924	PB03195
323A	Garage	Frame Vernacular	1938	
327	Residence	Masonry Vernacular	1946	PB13857
339	Residence	Masonry Vernacular	1938	PB05462
361	Residence	Frame Vernacular	1940	PB05463

**Westminster Road**

110	Residence	Mediterranean Revival	1925	PB13887
110A	Garage	Mediterranean Revival	c1925	
115	Residence	American Foursquare	1921	PB03167
115A	Garage	Frame Vernacular	1938	
119	Residence	Frame Vernacular	c1923	PB03169
127	Residence	Masonry Vernacular	1948	PB13858
203	Residence	Bungalow	1921	PB03170
203A	Garage	Masonry Vernacular	c1921	
204	Residence	Dutch Colonial	1925	PB03171
204A	Garage	Frame Vernacular	c1925	
205	Residence	Mission Revival	1923	PB03172
205A	Storage	Masonry Vernacular	c1925	
211	Residence	American Foursquare	1926	PB05461
211A	Garage	Frame Vernacular	c1926	
215	Residence	American Foursquare	c1923	PB03173
218	Residence	Mediterranean Revival	1924	PB03174
218A	Garage/Apartment	Mediterranean Revival	1925	
219	Residence	Mediterranean Revival	1923	PB03175
241	Residence	Dutch Colonial Revival	1923	PB14874
241A	Garage	Frame Vernacular	c1923	

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WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
BUILDING LIST**Westminster Road (Continued)**

300	Residence	Mission Revival	1922	PB13883
303	Residence	Frame Vernacular	1923	PB03177
303A	Garage	Frame Vernacular	1923	
305	Residence	Frame Vernacular	1923	PB03178
305A	Garage	Frame Vernacular	1923	
310	Residence	Dutch Colonial	c1922	PB03179
322	Residence	Mediterranean Revival	1925	PB03182
322A	Garage	Mediterranean Revival	1925	
328	Residence	Mediterranean Revival	1926	PB03183

**Parks**

George S. Petty Park				PB13939
Monceaux Park				PB13940
Prospect Park/Southland Park				PB13938
Westminster Park				PB13941

**Noncontributing Resources**

<b><u>Street Address</u></b>	<b><u>Use</u></b>	<b><u>Style</u></b>	<b><u>Date</u></b>	<b><u>Finding</u></b>	<b><u>FMSF#</u></b>
<b>Alton Road</b>					
3200	Residence	Ranch	1953	outside POS	PB13828
3218B	Apartment	Masonry Vernacular	c1961	age	
3219	Residence	Masonry Vernacular	1964	age	
<b>Argyle Road</b>					
217	Residence	Masonry Vernacular	1951	outside POS	
220	Residence	Masonry Vernacular	1987	age	
221	Residence	Masonry Vernacular	c1951	outside POS	PB13839
221A	Garage	Masonry Vernacular	c1951	outside POS	
233	Residence	Masonry Vernacular	1950	outside POS	PB13841
<b>Avila Road</b>					
200	Residence	Neocolonial Revival	1997	age	
201	Residence	NeoMediterranean	2002	age	
201A	Garage	NeoMediterranean	2002	age	



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WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
BUILDING LIST (NONCONTRIBUTING)**Buckingham Road**

308	Residence	Masonry Vernacular	1950	outside POS	PB13834
317	Residence	Masonry Vernacular	1979	age	

**Edgewood Drive**

128	Residence	Masonry Vernacular	1954	outside POS	PB13800
135	Residence	Masonry Vernacular	1951	outside POS	
135A	Storage	Masonry Vernacular	c1951	outside POS	
136	Residence	Masonry Vernacular	1951	outside POS	
145	Residence	Minimal Traditional	1951	outside POS	PB13807
145A	Garage	Masonry Vernacular	c1951	outside POS	
149A	Garage	Frame Vernacular	1975	age	
210	Residence	Ranch	1954	outside POS	
218	Residence	Frame Vernacular	1949	outside POS	PB13801
229A	Garage	Frame Vernacular	1999	age	
237	Residence	Masonry Vernacular	1955	outside POS	PB13806
238	Residence	Monterey	1949	outside POS	PB13802
241	Residence	Masonry Vernacular	1954	outside POS	
280A	Garage	Frame Vernacular	c1961	age	
301	Residence	Masonry Vernacular	1956	outside POS	
310	Residence	Masonry Vernacular	1950	outside POS	
310A	Garage	Masonry Vernacular	c1950	outside POS	
321	Residence	Frame Vernacular	1989	age	
325	Residence	Minimal Traditional	1947	outside POS	PB13803
336	Garage	Masonry Vernacular	1960	outside POS	
337	Residence	Frame Vernacular	1970	age	
337A	Garage	Frame Vernacular	1970	age	

**Greenwood Drive**

110	Residence	Masonry Vernacular	1952	outside POS	PB13820
113	Residence	Masonry Vernacular	1974	age	
131	Residence	Masonry Vernacular	c1946	outside POS	
140	Residence	Ranch	1959	outside POS	
142	Residence	Frame Vernacular	1946	outside POS	
206	Residence	Masonry Vernacular	1956	outside POS	PB14511
219	Residence	Masonry Vernacular	1949	outside POS	
219A	Garage	Masonry Vernacular	c1950	outside POS	

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**Greenwood Drive (Continued)**

222A	Garage	Mission Revival	1950	outside POS	
223B	Storage	Masonry Vernacular	c1950	outside POS	
229	Residence	Masonry Vernacular	1960	outside POS	
229A	Apartment	Masonry Vernacular	1960	outside POS	
233	Residence	Masonry Vernacular	1952	outside POS	PB13825
237	Residence	Masonry Vernacular	1951	outside POS	
245	Residence	Masonry Vernacular	1952	outside POS	
245A	Garage	Masonry Vernacular	1953	outside POS	
246	Residence	Masonry Vernacular	1960	outside POS	
246A	Apartment	Masonry Vernacular	1960	outside POS	
246B	Garage	Masonry Vernacular	1960	outside POS	
308	Residence	Masonry Vernacular	2005	age	
320	Residence	Masonry Vernacular	c1953	outside POS	PB13822
320A	Garage	Masonry Vernacular	c1953	outside POS	
326	Residence	Masonry Vernacular	1958	outside POS	PB13823

**Greymon Drive**

137A	Accessory	Frame Vernacular	1982	age	
143	Residence	Masonry Vernacular	c1951	outside POS	PB13817
143A	Apartment	Masonry Vernacular	c1951	outside POS	
147	Residence	Masonry Vernacular	1949	outside POS	PB13816
201	Residence	Masonry Vernacular	1954	outside POS	PB13815
204	Residence	Ranch	1962	age	
205	Residence	Masonry Vernacular	1954	outside POS	PB13814
214	Residence	Masonry Vernacular	1950	outside POS	PB14510
214A	Garage	Masonry Vernacular	c1950	outside POS	
225	Residence	Frame Vernacular	c1951	outside POS	PB13813
225A	Garage	Frame Vernacular	1974	age	
227	Residence	Masonry Vernacular	1950	outside POS	PB13812
227A	Garage	Masonry Vernacular	c1951	outside POS	
230	Residence	Masonry Vernacular	c1954	outside POS	PB13821
231	Residence	Masonry Vernacular	1952	outside POS	PB13811
244	Residence	Masonry Vernacular	1957	outside POS	
244A	Garage	Masonry Vernacular	c1957	outside POS	
300	Residence	Masonry Vernacular	1947	outside POS	
303	Residence	Masonry Vernacular	1980	age	
305	Residence	Masonry Vernacular	1948	outside POS	

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**Greymon Drive (Continued)**

308	Residence	NeoMediterranean	1975	age	
317A	Garage	Frame Vernacular	1984	age	

**Marlborough Place**

316	Residence	Masonry Vernacular	1965	age	
316A	Garage	Masonry Vernacular	1965	age	
324	Residence	Masonry Vernacular	1964	age	
324A	Apartment	Frame Vernacular	c1964	age	
326	Residence	Masonry Vernacular	1965	age	
330	Residence	Masonry Vernacular	c1952	outside POS	PB13829
336	Residence	Masonry Vernacular	1957	outside POS	PB13830
354A	Apartment	Masonry Vernacular	1946	outside POS	
364	Residence	Ranch	1965	age	

**Marlborough Road**

219	Residence	Masonry Vernacular	1958	outside POS	
223	Residence	NeoMediterranean	1961	age	
227A	Accessory	Frame Vernacular	2002	age	
235	Residence	Masonry Vernacular	1957	outside POS	
240	Residence	Masonry Vernacular	1954	outside POS	PB14514
240A	Garage	Masonry Vernacular	1956	outside POS	
315A	Garage	Masonry Vernacular	1952	outside POS	
317	Residence	NeoMediterranean	2001	age	
317A	Garage	Masonry Vernacular	1946	outside POS	
329A	Garage	Masonry Vernacular	1987	age	
334	Residence	Moderne	1965	age	
380	Residence	NeoMediterranean	1984	age	

**Monceaux Road**

177	Residence	NeoMediterranean	2006	age	
186	Residence	NeoMediterranean	2000	age	
194	Residence	Masonry Vernacular	1950	outside POS	PB13866

**Monroe Drive**

124	Residence	Ranch	1956	outside POS	PB13798
215	Residence	Masonry Vernacular	1953	outside POS	PB13799

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## Monroe Drive (Continued)

240	Residence	Moderne	1976	age
241	Residence	Vernacular	1981	age
246	Residence	Moderne	1976	age
312	Residence	Masonry Vernacular	1976	age

## Roosevelt Place

110	Residence	NeoMediterranean	2003	age
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## Royal Palm Road

101	Residence	Masonry Vernacular	c1955	outside POS	PB13844
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## Rugby Road

200	Residence	Masonry Vernacular	c1950	outside POS	PB13833
212	Residence	Masonry Vernacular	1962	age	
221	Residence	Masonry Vernacular	1950	outside POS	PB13843

## South Dixie Highway

3030	Office Bldg	Masonry Vernacular	1969	age
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## South Flagler Drive

3309	Residence	NeoMediterranean	c2005	age	
3405	Residence	Masonry Vernacular	1952	outside POS	PB13847
3511	Residence	Masonry Vernacular	1952	outside POS	PB13850
3511A	Garage	Masonry Vernacular	c1952	outside POS	

## South Olive Avenue

3030	Residence	Masonry Vernacular	c1953	outside POS
3124	Residence	Moderne	c1957	outside POS
3210	Residence	Masonry Vernacular	c1955	outside POS
3213	Residence	Masonry Vernacular	1977	age
3217	Residence	Masonry Vernacular	1978	age
3217A	Garage	Masonry Vernacular	1983	age
3220	Residence	Masonry Vernacular	1964	age
3225	Residence	Masonry Vernacular	1953	outside POS
3310	Residence	Masonry Vernacular	c1957	outside POS
3310A	Apartment	Masonry Vernacular	c1958	outside POS
3319	Residence	Masonry Vernacular	1980	age



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**South Olive Avenue (Continued)**

3409	Residence	Masonry Vernacular	1975	age
3513	Residence	Minimal Traditional	1983	age
3515	Residence	NeoMediterranean	2003	age
3516	Residence	Masonry Vernacular	1981	age
3517A	Residence	Masonry Vernacular	1978	age
3517B	Residence	Masonry Vernacular	1978	age
3518	Residence	Moderne	1941	outside POS
3518A	Garage	Masonry Vernacular	1941	outside POS
3601A	Residence	Masonry Vernacular	1978	age
3601B	Residence	Masonry Vernacular	1978	age

**Vincent Road**

3025	Residence	Frame Vernacular	1956	outside POS	PB13838
3034	Residence	Masonry Vernacular	1950	outside POS	PB13845
3109	Residence	Masonry Vernacular	c1964	age	
3109A	Garage	Masonry Vernacular	1964	age	
3117A	Garage	Masonry Vernacular	1961	age	
3120	Residence	Masonry Vernacular	1973	age	
3210	Residence	Masonry Vernacular	c1956	outside POS	PB13827
3231	Residence	Ranch	c1955	outside POS	PB13826

**Washington Road**

2914	Residence	Masonry Vernacular	c1955	outside POS	
2916	Residence	Masonry Vernacular	1956	outside POS	PB13856
3000	Residence	Masonry Vernacular	c1958	outside POS	
3020	Residence	Masonry Vernacular	c1961	age	
3024	Residence	Frame Vernacular	1936	altered	
3028	Residence	Masonry Vernacular	1986	age	
3110	Residence	Ranch	c1961	age	
3140A	Garage	Masonry Vernacular	c1975	age	
3180	Residence	NeoMediterranean	2001	age	
3200	Residence	Masonry Vernacular	1954	outside POS	PB13854
3208	Residence	NeoMediterranean	1956	outside POS	
3214	Residence	Colonial Revival	c1957	outside POS	PB13853
3307	Residence	Ranch	c1955	outside POS	PB13819
3314	Residence	Masonry Vernacular	c1951	outside POS	PB13852

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**Washington Road (Continued)**

3321	Residence	Masonry Vernacular	1958	outside POS	
3401	Residence	Ranch	c1951	outside POS	PB13809
3408	Residence	Ranch	1972	age	
3418A	Apartment	Masonry Vernacular	1955	outside POS	
3420	Residence	NeoMediterranean	c1950	outside POS	
3501	Residence	Masonry Vernacular	c1954	outside POS	
3502	Residence	Masonry Vernacular	c1938	altered	
3502A	Garage	Masonry Vernacular	c1940	altered	
3511	Residence	Masonry Vernacular	1955	outside POS	
3511A	Garage	Frame Vernacular	c1960	outside POS	
3515	Accessory	Frame Vernacular	1985	age	

**Westminster Road**

127A	Pool House	Masonry Vernacular	c1950	outside POS	
202	Residence	Masonry Vernacular	2002	age	
208	Residence	Masonry Vernacular	c1955	outside POS	PB13836
208A	Garage	Masonry Vernacular	1980	age	
210	Residence	Monterey	1954	outside POS	PB13835
310A	Garage	Masonry Vernacular	1955	outside POS	
314	Residence	Masonry Vernacular	1952	outside POS	
326	Residence	Masonry Vernacular	1951	outside POS	

**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.)

- ☒ **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.
- ☒ **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**

(Mark "x" in all the boxes that apply.)

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 of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References****Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING &amp; DEVELOPMENT

ARCHITECTURE

**Period of Significance**

c. 1920- c. 1948

**Significant Dates**

1921

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Arch: Unknown, Blder: Unknown

**Primary location of additional data:**

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of Repository

# \_\_\_\_\_

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SIGNIFICANCE

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**SUMMARY PARAGRAPH**

The Prospect Park/Southland Park Historic District is significant at the local level under Criteria A and C in the areas of Community Planning and Development and Architecture. The district represents the southern movement of residential development in West Palm Beach beyond the downtown commercial area in the first half of the twentieth century, specifically from 1920 to 1948. A range of domestic architectural styles are found within the district. The styles that occur in the district coincide with the historic architectural trends associated with the Florida Land Boom of the 1920s, including: Frame Vernacular, Masonry Vernacular, Craftsman/Bungalow, Mission, Mediterranean Revival, and Colonial Revival. Compared to other neighborhoods in the area, a significant amount of construction took place in Prospect Park in the 1930s through 1948. Styles from the 1920s continued in use, but new styles in the post-Boom era found in the district were Minimal Traditional, Monterey, International, and Moderne. The district maintains a significant concentration of architectural resources that reflect the period of West Palm Beach's historical residential development from the first half of the 20th century (Land Boom), the Depression and Recovery Era, and World War II and Aftermath. Therefore, the Period of Significance captures resources from 1920-1948.

**HISTORICAL CONTEXT**

**West Palm Beach**

The first permanent white residents settled in Palm Beach County during the 1870s and established farms on both sides of Lake Worth, at first cultivating mainly pineapples. The early history of the Prospect Park/Southland Park area begins in December 1874 with the arrival of the Mason Dwight Family, who brought with them their cook Elizabeth H. Wilder. In 1876, although the Dwights returned north, Wilder remained and married Charles Moore. Under her maiden name of Wilder, Mrs. Moore filed a patent on Government Lots 1 through 3, Section 34, Township 43 South. Mrs. Moore's homestead was bounded by the shores of Lake Worth to the east and by the present-day centers of Belvedere Road to the north, South Dixie Highway to the west, and the southern property lines of the properties along the south side of Monroe Drive. In the early 1920s, portions of this homestead would be platted as Prospect Park/Southland Park (1920) with additions, Southland Park (1923) with additions, Monceaux (1926), and El Cid Court (1937).<sup>1</sup>

One of the most prominent early settlers to build a cabin on the west side of Lake Worth was the Reverend Elbridge Gale, who retired to the area in November 1884. Gale was a former professor of horticulture from Kansas State Agriculture College who continued his interest in plants while living in Florida by experimenting

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<sup>1</sup> Waters, 11-12.



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with tropical species.<sup>2</sup> In 1892, Gale platted and recorded part of his homestead as "Gale's Lake Worth Addition Number 1."<sup>3</sup>

Henry M. Flagler visited the area in 1892 to investigate a route to Miami for the expansion of his Jacksonville, St. Augustine, and Indian River Railroad. Impressed with the beauty of the area, Flagler decided to create an exclusive resort community on Palm Beach. He purchased property on the west shore of Lake Worth to establish a town to serve as the business district of Palm Beach.<sup>4</sup> The town extended from Lake Worth to Clear Lake. Flagler's newly named Florida East Coast (FEC) Railroad reached West Palm Beach in 1893, bringing building materials, tourists, workers, and settlers. The first lots in the town of West Palm Beach were sold in February 1894 and on November 5<sup>th</sup> of the same year, the community voted to incorporate as a town.

Between 1895 and 1900, the population of West Palm Beach dropped by 52%, from 1,192 to 564, due to a decline in construction activity in the town, the freeze of 1894-95, and the recession in the late 1890s; however, between 1900 and 1910, the population surged by 209% to 1,743. By 1920, the population had risen to 8,659, and West Palm Beach was established as a commercial center for Palm Beach County and as a tourist destination for the middle class. In 1917, the Palm Beach Canal was completed, which provided access to inland farming areas, making West Palm Beach the shipping point for the county's agricultural products by both rail and water.<sup>5</sup>

**HISTORICAL SIGNIFICANCE—CRITERION A**

**Development of Prospect Park/Southland Park**

Hubert F. Krantz

The developer of the Prospect Park/Southland Park South Subdivision was Hubert F. Krantz, who was born in Germany on April 1, 1863, and who came to Florida in 1894. Krantz utilized the design of a subdivision of the same name in Brooklyn, New York, where he resided. The curvilinear nature of the original development and the English origin of the street names appealed to Krantz, who worked with George W. Carr to lay out the new subdivision. The neighborhood had its own water and electrical systems, with three parks dedicated to the City by Mr. Krantz. Landscaping was provided by the Krantz's Royal Palm Nursery in Boynton Beach. Other amenities included a pier at Lake Worth, benches, and lights. In 1924, at a cost of \$50,000, Krantz built his own home at 200 Argyle Road in an unusual Mediterranean Revival style.

<sup>2</sup> Donald W. Curl, *Palm Beach County: An Illustrated History* (Northridge, CA: Windsor Publications, 1986), 13-17, 26-27.

<sup>3</sup> *Dade and Palm Beach County Plats and Deeds*, 1872-1960.

<sup>4</sup> Curl, 37.

<sup>5</sup> W.D. Waters, *Historic Designation Report for the Prospect Park/Southland Park Historic District* (City of West Palm Beach, FL: Historic Preservation Division, 1993), 10.

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The Heights Land Company served as the developer for Southland Park. Both the H.C. Fugate Engineering Company and the Riddle Company provided engineering services for the development. Monceaux was developed on the estate of Harold E. Spencer, with Ruggles, Flowers, Farnum and Mason serving as engineers. The El Cid Court Plat was developed on property previously owned by Rosa S. Anthony and Howard Phipps, with Fugate and Brockway serving as engineers.<sup>6</sup>

The development of the Prospect Park/Southland Park Historic District began in the early 1920s as a mainly middle class residential neighborhood located south of downtown. The development emerged mostly along a rectilinear grid that maximized developable building lots; however, a curvilinear layout was adopted around Prospect Park/Southland Park, one of four designed parks in the district. The district experienced rapid growth in the 1920s and 1930s, which reflects the district's development during the Florida Land Boom era. The dominant architectural styles of this period were Mission Revival and Mediterranean Revival.

In the 1920s, the population of West Palm Beach continued to expand and by 1930 had reached 26,610, partly due to the Florida Land Boom, which peaked in the winter of 1924-25. In the late 1920s, however, the land boom began to decline steeply. Several factors contributed to the failure of the Florida real estate market. In the spring of 1925, many investors began to cancel all Florida real estate transactions as they became panicked by news of bogus Florida real estate ventures. By August 1925, the FEC Railway placed an embargo on freight shipments due to ports and terminals overflowing with unused building materials, and refused to ship anything but perishable goods, halting building construction throughout South Florida. In West Palm Beach, three banks failed in 1926, including the Commercial Bank and Trust, which held a \$700,000 deposit from the City.<sup>7</sup> Subdivisions platted several years earlier remained empty and buildings stood on lots partially finished and vacant.<sup>8</sup>

The collapse of the boom also brought about the demise of the Florida Coast Line Canal & Transportation Company. Although the company turned a profit in 1925, the corporation was in receivership by 1927 and the channel had fallen into disrepair. In January 1927, Congress adopted the River and Harbor Act authorizing the U.S. Army Corps of Engineers to dredge the Intracoastal Waterway from Massachusetts to Florida utilizing existing channels. In November 1927, the Florida legislature created the Florida Inland Navigation District to issue bonds and acquire the canal company's right-of-way in preparation for turning the private waterway over to the federal government. The Corps of Engineers finally took possession of the canal on December 11, 1929.<sup>9</sup> A devastating hurricane swept across Palm Beach County on September 16, 1928, destroying 8,000 homes and

<sup>6</sup> Waters, 12.

<sup>7</sup> *A Brief History of West Palm Beach*. <http://www.westpalmbeach.com/history.html> (accessed May 23, 2009).

<sup>8</sup> Paul L. Weaver III, Historic Property Associates, Inc., and Pappas Associates, Inc. *Model Guidelines for Design Review: A Guide for Developing Standards for Historic Rehabilitation on Florida Communities*. Design Guidelines, Tallahassee: On file, Florida Division of Historic Resources, 1996.

<sup>9</sup> George E. Buker, *Sun, Sand and Water: A History of the Jacksonville District U.S. Army Corps of Engineers, 1821-1975*. Washington, DC: U.S. Army Corps of Engineers; Supt. of Docs., U.S. G.P.O., distributor, 1981.

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taking more than 2,000 lives. Property damage was estimated at \$13 million. When the stock market crashed in October 1929, West Palm Beach plunged headlong into the Depression along with the rest of the country.

There were several causes for the economic depression in Florida, including the grossly inflated real estate market and the hurricanes. During the Great Depression, Florida suffered significantly. Between 1929 and 1933, 148 state and national banks collapsed, more than half of the state's teachers were owed back pay, and a quarter of the residents were receiving public relief. Because of the economic times, President Franklin D. Roosevelt initiated several national relief programs. Important New Deal-era programs in Florida were the Works Progress Administration (WPA), the Public Works Administration (PWA), and the Civilian Conservation Corps (CCC). The WPA provided jobs for professional workers and laborers, who constructed or improved many roads, public buildings, parks, and airports in Florida. The CCC improved and preserved forests, parks, and agricultural lands. Between 1932 and 1935, the PWA provided emergency relief funds for improvements to the ICW, creating more than 500 jobs in Florida.<sup>10</sup> The Depression affected most aspects of the state's economy. Beef and citrus production declined, manufacturing slowed, and development projects were stopped. Even the railroad industry felt the pressures of the 1930s, and had to reduce service and let go some personnel. Despite the Depression, tourism remained an integral part of the Florida economy during this period. New highways made automobile travel to Florida easy and affordable and more middle class families were able to vacation in the "Sunshine State."<sup>11</sup> Between 1929 and 1940, West Palm Beach suffered through the effects of the Depression. The tax base shriveled due to declining property values and a near-cessation of new construction. Property values in the City fell from \$89 million in 1929 to \$18.2 million in 1935. Construction was limited to small projects in existing neighborhoods. Continuing financial problems caused the City to refund bonds in 1936 and again in 1939. The phenomenal population growth West Palm Beach had experienced in the past slowed to a trickle. In 1930, the population stood at 26,619.<sup>12</sup>

Many public buildings, such as schools, city halls, and community buildings, were erected in West Palm Beach with the support of the WPA during its eight years of existence, including the National Guard Armory in Howard Park. Palm Beach County solicited federal funds to construct the airport at Morrison Field. WPA funds were also utilized to construct the Flagler Memorial Bridge, which opened in 1938, replacing the earlier railroad bridge from West Palm Beach to Palm Beach. Other projects buoyed the community's spirit during this time. The first public junior college in Florida, Palm Beach Junior College, was established and funded by the Palm Beach County School Board in 1933. The Norton Gallery of Art and associated art school were founded by Ralph Norton in 1941. The formation of the West Palm Beach Fishing Club in 1934 was meant to contribute to the revitalization of the City as well. Its many goals included the increase of interest in fishing among the locals, the enforcement of fishing laws and the preservation of fish, and the promotion of West Palm Beach as a tourist

<sup>10</sup> Buker, 123.

<sup>11</sup> James J. Miller (compiler). *State of Florida Draft Comprehensive Historic Preservation Plan*. Comprehensive Plan, Tallahassee: Manuscript on file, Florida Division of Historical Resources, 1990.

<sup>12</sup> History of West Palm Beach, 2005.



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destination for those interested in fishing.<sup>13</sup> In contrast to the rapid development during the Boom years, construction in the Prospect Park and Southland Park subdivisions was minimal during the first half of the 1930s. Only six of the extant buildings in the Prospect Park/Southland Park Historic District were built between 1930 and 1934. Construction resumed during the latter half of the 1930s; approximately 56 more buildings were built on previously undeveloped platted lots between 1934 and 1940. By the beginning of World War II, a majority of the lots were built on.

In the late 1930s, the nation began to embark on a military buildup. Because of its strategic east coast location, a local unit of the Florida Defense Force was organized in West Palm Beach for civil defense purposes. The local National Guard unit was again mobilized into Federal service and served until the end of World War II. In February 1940, Morrison Field was leased to the U.S. Army for an air base. The City's population reached 33,693 in 1940.<sup>14</sup>

From the end of the Great Depression until after the close of the post-War era, Florida's history was inextricably bound with World War II and its aftermath. It became one of the nation's major training grounds for the Army, Navy, and Air Force. Prior to this time, tourism had been the state's major industry and it was brought to a halt as tourist and civilian facilities, such as hotels and private homes, were placed into wartime service. The influx of thousands of service members and their families increased industrial and agricultural production in Florida, and also introduced these new residents to the warm weather and tropical beauty of Florida. Because of its geography and climate, the United States military viewed Florida as a perfect training ground for its armed forces.

From 1941 through the war years, the City of West Palm Beach felt the effects of the military's presence. On February 27, 1941, Morrison Field officially became a U.S. Army facility and was the home base for more than 3,000 personnel responsible for training 45,000 fliers during the war. The military expanded the size of Morrison Field and paid for additional runways, a control tower, and water and sewage systems. The City was also a stopover for thousands of soldiers in transit. While City residents lived in fear of German U-boats that prowled the coast, the buying power of the U.S. military boosted Clematis Street businesses and the City's economy.<sup>15</sup> Private construction slowed during the war years. Only five buildings were built in the Central Park neighborhoods between 1941 and 1944. After the War, there was a huge influx of cash from federal agencies. The Federal Security Administration built roads, bridges, and made other public improvements. The Veterans Administration began to disburse millions of dollars in benefits to ex-GIs. At the conclusion of the War,

<sup>13</sup> Sherry Piland, "West Palm Beach Fishing Club." Planning, Zoning and Building Department Historic Preservation Board Application, West Palm Beach, 1998.

<sup>14</sup> History of West Palm Beach 2005.

<sup>15</sup> Ibid.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 6

PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

Florida's economy was almost fully recovered. Changes in Florida during the post-War period transformed almost every aspect of life.<sup>16</sup>

The end of the War brought an influx of new residents to West Palm Beach. Many of the servicemen who had trained in Florida returned after the War to settle down and raise families. Provisions of the G. I. Bill gave them the ability to purchase houses and afford higher education. As a result, West Palm Beach began a residential building boom, and the state's colleges and universities were crowded with veterans, necessitating much new campus construction. Increasing investment in military installations throughout Florida due to Cold War threats also brought more military personnel to the area. Affordability was an important issue in Florida housing as Florida's average wages were lower than the national averages. This meant that people moving to West Palm Beach often had to take a pay cut. Many were willing to make that sacrifice in return for the "psychic income" that Florida's sunshine and favorable climate provided. The reduced income was often balanced out by investment opportunities in the rapidly growing state, and reduced doctor's bills and heating costs.<sup>17</sup> A housing boom was once again evident as new residents erected homes in subdivisions that had been platted but left undeveloped through the real estate bust and Great Depression.

The Post-War years introduced a second smaller period of growth occurred in the post-World War II era, when the dominant styles of architecture were the smaller, less ornate Frame and Masonry Vernacular styles with low roof slopes, stucco exteriors, and little extraneous ornament. These were infill properties. It is in this period that the importance of the automobile becomes evident, as many of the houses built at this time had either an attached garage or a carport. Construction in the Prospect Park/Southland Park neighborhood actively resumed at the close of the War with the construction of 31 additional buildings built between 1945 and 1948.

The historical significance of the Prospect Park/Southland Park Historic District is, not only in the role it played in the physical growth of West Palm Beach as a modern city, but also in its reflection of preferences in domestic architecture and building trends during the Florida Land Boom. The historic district retains examples of buildings erected by local builders. The development of the district south of the downtown resulted from the need to create new residential subdivisions proximal to the downtown business area.

**ARCHITECTURAL SIGNIFICANCE—CRITERION C**

The Prospect Park/Southland Park Historic District's areas of significance also include architecture, which is found in its collection of definitively styled buildings. It is an important assemblage of architectural styles that illustrate the growth and development of West Palm Beach and the popular styles of American architecture in

<sup>16</sup> Raymond A. Mohl and Gary R. Mormino, "The Big Change in the Sunshine State: A Social History of Modern Florida." In *The New History of Florida*, edited by Michael Gannon.

Gainesville: University Press of Florida, 1996, 418

<sup>17</sup> Mike Smith, *Florida: A Way of Life*. New York: E.P. Dutton and Co., Inc., 1959, 118.

United States Department of the Interior  
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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 7

PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
SIGNIFICANCE

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the early twentieth century. Its association with the Florida Land Boom is noteworthy. It illustrates the architectural design options and building choices made locally during this phase of construction activity. The examples of Frame Vernacular, Masonry Vernacular, Mission, Mediterranean Revival, Craftsman/Bungalow, Monterey, Moderne, Ranch, and Colonial Revival style buildings come together to form a district that reflects popular building styles during significant periods of the city's growth. Domestic architecture is the predominant building form. Although the majority of the buildings lack individual distinction, they form a cohesive entity based on their styling, scale, and use.

All of the contributing buildings maintain sufficient levels of historic architectural integrity to convey their historic character. Modifications are usually only minor cosmetic and reversible alterations. The other buildings that fit into stylistic categories still convey the character-defining elements of the styles they represent.

Overall, the district conveys a visual sense of the important architectural styles employed during the Florida Land Boom of the 1920s. The district reflects vernacular styles and conventional methods of constructing residences. The district also illustrates the application of fashionable styles to modest homes. The district retains integrity of design, materials, setting, location, association, feeling, and workmanship.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 1

PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
MAJOR BIBLIOGRAPHICAL REFERENCES

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 2

PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
MAJOR BIBLIOGRAPHICAL REFERENCES

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PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
Name of Property

PALM BEACH CO., FL  
County and State

## 10. Geographical Data

**Acreage of Property** approximately 115 acres

### UTM References

(Place additional references on a continuation sheet.)

1	1	7	5	9	4	0	4	0	2	9	5	2	0	2	0
	Zone		Easting							Northing					
2	1	7	5	9	4	5	5	0	2	9	5	2	0	2	0

3	1	7	5	9	4	6	1	0	2	9	5	1	0	3	0
	Zone		Easting							Northing					
4	1	7	5	9	4	0	3	0	2	9	5	1	0	4	0

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Friederike Mittner, Warren Adams, Megan Otten; Andrew Waber, Historic Sites Specialist  
organization Bureau of Historic Preservation date November 3, 2010  
street & number 500 South Bronough Street telephone (850) 245-6333  
city or town Tallahassee state Florida zip code 32399-0250

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name N/A  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
GEOGRAPHICAL DATA

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**Verbal Boundary Description**

The boundaries of the Prospect Park/Southland Park Historic District are shown on the attached maps of the district that accompany this document.

**Boundary Justification**

The NRHP boundary is drawn to accommodate the distribution of contributing resources within the Prospect Park/Southland Park and Southland Park subdivisions. Current legal boundaries as defined by Palm Beach County tax parcels were used to define the extents of the National Register boundary. The boundary was also refined to account for features of the built environment (South Dixie Highway to the west), the natural environment (Lake Worth to the east), and other existing historic districts (El Cid to the north and Central Park to the south).

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number          Photos          Page     1    

PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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**List of Photographs**

1. 335 Greymon Drive
2. Prospect Park/Southland Park Historic District, West Palm Beach (Palm Beach County), Florida
3. Warren Adams/Megan Otten
4. 7 April-11 April 2008
5. GAI Consultants, Inc., 301 East Pine Street, Suite 1020 Orlando, Florida
6. Facade and East Elevation, Looking Northwest
7. Photo 1 of 47

**Numbers 2 through 5 are the same for the remaining photographs.**

1. 211 Edgewood Drive
6. Facade and West Elevation, Looking Northeast
7. Photo 2 of 47

1. 3015 South Olive Avenue
6. Facade and South Elevation, Looking West
7. Photo 3 of 47

1. 305 Edgewood Drive
6. Facade and Southwest Elevation, Looking Northeast
7. Photo 4 of 47

1. 315 Marlborough Road
6. Facade and West Elevation, Looking Northeast
7. Photo 5 of 47

1. 3218 Alton Road
6. Facade and North Elevation, Looking Southeast
7. Photo 6 of 47

1. 234 Monroe Drive
6. Facade and West Elevation, Looking Southeast
7. Photo 7 of 47

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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- 1. 316 Greymon Drive
- 6. Facade and East Elevation, Looking Southwest
- 7. Photo 8 of 47
  
- 1. 149 Edgewood Drive
- 6. Facade and West Elevation, Looking North
- 7. Photo 9 of 47
  
- 1. 319 Edgewood Drive
- 6. Facade and West Elevation, Looking Northeast
- 7. Photo 10 of 47
  
- 1. 220 Marlborough Road
- 6. Facade and East Elevation, Looking Southwest
- 7. Photo 11 of 47
  
- 1. 211 Marlborough Road
- 6. Facade and West Elevation, Looking Northeast
- 7. Photo 12 of 47
  
- 1. 229 Edgewood Drive
- 6. Facade and West Elevation, Looking Northeast
- 7. Photo 13 of 47
  
- 1. 345 Marlborough Place
- 6. Facade and Southeast Elevation, Looking Northeast
- 7. Photo 14 of 47
  
- 1. 300 Marlborough Road
- 6. Facade and East Elevation, Looking Southwest
- 7. Photo 15 of 47
  
- 1. 310 Westminster Road
- 6. Facade and East Elevation, Looking Southwest
- 7. Photo 16 of 47



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PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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- 1. 3109 Washington Road
- 6. Facade and South Elevation, Looking West
- 7. Photo 17 of 47
  
- 1. 204 Westminster Road
- 6. Facade and West Elevation, Looking Southeast
- 7. Photo 18 of 47
  
- 1. 311 Monroe Drive
- 6. Facade and East Elevation, Looking Northwest
- 7. Photo 19 of 47
  
- 1. 211 Westminster Road
- 6. Facade and East Elevation, Looking Northwest
- 7. Photo 20 of 47
  
- 1. 315 Greenwood Drive
- 6. Facade, Looking North
- 7. Photo 21 of 47
  
- 1. 310 Greymon Drive
- 6. Facade and West Elevation, Looking Southwest
- 7. Photo 22 of 47
  
- 1. 319 Greenwood Drive
- 6. Facade and West Elevation, Looking Northeast
- 7. Photo 23 of 47
  
- 1. 190 Monceaux Road
- 6. Facade and West Elevation, Looking Southeast
- 7. Photo 24 of 47
  
- 1. 2901 Washington Road
- 6. Facade and North Elevation, Looking Southwest
- 7. Photo 25 of 47

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
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PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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1. 3135 Washington Road

6. Facade, Looking West

7. Photo 26 of 47

1. 140 Monroe Drive

6. Facade and East Elevation, Looking Southwest

7. Photo 27 of 47

1. 219 Greenwood Drive

6. Facade and West Elevation, Looking Northeast

7. Photo 28 of 47

1. 201 Avila Road

6. Facade and West Elevation, Looking Northeast

7. Photo 29 of 47

1. 3219 Alton Road

6. Facade and North Elevation, Looking Southwest

7. Photo 30 of 47

1. 3307 Washington Road

6. Facade, Looking West

7. Photo 31 of 47

1. 124 Monroe Drive

6. Facade and West Elevation, Looking Southeast

7. Photo 32 of 47

1. 3231 Vincent Road

6. Facade and South Elevation, Looking Northwest

7. Photo 33 of 47

1. 217 Greenwood Drive

6. Facade and West Elevation, Looking Northeast

7. Photo 34 of 47

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PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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1. 3021 Vincent Road  
6. Facade and South Elevation, Looking Northwest  
7. Photo 35 of 47

1. 3421 South Flagler Drive  
6. Facade and South Elevation, Looking Northwest  
7. Photo 36 of 47

1. 219 Marlborough Road  
6. Facade, Looking North  
7. Photo 37 of 47

1. 300 Greymon Drive  
6. Facade and West Elevation, Looking Southeast  
7. Photo 38 of 47

1. 334 Marlborough Road  
6. Facade and Northeast Elevation, Looking Southwest  
7. Photo 39 of 47

1. 204 Greymon Drive  
6. Facade and East Elevation, Looking Southwest  
7. Photo 40 of 47

1. 240 Monroe Drive  
6. Facade, Looking South  
7. Photo 41 of 47

1. 3020 Washington Road  
6. Facade, Looking East  
7. Photo 42 of 47

1. 321 Edgewood Drive  
6. Facade, Looking North  
7. Photo 43 of 47

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PROSPECT PARK/SOUTHLAND PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
LIST OF PHOTOGRAPHS

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- 1. 215 Westminster Road
- 6. Facade and West Elevation, Looking Northeast
- 7. Photo 44 of 47

- 1. Prospect Park/Southland Park
- 6. Park Overview, Looking Southwest
- 7. Photo 45 of 47

- 1. George S. Petty Park
- 6. Park Overview, Looking East
- 7. Photo 46 of 47

- 1. Westminster Park
- 6. Park Overview, Looking Northeast
- 7. Photo 47 of 47



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Prospect Park--Southland Park Historic District

MULTIPLE  
NAME:

STATE & COUNTY: FLORIDA, Palm Beach

DATE RECEIVED: 2/24/11 DATE OF PENDING LIST: 3/17/11  
DATE OF 16TH DAY: 4/01/11 DATE OF 45TH DAY: 4/11/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000181

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 4.8.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



1. 335 Greymon Drive, Prospect Park Historic  
District v Southland Park

2. Palm Beach County, FL

7. Photo 1 of 47





1. 211 Edgewood Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 2 of 47



1. 3015 South Olive Avenue, Prospect  
Park / ~~Historic District~~  
*Southland Park*
2. Palm Beach County, FL
7. Photo 3 of 47





1. 305 Edgewood Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 4 of 47



2. Prospect Park/Southland Park H.D.  
Palm Beach Co, FL

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1. 3218 Alton Road, Prospect Park/  
Historic District Saethland Park

2. Palm Beach County, FL

7. Photo 6 of 47



1. 234 Monroe Drive, Prospect Park/  
Historic District southland Park

2. Palm Beach County, FL

7. Photo 7 of 47



1. 316 Greyman Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 8 of 47





1. 149 Edgewood Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 9 of 47



1. 319 Edgewood Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 10 of 417





1. 220 Marlborough Road, Prospect  
Park / <sup>Southland Park</sup> Historic District  
2. Palm Beach County, FL  
7. Photo 11 of 417



1. 211 Marlborough Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 12 of 47



1. 229 Edgewood Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 13 of 47





1. 345 Marlborough Place, Prospect  
Park/<sup>A</sup>Historic District  
2. Palm Beach County, FL <sup>Southland Park</sup>  
7. Photo 14 of 47



1. 300 Marlborough Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 15 of 47





1. 310 Westminster Road, Prospect  
Park / <sup>1</sup>Historic District  
<sup>2</sup>Southland Park
2. Palm Beach County, FL
7. Photo 16 of 47



1. 3109 Washington Road, Prospect  
Park/<sup>Southward Park</sup> Historic District  
2. Palm Beach County, FL  
7. Photo 17 of 47



1. 204 Westminster Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 18 of 47





Prospect Park/Southland Park  
H.D.

Palm Beach Co., FL

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Prospect Park / Southland Park HD

Alm Beach Co, FL

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1. 315 Greenwood Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

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1. 310 Greyman Drive, Prospect Park/  
Historic District Southland Park HD
2. Palm Beach County, FL
7. Photo 22 of 47



1. 319 Greenwood Drive, Prospect Park/  
Historic District Southland Park HD

2. Palm Beach County, FL

7. Photo 23 of 47



1. 190 Monceaux Road, Prospect Park/  
Historic District Southland Park HD.

2. Palm Beach County, FL

7. Photo 24 of 47





1. 2901 Washington Road, Prospect  
Park / <sup>Southland Park</sup> Historic District  
2. Palm Beach County, FL  
7. Photo 25 of 47



1. 3135 Washington Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 26 of 47



1. 140 Monroe Drive, Prospect Park/  
Historic District      Southland Park Hnd
2. Palm Beach County, FL
7. Photo 27 of 47



Prospect Park/Southland Park  
H.D.

Palm Beach Co., FL

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1. 201 Avila Road, Prospect Park/  
Historic District Southland Park
2. Palm Beach county, FL
7. Photo 29 of 417



Prospect Park/Southland Park HD  
Palm Beach Co, FL

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1. 3307 Washington Road, Prospect  
Park/Historic District  
~~Southland Park~~
2. Palm Beach County, FL
7. Photo 31 of 417





1. 124 Monroe Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 32 of 47



1. 3231 Vincent Road, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 33 of 47



1. 217 Greenwood Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 34 of 47



1. 3021 Vincent Road, Prospect Park/  
Historic District      Southland Park

2. Palm Beach County, FL

7. Photo 35 of 47





1. 3421 South Flagler Drive, Prospect  
Park/~~Historic District~~  
Southland Park
2. Palm Beach County, FL
7. photo 36 of 47



1. 219 Marlborough Road, Prospect Park  
Historic District      Southland Park
2. Palm Beach County, FL
7. Photo ~~37~~ of 47



1. 300 Greyman Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 38 of 417



1. 334 Marlborough Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 39 of 47





1. 204 Greyman Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 40 of 417



1. 240 Monroe Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 41 of 417



1. 3020 Washington Road, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 42 of 47



1. 321 Edgewood Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 43 of 417





1. 215 Westminster Road, Prospect Park/  
Historic District                      Southland Park
2. Palm Beach County, FL
7. Photo 44 of 47



1. Prospect Park, Prospect Park/Historic District  
Southland Park
2. Palm Beach County, FL
7. Photo 45 of 47



1. George S. Petty Park, Prospect Park/  
Historic District      *Southernland Park*
2. Palm Beach County, FL
7. Photo 46 of 47



1. Westminster Park, Prospect Park  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 417 of 417





1. 335 Greymon Drive, Prospect Park Historic  
District v Southland Park

2. Palm Beach County, FL

7. Photo 1 of 47



1. 211 Edgewood Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 2 of 47



1. 3015 South Olive Avenue, Prospect  
Park / ~~Historic District~~  
*Southland Park*
2. Palm Beach County, FL
7. Photo 3 of 47



1. 305 Edgewood Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 4 of 47





2. Prospect Park/Southland Park H.D.  
Palm Beach Co, FL

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1. 3218 Alton Road, Prospect Park/  
Historic District Saethland Park

2. Palm Beach County, FL

7. Photo 6 of 47



1. 234 Monroe Drive, Prospect Park/  
Historic District southland Park
2. Palm Beach County, FL
7. Photo 7 of 47



1. 316 Greyman Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 8 of 47





1. 149 Edgewood Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 9 of 47



1. 319 Edgewood Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 10 of 417



1. 220 Marlborough Road, Prospect  
Park / <sup>Southland Park</sup> Historic District  
2. Palm Beach County, FL  
7. Photo 11 of 417



1. 211 Marlborough Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 12 of 47





1. 229 Edgewood Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 13 of 47



1. 345 Marlborough Place, Prospect  
Park/<sup>A</sup>Historic District  
2. Palm Beach County, FL <sup>Southland Park</sup>  
7. Photo 14 of 47



1. 300 Marlborough Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 15 of 47



1. 310 Westminster Road, Prospect  
Park / <sup>1</sup>Historic District  
<sup>2</sup>Southland Park
2. Palm Beach County, FL
7. Photo 16 of 47





1. 3109 Washington Road, Prospect  
Park/<sup>Southward Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 17 of 47



1. 204 Westminster Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 18 of 47



Prospect Park/Southland Park  
H.D.

Palm Beach Co., FL

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Prospect Park / Southland Park HD

Alm Beach Co, FL

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1. 315 Greenwood Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 21 of 417



1. 310 Greyman Drive, Prospect Park/  
Historic District Southland Park HD
2. Palm Beach County, FL
7. Photo 22 of 47



1. 319 Greenwood Drive, Prospect Park/  
Historic District Southland Park HD
2. Palm Beach County, FL
7. Photo 23 of 47



1. 190 Monceaux Road, Prospect Park/  
Historic District Southland Park HD.

2. Palm Beach County, FL

7. Photo 24 of 47





1. 2901 Washington Road, Prospect  
Park / <sup>Southland Park</sup> Historic District  
2. Palm Beach County, FL  
7. Photo 25 of 47



1. 3135 Washington Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 26 of 47



1. 140 Monroe Drive, Prospect Park/  
Historic District      Southland Park Hnd
2. Palm Beach County, FL
7. Photo 27 of 47



Prospect Park/Southland Park  
H.D.

Palm Beach Co., FL

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1. 201 Avila Road, Prospect Park/  
Historic District Southland Park
2. Palm Beach county, FL
7. Photo 29 of 417



Prospect Park/Southland Park HD  
Palm Beach Co, FL

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1. 3307 Washington Road, Prospect  
Park/Historic District  
~~Southland Park~~
2. Palm Beach County, FL
7. Photo 31 of 417



1. 124 Monroe Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 32 of 47





1. 3231 Vincent Road, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 33 of 47



1. 217 Greenwood Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 34 of 47



1. 3021 Vincent Road, Prospect Park/  
Historic District      Southland Park

2. Palm Beach County, FL

7. Photo 35 of 47



1. 3421 South Flagler Drive, Prospect  
Park/~~Historic District~~  
Southland Park
2. Palm Beach County, FL
7. photo 36 of 47





1. 219 Marlborough Road, Prospect Park  
Historic District      Southland Park
2. Palm Beach County, FL
7. Photo ~~37~~ of 47



1. 300 Greyman Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 38 of 417



1. 334 Marlborough Road, Prospect  
Park/<sup>Southland Park</sup> Historic District
2. Palm Beach County, FL
7. Photo 39 of 47



1. 204 Greyman Drive, Prospect Park/  
Historic District Southland Park

2. Palm Beach County, FL

7. Photo 40 of 417





1. 240 Monroe Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 41 of 417



1. 3020 Washington Road, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 42 of 47



1. 321 Edgewood Drive, Prospect Park/  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 43 of 417



1. 215 Westminster Road, Prospect Park/  
Historic District                      Southland Park
2. Palm Beach County, FL
7. Photo 44 of 47





1. Prospect Park, Prospect Park/Historic District  
Southland Park
2. Palm Beach County, FL
7. Photo 45 of 47

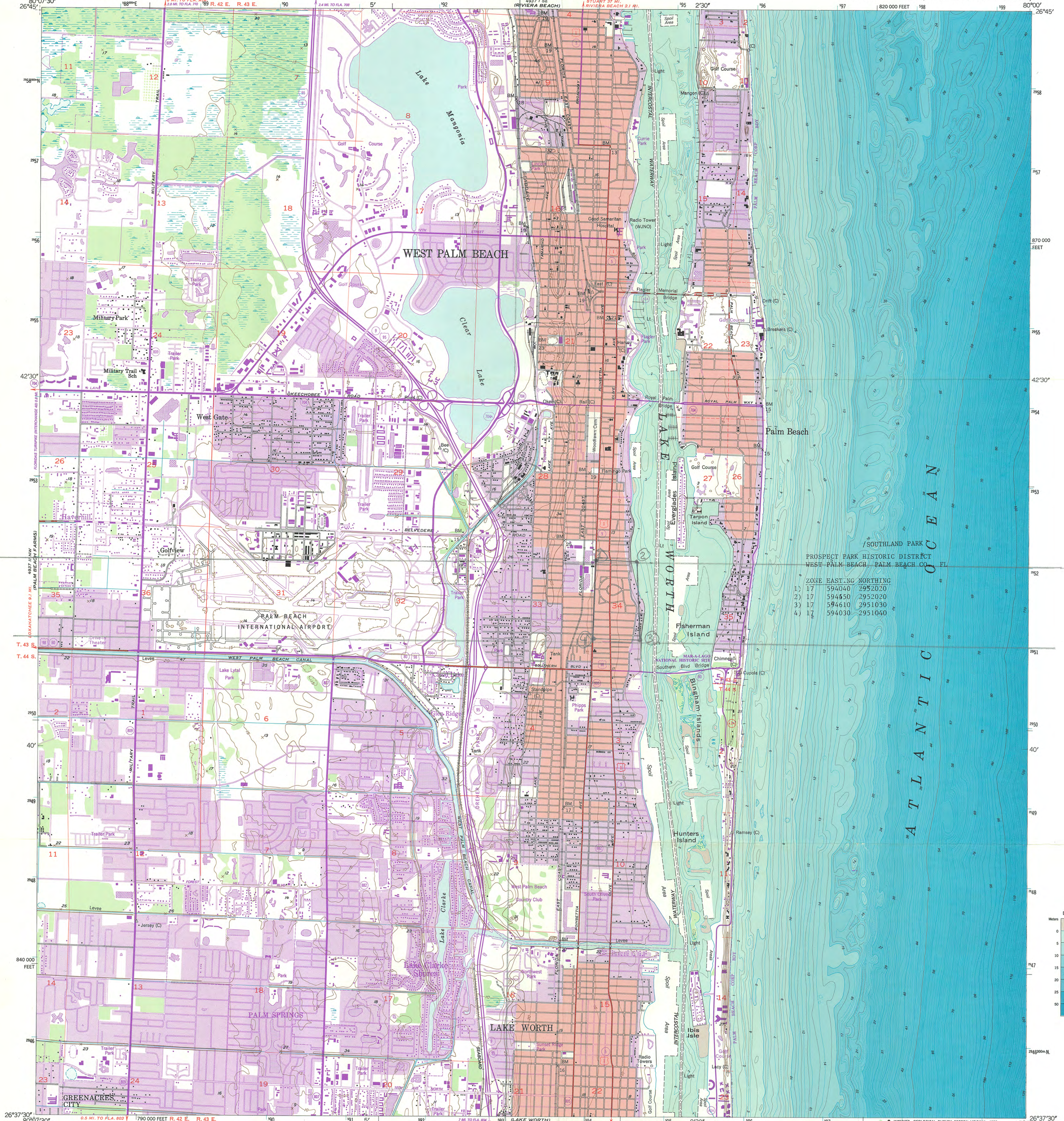


1. George S. Petty Park, Prospect Park/  
Historic District      Sutherland Park
2. Palm Beach County, FL
7. Photo 46 of 47



1. Westminster Park, Prospect Park  
Historic District Southland Park
2. Palm Beach County, FL
7. Photo 417 of 417



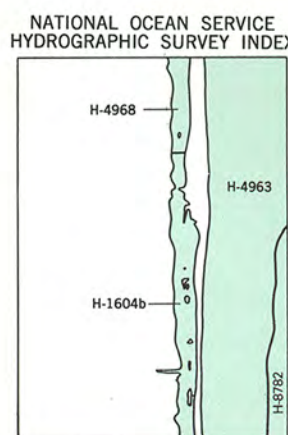


PROSPECT PARK HISTORIC DISTRICT  
WEST PALM BEACH, PALM BEACH CO. FL.

ZONE	EASTING	NORTHING
1)	17	594040
2)	17	594550
3)	17	594610
4)	17	594030



Maped by U. S. Coast and Geodetic Survey  
and National Ocean Service  
Edited and published by the Geological Survey  
Control by NOS/NOAA(C) and Florida Geodetic Survey  
Planimetry in part by photogrammetric methods from aerial  
photographs taken 1942 and 1945. Topography by planetable  
surveys 1945. Field checked 1946.  
Bathymetry compiled by the National Ocean Service from  
tide-coordinated hydrographic surveys. This information  
is not intended for navigational purposes.  
Mean low water (dotted) line and mean high water (heavy solid) line  
compiled by NOS from tide-coordinated aerial photographs. Apparent  
shoreline (outer edge of vegetation) shown by light solid line.  
Polyconic projection. 1927 North American Datum  
10,000-foot grid ticks based on Florida coordinate system, east zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue.  
To place on the predicted North American Datum 1983,  
move the projection lines 36 meters south and  
23 meters west as shown by dashed corner ticks.  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map.  
No distinction is made between dwellings, barns,  
commercial and industrial buildings.  
Red tint indicates areas in which only landmark buildings are shown.  
Revisions shown in purple and woodland compiled by the Geological  
Survey in cooperation with State of Florida agencies from aerial  
photographs taken 1967 and other sources. This information  
not field checked. Map edited 1983.

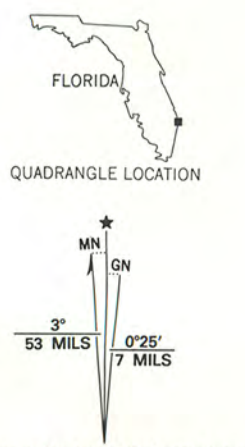


HYDROGRAPHIC SURVEY  
INFORMATION

SURVEY NUMBER	SURVEY DATE	SURVEY SCALE	SURVEY LINE SPACING (NAUT. MILES)
H-1604	1984	1:20,000	10-25
H-1605	1979	1:20,000	10-25
H-1606	1979	1:20,000	10-25
H-1607	1979	1:20,000	10-25

NOS CHART 11472 AUGUST 2, 1980 1:40,000  
NOS CHART 11467 SEPTEMBER 20, 1980 1:40,000

SCALE 1:24,000  
CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY  
0.5 METER CONTOURS-DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
BASE MAP COMPLETES WITH NATIONAL MAP ACCURACY STANDARDS  
BATHYMETRIC SURVEY DATA COMPLETES WITH INTERNATIONAL HYDROGRAPHIC  
ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS  
AND/OR STANDARDS USED AT THE DATE OF THE SURVEY  
FOR SALE BY U. S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092  
AND NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND 20852  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

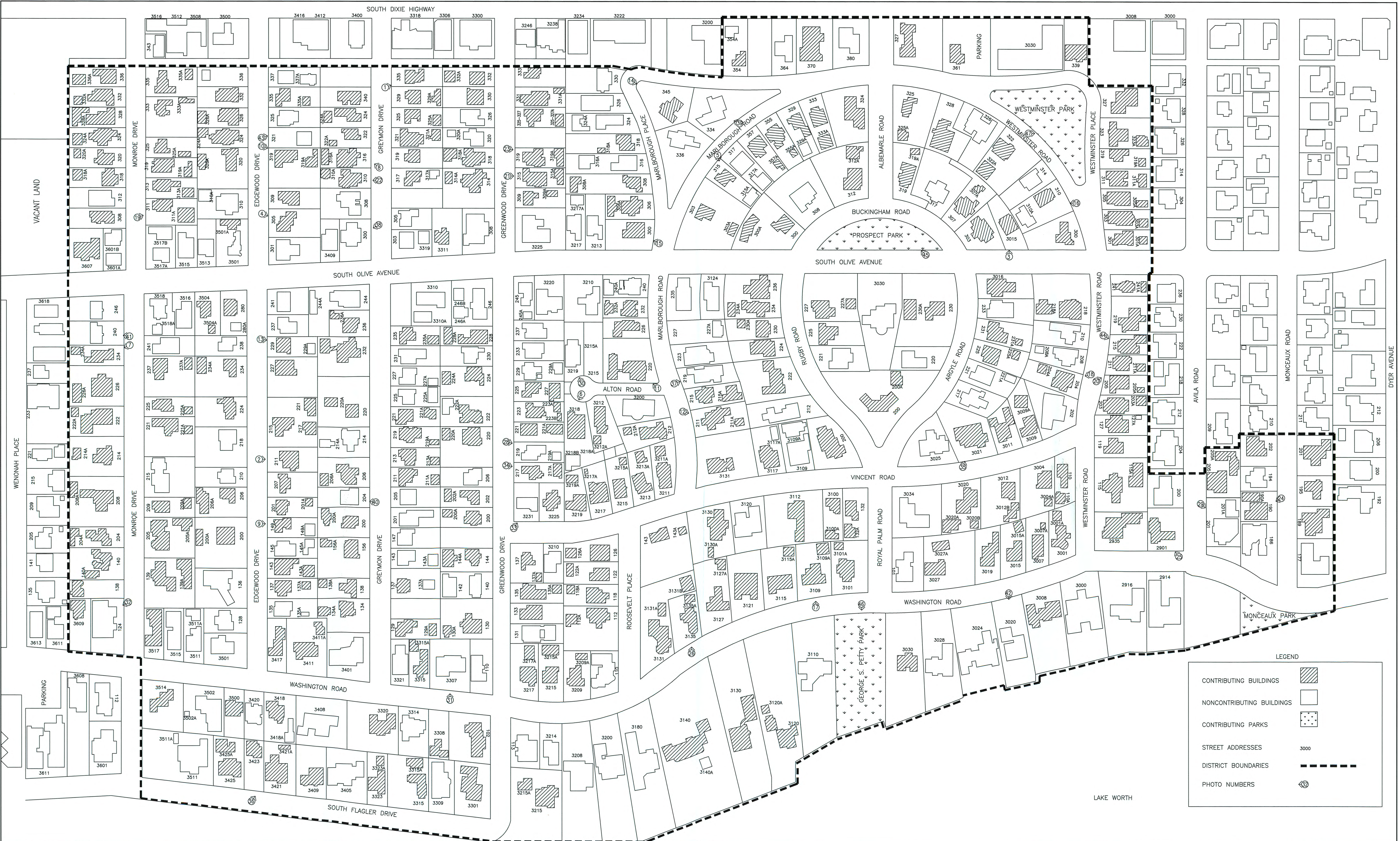


ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
Interstate Route — U. S. Route — State Route —  
Palm Beach, Fla.  
26080-F1-TB-024  
1946  
PHOTOREVISED 1983  
BATHYMETRY ADDED 1986  
DMA 4937 II NE-SERIES V847

MAP SHOPPE  
537 SILVER SLIPPER LN., #E  
TALLAHASSEE, FL 32303  
PHONE: 850-385-8869

LIBRARY  
GAI CONSULTANTS  
570 BEATTY RD.  
MONROEVILLE, PA 15146









FLORIDA DEPARTMENT OF STATE  
**Kurt S. Browning**  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES



February 21, 2011

Ms. Carol Shull, Keeper  
National Register of Historic Places  
Department of Interior  
1201 Eye Street, N.W., 8<sup>th</sup> Floor  
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed is a request to nominate the following property from the National Register:

**Prospect Park/Southland Park Historic District, West Palm Beach, Palm Beach County, Florida**

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

*Barbara E. Mattick*

Barbara E. Mattick, Ph.D.  
Deputy State Historic Preservation Officer  
for Survey & Registration

Enclosures

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office  
(850) 245-6300 • FAX: 245-6436

☐ Archaeological Research  
(850) 245-6444 • FAX: 245-6436

☐ Historic Preservation  
(850) 245-6333 • FAX: 245-6437