



CREATING AND PRESERVING

EXTRAORDINARY SPACES

@PHIPPS OCEAN PARK

A Project of the Preservation Foundation of Palm Beach



“For some time, the Phipps family has been interested in parks and recreation facilities for the Palm Beach County public. Several years ago, they donated Phipps Park to the City of West Palm Beach and a playground has been made available in Palm Beach. While these areas, they hope, have been helpful in providing recreation facilities of a certain type, they have not filled the greatest need in the community of this character, namely the need for adequate public beaches.

As the community develops, suitable areas sufficient in size become less and less available for public beach purposes. They have concluded that unless a public beach on the ocean is established now, it may not be possible to do later.

Because of this interest and concern, they announce that they are making a gift to the people of Palm Beach County, in an amount sufficient to purchase 1,200 feet of ocean to lake property...”

— From a letter written on behalf of the following members of the Phipps Family:
Mrs. Frederick Guest, Mr. John S. Phipp, Mr. Henry C. Phipps,
and Mr. Howard Phipps, of Gulfstream.

Quoted in the April 30, 1948, edition of *The Palm Beach Post*

1949

2020



In 1948, the Phipps family donated 1,200 feet of ocean frontage for use as a public park. Their goal was to ensure access to our community’s greatest asset in perpetuity.

OVERVIEW

IN LESS THAN TWO YEARS, THE PRESERVATION FOUNDATION WILL BE DELIGHTED TO WELCOME THE RESIDENTS OF PALM BEACH TO THE GRAND OPENING OF PHIPPS OCEAN PARK.

Together, we will celebrate the transformation of this long-underutilized space into an extraordinary public landscape that fully realizes the Phipps family’s vision for their 1948 gift: a beautiful public beach and oceanfront park where people can play, learn, and celebrate the unique scenic quality of Palm Beach.

A key component of this project will be the relocation of the Little Red Schoolhouse, Southeast Florida’s first schoolhouse and the oldest landmark in Palm Beach, to a higher elevation by the dune, where it will be protected from frequent flooding and high winds. This relocation will ensure that the schoolchildren of Palm Beach County have continuous access to the Preservation Foundation’s living history program, which takes fourth graders back in time to receive an 1890s education for a day and experience what it would have been like to study in a one-room wooden schoolhouse.

The Schoolhouse will be adjacent to the brand-new Coastal Restoration Center, a nursery and propagation facility for native plants that will support healthy beach dune ecosystems within the park and throughout the town.

Nearby, a playground designed by Danish innovator MONSTRUM will draw from the natural history of the site and invite children to learn about the island’s native flora and fauna through elaborate, enormous play structures. These educational structures will be among the first completed components in the Preservation Foundation’s extensive plans for re-creating and revitalizing Phipps Ocean Park—a gift 80 years in the making and a fitting continuation of the Preservation Foundation’s long legacy of town-serving projects.

WE INVITE YOU TO PARTNER WITH US IN COMPLETING AND PROTECTING THIS EXTRAORDINARY PARK.



Current image of the Little Red Schoolhouse



Rendering of the new location for the Little Red Schoolhouse

PLANNING PARTNERS

jungles



Thanks to the generosity and vision of numerous friends, plans for the re-creation and revitalization of Phipps Ocean Park are nearing completion.

OVERVIEW

The revitalized Phipps Ocean Park will immerse visitors in a landscape of native Florida plants and numerous recreational areas, teach new generations to understand the past, and encourage the Palm Beach community to protect the places that make our town special.

It will exemplify all of the values embodied in the Preservation Foundation of Palm Beach’s tagline: “Knowledge. Stewardship. Culture.”

- Knowledge:** Enhancing Historical and Botanical Knowledge
- Stewardship:** Stewarding Spaces That Make Our Town Special
- Culture:** Celebrating the Unique Scenic Qualities of Palm Beach



ENHANCING HISTORICAL AND BOTANICAL KNOWLEDGE

- Access to our shared history at the Little Red Schoolhouse, one of the last vestiges of the pioneer era in Palm Beach
- Expanded educational programming through the creation of the Coastal Restoration Center
- Interpretative historical and botanical signage

STEWARDING SPACES THAT MAKE OUR TOWN SPECIAL

- Showcasing the distinctive beauty, diversity, and benefits of native plants
- Protecting the coastline by returning historical ecosystems to the park and thus creating a model of sustainability
- Fostering a habitat for coastal wildlife

CELEBRATING THE UNIQUE SCENIC QUALITIES OF PALM BEACH

- Expansive views of the ocean atop the coastal ridge and the Horizon Plateau
- ADA-accessible paths through Palm Beach’s coastal ecosystems
- Recreational areas nestled in native habitats alive with the sights and sounds of nature



MASTERPLAN LEGEND

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| <ol style="list-style-type: none"> 1. Main Entrance into the Park <i>Entry portal celebrating the park's scale and beauty. Clear view of Schoolhouse.</i> 2. Wildflower Garden 3. Great Lawn <i>Open space that accommodates groups of all sizes and community special events programming.</i> 4. Existing Fire Station 5. Vegetative Barrier for Separating Fire Station Garden/Practice Area 6. Existing Tennis Center and Courts 7. New Pickleball Courts 8. South Park Entrance <i>Park and tennis court parking.</i> 9. Nature/Pedestrian Paths 10. South Rain Garden 11. New South Entrance Restrooms 12. Beach Pavilions 13. Beach Showers/Drinking Fountains 14. Sand Paths to Beach 15. ADA-Accessible Path 16. Beach Dune Restoration 17. Picnic Tables 18. Sculpture at Horizon Plateau | <ol style="list-style-type: none"> 19. Horizon Plateau <i>Gathering area with open views to the horizon line over the Atlantic Ocean. Location of donor recognition.</i> 20. Maritime Hammock Restoration Area 21. Remodeled Lifeguard Stand 22. Dune Crest Path 23. ADA Access to Beach 24. Custom Playground Designed by MONSTRUM 25. New Restrooms for Little Red Schoolhouse and Coastal Restoration Center 26. Schoolyard Garden 27. Little Red Schoolhouse <i>Relocated Schoolhouse in the heart of the park, nestled in a grove of legacy strangler fig trees.</i> 28. Outdoor Classroom 29. Entrance Plaza 30. Coastal Restoration Center 31. North Rain Garden 32. Existing Public Works Area 33. Existing Water Utilities 34. Mangrove Restoration Area |
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OVERVIEW

“The Little Red Schoolhouse and Phipps Ocean Park as a whole are both emblematic of the Preservation Foundation’s dedication to preserving the architectural and cultural sites that make Palm Beach special.

The next chapter for the Schoolhouse and Phipps will marry two approaches to coastal resilience: avoiding flooding by seeking higher ground and establishing a resilient coastline by introducing indigenous plant life through all 20 acres of the park. This kind of work constitutes a lot of the Foundation’s preservation effort; we think of our architectural heritage in holistic terms, and in order to protect the structures that represent our history, we can’t view them as separate from the environment in which they exist.”

—Betsy Shiverick, Chairman of the Board, Preservation Foundation of Palm Beach

“Phipps Ocean Park is an exciting and unique opportunity to restore a 20-acre underutilized oceanfront park. Located between the Atlantic Ocean and Lake Worth, the space will be planted only with native species, making it a cross between a public park and a nature preserve.”

—Raymond Jungles, FASLA

“Our design response called for working with simple natural materials, which will capture the heritage spirit of the place and blend with the native planting.”

—Anne Fairfax, AIA, and Richard Sammons, AIA





ENHANCING HISTORICAL AND BOTANICAL KNOWLEDGE

- Little Red Schoolhouse & Outdoor Classroom
- Coastal Restoration Center

STEWARDSHIP SPACES THAT MAKE PALM BEACH SPECIAL

- Great Lawn
- Wildflower Garden
- Rain Gardens
- Dune & Mangrove Restoration

CELEBRATING THE UNIQUE SCENIC QUALITY OF PALM BEACH

- Horizon Plateau
- ADA-accessible paths throughout the park
- Dune Playground
- New facilities, including picnic areas, pickleball courts, beach pavilions, and a lifeguard stand



LITTLE RED SCHOOLHOUSE

A confluence point for all visitors of the park to learn about Palm Beach's pioneer history

- Restored and relocated historic 1886 one-room schoolhouse
- Expanded educational programming for residents
- Currently serves 4,000 students annually through an experiential living history program
- New Schoolyard garden created in collaboration with the Garden Club of Palm Beach

OUTDOOR CLASSROOM

A new feature strategically located between the Main Access Plaza and the Schoolhouse provides an education space that is immersed in nature

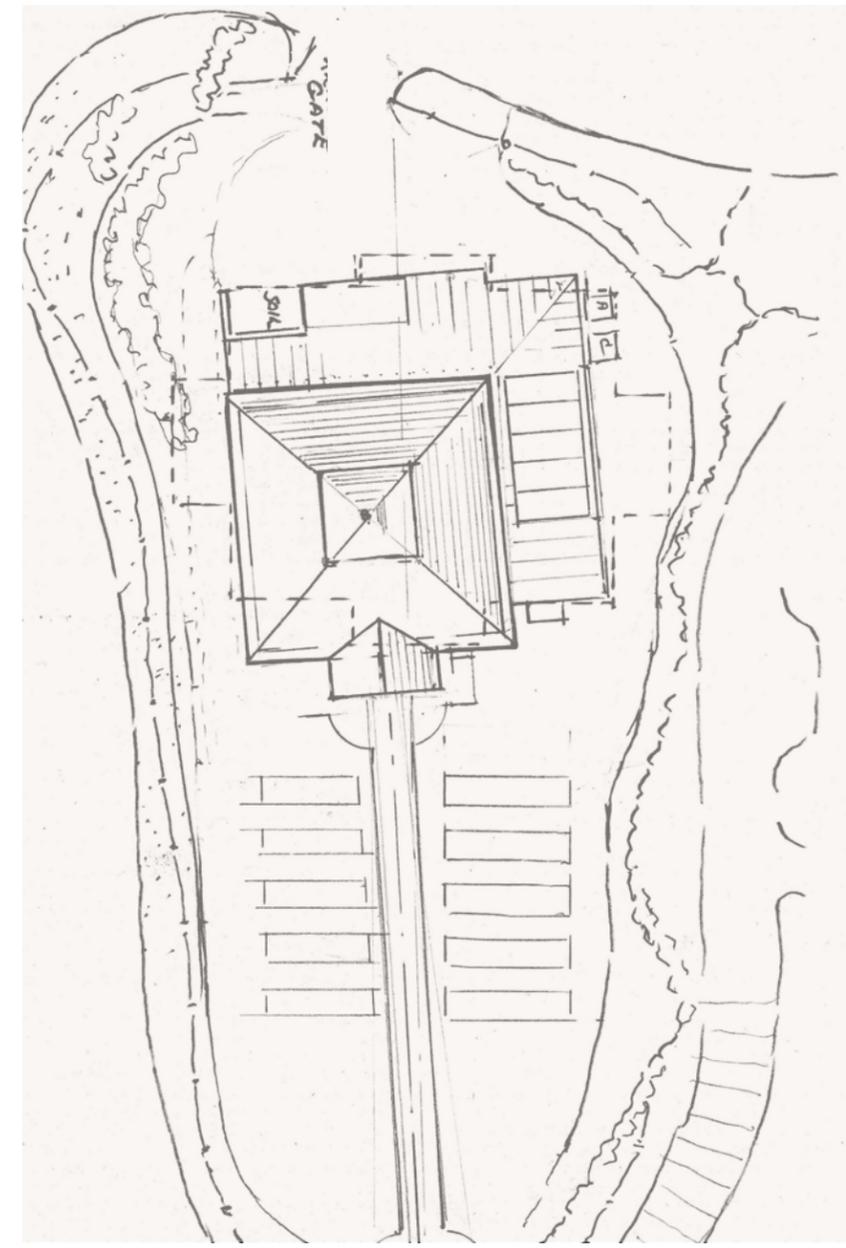
- Main open space for activities, with native stone used to create seating elements
- Seating for 30 to 40 students, with 1,000 square feet of open space
- Creates an area for students to transition from school transportation and connect with the local habitat



COASTAL RESTORATION CENTER

Amid a thicket of trees and coastal strand vegetation, the nursery/propagation facility teaches children and adults about environmental advocacy through hands-on activities that restore native coastal ecosystems in the park and throughout the island

- 12,400 square feet dedicated to growing native species for the park and Town of Palm Beach
- Educational panels interpreting the local ecosystems
- New educational programs for K-12 students
- Allows visitors to learn by experiencing and interacting with historical ecosystems





GREAT LAWN

Open space that accommodates groups of all sizes for community programming and recreational activities

- 19,450 square feet
- Connects the Little Red Schoolhouse with the Wildflower Garden
- Passive green space that creates a gracious recreational facility and offers sight lines to the Little Red Schoolhouse from across the park



WILDFLOWER GARDEN

A transformative space at the entrance to the park with the mission of receiving rainwater from nearby green spaces; the Wildflower Garden serves as a model for restoration, adaptation, and resiliency

- 13,000 square feet
- Located in the park's natural basin, which provides moisture for plants to survive without irrigation
- Planted with native wildflowers and grasses that change based on the wet or dry season
- Gravel path allows visitors to explore the Wildflower Garden without disturbing the habitat



DUNE & MANGROVE RESTORATION

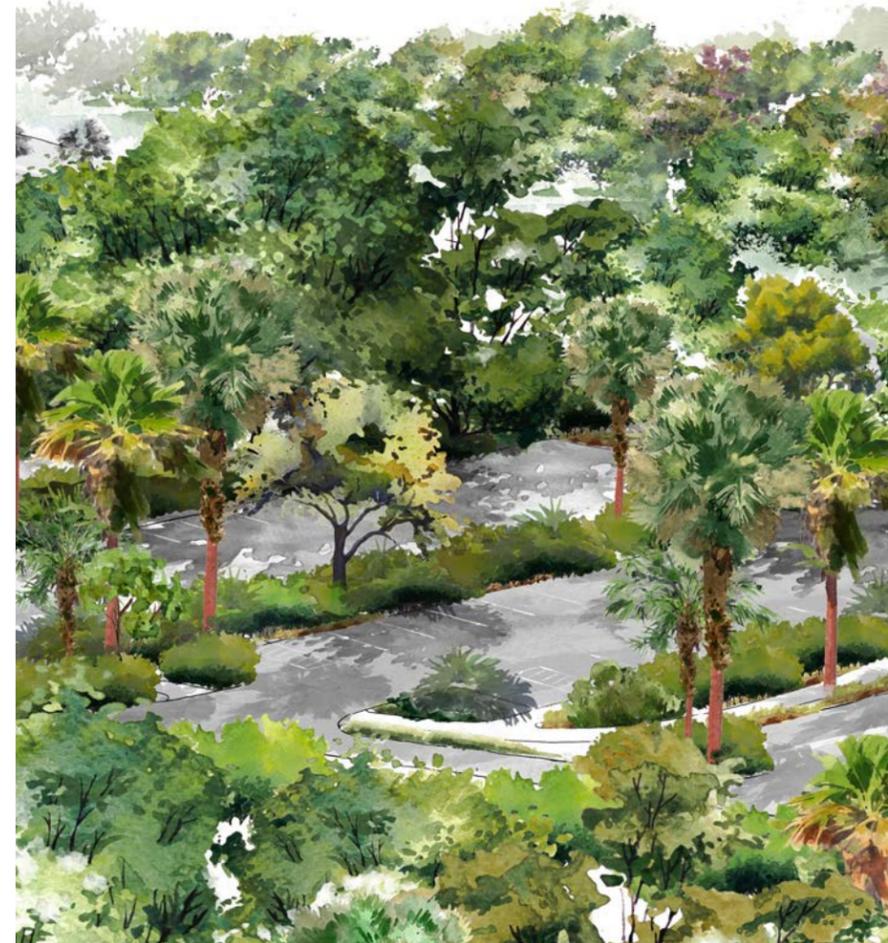
To the east, the dune protects the park from the ocean, while to the west, the mangroves provide protection and shelter from the Intracoastal Waterway

- Removal of invasive species to improve the health of both coasts, thereby increasing the natural habitat for coastal wildlife
- Opportunities for visitors to learn about the benefits of dune and mangrove restoration

RAIN GARDENS

Creating a model for localized flood control, permeable parking areas and rain gardens filter and mitigate stormwater runoff

- 18,000-square-foot parking lots that are integrated into the design of the park
- First public parking lot in Palm Beach to use solely permeable pavers





HORIZON PLATEAU

Rising to the dune elevation, the Horizon Plateau provides panoramic views of the ocean and the different ecosystems in the park, along with open and sheltered places for gathering

- 19,000 square feet
- New picnic terraces overlooking the Atlantic
- Public art sculpture will be surrounded by legacy trees
- Elevation at the top of the dune provides views of the diverse landscapes throughout the park



DUNE PLAYGROUND

Stepping down from the Dune Crest Path, the Dune Playground offers an interpretive experience that uses vegetation and topography as play features

- 5,000 square feet providing two play areas: one for elementary schoolchildren and one for preschoolers
- A bespoke playground made from sustainable materials
- Using local ecosystems as inspiration, the design will stimulate children’s imaginations, offer physical challenge and beneficial risk, and foster social interaction and creative play





ENTRANCE PLAZA

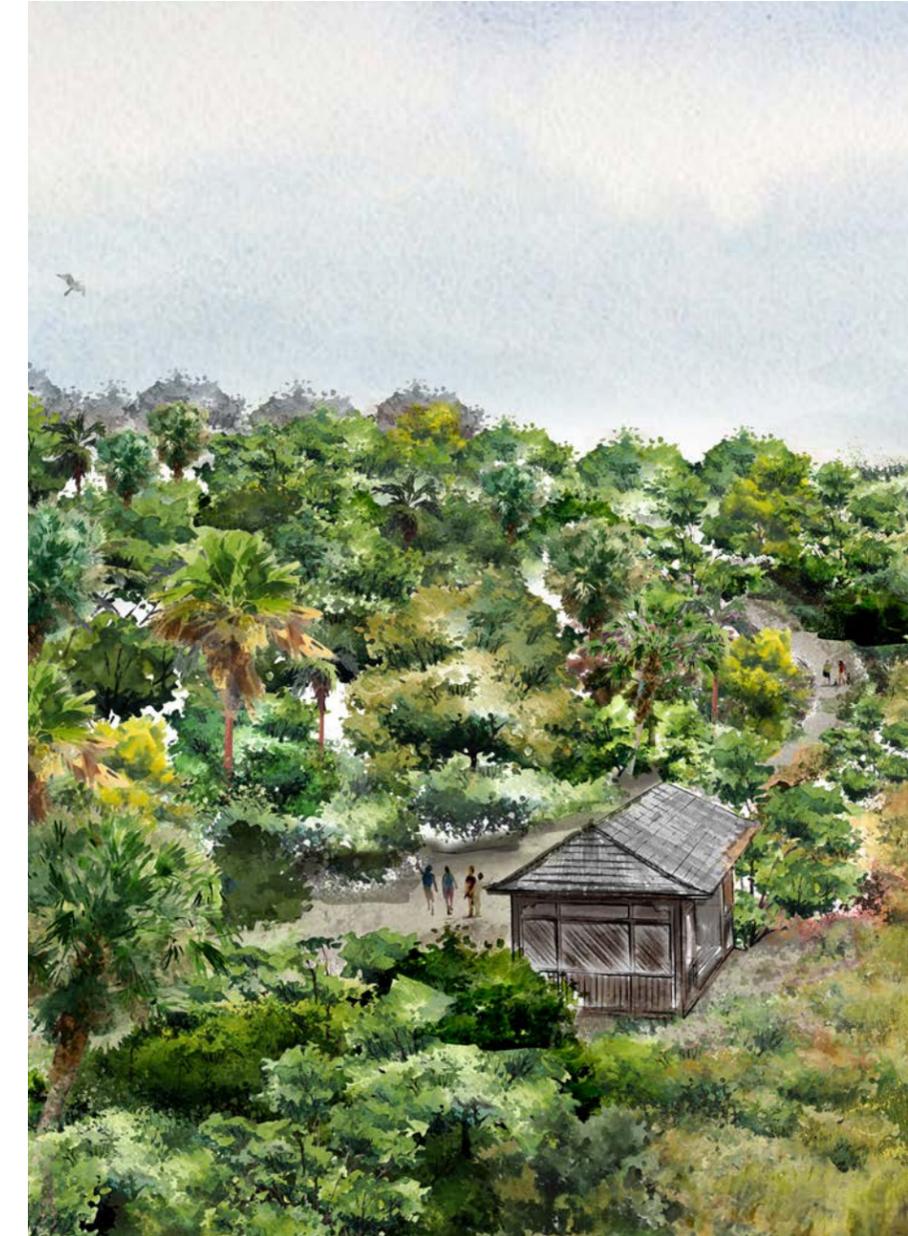
A legacy strangler fig tree marks the pedestrian entryway, the place where all trails and paths meet

- 4,074-square-foot access point that connects the Coastal Restoration Center, Dune Playground, Outdoor Classroom, Dune Crest Path, and Little Red Schoolhouse
- A large gathering space featuring shade, seating, and wayfinding signage creates the opportunity for both education and play
- Two natural water features invite visitors through to the Dune Crest Path

NEW FACILITIES

Enhance the usefulness of the park with new features

- Two new restroom facilities
- Picnic terraces
- Beach pavilions
- Lifeguard stand
- Pickleball courts near tennis center
- Updated beach paths with improved ADA accessibility





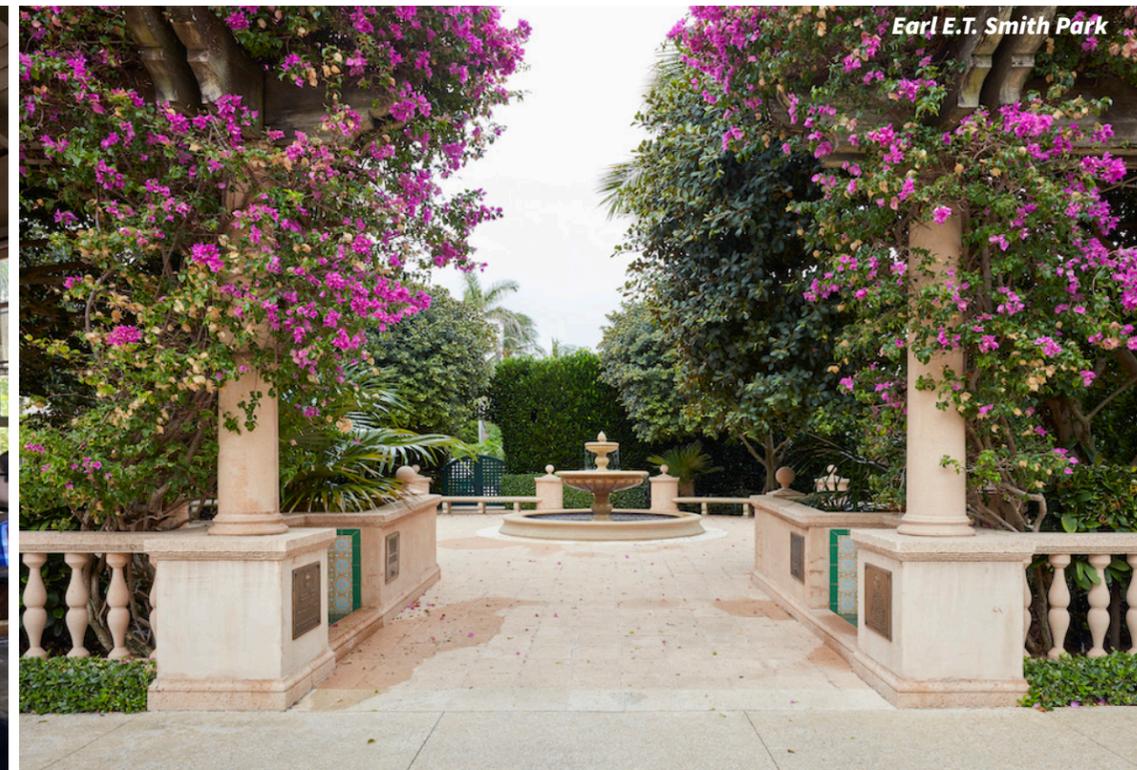
Pan's Garden



Sea Gull Cottage



Little Red Schoolhouse



Earl E.T. Smith Park

The Preservation Foundation has a history of creating extraordinary spaces for the Town of Palm Beach. We continue this tradition through the transformation of Phipps Ocean Park.

HISTORY OF TOWN-SERVING PROJECTS

Sea Gull Cottage | 1984 & 2009

Earl E.T. Smith Park | 1988 to present

Heritage Education Program for local students | 1987 to present

Town Hall Restoration | 1989 & 2009

Little Red Schoolhouse Living History Program | 1990 to present

Pan's Garden | 1994 to present

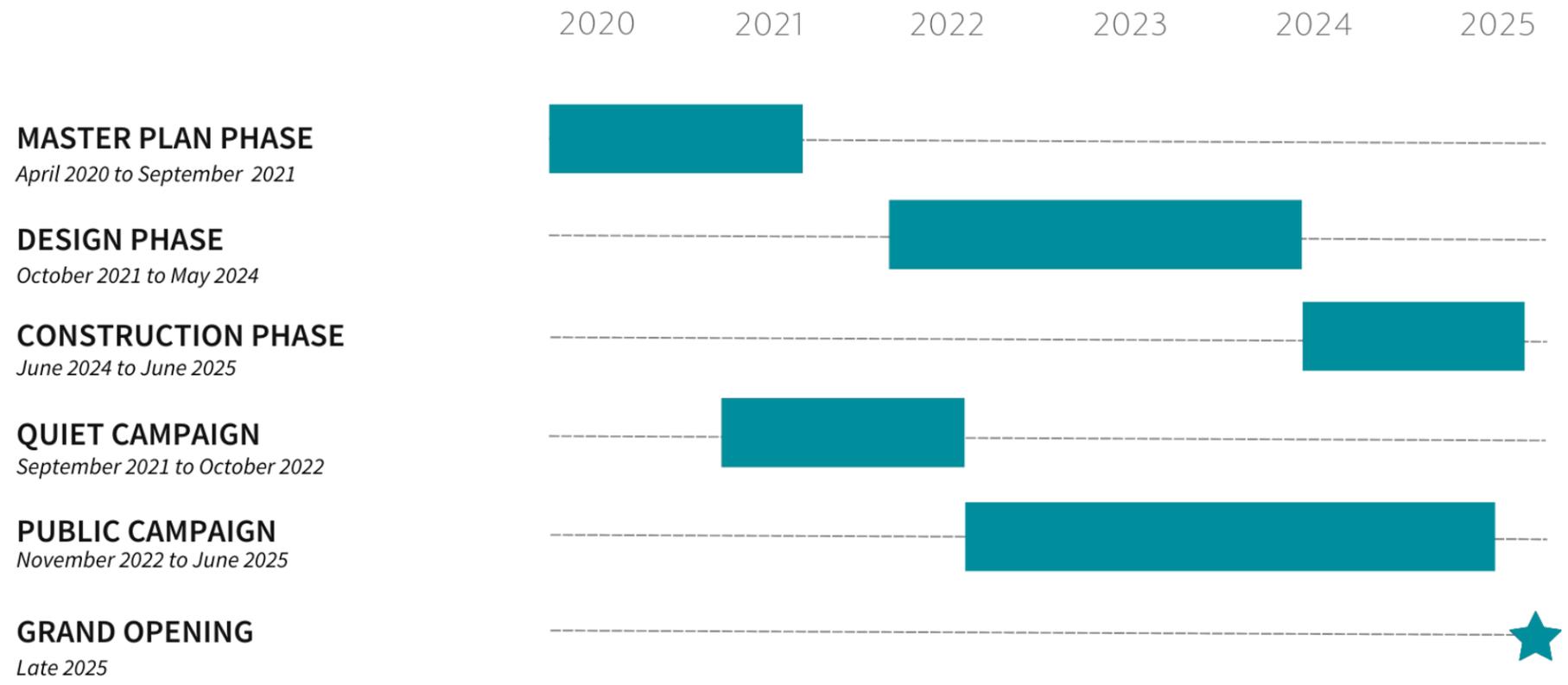
Bradley Park | 2017



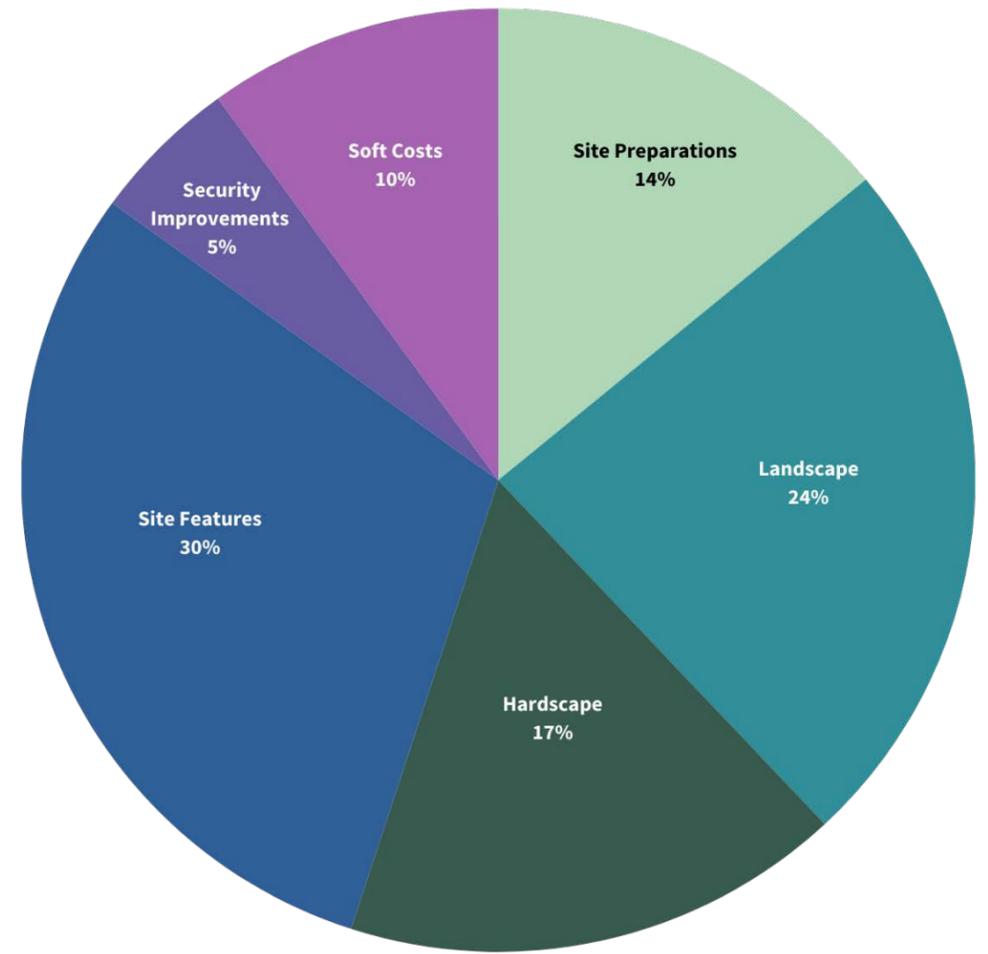
ATLANTIC OCEAN

The Little Red Schoolhouse at Phipps Ocean Park

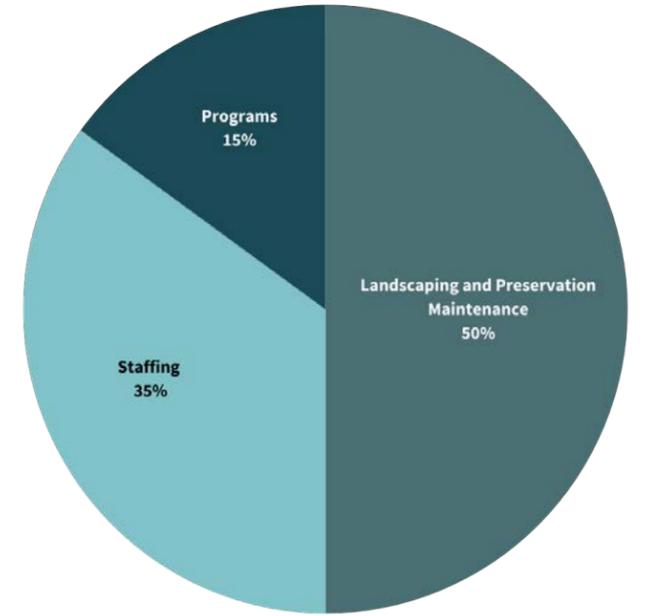
PROJECT & CAMPAIGN TIMELINE



PROJECT COSTS



CONSTRUCTION COSTS: \$30 MILLION



**ENDOWMENT COSTS: \$10 MILLION
BASED ON A \$400,000 RETURN PER YEAR**

A copy of the official registration and financial information may be obtained from the Division of Consumer Services by calling toll-free 800-HELP-FLA or visiting www.FloridaConsumerHelp.com. Registration does not imply endorsement. Florida registration #CH2679.

LOOKING FORWARD

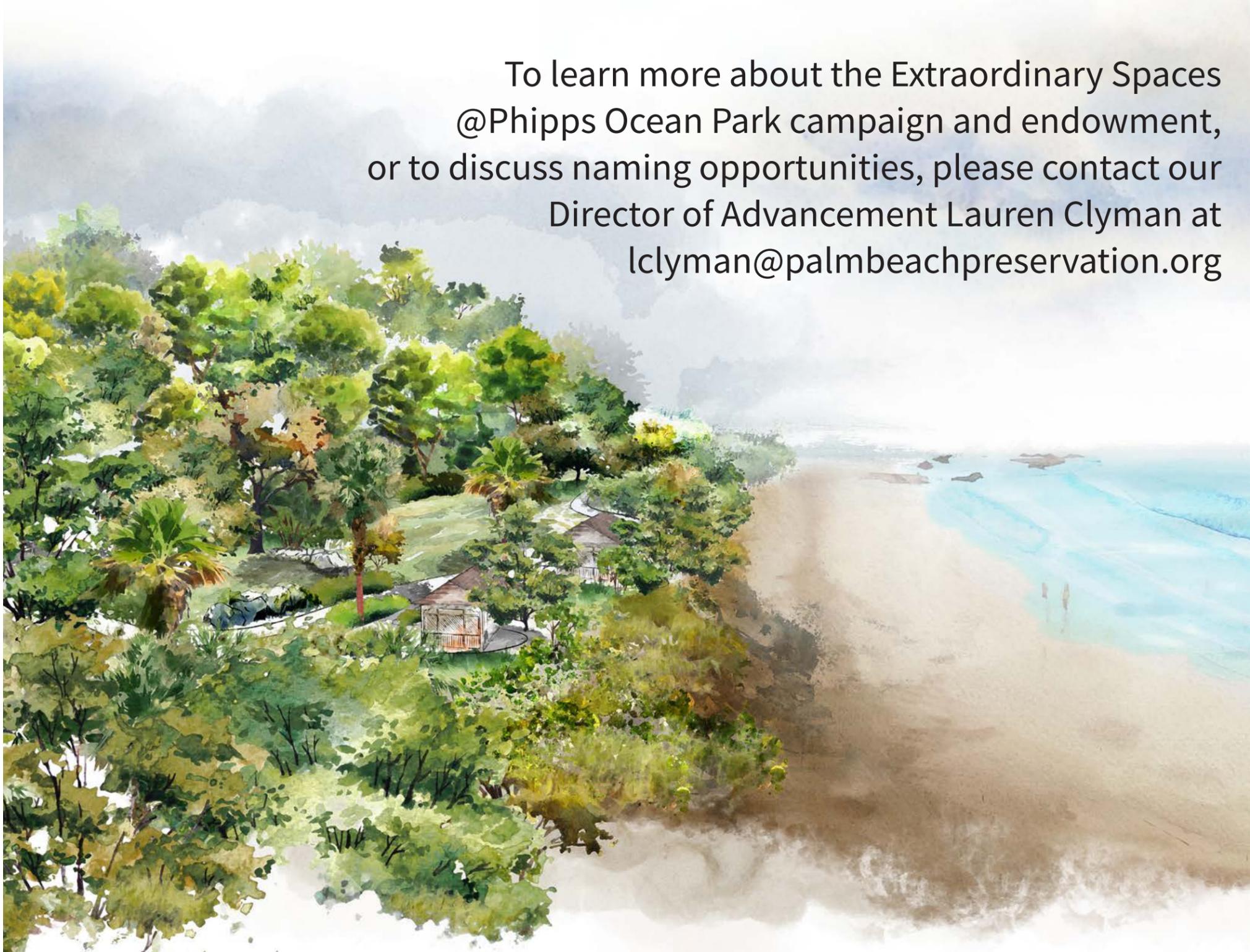
Over the past three years, we have achieved so much. Collaborating with acclaimed landscape architects and designers, leaders in ecological restoration, and visionary friends, we have completed the planning phase for this important project—which is sure to be an international model for coastal park revitalization and environmental education.

We invite you to partner with us on the next phase of work—creating and protecting the world-class coastal park that will connect our community to Palm Beach’s heritage, tomorrow and far into the future, by supporting:

- The \$30 million Extraordinary Spaces @Phipps Ocean Park campaign, which is empowering the Preservation Foundation to realize the Phipps family’s vision for their 1948 gift—the creation of a beautiful public beach and oceanfront park for the people of Palm Beach to enjoy.
- A \$10 million endowment enabling the Preservation Foundation of Palm Beach to care for the park’s delicate ecosystems and sustain the Little Red Schoolhouse and Coastal Restoration Center.

Thank you for your consideration.

To learn more about the Extraordinary Spaces @Phipps Ocean Park campaign and endowment, or to discuss naming opportunities, please contact our Director of Advancement Lauren Clyman at lclyman@palmbeachpreservation.org





Please scan the QR code or visit www.palmbeachpreservation.org to learn more or donate today

