



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

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

SUBJECT: HSB-24-0008 10 TARPON ISLE

MEETING: NOVEMBER 20, 2024, LPC

HSB-24-0008 10 TARPON ISLE. The applicant, Jacqueline Bayliss on behalf of Fernando Wong Outdoor Living Design, has filed an application requesting the review and approval of landscape and hardscape modifications to the property containing a Historically Significant Structure (HSB).

Applicant/Professional: Jacqueline Bayliss / Fernando Wong Outdoor Living Design

HISTORY:

The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program was adopted through Ordinance No. 02-2020 in August 2020. **The HSB designation of 10 Tarpon Isle was completed in June 2021.** The residence was designed by the architect Howard Major and constructed in 1939. The property is located within the Estate Conservation District. As indicated in the designation form: *"Tarpon Island, originally known as Clement Island, was a small natural island that the Palm Beach Company filled in, bulkheaded and landscaped creating an approximately 2½ acre island. This development was part of the Everglades Island development that began in 1937 when Island Road Development Company created a bulkhead around the island (formerly Lone Cabbage Island) filled it in to create house lots and designated the east-west road along the golf course Island Road and the north-south road along the lake Island Drive. Clement Island was accessed by a road leading south off of Island Road. Steuart Davis purchased the Clement Island property from the Palm Beach Company in 1939, had a picturesque bridge built connecting his island to the mainland and hired esteemed architect Howard Major to design a British West Indies style house for the extensive property."*

At the August 18 and September 24, 2021, LPC meetings, partial demolition, renovation, and an addition to the two-story residence, as well as hardscape and landscape improvements including a new pool were approved (H-005-2021).

Several administrative approvals have been issued for landscape and hardscape modifications, pool configuration changes, relocation of mechanical equipment, and minor exterior alterations to the residence (L-21-00527; L-21-00539; L-22-00553; L-22-00610; and L-22-00629).

At the October 16, 2024, LPC meeting, HSB-24-0008 was deferred to re-study the proposed perimeter fencing and the material of the tennis court. The Commissioners discussed concerns related to the visibility of the perimeter fence by neighbors across the waterway and the use of artificial turf at the tennis court. The project was deferred to the November 20, 2024, LPC meeting.

THE PROJECT:

The applicant has submitted plans, entitled "10 TARPON ISLE", as prepared by **Fernando Wong Outdoor Living Design**, received by the Town on November 1, 2024.

The following is the scope of work for the Project:

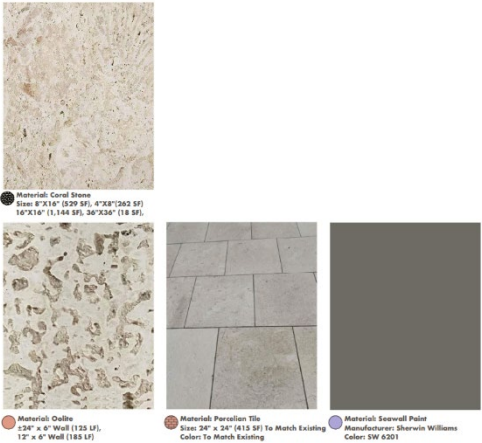
- Landscape modifications including lighting.
- Hardscape modifications ~~including artificial turf.~~
- New fencing and gates.

Site Data			
Zoning District	R-A	Year of Construction	1939
Architect	Major	Lot Area	98,830.5 SF
Overall Landscape Open Space	Required: 50% Proposed: 55.8%	Front Yard Landscape Open Space	Required: 45% Proposed: 96%
Surrounding Properties / Zoning			
North, South, East, and West	Lake Worth Lagoon		

STAFF ANALYSIS

The application is seeking approval for hardscape and landscape modifications, as well as the installation of new fencing and gates. As stated in the Letter of Intent, the primary goals of the new homeowners are safety of their young children and privacy for the family.

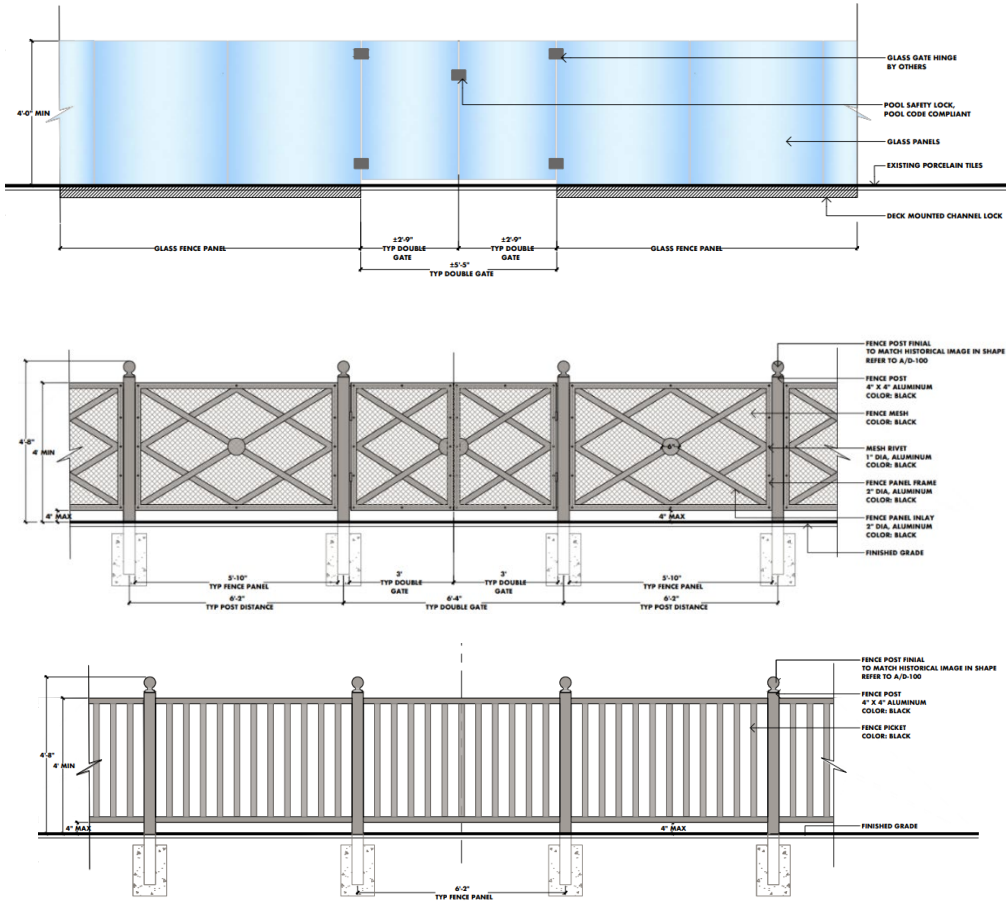
Most of the existing hardscape will remain except for walkways on the south side of the property. The smaller historic pool, located on the east side of the property, will remain. In addition, the existing tennis court will remain as clay in response to the Commissioner comments provided at the October 16, 2024, LPC meeting. New hardscape surfaces include walkways and terraces that provide opportunities to view artwork. Extensions to the existing pool deck are also proposed. The surface materials are proposed to be coral stone and porcelain tile. The existing seawall is proposed to be painted ‘Thunderous’ dark gray (SW 6201).



Two (2) new fence types are proposed. Glass fencing surrounding the south pool and aluminum fencing along the perimeter of Tarpon Island. With the November 1, 2024, submittal, the applicant has added glass fencing surrounding the historic east pool to the scope of work. The aluminum fencing will have a height of 4’-8” and feature two (2) designs 1) a post finial and a crisscross fence design and 2) a picket fence with a post finial that was introduced in the November 1, 2024, submittal. Both fence designs take inspiration from a historical photo of the property (pictured to the right).



New retaining walls are also proposed to be surfaced with oolite stone.



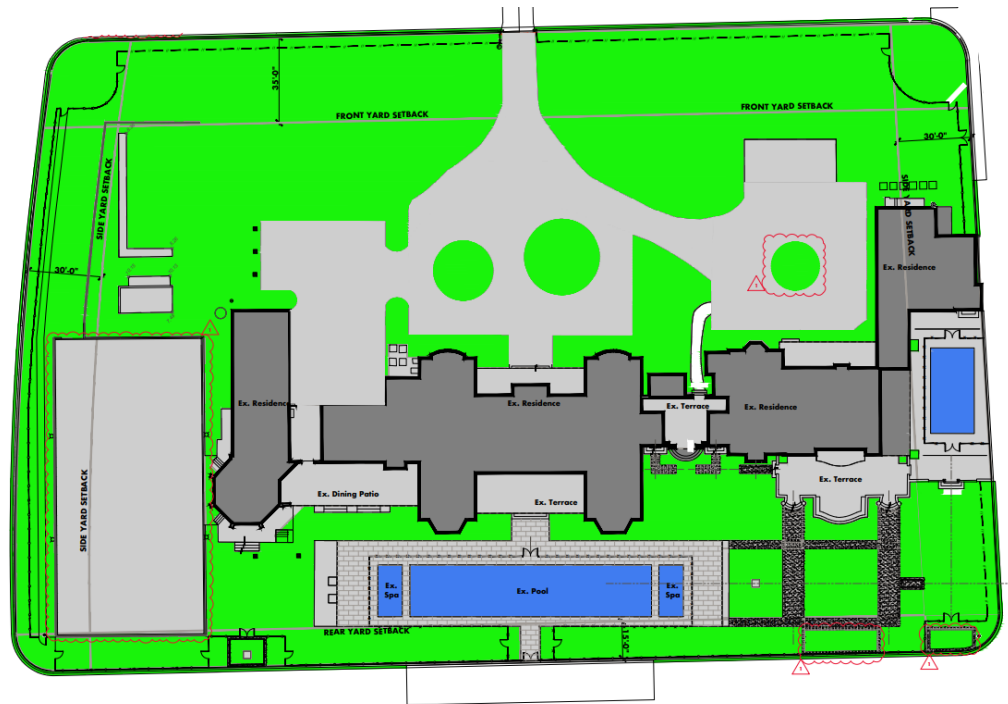
The picket fence is proposed in a black finish. In response to the comments received from the Commissioners at the October 16, 2024, LPC meeting, the applicant is now proposing two (2) color options for the crisscross aluminum fencing: black and white. However, the applicant prefers a black finish and advocates that it would be less visible.



Furthermore, the following changes are being proposed to minimize neighbor visibility of the perimeter aluminum fencing:

- North and West: A cocoplum hedge will conceal the fencing.
- South: No changes.
- East: A cocoplum hedge will conceal the fencing except where the existing railing of the historic east pool is located.

New interior and perimeter landscaping is proposed. The tree selection includes Pink Cassia, Shady Lady Black Olive Tree, Silver Buttonwood, Sea Grape, Autograph Tree, White Tabebuia, Milk Way Tree, White Hong Kong, and Wild Tamarind. Proposed palms will include Royal Palm, Chinese Fan Palm, Canary Island Date Palm, Medjool Date Palm, Alexander Palm, and Pygmy Date Palm. The shrubs/hedges include Red Cocoplum, Green Island Ficus, Dwarf Yaupon Holly, and Japanese Yew.



Open Space Diagram

Landscape lighting is proposed per the plan on sheet LL-100. The design and specifications of the light fixtures are available on sheet LL-101.

CONCLUSION:

As an HSB project, the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.