

FORT MYERS BEACH, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
HISTORIC PRESERVATION STAFF REPORT
PER LDC Sec. 22-201(2) and 22-202

TYPE OF CASE: Historic Resource Designation (structure)

CASE NUMBER: HDD2008-0007 (individual structure)

HPB INITIATION DATE: February 10, 2009

HPB HEARING DATE: March 10, 2009

I. APPLICATION SUMMARY

Applicant: Town of Fort Myers Beach

Requests: Applicant requests the designation of the Newton Home (Seven Seas) as a historic resource.

Subject

Property: 4650 Estero Boulevard, legally described in Exhibit "A".

Future Land

Use Designation: Recreation

Zoning:

RC (Residential Conservation)

Current Uses:

Unoccupied structure within the Town-owned and operated Newton property.

Adjacent Zoning, Future Land Use Map (FLUM) Category, and existing land uses:

North: Estero Boulevard, then White Cap Condominium, Zoned: Residential Planned Development (RPD), Mixed Residential FLUM.

South: Beach, Zoned: Environmentally Critical (EC), Recreation FLUM.

West: Newton Cottage (previously designated a historic resource by Historic Preservation Board resolution #FMHD2004-0002) Zoning: RC, Recreation FLUM.

East: 20-foot-wide drive, then Single-family residences, Zoning: Residential Conservation (RC), Mixed Residential FLUM.

II. RECOMMENDATION

The director recommends that the “Seven Seas” structure located on the property described in **Exhibit A** is **eligible** for designation as a historic resource pursuant to LDC Chapter 22, and further states that Applicant’s expert report, as cited below, is the basis for such recommendation. Staff further recommends that the features of the structure set forth below be required to have the specified historic preservation treatments indicated.

ARCHITECTURAL OR AESTHETIC SIGNIFICANCE

Assessment of the “Seven Seas” structure is based in part on the report provided by Renker Eich Parks Architects along with the applicant’s petition for historic designation.

According to the applicant:

The Seven Seas building was built by Jim and Ellie Newton between 1952 and 1953 in the Vernacular (also known as Florida Vernacular) style, at a time when the Ranch home was more popular. True to this architectural style, the house was built to reflect the beach-front and Florida environment within which it exists. An addition was added to the original home in 1960. Including the addition, the house contains 1,796 square feet of interior living space, with a rear lanai/porch containing 504 square feet and a front porch of 40 square feet. A floor plan of the building as it currently exists is included as **Exhibit “B”**.

The house is oriented in a linear fashion to create a vista of the Gulf of Mexico from most rooms. As is traditional with Vernacular architecture of this period, emphasis was placed on the need to utilize the sea breezes of Florida to counter the warm climate, in this case with screened vent openings and interior wood openings along the eaves. According to a member of the Newton family, the exterior walls of the building include red cypress taken from the Everglades. Exterior photographs of the home are included as **Exhibit “C”**.

The interior of the home is noteworthy for its fine craftsmanship, common to such beach homes built in the 1950’s. The flooring consists of yellow pine. Distinctive interior details include natural finishes, exposed rafters, built-in kitchen cabinets of similar natural finish, bi-fold doors separating the living area from the waterfront porch, and original utility fixtures. Interior photographs of the home are included as **Exhibit “D”**.

For all of the above reasons, it is recommended that the Historic Preservation Board make a finding that the Seven Seas building embodies the characteristics of an architectural style, period, and method of construction typical on Estero Island in that 1940s and 1950s.

CULTURAL SIGNIFICANCE

According to the Applicant, the Seven Seas home served as a central cultural location for residents of Fort Myers Beach during the postwar period due to the hospitality of the Newtons. Mr. Newton’s book “Uncommon Friends” describes his experiences with influential celebrities during his early years living in Fort Myers and through his world-wide work with the Moral Re-Armament movement. When some of these celebrities visited the Newtons at their beach home, the Newtons would invite other residents to meet them. A list of the notable people claimed to have visited the Newtons, including leaders of business, sports, government, religion, and the arts, is included herein as **Exhibit “E.”**

According to the Applicant, the Newtons' involvement with people of national stature, along with Mr. Newton's role in the postwar development of Estero Island, make the Newtons people of local cultural significance, even though some of these people did not visit the "Seven Seas" structure.

FEATURES

The director recommends the following list of features of the "Seven Seas" structure that require specific historic preservation treatments be incorporated in the designation report and resolution, with the architect's report attached and incorporated by reference as **Attachment "A"**:

Interior cabinetry:

Preserve natural wood or replace with similar natural wood.

Exposed structural and nonstructural interior wood finishes:

Preserve natural wood or replace with similar natural wood where exposed.

Exterior wood:

Preserve natural wood or replace with similar natural wood.

Ventilation features:

Maintain appearance of visible openings following rehabilitation.

Interior flooring:

Preserve natural wood or replace with similar natural wood.

CONCLUSION

Staff recommends that the "Seven Seas" structure located on the subject property is **eligible** for consideration by the HPB for designation as a historic resource under LDC Chapter 22. Staff further recommends that the list of features specified above be incorporated into the designation report and resolution as specific guidelines for historic preservation treatments of the structure, with reference to the architect's report contained within **Attachment "A"** regarding specific features.

Exhibits:

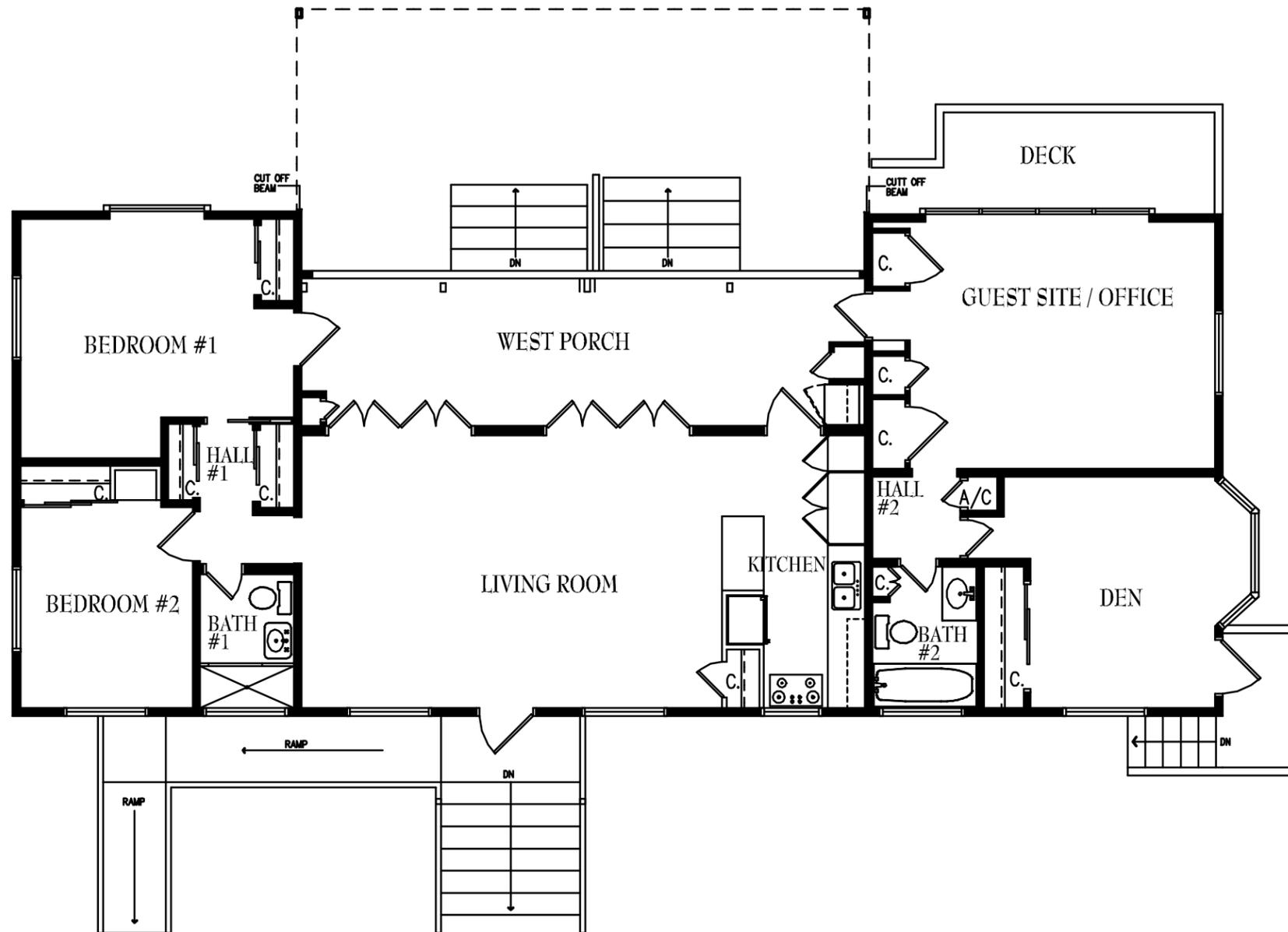
- A – Legal description of the subject property
- B – Current floor plan of the "Seven Seas" structure
- C – Exterior photographs of the "Seven Seas" structure
- D – Interior photographs of the "Seven Seas" structure
- E – List of well-known people claimed to have visited the Newton family

Attachments:

- A – Applicant's application, including a report by Renker Eich Parks Architects on the Newton Property

HDD2008-0007
Exhibit "A"

Lots 1, 2, and 6, Block H, HYDE PARK SUBDIVISION, as recorded in Plat Book 7,
Page 26, Public Records of Lee County, Florida.



EXISTING CONDITION

SCALE: 1/8"=1'-0"

RENKER EICH PARKS ARCHITECTS
 1609 9th St. N., St. Petersburg, Florida, 33704 (727) 821-2986

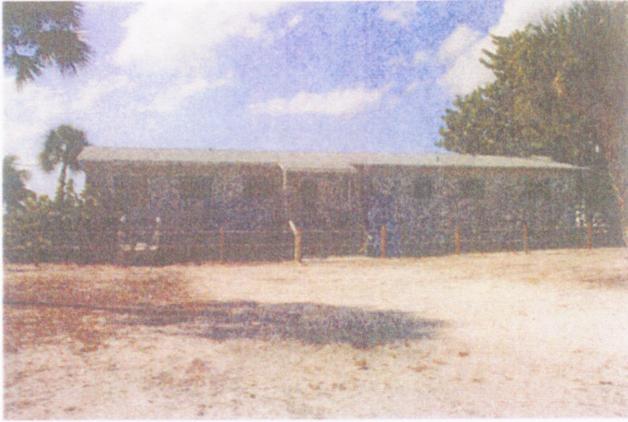
SEVEN SEAS
 NEWTON BEACH PARK
 4650 ESTERO BOULEVARD
 TOWN OF FT. MEYERS BEACH

DATE:
 MARCH 2007

SCALE:
 SCALE: 1/8"=1'-0"

SHEET NO.:
 3.3

Exhibit "C"



01: East Elevation



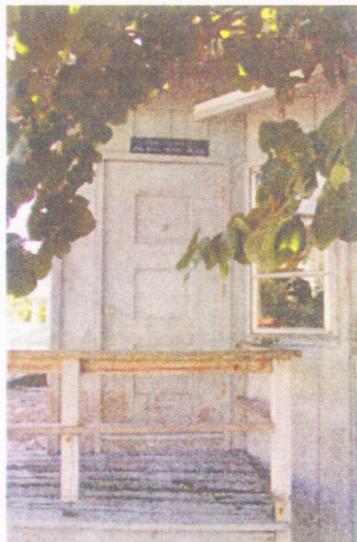
02: Partial East Elevation - South



03: Partial East Elevation - Center



04: Partial East Elevation - North



05: Partial North Elevation



06: Partial North Elevation

Existing Condition Photos: Renker Eich Parks Architects, 2006-2007

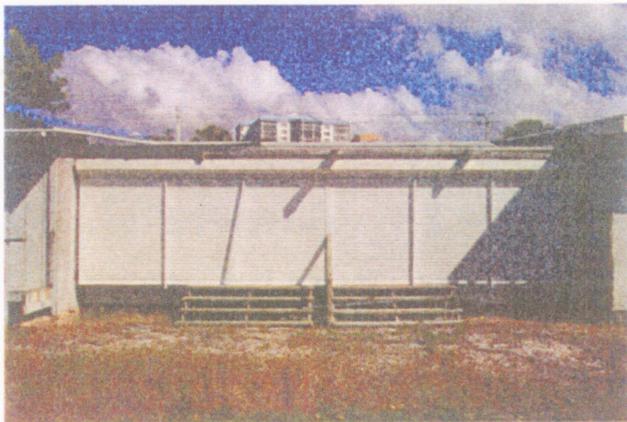




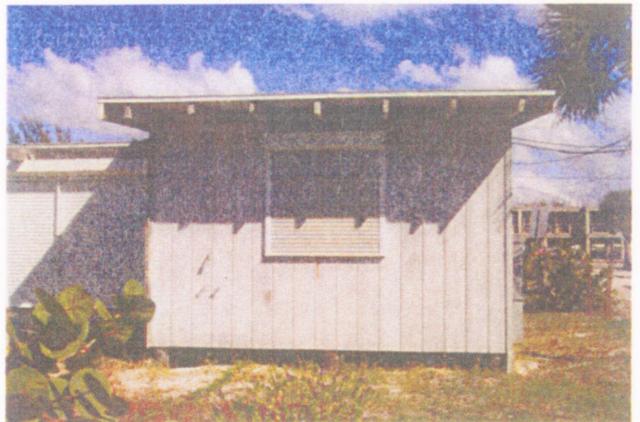
07: Partial North Elevation



08: Partial West Elevation - North



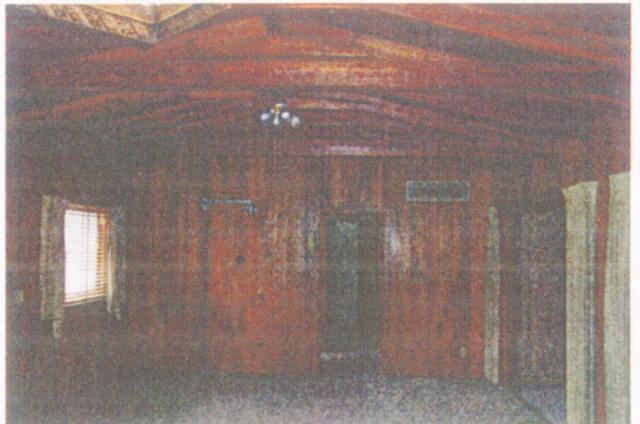
09: Partial West Elevation - Center



10: Partial West Elevation - South



11: South Elevation

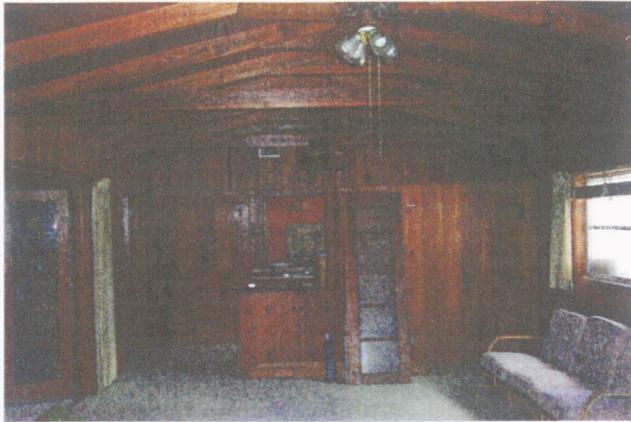


12: Living Room Looking South

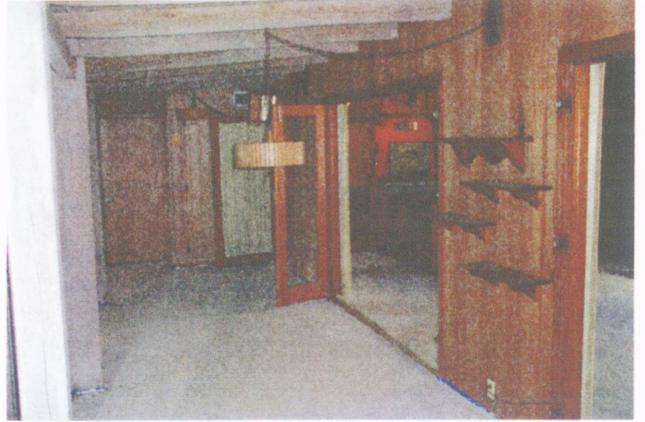
Existing Condition Photos: Renker Eich Parks Architects, 2006-2007



Exhibit "D"



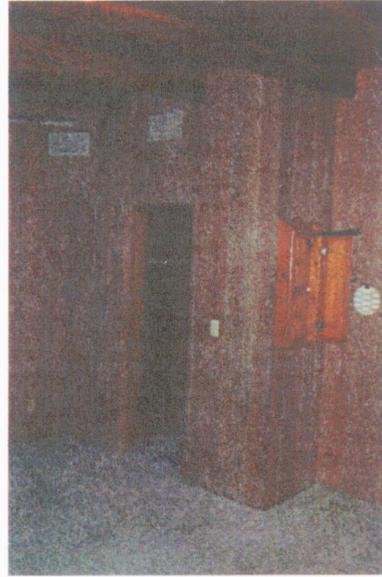
13: Living Room Looking North



14: West Porch Looking North



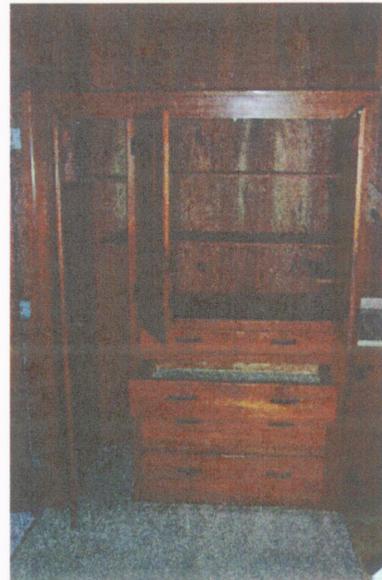
15: Kitchen



16: Bedroom #1
Looking Northeast



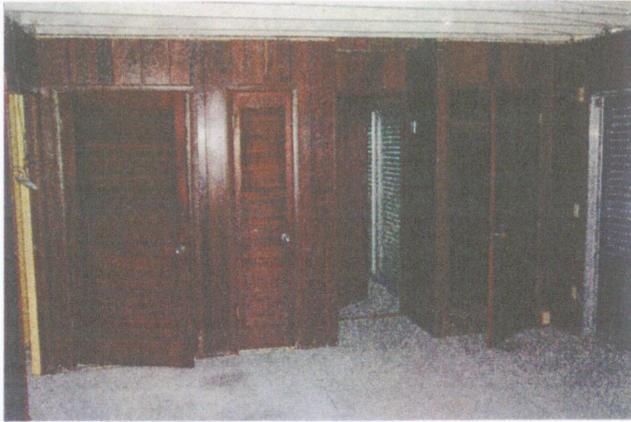
17: Bath #1



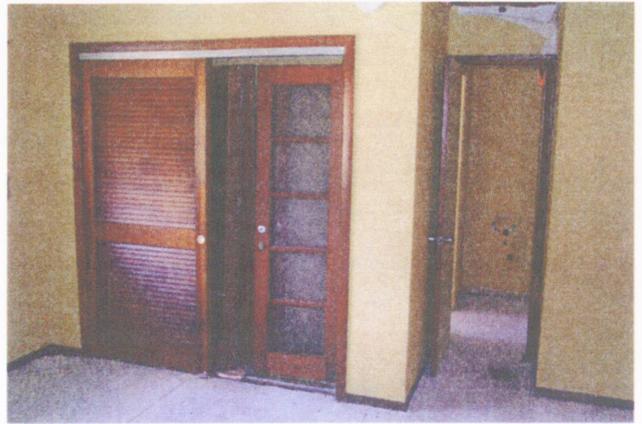
18: Kitchen
Cabinets

Existing Condition Photos: Renker Eich Parks Architects, 2006-2007





19: Office #2 Looking South



20: Office #1 Looking South



21: Bath #2

Existing Condition Photos: Renker Eich Parks Architects, 2006-2007



RENKER-EICH-PARKS
ARCHITECTS
ARCHITECTURE / HISTORIC PRESERVATION

CULTURAL RESOURCE ENHANCEMENT PLAN FOR:
NEWTON BEACH PARK
PREPARED FOR:
TOWN OF FORT MYERS BEACH

MARCH 2007

EXHIBIT

34

Eleanor Forde Newton

P.O. Box 6700 • Ft. Myers Beach, FL 33932

Phone: (941) 463-4700 • Fax: (941) 463-9292

FAX TO: MICHELLE **FROM: Babs Murphy**
TOWN OF FMB

**SUBJECT: GUESTS WHO HAVE STAYED, OR HAVE BEEN
ENTERTAINED ON THE NEWTON PROPERTY**

1. *King Michael and Queen Anne of Romania.*
2. *Charles Lindbergh and Anne Morrow Lindbergh*
3. *Reeve Lindbergh Tripp (author and daughter of Charles and Anne L)*
4. *Jon, Land, Scott and Anne Lindergh (children of Charles and Anne L)*
5. *Duke and Duchess of Montrose, Scotland(member of House of Lords)*
6. *Cardinal of Vienna, Austria, Franz Konig*
7. *Glenn Close (American actress)*
8. *Mr. & Mrs. Morgan Firestone (grandson of Harvey Firestone)*
9. *Mr. & Mrs. Frits Philips of Holland (owner of Philips Electronics)*
10. *Mr. and Mrs. Peter Peterson (member parliament Republic of Germany)*
11. *Mr. and Mrs. Phillippe Mottu (State Department of Switzerland)*
12. *Mr. John Riffe, Vice President CIO/AFL*
13. *Mr. William Grogan, Union Labor Leader*
14. *Mr. Slim Babbitt, President of ALPA, Pilots' Association*
15. *Senator and Mrs. Connie Mack*
16. *The Honorable Porter and Mrs. Goss*
17. *Mr. and Mrs. John Albion*

Jim and Ellie Newton – Seven Seas
Partial Guest List

Charles A. and Anne Morrow Lindbergh
Jon, Land, Anne Spencer, Reeve, and Scott Lindbergh
Their Royal Majesties, King Michael and Queen Anne of Romania
His Eminence Cardinal Franz Koenig of Vienna, Austria (known as the Red Cardinal for his work behind the Iron Curtain during the Cold War, visiting priests with encouragement)
Rajmohan Gandhi grandson of Mahatma Gandhi
Dr. and Mrs. Frederick Phillips of Holland, chairman of Phillips Worldwide Industries, and creator of cassettes, electric shavers, telecommunications systems, etc.
Dr. Ernie Vande Weghe, star Knicks basketball player in 1950's, author and professional teams physician
Mrs. Vande Weghe, Coleen, Miss America of the Early 1950's
Glenn Close, Hollywood film star
Morgan Firestone, grandson of Harvey, entrepreneur in his own right
British diplomat, A.R.K. "Archie Mackinzie"
Sir Conrad Hunte, West Indian International cricketer from Barbados
Mitchell and Bruce Bingham, sons of Hiram Bingham, who re-discovered Machu Pichu, lost city of the Incas
Mr. and Mrs. Bernard Hallward, owner of Montreal Star Newspaper, plus forests and paper mill: reporter in Moscow in 1917 when the revolution broke out
Mr. William Grogan, International Vice President, Transport Worker Union, Congress of Industrial Organizations (CIO)
John Riffe, Executive Vice President of CIO
Al Kuettner, UPI Atlanta bureau manager during civil rights struggle
Bunny Austin, British tennis champion, and his wife
Phyllis Konstam, British stage and film actress
Dr. Sylvia Earle, Explorer-in-Residence for National Geographic
Gordon Wise of Australia, international director of Moral ReArmament
Dr. Paul Campbell, Canadian director of Moral ReArmament



RENKER-EICH-PARKS
ARCHITECTS

ARCHITECTURE / HISTORIC PRESERVATION
1609 DR. M.L. KING JR. STREET NORTH, ST. PETERSBURG, FLORIDA, 33704
ph(727) 821-2986 fax(727) 896-4911 Lic. AAC001447

CULTURAL RESOURCE ENHANCEMENT PLAN FOR:

NEWTON BEACH PARK

PREPARED FOR:

TOWN OF FORT MYERS BEACH
FORT MYERS BEACH, FLORIDA

March 2007

EXHIBIT

2.8.2

TOWN OF FORT MYERS BEACH HISTORIC PRESERVATION DESIGNATION REPORT

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Town of Fort Myers Beach Land Development Code, Chapter 22, Historic Preservation.

Name of Property
Historic Name: Seven Seas

Other Names/Site Number: Newton home; portion of James and Eleanor Newton Estate

Location
Street & Number: 4650 Estero Boulevard

City, Town, Zip: Fort Myers Beach, Florida 33931

STRAP Number: 29-46-24-W3-0080H.0010

Classification

Ownership of Property		Category of Property		Number of Resources Within Property		
				Contributing		Non-Contributing
<input type="checkbox"/>	private	<input checked="" type="checkbox"/>	building(s)	1	building(s)	
<input checked="" type="checkbox"/>	public-local	<input type="checkbox"/>	district		sites	
<input type="checkbox"/>	public-state	<input type="checkbox"/>	site		structure	
<input type="checkbox"/>	public-federal	<input type="checkbox"/>	structure		objects	
<input type="checkbox"/>		<input type="checkbox"/>	object	1	Total	

Official Actions

Date of Petition for Designation: 28 October 2008

Date the Designation Report was filed with the Historic Preservation Board: _____

Date of Historic Preservation Board's written resolution: _____

Resolution No.: _____

Date Designation is recorded: _____

Initiated by: Town of Fort Myers Beach

Designation

- Designated as an individual historic resource.
- Designated as an individual archaeological site.
- Designated as a historic district.
- Designated as an archaeological zone.
- Designated as an archaeological district.

Designation Report for Individual Buildings or Sites per Town of Fort Myers Beach Land Development Code (LDC) Chapter 22 Historic Preservation

LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs. (Please attach)

Statement attached: yes no

Architectural Classification Vernacular, American

Materials

foundations Driven wood piles

walls Exterior: 1x12 vertical wood board; Interior: 1x6 vertical wood bevel-edged cypress

roof Ninety pound roll roofing

other Floor framing: 2x10 yellow pine; yellow pine flooring; hexagonal tile in bath

Photographs attached: yes no (3x5 or larger)

The James and Eleanor Newton residence referred to as *Seven Seas* is located at 4650 Estero Boulevard, Fort Myers Beach, Florida 33931 on Lots 3 and 4 of the Hyde Park subdivision (Attachments 1 and 2). The STRAP number is 29-46-24-W3-0080H.0010. This structure is a portion of the Newton Estate occupying Lots 1 to 6 of Hyde Park. The Newton Estate contains two structures: the Seven Seas and the Newton cottage at 4610 Estero Boulevard. The cottage was relocated to the property in 1944 and later owned by the Newtons (Attachment 3). This designation application is for the Seven Seas building.

Seven Seas is a one-story wood frame residence constructed in 1953-1954. The main house area contains 2 bedrooms and 2 baths to which a 1 bedroom, 1 bath, and living room guest suite was added in 1960. This portion of the structure has a separate outdoor entrance and was later used as a real estate office. The base floor area of the structure including the 1960 addition is 1,741 square feet with an enclosed back porches/lanai contributing an additional 496 square feet and other porches contributing 40 square feet.

The Seven Seas building is a long, linear vernacular structure atypical of 1950s style architecture when the multi-level "rancher" was the primary residential construction. In contrast to the "rancher", Seven Seas was positioned to take visual advantage of the Gulf of Mexico using Florida materials including red cypress and heart pine and contains features such a vent openings with screens and interior wood doors along the eaves to provide ventilation.

The interior of the structure has natural finishes, exposed rafters, and built-in kitchen cabinets of similar material. Interior bi-fold doors that separate the living area from the enclosed west porch, the kitchen, and interior trim are of particularly fine quality and craftsmanship. A Photo Exhibit Plan for Seven Seas and photographs of existing conditions from Exhibit 3.4 of the *Cultural Resource Enhancement Plan for Newton Beach Park*, prepared for the Town by Renker Eich Parks Architects and dated March 2007 are provided (Attachment 4).

LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person. (Please attach)

Statement attached: yes no

The significance of Seven Seas has been evaluated by John Parks, AIA, Principal of Renker Eich Parks Architects as potentially eligible for listing on the National Register of Historic Places according to criteria detailed in the Natural Register Bulletin and provided for the Town of Fort Myers Beach in the *Cultural Resource Enhancement Plan for Newton Beach Park*. Attachment 5 contains Section 4.5 of this report (pages 4-2 to 4-4) specific to Seven Seas historic context and Section 4.7 (pages 4-5 to 4-6) that is a review of the integrity (location, design, setting, materials, workmanship, feeling, and association). In summary, the building is evaluated as significant in both architecture and social history and maintains the integrity of six of seven National Register Criteria. The supporting documentation for this opinion is the property's architecture and unique history. The most complete history developed to date of the property is contained within the same report as Section 1: Historic Documentation and Significance with relevant portions provided as Attachments 6 to 9 including historic photographs.

As an abbreviated summary of this material, Jim Newton gained notoriety through the publication of his book, "Uncommon Friends" where he details personal relationships with key figures of the twentieth century including Thomas Edison, Henry Ford, Harvey Firestone, Charles Lindbergh, and Dr. Alex Carrel. While these relationships were formed largely in Fort Myers, Charles and Anne Morrow Lindbergh visited the Newton's at Seven Seas on a number of occasions and Fort Myers Beach served as the launch for joint sailing ventures on their sailboat *Aldebaran*. Through the Newton's involvement in the Moral Re-Armament (MRA) movement other internationally known persons also visited the property including Henry Wilfred "Bunny" Austin, Cardinal Konig, Frits Phillips, King Michael and Queen Anne of Romania, Gordon Wise, among others (Attachments 7 and 9). Jim Newton's book "Uncommon Friends" and two of Ellie Newton's published works "Echoes from the Heart" and "I always wanted adventure" were penned at Seven Seas. While some of the above named historical figures and movements are controversial, these associations represent a unique facet of the history of Fort Myers Beach. Seven Seas was constructed by the Newtons and served as a major focus of their lives on the island as they lived, worked, and entertained. The period of significance is the tenure of the Newtons on the property: 1953-2003.

In terms of architecture, while the exterior of the structure can be characterized as undistinguished, the interior quality, craftsmanship, and finishes are exceptional and typical of beach cottages for their time period. Interior finishes are largely intact including original light fixtures. The house was constructed in place, resulting in integrity of location that is reflected in architectural details that provide ventilation and other advantages of its coastal setting. Good examples of this type of residence, in contrast to the more ubiquitous "rancher" style, are already rare and will increasingly be so.

In the context of south Florida's second major land boom and the ongoing development of Fort Myers Beach for residential use, the Seven Seas is a typical but fine example of residential construction on the island. Jim and Ellie Newton and the time spent in this building hosting many events that attracted internationally known persons are also significant in terms of island social history. Therefore, based on the information provided above and in the attached documents, the Seven Seas residence of Jim and Ellie Newton satisfies applicable criteria for designation in the Town's Land Development Code.

Applicable Criteria (check all that apply)

Section 22-204(a)	<input checked="" type="checkbox"/>	1	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	3	<input checked="" type="checkbox"/>	4	<input checked="" type="checkbox"/>	5		
Section 22-204(b)	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input checked="" type="checkbox"/>	4	<input type="checkbox"/>	5		
Section 22-204(c)	<input checked="" type="checkbox"/>	1	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>	3	<input checked="" type="checkbox"/>	4	<input type="checkbox"/>			
Section 22-204(d)	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5		
Section 22-204(e)	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5	<input type="checkbox"/>	6

LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site. (Please attach)

Statement attached: yes no

The existing conditions of Seven Seas were evaluated by John Parks, AIA, Principal of Renker Eich Parks Architects in late 2006 and early 2007 and provided as Section 3.3 of the above named report (Attachment 10).

In summary, the original portion of the building is in fair to good condition owing largely to the choice of materials in construction. The 1960 addition is in poor to fair condition, having received more significant damage in 2004 due to Hurricane Charley. The roof was replaced in fall 2004 and shutters installed towards the Gulf to stabilize the structure. Since that time the structure has been vacant with utility service disconnected. A recent inspection by John Parks demonstrated no evidence of mold or mildew in the structure. Dry wood termite damage has continued, primarily in the 1960 addition and quotes have been received for treatment. The Town has secured the building with temporary chain link fencing.

LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals. (Please attach)

Statement attached: yes no

The Town of Fort Myers Beach purchased the Newton Estate in 2003 with state and county grant assistance to develop a beachfront park with interpretive exhibits, community meeting space, and restroom and beach bathhouse facilities. A preliminary plan for the site is provided (Attachment 11).

The Seven Seas is particularly well suited for providing community meeting space with wall-mounted interpretive exhibits. Slight modifications will be required to meet accessibility requirements and other buildings codes as necessary. Specific accessibility requirements include minimum of 32” clear door openings, operation of doors with lever handle latches, and modification of thresholds to rise no more than ½”. While construction documents detailing these changes are not yet available, architectural drawings detailing the existing floor plan (Attachment 12), proposed floor plan (Attachment 13), and a furniture plan (Attachment 14) demonstrating the use of Seven Seas are provided for review.

As detailed on the plans provided, the 1960s addition to the structure is utilized to provide restroom/changing room facilities with the main structure utilized for meeting space and interpretive exhibits. The furniture plan provides information on the size of groups that could utilize the facility. The lanai is proposed to be reconstructed and used as a covered picnic pavilion.

Many requirements in the Town's agreements with Florida Communities Trust (FCT) and Lee County entered into during acquisition reference the historical significance of the Newton Estate. As the residence of Jim and Ellie Newton and the location of visits by renowned historical figures, the Town seeks to retain Seven Seas in its current location and restore the structure in accordance with the Secretary of the Interiors Standards for the Rehabilitation of Historic Structures. This recommendation is consistent with that of the Division of Historical Resources, Florida Department of State (Attachment 15). In addition, reuse of this historic structure at Newton Park provides for park amenities without costly new construction.

Funds for the restoration of the Seven Seas are contained within the Town of Fort Myers Beach FY09 budget from park impact fees, with the development of Newton Park funded by a \$500,000 grant from the Tourist Development Council.

LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information.
(Please attach)

Statement attached: yes no

Map attached: yes no

A location map is provided as Attachment 1. Following acquisition of the property by the Town in 2003, the land use designation was changed to recreation. Current zoning is Residential Conservation.

LDC - Sec. 22-202 (1) f - The Director's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.
(Please attach)

Statement attached: yes no

Chapter 22 - Sec. 22-204. Criteria for Designation.

(a) **Significance generally.** The historic preservation board shall have the authority to designate historic resources based upon their significance in the town's or county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) **Historical or cultural significance.** A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) **Architectural or aesthetic significance.** A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) **Archaeological significance.** A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time;
or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
 - a. The site is intact and has had little or no subsurface disturbance; or
 - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information. architectural value, or is the surviving structure most importantly associated with a historic event or person.

(e) **Properties Not generally eligible.** Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.



Location Map



**RENKER-EICH-PARKS
ARCHITECTS**

ARCHITECTURE / HISTORIC PRESERVATION
1609 DR. M.L. KING JR. STREET NORTH, ST. PETERSBURG, FLORIDA, 33704
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CULTURAL RESOURCE ENHANCEMENT PLAN FOR:
NEWTON BEACH PARK

PREPARED FOR:
TOWN OF FORT MYERS BEACH
FORT MYERS BEACH, FLORIDA

March 2007

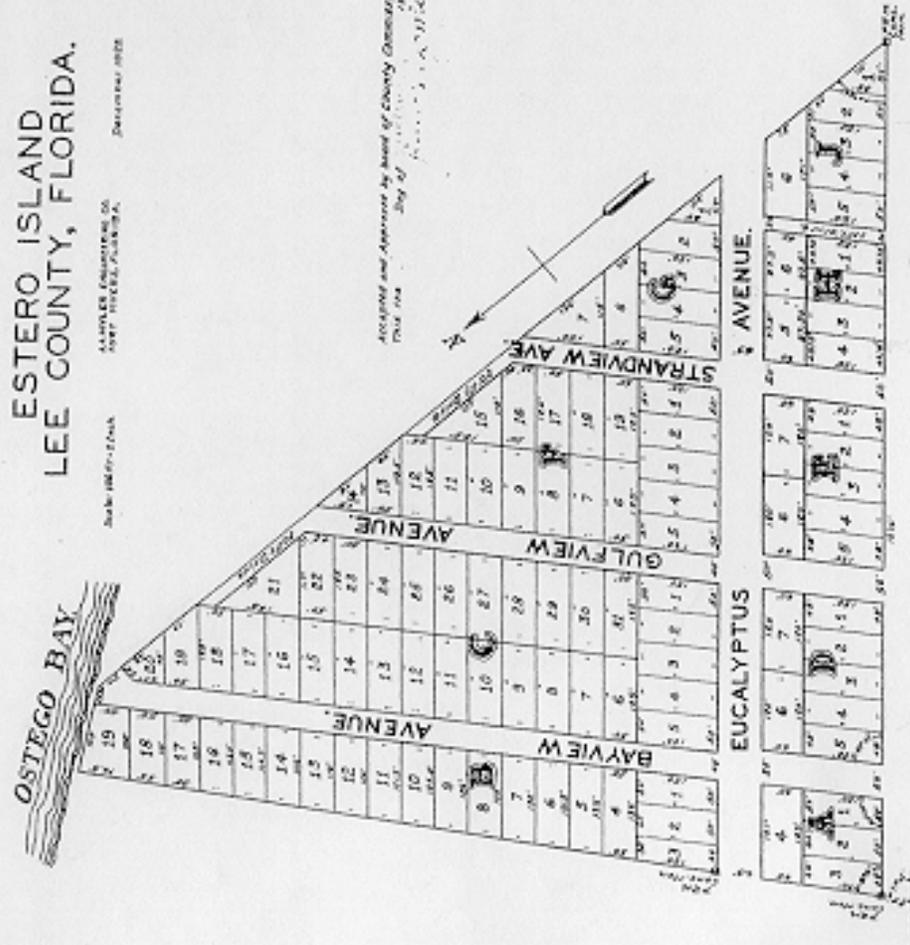
EXHIBIT

2.1.1

P187, p.c.e. 30 201

HYDE PARK
 A RESUBDIVISION OF LOTS 62 TO 77 BOTH
 INCLUSIVE OF THE CASE SUBDIVISION OF GOVT.
 LOTS 1 2 & 3 OF SEC. 29 TWP. 46S, RANGE 24 E.
ESTERO ISLAND
LEE COUNTY, FLORIDA.

Sub: 1867-2724A
 SAMPLES FORWARDED TO
 SWP TREC, ALBANY, GA.
 December 1952



APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
 OF LEE COUNTY, FLORIDA
 This plat is approved and the same is hereby
 ordered to be recorded in the public records of Lee County,
 Florida, in the name of the public record.

CERTIFICATE OF RECORDING
 This plat is approved and the same is hereby
 ordered to be recorded in the public records of Lee County,
 Florida, in the name of the public record.

STATE OF FLORIDA
 COUNTY OF LEE
 I, County Clerk, do hereby certify that the within and foregoing plat is a true and correct copy of the original as the same appears in the public records of Lee County, Florida, in the name of the public record.

STATE OF FLORIDA
 COUNTY OF LEE
 I, County Clerk, do hereby certify that the within and foregoing plat is a true and correct copy of the original as the same appears in the public records of Lee County, Florida, in the name of the public record.

19657
 12 pages recorded
 by [Signature]

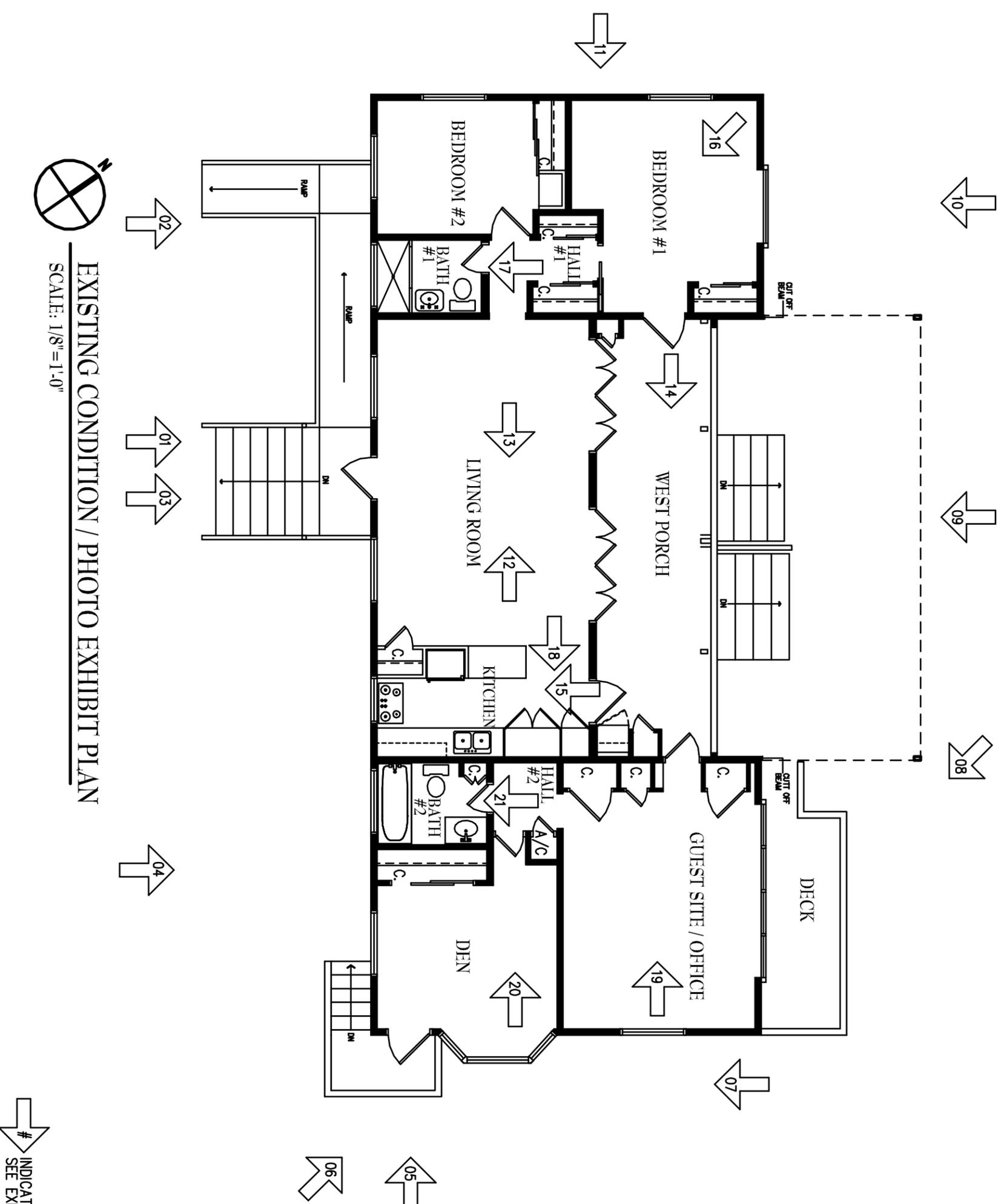
Ownership of Lots

RENKER-EICH-PARKS ARCHITECTS
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 FORT MYERS BEACH, FLORIDA

March 2007
 EXHIBIT
2.1.3A

Ownership					
Hyde Park Lots - Block H					
Some Dates Shown are Dates Deed is Recorded					
Year	1	2	Lots 3 and 4	Lot 5	6
1935	Hyde Park Dev. Co. to Roberta N. Whittemore 4/29/35				Hyde Park Dev. Co. to Roberta N. Whittemore 4/29/35
1936		F. Lynn Gerald Special Master in Chancery to Roberta N. Whitmore 9/25/36			
			Robley D. Newton and Jane T. Newton to Eleanor Aymai Allison 2/9/40	Robley D. Newton and Jane T. Newton to Eleanor Aymai Allison 2/9/40	
1952	Roberta N. Whittemore to Eleanor F. Newton 5/19/52				Roberta N. Whittemore to Eleanor F. Newton 5/19/52
1953		Roberta N. Whitmore to Eleanor F. Newton 1/7/53			
1966			Eleanor Aymai Allison to Alanson P. White Jr. and Janice M. White 10/15/66	Eleanor Aymai Allison to Alanson P. White Jr. and Janice M. White 10/15/66	
1968			Alanson P. White Jr. and Janice M. White to B.M. Hallward Trustees 6/21/68	Alanson P. White Jr. and Janice M. White to B.M. Hallward Trustees 6/21/68	
1972			B.M. Hallward Trustees to Eleanor F. Newton 8/12/72	B.M. Hallward Trustees to Eleanor F. Newton 8/12/72	
1984					Eleanor F. Newton James D. Newton & Assoc., Inc. 5/15/84
1994					James D. Newton & Assoc., Inc. to James D. Newton & Eleanor F. Newton 12/8/94
July 2000				Eriksson Vernon T L Trustee Newton James D Revocable Living Trust to Eriksson Vernon T L Trustee Trust A Trust B 7/10/2000	
Aug 2000	Newton Eleanor F to Eriksson Vernon T L Trustee Newton Eleanor Ford Trust 08/14/2000	Newton Eleanor F to Eriksson Vernon T L Trustee Newton Eleanor Ford Trust 08/14/2000			Newton Eleanor F to Eriksson Vernon T L Trustee Newton Eleanor Ford Trust 08/14/2000
2003	Eriksson Vernon T L Trustee Newton Eleanor Forde Trust and Eriksson Vernon T L Trustee Newton James D Trust to the Trust For Public Land 8/13/2003	Eriksson Vernon T L Trustee Newton Eleanor Forde Trust and Eriksson Vernon T L Trustee Newton James D Trust to the Trust For Public Land 8/13/2003	Eriksson Vernon T L Trustee Newton Eleanor Forde Trust and Eriksson Vernon T L Trustee Newton James D Trust to the Trust For Public Land 8/13/2003	Eriksson Vernon T L Trustee Newton Eleanor Forde Trust and Eriksson Vernon T L Trustee Newton James D Trust to the Trust For Public Land 8/13/2003	Eriksson Vernon T L Trustee Newton Eleanor Forde Trust and Eriksson Vernon T L Trustee Newton James D Trust to the Trust For Public Land 8/13/2003
2003	Trust for Public Land to Town of Fort Myers Beach 11/18/2003	Trust for Public Land to Town of Fort Myers Beach 11/18/2003	Trust for Public Land to Town of Fort Myers Beach 11/18/2003	Trust for Public Land to Town of Fort Myers Beach 11/18/2003	Trust for Public Land to Town of Fort Myers Beach 11/18/2003



EXISTING CONDITION / PHOTO EXHIBIT PLAN
 SCALE: 1/8"=1'-0"

INDICATES PHOTO NUMBER,
 SEE EXHIBIT 3.4

SHEET NO.: 3.3	SCALE: SCALE: 1/8"=1'-0"	DATE: MARCH 2007	SEVEN SEAS NEWTON BEACH PARK 4650 ESTERO BOULEVARD TOWN OF FT. MEYERS BEACH	RENKER EICH PARKS ARCHITECTS 1809 9th St. N., St. Petersburg, Florida, 33704 (727) 821-2986
--------------------------	-----------------------------	---------------------	---	---



01: East Elevation



02: Partial East Elevation - South



03: Partial East Elevation - Center



04: Partial East Elevation - North



05: Partial North Elevation



06: Partial North Elevation

Existing Condition Photos: Renker Eich Parks Architects, 2006-2007



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FORT MYERS BEACH, FLORIDA**

MARCH 2007

EXHIBIT

3.4



07: Partial North Elevation



08: Partial West Elevation - North



09: Partial West Elevation - Center



10: Partial West Elevation - South



11: South Elevation



12: Living Room Looking South

Existing Condition Photos: Renker Eich Parks Architects, 2006-2007



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EXHIBIT

3.4



13: Living Room Looking North



14: West Porch Looking North



15: Kitchen



16: Bedroom #1 Looking Northeast



17: Bath #1



18: Kitchen Cabinets

Existing Condition Photos: Renker Eich Parks Architects, 2006-2007



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MARCH 2007

EXHIBIT

3.4



19: Office #2 Looking South



20: Office #1 Looking South



21: Bath #2

Existing Condition Photos: Renker Eich Parks Architects, 2006-2007



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MARCH 2007

EXHIBIT

3.4

- C. that **embody the distinctive characteristics** of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - D. that **have yielded, or may be likely to yield, information** important in prehistory or history.”
- (http://www.cr.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm)

The history of the Cottage is significant for one of the above four reasons. It does **embody the distinctive characteristics** of the architecture of its time. The Architecture of the Cottage is locally significant, and there are enough remaining intact design elements of the building to allow for the restoration of the Cottage.

The third criterion for historic context is **“whether it is a type of property that has relevance and importance in illustrating the historic context.”** The Cottage property is not relevant in illustrating the historic context. The building because of its relocation does not address the site, though the main front of the house has been oriented to the ocean, a typical beach cottage would have had a second primary entrance on the beach side.

The fourth criterion for historic context is: **“how the property illustrates that history.”** The Cottage because of its unknown history and relocation to the property does not illustrate the history.

The last criterion for historic context is: **“whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.”** The Cottage does possess enough of the physical features so that it could be restored to an earlier period if that was desired.

4.4 *Seven Seas – Architectural Description*

The Seven Seas house was built during the years 1953/1954 and shows many details which are indicative of this time period. The building is a long linear structure which parallels the Gulf of Mexico. According to Robley Greilick the house was built using tide water red cypress from the Everglades and heart pine on the interior. The 1950s vernacular building has many unique features and uses natural ventilation, has natural finishes on the interior, an exposed structural system on the roof, kitchen hardware especially the decorative hardware on the sliding panel at the kitchen cabinets and the bi-fold doors between the living room and the original west porch.

See Section 3 of this report for detailed building and material information and an explanation of changes to the building over time.

4.5 *Seven Seas - Historic Context and Significance*

The first of the five criteria for historic context is **“the facet of prehistory or history of the local area, State, or the nation that the property represents.”** The facet of history that the Seven Seas House represents is in the theme areas of “Architecture” and “Social History”.

The second criterion for historic contexts is **“whether that facet of prehistory or history is significant.”** The context of Estero Island is the ongoing development of the island for residential use. Seven Seas which is located along Estero Boulevard and facing the Gulf of Mexico is typical of the post World War II building pattern on the island, Seven Seas is significant in “Architecture” because of how it differs from the prevailing idiom of the day, which would have been a “rancher”. A “rancher” is a multiple level residential structure with large picture windows and interior plaster finishes. Another definitive feature of the “rancher” is the plan which is typically long and linear, long hallways, multiple bedrooms and bathrooms, split level with a 3 in 12 slope roof. In Seven Seas the craftsmanship of the finishes and the interior hardware, the use of natural ventilation, the orientation to the Gulf, the unique bi-fold doors, exposed wood structure all make it a fairly unique example of 1950s architecture. It is specifically adapted to its site conditions and was built specifically to address these site conditions.

Seven Seas is significant in “Social History” because of its connection to the Newtons and to the Newtons significant friends who spent time with them at Seven Seas. Both Jim and Ellie Newton spent many years of their lives traveling the United States and the World working for Moral Re-Armament (MRA). Though the group may have been controversial in some areas, they were still a significant force in the culture of the day.

The history of Seven Seas is significant in two of the four National Register Criteria for Significance in the **association with events** that have made a significant contribution to the broad patterns of our history; and the **association with the lives of persons** significant in our past.

Seven Seas is significant for the following reasons:

Under Criterion A it is **associated with events** that have made a significant contribution to the broad patterns of our history; the Newtons entertained many nationally significant people in this house. They hosted large teas in which 50 people would be invited to meet the visiting person or persons. See the lists of people known to have spent time at Seven Seas in Exhibit 2.8.1 and 2.8.2.

Under Criterion B it is **associated with the lives of persons** significant in our past; which are James and Eleanor Newton and their friends. James Newton is best known for authoring the book “Uncommon Friends”. Eleanor Newton was also a writer, publishing three books. Both are known for their international work for MRA. In addition many of these people who they met through MRA visited Seven Seas. See the lists noted above of their guests.

The third criterion for historic context is **“whether it is a type of property that has relevance and importance in illustrating the historic context.”** The Seven Seas property is relevant to the illustrating historic context through its unique architecture and details which specifically address its location. Louvers designed to provide natural ventilation are a unique feature.

The fourth criterion for historic context is: **“how the property illustrates that history.”** Seven Seas illustrates that history through the construction techniques used to address its specific site and prevailing environmental conditions.

The last criterion for historic context is: **“whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.”** Seven

Seas is a highly intact building. Original materials are seen throughout, both interior and exterior. Minimal changes have taken place over time and are easily identified and restored. Original materials can be seen in all walls, doors, floors, exterior siding, cabinetry and finishes. Even original light fixtures remain in the building.

The craftsmanship seen in photographs and noted in Seven Seas indicate that it is an outstanding example of mid twentieth century vernacular construction.

4.6 *Integrity- Cottage*

The National Register Criteria establish seven aspects of integrity and defines integrity as the ability of a property to convey its significance. These are **location, design, setting, materials, workmanship, feeling and association.**

Location is defined as **“the place where the historic property was constructed or the place where the historic event occurred.”** National Register criteria states: “Moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location”. This house has been described as a typical beach cottage. This house was not built at the beach, or for this site and was actually built in the interior of the state. The Cottage is not in its original location, so does not have integrity of location.

Design is defined as **“the combination of elements that create the form, plan, space, structure, and style of a property.”** The design and plan of the Cottage are clear.

Setting is defined as **“the physical environment of a historic property.”** Setting refers not to the place but to the character of a place. The character of place of the Cottage is primarily retained. The views from the Cottage to the Gulf of Mexico are probably very much the same as they were when the house was relocated. Surrounding development to the north, south and east have changed the quality of the setting on those sides. The house has had extensive vegetation added to the grounds over the years since the house was relocated. This exotic vegetation is now gone as a requirement of the agreement with Florida Communities Trust whose funds were used in part to finance the purchase of the park. New plantings of native species are required and ongoing, but will probably never reach the density and intensity of the earlier landscape. The Cottage does not have integrity of setting.

Materials are defined as **“the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.”** The materials from the original construction of the Cottage are primarily intact and it does have integrity of materials.

Workmanship is defined as **“the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.”** The evidence of the original craftsmanship and skill is evident in most aspects in most portions of the Cottage; the Cottage has integrity of workmanship in the original portions of the building.

Feeling is defined as **“a property's expression of the aesthetic or historic sense of a particular period of time.”** This Cottage retains most elements which define its period of construction. The

five panel doors, door and window trim and built in cabinets in the house are one good example. Other details which are indicative of its time period are the 6/1 double hung sash windows.

Association is defined as **“the direct link between an important historic event or person and a historic property.”** The Cottage has had a series of owners over time. No significant events are known to have taken place in this house.

The Cottage when restored will have integrity of four of the above seven criteria; design, workmanship, materials and feeling.

4.7 Integrity – Seven Seas

The National Register Criteria establish seven aspects of integrity and defines integrity as the ability of a property to convey its significance. These are location, design, setting, materials, workmanship, feeling and association.

Location is defined as **“the place where the historic property was constructed or the place where the historic event occurred.”** Seven Seas is in its original location.

Design is defined as **“the combination of elements that create the form, plan, space, structure, and style of a property.”** The design and plan of Seven Seas are clear. There was one major addition to the building in the 1960s, which clearly shows as an addition though there were attempts made to match the materials and mirror the plan of the 1954 house.

Setting is defined as **“the physical environment of a historic property.”** Setting refers not to the place but to the character of a place. The character of place of Seven Seas is mostly intact. The views from Seven Seas to the Gulf of Mexico are probably very much the same as they were in 1954. Surrounding development to the north, south and east have changed the quality of the setting on those sides. The house has had extensive vegetation added to the grounds over the years since the house was constructed in 1954. This exotic vegetation is now gone as a requirement of the agreement with Florida Communities Trust whose funds were used in part to finance the purchase of the park. New plantings of native species are required and ongoing, but will probably never reach the density and intensity of the landscape during the years that the Newtons occupied the property, Seven Seas does not have integrity of setting for this reason.

Materials are defined as **“the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.”** The materials of Seven Seas construction of 1954 are highly intact. Exterior and interior finishes remain the same as originally constructed, even down to the light fixtures and kitchen cabinets. With the 2003 period of restoration, the main body of the house and the building materials are intact. The last known change to the building was the addition of the translucent corrugated fiberglass panels covering the porch roof.

Workmanship is defined as **“the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.”** The evidence of the original craftsmanship and skill is evident in many portions of Seven Seas. Historic photographs and narratives show that the workmanship seen today is the original workmanship dating to the

construction of the house. Details such as the operable louvers for ventilation, the 1950s pine paneling, the hardware and the unique bi-fold doors allowing the house to be opened to the Gulf are evidence of innovative construction of the 1950s period.

Feeling is defined as **“a property's expression of the aesthetic or historic sense of a particular period of time.”** This building retains many elements which define its period of construction. The paneling and light fixtures are an example. The history as defined by the years that the Newtons lived in the house can be clearly portrayed with the restoration of the house and its use as a place for small meetings.

Association is defined as **“the direct link between an important historic event or person and a historic property.”** As the house of Jim and Eleanor Newton this house has a strong association with their lives and their visitors, many of these visitors were significant international figures.

Seven Seas when restored will have integrity of six of the above seven criteria; location, design, workmanship, materials, feeling and association.

4.8 Period of Significance- Cottage

There have been changes to the original plan and configuration of the building that it is not possible with what is currently known about the Cottage to determine a period of significance. There is also no historical record of any person of significance or any historic events having a direct link to this building.

While the Cottage has some unique architectural details such as the five panel doors, window and door trim and the coquina fireplace, the building is not unique enough for the architecture to be the sole factor which determines significance.

4.9 Period of Significance- Seven Seas

The major period of architectural significance for Seven Seas is the years that the house was inhabited and used by Jim and Eleanor Newton. The longest period of time without architectural change would be the years from the 1960s when the north addition was added through the late 1990s addition of the ramp on the east elevation. The period of significance for the house is 1954-2003.

4.10 Recommendations - Cottage

The Cottage should be repaired on the interior and restored on the exterior. The house should be repaired on the interior to return the finishes to their pre-hurricane state, all of the exterior features should be restored to return them to their original appearance in order to maintain the integrity of the site. For example the asbestos siding and aluminum windows should be removed to expose the original wood siding and to replace the missing wood sash windows.

an effort to bring people closer to God. In 1929 she was part of a large group which visited South Africa where they were dubbed “The Oxford Group”. They were not paid for their work there and relied on gifts and hospitality. In the early 1930’s she worked in Canada and then returned to New York in the late 1930s. In the late 1930’s the Oxford Group becomes known as “Moral Re-Armament” (MRA). (Newton, Eleanor. 1992, 4-11)

Many of the people that Ellie Newton would come to know during her travels, were associates of the Oxford Group which later came to be known as Moral Re-Armament. The following two paragraphs give background on this spiritual organization:

“The Oxford Group was a Christian organization founded by American Christian missionary Dr. Frank Buchman. ...The group promoted a belief in divine guidance: one should wait for God to give direction in every aspect of life and surrender to that advice. Buchman's program emphasized acknowledgment of offenses against others, making restitution to those sinned against, and promoting the group to the public. Prior to World War II, the Oxford Group changed its name to Moral Re-Armament and believed that divine guidance would prevent war from breaking out. ...Moral Re-Armament would eventually change its name again, to Initiatives of Change.” (http://en.wikipedia.org/wiki/Oxford_Group)

“Moral Re-Armament (MRA) was an international religious movement that, in 1938, grew out of the Reverend Frank N. D. Buchman's Oxford Group. One of the first uses of the term was in 1938, when H. W. Austin edited the book Moral Rearmament (The Battle for Peace). ... The origin of the movement's name lay in the political climate of the late 1930s, in which the re-militarization of post-WWI Germany was a contentious issue. The rejoinder of the Oxford Group and MRA was that the world needed not military re-armament, but moral re-armament. The movement had Christian roots, and grew into an informal, international network of people of all faiths and backgrounds. It was based around what it calls 'the Four Absolutes' (honesty, purity, unselfishness, love) and encouraged its members to be actively involved in political and social issues. One of the movement's core ideas, especially popular during the Cold War, was that changing the world starts with seeking change in oneself.”([http://en.wikipedia.org/wiki/Moral Re-Armament](http://en.wikipedia.org/wiki/Moral_Re-Armament))

In spite of the work that MRA strove to do for change and peace, there were controversies surrounding Moral Re-Armament in the years during and after World War II. Even though one of the major reasons for founding MRA was to fight totalitarianism and militarism, Buchman made the comment in 1936 “I thank heaven for a man like Adolf Hitler, who built a front line of defense against the anti-Christ of Communism...Of course I don't condone everything the Nazis do.” Another controversy surrounded the issues of pacifism, the draft and service during the war. (<http://religiousmovements.lib.virginia.edu/nrms/moralrearm.html>)

MRA continued to evolve after the controversies at the end of World War II and was then renamed. In 1965 part of the movement focusing on young people became known as “Up with People” and MRA is currently known as Initiatives of Change. “Initiatives of Change works on the principle that changes in people's motives, attitudes and behavior are not only possible but are the only sure basis on which wider lasting change in society can be brought about.” (<http://www.uk.initiativesofchange.org/abt/history/>)

Ellie meets James (Jim) Newton in the 1930's in New York. She describes meeting Jim Newton: "One day a young colleague called Jim Newton came into my office. He was a friend of Thomas Edison and Henry Ford and had been right-hand man to Harvey Firestone, President of the Firestone Tire and Rubber Company, before working full time with the Oxford Group." He also introduces her to Mina Edison in New York. Ellie then goes on a train journey to California with Mrs. Edison, both of them representing MRA. (Newton, Eleanor. 1992, 12-13)

Eleanor Forde married Jim Newton in 1943. Her sister Roberta was matron of honor and Charles Lindbergh was Jim's best man. They lived in a small apartment in Petersburg, Virginia after their marriage. (Newton, Eleanor. 1992, 14)

James D. Newton, known as Jim was born in 1905 in Philadelphia.

In 1924 Jim arrives in Fort Myers and starts a development company. According to T. Willard Hunter in his 1998 birthday tribute to Jim on Jim's 93rd birthday in 1998:

"When the young man arrived in Florida, his stripped down Model T Ford was piled high with 40 samples of trunks and suitcases. At the tender age of 19, the Belber Trunk & Bag Company, because of his fine record in New England, had made him sales manager for the six southeastern states. However his luggage career ended with his arrival in Florida. He saw the opportunities. This was for him. He sold the trunks and suitcases – his entire inventory – to a local furniture store and plunged into real estate development." (Hunter, Willard T., 1998)

He develops Edison Park, 55 acres across the street from the Edison House in Fort Myers. Through this he meets Mrs. Edison (Mina Miller Edison) and through her he meets Thomas Edison. On April 7, 1926 he officially opens Edison Park and Thomas Edison is there. (Newton, James D. 1987, 2-7)

Jim's parents move to Florida in 1925 and later purchase the Beach Hotel in 1936. His father Dr. Robley Newton is a physician and his mother Jane T. Newton, runs the Beach Hotel.

"Among the Edison's many friends were my parents. Dr. and Mrs. Robley Newton." (Newton, James. 1987, 13)

Jim's father later serves as Edison's physician in Fort Myers. (Newton, James D., 1987, 20) The Beach Hotel was located across the street from the current location of the Beach Library. Jean Matthew (Interview 11/29/2006) recalls that the Lindberghs stayed at the Beach Hotel during the 1940's and that in later years they would stay in Sanibel. The Beach Hotel plays a prominent role in the history of Fort Myers Beach.

In about 1926 he notes in his book his encounter in a place known as Toy Town Tavern with a group of college students that changed the direction of his life. He talks of finding a sense of direction and turning his will over to God. This would lead to his later association with the Oxford Group and MRA. (Newton, James D. 1987, 154-157)

In 1927 Jim Newton meets Henry Ford outside of Edison's Fort Myers lab. Edison and Ford were close friends; a friendship that evolved over the years after Ford met his boyhood idol Edison and was encouraged by Edison in the development of the gasoline engine for his cars. Ford is

relocating one of Edison's labs to Ford's museum in Dearborn, Michigan. Jim Newton is asked to arrange for the construction of new labs for Edison on the property in Fort Myers, which Ford was paying for. (Newton, James D. 1987, 10-11) Edison autographed a photograph for Jim Newton and captioned it "All things come to him who hustles while he waits". (See Photo 7, Exhibit 2.3.1)

Edison told Jim Newton that beginning in 1915 the Edisons, the Fords and Harvey Firestone and his wife had been going on annual camping trips. (Newton, James D, 1987, 16-17) In 1928 Mina Ford had invited Charles Lindbergh to Edison's birthday, he was unable to come, but did plan carefully to fly over the house and dip his wings to honor Edison on a flight from St. Louis to Havana. (Newton, James D. 1987, 25)

Edison, Ford and Firestone had worked to create synthetic rubber. The last photograph of the three taken together was taken by Jim in 1931. (See Photo 1, Exhibit 2.3.1) (Newton, James D. 1987, 27-29)

In the spring of 1928 Jim goes to work for Harvey Firestone and becomes Secretary to President Firestone. He works for Firestone until 1936, holding several important positions including being the President of Firestone Realty where he has responsibility for acquiring land for Firestone to buy property and build service stations across the country. (Newton, James D. 1987, 38-94)

While working for Firestone Jim notes: "Several weeks after we returned to Akron, I invited Bud (Firestone) to go with me to a conference in Denver where he would meet people I knew in what was then called the Oxford Group. It was an informal association of men and women, started by an American, Frank Buchman, who were committed to creating sound homes, teamwork in industry, and unity within and between nations, based on moral and spiritual change." (Newton, James D. 1987, 84)

Jim resigns from working for Firestone in 1935 in order to pursue his goals with the Oxford Group, specifically to work on "teamwork in industry". In 1938 the Oxford Group becomes known as MRA. From 1938 to 1942 Jim travels through Europe.

He meets Alexis Carrel in the autumn of 1937 in New York, and Jim tells Carrel:

"...much as I loved business and had been comfortable with the demands of a big company, I felt that the world today needed a moral and spiritual counterbalance to materialism, especially if we were to prevent a disastrous war. I was trying, with other friends in whatever ways I could, to wake up America." (Newton, James D. 1987, 122-123)

Alexis Carrel and Jim have extensive conversations about faith and philosophy. After meeting Carrel in New York Jim later visits Alexis Carrel and his wife Anne-Marie in their island home at Saint Gildas off the coast of Brittany. Alexis Carrel introduces Jim to Charles Lindbergh in New York in 1938 and they discuss Jim's discovery of the spiritual life, much to Jim's initial discomfort. (Newton, James D. 1987, 138-148, 152-157)

He then sees Charles and Anne Morrow Lindbergh again in Brittany during 1938. The Carrels have arranged for the Lindberghs to stay on an adjacent island and at this point Jim becomes friends with the Lindberghs and their children.

Anne and Charles Lindbergh sail with Jim from Fort Myers Beach in 1941, traveling down the coast to the Everglades and Marco Island. (Newton, James D. 1987, 219-225) This is one of three such sailing trips that he takes with the Lindberghs, two on the *Aldebaran*. Jim also notes that he and Charles Lindbergh are working on completely different activities during the lead up to World War II. Jim is working with Moral Re-Armament. According to Jim Newton, Frank Buchman believes that:

“a heightened dedication and personal effectiveness were needed in the face of world crisis. He believed that America and the democracies needed moral as well as military strength. He also believed that national will and effort in time of war depended on spiritual insight, personal sacrifice and discipline”. (Newton, James D. 1987, 229)

Jim is working to spread this message distributing the handbook; “You can defend America”. Meanwhile Charles Lindbergh is working with the America First Committee, working to keep the United States out of the war. (Newton, James D. 1987, 228-232)

Jim serves in the Army in World War II. By 1943 he is an Officer stationed in Petersburg, Virginia, married to Ellie and running weapons training for the Army base. Later in the war he is sent to the Philippines and Okinawa. He returned from the war in ill health and spent a short period of time recovering, living at the Beach Hotel in Fort Myers Beach. Ellie and Jim then resumed their full time voluntary work with MRA spending “two years in the Caribbean and a year in Pakistan and India”. (Newton, Eleanor. 1992, 14-15)

According to Eleanor they returned to Fort Myers in the 1960s. “So we returned to Fort Myers Beach, where Jim had worked in property development as a young man. Roberta and Harris, generous as ever, helped us build a small house on the Gulf of Mexico and we set up a small real estate business..... Within 5 years we had grown in to a team of 20 associates with four branch offices; eventually we had 130 associates and 15 offices. I got my real estate license at the age of 71 so that I could help too. Because of Jim's work in the development of Fort Myers in the 1920s, and his friendship with Thomas Edison and his neighbor Henry Ford, he is regarded today as one of the City Fathers.” (Newton, Eleanor, 1992. 18-19) Roberta and Harris referred to in the paragraph quoted above are Ellie's sister and brother-in-law, Roberta and Harris Whittemore.

According to an article in *Times of the Islands* written by Trudi Edelman in her article “Estero Island Oasis”:

“The couple moved to the island in 1965.” (Edelman, *Times of the Islands*, January/February 2004, 48)

The house that they built is called Seven Seas. According to Robley Greilick (Jim Newton's niece) “they had no children but there were two families, each with six children, who thought of the Newtons as parents/grandparents. They did a lot of growing up here: Charles and Anne Lindbergh and John and Clare Hallward were the families who felt so close. All children were welcome and felt at home here. Ellie was the best listener ever; Jim did tricks like swallowing a knife.” Jean Matthew (Interview of Jean 11/29/2006) also recalls spending a lot of time at the house and with Ellie during her childhood and teenage years. She also notes that Ellie and Jim traveled a lot and spent many summers at Mackinac Island in Michigan, where many people from MRA gathered.

In 1976 Jim Newton had his real estate office at the Beach Hotel and in later years across from Villa Santini in Fort Myers Beach. (Interview of Fran Myers, 12/06/2006) Rolfe Schell relates in

his book *History of Fort Myers Beach, Florida*: “Leonard Santini purchased the south end of the island from Driftwood Lane for \$43,000 from the Koreshan Unity in 1948.” (Schell, 1980, 60) “January 1969 was heralded with an announcement that over \$600,000 worth of Leonardo Arms condominiums had been sold before construction got underway in March – a tribute to James A. Newton’s one –upmanship.” (Schell, 1980, 77) Schell’s book notes the name as James A. Newton, but it is assumed that he is discussing James D. Newton.

Vern and Meryl Eriksson were brought into the Newton Real Estate Company in the early 1970’s as partners and became President and Vice President of the company after Jim and Ellie retired. They were very close friends of Jim and Ellie. The Newtons moved their offices to their house in the 1990s. (Interview of Fran Myers, 12/06/2006)

Jim was perhaps best known for publishing his book “Uncommon Friends” in 1987. This book details his life and his relationships with Thomas Edison, Henry Ford, Harvey Firestone, Alexis Carrel and Charles Lindbergh and was written in his office at Seven Seas.

Ellie publishes three books during her life, “The Guidance of God” in 1930 in Oxford, “Echoes from the Heart” in 1986 and “I Always Wanted Adventure” in 1992. She wrote two of these while living at Seven Seas.

“In March 1998, Eleanor Forde Newton was presented with an Outstanding Women’s Achievement Award, by Florida’s Secretary of State Sandra B. Mortham, for her great accomplishments in Florida and around the world, her valuable friendships that have benefited thousands, and her spirit which will continue to inspire young people for many years.” ((Newton, Eleanor, 1992. afterword)

Jim Newton passed away on October 2, 1999 and Ellie continued to live at Seven Seas until her death July 26, 2003.

According to an article in *Times of the Islands* written by Trudi Edelman in her article “Estero Island Oasis”:

“They supported many local organizations including Edison Community College, the Edison and Ford Winter Estates, Hope Hospice, the Boy Scouts and the American Red Cross. The pair also established the Newton Children’s Literature Center for the Foundation for Lee County Public Schools, Inc. and endowed the Newton Scholarship at Edison Community College for science and math students.” (Edelman, *Times of the Islands*, January/February 2004, 48)

Their papers are now at the Yale Library and their artifacts and photographs are held by the Uncommon Friends Foundation.

See Exhibit 2.2.1 for a tribute given to Jim on his 93rd birthday by T. Willard Hunter.

2.3 *Jim and Ellie Newton’s “Uncommon Friends”*

Jim and Ellie Newton had many long friendships with people, both well known and not so well known. Jim documented his relationships with Thomas Edison, Henry Ford, Harvey Firestone,

Alexis Carrel and Charles Lindbergh in his book. Many of their other friendships of people around the world were developed through their work and travels with MRA.

The following paragraphs are meant to give a brief explanation of the significance of his “Uncommon Friends” and is not meant to be a complete explanation of their accomplishments:

Thomas A. Edison

Edison is considered to be one of the world’s greatest inventors and maintained a home in Fort Myers until his death in 1931. (<http://edison.rutgers.edu/>)

Edison held patents for 1,093 products and is probably most famous for creating a practical incandescent light bulb. (<http://inventors.about.com/library/inventors/bledison.htm>)

Henry Ford

Thomas Edison was also close friends with Henry Ford and in 1891 had worked as an engineer with Edison Illuminating Company. Henry Ford is famous for both his gasoline powered first automobile the Quadricycle in 1896 and then after starting the Ford Motor Company introduced the Model T in 1908. He is probably most known for his concepts, development and implementation of the assembly line and mass production. (<http://www.hfmgv.org/exhibits/hf/>)

Ford has a home next to Edison in Fort Myers, but never returns to Fort Myers after Edison’s death. Ford maintains a home in Miami Beach and another in Ways, Georgia and Jim Newton visits him at those homes. (Newton, James D. 1987, 98)

Henry Ford was controversial for his anti-Semitic stance, illustrated by his articles published in *The Dearborn Independent* which he owned. Ford dies in 1947 at age 83 in Dearborn, Michigan. (<http://www.hfmgv.org/exhibits/hf/>)

“Firestone, Ford and Thomas Edison were generally considered the three leaders in American industry at the time, and often worked and vacationed together. All three were part of a very exclusive group titled "The Millionaires Club".” (http://en.wikipedia.org/wiki/Harvey_Firestone)

Harvey Firestone

Harvey Firestone also came to visit Edison and Ford in Fort Myers. Jim originally met Harvey Firestone in that setting. Henry Ford was also close friends with Harvey Firestone. In 1928 Jim Newton goes to Akron to work for Harvey Firestone. Harvey Firestone born in 1868, died in 1938 at his Miami home.

“In 1900 ... he established the Firestone Tire and Rubber Company. Firestone relied on other companies to manufacture the rubber. His firm simply fastened the rubber to steel carriage wheels. In its first year of operation, the Firestone Tire and Rubber Company grossed more than 100,000 dollars in profit. In 1903, the company began to manufacture rubber, and in 1904, the firm proceeded to develop pneumatic tires for automobiles. In 1905, Henry Ford placed his first order for tires from Firestone. Firestone immediately hired additional workers, raising the number of employees from one dozen to 130. The following year, the Firestone Tire and Rubber Company produced more than twenty-eight thousand tires and sold more than one million dollars worth of tires. By 1910, the company manufactured more than one million tires. Harvey Firestone remained as president of the Firestone Tire and Rubber Company until 1932, when he retired from the firm's active

management, becoming the chairman of the board of directors instead. Firestone died in 1938.” (<http://www.ohiohistorycentral.org/entry.php?rec=141>)

Alexis Carrel

Jim met Alexis Carrel in 1937 through a mutual friend. One of the first statements that Carrel made to Jim showed that they were on the same path: “You understand that man does not live by bread alone. Nor does Society. It needs equilibrium between material and spiritual nourishment”. (Newton, James D. 1987, 122-123)

Alexis Carrel was awarded The Nobel Prize in Physiology or Medicine in 1912 "in recognition of his work on vascular suture and the transplantation of blood vessels and organs". Born in 1873, he died in 1944.

(http://nobelprize.org/nobel_prizes/medicine/laureates/1912/)

“Born in Lyon, Carrel practiced in France and in the United States at the University of Chicago and the Rockefeller Institute. He developed new techniques in vascular sutures and was a pioneer in transplantology and thoracic surgery. Alexis Carrel was also a member of learned societies in the U.S., Spain, Russia, Sweden, the Netherlands, Belgium, France, Vatican City, Germany, Italy and Greece and received honorary doctorates from Queen's University of Belfast, Princeton University, California, New York, Brown University and Columbia University. He collaborated with American physician Charles Claude Guthrie in work on vascular suture and the transplantation of blood vessels and organs, and Carrel was awarded the 1912 Nobel Prize in Physiology or Medicine for these efforts. Due to his membership of the collaborationist PPF and of his role in implementing eugenics policies during Vichy France, he was accused after the war of collaborationism, but died before the trial.” Among other inventions “He co-authored a book with famed pilot Charles A. Lindbergh, *The Culture of Organs*, and worked with Lindbergh in the mid-1930s to create the "perfusion pump," which allowed living organs to exist outside of the body during surgery.” (http://en.wikipedia.org/wiki/Alexis_Carrel)

Charles and Anne Morrow Lindbergh

Charles Lindbergh was an American aviator and was most famous for the first solo nonstop flight across the Atlantic Ocean in 1927. Charles died in 1974 at his home in Hawaii. Jim Newton first met Charles Lindbergh in 1938. (<http://www.charleslindebergh.com>)

Charles Lindbergh was the best man at wedding of Jim and Ellie, he also taught Jim to fly, and told him “have an out” and “you can do more than you think you can” (Uncommon Friends Movie, 2006)

Lindbergh’s actions were controversial because he visited the factories of the Germans prior to World War II. In a conversation with Jim regarding the buildup of the German forces and Lindbergh’s information that he had passed on to Washington, Britain and France, Jim asked why after giving these governments so much essential information was Lindbergh being called a Nazi sympathizer? Charles responded “If you don’t want to face facts, its sometimes comforting to call the bearer of the facts bad names.” (Newton, James D. 1987, 222-223) Newton also noted that because of Lindbergh’s arguments against getting involved in World War II prior to Pearl Harbor he became a central figure in the conflict between pro and anti-war forces. (Newton, James D. 1987, 228)

Anne Morrow Lindbergh was also famous in her own right as the first female licensed glider pilot, radio operator flying with Charles Lindbergh, and as an author.

Jean Gottlieb relates in her book, *Coconuts and Coquinas*:

“In the 1950’s, according to Vi Stefanich, “The Lindberghs were friends of one of the islands prominent developers, Jim Newton. Legend has it, according to Lawton, that Lindbergh asked Jim Newton to keep “the small sort of cape of land, all woods and ferns (that is) behind the school and the library. From its edge, one could watch the boats (and the roseate) spoonbills across the bay. It is still not cut down.” Though the recent history of that 43-acre tract has been one of vandalism and neglect, it is being reclaimed as the Matanzas Nature Preserve...” (Gottlieb, 1999, 50)

Jim in his book *Uncommon Friends* stated:

“Knowing them did much to shape my life. Edison, who never gave up, but turned a thousand failures into triumph; Ford, with his imagination constantly grappling with new ideas; Firestone, who maintained a rocklike integrity amidst the shifting sands of business expediency; Carrel, who could lift you in a single conversation from the street to the stars; and Lindbergh, never content to pursue one great purpose, but constantly reaching for ever more challenging goals.” (Newton, James D. 1987, 355)

See Exhibit 2.3.1 for photographs of Jim and Ellie Newton and their “Uncommon Friends”.

2.4 *Uncommon Friends Foundation*

The Uncommon Friends Foundation is a non profit organization whose mission: “...is a character education foundation whose purpose is to instill ethics, moral values and a sense of purpose in tomorrow’s leaders.” (<http://www.uncommonfriends.org/>) The website spells out: “The vision of the Uncommon Friend Foundation is to educate people of all ages to develop certain personal traits – a spirit of adventure, a sense of purpose, unending personal growth and a commitment to helping friends – that James D. Newton observed in the lives of his five uncommon friends, and to understand the historical significance of the uncommon friends in shaping the modern world.” (<http://www.uncommonfriends.org/>)

The beginnings of the Uncommon Friends Foundation came about circa 1990 when Jim Newton visited Fran Myers after a meeting of the County Commission in which he was awarded a plaque for his 50 years of marriage. Jim asked Fran if she had any ideas as to what should be done with all of the things which he had accumulated. (Interview of Fran Myers, 2006)

After this Fran Myers and John Albion went to talk with Jim about his artifacts and his books. One thing that he indicated that he wished to accomplish before he died was to put his book in the hands of young people, so that they could understand how lives intertwined and how their spiritual lives were important, as was a sense of adventure. He felt that it was important for local school children to read the book before visiting the Edison home in 4th grade. He also had artifacts and memorabilia which had been given by Thomas Edison and Charles Lindbergh. (Interview of Fran Myers, 2006)

Another meeting was held with Jim Newton, Ellie Newton, John Albion and Fran Myers in attendance. Jim and Ellie did not want to be out in front of the organization, but Jim felt that he was the last direct link to Edison.

Uncommon Friends Foundation was founded to educate children and to keep and display these artifacts. (Interview of Fran Myers, 2006)

The Foundation began in 1993. The organization now has character education curricula for educational use and in the business world the Foundation has round tables and recognition of ethics through a Business Ethics Award. The Foundation has many additional accomplishments since 1993 including funding and building a pavilion at the Fort Myers Beach Elementary School. (<http://www.uncommonfriends.org/>)

The Uncommon Friends Foundation is active in supplying scholarships and also runs a Single Parent Program at Edison College. They created a traveling exhibit which features the Uncommon Friends and the Newtons which highlights the things they did to shape the world.

2.5 History – Cottage (4610 Estero Boulevard- Lots 3 and 4)

The early history of the building is unknown.

According to deed research these lots belonged to Robley D. Newton and Jane T. Newton until 1940 when they were purchased by Eleanor Aymai Allison. In 1966 the lots were sold by Allison to Alanson P. White and Janice M. White. In 1968 the Whites sold to B.M. Hallward Trustees (the Hallwards were close friends of Jim and Ellie Newton and had wintered in St. Petersburg before buying this property). In 1972 the property was bought by Eleanor Forde Newton. In 2003 the property is transferred from the Newton’s trust to The Trust for Public Land and then to the Town of Fort Myers Beach.

According to the Florida Master Site File (LL2038) completed by Douglas Hattaway of the Trust for Public Land in 2002, Lee County Property Appraiser shows a date of 1944 for construction. He also notes that the Estero Island Historical Society says that the structure is actually 100 years old.

The house was said to have been built in Alva, a small town upriver from Fort Myers. (Theresa Schober Interview of Robley Greilick 7/6/2006)

According to Rebecca L. Harris’s “Historic Cottage Narrative”: “According to Barbara Murphy, personal secretary to the Newtons, this house was shipped to Fort Myers Beach as a contiguous structure by barge from somewhere north of southwest Florida.” (Harris, 2001)

According to Jean Matthew the Cottage was in place when the Newtons built Seven Seas in 1953/1954. She also recalls that the Allisons lived in the house at one time and that the house was barged in by the Allisons. (Interview of Jean Matthew, 11/29/2006)

Prior to 1968 when their friend Bernard Hallward bought the Cottage property the Newtons had no relationship to that property. They later bought the property from the Hallwards estate in an effort

to “square off” the property. Robley stated that they used the property as a long term rental. (Interview of Robley Greilick 12/6/2006) In an interview with Fran Myers she stated that the last few years of Jim’s life he rented the cottage out on a year round basis, but prior to that it was a guest house. (Interview of Fran Myers 12/6/2006)

In 1993 the Cottage and garage were rented to Corrie Fransisco and her three daughters. During the period of time in which they lived in the Cottage the kitchen windows were replaced. The noted that the Cottage was initially a stilt house you could stand under. They said that Ted Reckwerdt did the plumbing, the house had pale yellow walls and white trim, marble window sills, paneling on the porch, carpet throughout and that all new appliances and new kitchen windows were installed during their tenure. Changes that they noted since 1999 were that the laundry has different linoleum, fan electrical switches in the living room have been removed and that the back door and steps were not there. They rented from Eleanor Newton from October 31, 1993 through October 2, 1999. (Interview of Corrie Fransisco by Theresa Schober, 2/6/2007)

It is not known how the property was used between 1999 and 2002. On May 29, 2002 a one year lease is signed for 4610 Estero Boulevard, leasing the property to Penn H. Holsapple III and Marc. J. Randazzo.

Building permits for the property include:

- 1984 permit for the house
- 2005 permit to replace the 200 amp electrical service
- 2005 demolition of the garage and “Cotch”

2.6 History – Seven Seas (4650 Estero Boulevard – Lots 1 and 2)

According to deed research Lot 1 belonged to the Hyde Park Development Company until 1935 when it was purchased by Roberta N. Whittemore (Eleanor Newton’s sister). In 1952 the property was transferred to Eleanor F. Newton, who owned it until 2000. Lot 2 in 1936 was owned by F. Lynn Gerald who sold it to Roberta N. Whittemore in 1953. Lot 2 was transferred to Eleanor F. Newton, who owned it until 2000.

Lee County Property Appraiser shows a date of 1954 as the first year that the building was on the tax role.

According to Robley Greilick (niece of Jim Newton) the house was built in 1953-1954. Rudd Wiles was the builder with the design by Jim and Ellie Newton. The building materials included tide water red cypress from the Everglades and heart pine flooring. The first addition was two years later, a large screen porch and doubled living room (by enclosing original porch). A major addition was an apartment for Ellie’s sister Roberta Whittemore; she spent her winters in the north end of the house in the 1960s. The “apartment” for Roberta contained a kitchen unit which held a sink and a stove. This addition also held a den for Jim.

In an article entitled “Newton House Dilemma” in *The Island Sand Paper* written by Jean Matthew October 22, 2004 she states:

“When the house was built Jim ‘n’ Ellie were very busy with Moral Re-Armament on a world-scale basis. They traveled often and the house looked lonely while they were gone.

But when they were home, they were generous to the islanders and invited many of us to come to their home and meet famous people from all over the world. The genius of the Newtons was to bring folks together. They knew all kinds of people and would link up folks in their minds and would throw lots and lots of “teas,” with about 50 people at a time, crammed into the house, with everyone talking at once. The house was a friendly safe place for kings, queens, presidents, foreign leaders and just folks. It was there that I met the King and Queen of Romania, the Cardinal Koenig from Austria, and Rajmohan Gandhi, the grandson of Mahatma Ghandi. What they all had in common was a deep inner search for peace, and on a grand scale, a search for world peace.” (*The Island Sand Paper*, October 22, 2004)

Jean Matthew recalls seeing the movie “The Crowning Experience” on the screen porch. (Interview of Jean Matthew 11/29/2006) This movie was made in 1960 and is loosely based on the life of Mary McLeod Bethune. According to Jean, many movies were shown on the porch.

Robley stated her memories of Hurricane Donna:

“Seven Seas weathered Hurricane Donna in 1960. The furniture in each room was swirled about by the water. With water at least 10’ deep inside, a dead catfish was found on the couch. A store room attached to the garage contained a 50 year old trunk packed with Ellie’s wedding dress, Jim’s army uniforms, etc. The door to the store room was locked when Ellie and Jim left the beach. The door was locked when they returned. However the trunk was not there! The water had clearly been deep in the storeroom. Some days later the trunk was found, buried under a tangle of fallen trees at Gene Sander’s boatyard on the bay. Interestingly this same phenomenon happened at other homes on the beach during Donna. The Newtons installed their seawall after Donna.” (Interview of Robley Greilick by Theresa Schober, 7/6/2006)

Rolfe Schell notes in his book History of Fort Myers Beach:

“In September (1961) before the library building was completed, Hurricane Donna arrived with winds of 140-185 miles per hour. At the south end of the island, where the storm passed over, entire roofs were lifted from newly constructed concrete houses. Beachfront homes were demolished, gutted or moved across Estero Boulevard, depending on their elevation or construction. Weeks went by before all services were again operational...” (Schell, 1980, 77)

The exterior porch originally had a screen roof which was replaced with plastic roofing between 1987 and 1994. In the 1990’s the “no name storm” blew out the windows in the southwest corner bedroom. Jim Newton felt that dense plantings of sea grape and mother in law tongue helped ameliorate waves. (Interview of Robley Greilick by Theresa Schober, 7/6/2006)

Jean Matthew (Interview 11/29/2006) recalls growing up across the street from the Newton’s, both when they lived at the Beach Hotel and later when her family moved further south across from where the Newton’s built Seven Seas. Her recollections of the house and the 1950s screen room addition are the same as above.

The authors of this report met with Bill Van Duzer who was the contractor for the 1960s addition. He felt that the layout of these spaces remained basically the same and also mentioned that he had altered the east bathroom for accessibility in the 1990s.

Robley stated that the existing carpet and drapes date to the 1990's. An undated photograph shows Jim Newton using the ramp in front of the house, photographs of 1994 show that the ramp was not there.

Previous building permits for the property include:

- 1987 re-roof
- 1991 commercial permit for beach access and boardwalk
- 1991 dock and shoreline permit for repairs to 100' of seawall cap
- 2004 re-roof of the house

2.7 History – Other Buildings and the Site

The Site and Property (Lots 1- 6)

The current Newton Beach Park Property consists of Lots 1 – 6 of the Hyde Park Subdivision, totaling approximately 8/10's of an acre with 195.32' of beach frontage. (See 2003 and 2007 Surveys Exhibit 2.7.1) Prior to the 1935 purchase of Lots 1 and 6 it is not known what the ownership of the property was prior to the re-plat by Hyde Park Development Company. The Hyde Park Subdivision is a 1935 re-plat of a portion (Lots 62 to 77) of the Case Subdivision which was originally platted in 1911 by William H. Case who at that time lived on the Mound House property and owned land which stretched from Estero Bay to the Gulf of Mexico.

“Cotch” – Little Apartment on the Side of the Garage (Lot 3)

According to Fran Myers this was attached to the porte-cochère, which was attached to garage and was a 1 bedroom, 1 bath place with a living room which hosted many guests. It is said that Geraldine Hughes who helped to put together documentation for the movie “Uncommon Friends” stated at the Cotch in winter. (Interview of Fran Myers, 12/6/2006) According to Corrie Fransisco who lived in the Cottage during the 1990s and Fran Myers, Reeve Lindbergh also stayed in the “Cotch”.

Level I and Level II (4600 Estero Boulevard) (Lot 5)

Level I and Level II were the names used for the two floors of the building. Lee County Property appraiser does not show a date when the building first appeared on the tax roles. Photographs show the 2 story building in the background of photos of Seven Seas as early as 1984. In January 2003 a renewal lease was signed between Eleanor F. Newton and Christine Heroux for Level II.

Permits for the Lot 5 property include:

- a demolition permit for the structure at 4600. (Permit No. DEM2005-00037) (Lee Co. Property Appraiser)

The “Cotch” and attached garage (4610 Estero Boulevard), the carport and storage (4610 Estero Boulevard), and Level 1 and Level II (4600 Estero Boulevard) were demolished in 2005 as the result of damage sustained during Hurricane Charley in 2004.

2.8 *Friends who visited Seven Seas*

There is an undated list of “Guests Who Have Stayed, or Have Been Entertained on the Newton Property”, on the letter head of Eleanor Forde Newton prepared by Barbara (Babs) Murphy. (See Exhibit 2.8.1) Also see attached list created by Robley Greilick of people who were known to visit Seven Seas. (See Exhibit 2.8.2) Robley confirms that there were many visitors but that none of the visitors actually stayed at Seven Seas, though at one time the Newtons owned as many as 15 condominium units at projects they had sold and so many of their friends stayed as guests in these condo units. Robley also says that King Michael and Queen Anne of Romania did stay at “Level 2”. Robley has photographs (both dated and undated) of many of these people at Seven Seas which are included in this report. (See Exhibit 2.8.3 for photographs of the many people who attended events at Seven Seas) Ellie Newton was widely known for her “50 person teas” in which many of these people were and introduced to the local community.

Fran Myers recalls being at dinners in which international guests and conversations about international politics took place. She also recalls Charles and Anne Morrow Lindbergh, and Reeve Lindbergh being present at various times at Seven Seas. She recalls that Cardinal König visited with Jim and Ellie at Seven Seas until the mid 1990’s. (Interview of Fran Myers 12/6/2006)

B. M. Hallward was a close friend of the Newtons and actually bought the Cottage property when it became available for sale in 1968.

Jean Matthew recalls people from MRA visiting from all around the world, including India and Africa, as well as visits of Charles and Anne Lindbergh and Cardinal König. She also believes that the actress and artist Barbara Bel Geddes who used to visit at the Beach Hotel also visited at Seven Seas and she also met Rajmohan Gandhi at Seven Seas. (Interview of Jean Matthew 11/29/2006)

Other people that the Newton’s may have originally met through MRA or through others and who are included in some of the photographs taken in their house:

Bunny Austin

“Henry Wilfred "Bunny" Austin (born on August 26, 1906 – died on August 26, 2000) was an English tennis player. As of 2005 he was the last male tennis player from the United Kingdom to reach the final of Wimbledon, achieving that in 1932 and 1938. He was also a finalist at the 1938 French Open. Along with Fred Perry, he was a vital part of the British team that won the Davis Cup three times from 1933-35. He is also remembered as the first tennis player to wear shorts.”
(http://en.wikipedia.org/wiki/Henry_Austin)

Clare Hallward

According to Fran Myers Clare Hallward worked with Jim on his book “Uncommon Friends”. Clare Hallward is on the Board of Directors of The Charles A. and Anne Morrow Lindbergh Foundation and is also an editor.

B.M. Hallward

A 1993 Time Magazine article about the Oxford Group and Frank Buchman says of Hallward: “To such criticism, however, a strong case was made by Vice President Bernard M. Hallward of the Montreal Star, who was changed during the tour: “If there's any class in the world that needs a

mission, it's the dinner jacket class, the up and outs. Moreover, as employers of labor, their influence spreads.” (<http://www.time.com/time/magazine/article/0,9171,744971-2,00.html>)

Bernard Hallward bought the Cottage next to Seven Seas and owned the property during the years 1968 to 1972.

Geraldine Hughes

She was a Canadian who worked with Ellie to go through papers and letters of Jim and Ellie before they were sent to Yale to be archived. (Interview of Robley Greilick 12/06/2006)

T. Willard Hunter

Clergyman, educator, columnist, and orator; an associate of Frank Buchman and the Moral Re-Armament movement in the 1940s and '50s. (<http://www.trumanlibrary.org/oralhist/huntertw.htm>) Hunter is an author who also wrote a book about Lindbergh entitled “The Spirit of Charles Lindbergh: Another Dimension”. He also wrote the tribute to Jim Newton noted earlier in this report and attached as Exhibit 2.2.1.

Cardinal König

“Franz Cardinal König (August 3, 1905 – March 13, 2004) was an Austrian prelate, who was Archbishop of Vienna (1956 - 1985) and a Cardinal in the Roman Catholic Church. At the time of his death he was the second-oldest cardinal worldwide, and the longest-serving (the last surviving cardinal elevated by Pope John XXIII).”

(http://en.wikipedia.org/wiki/Franz_Cardinal_K%C3%B6nig)

Cardinal König’s name is spelled differently in various sources, as König, Konig and Koenig.

Anne Morrow Lindbergh

She appears in many of the photographs taken at Seven Seas. According to Jean Gottlieb in her book, *Coconuts and Coquinas*: “In the 1950’s, according to Vi Stefanich, “Bruce and Eva Campbell used to rent a cottage to Anne Lindbergh until she became too well know here on the island and she couldn’t find any peace and quiet to do any meditating. She was a very quiet person and didn’t want people to know who she was so she moved to Sanibel.”” (Gottlieb, 1999, 49)

Frits Phillips

“When Fritz Phillips started his record company it was to ensure a regular supply of music that would drive the sales of Phillips record players.”

(http://www.musicstank.co.uk/events_grow_up.htm)

In addition to his role as owner of Phillips Electronics he was also active in the Caux Round Table a group that grew out of MRA and is noted as meeting in quiet venues to discuss sensitive issues in the years 1986-1991. (www.cauxroundtable.org/documents/CRTandCountries.ppt)

King Michael and Queen Anne of Romania

“King Michael I of the Romanians (born October 25, 1921), Prince of Hohenzollern, reigned as King of the Romanians from July 20, 1927 to June 8, 1930, and again from September 6, 1940 until deposed on by the Communists December 30, 1947. A great-great-grandson of Queen Victoria and a third cousin of Queen Elizabeth II, he is one of the last surviving heads of state from World War II.”

“At the end of the war, King Michael was awarded the highest degree (Chief Commander) of the Legion of Merit by U.S. President Harry S. Truman. He was also decorated with the Soviet Order

of Victory by Stalin for his personal courage in overthrowing Antonescu and for putting an end to Romania's war against the Allies.” (http://en.wikipedia.org/wiki/Michael_I_of_Romania)

“Anne was born in Paris, France, the daughter of Prince René of Bourbon-Parma and Princess Margrethe of Denmark. Together with her three brothers she spent her childhood in France. In 1939 her family fled from the Nazis and escaped to Spain. From there they went on to Portugal and then to the United States of America.

In 1943 she volunteered for military service in the French Army. She served in Algeria, Morocco, Italy, Luxembourg and Germany, and received the French Croix de guerre.

In November 1947 Anne met King Michael I of Romania who was visiting London for the wedding of Princess Elizabeth to Prince Philip, Duke of Edinburgh. Anne and Michael were engaged soon afterwards. Michael returned to Romania where he was forced to abdicate by the Communists on December 30. Anne and Michael married soon after his deposition, on June 10, 1948...” (http://en.wikipedia.org/wiki/Queen_Anne_of_Romania)

Gordon Wise

Gordon Wise was an associate of MRA who served with a RAAF Australian Flying Boat Squadron with RAF Coastal Command in Britain during World War II.

(http://findarticles.com/p/articles/mi_m0KZH/is_3_13/ai_30125545)

2.9 Acquisition of the Property, Management Plan, Community Workshops and Newton Beach Park Committee

The minutes of the Fort Myers Beach Town Council Meeting held on February 5, 2001 indicate the initial interest in park development:

“Vice Mayor Murphy stated that there has been a big demand for counties, municipalities and the state to acquire public lands to put in trust for the future. The competition is becoming fierce for these properties, particularly on the beach fronts. In Lee County there is very little beach front to be had anymore as it has been bought up by developers. In 1998 the citizens of Lee County voted by referendum to tax themselves to buy open green space to put in the public domain for perpetuity. Thousands of acres have been acquired this way and there are thousands more under contract right now and they predict acquiring even more. This program will end in 2004 and Vice Mayor Murphy said he predicts that the residents of Lee County will probably vote again to extend that program because it has been so successful.

Vice Mayor Murphy stated that he had learned that Jim and Ellie Newton wished to sell their beachfront property to the Town of Fort Myers Beach. Mr. Newton was an environmentalist with affection for nature. The Town felt that this was in their best interest to preserve this property and also to expedite the Newton's interest with their trusts.” (Minutes Fort Myers Beach Town Council Meeting, February 5, 2001)

After discussion of the above:

“Moved by Ray Murphy and seconded by Terry Cain to instruct the Town Manager and Town Attorney to immediately begin negotiations with the representatives of the Trust of James and Eleanor Ford Newton Trust to enter into negotiations to move forward to acquiring the Newton property and also simultaneously to instruct the Town Manager to

of Victory by Stalin for his personal courage in overthrowing Antonescu and for putting an end to Romania's war against the Allies.” (http://en.wikipedia.org/wiki/Michael_I_of_Romania)

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pursue the grant applications that will be required to fund this purchase. Passed unanimously. (Minutes Fort Myers Beach Town Council Meeting, February 5, 2001)

Town Manager Marsha Segal George was instrumental in the acquisition of the property now known as Newton Beach Park. According to an article in *The News-Press* entitled “Beach officials want Newton property”:

“Town Manager Marsha Segal George called it “locally significant historic and environmental site.” “The town believes a wonderful opportunity exists to create a new beachfront public park. Development pressures throughout Lee County and the demand of Gulf-front property has made this type of project exceedingly rare,” she wrote in a letter to the development Council.” (*The News-Press*, April 21, 2002)

The Town Council had expressed interest in acquiring beach property as a Town park. In January 2001, James Newton's Trust attorney approached the Town's Mayor, Dan Hughes, with a willingness to sell the property to the Town. The item was presented to the Council in February, with FCT as a possible source for grant funding. The Town had the assistance of the Trust for Public Lands in the property's acquisition while it explored funding sources including the Tourist Development Council and Conservation 20/20.

According to an October 31, 2003 article entitled “Newton Home Turned Over to the Town” in *The Island Sand Paper*:

“The Florida Communities Trust has an award agreement to go along with the 1.2 million, under which the project will adhere to the management plan as set forth by the FCT.” (*The Island Sand Paper*, October 31, 2003)

The Town Council appointed a Newton Beach Park Committee in 2003. The Committee met 13 times between 2003 and 2005. The Committee was disbanded in 2005. (*The Island Sand Paper*, August 4, 2006)

The Committee consisted of Fran Myers, Roxie Smith and 3 other ad hoc members from the Island Arts Foundation. They determined that the use should be a Passive park with one house left to serve as a museum (Interview of Fran Myers 12/6/2006)

The other three members of the Newton Park subcommittee were Karen Swanbeck, Bill Van Duzer and Betty Simpson. Carl Conley was invited as an ad hoc member of the Island Arts Foundation. (*The Island Sand Paper*, August 4, 2006)

A meeting is held on April 2, 2003 for discussions of the 2003 draft of the Management Plan for Newton Beach Park. Lou Scruggs of Florida's Department of Environmental Protection is involved in the creation of the plan.

The site plan that is reviewed is the park conceptual plan contained in the Florida Communities Trust Plan. (See Exhibit 2.9.1) Citizen input includes concerns and inquiries; effects of removing the seawall, bath house location and walkways, parking spaces and metering, access and buffering for Strandview Condominiums, limitation of hours of use and no alcohol, sidewalks, crossings and trolley stop locations, whether the structures will remain in the park, the easement on the south side of the park, timeline and budgets and vistas. (See Exhibit 2.9.2 for notes on this meeting)

Purposes – As Identified in the Revised 2005 Management Plan for Newton Beach Park include:

- Native upland plants
- Cultural value
- Historic structures
- Commemoration
- Environmental and cultural resource education
- Recreation

One of the issues that the Newton Advisory Board (NAB) dealt with was the use and/or relocation of the Newtons Seven Seas house. The NAB minutes of December 17, 2003 specify that the Edison and Ford Winter Estates has indicated that their use of the Newton house, should it be relocated, would be for temporary purposes only. The committee discusses a concern for placement that would preserve the building.

The January 21, 2004 minutes for the NAB show Carl Conley supporting the possibility of moving Seven Seas to Bowditch Point for use as a theatre. The Town Manager Marsha Segal George had received a positive response from the County Parks & Recreation people for the move. This was also discussed at the February 18th and April 21st meetings of the Board. Staff then moved forward with beginning development of a conceptual plan for placement and reported back to NAB on June 16, 2004.

In August of 2004 Hurricane Charley causes damage to all of the structures on the property.

A July 6, 2005 article in the *Fort Myers Beach Observer* notes:

“Council members approved spending \$17,735 for landscaping last month that will include sea oats, railroad vine, salt grass, golden creeper, Jamaican dogwood, gumbo limbo, silver buttonwood and more than 50 other native varieties which, once planted, would make way for the park’s opening later this summer, Feeny said.” (*Fort Myers Beach Observer*, July 6, 2005)

On August 1, 2006 a community meeting was held to gather input on the development of the park. Theresa Schober, who is director of the Newton Beach Park, was looking for input on what types of active and passive uses the residents would like to see incorporated into the park. (*The Island Sand Paper*, July 28, 2006)

The meeting was attended by approximately 30 people. Ideas on what residents would like to see at the park ranged from art shows and theatrical presentations, to presentations on sea turtles and shells, birds and plants. Concerns about traffic and parking were expressed. (*The Island Sand Paper*, August 4, 2006)

Several items outlined in the management plan have been completed including:

Level 1 Cultural Resource Survey (February 2006 by Theresa Schober)

Cottage designated as a Historic Resource by the Town of Fort Myers Beach (Adopted 2004)

Develop a Comprehensive Landscape and Natural Communities Restoration Masterplan (Pandion Systems, Inc., July 2004)

2.10 *Additional Sources to be Researched*

There are additional sources of information which were not available or included in the scope of this historic narrative.

Additional Interviews would help to enhance and complete the historical narrative:

Barbara (Babs) Murphy– who worked with Jim and Ellie Newton

Christine Heroux – who worked with Eleanor Newton and lived in Level II (per 2003 lease)

Reeve Lindbergh – daughter of Anne Morrow and Charles Lindbergh, close friend of the Newtons

Eiluned Morgan – her mother was Anne Morrow’s sister, she resides in Fort Myers Beach

Additional Research:

Yale Archives – Ellie and Jim Newton’s Papers

Uncommon Friends Foundation – Review other papers and artifacts, especially their collection of photographs.

2.11 *Partially Annotated Bibliography*

AAC – Advantage Adjustment Company.

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Anonymous aka “The Layman with a Notebook”. *What is the Oxford Group?* First published in 1933 by Oxford University Press, London. Found online: www.stepstudy.org. With the permission of Oxford University Press. http://www.stepstudy.org/downloads/what_is.pdf
1933 writings about the Oxford Group.

Appraisal Report of 4600 Estero Blvd., 4610 Estero Blvd., 4650 Estero Blvd. July 17, 2001.

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Charles Lindbergh. Found Online: <http://www.charleslindbergh.com>

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Conley, Carl. *The Island Sand Paper*. “Lindbergh Symposium: Wings to Lift the World”. Fort Myers Beach, Florida. October 31, 2003.

Drebes, Nancy. *The Island Sand Paper*. Letter to the Editor. Fort Myers Beach, Florida. July 2004.

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Gottlieb, Jean S. *Coconuts and Coquinas: Island Life on Fort Myers Beach 1920-1970*. Sentry Press: Tallahassee, Florida. 1999.

Notes Anne Lindbergh once had a place on Fort Myers Beach.

Harris, Rebecca L. "Historic Cottage Narrative". 2001.

Contains information on the barging of the house to the site. Contains information on the historic quality of some of the homes building materials.

Hayford, Pamela Smith. *The News-Press*. "House on historic site is gone". Fort Myers Beach, Florida. January 21, 2005.

Hunter, T. Willard. "*Uncommon Friends*" *Uncommon Friend a tribute to James Draper Newton*. March 30, 1998.

Initiatives of Change. Found online: <http://www.uk.initiativesofchange.org/abt/history/>
In 2001 MRA became known as Initiatives of Change.

Keyes, Phil. *News-Press*. "Areas History Tied to Old Beach Hotel". Fort Myers, Florida. June 17, 1973.

Keyes, Phil. *News-Press*. "Beach Hotel Operating Under New Ownership". Fort Myers, Florida. June 17, 1973.

Newton Cottage. Florida Master Site File #8LL2038.

Notes that the building is potentially 100 years old and was shipped to the present site in 1944. Notes that the building is potentially eligible for nomination to the local register.

Lee County Property Appraiser. Fort Myers, Florida. <http://permits.leegov.com>
Shows building permits issued on properties

Lee County Property Appraiser. Fort Myers, Florida.

Found online: www.leepa.org

The property appraiser's data shows some of the construction dates and has a link to another dataset for building permits.

List, Jo. *The Island Sand Paper*. "Newton Park News". Fort Myers Beach, Florida. July 28, 2006.

Loucks, Charlie. *Fort Myers Beach Observer*. "Newton Park director says historic cottage authenticity in doubt". Fort Myers Beach, Florida. July 5, 2006.

Loucks, Charlie. *Fort Myers Beach Observer*. "Newton Park set to open soon". Fort Myers Beach, Florida. July 6, 2005.

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Pandion Systems, Inc. "Newton Beach Park Recreation and Recreational Development Plan. 2004.

Patton, Christine Meyer and Calabrese, Robin. *A Pictorial History of Fort Myers Beach, Florida*. 2002. Fort Myers.

Several photographs of the Beach Hotel are contained in this book.

Portella, Javier. Moral Re-Armament. University of Virginia. 2000. Found online: <http://religiousmovements.lib.virginia.edu/nrms/moralrearm.html>

Reddy, Rob. *The News-Press*. "Uncommon Friends Celebrated". Fort Myers Beach, Florida. October 26, 2001.

Schell, Rolfe F. *History of Fort Myers Beach, Florida*. Island Press: Fort Myers Beach, Florida, 1980.

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Smoot, Tom. *The Edisons of Fort Myers*. Pineapple Press: Sarasota, Florida. 2004.

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The Island Sand Paper. "An Uncommon Evening With Uncommon Friends". Fort Myers Beach, Florida. June 16, 2006.

The Island Sand Paper. "Newton Home Turned Over to the Town". Fort Myers Beach, Florida. October 31, 2003.

The Island Sand Paper. "Talking With Commissioner Ray Judah". Fort Myers Beach, Florida. July 30, 2004.

Time Magazine. "*It works*". Time Magazine. January 23, 1933. Copyright © 1933, Time Inc.

Time Magazine. "*Groupers in Stockbridge*". Time Magazine. June 15, 1936. Copyright © 1936, Time Inc.

The Mound House, Miscellaneous Files and Photographs, Mound House Office, Fort Myers Beach, Florida.

The Mound House office has an extensive collection of historical information, articles and photographs documenting the history of Newton Beach Park, reports, studies and government actions.

Town of Fort Myers Beach. Historic Preservation Designation Report.
Newton Cottage.

Uncommon Friends, Home of Jim and Ellie Newton preserved in Fort Myers Beach. The Trust For Public Land Florida Office. May 2004.
Newsletter

Uncommon Friends Foundation Inc. Found online: <http://www.uncommonfriends.org/>
Further information on the Foundation's goals and programs may be found at this site,

Uncommon Friends Foundation Inc. "Uncommon Friends of the 20th Century". DVD. 2006
Narrated by Walter Cronkite, this movie distills Jim Newton's Book, *Uncommon Friends*, into a one hour movie. This film was made by a local filmmaker, Paul Bush.

Uncommon Friends Foundation Inc. "An Uncommon Evening". June 8, 2006.
Fundraiser program.

EXHIBIT 2.2.1

**March 30, 1998 Tribute to Jim Newton by T. Willard Hunter
With corrections by Vern and Meryl Eriksson**

Theresa Schober

From: Sara.Leitman@dca.state.fl.us
Sent: Wednesday, April 30, 2008 12:33 PM
To: Theresa Schober
Cc: Grant.Gelhardt@dca.state.fl.us
Subject: RE: Newton Beach Park 02-098-FF2

Hi Theresa,

We understand that the Town Council is interested in relocating one structure from the site.

FCT has discussed the matter with DHR, and we have determined that the Newton house should not be moved from the site due to its significant historical value.

The possibility of moving the beach cottage is being considered but to reach a decision, we need a map showing the location of where the Town is proposing to move the beach cottage and a short discussion of the proposed use of the beach cottage.

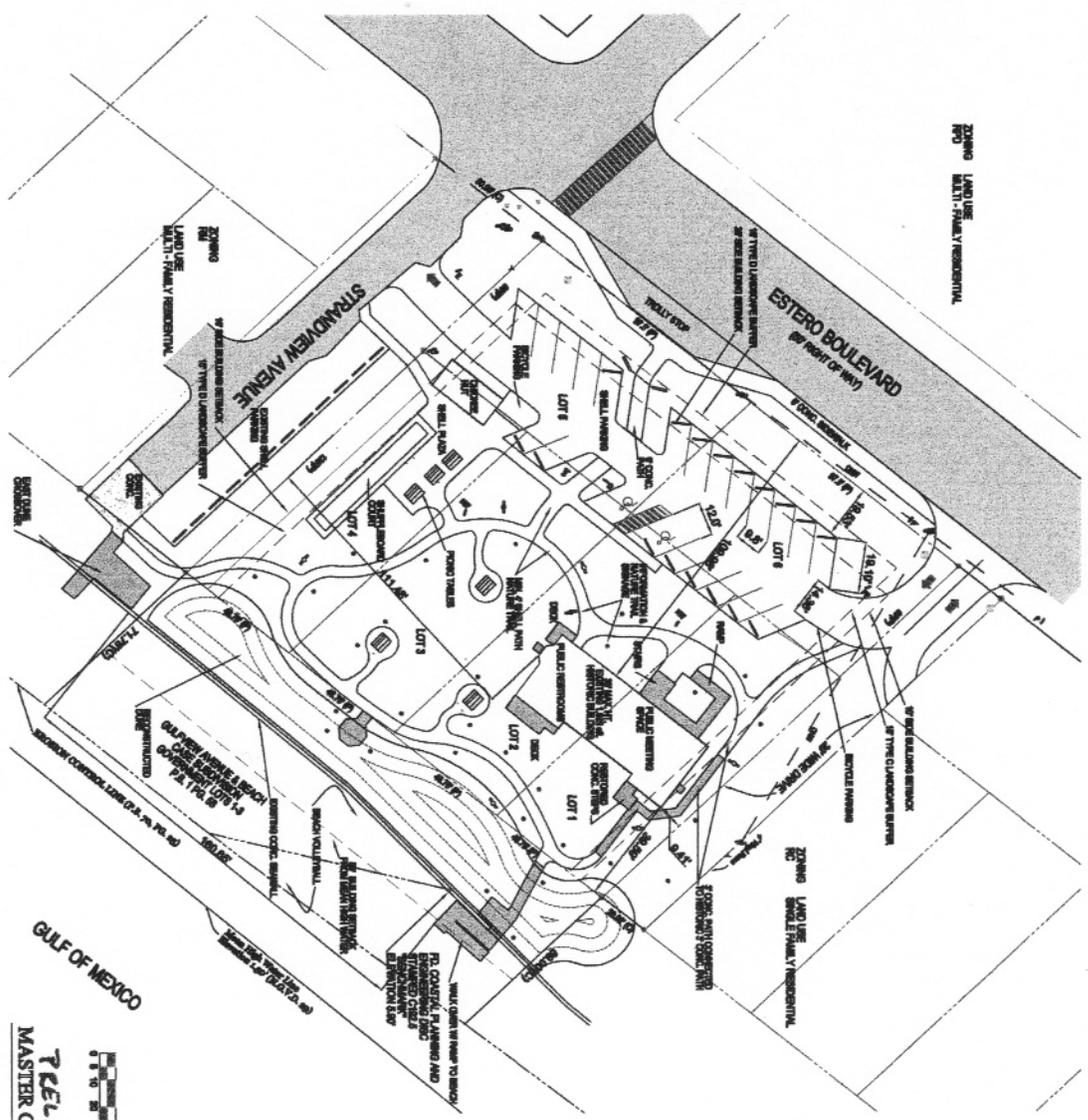
Thanks,
Sara

Sara Leitman
Planner IV
Florida Communities Trust
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
850-922-1706
Florida Communities Trust website: <http://www.floridacommunitydevelopment.org/fct/index.cfm>

The Department of Community Affairs is committed to maintaining the highest levels of service and values your feedback. Please take a few moments to complete our Customer Service Survey by visiting <http://www.dca.state.fl.us/CustomerServiceSurvey/>. Thank you in advance for letting us know what you think.

The Florida Discount Drug Card is designed to lower the cost of prescriptions for certain Florida residents. To learn more, visit <http://www.FloridaDiscountDrugCard.com> or call toll-free 1-966-341-8894 or TTY 1-866-763-9630.

Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure.



PRELIMINARY
MASTER CONCEPT PLAN

SCALE: 1" = 20'

NORTH

DATE: 9/18/08
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PROJECT NO.: 2800045

LANDSCAPE ARCHITECTURAL PLAN FOR
NEWTON BEACH PARK
 FORT MYERS BEACH, FLORIDA
 ZONING EXHIBIT

PROJECT NO.: 2800045
 DATE: 9/18/08
 DRAWN BY: [blank]
 CHECKED BY: [blank]

PROJECT NO.: 2800045
 DATE: 9/18/08
 DRAWN BY: [blank]
 CHECKED BY: [blank]

PROJECT NO.: 2800045
 DATE: 9/18/08
 DRAWN BY: [blank]
 CHECKED BY: [blank]

DAVID M. JONES JR. AND ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS AND PLANNERS
 2221 BUCKLEBOURNE DRIVE
 FORT MYERS, FLORIDA 33901
 (239) 337-5525 FAX (239) 337-4484
 LC 0000063



UNCOMMON FRIENDS' UNCOMMON FRIEND

a tribute to

JAMES DRAPER NEWTON

on the occasion of his ninety-third birthday March 30, 1998
by one of his more common friends

T Willard Hunter

When Jim Newton arrived in Fort Myers in 1924, he was 19. On March 30, 1998, he was 93. When he woke up that day, he thought he was 39 but realized he had the figures reversed. In between those dates, he has lived a life that is hard to believe. The most imaginative Hollywood writer's wildest fantasies could never in decades come up with a script even close to the dramatic life, played out on the world's stage, of James Draper Newton.

The title of his widely selling book UNCOMMON FRIENDS suggests his uncommon capacity for giving and receiving friendship.

Receiving? He is not only good at giving himself to other people. He is just as good at appreciating what they do for him.

Reeve Lindbergh, youngest of Charles and Anne Lindbergh's children, reported to an early board meeting of the Lindbergh Foundation a conversation with her brother, Land. Newton was their father's best friend for 37 years. They call him "Uncle Jim." He was helping them get the foundation started. (The Charles A. and Anne Morrow Lindbergh Foundation, of which Jim was one of the founders in 1977, has made hundreds of grants to young researchers seeking ways to provide better balance between science and nature.) Here is some of what Reeve told those directors:

We were about to telephone Uncle Jim (when you're dealing with Uncle Jim, you have to count on a few thousand phone calls - I know he had a phone in his car, but I suspect him of carrying one in his shoe, or his tie maybe. ., when Land suddenly said this to me,

If I have just one friend, in the whole of my lifetime, who is to me what Jim Newton has been to father, then I'll be satisfied. I figure that's just about all you need.

Reeve added, "Then we both looked at each other and said, 'We do have such a friend. And it's the same one.'"

How was it possible for a young man out of nowhere so naturally to enter so fully into the lives of giants of our time?

2.

The story is told of J. Pierpont Morgan, the eminent financier who among other things put together the U.S. Steel Company. He became a good friend of the famous evangelist, Dwight L. Moody, being impressed by the new spirit Moody brought to American and European metropolitan centers. Morgan directed that whenever Mr. Moody came to New York, he be ushered into his office. The industrialist's banking associates asked why he allowed this kind of interruption. Morgan replied, "Because he is one of us."

I am sure that one of the reasons Edison, Ford, Firestone, Carrel, and Lindbergh so readily took Jim Newton into their lives is that right off they saw him as one of them.

The Challenge of Florida

When the young man arrived in Florida, his stripped down Model T Ford was piled high with 40 samples of trunks and suitcases. At the tender age of 19, the Belber Trunk & Bag Company, because of his fine record in New England, had made him sales manager for the six Southeastern states. However, his luggage career ended with his arrival in Florida. He saw the opportunities. The land boom of the mid-twenties was coming on. This was for him. He sold the trunks and suitcases - his entire inventory - to a local furniture store and plunged into real estate development.

The wide open, free enterprise system was made for bright young Americans like Jim Newton. The world was their oyster. The depression and the resulting business regulations were to come later.

Starting in Fort Myers, he was destined - he would credit Providence - to cross the paths of persons who shaped the 20th century - people who changed our world. And all of this was without his manipulation. He never asked to meet any of them.

Life and Times

Jim Newton was born March 30, 1905 in Philadelphia, the son of an old-style family doctor and his "125 percent Irish" wife. Jim grew up, along with his younger sister Mary, in a Saturday Evening Post world. They could have been painted by Norman Rockwell. Jim remembers going from Philadelphia to visit relatives in Unionville. They made 50 gallons of ice cream in a big tub, churned by a horse going round and round, and the kids licking the big paddles.

As a mechanically adept 16-year-old, Jim constructed in the family's basement one of the first and largest world-wide independent ham radio webs, building and re-building with the help of friends, Tom Sawyer style.

His life-long penchant for travel showed up early. His family got him accepted at Dartmouth College. But on the night he was graduated from Westerley high school in Philadelphia, he headed for the wild west. For a year he hoboed and cowboied in Wyatt Earp country.

Super Salesman

Returning to the east coast, he slid naturally into sales. Much the way a duck slides into water. Sales were his life long milieu. There is no record that Jim Newton ever sold an ice box to an Eskimo. But this oversight can be explained. Either (a) his own rigorous ethical code forbade it, or (b) he never met an Eskimo.

Belber luggage? At 18, in charge of New England; at 19, southeastern United States.

Firestone tires? At 23 he was assistant to the president; at 25, head of the company's national real estate division, securing the land for, and supervising the construction of, 400 service stations, opening one every week; at 26, directing sales for half the United States. All the while he was being groomed for the presidency of the company, to succeed Harvey Firestone himself.

Industrial and international teamwork? For 30 years he travelled the world selling the idea of "world changing through life changing" and "it's not who's right, it's what's right."

Besides his million dollar personality, the key was the confidence he engendered. People wanted to talk to him because they trusted his absolute honesty.

Real estate? At 62 he returned to Florida and opened an office in the lobby of the family's home-style hotel on Fort Myers Beach. Within ten years ~~his~~ was southwest Florida's premiere real estate operation, with 15 offices. At 80, he sold out to a chain, and directed his attention to his many other interests.

Florida Development

In the 1920s, when Jim dove into Fort Myers development, he was still legally a minor, only 19, and his father, Dr. Robley D. Newton, signed the necessary papers for him at the court house. Jim's parents and sister Mary, who married the brother of Norman Bel Geddes, had followed him to Fort Myers from Philadelphia. Dr. Newton became Edison's personal physician in Florida 1925-1931.

Jim's first development project was Edison Park, whose name and 85 acres of raw land the young man bought with income from earlier sales activities. It was called Edison Park because it was

across the street from the home where Thomas and Mina Miller Edison had already spent 40 winters.

Jim worked up the financing, hired a crew, and went to work putting in sewers, streets, and lights. Seventy-five years later, Edison Park is still a prestige address in Fort Myers. Jim thinks he first caught the eye of Mr. Edison, who liked to get around and inspect progress on things, when the old man saw him down in a hole, his shirt off and shoveling dirt. The inventor later autographed a picture for Jim with the inscription, "All things come to him who hustles while he waits."

A Turn-Around

A year before he arrived in Florida, Jim ran into a force that changed his life. It gave a new dimension to his natural gifts, and made him permanently different. It was a group that intrigued him with the possibility that the creative force behind the planet's operation might have a plan for his life and that he could find out what it was. As a sporting proposition, with a touch of scientific experiment, he decided to try turning his life over to that force.

The colorful story of the re-orientation of Jim Newton is charmingly told in his book "Uncommon Friends." In 1923, 19 years old and still on his New England luggage sales rounds, he was spending a weekend at the old Toy Town Tavern in Winchendon, Massachusetts, population 4000, 70 miles northwest of Boston, three miles south of New Hampshire. He was headed for that evening's dance the hotel had scheduled, when he ran by mistake into a roomful of attractive young men and women who were talking about their lives and how to make them relevant. Their fresh approach piqued his interest. He skipped the dance. He never again was the same.

Soon certain personal impedimenta began to drop off. He was still selling suitcases, and he made a point of apologizing to his store owner customers for shading the truth in his dealings with them. Translation: he'd been lying to make sales, and he told them so. There was a clean-up in his relations with women. His two-pack-a-day smoking habit, over which he had felt powerless, ended. He says this little victory later proved important in Fort Myers with the "Big Three," all of whom had strong views against smoking.

But beyond this clearing out of underbrush, from then on Jim Newton's life had a different orientation. The direction had changed from serving himself to serving others. From then on, he was used in many ways around the world to bring to people and situations a new quality of life.

It was a year later Jim was to begin making his mark in southwest Florida.

"Genius for friendship" - the Edisons

Anne Morrow Lindbergh says Jim Newton has a "genius for friendship." In the garden at the Edison home in Fort Myers, on what they called their "Friendship Walk," where they chiseled the names of friends who came to see them, you can still see "Jimmie" set in the concrete step.

As for Mrs. Edison, he won her friendship when he met her objections to a nude Grecian maiden he planned as the statue at the park's entrance. He directed the sculptor to drape the lady with a stone veil.

The Edisons had been charmed by Jim's unusual people skills had made him their unofficial greeter. Whenever a number of out-of-town guests turned up in Fort Myers, they got his help in sorting people out, keeping them happy while waiting, and arranging hotel accommodation.

This led to Newton's involvement in the birthday press conferences. In the inventor's final years, the late twenties and early thirties, his birthday each year on February 11 became increasingly a national event. It was the only time he talked to the press. In sparring with the reporters the old man always crackled with bon mots and witty advice. Millions looked forward to finding out what the "wizard" was thinking. It was at the birthday press conference in Fort Myers in 1929 (President-elect Herbert Hoover was present) that the inventor came up with his famous line, "Genius is one percent inspiration and ninety-nine percent perspiration."

Even after Jim had left Fort Myers to base in Akron, Mr. Firestone each year released him to go back and manage the Edison birthday press conference.

Jim's parents and sister followed him to Fort Myers. His father, Dr. Robley D. Newton, became Edison's personal physician in Florida 1925-1931.

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The Fords

It was natural that the Edisons' friends should also become Jim's friends. Henry and Clara Ford were frequent guests of the Edisons in Fort Myers. In 1916 the Detroit couple bought a dwelling next door, also on the Caloosahatchee River, and it was their winter home until 1931. That was the year of Edison's death. The automaker would never return to Fort Myers after that. The Ford residence is now open to the public, and is a combined attraction with the Edison home.

When Ford was gathering historic buildings at his Americana theme park in Dearborn, which he called Greenfield Village, he secured Edison's permission to move the inventor's Fort Myers laboratory to the Michigan site, and along with it, a foot of the Florida sand it rested on. Ford, of course, agreed to replace the building. As they were discussing how it was the replacement was to be done, Mina Edison said, "Jimmie can do that." And he did. Ford asked him to reconstruct the laboratory at the Fort Myers location and send him the bill. Jim contacted his great friend who was a contractor, Howard Wheeler. They agreed they would not charge Mr. Ford more than they charged any one else. Howard Campsall, Mr. Ford's secretary, said it was the most favorable construction cost they had experienced.

Jim says Howard Wheeler was one of the three greatest friends he ever had. The others were Russell (Bud) Firestone and Charles Lindbergh.

Jim and his wife Ellie were recurring guests at Fair Lane, the Fords' home in Dearborn, Michigan. Henry sometimes came in his limousine to meet Jim when he arrived by train at one of the Detroit railroad stations. Usually it was in the morning and they would drive to the Martha and Mary Chapel (named for the mothers of Henry and Clara) for the early service held ^{day} for employees' children attending the Greenfield Village school.

Jim and Ellie kept the Fords posted on the advances in industrial teamwork they and their friends were helping to effect in Michigan and elsewhere. Clara was impressed with the stories of reconciliations in the shops. She convinced Henry he simply had to make peace with the labor union that was organizing his plants. ~~He~~

When Jim came back from the war in the Pacific, he called on Ford. They had another visit, and before they parted, the older man asked the returning veteran whether he needed anything. Jim said his local dealer back in Florida was having problems getting cars. Ford asked him the style and color he needed. At the end of the day an auto of those specifications was ready for Jim at the end of the Rouge assembly line.

The Firestones

In Fort Myers' Centennial Park, on the bank of the Caloosahatchee River, sculptor Don Wilkins has created a statuary scene of three famous figures enjoying each other around a campfire. Besides Edison and Ford, the third likeness is of Harvey Firestone, the tire manufacturer, who had met Henry Ford way back, when the latter was looking for tires for his horseless buggy.

From his winter home in Miami Beach, Firestone often came over to visit with Ford and Edison - and, inevitably, Jim Newton. The rubber manufacturer was intrigued by the young developer, not only by his personality, integrity, and ability, but also by the business methods with which he was surviving the collapse of the Florida land boom. He offered him a job.

Jim felt that he had run out of challenges, and that his father could keep up what he had started in Florida. So it was on to Akron. He was 23.

Firestone and the Depression

The record of Jim Newton with Harvey Firestone and his tire and rubber company is so thoroughly documented, including its anecdotal recounting in his book "Uncommon Friends" (NY: Harcourt 1987), that it needs no repetition here.

What Jim has not brought out is that his service there was rendered during the Great Depression. He signed on with Firestone in the summer of 1928. The next year the stock market crashed. He helped nurse the company through until 1936.

Not long before the Wall Street collapse, Mr. Firestone, with remarkable prescience, unloaded substantial holdings. He thus had a better cash position than most. It provided him the capital with which he could authorize Jim Newton to secure 400 choice service station sites in the nation's metropolitan centers. In many of the cities, Jim would retain a pilot and small plane to take him over the areas that interested him. From there he would choose which locations showed the most promising traffic, then make arrangements for purchase. These sites are still active today.

In recent years, a Japanese firm acquired the Firestone company. Morgan Firestone, grandson of Harvey and son of Jim's great friend Russell, who today is himself a major electronics manufacturer in Canada, says he believes that the Japanese, with a shrewd eye to the future, saw the great value in the company's Newton-acquired real estate locations in strategic cities.

Newton's role in Firestone's economic performance during the depression years is exceptional. According to Lief's biography Firestone, 1951, the company realized \$84 million in 1932 sales, for a net profit of \$5 million. That year the company's three largest competitors were together losing \$18 million. In the next four years, up to the time Jim departed on leave of absence in 1936, sales rose steadily to nearly double the 1932 figures.

Alcoholics Anonymous

When Jim Newton settled into the Firestone company, and soon into the Firestone family, it was not long before he noticed that one of the Firestone sons was an out-of-control alcoholic, the talk of the town, and a heartbreak for his father and family. It is interesting, from the modern theories about heredity in this area, that all five of the boys at one time or other were affected by this problem. But the big family issue in the early thirties was Russell (Bud). Jim and Bud at the time had related responsibilities in the company. Jim went to the old man.

He said that although alcohol had not been for him a problem, he had found an effective way of dealing with various other matters in the lives of himself and others. Would Mr. Firestone be agreeable to Jim having a talk with Bud? Obviously, the father was not about to turn down help from any source.

In ensuing months, Jim stuck with Bud like glue, including sweating with him through drying out camps. At length he got Bud to a conference in Denver. There Jim was able to draft the help of an experienced evangelical counselor, Sam Shoemaker. On the train back to New York, Bud Firestone made the kind of commitment to his Maker that Jim had done at Toy Town Tavern. The result: Russell Firestone became so different that his father could hardly recognize him. The family doctor called him a "medical miracle."

Out of gratitude for what had happened to his son, Harvey Firestone invited Jim's friends, including Frank Buchman and others, to come to Akron for a ten-day series of meetings city-wide. Bud and others told their stories. Because of the prominence of the family, his rehabilitation, like his earlier *explor.*

demonstrated that the experience could be replicated in various settings in homes, offices, and factories throughout the city. That was January 1933.

People who were catching on began meeting Wednesday evenings in the home of T. Henry Williams, inventor of rubber tire molds, and his wife Clarace. Among the players were Henrietta Seiberling and her in-laws, the Frank Seiberlings (he was the founder of the Goodyear and Seiberling companies). Also a physician and his wife, Robert and Anne Smith. It was Dr. Bob who was to become, along with New York stock broker Bill Wilson, a co-founder of Alcoholics Anonymous. They dated the founding June 10, 1935, the last day Dr. Bob had a drink.

Wilson said, "Many a channel has been used by Providence to create Alcoholics Anonymous." You could surely rank Jim Newton as an important link in the "golden chain" to which Bill Wilson often referred. It is also safe to say that Jim is the principle reason why Akron is the city where Founders Day is celebrated every June.

Note: Sam Shoemaker, who played a key role in Bud Firestone's change, which in turn led to the spread of the idea in Akron, was for 22 years an American lieutenant of Frank Buchman, the American who initiated the Oxford Group. Sam became the principal spiritual advisor to Bill Wilson and the early AA's. Bill repeatedly credited Sam and the Oxford Group, of which Bill had been a dedicated member in the thirties, with the principles of AA, including the Twelve Steps.

Added note: Bud Firestone's son, D. Morgan Firestone, an electronics manufacturer in Canada, was a speaker in Fort Myers January 26, 1990, at the opening of the Henry and Clara Ford home. He also addressed the ceremonies on the campus of Muhlenberg College, Allentown, Pennsylvania, October 19, 1991, at the dedication of the college's bust of Frank Buchman.

New horizons

Life at the Firestone company was exciting for Jim Newton. His road to the top seemed assured. But something was missing. Did he want to work 18 hours a day, six days a week indefinitely? (His code ruled out business deals on Sundays.) Was there not more to life than the rat race? Would the rat, in fact, win?

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Reluctantly, Jim went to Mr. Firestone and asked for a leave of absence to think things over. The leave was granted. A year later he came back to say he believed he had better continue on the new tack, and that he should resign. It was a disappointment to the old man. Besides grooming his five sons for business responsibility, he had counted heavily on the young man from Florida, had taken him into his family and had placed on him great hopes for the company's future. He could not bring himself to accept the resignation. "Jim," he said, "You're a part of Firestone and always will be." As far as Jim knows, he is still, 61 years later, on leave of absence from the Firestone Tire and Rubber Company.

Passing It On: Carrel and Lindbergh

In 1937, through friends related to the Toy Town Tavern story, Jim met Alexis Carrel, the Nobel laureate research surgeon at the Rockefeller Institute in New York. Jim's story so impressed the French medical authority, that he insisted Jim tell it to his friend Charles Lindbergh. Carrel and Lindbergh were creating together a perfusion pump, pre-cursor to the artificial heart. The success of their efforts would put the two of them in 1938 on the front cover of TIME.

"I want you to tell him," Carrel said to Newton, referring to the aviator, "how God came into your life. He and I have talked about these things. He respects my beliefs, but I don't think he's found a satisfying faith himself yet. Possibly you can help him."

The three met at a little French restaurant in Manhattan. It was 1937. It was the beginning of a friendship that continued until the flyer's death in 1974.

In the late thirties, Newton became a regular -- along with other famous literati (!) -- at Frank Case's famous "Round Table" at the Algonquin Hotel, West 44th Street, New York. Jim qualified, as go-between for Alexis Carrel and publisher DeWitt Wallace, who was printing Carrel's articles in Reader's Digest.

A World Mission

The friends Jim Newton made with those at the house party at Toy Town Tavern were a part of a growing fellowship that had no public name for another five years. In 1928 they became known as the Oxford Group, and in 1938 Moral Re-Armament. The idea was that "you can plan a new world on paper, but you have to build it out of people."

"You can't make a good omelette out of bad eggs," they said. So successful were they in producing sound homes, teamwork in industry, national rejuvenation, and international reconciliation, that the program's initiator, Frank N. D. Buchman, was nominated twice for the Nobel Peace Prize - in 1951 and in 1952.

In 1936 Jim Newton, age 31, began to devote most of his time to the idea, and did so until 1967. During this time, Frank Buchman counted on him for major assignments, not only on account of his business skills, but more because he was one of the team's most effective life-changers. The friendship with Buchman was not as close as with the others, but Jim calls Frank his "Sixth Uncommon Friend."

Jim reminds us that Edison "invented the 20th century." Ford put it on wheels; Firestone, on rubber. Carrel worked a revolution in surgery and health. Lindbergh made the air a highway. Each in his own way changed the world. Buchman changed the world by changing people in it. Dealing with root causes in human nature, he may have been the most revolutionary of them all.

Carrel noted that "the conquest of the material world, which has ceaselessly absorbed the attention and the will" of people, has tended to relegate "the organic and the spiritual world" to "oblivion."

Jim says in his book that Uncommon Friend Number Five, Charles Lindbergh, set out in Of Flight and Life "some of the best expressions" of the ideology of Moral Re-Armament he had seen. In that testament Lindbergh warned, "If we do not control science by a higher moral force, it will destroy us with its materialistic values, its rocket aircraft and its atom bombs." It was precisely such a "higher moral force" that Jim Newton helped build in industry and government.

Also you have to say this: while Jim devoted almost all of his time to Frank and his program for three decades, during that time he could have been rocketing in the top echelons of America's corporate stratosphere. He could have been another Rupert Murdoch. But he stuck to his "Sixth Uncommon Friend" for three decades - with no title and never receiving more than expenses. That's dedication. And loyalty.

World Changing Through Life Changing

Jim Newton's 31 years of giving his heart and attention to people in all parts of the world, could be compared, in view of the material success he foreswore, to entering a monastery. Some monastery! His abbey was the world.

When Jim signed on for what turned out to be a 31-year stint as a dollar-a-year man with Moral Re-Armament (MRA), 1936-1967, it was something like the person who applied for a job at Edison's Menlo Park laboratories. The applicant asked about pay and working conditions. Mr. Edison replied, "We don't pay anything, and we work all the time."

For Jim his new pursuit was quite a contrast to his virtually certain path to the presidency of one of America's foremost corporations.

MRA, of course, is not the full story of Jim Newton. But here are some of the things he accomplished through that program:

- * Was publisher of Rising Tide, a one-issue pictorial magazine 1939, over a million copies of which Jim sold at the nation's newsstands. The edition challenged the circulation of LIFE magazine, then three years old.
- * Was publisher of You Can Defend America, eight months before Pearl Harbor. This was a morale handbook whose more than a million copies Newton distributed widely through industrial centers and the armed forces. An evaluation of the publication from the U.S. War Department said it was "probably the most challenging statement of this nation's philosophy of national defense that has yet been written."
- * Assisted LA meatpacker Paul Cornelius in the early 1940s in ending the feud between the Dangberg brothers, Minden, Nevada, saving their 30,000 ranch from partition. Cornelius arrived on the scene with having ended armed warfare with his union and developed teamwork with a compelling concept:

It's not who's right but what's right.

Newton was to pick up this theme and apply it with dramatic effectiveness in conflict situations in many countries. The Dangberg story was dramatized in a Broadway musical Jotham Valley. Brought to Miami, this production turned out to be an important ideological stage weapon. Newton was a leader of the follow-through group that reached the families of airline and bus company personnel in the early 1950s and resulted in unprecedented teamwork in Miami.

* Key player in the miraculous reconciliation in 1951 between the then National Airlines and the Air Line Pilot's Association, credited with saving National at that time from extinction. The Sunday Miami Herald headlined the settlement on the front page.

* A confidant of labor as well as management. Jim, as an entrepreneur himself, coupled with his friendship with Henry Ford, plus his top management position in the Firestone company, was thoroughly identified with the employers' camp. Yet labor leaders, with many of whom he developed warm relationships, trusted his "what's right" approach. Notable examples were: the first president (before Reuther) of the United Auto Workers (UAW-CIO); Slim Babbitt, vice president of the Air Line Pilots Association (ALPA) and John Riffe of the steelworkers, the last executive vice president of the CIO.

* The smartest thing he ever did, Jim says, was to marry Ellie. In one way, the romance went back to the Edisons, and to Ellie's 1939 commission to accompany Mrs. Edison on a trip to Hollywood. The inventor died in 1931, but Jim's friendship with the family went on. Jim was in constant communication with son Charles Edison throughout the latter's service as FDR's Secretary of the Navy and then Governor of New Jersey. Based on not only friendship but also on Jim's record at Firestone, Charles at one point offered Jim a job in the Edison industries.

In 1939 Mrs (Mina Miller) Edison made a rare trip to the West Coast. Her two objectives were: (1) To assist in the premiere of the new MGM films about her husband - "Edison the Boy," starring Mickey Rooney, and "Edison the Man," featuring Spencer Tracy. (2) Also to participate in the West Coast demonstrations which that year launched the Moral Re-Armament program in the United States.

On that trip Mrs. Edison was accompanied by an attractive blonde Canadian named Eleanor Napier Forde. She was a founding veteran of the MRA program, having been the first woman among Frank Buchman's full time associates. She was also the movement's leading writer. Jim Newton, who had known Mina Edison for 15 years, was of course heavily involved in the arrangements for her western trip. It was on that excursion that the chemistry with Ellie began to fizz. The two pretty well kept things under wraps. I picked up a whiff the next year when I met with them early mornings in a pasture at Lake Tahoe. But it was not until 1943 that they tied the knot.

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As Jim tells in his book, the best man at their wedding was Charles Lindbergh, who told Jim that if any one else had asked him, he would have turned him down flat. It was a gray spring day. In order to avoid problems with the press, the quiet ceremony was held in a friend's modest home in northwest Washington. Jim had asked me to wait outside in a borrowed Buick convertible. After the ceremony, I drove Charles downtown to the Army Navy Club where he was staying.

* And then there was always real estate. Besides his family dealings, Jim Newton handled millions of dollars of real estate for the Moral Re-Armament program, mostly in the United States:

He and Ellie helped Mrs. John Henry Hammond develop her 84-acre home in Mount Kisco, New York, as a weekend conference center for United Nations delegates and labor-management groups.

There was the old nine-story Women's Athletic Club in downtown Los Angeles, converted by MRA into an ideological training base for political and industrial personnel from around the Pacific basin.

Jim put the properties together on Mackinac Island, Michigan, which during WW II and after was called "the Willow Run of the war of ideas." Generously helping on the financial side were Jim's old friends from Akron days, tire mold inventor T. Henry Williams and his wife Clarace.

* In later years, Jim and Ellie served for a time in India. Their last assignment before "retiring" back to their inclusive life at Fort Myers Beach in 1967, was to lead the renewal program in the Caribbean. From there Jim brought back his favorite drink, the "Bentley" - tonic water, lime juice, and bitters - popularized by a Methodist bishop.

Detached Duty

Jim had other special assignments during the 31 year period he spent with the program of "world changing through life changing." He was not always on the road with MRA. For example:

(1) World War II - He was drafted into the U.S. Army in 1942 as a private, served in the South Pacific and came out in 1946 as a major. His obvious communication skills, combined with mechanical aptitude, made him a fast-rising expert in weaponry and weapons instruction.

The reason for his entry later than some was that some national leaders, both in the Congress and the Administration, had advised that Jim and others continue their obviously successful work in labor-management teamwork in the war industries. Following some of the morale conferences where Jim was a central figure, workers, employers, and their families would say things like, "We knew what we were fighting against. Now we see what we are fighting for."

Charles Lindbergh also wondered out loud whether Jim was not more valuable to the war effort on the home front. He counseled his friend to look into returning to Firestone's war production program.

(2) During the MRA years, Jim periodically came home to Fort Myers Beach, sometimes for weeks at a time. Part of this was R & R. Often he was needed by his family for various business matters in connection with the old Beach Hotel. This was a family undertaking which his parents and sister Mary operated on the site now occupied by the Caper Beach Club on Estero Boulevard.

In addition, Jim always kept his hand in the Florida real estate market. On these trips home there was modest buying and selling of this and that. It helped a little to supplement the dollar a year he got from MRA. But also he was so good at it, that it provided him with therapy, respite from the world's ideological conflicts.

Besides all that, he just plain loved the place. He was a different human being when he came to southwest Florida. In 1940 I drove with Jim from Miami to Fort Myers in a borrowed Buick sedan. We arrived at dusk. I will not forget the mood that came over him about 20 miles out. His nostrils didn't flare, but a happy smile started spreading out from the corners of his mouth. He began to slow the car a little, so

as to savor the experience. "This is where I belong," he said. Fort Myers Beach was for Jim what the Brier Patch was for Bre'er Rabbit. He was happy to be tossed in.

Carl Fisher, founder of the Indianapolis 500 Speedway and creator of Miami Beach, was sometimes called "the son of the Beach." Jim Newton did not create Fort Myers Beach, although he is responsible for a lot of what is there today. But he surely is a son of his Beach.

(3) Another notable side-venture came shortly after Jim returned from the war. The Firestone family in Akron had long been active members of St. Paul's Episcopal church. Patriarch Harvey S. Firestone had for many years been senior warden. At the end of the war the church was moving to a new area and needed a new structure. How to organize the raising of funds?

The old man had died in 1938. But the Firestone brothers were carrying on with the family's church tradition. The rector was Dr. Walter F. Tunks, who had helped get the two co-founders of AA together for the first time back in 1935. (Even today Saint Paul's calls itself "the Mother Church of Alcoholics Anonymous.)

Russell Firestone said he knew a man who could lead the church building effort, if they could find him. They did.

Jim showed Bud's letter to Frank Buchman, now Jim's "boss" again. The younger man was confident that there were too many immediate needs in the work for him to be spared. So he was pleasantly surprised when Frank said he thought Jimmie should do it. (Frank often called him "Jimmie," the way the Big Three did.) After all, helping others was in the spirit of the fellowship.

Jim went to work on the project in Akron with an orientation program, then followed by organizing 150 men and women to make calls on 1200 of the church's members and friends. Within two months of his arrival, the campaign had topped its goal.

Afterwards, the vestry of Saint Paul's gave Jim an appreciation dinner and presented him with a sizable check. Choked up at first, he thanked the members for including him and commented that it helped him make the transition from military to civilian life. "Better than a rest cure," he said. He then handed the check back to Dr. Tunks, saying, "This is my contribution to the building fund."

A Happy Man

A big reason why people like to be with Jim Newton is not only that he is so appreciative of everything they do (all his geese are swans), but also because he is a happy man. He gets a big bang out of life. He is contagious. You ask him how he is, and he may say, "Two hundred percent" or "If I was any better, I'd take something for it."

Our kids called him "the talking, laughing man." Ellie says that before she met Jim, she noticed that whenever people mentioned his name, they would laugh.

Over a sixty year acquaintance, the worst thing I ever heard him say about any one was that he wished that anybody but so and so had introduced him to one of his Uncommon Friends.

Like every one of his generation, he was a fan of Will Rogers. On his office wall he has a photo of Will with Harvey Firestone, inspecting a tire. Jim seems to echo in his own life the cowboy philosopher's famous statement, "I never met a man I didn't like."

Jim is a genius on the telephone. He has leather ear laps. Conversations going 30-45 minutes are standard, with whatever part of the country and the world. In a burst of self restraint, Jim will take the phone off the hook for a half hour in the afternoon to get a little rest. A friend once asked his niece Robley Greilick what the Newtons were up to that day. Her reply: "They're spending a quiet morning on the phone."

Jim also has a fine tuned, responsive sense of humor. With apparent sincerity he always laughs at your jokes. Also unabashedly at his own. He likes the tried and true - those with a road-tested track record. "The old ones are the best," he says.

Here are a few that have served Jim Newton well along the miles and through the years:

- # What do we care for expenses? We've got lots of them.
- # Do you file your nails, or throw them away?
- # I forgot my credit card, will you take cash?

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- # Where there's a will, there are relatives.
- # He who hesitates is bossed.
- # Enclosed please find ten dollars, I can't.
- # It crossed what I laughingly call my mind.
- # Quick, share your idea before it dies of solitary confinement.
- # Would you help me out? Certainly, which way did you come in?
- # This is a birth mark. I tried to get into the wrong berth.
- # Male acquaintances are: Monsewer - Seenyor - Admiral - Skipper.
- # An auto is a "boiler" or a "chariot."
- # Flattery is "a violin solo."
- # Sign-offs are usually, "Three cheers!" or "Hang onto your hat!"
- # Favorite malaprops:
 - Pandemonium - a town house
 - Inflammation - facts
 - Ornery - honorary
 - Incarcerated - formed into a legal corporation
 - Opporchancity - potential opening
- # THE VINTAGE NEWTON AFTER-DINNER STARTER:
 There was a speaker who ran over the allotted time. The frustrated chairman started violently banging his gavel on what he thought was the table, but was actually the head of the man sitting next to him. The contrite chairman started to apologize, but the man said, "No, no, hit me again, I can still hear him."

The Basic Commitment

Jim Newton's diary notes show that over the years he kept recommitting himself to Christ and to God's will for his life. The key pledge, he said, came down to four words:

To Be His Instrument

Journal entries indicate where some of these decisions were made:

on a train September 22 1929, noted,
"Thy will be mine wherever it takes me."
in Switzerland 1930,
noted in his Bible, "I can do all things
through Christ who strengthens me."
alone on a train, again, 1939
on a plane, Fort Myers to New York,
September 22, 1982, noted in his beat-up
New Testament, repeated the same
commitment, "Thy will be mine
wherever it takes me."

One of the treasures we shared when we spent time together in 1940 was a poem by Martin Luther Long that some time earlier had changed my life. Jim was moved by it also and asked me for a copy. Much later he told me that through the years he had kept this poem folded into his Bible. I think it bears repeating here, for it breathes the spirit of the commitment he, as well as I, accepted.

I MET THE MASTER

I had walked life's way with an easy tread,
Had followed where pleasures and comforts led,
When one day in a quiet place
I met the Master face to face.

With station and rank and wealth for my goal,
Much thought for my body - little for my soul -
I was out to win in life's great race
When I met the Master face to face.

I had built my castles and reared them high
With their towers that pierced the blue of the sky;
I had sworn to rule with an iron mace
When I met the Master face to face.

I met him and knew him and blushed to see
That his eyes, full of sorrow, were fixed on me.
I faltered and fell at his feet that day,

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While my castles crumbled and vanished away.
 Crumbled and vanished, and in their place
 Naught else could I see but the Master's face.

My thought is now for the souls of men.
 I've lost my life to find it again,
 E'er since one day in a quiet place
 I met the Master face to face.

Green Pastures

The last time Mary Louise and I had tea with the Newtons at their Beach home, Seven Seas, it was Easter week 1998, and at the end we said farewell by repeating together the Twenty-third Psalm. In recent years, Jim frequently told me both on the phone and in person that whenever he came to the part about "green pastures," he thought of our meditation times in a quiet pasture near Lake Tahoe back in 1940. We were attending a conference with other friends there. In the early morning hours before the sun climbed up the back of the mountains, near the cross outlined in the snows of Mount Tallac, and took the chill off the fall air, we met near the lakeside. ~~As mentioned earlier,~~ Sometimes Ellie joined us.

During these last moments of fellowship with the Newtons on the Gulf of Mexico, we limited our visit to an hour to conserve their strength. Before we said goodbye, when in the Twenty-third Psalm we came to the line, "He prepares a table before me in the presence of mine enemies," Jim cut in with a firm voice, "AND MY FRIENDS!"

The Future

"I can't say so much for my past," Jim says, "but my future is spotless."

He also says he expects to keep growing until he leaves the planet. It is doubtful the process will stop then. Wherever he is headed, they probably can use a good real estate man. With his skillful care in shoe-horning the right people into the right locations, he could be kept busy for quite a while.

After all, Jim Newton has read somewhere that in his Father's house are many mansions.

T Willard Hunter
 525 W 6th St Claremont CA 91711 909 626 7094

revisions 2-90 4-94 4-96 4-97 4-98

**Vern & Meryl Eriksson
7148 Estero Blvd. #321
Fort Myers Beach
FL 33931-4721**

Modifications to - T. Willard Hunter's -"A Tribute to James Draper Newton.

Page 3 - Real Estate.

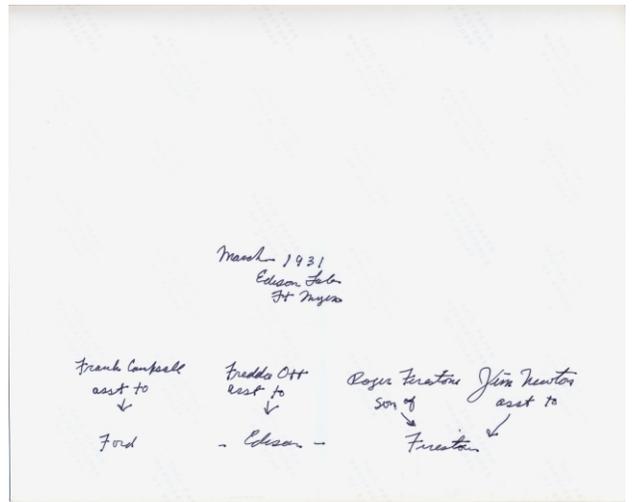
At 62 he returned to Florida and opened an office in the lobby of the family's Hotel on Fort Myers Beach. In his mid seventies, he passed on the leadership to others and directed his attention to his many other interests. Newton Associates, Inc. became Southwest Florida's premier Real Estate operation and was later sold to a National Company.

Other Corrections:

- Page 6
- Page 8
- Page 13
- Page 17
- Page 18
- Page 20 take out -as mentioned earlier.



01: March 1931: (Back) Frank Campsall, Freddie Ott, Roger Firestone, Jim Newton (Front) Henry Ford, Thomas Edison, Harvey Firestone.



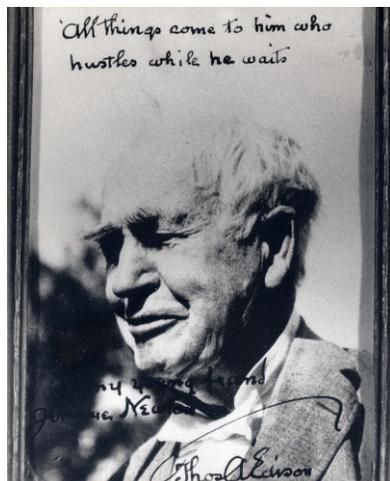
02: Names on back of photo 01.



03: Undated: Thomas Edison at dedication of New Bridge, Ft. Myers, Florida.



04: Undated: Jim Newton and Thomas Edison.



05: Undated: Thomas Edison "All things come to him who hustles while he waits".



06: 1939: Anne Lindbergh, Jane Newton, Charles Lindbergh, Dr. Robley Newton at Beach Hotel.

Historic Photos: Courtesy of Robley Greilick



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CULTURAL RESOURCE ENHANCEMENT PLAN FOR:
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TOWN OF FORT MYERS BEACH
FORT MYERS BEACH, FLORIDA

MARCH 2007

EXHIBIT

2.3.1



07: Undated: Jim Newton and Charles Lindbergh on Aldebaran.



08: Undated: Ellie Newton sailing Aldebaran.



09: Undated: Aldebaran owned by Charles Lindbergh and Jim Newton.



10: 1945 or 1946: Jim McLaughry, Jim Newton, Dr. Morris Martin (Buchman Secretary), Founder Frank Buchman of MRA



11: 1945: MRA Mackinac Island, MI.



12: 1954: Dr. Robley Newton

Historic Photos: Courtesy of Robley Greilick



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13: Undated: Connie Mack Sr.



14: Undated: Dr. Robley and Jane Newton
50th wedding anniversary at Beach Hotel.



15: 1994: Jim and Ellie Newton Uncommon
Friends Statue.



16: Undated: Land Lindbergh and Jim Newton.



17: Undated: Jim Newton at Aldebaran, owned
with Charles Lindbergh.



18: Undated: Frits Phillips, Cardinal Konig,
Gordon Wise.

Historic Photos: Courtesy of Robley Grelick



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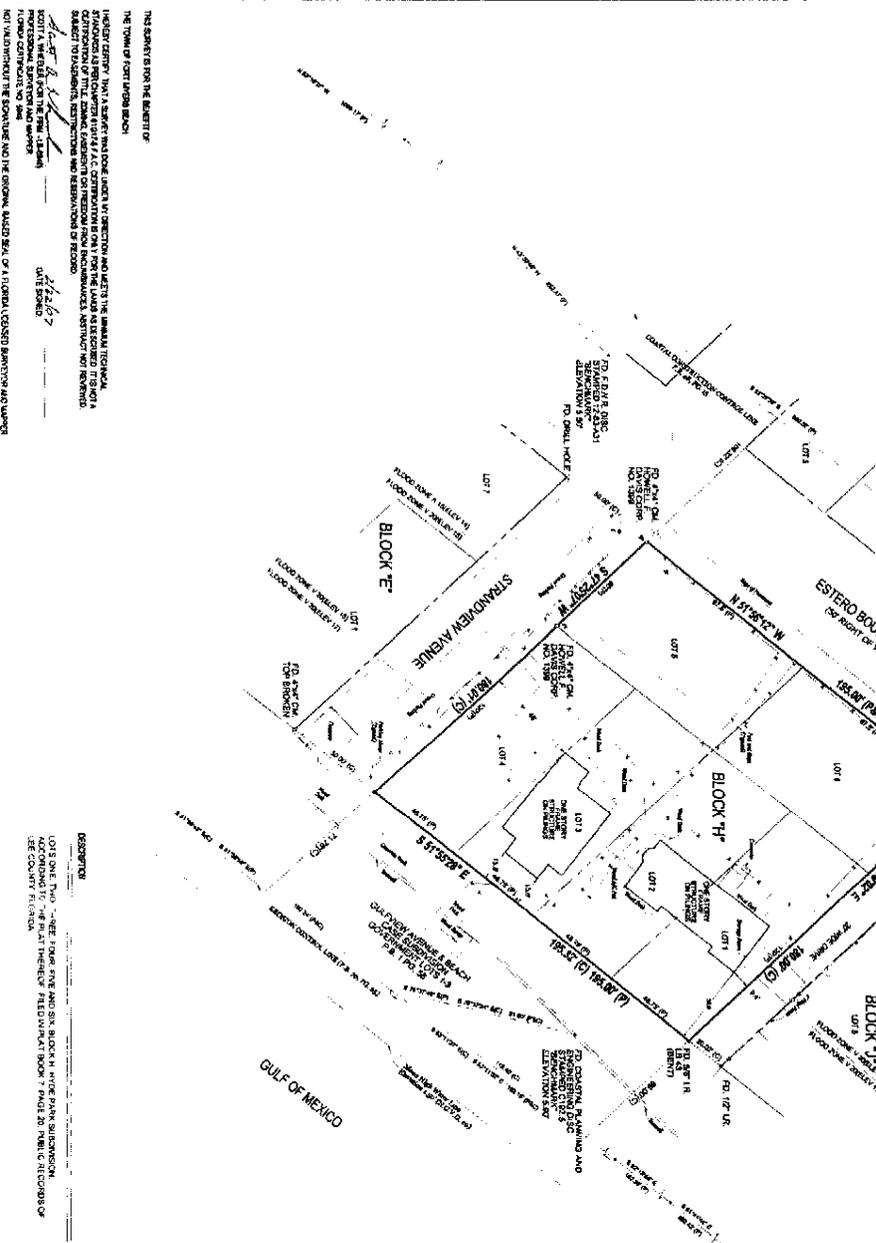
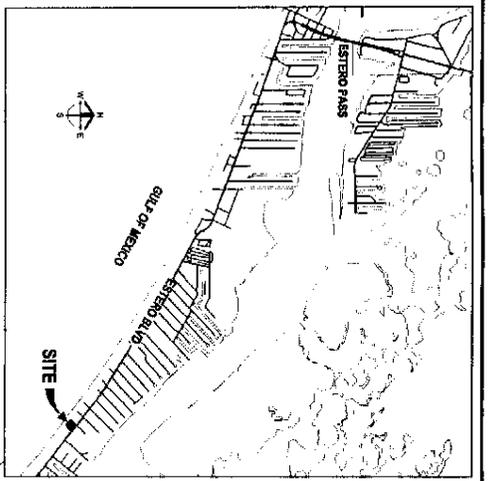
PREPARED FOR:
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FORT MYERS BEACH, FLORIDA

MARCH 2007

EXHIBIT

2.3.1

EXHIBIT 2.7.1
2003 and 2007 Surveys



NOTES

1. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO THE CONDITION OF THE LAND OR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO THE CONDITION OF THE LAND OR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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LEGEND

1. UNDEVELOPED	16. WATER RESERVATION
2. DEVELOPED	17. EASEMENT
3. CONCRETE DRIVEWAY	18. EASEMENT
4. CONCRETE DRIVEWAY	19. EASEMENT
5. CONCRETE DRIVEWAY	20. EASEMENT
6. CONCRETE DRIVEWAY	21. EASEMENT
7. CONCRETE DRIVEWAY	22. EASEMENT
8. CONCRETE DRIVEWAY	23. EASEMENT
9. CONCRETE DRIVEWAY	24. EASEMENT
10. CONCRETE DRIVEWAY	25. EASEMENT
11. CONCRETE DRIVEWAY	26. EASEMENT
12. CONCRETE DRIVEWAY	27. EASEMENT
13. CONCRETE DRIVEWAY	28. EASEMENT
14. CONCRETE DRIVEWAY	29. EASEMENT
15. CONCRETE DRIVEWAY	30. EASEMENT

PLAT BOOK 1, PAGE 20
LEECOUNTY RECORDS
SECTION 29
TOWNSHIP 46 SOUTH
ESTERO ISLAND
LEE COUNTY, FLORIDA

TOWN OF FORT MYERS BEACH
STRAWBERRY BEACH

PLAT BOOK 1, PAGE 20
LEECOUNTY RECORDS
SECTION 29
TOWNSHIP 46 SOUTH
ESTERO ISLAND
LEE COUNTY, FLORIDA

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BOUNDARY SURVEY

DATE: 08/15/2017

1 of 1

2017-08-15

2017-08-15

2017-08-15

2017-08-15

2017-08-15

2017-08-15

EXHIBIT 2.8.1
List of Guests from Eleanor Forde Newton

Eleanor Forde Newton

P.O. Box 6700 • Ft. Myers Beach, FL 33932

Phone: (941) 463-4700 • Fax: (941) 463-9292

FAX TO: MICHELLE **FROM: Babs Murphy**
TOWN OF FMB

**SUBJECT: GUESTS WHO HAVE STAYED, OR HAVE BEEN
ENTERTAINED ON THE NEWTON PROPERTY**

1. *King Michael and Queen Anne of Romania.*
2. *Charles Lindbergh and Anne Morrow Lindbergh*
3. *Reeve Lindbergh Tripp (author and daughter of Charles and Anne L)*
4. *Jon, Land, Scott and Anne Lindergh (children of Charles and Anne L)*
5. *Duke and Duchess of Montrose, Scotland(member of House of Lords)*
6. *Cardinal of Vienna, Austria, Franz Konig*
7. *Glenn Close (American actress)*
8. *Mr. & Mrs. Morgan Firestone (grandson of Harvey Firestone)*
9. *Mr. & Mrs. Frits Philips of Holland (owner of Philips Electronics)*
10. *Mr. and Mrs. Peter Peterson (member parliament Republic of Germany)*
11. *Mr. and Mrs. Phillippe Mottu (State Department of Switzerland)*
12. *Mr. John Riffe, Vice President CIO/AFL*
13. *Mr. William Grogan, Union Labor Leader*
14. *Mr. Slim Babbitt, President of ALPA, Pilots' Association*
15. *Senator and Mrs. Connie Mack*
16. *The Honorable Porter and Mrs. Goss*
17. *Mr. and Mrs. John Albion*

Jim and Ellie Newton – Seven Seas
Partial Guest List

Charles A. and Anne Morrow Lindbergh
Jon, Land, Anne Spencer, Reeve, and Scott Lindbergh
Their Royal Majesties, King Michael and Queen Anne of Romania
His Eminence Cardinal Franz Koenig of Vienna, Austria (known as the Red Cardinal for his work behind the Iron Curtain during the Cold War, visiting priests with encouragement)
Rajmohan Gandhi grandson of Mahatma Gandhi
Dr. and Mrs. Frederick Phillips of Holland, chairman of Phillips Worldwide Industries, and creator of cassettes, electric shavers, telecommunications systems, etc.
Dr. Ernie Vande Weghe, star Knicks basketball player in 1950's, author and professional teams physician
Mrs. Vande Weghe, Coleen, Miss America of the Early 1950's
Glenn Close, Hollywood film star
Morgan Firestone, grandson of Harvey, entrepreneur in his own right
British diplomat, A.R.K. "Archie Mackinzie"
Sir Conrad Hunte, West Indian International cricketer from Barbados
Mitchell and Bruce Bingham, sons of Hiram Bingham, who re-discovered Machu Pichu, lost city of the Incas
Mr. and Mrs. Bernard Hallward, owner of Montreal Star Newspaper, plus forests and paper mill: reporter in Moscow in 1917 when the revolution broke out
Mr. William Grogan, International Vice President, Transport Worker Union, Congress of Industrial Organizations (CIO)
John Riffe, Executive Vice President of CIO
Al Kuettner, UPI Atlanta bureau manager during civil rights struggle
Bunny Austin, British tennis champion, and his wife
Phyllis Konstam, British stage and film actress
Dr. Sylvia Earle, Explorer-in-Residence for National Geographic
Gordon Wise of Australia, international director of Moral ReArmament
Dr. Paul Campbell, Canadian director of Moral ReArmament



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March 2007

EXHIBIT

2.8.2



01: 1970 Jim Newton and Mary Geddes, his sister.



02: 1970 Jim Newton and two Whittemore great nieces.



03. Circa 1975 The John Hallwards.



04: 1980's Cardinal Konig and King Michael.

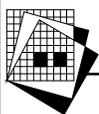


05: 1983 Clare, Christopher and Peter Hallward, Ellie Newton, Reeve Lindbergh, Anne Morrow Lindbergh And Reeve's two daughters.



06: 1984 Reeve Lindbergh and her children.

Photos: Courtesy of Robley Greilick, all photos taken at Seven Seas



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2.8.3

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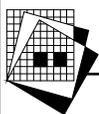


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2.8.3



07: 1987 Cardinal Konig.



08: 1987 Queen Anne, Ellie Newton, King Michael and Jim Newton.



09: 1988 Reception for Cardinal Konig and King Michael.



10: 1988 Mina Creech, Cardinal Konig, Jim and Ellie Newton.



11: 1988 Anne Morrow Lindbergh, Ellie Newton, Cardinal Konig and Jim Newton.



12: 1988 Gordan Wise, Cardinal Konig and Mina Creech.

Photos: Courtesy of Robley Greilick, all photos taken at Seven Seas



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13: 1988 Bernice Davis and Ellie Newton.



14: Ellie and Jim Newton.



15: 1991 Ellie and Jim Newton.



16: Jim and Ellie Newton, Karen Jackson Hodgson and Bunny Austin.



17: 1991 Gene Holbrook, Jim Newton, Marjorie Wise and Ellie Newton.



18: 1994 Jim Newton, Kathleen Knauff and Ellie Newton.

Photos: Courtesy of Robley Greilick, all photos taken at Seven Seas



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19: 1992 Danny and Theo Cox.



20: 1992 Tea for Cardinal Konig, Homer Pyle, Dave and Sue Robinson.



21: 1992 Ellie Newton, Annejet and Paul Campbell and Jim Newton.



22: Circa 1994 Unknown, Jim and Ellie Newton and Morgan Firestone.



23: Jerry von Tueber, Jim and Ellie Newton, Barbara von Tueber



24: 1994 Ellie Newton.

Photos: Courtesy of Robley Greilick, all photos taken at Seven Seas



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25: 1994 Denise Wood, Kazu and Yumiko Hamada, John Wood, Jim and Ellie Newton and Van Wishard.



26: 1996 Jim Newton, Reeve Lindbergh and Ellie Newton.



27: Undated Ellie and Jim Newton and King Michael of Romania.



28: Undated Frits Phillips, Jim Newton, unknown and David Robinson.



29: Undated Geraldine Hughes of MRA, Connie and David Mc Cormick.



30: Undated Jim Newton, Gordon and Marjorie Wise and Ellie Newton.

Photos: Courtesy of Robley Greilick, all photos taken at Seven Seas



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31: Undated Jim Newton, Kenaston Twitchell of MRA.



32: Undated Mary Geddes, 2 unknown, David of Scotland, unknown, Barney Creech and Bob Whittemore.



33: Undated Gordon Wise, John Hallward, Ellie Newton, unknown, Cardinal Konig and Jim Newton.



34: Undated Lila Tremaine, Cardianl Konig and Marjorie Wise.

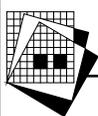


35: Undated Paul Campbell of MRA.



36: Undated Vern Eriksson, Bunny Austin, and T. Willard Hunter.

Photos: Courtesy of Robley Greilick, all photos taken at Seven Seas



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37: Undated Ellie and Jim Newton with Elizabeth Swanson.



38: John Hallward son of Barnard Hallward At Ellie's 100th Birthday Party.



39: Undated Jim and Ellie Newton.

Photos: Courtesy of Robley Greilick, all photos taken at Seven Seas



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ducts running up the wall to enter the attic through the south gable. Once in the attic the supply duct ran to a location in each room where a ceiling mounted grille was installed. The return came from a central location and ran back to the exterior unit. With no insulation in the walls the HVAC was inadequate in size and the remaining ducts and grilles are in poor condition

Plumbing

The plumbing in the Cottage is comprised of piping and fixtures for the two bathrooms and the kitchen sink. All drain lines are PVC as well as the piping of the irrigation system. While the piping is in fair condition the fixtures are in good condition.

Electric

The electrical service enters the building on the north façade near the northeast corner from underground. The service rises to a meter and then into a weatherproof panel with circuit breakers. The electric service entry has been recently installed and is in good condition. There was a 2005 permit for this work. All wiring inside the house runs concealed and its condition is unknown. At the meter location there is also the service entry for telephone. To the west of the electrical service entry is water supply pipes and controller panel for the site irrigation system. On the exterior of the building, above the two doors on the east façade, there is a compact fluorescent fixture to illuminate the adjacent steps and landings at each door. Additionally, on the exterior at the southeast corner of the house is a security fixture with twin bulbs. On the interior there are ceiling mounted lights and wall mounted receptacles in each room. Some rooms have paddle fans, ceiling mounted in the center of the room. All fixtures both exterior and interior are in fair condition.

Hazardous Materials

Hazardous materials are documented in a report by Environmental Consulting & Technology, Inc. prepared in June of 2003. A brief summary of the results are as follows:

- Transite siding on the exterior is asbestos containing material.

See Existing Condition Drawing and Photo Key in Exhibit 3.1 and Existing Condition Photographs in Exhibit 3.2.

3.3 *Seven Seas*

Exterior

Foundations

The Seven Seas foundations consist of driven wood piles that are in fair to good condition. Attached to the top of the piers are 6 x 6 wood beams supporting the floor joists. The beams are in good condition. Although there is some scouring of the soil under the residence, from the action of water from the Gulf of Mexico there is no danger of the building being undermined or damaged. The foundations for the front (east) steps, ramp, den (north) steps and west raised deck are 4 x 4 posts dug into the ground. The posts are in fair condition.

Exterior wall cladding

The exterior cladding of the Seven Seas is 1 x 12 wood boards installed vertically with the vertical joints between boards covered with a 1/4" x 1/2" wood screen moulding. According to Robley Greilick the building material is tide water red cypress from the Everglades. The entire façade is painted and in fair condition.

Windows

Aluminum framed window units have been used for windows. These awning type windows appear original to the building and this is verified by photographs of the building dating from the 1970s. The window units are in fair condition.

Exterior Doors

The front door facing the east is a door with perimeter wood stiles and rails and a center panel of a jalousie unit. The door on the north elevation, at the den, is a three panel wood door probably contemporary with the addition to the north of the main house. The west elevation has a series of large sliding glass panels for doors. Protecting the sliding glass panels are aluminum roll down shutters of recent vintage. All doors, frames and shutters are in fair condition.

Steps, landings, ramps

The steps and deck at the east front door were constructed of pressure treated lumber and still exist in their original configurations as well as the adjacent ramp also constructed by the Newtons. The bottom section of the ramp has been removed. The steps and deck at the north den door were also constructed of pressure treated 2 x lumber. The deck at the rear, west, is also constructed of pressure treated lumber. The front steps and ramp are in fair condition while the north and west steps and decks are in poor condition. At the center of the west facade facing the Gulf of Mexico there was originally a large screened porch which has since been removed because of storm damage. At the areas where attachment was made to the house there is evidence of the screened porch as well as some of the foundations for the perimeter wall. This evidence along with photos of the porch and the 2003 survey information would allow for its accurate reconstruction.

Eaves

The eaves of the house consist of an eighteen inch overhang at the north, south and east elevations. At the west elevation the overhang is nearly three feet at the southwest bedroom and the northwest guest site/office. At the center section the overhang is a few inches. At the east and west elevations the rafter ends are exposed as is the bottom of the roof sheathing. Also at the east and west elevations at six locations along the length of the wall there are vent openings with screens on the exterior and wood doors on the interior to close the opening in inclement weather.

Roof

The roof is covered with ninety pound roll roofing which is in fair condition. At the wood decking of the original portion of the building is constructed of 1 x lumber but is in good condition with no visible signs of water damage on the underside as seen from the rooms below. At the guest site/office and den in the north addition the roof has leaked in the past and there is evidence of the roof leaks. Permits for roofing were issued in 1987 and 2004.

Interior**Floor framing**

The floors are framed with 2 x 10 southern yellow pine members at 2'-0" on center. All the framing is supported on beams attached to the wood piles as noted in the foundation section of the report. The framing is in good condition.

Flooring

The flooring of the original portion of the house is yellow pine covered with carpet except at the bathroom which is covered with hexagonal ceramic tile. At the porch to the west of the living room the exposed flooring is painted plywood. The floor of the kitchen is sheet vinyl flooring over the original floor material. At the guest site/office and den in the addition the floor is also painted plywood. In the north bathroom the floor like the kitchen is sheet vinyl flooring. All flooring is in fair condition.

Walls

For the original portion of the building the exterior and interior walls are 2 x 4 stud framing with vertical wood 1 x 6 bevel edged siding for the interior partitions between rooms and on the interior face of exterior walls. All walls are in good condition. No termite damage is evident. For the addition to the north the exterior and interior walls are 2 x 4 stud framing with 1/8" veneer luan paneling in the guest site/office and gypsum wall board with vinyl wall covering in the hallway and den / guest room. The walls of the bathroom are ceramic tile and vinyl wall covering on gypsum wall board. In the original section of the house the walls are in good condition while in the addition the walls are fair to poor with some deterioration and evidence of termites.

Doors

The doors between rooms are all wood, two panel, fully louvered doors except at bathroom number two which is a hollow core flush wood door. The door and frame is missing from bathroom number one. All are in good condition, mostly with original hardware. Doors at closets are board and batten wood board doors. The doors from the living room to the west porch are bi-fold wood frame doors with single glass panels. Although some of these doors are now stored in a closet in the den these doors are of particularly fine quality and craftsmanship. The hardware is top quality. These doors should be re-hung. Most all hardware is original and in fair condition.

Miscellaneous Trim

At the kitchen area at the free standing wall separating the kitchen from the living room the Newtons installed bi-fold louvered panels that run on a track and which is secured by forged hardware. The details and quality of the workmanship are exceptional.

Wood trim

The baseboards, door and window casings are natural finish wood and in fair to good condition.

Ceilings and Ceiling framing

At the original portion of the house the exposed ceiling is also the underside of the roof framing. The roof framing members are four inch by six inch pine timbers at four feet on center which are exposed and have a natural finish which has oxidized into a rich honey colored brownish orange color. The underside of the wood decking is beveled edge 1 x 6 tongue and groove wood boards which also have the fine natural finish of the roof framing. In the area of the guest site/office, den and bathroom number two the original gypsum board ceiling has been removed to expose the prefabricated trusses of the roof framing. There is evidence of active drywood termite infestations in the framing of the guest site/office and den which ought to be treated at the earliest opportunity.

Bathrooms

There are two bathrooms in the house. The first is located in the south end of the original portion of the house. All of the fixtures and finish have been replaced with new fixtures and new tile

finish. The door to this bathroom was widened at the time of the north addition but today only a framed opening exists as the door and frame were removed to ease wheelchair access to the bathroom. At the north bathroom the fixtures and finish probably are original but were installed at the time of the addition in the 1960s.

Kitchen

The kitchen is located in the north end of the original building and is in its original location. The base and upper cabinets are original including the doors and hardware. The cabinets are made of the same 1 x 6 beveled wood boards as the wall covering, with the same natural finish. The range, sink, dishwasher and refrigerator are modern appliances. The floor is covered with a sheet vinyl covering of early vintage. All finishes and cabinets are in good condition. The appliances are in fair condition. What was originally an exterior window is now closed in.

HVAC

The mechanical systems in the house consist of two air conditioning systems made up of condensers (exterior) and air handlers (interior). The air handlers are located in closets, one between the guest site/office and the bathroom in the north end of the house and one between the bedroom in the southwest corner of the house and the adjacent bathroom. All of the rooms of the house are supplied conditioned air. Through age, non-use and water infiltration due to storms the air conditioning systems are in poor condition and should be replaced.

Plumbing

The plumbing in the Seven Seas is comprised of piping and fixtures for the two bathrooms and the kitchen sink. The two bathrooms have been completely remodeled with new water closets, lavatory / vanity units, new shower and tub units and probably wall and floor finishes with new tile on the walls and sheet vinyl on the floor. All new toilet accessories such as towel bars, medicine cabinets and toilet paper holders have been installed.

Electric

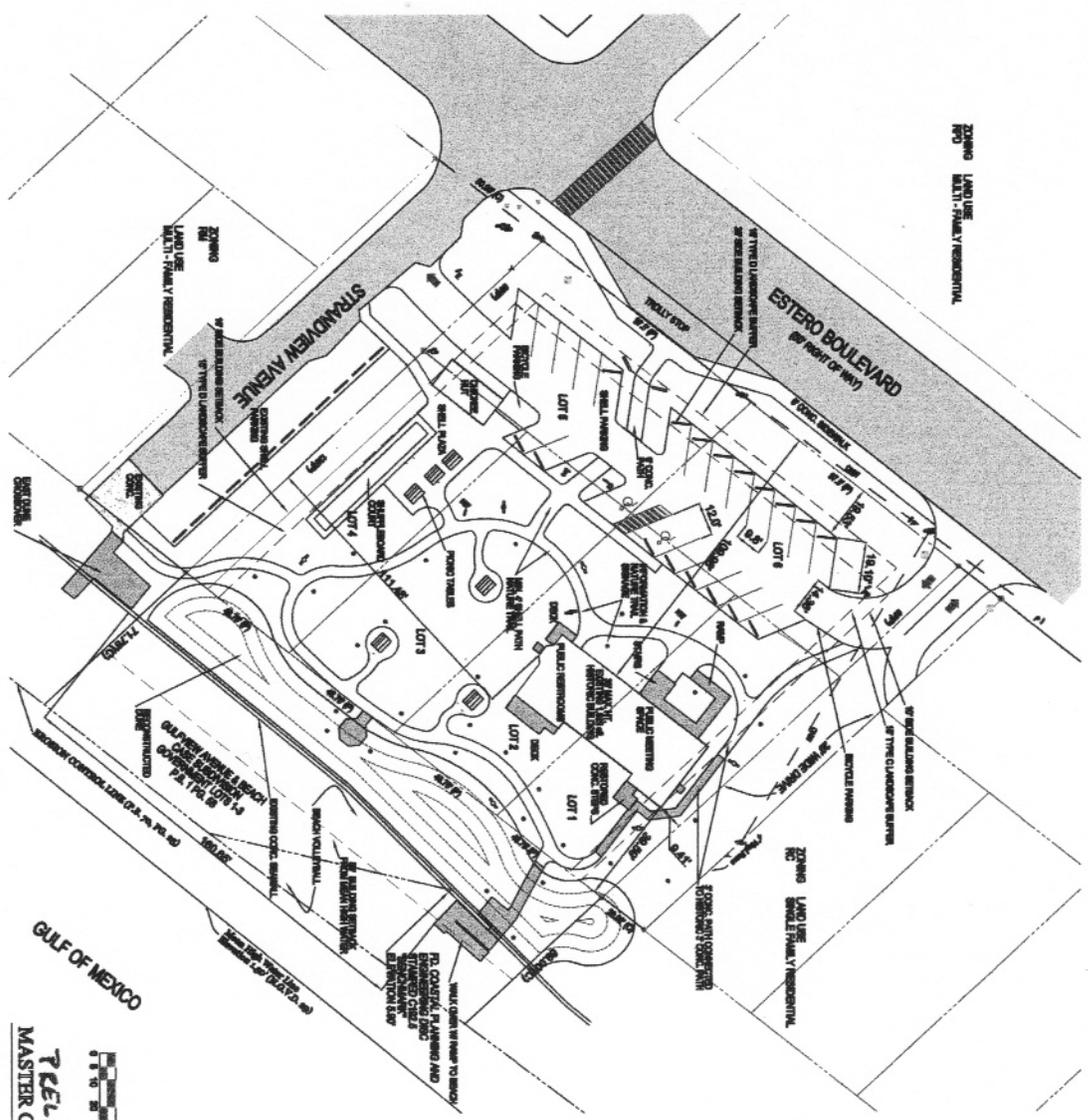
The electrical service is attached to the building near the center of the south facade. The aerial service attaches to the building at the eave and runs to the meter by way of a pipe masthead and then into a weatherproof panel with circuit breakers. The electric service entry has been recently installed and is in good condition. All wiring inside the house runs concealed and its condition is unknown. At the meter location there is also the service entry for telephone and cable communications.

Hazardous Materials

Hazardous materials are documented in a report by Environmental Consulting & Technology, Inc. prepared in June of 2003. A brief summary of the results are as follows:

- The sheet vinyl floor covering in the kitchen and the north bathroom are asbestos containing material.
- The stucco ceilings of the guest site/office and den were asbestos containing material but were removed after the water penetration and damage of the 2004 storms.

See Existing Condition Drawing and Photo Key in Exhibit 3.3 and Existing Condition Photographs in Exhibit 3.4.



PRELIMINARY
MASTER CONCEPT PLAN

SCALE: 1" = 20'

NORTH

DATE: 9/18/08
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 mcp

PROJECT NO.: 2800045
 DATE: 9/18/08

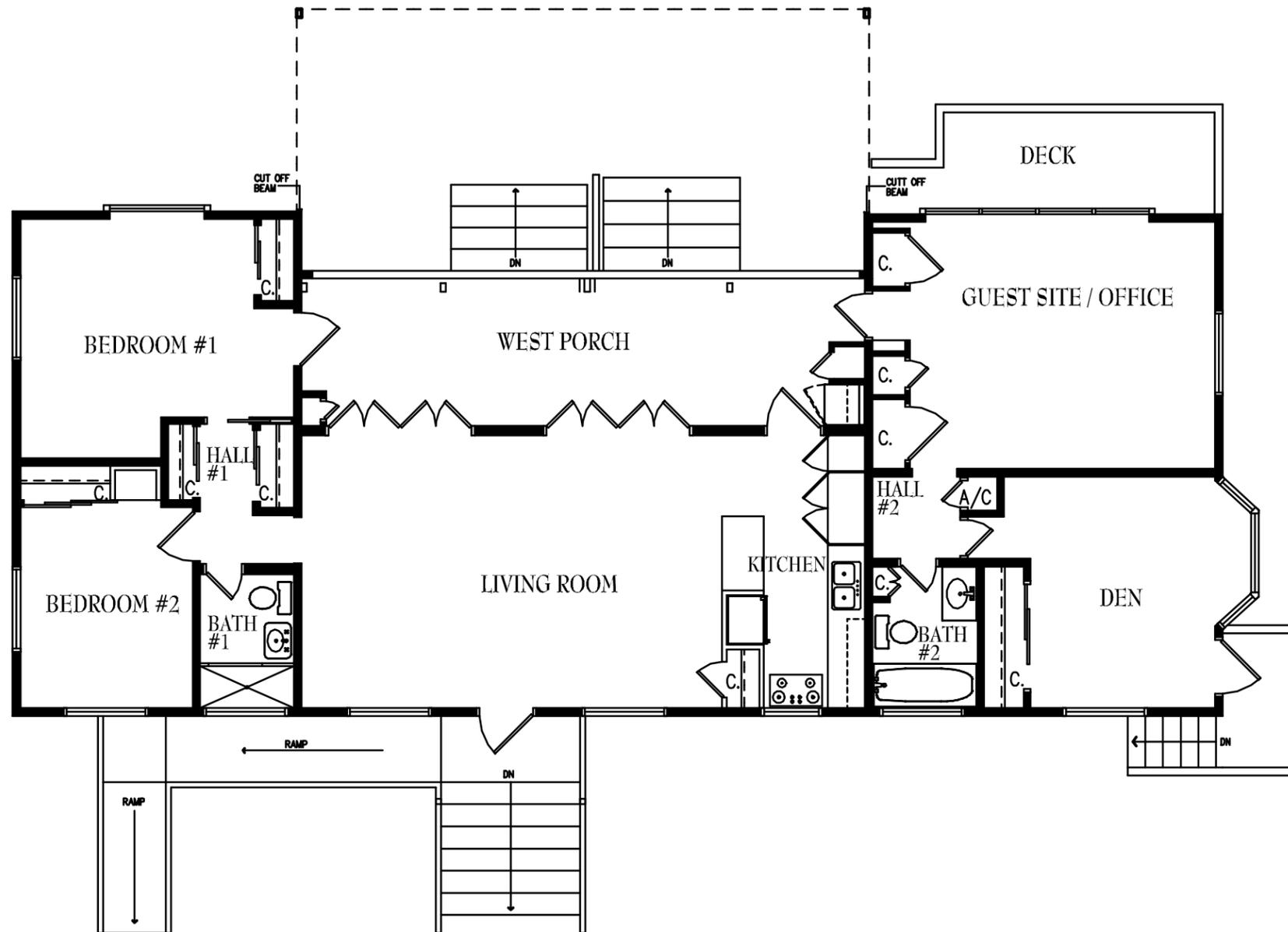
LANDSCAPE ARCHITECTURAL PLAN FOR
NEWTON BEACH PARK
 FORT MYERS BEACH, FLORIDA
 ZONING EXHIBIT

CONSULTANT:

PROJECT NO.: 1002
 FILE NO.:
 DESIGNED BY: HJB
 CHECKED BY:

DATE: 9/18/08

DAVID M. JONES JR. AND ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS AND PLANNERS
 2221 BUCKLEBOURNE DRIVE, FORT MYERS, FLORIDA, 33901
 (239) 337-5525 FAX (239) 337-4484
 LC 0000063



EXISTING CONDITION

SCALE: 1/8"=1'-0"

RENKER EICH PARKS ARCHITECTS
 1609 9th St. N., St. Petersburg, Florida, 33704 (727) 821-2986

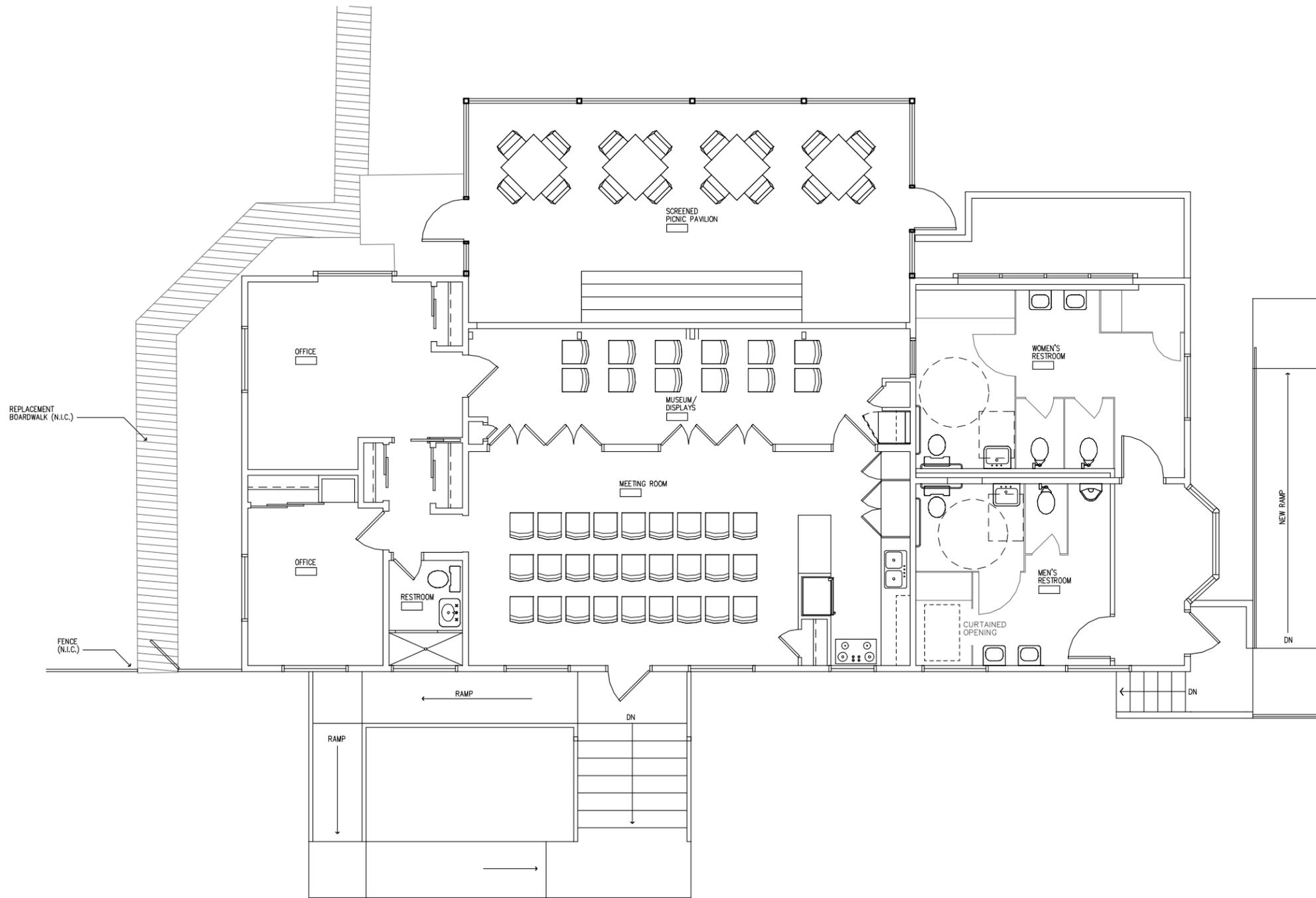
SEVEN SEAS
 NEWTON BEACH PARK
 4650 ESTERO BOULEVARD
 TOWN OF FT. MEYERS BEACH

DATE:
 MARCH 2007

SCALE:
 SCALE: 1/8"=1'-0"

SHEET NO.:

3.3



1
A-X
PROPOSED FURNITURE PLAN
SCALE: 1/4"=1'-0"

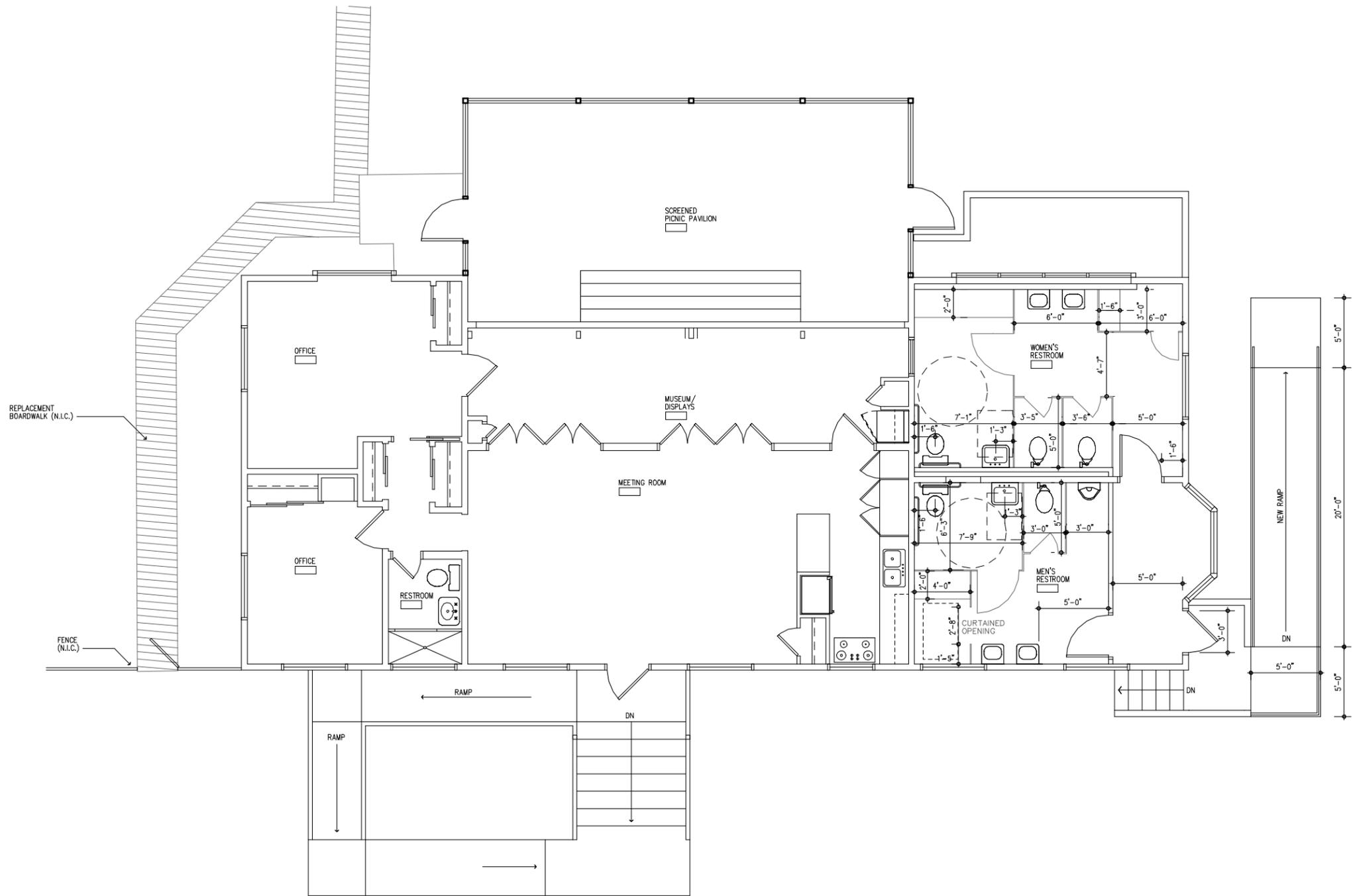
SEVEN SEAS
4650 ESTERO BOULEVARD
NEWTON BEACH PARK
TOWN OF FORT MEYERS BEACH

PROJECT NO.: 0821
 DATE: 10-08-2008
 DRAWN BY: KAY, SKS
 REVISIONS:

SHEET TITLE:
 PROPOSED FURNITURE PLAN

SHEET NO.:
FU1.1
 OF SHEETS

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PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0"

SEVEN SEAS
4650 ESTERO BOULEVARD
NEWTON BEACH PARK
TOWN OF FORT MEYERS BEACH

PROJECT NO.: 0821
 DATE: 10-08-2008
 DRAWN BY: KAY, SKS
 REVISIONS:

SHEET TITLE:
 PROPOSED FLOOR PLAN

SHEET NO.:
A1.1
 OF SHEETS

H:\2008\0821 Newton Ph. I\CD\Seven Seas\SD\0821 SS PLN.cac 10/8/2008 2:17 PM

Theresa Schober

From: Sara.Leitman@dca.state.fl.us
Sent: Wednesday, April 30, 2008 12:33 PM
To: Theresa Schober
Cc: Grant.Gelhardt@dca.state.fl.us
Subject: RE: Newton Beach Park 02-098-FF2

Hi Theresa,

We understand that the Town Council is interested in relocating one structure from the site.

FCT has discussed the matter with DHR, and we have determined that the Newton house should not be moved from the site due to its significant historical value.

The possibility of moving the beach cottage is being considered but to reach a decision, we need a map showing the location of where the Town is proposing to move the beach cottage and a short discussion of the proposed use of the beach cottage.

Thanks,
Sara

Sara Leitman
Planner IV
Florida Communities Trust
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
850-922-1706
Florida Communities Trust website: <http://www.floridacommunitydevelopment.org/fct/index.cfm>

The Department of Community Affairs is committed to maintaining the highest levels of service and values your feedback. Please take a few moments to complete our Customer Service Survey by visiting <http://www.dca.state.fl.us/CustomerServiceSurvey/>. Thank you in advance for letting us know what you think.

The Florida Discount Drug Card is designed to lower the cost of prescriptions for certain Florida residents. To learn more, visit <http://www.FloridaDiscountDrugCard.com> or call toll-free 1-966-341-8894 or TTY 1-866-763-9630.

Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure.