



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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Palm Beach, FL 33480
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

FROM: Wayne Bergman, MCP, LEED-AP *WRB*
Director PZ&B

SUBJECT: COA-24-010 350 WORTH AVE

MEETING: MARCH 20, 2024 LPC

COA-24-010 350 WORTH AVE. The applicant, Everglades Club Inc. (Scott Lese – General Manager), has filed an application requesting a Certificate of Appropriateness for the review and approval of the roof removal and replacement of existing roof material as a part of a multiphase project, specifically Phase 4: Continued removal and replacement of the existing roof and any required structural repairs under roof finish upon discovery at the Entry, Armada Room, Coral Room, and the Library Apartments. A Tax Abatement application has also been filed as part of the project.

Applicant: Everglades Club Inc
Professional: Jason Drobot / Brasseur & Drobot Architects, P.A.
Representative: Scott Lese

HISTORY:

The subject property was designated as a Landmark property in 1980. The designation report states that *"The Everglades Club has long been one of the most famous social and architectural landmarks on Palm Beach. The club was designed in 1918 by Addison Mizner in conjunction with Paris Singer who acted as the developer."*

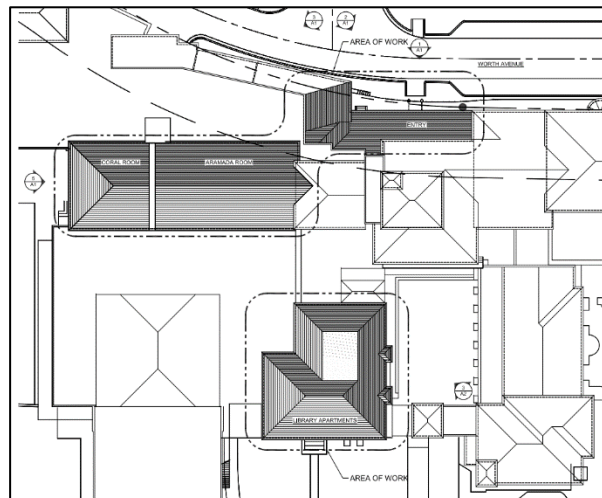
Phases 1, 2, and 3 of the project were previously approved by the Landmarks Preservation Commission. Phase 1 was approved on April 21, 2021, under application COA-019-2021. Phase 2 was approved on April 10, 2022, under application COA-22-021. Phase 3 was approved on July 19, 2023, under application COA-23-020.

THE PROJECT:

The applicant has submitted plans, entitled "ROOF REPLACEMENT PHASE 4 FOR: THE EVERGLADES CLUB", as prepared by **Brasseur & Drobot Architects, P. A.**, received and stamped by the Town on February 9, 2024.

The application is part of a multiphase roof replacement at the Everglades Club. The applicant is seeking Phase 4 which includes the removal and roof replacement in kind with Spanish tile and a flat roof system, at the following locations:

- Entry



- Armada Room
- Coral Room
- Library Apartments

STAFF ANALYSIS

The proposed replacement product for the existing Spanish tile is a “verea” clay barrel roof tile in a custom blend of 33% red, 33% brown, and 33% vintage that creates a variegated finish. The proposed replacement material, color selection and shape of a true barrel tile is consistent with what is currently on the structure and the Mediterranean Revival style of architecture.



IMAGE OF CLAY BARREL TILE

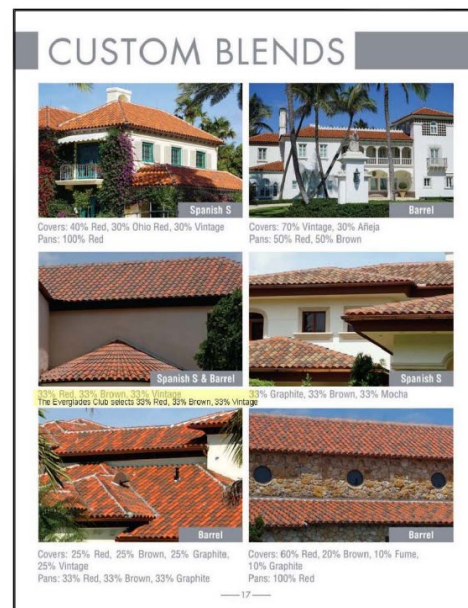


IMAGE OF CLAY BARREL TILE

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Previous Tax Abatement applications for roof replacement at this property have not been finalized. Therefore, the current scope of work is an amendment to the previous application.

The application, as proposed, is zoning-compliant and does not require relief. Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion:

- (1) for the overall design of the project in accordance with Sections 54-122 and 54-123, subject to any imposed conditions.

WRB: JGM: FHM: ALF