PLANNING, ZONING, & HISTORIC PRESERVATION DIVISION
DEPARTMENT FOR COMMUNITY SUSTAINABILITY
CITY OF LAKE WORTH BEACH
1900 2ND AVENUE NORTH
LAKE WORTH BEACH, FL 33461
561.586.1687

HISTORIC LANDMARK DESIGNATION APPLICATION

Upon recommendation of the Historic Resources Preservation Board, the City Commission may, by ordinance, designate individual landmarks or historic districts. The designation of a landmark shall include a designation of a landmark site. Applications for designation shall be initiated by the City Commission, by any City Commissioner, by the owner(s) of a potential site or (in the case of a potential historic district) by petition of not less than fifteen percent (15%) of the affected land owners.

PROPERTY INFORMATION

Address: 504 3rd Avenue South

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

Property Name (if applicable):

Other Names (if applicable): Crest Manor

Legal Description: See Exhibit A for Legal Description

# of buildings/structures on property: 2 What type?: Masonry with smooth stucco finish

APPLICANT INFORMATION

Applicant Name: Sewsankar Rengasawmy, Director and Authorized Officer

Company/Organization: Mobat, Inc.

Address: 3700 North Flagler Drive, West Palm Beach, FL 33407
(Street Address) (City) (State) (Zip)

Phone No.: 561-248-2407 E-Mail Address: sam@windsorcourtpbc.com

Owner(s) of Record (attach sheets if required for historic district): Mobat, Inc.

Address: 3700 North Flagler Drive, West Palm Beach, FL 33407
(Street Address) (City) (State) (Zip)

Phone No.: 561-248-2407 E-Mail Address: sam@windsorcourtpbc.com

OWNER'S CONSENT (IF APPLICABLE)

Mobat, Inc. ("Owner") certifies that it is the owner of the property located at 504 3rd Avenue South ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes Wes Blackman, AICP, as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: _____ Date: _____
Name/Title of Signatory: Sewsankar Rengasawmy, Director and Authorized Officer

STATE OF)
COUNTY OF)
The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____ who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)

_____
(Signature of Notary Public)

_____
(Name of Notary)

HISTORIC INFORMATION

Word

ATTACHMENT CHECKLIST

A minimum of one (1) hard copy and one (1) electronic copy of the following materials are required in order for the application to be deemed complete and sufficient to present to the appropriate decision making authority. Additional copies may be required as specified below.

☑ Mandatory Pre-Application Meeting
- Date of Meeting: April 15, 2026

☑ Application Fee(s): $ 125.00
- Historic Site/Structure: $125
- Historic District: $10 per platted lot, $500 max.
- Notice Sign (for Board meetings): $30 each
- Newspaper Ad and/or Required Advertising: At Cost

☑ Photographs
- For the proposed landmark, a minimum of two (2) photographs showing the main facade(s) of the property.
- For a proposed historic district, one (1) view along each street and a photo of at least one (1) sample structure on each street.

☑ Location Map
☑ Excerpts from City Survey
☑ Mailing Labels
☑ Other
☑ Bibliographical References

FOR OFFICE USE ONLY			
HRPB Project No.			
Associated Project Nos.			
Submittal Date		Sufficiency Date	
Project Planner Assigned			
Total Fee Amount	$ _____ ☐ PAID _____ ☐ DUE _____		

Criteria for Designation of Property (Section 23.5-4(e)7)

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.

A. *Survey required.* The HRPB and the City Commission shall review the proposed designation of a landmark or a historic district in the context of the survey, which shall serve as the basis for consideration of the designation. Properties which have not been surveyed are not eligible for designation.

B. *National Register designation criteria.* The HRPB and the City Commission may evaluate nominated properties based on the criteria established for inclusion on the National Register of Historic Places, 36 C.F.R. 60.4, as it may be amended from time to time. In order to designate a landmark or historic district for inclusion on the national register, the HRPB and the City Commission shall make the following findings of fact:

(1) The designee is of the highest importance (e.g., is the only, the best or the last example of such resource within the City), and therefore its loss to the City would be irreparable; and

(2) The designee satisfies the criteria established to evaluate properties for inclusion on the National Register of Historic Places, 36 C.F.R. 60.4, as it may be amended from time to time, which currently reads substantially as follows. To be designated as a national register landmark or historic district, the designated property shall:

(a) Be associated with events that have made a significant contribution to the broad patterns of our history;

(b) Be associated with the lives of persons significant in our past;

(c) Embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant or distinguishable entity whose components may lack individual distinction; or

(d) Yield, or may be likely to yield, information important in prehistory or history.

(3) Properties must possess an integrity of location, design, setting, workmanship, materials or association that represents a significant place in national, state or local history, architecture, engineering or culture.

(4) Properties not generally considered eligible for designation on the national register include cemeteries, properties owned by religious institutions or used for religious purposes, birthplaces or graves of historic figures, structures that have been moved from their original location, buildings or sites primarily commemorative in nature, reconstructed historic buildings and properties that have achieved significance within the past fifty (50) years. However, such properties will qualify if they are integral parts of districts that do meet the criteria previously described or if they fall into one or more of the following categories:

(a) A religious property deriving its primary significance from architectural or artistic distinction or historical importance;

(b) A building or structure removed from its original location but which is primarily significant for its architectural value, or which is the surviving structure most importantly associated with a historic event or person;

(c) A birthplace or grave of a historic figure of outstanding importance if there is no other appropriate site of building directly associated with his or her productive life;

(d) A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events;

(e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

(f) A property primarily commemorative in nature if design, age, tradition or symbolic value have invested it with its own exceptional historic significance; or

(g) A property or district having achieved significance within the past fifty (50) years if it is of exceptional historic or architectural importance.

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.(13), 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.

D. *Interpretation.* For purposes of this subsection, terms such as "exceptional importance", "exceptional significance", "significant", "significance", “compatible”, "irreparable", "importance", and other subjective terms shall have their plain meaning, as established by the current edition of Webster's Dictionary, or applicable Florida or federal case law, to the extent that such exists.

MOBAT, INC.

3700 NORTH FLAGLER DRIVE

WEST PALM BEACH, FL 33407

June 29, 2026

City of Lake Worth Beach
Department for Community Sustainability
Planning, Zoning & Historic Preservation Division
1900 2nd Avenue North
Lake Worth Beach, FL 33461

Re: **Historic Resource Classification Request**
504 3rd Avenue South, Lake Worth Beach, Florida 33460
Request for Reclassification from Non-Contributing to Contributing
South East Lucerne Historic District

Dear Community Sustainability Director and Historic Preservation Staff:

On behalf of MOBAT, Inc., the owner of the property located at 504 3rd Avenue South, Lake Worth Beach, Florida, I respectfully request City staff review of the existing building on the subject property for reclassification from **non-contributing** to **contributing** within the South East Lucerne Historic District.

This request is submitted pursuant to **Section 23.5-4(e)(13), Amendments and Rescissions**, of the City of Lake Worth Beach Land Development Regulations. That section provides that, upon completion of a partial or complete survey of contributing and noncontributing buildings and structures in designated historic districts, where a previously designated noncontributing structure or building has changed to qualify as a contributing structure or building, a property owner may voluntarily agree to the classification of its structure or building as contributing without the necessity of Historic Resources Preservation Board or City Commission approval. The section further provides that, upon request, the City will provide the property owner with a designation application which, upon completion, will be reviewed by City staff and, if approved, the property will be designated as contributing and the City will provide written certification.

MOBAT, Inc. voluntarily agrees to the classification of the existing building at 504 3rd Avenue South as a contributing structure within the South East Lucerne Historic District, subject to City staff review and approval in accordance with the above-referenced code provision.

The accompanying application materials provide documentation supporting this request, including the building’s construction history, original nursing home/institutional residential care use, architectural character, relationship to the district's development history, and existing

integrity. The request is intended to supplement and update the City's historic resource record for the South East Lucerne Historic District, based on available property-specific documentation.

Accordingly, MOBAT, Inc. respectfully requests that City staff review the submitted Historic Resource Classification Request and, upon approval, issue written certification confirming that the existing building at 504 3rd Avenue South has been reclassified as **a contributing structure** within the South East Lucerne Historic District.

Thank you for your consideration.

Sincerely,

Sewsankar Rengasawmy
Director
MOBAT, Inc.
3700 North Flagler Drive
West Palm Beach, FL 33407

Request for Reclassification

504 3rd Avenue South

Non-Contributing to Contributing Resource

South East Lucerne Historic District

Scope Note. This request is limited to staff review of the existing building for reclassification from non-contributing to contributing within the South East Lucerne Historic District. It does not request or approve any development program, change of use, rezoning, future land use amendment, site plan, conditional use, building permit, or certificate of appropriateness.

1. Applicant / Owner Request

The property owner voluntarily requests staff review of the existing building at 504 3rd Avenue South for reclassification from non-contributing to contributing within the South East Lucerne Historic District pursuant to Sec. 23.5-4(e), subsection 13, "Amendments and rescissions."

The applicable Code provision allows a property owner to voluntarily agree to the classification of a previously non-contributing structure or building as contributing where, upon completion of a partial or complete survey of contributing and noncontributing buildings and structures in a designated historic district, the structure or building has changed to qualify as contributing. Upon completion of the City's designation application, staff review, and staff approval, the City provides written certification and the property is thereafter bound by the terms of the historic district ordinance.

This request is submitted under that procedure. The requested action is limited to classification of the existing building as a contributing resource within the South East Lucerne Historic District.

2. Property Identification

Property address	504 3rd Avenue South
PCN	38-43-44-21-15-091-0300
Historic district	South East Lucerne Historic District
Existing classification	Non-contributing
Requested classification	Contributing
Current zoning / FLU	MF-20 / MDR (background only; not part of this request)
Historic use	Nursing home / residential care facility
Existing building	Mid-20th-century masonry/stucco residential-care complex, developed and expanded for nursing-home use on a previously developed multifamily-residential property, including a documented 1963 nursing-home addition and a 1967 four-story expansion permit.

3. Existing Classification and District Context

504 3rd Avenue South is located within the South East Lucerne Historic District. The City has identified the subject structure as a non-contributing resource within that district. This request seeks reclassification based upon the building's age, historic use, development chronology, architectural character, retained integrity, and additional property-file documentation now available regarding its nursing home use and professional design involvement.

The original South East Lucerne Historic District designation report identifies a district period ending in 1952. Because the designation report was prepared in 2002, the 1952 endpoint appears to reflect the conventional 50-year survey threshold rather than a definitive conclusion that later resources could never contribute to the district. The subject property now warrants reevaluation with the benefit of current perspective on mid-20th-century resources and with additional documentation of its historic use and phased development.

Historic mapping further demonstrates that the property had an established residential development pattern before construction of the present mid-century complex. The applicable Sanborn Fire Insurance Map depicts a substantial principal building, apparently an apartment building, occupying the eastern portion of the parcel, together with two smaller detached outbuildings located farther west. The existing nursing-home complex therefore represents a later phase in the continuing residential development of the property rather than the first construction to occur on an otherwise vacant site.

The building's current eligibility is based on changed evaluative circumstances rather than a substantial physical alteration. The building has now aged into a period in which postwar resources are routinely evaluated for historic significance, and additional documentation establishes that the building was not merely a later anonymous apartment block, but part of a documented nursing home / residential care complex that expanded over time in response to its historic use.

4. Summary of New Property-File Findings

Additional review of the City property file materially strengthens the basis for contributing-resource status. The new findings clarify the historic function of the property and show a coherent development sequence associated with nursing home use:

- A Sanborn Fire Insurance Map documents the property's configuration prior to the construction of the existing mid-century complex. With east oriented at the top of the map, the map depicts a substantial principal building, apparently used as an apartment building, on the eastern portion of the parcel and two smaller detached outbuildings located progressively westward. This establishes an earlier multifamily residential phase in the property's history and provides context for the demolition, replacement, and expansion activities documented during the 1960s.
- A 1963 building permit expressly identifies the occupancy as "Nursing Home" and describes a C.B.S. addition approximately 38 feet 8 inches by 57 feet, with an eave height of approximately 20 feet. This permit provides definitive documentation that nursing-home use was established by 1963 and

that the work represented an addition to an existing facility rather than construction of an entirely new use on a vacant parcel.

- A 1965 property sketch prepared by The Palm Beaches, Inc. identifies the subject as “Culler Apt.” and references R.S. Moe, Architect. The sketch depicts existing buildings on the site and helps connect the building’s configuration to professional architectural documentation during the mid-1960s.
- A 1967 permit valuation estimate documents a C.B.S. / commercial building component approximately 46 feet by 50 feet, 41 feet in height, with a flat roof, on Lots 30-31-32, Block 91. This record supports the subsequent four-story phase of the building’s development.
- Taken together, these records show that the existing building’s larger scale and institutional-residential configuration are not accidental or unrelated to the district. They are part of the property’s documented mid-century development as a nursing home / residential care facility within an established urban neighborhood.

These findings are important because they shift the evaluation away from a purely stylistic question and toward a more complete historic-resource analysis: use, building type, chronology, architectural involvement, and integrity.

5. Historic Use and Development Chronology

The development history of 504 3rd Avenue South reflects a transition from an earlier multifamily residential property to a specialized nursing home or residential care complex. Historic mapping indicates that the property was developed before construction of the present building. The applicable Sanborn Fire Insurance Map depicts a substantial principal building, apparently an apartment building, on the eastern portion of the parcel, together with two smaller detached outbuildings farther west.

Later property-file documentation establishes that the property became associated with nursing-home or residential-care use and was substantially redeveloped during the 1960s. The 1963 permit expressly describes the work as a “Nursing Home Addition,” demonstrating both that the nursing-home use was then established and that an existing facility was being enlarged. Related demolition permits and subsequent construction records show that the earlier residential configuration was progressively removed, replaced, or incorporated into the larger masonry complex that exists today.

This sequence is important to the contributing-resource evaluation. The existing building did not arise as an isolated institutional structure unrelated to the parcel’s history. It represents the postwar transformation of an earlier residential property into a purpose-built residential-care facility. The property therefore reflects both the district’s earlier residential development and its later adaptation to changing community needs.

The known development chronology may be summarized as follows:

Earlier residential phase	A Sanborn Fire Insurance Map depicts a substantial principal building, apparently an apartment building, occupying the eastern portion of the parcel. Two smaller detached outbuildings were located farther west. This configuration predates construction of the existing mid-century nursing-home complex and documents the property's earlier multifamily-residential use.
Transition to nursing-home use	Property-file records indicate that the property was subsequently adapted or redeveloped for nursing-home or residential-care purposes. The precise date of this transition has not been conclusively established from the available documentation. However, the 1963 permit for a "Nursing Home Addition" confirms that the use and an associated facility were already established by that date.
1963	A building permit authorized a C.B.S. nursing-home addition approximately 38 feet 8 inches by 57 feet, with an eave height of approximately 20 feet. The permit expressly identifies the occupancy as "Nursing Home." The terminology of the permit confirms that this work enlarged an existing nursing-home facility.
1963 removal of earlier buildings	Demolition permits document the removal of earlier portions of the property, including a two-story garage apartment and another rear building. These records correspond generally with the earlier multi-building configuration depicted on the Sanborn map and demonstrate the incremental clearing and redevelopment of the site for the expanding nursing-home complex.
1965	Property sketch prepared by The Palm Beaches, Inc. for "Culler Apt." referencing R.S. Moe, Architect, and showing existing buildings on the site.
1967	Permit valuation estimate for a C.B.S. / commercial building component approximately 46 feet by 50 feet, 41 feet high, with a flat roof and a valuation of approximately $170,000. This record supports the four-story expansion phase.
Later history	The building continued to be associated with residential care / congregate residential use and remained a distinctive mid-century institutional-residential building within the South East Lucerne Historic District.

This chronology is central to the contributing-resource request. The building was not designed or expanded as a detached residence, and it should not be evaluated solely against the architectural vocabulary of earlier single-family buildings in the district. It represents a mid-20th-century residential care building type within the City's established urban fabric.

6. Statement of Significance

504 3rd Avenue South is significant as a mid-20th-century nursing home and residential care facility, whose development also reflects the property's earlier residential history. The applicable Sanborn Fire Insurance Map depicts an earlier apartment building on the eastern portion of the parcel, accompanied by two smaller detached outbuildings farther west. During the postwar period, the property was adapted and substantially redeveloped for nursing-home use, culminating in the phased masonry complex that survives today. The resource therefore illustrates both the continuity of residential use and the evolution of a conventional multifamily property into a specialized community-serving residential care facility.

The 1963 permit, which expressly identifies the work as a “Nursing Home Addition,” provides definitive documentary confirmation that the nursing-home use and an associated facility were established by that date. The subsequent documentation of continued expansion, including the 1967 four-story phase, demonstrates that the property’s larger scale and institutional-residential configuration were part of its historic evolution. The building therefore reflects a specific postwar community-serving use in Lake Worth Beach: residential care for older adults or persons requiring nursing or assisted residential support within an established neighborhood near the downtown and mixed-use core.

Architecturally, the building exhibits a restrained mid-20th-century modern vocabulary. Its smooth stucco wall surfaces, horizontal emphasis, flat or low-slope roof form, simple massing, and projecting eyebrow or sunshade elements reflect modern design influences adapted to South Florida’s climate, construction economy, and practical residential-care needs. The building is best understood as a local postwar modern residential-care resource rather than as a pure high-style example of any single architectural mode.

The building’s significance therefore does not depend on a claim that it is a pristine or high-style International Style building. Its value lies in its legible mid-century character, its documented nursing home use, its professional architectural association, and its ability to convey an important layer of the district’s postwar development.

7. Architectural Character

The building appears to be of masonry construction, likely concrete block with stucco exterior finish, consistent with common mid-20th-century construction methods in South Florida. Its architectural expression is restrained and functional, with character-defining features that include:

- horizontal emphasis in the building’s massing and facade composition;
- flat or low-slope roof form;
- smooth stucco exterior wall surfaces;
- projecting eyebrow or sunshade elements over window openings;
- simple, unornamented wall planes;
- institutional-residential scale and organization associated with nursing home use; and

- phased massing reflecting the property's mid-century expansion.

These features reflect mid-20th-century modern design influences, including elements associated with Streamline Moderne and International Style tendencies, adapted to a modest South Florida residential-care building type. The building should not be overstated as a high-style architectural landmark. Rather, it is a recognizable and intact local example of postwar modern design applied to a community-serving residential care use.

8. Architect / Design Attribution

Property-file documentation establishes professional architectural involvement in the mid-century development of 504 3rd Avenue South. A 1965 property sketch identifies "R.S. Moe, Architect," in connection with the buildings then occupying the property. Based on contemporary professional directories, R.S. Moe was Ralph S. Moe, Jr., AIA, a Lake Worth-based architect who maintained an architectural practice in the community during the period in which the subject property was developed and expanded.

Professional membership directories published during the 1960s identify Ralph S. Moe, Jr. as a practicing architect in Lake Worth. By the middle and later 1960s, his office was located at 1122 North Dixie Highway, and professional directories continued to identify him at that address for a substantial period thereafter. His documented local practice places the architectural work associated with 504 3rd Avenue South within the broader context of postwar architectural development in Lake Worth and Palm Beach County.

Contemporary accounts also document Moe's involvement in specialized residential and institutional projects. In 1967, he was identified as the architect of a residential facility designed to house twelve young women, together with related convent accommodations and provisions for future expansion. That work demonstrates experience with congregate-residential and community-serving building programs requiring functional planning, phased growth, and accommodation of multiple residents under institutional supervision. Those same general design considerations are relevant to the historic nursing home and residential-care function documented at 504 3rd Avenue South.

The 1965 reference to R.S. Moe therefore provides more than evidence that a licensed architect prepared or reviewed a property sketch. It associates the subject property with an established local architect whose practice included institutional and congregate-residential work during the same period. The building's restrained modern expression—masonry and stucco construction, horizontal massing, flat-roofed forms, projecting window shades, limited ornamentation, and functional organization—is consistent with the practical regional modernism applied to such postwar building types.

The precise extent of Moe's responsibility for each phase of construction has not been conclusively established from the available records. The documentation nevertheless supports the conclusion that he was professionally involved with the property during its principal period of mid-century development. That association strengthens the building's architectural and historical interest when

considered together with its documented nursing home use, phased expansion, retained character, and place within the postwar development of Lake Worth.

The requested reclassification does not depend solely upon identification of an architect or upon a claim of exceptional individual architectural distinction. Rather, the documented involvement of Ralph S. Moe, Jr., AIA, adds an important dimension to the cumulative case for contributing status by connecting the building to an established local architectural practice and to the specialized institutional-residential design work of its period.

9. Integrity

The building retains sufficient integrity to convey its historic use, architectural character, and period of development. It remains on its original site within the South East Lucerne Historic District and continues to display its principal character-defining features, including masonry/stucco construction, horizontal emphasis, simple modern massing, and projecting window eyebrow or sunshade elements.

The building also retains integrity of association because its physical form remains legible as a mid-century institutional-residential / residential care building. The scale, massing, and organization that might appear atypical if judged only against small-scale residential buildings are precisely the features that help convey its historic nursing home use.

Alterations may have occurred over time. However, based on current exterior photographs and available property-file documentation, those alterations do not appear to have removed or obscured the building's primary historic and architectural characteristics. The building therefore retains integrity of location, design, materials, setting, feeling, and association sufficient to support classification as a contributing resource.

10. Evaluation Basis for Contributing Status

The building qualifies for contributing-resource classification because it contributes to the historic district under a current and more complete understanding of the district's period of development and resource types. The following factors support reclassification:

- Age: the building and its documented major development phases are now more than fifty years old and fall within a period routinely evaluated for historic significance.
- Historic use: the 1963 permit record expressly identifies nursing home occupancy, establishing a clear community-serving residential care function.
- Site evolution: Historic mapping documents an earlier apartment building and two detached outbuildings on the parcel. The subsequent demolition, adaptation, and redevelopment of that residential property into a nursing-home complex illustrate an identifiable pattern of neighborhood change and community response during the mid-20th century.

- Building type: the property represents a mid-20th-century institutional-residential / congregate residential care building within an established urban neighborhood.
- Development chronology: The Sanborn-documented apartment configuration, the transition to nursing-home use, the 1963 nursing-home addition and related demolitions, the 1965 architectural sketch, and the 1967 four-story expansion record establish a coherent sequence of residential adaptation and institutional growth.
- Architectural character: the building retains visible mid-century modern features, including a horizontal emphasis, stucco wall surfaces, simple massing, and projecting sunshades.
- Professional design involvement: property-file documentation references R.S. Moe, Architect, and related professional architectural involvement.
- Integrity: the building remains sufficiently intact to convey its historic use, architectural character, and period of development.

These factors should be considered together. No single feature is solely determinative. The building's eligibility is strongest when understood as a documented mid-century nursing home / residential care resource with retained modern architectural character and integrity within the South East Lucerne Historic District.

11. Relationship to City Preservation Policy

Reclassification of the property as contributing is consistent with City preservation policy encouraging the identification, conservation, preservation, rehabilitation, and sensitive reuse of historically significant structures. The request supports the City's broader objective of using historic preservation to reinforce neighborhood identity, protect historic urban character, and maintain existing historic resources in productive use.

The request is also consistent with a more complete understanding of the Southeast Lucerne Historic District as a layered urban district. While much of the district's significance is associated with earlier residential development, the district also includes later resources that reflect its continued evolution. The subject building documents the postwar period in which established neighborhoods accommodated community-serving residential care uses within the existing urban grid.

12. Relationship to Other Pending or Potential Applications

This reclassification request is separate from any future land use amendment, rezoning, conditional use, site plan, certificate of appropriateness, building permit, or parking determination. Classification as a contributing resource would not approve any specific use or development program. It would only recognize that the existing building contributes to the South East Lucerne Historic District and would subject future exterior changes to applicable historic preservation review.

The building's historic nursing home use may be relevant to understanding its physical form and significance. However, this request does not ask the City to approve continuation, reactivation, or

conversion to any particular use. Any such request, if pursued, would remain subject to separate zoning, building, life-safety, accessibility, and historic preservation review.

13. Effect of Approval

Approval of this request would classify the existing building at 504 3rd Avenue South as a contributing resource within the South East Lucerne Historic District. Future exterior alterations would remain subject to applicable historic preservation review, including Certificate of Appropriateness requirements. The property would thereafter be bound by the applicable terms of the historic district ordinance.

Approval would not approve any specific development program, change of use, rezoning, future land use amendment, site plan, conditional use, building permit, or parking determination. Those matters, if pursued, would remain subject to separate applicable review procedures.

14. Contributing-Resource Conclusion

Based on its age, retained integrity, mid-20th-century modern architectural character, documented nursing home/residential care use, phased development sequence, and property-file references to professional architectural involvement by R.S. Moe, 504 3rd Avenue South qualifies for reclassification as a contributing resource within the South East Lucerne Historic District.

The expanded historical record is especially important. The Sanborn Fire Insurance Map documents an earlier apartment building on the eastern portion of the parcel, together with two smaller detached outbuildings farther west. Later demolition and construction records show the progressive transformation of that residential property into a nursing home and residential care complex. The 1963 permit expressly identifies a “Nursing Home Addition”; the 1965 sketch references R.S. Moe, Architect, and records the property during its mid-century development; and the 1967 permit documentation supports the four-story expansion phase. Together, these records establish that the existing building is the product of a documented sequence of residential adaptation, professional design involvement, demolition, and purpose-built institutional expansion rather than an unrelated later intrusion into the district.

Request:

The property owner voluntarily agrees to the contributing classification pursuant to the procedure provided in the City Code. Staff approval and written certification of the property as a contributing resource within the Southeast Lucerne Historic District are respectfully requested.

Exhibit	Purpose
Exhibit A - Location Map	Shows 504 3rd Avenue South in relation to the Southeast Lucerne Historic District and surrounding street network.
Exhibit B - Property Appraiser / Parcel Information	Documents address, PCN, owner, legal description, parcel size, and building information.
Exhibit C - Current Survey	Documents existing building footprint, site configuration, and relationship to property lines and rights-of-way.
Exhibit D - Original Southeast Lucerne Historic District Designation Report Excerpts	Includes relevant pages showing the district context, period of significance ending in 1952, and any reference to 504 3rd Avenue South.
Exhibit E – Property File Documentation and Historic Mapping	Includes Binder 1, which compiles the available City property-file records documenting the property's demolition, construction, nursing-home use, phased expansion, architectural involvement, and later history, together with the applicable Sanborn Fire Insurance Map showing the earlier apartment building and detached outbuildings on the parcel.
Exhibit F - Current Photographs	Exterior elevations, site context, street views, and visible character-defining features.

504 3rd Avenue South

Property File Chronology and Documentary Summary

South East Lucerne Historic District | Lake Worth Beach, Florida

Purpose. This summary presents selected records from the City property file for 504 3rd Avenue South and related portions of Block 91. It is intended to document the property's evolution from earlier residential development to nursing-home use and its subsequent phased expansion into the existing mid-20th-century residential-care complex.

Source. The chronology is based on City property-file materials, including permits, zoning approvals, health and licensing records, architectural sketches, property-appraiser records, and later City correspondence. Dates and descriptions below are stated conservatively and are limited to information supported by the records reviewed.

Summary of Historical Findings

- **Earlier residential development:** Historic mapping and property records show that the parcel was developed with residential buildings before its conversion to institutional use. The applicable Sanborn Fire Insurance Map depicts a principal apartment building on the eastern portion of the parcel and two smaller detached outbuildings farther west.

- **Nursing-home use established by 1958:** A February 18, 1958 Certificate of Approval identifies Cuyler Pavilion at 231 South M Street as a nursing home, convalescent home, and/or home for the aged. A March 7, 1958 Zoning Board of Appeals letter records approval to operate a nursing home on Lots 31 and 32, Block 91.

- **Adaptive reuse preceded purpose-built expansion:** The 1958 approvals demonstrate that nursing-home use began in earlier residential building stock. The 1963 permit for a "Nursing Home Addition" therefore represents expansion of an established use rather than the origin of the facility.

- **Phased redevelopment during the 1960s:** Demolition permits, the 1963 nursing-home addition, the 1965 architectural sketch and height waiver, and the 1967 four-story addition collectively document the progressive replacement and enlargement of the earlier residential complex.

- **Professional architectural involvement:** The records identify Robson & Moe in connection with the 1963 addition and Ralph S. Moe, Jr., AIA, in connection with the 1965 and 1967 phases. A 1991 City letter confirms the architects, dates, construction type, and nursing-home occupancy of the two- and four-story portions.

- **Long-term institutional continuity:** Later zoning, parking, property-appraiser, and City records document the continuation of nursing-home or residential-care use through the late twentieth century and into the modern property record.

Selected Chronology

Date / Period	Document or Event	Summary	Historical Significance
Pre-1957 / early residential phase	Property cards, residential permits, and Sanborn mapping	Records document earlier dwellings, cottages, garages, and related residential improvements on Lots 30-32, Block 91. The Sanborn map shows a principal apartment building on the eastern portion of the parcel and two smaller detached outbuildings farther west.	Establishes the residential setting that preceded institutional reuse and provides the physical context for the later demolition and expansion sequence.
November 5-7, 1957	Setback waiver request and approval	Stratton & Behlke Construction requested a waiver for Frank S.	Shows Cuyler involvement and alteration of existing residential

		and Margaret K. Cuyler to construct a porch on an existing building at 504 3rd Avenue South. The Zoning Board of Appeals approved the request.	building stock immediately before nursing-home approval.
February 18, 1958	Certificate of Approval - Cuyler Pavilion	Certificate issued for a nursing home, convalescent home, and/or home for the aged at 231 South M Street. Applicant: Franklin S. Cuyler.	Earliest clear documentary evidence that nursing-home use was approved and operating on the property.
February 21, 1958	Petition for nursing-home approval	Franklin S. and Margaret K. Cuyler requested permission to operate a nursing home at 231 South M Street on Lots 31 and 32, Block 91.	Documents the local approval process and supports the interpretation that existing residential property was adapted for institutional use.
March 4 / March 7, 1958	Zoning Board of Appeals approval	A March 7 letter records that the Board approved the request to operate a nursing home at its March 4 meeting.	Provides a definite local zoning approval date for the nursing-home operation.
March 5, 1958	Certificates of Approval - Cuyler Pavilion Annex	Building and electrical certificates identify Cuyler Pavilion Annex at 231 South M Street.	Shows that the nursing-home operation included an annex or additional approved portion almost immediately after initial approval.
August 21, 1962	Utility-building permit estimate	Permit estimate for a 20-foot by 45-foot flat-roofed utility building, approximately 900 square feet, associated with Lots 30-32.	Documents support construction before the principal 1963 addition.
January 14 and July 31, 1963	Demolition permits	Separate permits authorized demolition of a rear building and an existing two-story garage apartment.	Documents removal of older residential structures as the nursing-home property was reorganized and expanded.
October 3 / November 25, 1963	Nursing Home Addition - Robson & Moe	Permit for a C.B.S. nursing-home addition at 231 South M Street on Lots 30-32, approximately 38 feet 8 inches by 57 feet, with a flat roof and approximately 20-foot eave height. Owner: Frank Cuyler; contractor: DeVos Construction; architect: Robson & Moe.	Core evidence for the purpose-built two-story institutional addition and confirmation that an operating nursing home already existed.
November 10, 1965	R.S. Moe property sketch	Sketch by The Palm Beaches Drafting Lab for “Cuyler Apartments,” referencing R.S. Moe, Architect, and showing existing building areas and their relationship to 3rd Avenue South and South M Street.	Provides a visual bridge between the 1963 addition and the later four-story expansion.
November 29 / December 8, 1965	Height and lot-coverage waivers	Cuyler Pavilion requested and received waivers for a proposed four-story building attached to a recently completed building, not to exceed 41 feet in height.	Documents the intentional planning of the four-story institutional expansion and confirms that a prior new building had recently been completed.
October 19 / October 27, 1967	State approval and four-story permit valuation	The Florida State Board of Health approved final plans for a 47-bed addition to the existing 24-bed Cuyler Pavilion facility, with copies to Ralph S.	Principal documentation for the existing four-story building and Ralph S. Moe’s professional involvement.

		Moe, AIA. A permit valuation estimate describes a C.B.S. building approximately 46 feet by 50 feet and 41 feet high.	
October 30, 1967	Demolition of front two-story section	Permit authorized demolition of a front two-story section of the Cuyler Nursing Home.	Shows demolition directly associated with the four-story redevelopment phase.
February-March 1968	Elevator, fire, and health-code review	City and County correspondence addressed the elevator shaft, stairway, smoke doors, fire-resistive windows, and related health and fire-code matters. Records indicate the third and fourth floors were substantially constructed.	Confirms active construction and regulatory review of the four-story addition.
1985	Crest Manor site-plan, zoning, and parking actions	City records address conceptual additions, continued nursing-home use, off-site parking, unity of title, and approval of nine parking spaces where substantially more would otherwise have been required.	Documents long-term institutional continuity and the City's recognition of the constraints associated with the existing historic development pattern.
August 7, 1987	Lot plan showing future addition	Plan depicts the existing building, a future addition, an additional second floor, property lines, and the alley.	Illustrates continued consideration of expansion; it should not be treated as evidence that all proposed work was constructed.
April 10, 1991	City construction-type letter	City correspondence states that the two-story building constructed in 1963 and the four-story building constructed in 1967 are Type II fire-resistive construction. It identifies Robson & Moe plans for the 1963 Cuyler Pavilion Nursing Home addition and Ralph S. Moe, Jr. plans for the four-story addition.	One of the strongest summary records confirming dates, architects, construction type, and institutional occupancy.
Tax year 2000 / printed 2001	Palm Beach County Property Appraiser record	The property is identified at 504 3rd Avenue South with use description "SAN/REST HOME."	Corroborates continued nursing-home or residential-care identity into the modern period.

Documentary Interpretation

The selected records establish that the property was approved and licensed for nursing-home use by February-March 1958. That use began in earlier residential building stock and was then expanded through purpose-built institutional construction. The 1963 Robson & Moe addition, the 1965 planning and architectural documentation, and the 1967 Ralph S. Moe four-story addition form a coherent development sequence that explains the present building's scale, massing, and institutional-residential character.

The property history is therefore best understood as a sequence of residential development, adaptive reuse, demolition, and phased nursing-home expansion. This documentary record supports the conclusion that the existing building is a historically meaningful mid-20th-century residential-care resource rather than an unrelated later intrusion into the South East Lucerne Historic District.

Exhibit A

South East Lucerne Historic District Map

504 3rd Avenue South, Lake Worth Beach, Florida

Map Source	City of Lake Worth Beach website, Historic Preservation Map. Accessed June 4, 2026.
Map Purpose	Identifies the location of 504 3rd Avenue South within the South East Lucerne Historic District.
Subject Property	504 3rd Avenue South, shown by the search marker along 3rd Avenue South.



Figure A-3. South East Lucerne Historic District Map. This map, excerpted from the City of Lake Worth Beach Historic Preservation Map, shows the South East Lucerne Historic District in seafoam green. The subject property, 504 3rd Avenue South, is identified by the map search marker and is located within the district boundary.

Source: City of Lake Worth Beach website, Historic Preservation Map. Accessed June 4, 2026.

Exhibit D

References to 504 3rd Avenue South in the South East Lucerne Historic District Designation Report

List of Photographs — introductory page ii
“Photo 17. Crest Manor Apartments, Southeast Lucerne Townsite Historic District” — listed as appearing on report page 31.

Historic Context — report page 18
The report discusses post-World War II apartment construction and states:

“A significant apartment building in the district is the Crest Manor Apartments, just east of Dixie Highway.”

Architectural Description — report page 21
In discussing the International style, the report identifies “Crest Manor Apartments (Photo 17)” as an example of the style within the historic district. The report notes that International-style buildings account for approximately five percent of the district’s contributing resources.

Photograph — report page 31
Photo 17 depicts the existing building and is captioned:

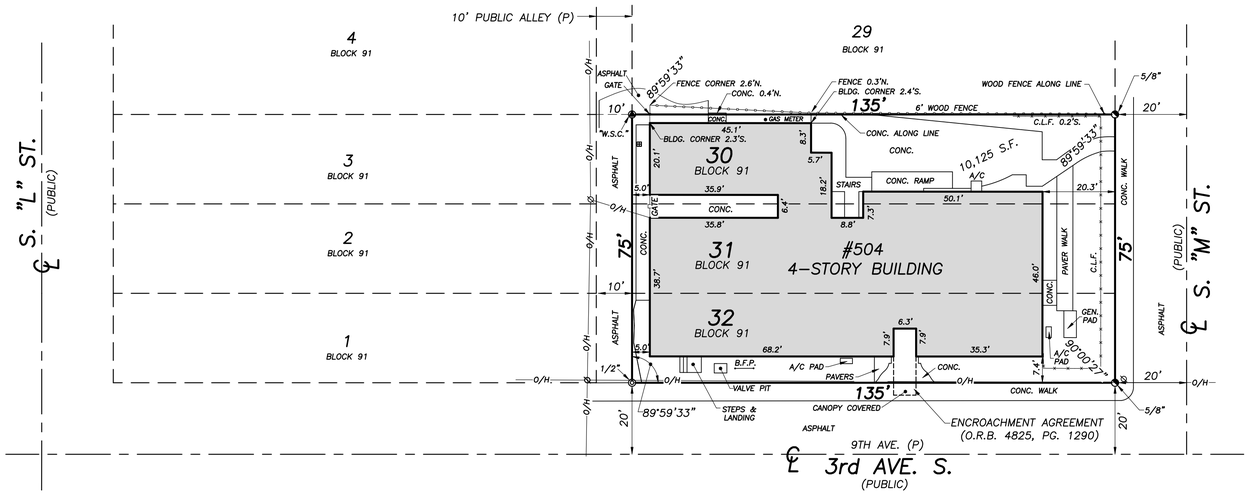
“Crest Manor Apartments, Southeast Lucerne Townsite Historic District.”

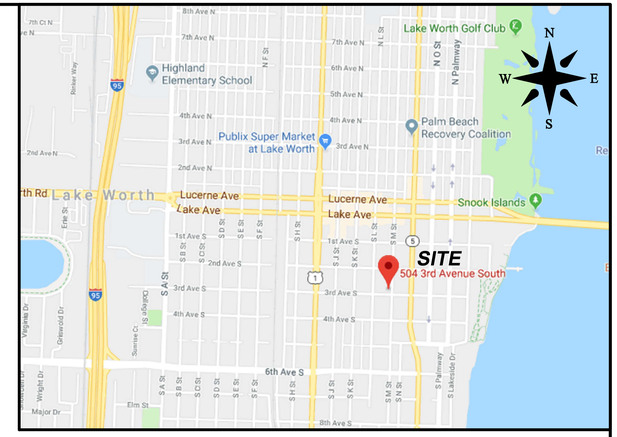
Important qualification

The report’s property inventory tables do not list 504 3rd Avenue South by address. The connection between the address and the references above is established by the photograph of the subject building and the report's identification of it as Crest Manor Apartments.

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
⊛	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
⊘	= UTILITY POLE
⌕	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⌾	= LIGHT POLE
✳	= PINE TREE
❋	= SABAL PALM





VICINITY SKETCH N.T.S.

N

W E

S

0' 20' 40' 60'

SCALE: 1"=20'

BOUNDARY SURVEY FOR:

MOBAT, INC.

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Mobat, Inc.
Wells Fargo Bank, N.A., its successors and/or assigns as their interests may appear
Fogel Law Group
Old Republic National Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
504 3rd Avenue South
Lake Worth, FL 33460

LEGAL DESCRIPTION:
Lots 30, 31 and 32, Block 91, of ***THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH)****, according to the Plat thereof, as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT:	MOBAT, INC.	COMMITMENT NO. : 533375	DATE: DECEMBER 18, 2017			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 05-1075.3				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1 TO 5	N/A	Standard Exceptions				•
6	PB 2, PG 29	Plat of THE PALM BEACH FARMS CO. PLAT NO. 2	•			
7	ORB 4025, PG 1290	Encroachment Agreement	•			

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0781G, dated 12/20/2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 533375, issued by Old Republic National Title Insurance Company, dated December 18, 2017. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 06/08/2026

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

REVISIONS

06/08/26 SURVEY UPDATE TIE-IN 281131 S.E.W./S.P. SP80 2/12

BOUNDARY SURVEY FOR:

MOBAT, INC.

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

FIELD: J.P.	JOB NO.: 281131-SE	F.B. WP161 PG. 2&5	
OFFICE: M.B.	DATE: 1/24/18	DWG. NO. 281131-06-22-2026	
C'K'D: M.N.	REF: 05-1075	SHEET 1 OF 1	

LAKE WORTH, FLA.
MAY, 1928

16

15

16

LAKE AV.

1ST AV. S. (11TH AV.)

2ND AV. S. (10TH AV.)

3RD AV. S.

4TH AV. S. (8TH AV.)

5TH AV. S. (7TH AV.)

N. L ST.

N. M ST.

N. N ST.

N. O ST.

N. P ST.

N. Q ST.

N. R ST.

SOUTH L ST.

SOUTH M ST.

SOUTH N ST.

SOUTH O ST.

S. M ST.

S. N ST.

S. O ST.

FEDERAL HWY (S. DIXIE HWY)

PALM WAY (S. P ST.)

S. LAKESIDE DR. (S. Q ST.)

GOLFVIEW RD. S (SOUTH R ST)

LAKE WORTH INN

GULF STREAM HOTEL

KENWOOD HOTEL

CALVARY METHODIST CHURCH

1ST CONGL. CHURCH

1ST BAPTIST CHURCH

FUNERAL HOME

Lake Worth

Scale 100 Ft. to One Inch.

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