DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 26-00100185: a request by Wes Blackman on behalf of the property owner, Mobat, Inc. for consideration of the designation (Ordinance 2026-15) of the structure located at 504 3rd Avenue South as a Contributing Resource to the Southeast Lucerne Historic District.

Meeting Date: September 9, 2026

Property Owner: Mobat, Inc

Applicant: Wes Blackman

Address: 504 3rd Avenue South

PCN: 38-43-44-21-15-091-0300

Size: ±0.23 acres / 10,018 sf

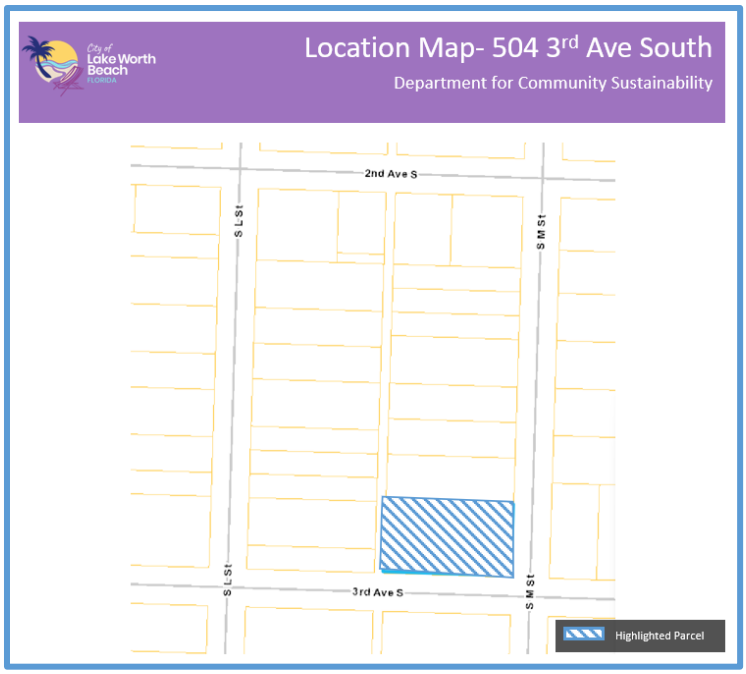
General Location: North side of 3rd Avenue South between South M Street and South L Street.

Existing Land Use: Community Residence Type III (Assisted Living Facility)

Current Future Land Use Designation: Medium Density Residential

Zoning District: Low-Density Multi-Family Residential

(Please see FLUM Amendment and Rezoning under separate, but accompanying, application)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), and for consistency with the Comprehensive Plan. The proposed designation of the existing structure at 504 3rd Avenue South as a Contributing Structure to the Southeast Lucerne Historic District is consistent with the City's Land Development Regulations, specifically the Historic Preservation Ordinance's standards for designation. The structure is 50 years old or older and retains the distinctive architectural characteristics that render it architecturally significant (character defining features) as an example of the "International" architectural style as outlined below.

PROJECT DESCRIPTION

The applicant, Wes Blackman, on behalf of the property owner, Mobat Inc., is requesting approval for the designation of the structure located at 504 3rd Avenue South as a contributing structure to the Southeast Lucerne Historic District. The parcel is located within the Low-Density Multi-Family Residential (MF-20) zoning district and has a Future Land Use (FLU) designation of Medium Density Residential (MDR). The applicant has also concurrently requested a Rezoning and Future Land Use Map Amendment (HRPB 26-00300001 and 26-01300002) which will be provided under a separate cover.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

BACKGROUND

City records show that the property at 504 3rd Avenue South has operated as a nursing home or assisted living facility for more than 60 years. This use was formally approved in 1958, when the Zoning Board of Appeals authorized a nursing home at the site. At that time, an earlier two-story frame building existed on the property. Beginning in the early 1960s, the facility was expanded in phases under architect Ralph Moe. In 1963, a two-story accessory structure was enlarged with a second story, and a two-story connector was added to link it to the original frame building. These combined elements form what is now the western lower-scale portion of the existing structure. In 1968, the older two-story frame portion of the building was demolished and replaced with the current four-story concrete block and stucco building, completing the cohesive development of the "Cuyler Pavilion" nursing home campus. These phased additions and alterations together establish the property's architectural evolution in the International Style.

As part of these successive additions, Moe designed the alterations in a cohesive architectural style, forming a commercial masonry interpretation of the "International" architectural style. This was characterized by features that were carried across the successive designs for the overall structure, including distinctive horizontal awning features over windows and doors and a consistent pattern of 3 lite awning windows on both the two and four-story portions of the structure. Please see **Attachment A** for plans documenting this development history.

Since then, the property has undergone minimal architectural alterations over time. In 1983, the City Commission granted the property's request to construct an awning extending over the public right-of-way. A parking lot, laundry/service structure, and a dining room addition were constructed in 1985. The property was granted a waiver of the required 35 on-site parking spots in 1985 and was unified with the nearby property at 228 S L Street, which provided 9 on-site parking spots in this adjacent surface lot. Further architectural alterations included reroofing in 1990, 1993, and 2018; installation of a chain link fence in 1995; window replacement in 2021; door replacement in 1977 and 2022; and a variance to permit a standby generator to be installed in the front yard of the property in 2022.

The Southeast Lucerne Historic District was established in 2002 under Ordinance 2002-39. At that time, the subject structure did not meet the required threshold to be considered a contributing resource to the historic district as it was not 50 years old or older. Notably, the designation report for the district **(Attachment E)** both specifically identifies the "Crest Manor Apartments" (the "apartments" appears to be a mis-identification on the part of the surveyor, as the property was in operation as a Nursing Home at the time of the survey; but the picture shown on page 17 identifies the subject structure) as an example of the International Style and includes a photo of the structure for further identification.

This further supports the assessment that the exclusion of the structure as contributing was primarily due to age, rather than a lack of architectural significance.

ANALYSIS

Consistency with the Comprehensive Plan

The City of Lake Worth Beach's Comprehensive plan specifically addresses designation of Historic Resources, particularly the Future Land Use and Housing and Neighborhoods elements of the plan.

Analysis: The proposed designation is consistent with Objective 1.4.2, which seeks "To provide for the protection, preservation or sensitive reuse of historic resources", Goal 3.4 which seeks to "Provide protection and awareness of historic, archeological and cultural resources in the City of Lake Worth", and Objective 3.4.1, which seeks to "provide for the protection, preservation or sensitive reuse of Historic and Archeological Resources". The designation of this structure as contributing, rather than non-contributing as it is currently listed, would protect, preserve and provide for greater potential for re-use of the structure in the future. As a non-contributing structure, there are fewer protections against demolition or significant alteration which would constitute a loss of an historic resource to the City of Lake Worth Beach.

Consistency with the Land Development Regulations – Historic Preservation

Section 23.5-4(e)7 – Criteria for designation of property: *The HRPB shall recommend the designation of property as a landmark or historic district after a public hearing based upon the following criteria. The HRPB's recommendation, as well as the city commission's final decision, may be based either on National Register designation criteria or on local designation criteria or on any combination of the criteria:*

> **C. Local designation criteria**. In addition to or instead of National Register designation criteria, the HRPB and the City Commission may designate a landmark or a historic district if it satisfies criterion C.(1) and any one (1) of the additional criteria C.(2) through C.(14), following:
>
> (1) In the case of a site, the structure shall be at least fifty (50) years old; in the case of a district, at least forty (40) percent of the structures shall be at least fifty (50) years old; and
> (2) Its location is a site of a significant local, state or national event;
> (3) It is identified with a person or persons who significantly contributed to the development of the city, state or nation;
> (4) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state or nation;
> (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;
> (6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;
> (7) It embodies distinguishing characteristics of architectural style or elements of design, detailing, materials or craftsmanship that render it architecturally significant or valuable for the study of a period, type, method of construction or use of indigenous materials;
> (8) Its character is a geographically definable area possessing a significant concentration or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development;
> (9) Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development;

(10) It is associated with a singular location that is unique or possesses singular physical characteristics that make it an established or familiar visual feature;
(11) It demonstrates a likelihood of yielding significant information in terms of archaeology, history or prehistory;
(12) It is listed in the National Register of Historic Places; or
(13) It is consistent with the historic preservation goals of the comprehensive plan of the city.
(14) No more than fifty (50) percent of the owners of a landmark property object to the designation.

Analysis: The proposed designation is consistent with Criteria C.1, C.5, and C.13. According to the City's property files, the structure was constructed by local architect Ralph Moe as a phased replacement for an earlier structure over a period from approximately 1963-1967. As the structure is 63 years old as of 2026, the property now qualifies for consideration as a contributing resource under Criterion C.1. Furthermore, the property maintains architectural integrity to its initial design as a distinctive example of the "International" architectural style, of which only a limited number of examples were constructed within the City of Lake Worth Beach. As outlined above, the designation of the structure is also consistent with the historic preservation goals of the comprehensive plan of the city—Criteria C.13—which seeks to encourage the preservation, rehabilitation and sensitive re-use of historic resources within the City. Designation as a contributing structure ensures that the structure is protected from demolition and that any future rehabilitation or adaptive re-use of the property will retain the architectural integrity of the property through sensitive development.

The proposed designation as a contributing resource to the Southeast Lucerne Historic District is therefore consistent with the City's Land Development Regulations, specifically the requirements for designation of historic structures.

BOARD POTENTIAL MOTION:

I MOVE TO **RECOMMEND APPROVAL** of HRPB Project Number 26-00100185 for the designation (Ordinance 2026-15) of the structure located at 504 3rd Avenue South as a Contributing Resource to the Southeast Lucerne Historic District based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **NOT RECOMMEND APPROVAL** of HRPB Project Number 26-00100185 for the designation (Ordinance 2026-15) of the structure located at 504 3rd Avenue South as a Contributing Resource to the Southeast Lucerne Historic District**,** because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

Consequent Action: *The Historic Resources Preservation Board's recommendation will be forwarded to the City Commission.*

ATTACHMENTS

A. Original Plan Set and Selected Property Development History
B. Photos of Structure
C. Applicant's Submittal, including Justification Statement & Designation Application
D. Draft of Ordinance 2026-15
E. Southeast Lucerne Historic District Designation Report