

# WEST NORTHWOOD HISTORIC DISTRICT



The West Northwood Historic District is generally bounded on the east by the alley east of Broadway and on the west by Pinewood Avenue. The alley north of 36th Street provides the northern boundary and the alley south of 36th Street provides the southern boundary. It became a local historic district in 1993. The period of significance of the district is from 1925 to 1927.

From the first homesteads in the early 1880s, the area that is now included within the historic district was primarily rural and agricultural until the early 1920s when it became part of a 400 acre parcel owned by the Pinewood Development Company. Both the Northwood Hills and Old Northwood Historic Districts were also subdivided out of that large parcel. The plat that now includes the West Northwood Historic District was recorded in 1925.

## Overall Character

**Design Context.** Elements that help to define the overall character of the district include:

- A pattern of lots that are mostly around 6,000 square feet with some large lots up to about 12,800 square feet in size
- A pattern of relatively small to medium-sized primary structures
- Rear alleys
- Relatively uniform pattern of front and side yard setbacks

**Land Use.** The district is composed exclusively of single-family residential development.

**Lot Pattern.** The average lot size in the district is about 7,670 square feet. However, most lots in the district are around 6,000 square feet. Three lots in the district are between 9,000 and 10,000 square feet and three lots are over 10,000 square feet in size.



*Vehicular access is generally provided via a front driveway and parking is most often provided within the front yard setback or to the side of the primary structure, sometimes in a carport.*

## Site Design

**Siting.** The most commonly seen patterns include:

- Structures located towards the center of their lots
- Detached accessory structures built very near the rear alley on some lots
- Structures that are most often square or oriented perpendicular to the street (longer than they are wide), mixed with structures that are oriented parallel to the street (wider than they are long)

**Parking.** Although there is rear alley access to each property, vehicular access is most often provided via a front driveway. The most common parking locations include:

- In a driveway within the front yard setback
- In a driveway or carport area to the side of the primary structure
- In a detached rear accessory structure

**Rhythm.** The consistent pattern of standard front setbacks combine with a relative lack of front yard paving to generate a continuous front yard rhythm along many blocks.

## Building Mass, Scale and Form

**Mass and Scale.** Features defining the overall mass and scale of the district include:

- Primary structures that are often around 1,600 square feet in size (somewhat smaller than is often seen in the city's other residential historic districts)
- A mix of one and two-story structures
- On some lots, the overall mass and scale is broken down into primary and detached rear accessory structures

**Height.** The district is composed of a near even mix of one and two-story structures.

**Roof Shapes.** The most common roof forms are gabled and hipped although a significant percentage of structures that are contributing to the historic district have flat roof forms.



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*Masonry materials with a smooth or textured stucco surface treatment are commonly seen throughout the district.*

## Building Elements

**Styles.** Mission Revival is the most common historic style seen in the district. There are also two Frame Vernacular styles structures.

**Materials.** Masonry materials with a smooth or textured stucco surface treatment are commonly seen throughout the district. In some cases horizontal wood siding can also be found.

## Lot Pattern Summary

The lot pattern information below was derived from 2007 city parcel records and is based on a review of all developed lots in the district. Commercial properties are not included in the summary.

Total Number of Lots	21
Average Lot Size	7,667 Square Feet
Median Lot Size	6,350 Square Feet

Lot Size (Square Feet)	Less Than 5,000	5,000 to 7,499	7,500 or More
Number of Lots	0	15	6

## Development Pattern Summary

The development pattern information below was derived from 2007 Palm Beach County Tax Appraisal records and is based on a review of all developed lots in the district. Commercial properties are not included in the summary. The square footage, building coverage and floor-area ratio figures include all roofed areas such as living areas, garages, attached porches and storage areas.

	Avg. Building Coverage	Avg. Building Square Footage	Avg. Floor Area Ratio
Primary Structures Only	18%	1,610	.22
Primary and Accessory Structures	18%	1,630	.22
Contributing Primary and Accessory Structures	15%	1,705	.23