



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 14, 2023

Ms. Polly Daughtery
Paradelo Burgess Design Studio
1177 Clare Avenue, Suite 7
West Palm Beach, Florida 33401

RE: PSIQ response for Seminole Golf Club (FMSF# PB20328), 901 Seminole Boulevard, Juno Beach, Florida 33408, Palm Beach County

Dear Ms. Daughtery,

Thank you for submitting a Preliminary Site Information Questionnaire (PSIQ) for the above referenced project. After reviewing the submitted materials, our office has determined that the building is individually eligible for the National Register of Historic Places (NRHP) under criterion B and C for Architecture with a local level of significance for the period between 1929-1974. The Seminole Golf Club building is a significant example of club house architecture with Mediterranean Revival and Colonial Revival influences, designed by master architect Marion Sims Wyeth. Our office has also determined that the site is individually eligible for the (NRHP) under criterion B and C for Landscape Architecture with a local level of significance for the same period. The golf course itself is a significant course design by master golf course architect Donald Ross, with unique features within his larger body of work. Our office recommends nominating the Seminole Golf Club and Course together as a single property.

The Seminole Golf Club may also be eligible at the local level under Criteria A in the areas of Community Planning and Development, Entertainment/Recreation, or Social History, though more research needs to be done to determine which of these areas is most appropriate for listing.

The next step is the preparation of a National Register form, which will be emailed to you. The instructions for completing the form are available online as *National Register Bulletin 16A: How to Complete the National Register Registration Form*, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>.

If you have any questions, please contact me by email at samantha.schmidt@dos.myflorida.com, or by telephone at (850) 245-6365.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Schmidt', with a stylized flourish at the end.

Sam Schmidt
Historic Preservationist
Bureau of Historic Preservation
Department of State

HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **PB20328**
 Field Date 7-24-2023
 Form Date 7-31-2023
 Recorder # _____

☒ Original
☐ Update



Shaded Fields represent the minimum acceptable level of documentation.
 Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) Seminole Golf Club Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 901 Direction _____ Street Name Seminole Street Type Boulevard Suffix Direction _____
 Address: 901
 Cross Streets (nearest, between) east of US1/ A1A and west of the Atlantic Ocean
 USGS 7.5 Map Name RIVIERA BEACH USGS Date 2023 Plat or Other Map _____
 City / Town (within 3 miles) Juno Beach In City Limits? ☒ yes ☐ no ☐ unknown County Palm Beach
 Township 41S Range 43E Section 33 1/4 section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 28-43-41-33-00-001-0000 Landgrant _____
 Subdivision Name _____ Block 001 Lot 0000
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 594645 Northing 2971302
 Other Coordinates: X: -80.047261 Y: 26.860164 Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1929 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Clubhouse From (year): 1929 To (year): 2023
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature refer to attached list
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature refer to attached list
 Architect (last name first): Wyeth, Marion Sims Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Original owner - Seminole Golf Club

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe not in historic district

DESCRIPTION

Style Mixed, none dominant Exterior Plan Irregular Number of Stories 3
 Exterior Fabric(s) 1. Stucco 2. Stone 3. Wood/Plywood
 Roof Type(s) 1. Hip 2. Gable 3. Flat
 Roof Material(s) 1. Barrel tile 2. Built-up 3. _____
 Roof secondary strucs. (dormers etc.) 1. Not applicable 2. _____

Windows (types, materials, etc.)

refer to attached list

Distinguishing Architectural Features (exterior or interior ornaments)

refer to attached list

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Historic Golf Course designed by Donald Ross and original Caretaker Residence (1929)

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☒ yes ☐ no ☐ insufficient info

Date 8/17/23

Init. [Signature]

KEEPER - Determined eligible: ☐ yes ☐ no

Date

☐ Owner Objection

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)Chimney: No. 2 Chimney Material(s): 1. Stucco 2. TileStructural System(s): 1. Concrete block 2. Wood frame 3. _____Foundation Type(s): 1. Slab 2. _____Foundation Material(s): 1. Poured Concrete Footing 2. Poured Concrete Footing**Main Entrance (stylistic details)**

Wrought iron entry gate with arched wood door. Quoin surround at arched area. Sundial above entry.

Porch Descriptions (types, locations, roof types, etc.)

West open loggia with arched openings and stucco decorative trim. Exposed ceiling with pecky cypress.

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous**Narrative Description of Resource**

refer to attached

Archaeological Remains None ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select all that apply)**

- | | | | |
|--|---|--|--|
| ☒ FMSF record search (sites/surveys) | ☐ library research | ☐ building permits | ☒ Sanborn maps |
| ☒ FL State Archives photo collection | ☐ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☐ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☒ historic photos | ☒ interior inspection | ☐ HABS/HAER record search |
| ☐ other methods (describe) _____ | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☒ yes ☐ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information**Explanation of Evaluation (required, whether significant or not, use separate sheet if needed)**

refer to attached

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. <u>Architecture</u>	3. _____	5. _____
2. <u>Entertainment/recreation</u>	4. _____	6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Polly Daugherty Affiliation _____

Recorder Contact Information 561-386-7512 / polly@paradeloburgess.com / 1177 Clare Ave Ste 7, West Palm

(address / phone / fax / e-mail)

Required Attachments**① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED****② LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)**③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

August 2, 2023

Re: Seminole Golf Club – Additional Information

The following dates and scope of work was determined based on architectural drawings and information provided by the club. The club was originally constructed starting in 1929.

Alterations

Date	Scope
1930	Alterations to the Ladies Locker Room.
1939	Door modifications, modifications to Women's Locker Room, new stairs and paving outside Women's Locker Room and modifications at Storage in basement.
1940	Modification at basement office including new fixed glass window / desk to entry lobby; modification includes new millwork, steps and railing.
1941	New signpost, sash screens and venetian blinds.
1946	Modifications to Women's Locker Room and new Walk-in Refrigerator.
1947	Modifications at existing Kitchen.
1950s	Existing Terrace was covered with steps located to the east of the Luncheon Loggia.
1951	Modifications to Women's Locker Room and spiral stair removed at Men's Locker Room. Enclosure of Locker Room area to the west of Men's Locker Room.
1954	Modifications to Lunch Loggia and Bar.
1959	Modifications to East Lunch Terrace.
1960	Modifications to office and Men's Wash Room.
1962	Modifications to Swimming Pool and Deck.
1965	Added handrail at main entrance.
1972	Office addition at basement.
1984	Alteration to service baths.
1980s	Added air conditioning.
2000	Renovation of Pro Shop.
2017	Roof was replaced.
2020	Filled in pool due to lost saltwater draw, restored Luncheon Loggia floor to original terrazzo, restored Ladies Lounge walls to original.

Additions

Date	Scope
1930	Addition of the Ladies Lounge with uncovered East Terrace.
1936	Addition of New Loggia to the west of the Card Loggia.
1940s	Added Staff Dining Room.
1947	New Staff Dining Room.
1951	Pantry Addition/ Office (southeast of Lunch Loggia).
1961	Loggia addition (northeast area of upper terrace).
1970-80s	Locker Room extension.
1990s	Add shoe room (east of men's bathroom), mechanical modifications, and added maintenance office in basement.
2014	Addition of New Caddie area, Golf Storage and Turn (Snack Bar).

Style:

As with many of the historical structures by Marian Sims Wyeth, there is a mix of architectural styles. There are elements of **Georgian Revival** (or **British Colonial**) with quoins at the corners, a cornice at the roof line, intermediate banding, a hip roof and a raised foundation. **Spanish Revival** (or **Mediterranean Revival**) elements include a stucco wall finish, terra cotta tile roof, arched windows above doors, open balconies with an iron railing, an emphasis on the chimney and a color contrast between the roof and wall color.

Windows:

- Casement, wood, single, 9 pane, shutters
- Casement, wood, single, 4 pane
- Casement, wood, pair, 10 pane
- Casement, wood, pair, 8 pane
- Casement, wood, pair, 6 pane
- Casement, wood, pair, 3 pane, shutters
- Fixed, wood, arched, 14 pane radial

Distinguishing Architectural Features

- Quoins at corners
- Quoins at windows
- Cornice at roof line
- Intermediate banding
- Hip roof
- Raised foundation
- Stucco wall finish
- Terracotta roof tile
- Arched windows above doors
- Open balconies with iron railings
- Emphasis on chimney
- Color contrast between roof and wall color
- Terraces
- Exposed pecky cypress rafters
- Pecky cypress exterior rafter tails
- Arched loggias
- Stone at exterior
- Original lighting (iron or similar)
- Several painted sundials (one original remains)
- Arched iron entry gate
- Wood lattice decorative trim at clerestory windows
- Iron railings
- Original furniture from era
- Original terrazzo flooring
- Original fireplaces / mantels
- Original lockers (designed by architect)

Narrative Description of Resource

Construction for this clubhouse started in 1929 which was designed by Marion Simms Wyeth. The architect was known for his confident architectural style which typically blended the French Revival, Mediterranean Revival and Georgian Revival styles. Another distinct structure he designed for Palm Beach includes Mar-a-Lago. Wyeth designed over 700 structures around Palm Beach during his 54 years of practice.

This submittal includes scans of the original drawings that range from 1929 through 1984. As evident in the historic photographs, this was one of the first structures built in the area. At the same time, the golf course, designed by Donald Ross, was constructed. The owners, through this research, were excited to find original trace paper sketches and contracts for the golf course.

The original drawings show a timeline of renovations. Originally the property was two story (with a basement) and included a terrace with pool and tennis courts. Over the years, there were additions that matched the architectural style of the original clubhouse; these additions were developed by the original architectural firm. Additions include additional terraces and loggias. Several of the covered loggias and terraces were later enclosed. The basement was eventually designed with offices.

What is striking about visiting the location today is how much of the building matches the original design such as the original flooring in the Luncheon Loggia, the original pecky cypress ceilings throughout, the original lattice at the clerestory windows and many other features. The entry is also very similar to the original wrought iron gate and sundial above. It has always been important to the owner, in new renovations and additions, to maintain the look of the club as close to the original as possible.

With this added attention to the history of the building, some noticeable features have been identified as having been lost, such as the Indian head shutters above the front entry. With this understanding of the history, the client may decide to reproduce these as historic drawings are available to assist in this effort. Further, the club is taking action to archive all historic documents available.

Overall, this is a beautiful example of 1920s architecture which has been appreciated throughout the long history of the Seminole Golf Club.

Opinion of Resource Significance – Explanation of Evaluation

Criterion A – The property of structure is associated with events that have made a significant contribution to the broad patterns of our history.

It is evident through the aerial photographs that this is one of the earliest structures in this area. The building and golf course has not only had an impact on the local community but also the golf course community as it is considered, by Golf Digest, as one of the top 15 golf courses in the country and number one in Florida.

Criterion B – The property is associated with the lives of persons significant in our past.

The building was designed by Marion Sims Wyeth who was a predominant architect in the Palm Beach area designing over 700 structures including Mar-a-Lago. He was the first Palm Beach architect to be inducted into the American Institute of Architects. The designer of the golf course was Donald Ross, who was a prolific and influential designer having completed over 400 courses throughout his career.

Criterion C – The property embodies the distinctive characteristics of a time, period or method of construction or represents the work of a master, or possesses high artistic values, or presents a significant and distinguishable entity whose components lack individual distinction.

This building is a fine example of clubhouse architecture in the late 1920s. This is an example of a mix of Georgian Revival and Spanish Revival which includes features such as quoins at the corners, cornice at the roof, terracotta roof, arched windows, open balconies with iron railing and an arched loggia. The building, which additions and renovations have occurred over this years, is a remarkable example that still has much of the original design intent intact.

Criterion D – The property has yielded, or is likely to yield, information important in prehistory or history.

This building is an important reflection of the architecture from the 1920s.