

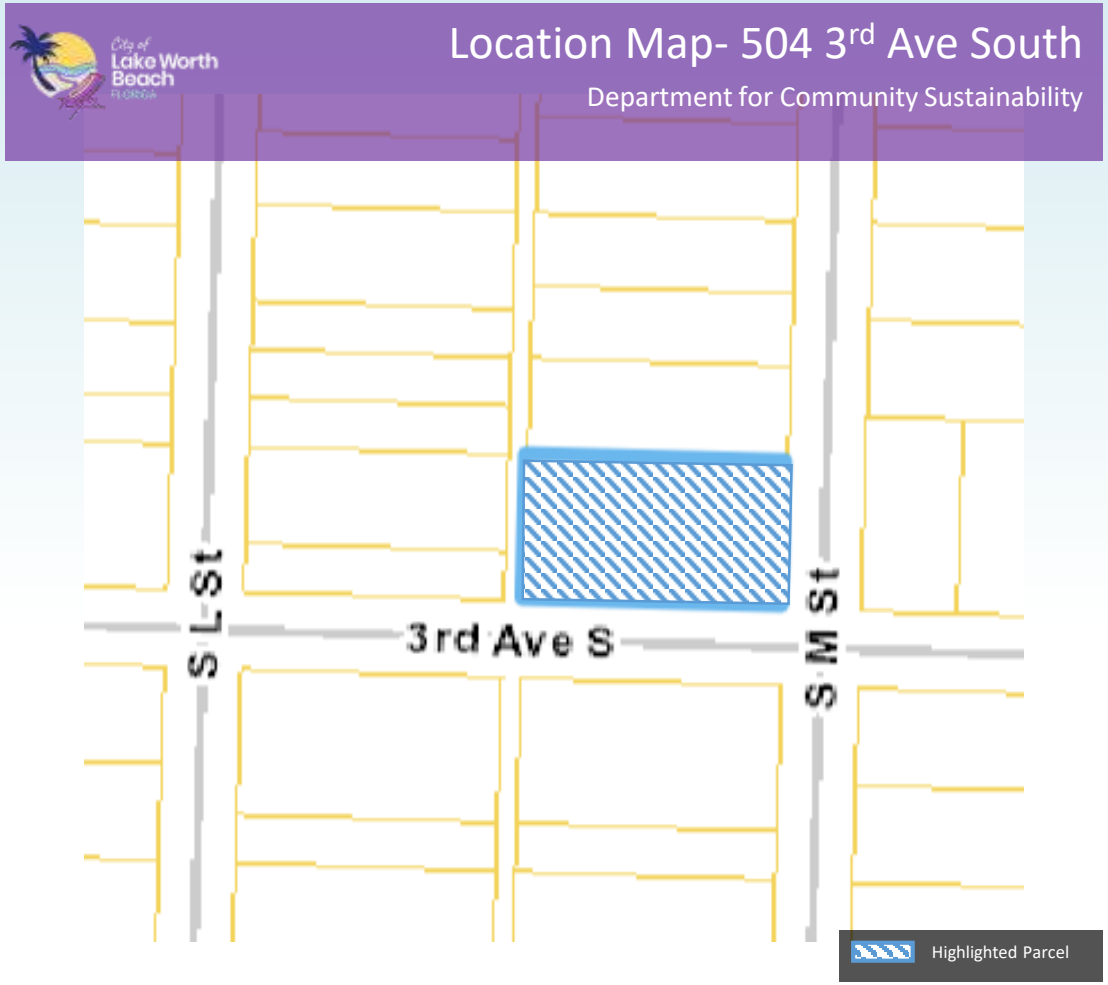
CITY OF LAKE WORTH BEACH

Community Sustainability℠

504 3rd Avenue South

Ordinance 2026-15 – First Reading (Quasi-judicial Hearing) – Requesting Designation of the property at 504 3rd Avenue South as a Contributing Resource to the Southeast Lucerne Historic District

Location Map



Property Description	
Owner	Mobat, Inc
General Location	North side of Lake Avenue between North J Street and North K Street
Applicant	Wes Blackman AICP, CWB Associates
PCN	38-43-44-21-15-091-0300
Current Zoning	Low-Density Multi-Family Residential (MF-20)
Existing Land Use	Community Residence Type III (Assisted Living Facility)
Current FLU Designation	Medium Density Residential (MDR)

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

Current Conditions



Current Conditions



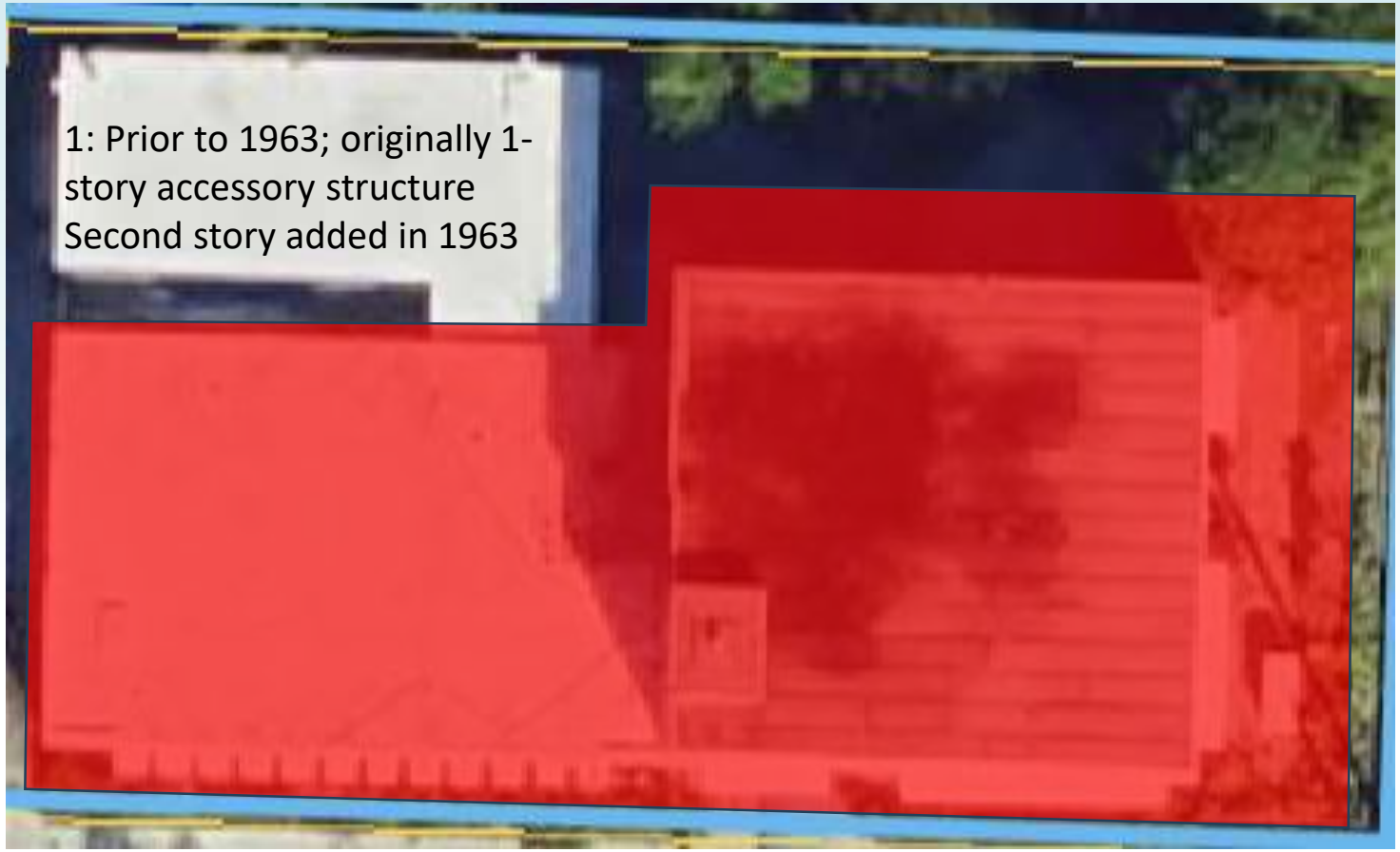
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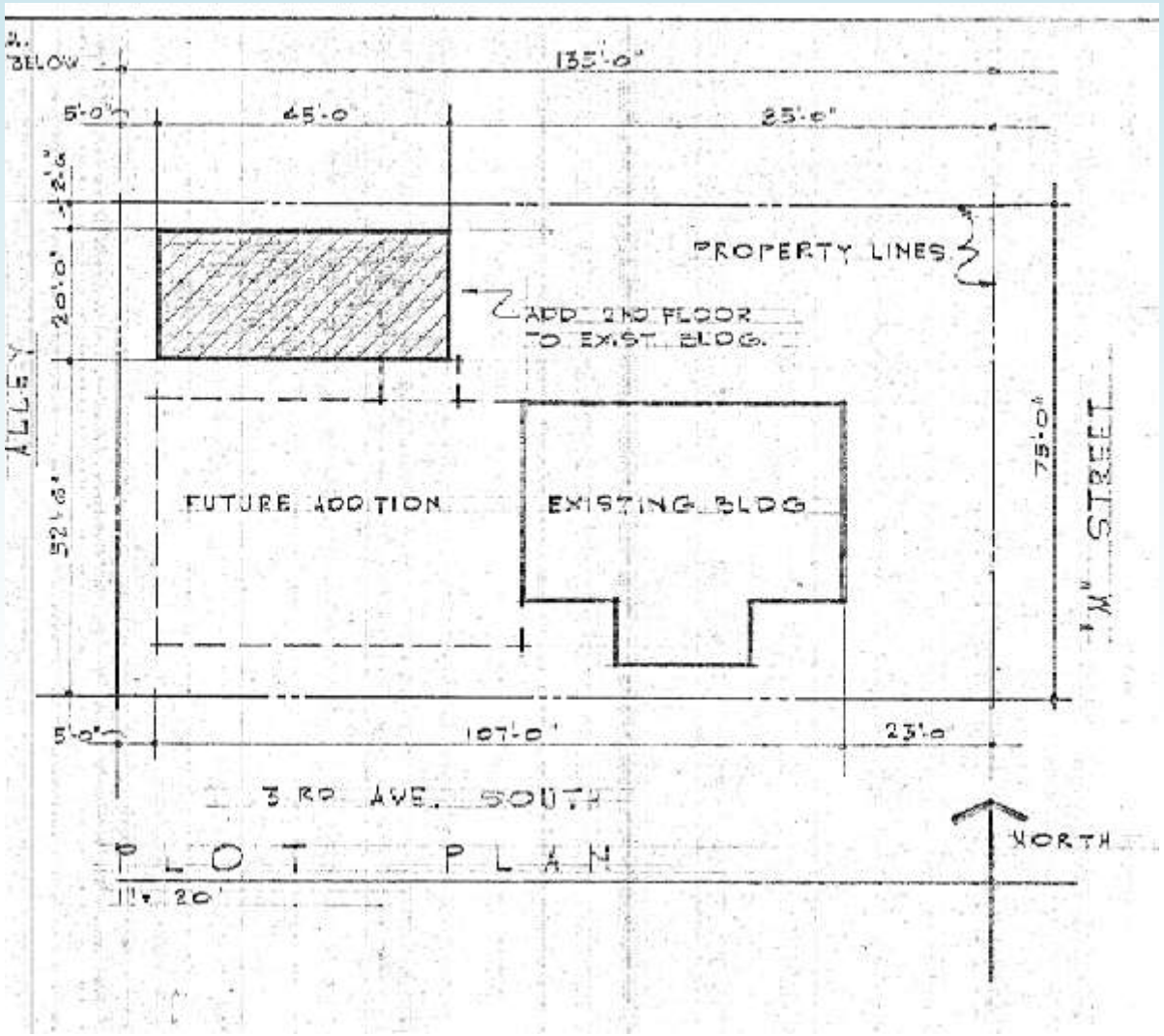
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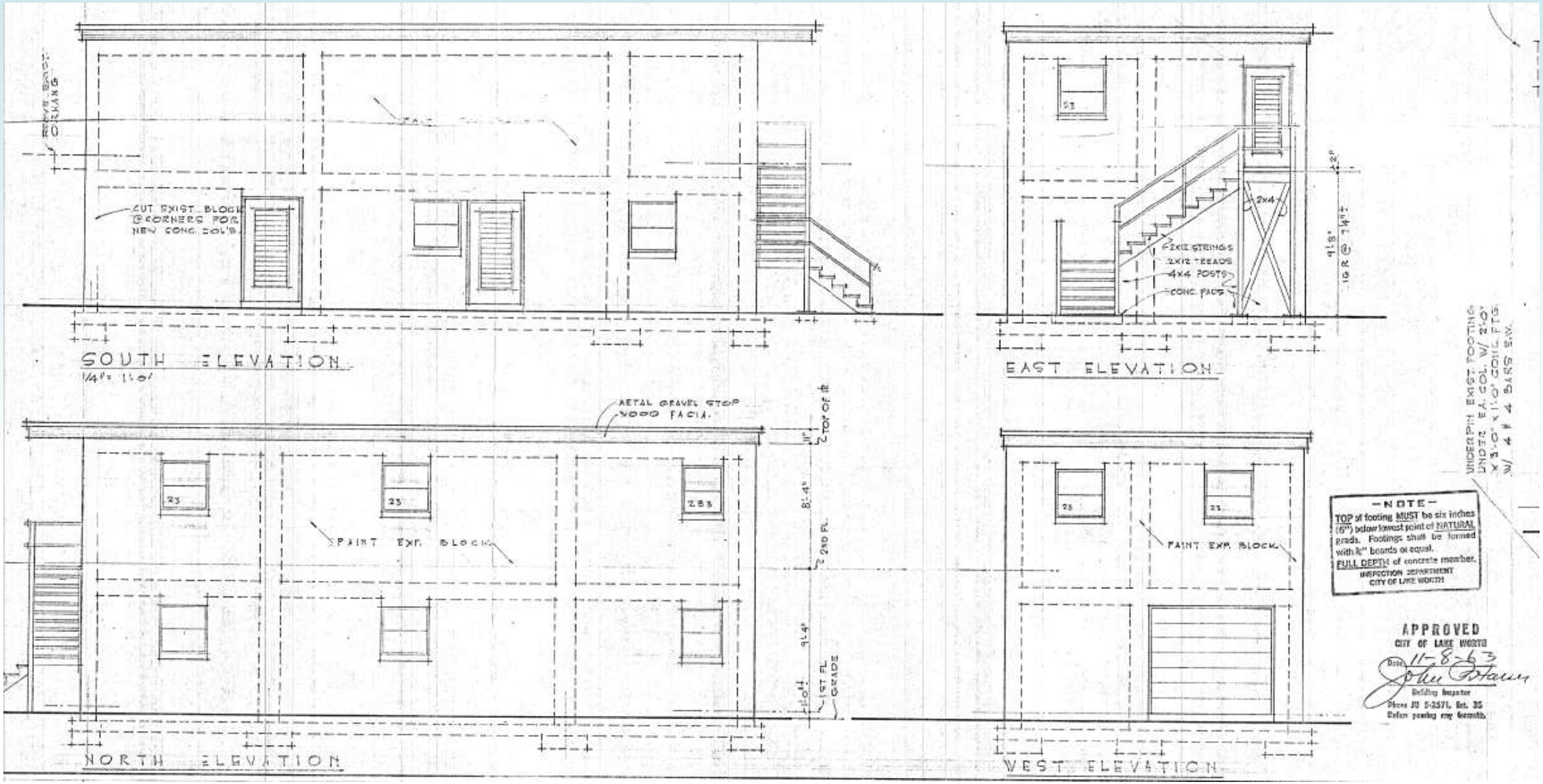
Property Development History



Property Development History

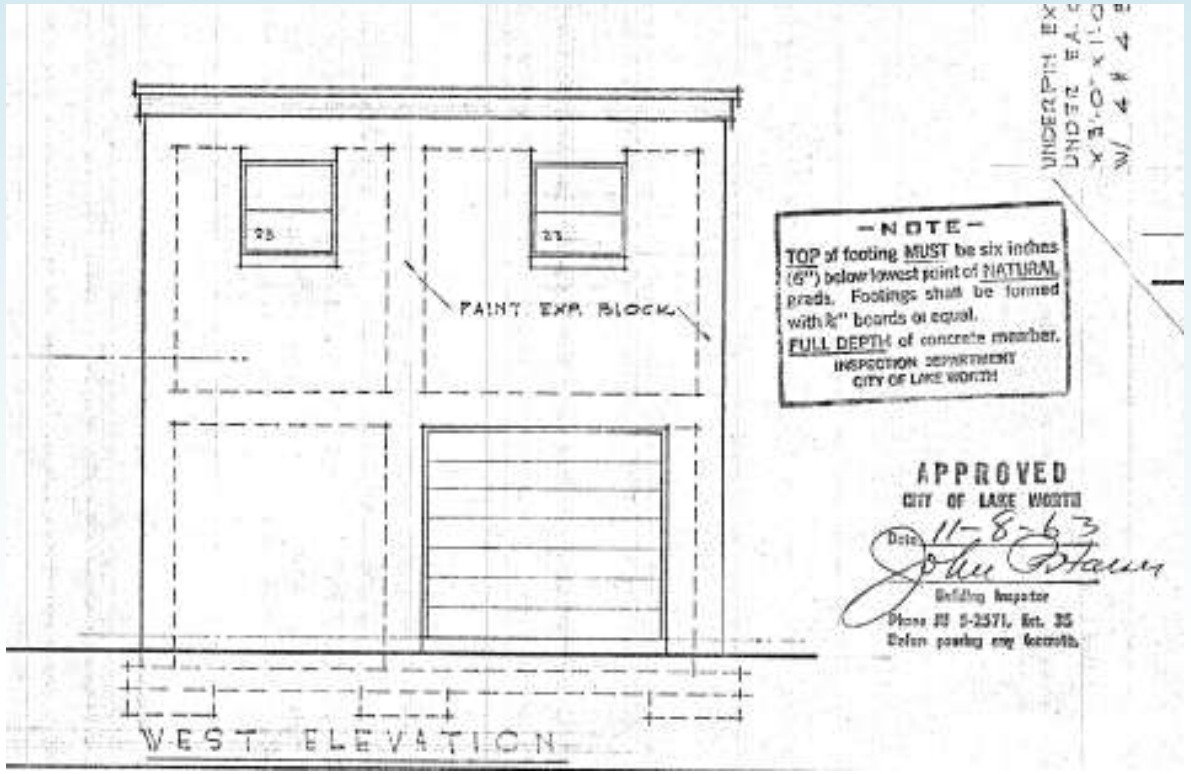


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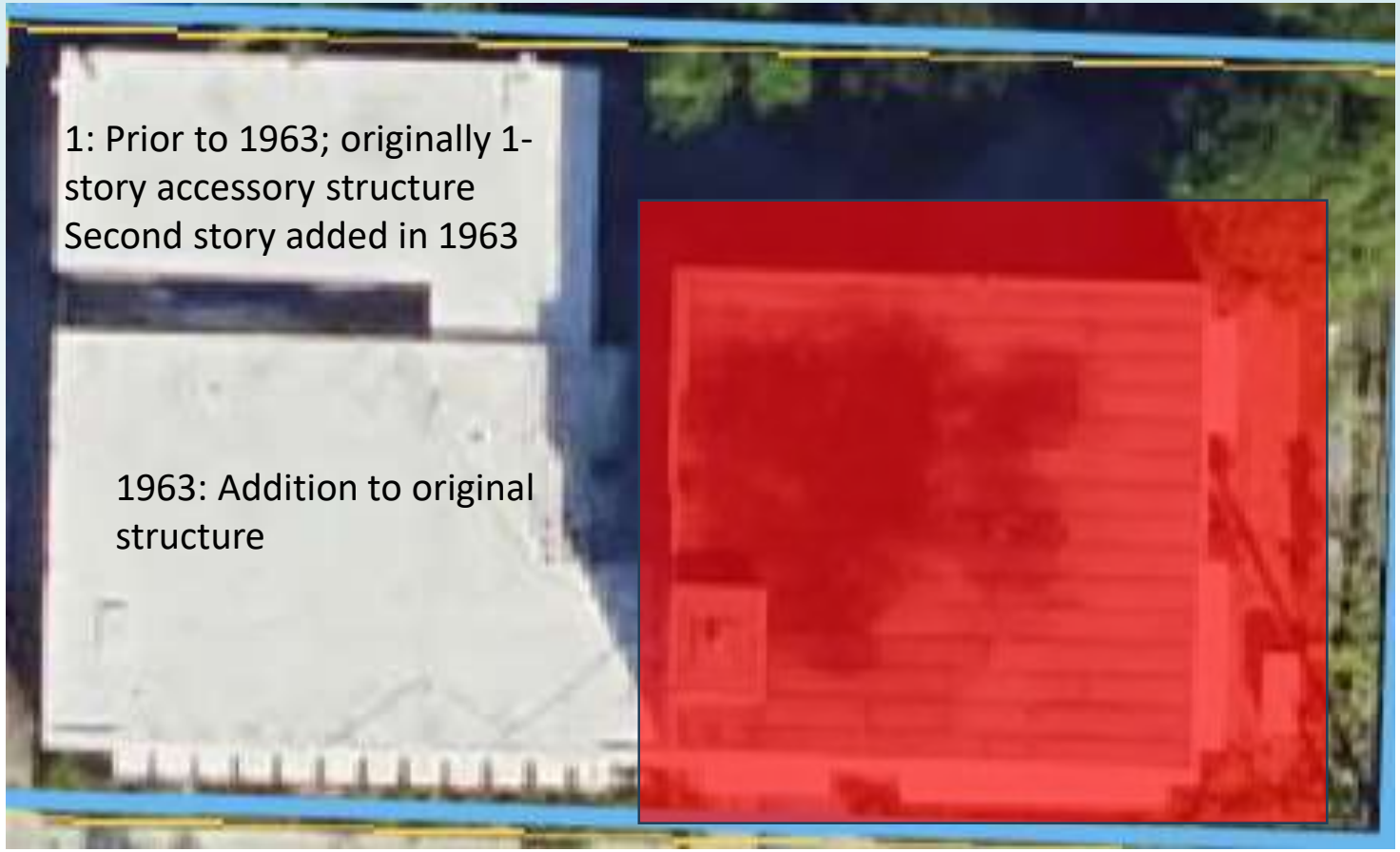


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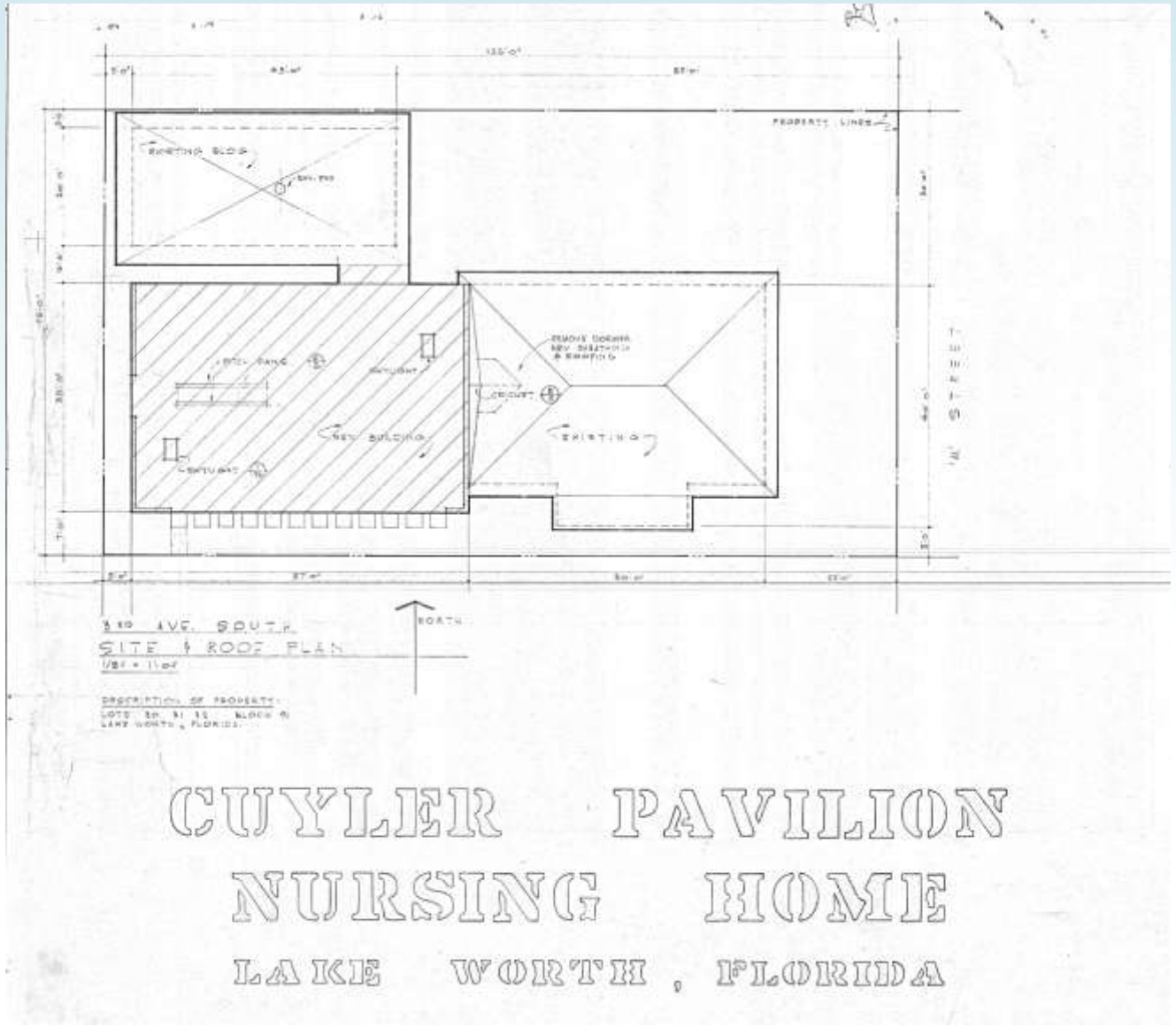




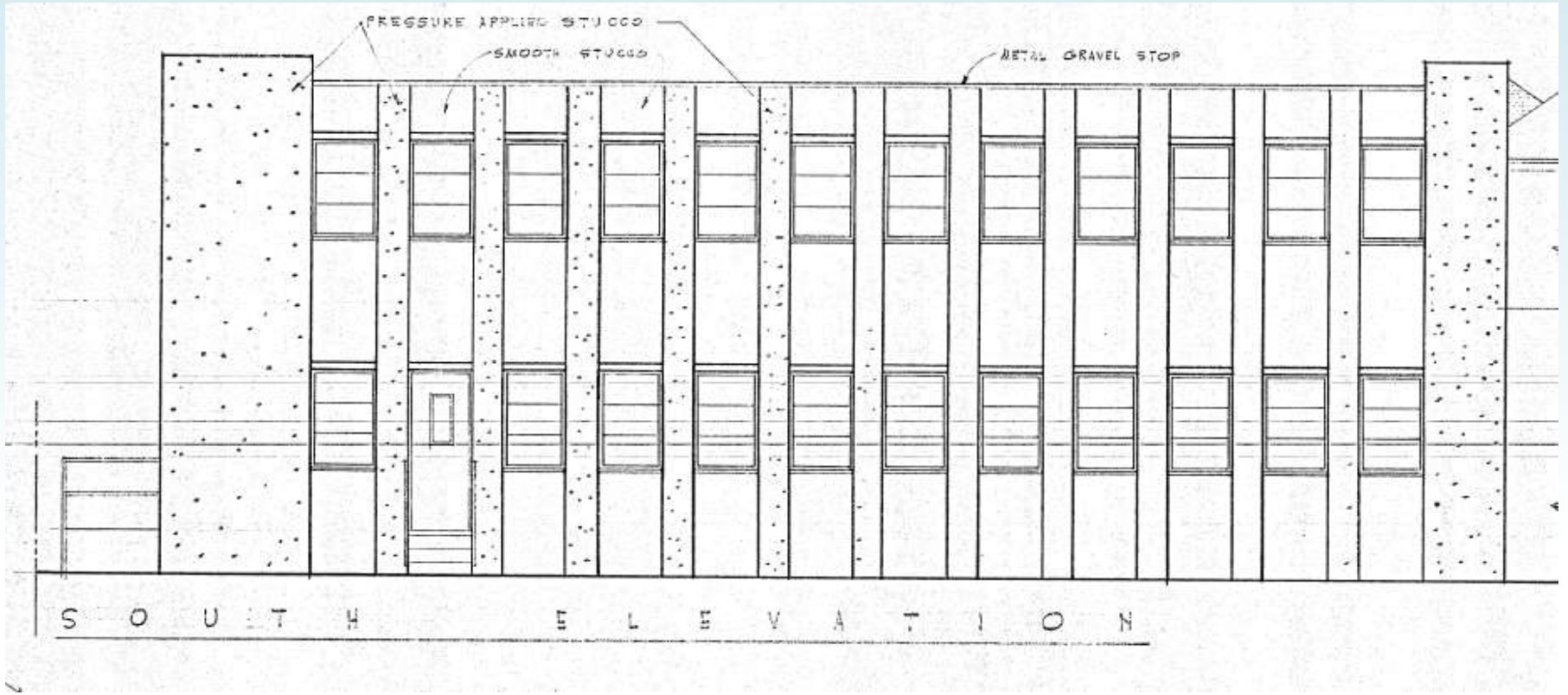
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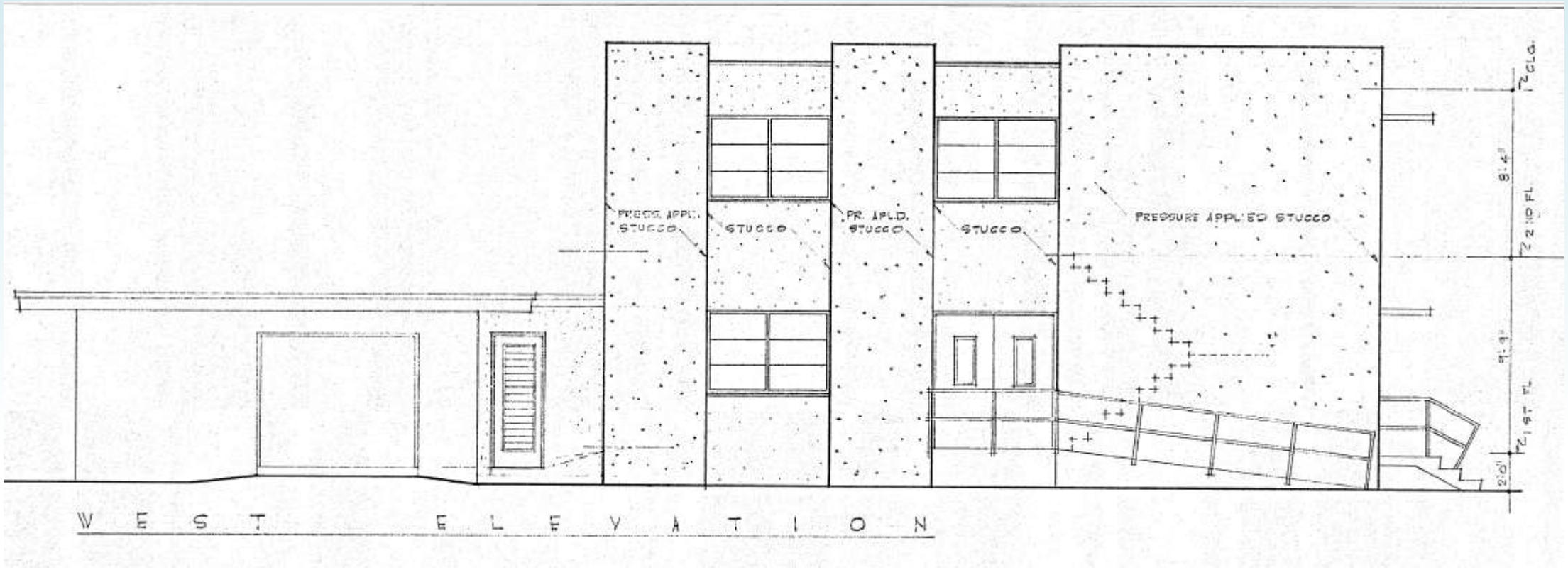
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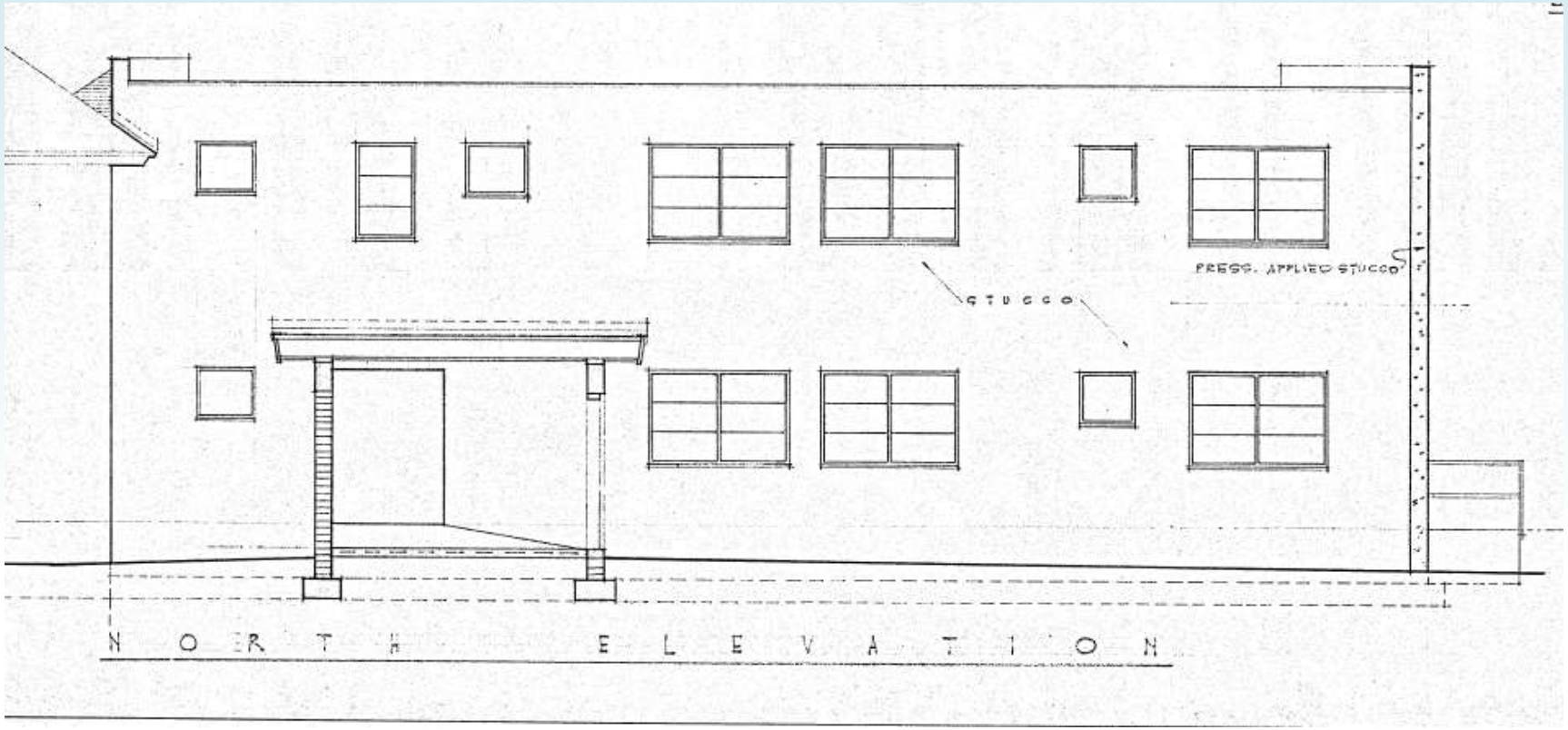
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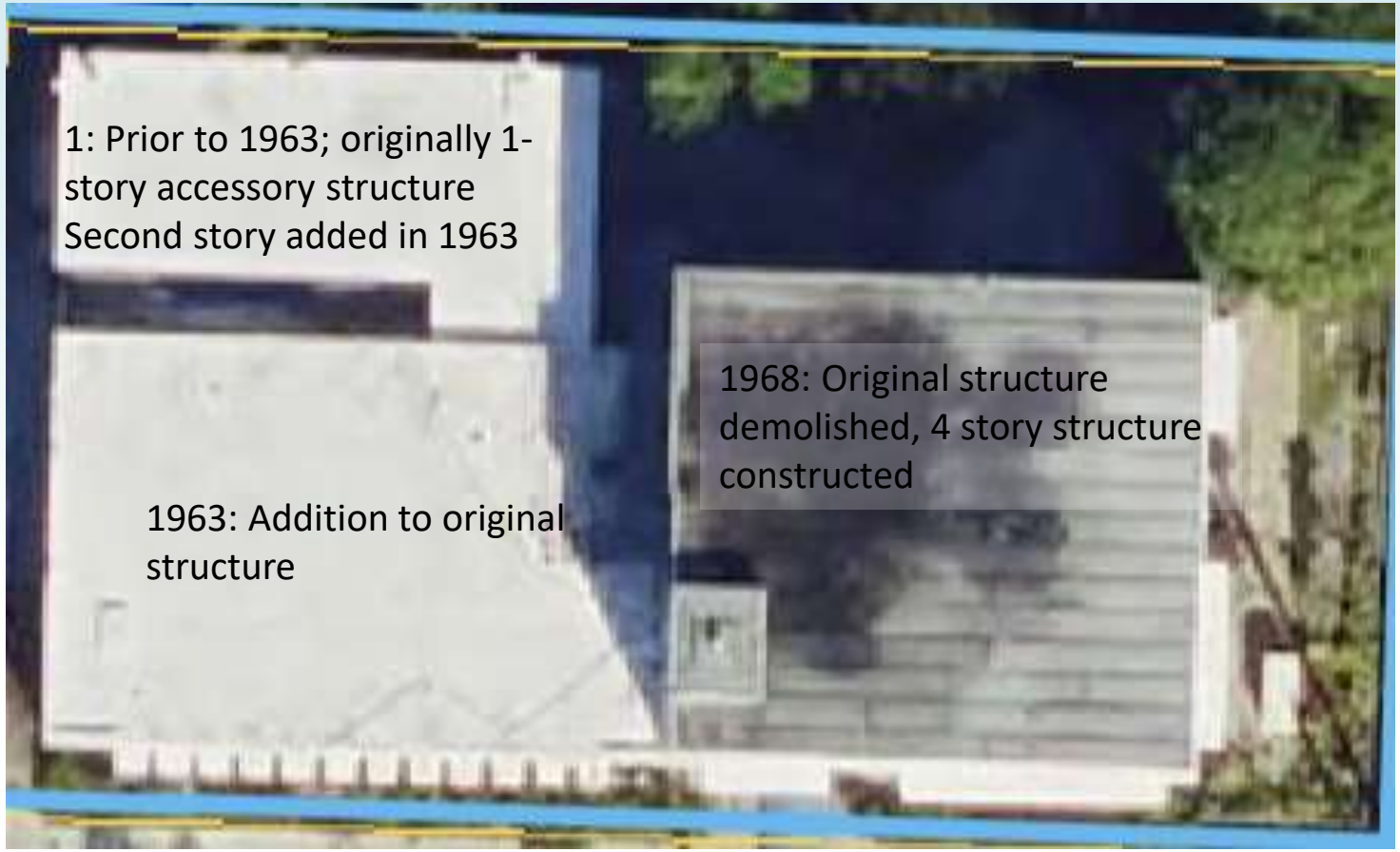
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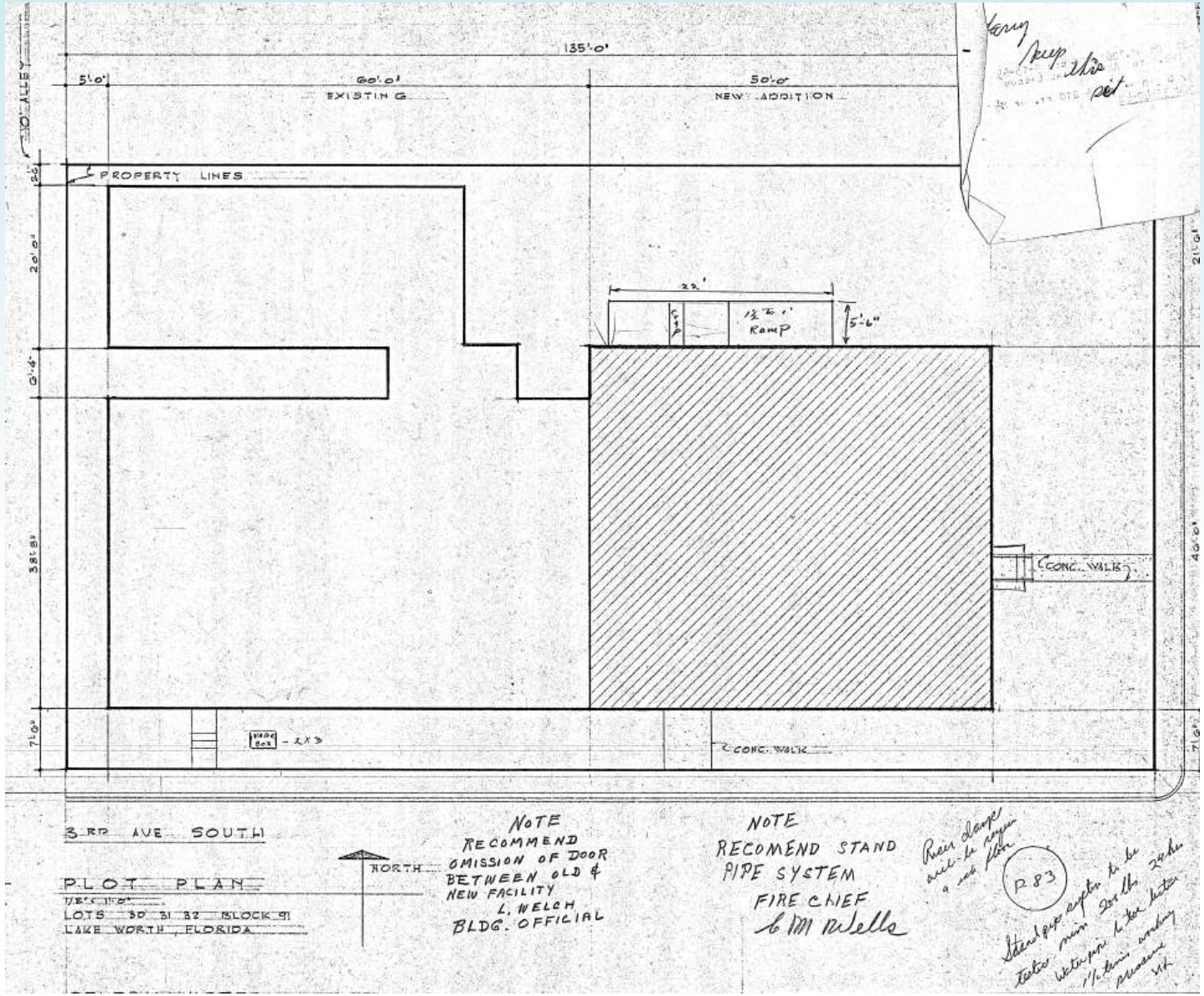
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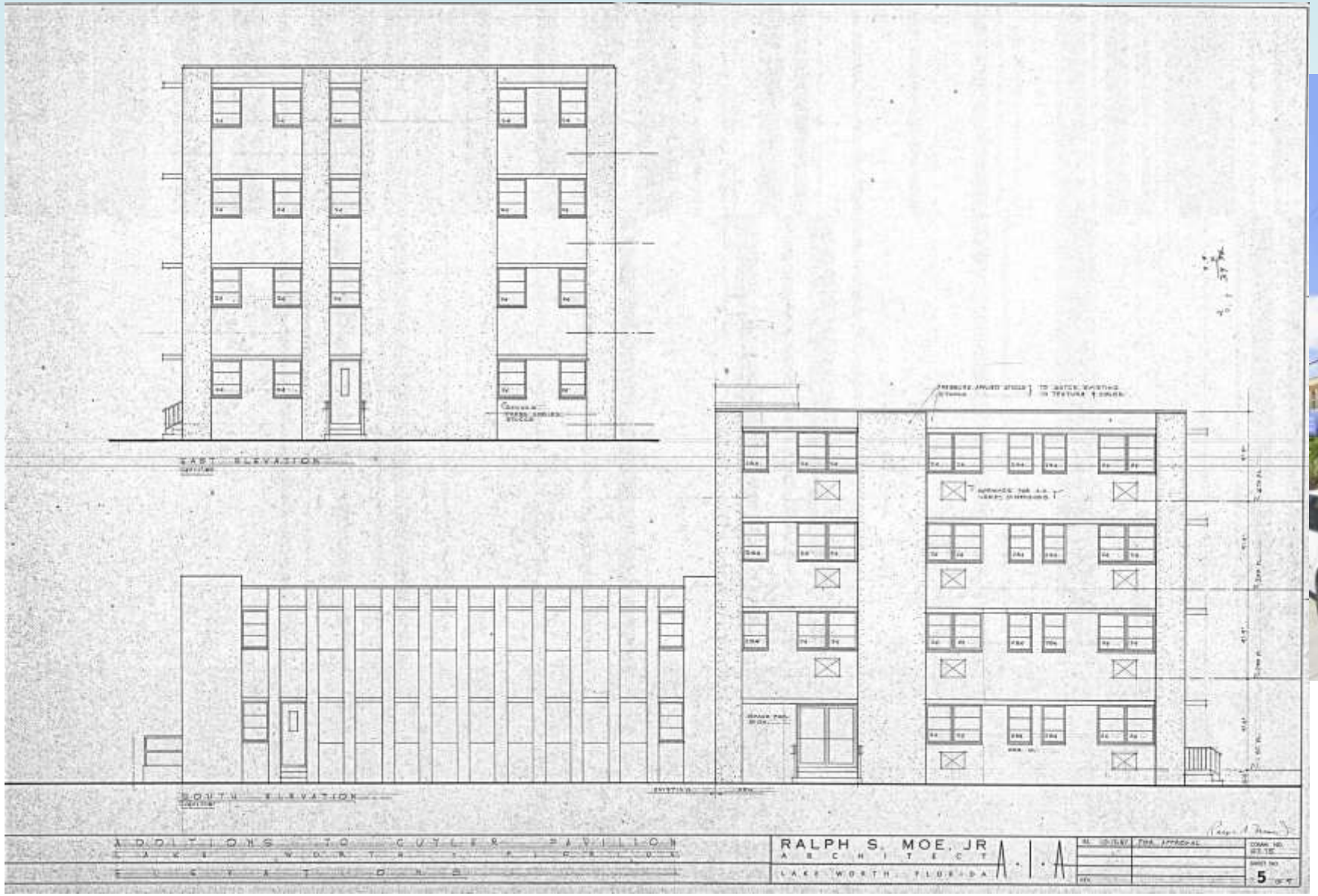
Property Development History



Historic Structure

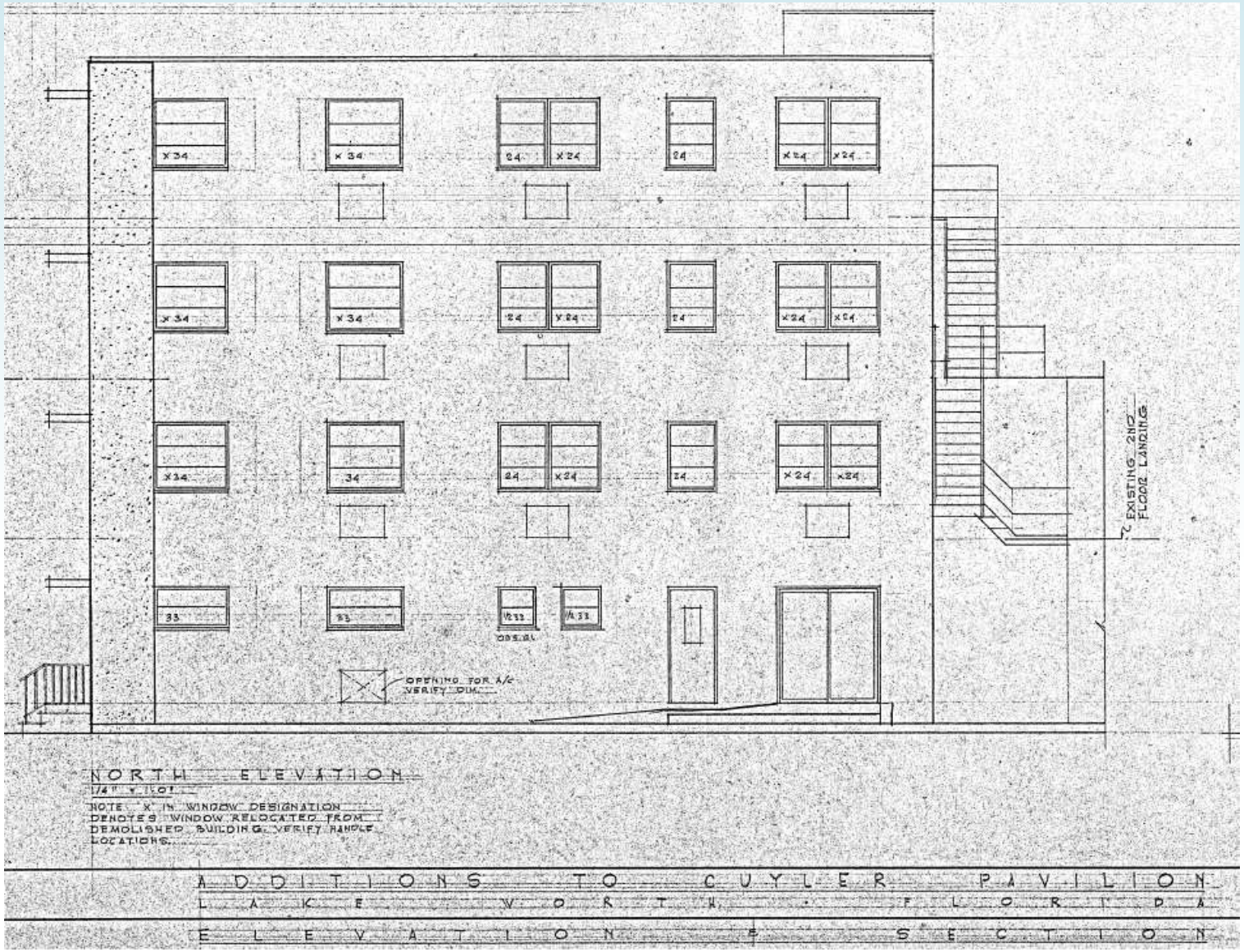


Historic Structure





Historic Structure



Historic Structure

Four-Story Building To Cost $190,000

Cuyler Addition Planned

LAKE WORTH — Cuyler Pavilion Inc., started work this week on a four-story $190,000 addition to its nursing home at 504 Third Ave. S. to increase capacity by 47 beds for a total of 71.

Completion is expected next March, according to Franklin S. Cuyler, who with his wife founded the pavilion in 1953 with 12 beds in a nearby location.

The addition will match the existing two-story building which was built in 1963 and was expanded in 1964. The existing structure is on a 40 by 60 foot area, and the new one will be on 50 by 47 foot space.

Included in the new building will be a medical examination room for the convenience of both patient and visiting doctors; and a special physical therapy department, also making it possible for a therapist to provide scheduled treatment without moving the patient from the building.



Architect Ralph S. Moe Jr., of Lake Worth, indicates some of the mechanical features are designed for better nursing home service, such as hydraulic elevator, emergency electrical generator, private intercommunication system, fire detection devices (including standpipe fire protection), heating and air conditioning.

"The construction price does not include the nursing equipment," explained Cuyler. "We expect to spend about $800 per bed."

The design calls for concrete columns and beams with steel joist floor and roof. Architect Moe will use pressure-applied stucco with smooth stucco vertical panels to match the existing building.

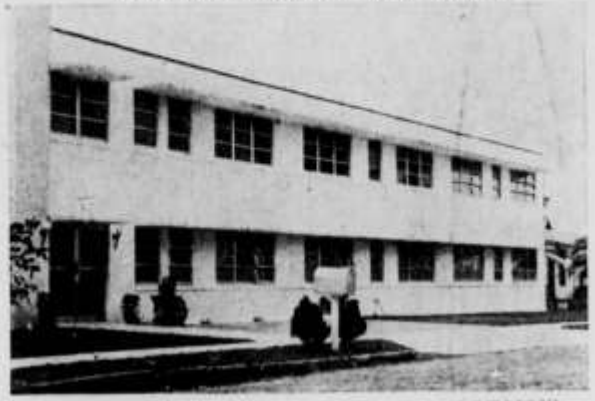
. Concrete canopy sunshades will protect windows.

A completely screened outdoor patio will be one of the features.

General contractor is Devos Construction Co., Lake Worth.

EASON NURSING HOME

1711 6th AVE. SO. - LAKE WORTH - 582-1472



"OUR REPUTATION IS YOUR PROTECTION"

Mr. Ripley -- administrator owned & operated, since its beginning, by the Ripley Family -

Established in 1932—the oldest established Nursing Home in the Palm Beaches.

24 HOUR NURSING CARE

- State License - member Florida Nursing Home Assn.
- American Nursing Home Assn.
- Accredited by National Council
- New and Modern facilities designed and built for total Patient care.
- New building being completed by the Hope Construction Co. Ralph Moe - Arch.

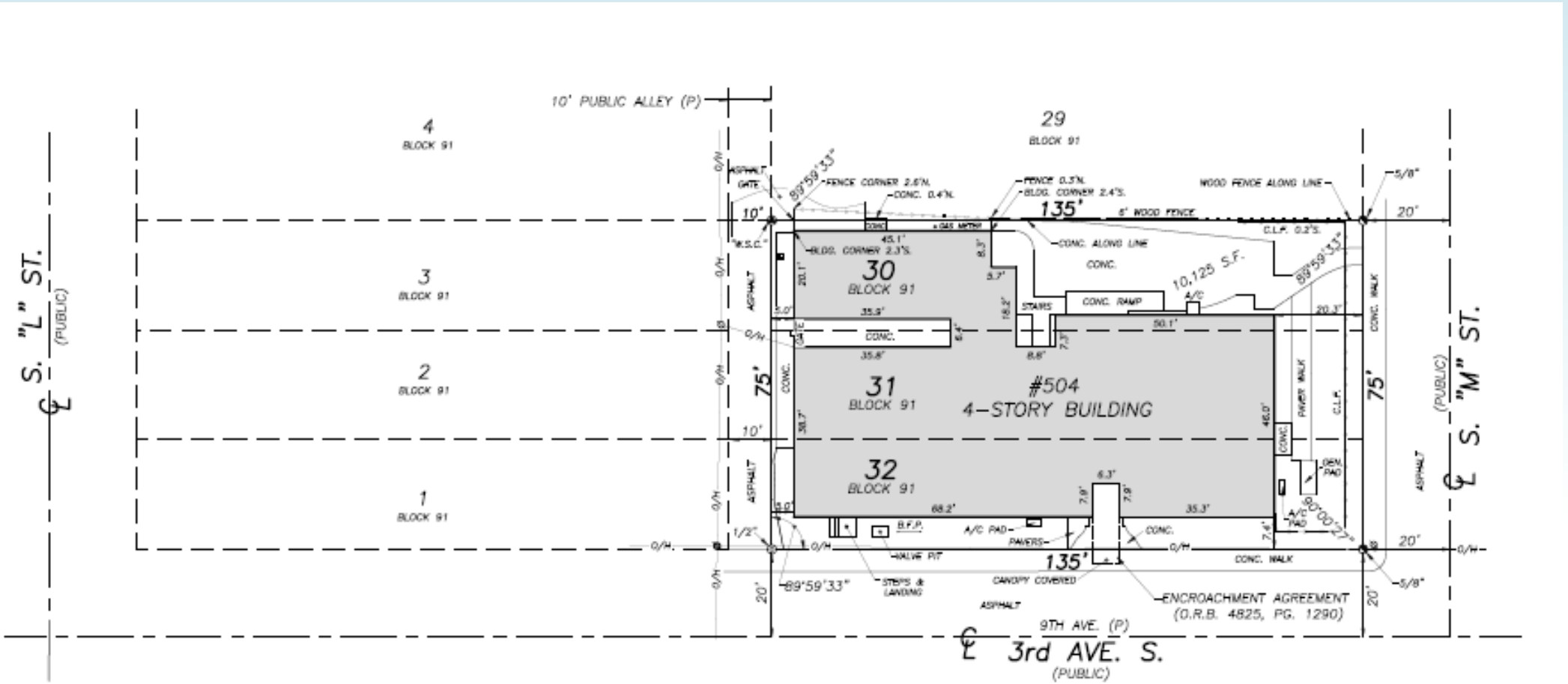
Applications being taken for new building occupancy - Scheduled completion- 1st Week in Feb.

Deluxe Double or Private Rooms.

MARION RIPLEY, OWNER, CORDIALLY INVITES YOUR PERSONAL INSPECTION AT ANYTIME.



Survey


10' PUBLIC ALLEY (P)
4
BLOCK 91
3
BLOCK 91
2
BLOCK 91
1
BLOCK 91
29
BLOCK 91
30
BLOCK 91
31
BLOCK 91
32
BLOCK 91
#504
4-STORY BUILDING
10,125 S.F.
135'
75'
S. "L" ST.
(PUBLIC)
S. "M" ST.
(PUBLIC)
9TH AVE. (P)
3rd AVE. S.
(PUBLIC)
ENCROACHMENT AGREEMENT
(O.R.B. 4825, PG. 1290)
CONC. RAMP
STAIRS
CONC. WALK
PAVERS
A/C PAD
B.F.P.
HALVE PIT
CANOPY COVERED
STEPS & LANDING
ASPHALT
CONC.
WOOD FENCE ALONG LINE
5' WOOD FENCE
CONC. ALONG LINE
FENCE CORNER 2.6'N.
FENCE 0.3'N.
BLDG. CORNER 2.4'S.
BLDG. CORNER 2.3'S.
89°59'33"
89°59'33"
89°59'33"
89°59'33"

Southeast Lucerne Designation Report



Photo 17. Crest Manor Apartments, Southeast Lucerne Townsite Historic District

International style buildings comprise 5% of the contributing resources of the Southeast Lucerne Townsite Historic District. Developed in Europe in the 1920s and 1930s, the International Style emphasized industrial materials and forms, a lack of surface architectural ornament, large glass windows and even glass walls, horizontality, and an inward facing design. The style gained popularity in Florida in the 1940s and 1950s and is still referred to as "modern architecture" fifty years later. International style houses were typically masonry or stuccoed to emphasize clean lines and planar surfaces. They usually featured a flat roof or a partially pitched roof to create a clerestory, an attached carport or garage, exposed chimney, often placed at the front of the building, and large windows Because of its clean lines, the International style 9sometimes incorporating features of the earlier Moderne style) was used in the design of apartment buildings and motels. Examples of the International style include:

417 South L Street (Photo 16)
Crest manor Apartments (Photo 17)

International Style

International | Circa 1925 - present

The "International Style" was a style born out of a philosophical movement developed at the Bauhuas in Germany, a design school founded in 1919 by Walter Gropius. This movement was all about simplicity and lack of ornamentation, working under the mantra that "form follows function". These buildings featured flat roofs and asymmetrical facades, metal casement windows, and smooth walls devoid of much detailing. Windows could often be found at the corners of the building, set flush with the exterior wall. Cantilevered sections were common, with a section of the roof, balcony, or second story jutting out dramatically over the first.



Lake Worth Beach, Florida



Lake Worth Beach, Florida

Historic Designation

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.

Historic Designation

- 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.

- 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.

- 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.

Therefore, staff recommends that the City Commission APPROVE the proposed designation

Motions

On September 9th 2026, the Historic Resources Preservation Board voted 5-1 to recommend approval of the proposed designation to the City Commission.

I MOVE TO **APPROVE/DISAPPROVE** Ordinance 2026-15 on first reading and set second reading and public hearing for November 17th, 2026.



CITY OF LAKE WORTH BEACH

Community Sustainability℠