



SEMINOLE GOLF CLUB | Asset Preservation

Juno Beach, Florida

December 2023

VCINITY MAP

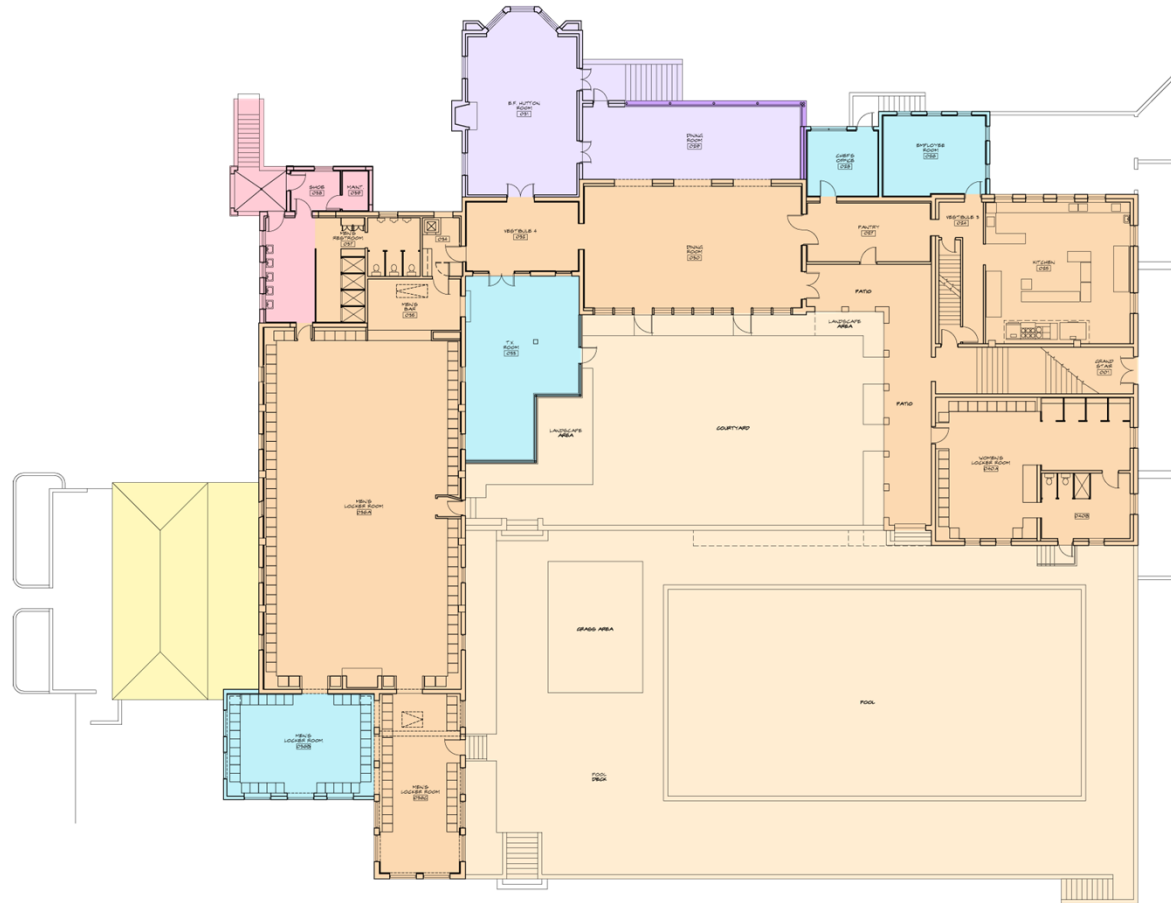


SITE LOCATION PLAN



CLUBHOUSE HISTORY

Seminole Golf Club was developed in 1929 by New York City investment banker Edward Francis Hutton. The Club overlooks the Atlantic Ocean on 140 acres of land, previously owned by Boston entrepreneur Harry Seymour Kelsey. In 1929 the golf course, designed by the famed golf course designer Donald Ross and the club house designed by Palm Beach Architect, Marion Sims Wyeth were built. Additions have been completed since 1929 that give the club house its' current footprint.



LEGEND

- 1929 - Original Building by Wyeth
- 1929 - Courtyard & Pool by Wyeth
- 1930's - Addition by Wyeth
- 1959 - Porch Enclosure by Wyeth, King & Johnson
- Unknown Dates
- 1997 - Addition by Glen P. Harris
- 2014 - Remodel /Addition by Peacock & Lewis

ORIGINAL BUILDING ARCHITECT

Marion Sims Wyeth was an American architect known for his range in architectural styles such as Art Deco, Mediterranean Revival and classical Georgian, French and Colonial. Some of his many renowned work were Mar-a-Largo Palm Beach, La Claridad Palm Beach, Norton Museum of Art, West Palm Beach, High Point monument, New Jersey, Florida Governor's Mansion, Tallahassee, amongst others.



HISTORIC PHOTOGRAPHS



HISTORIC PHOTOGRAPHS



MAIN OBJECTIVES

To evaluate the current state of the existing building without altering the characteristics of the building exterior façade, at the same time preserve the asset of Seminole Golf Club for the next 50 years. The proposed areas of work are:

1. Building Hardening
2. Required restoration or repair of building components due to deterioration.
3. Required site drainage and grading work.
4. Provide ramp to the building for accessibility.
5. Functionality issues.

SCOPE OF WORK - SUMMARY

1. **Hardening** Cost: \$1,918,677

1. Door/Window/Shutter Replacement
2. Water Intrusion

2. **Site Improvements** Cost: \$845,292

3. **Life Safety & other Improvements** Cost: \$4,079,276

1. New Fire Sprinkler System
2. New Electrical System
3. New Plumbing System
4. New Mechanical System
5. Kitchen

Total Cost: \$6,843,245

FRONT BUILDING FAÇADE



BUILDING FAÇADE



BUILDING FAÇADE



EXTERIOR BUILDING ELEVATIONS



Existing North Elevation



Proposed North Elevation

EXTERIOR BUILDING ELEVATIONS



Existing East Elevation



Proposed East Elevation

EXTERIOR ELEVATIONS



Existing West Elevation



Proposed West Elevation

EXTERIOR ELEVATIONS

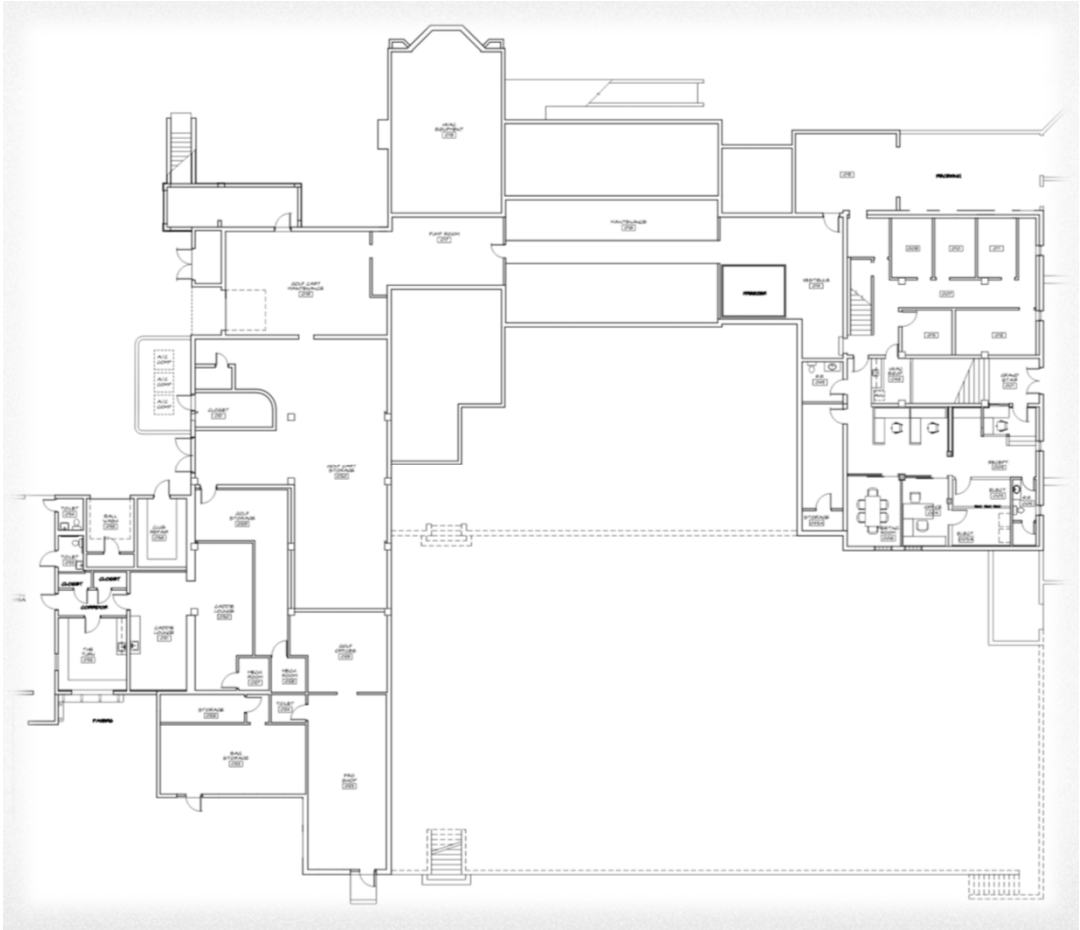


Existing South Elevation

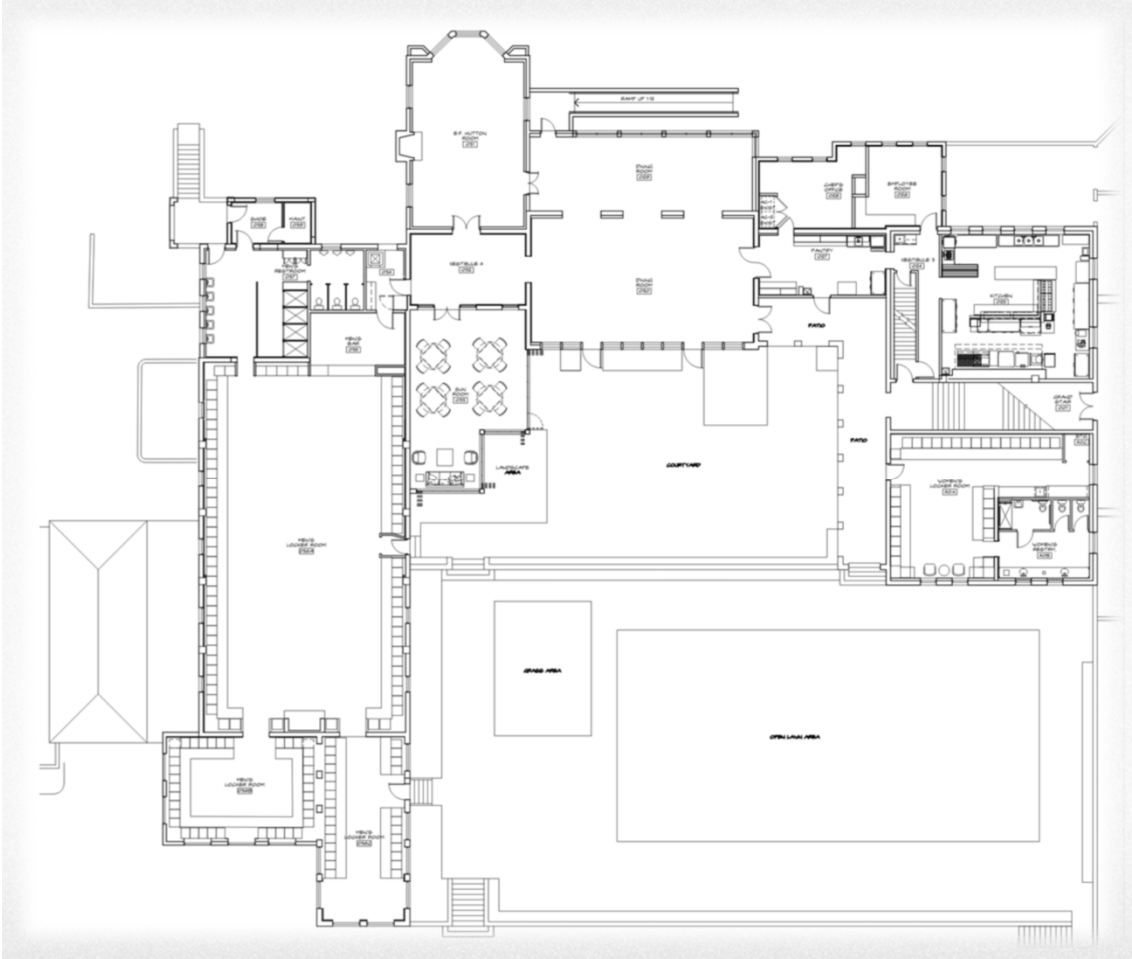


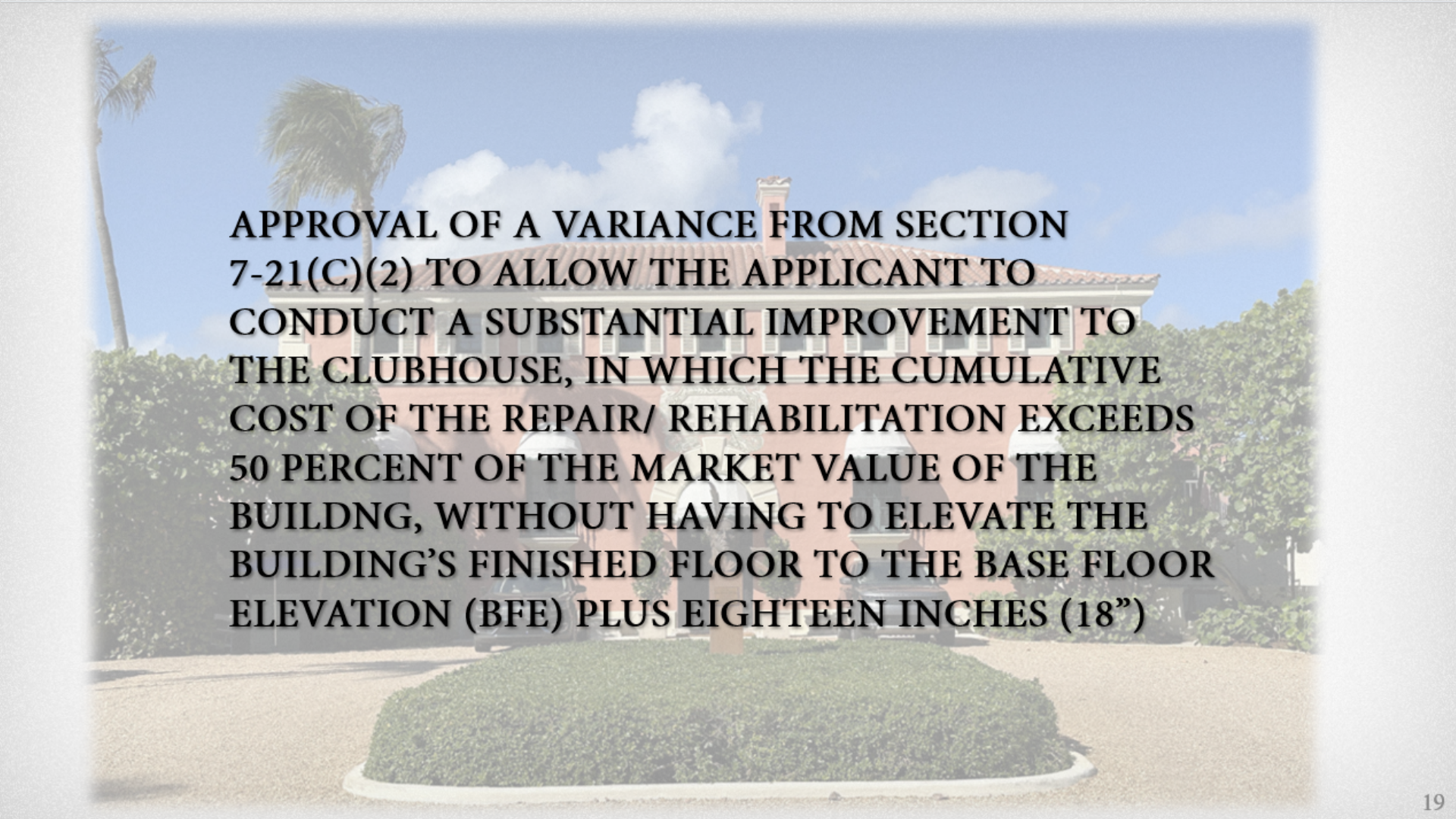
Proposed South Elevation

LOWER-LEVEL FLOOR PLAN



MAIN-LEVEL FLOOR PLAN





APPROVAL OF A VARIANCE FROM SECTION 7-21(C)(2) TO ALLOW THE APPLICANT TO CONDUCT A SUBSTANTIAL IMPROVEMENT TO THE CLUBHOUSE, IN WHICH THE CUMULATIVE COST OF THE REPAIR/ REHABILITATION EXCEEDS 50 PERCENT OF THE MARKET VALUE OF THE BUILDING, WITHOUT HAVING TO ELEVATE THE BUILDING'S FINISHED FLOOR TO THE BASE FLOOR ELEVATION (BFE) PLUS EIGHTEEN INCHES (18")

THANK YOU