

**TOWN OF FORT MYERS BEACH
SPECIAL CERTIFICATE OF APPROPRIATENESS
APPLICATION**

COA NO.: _____
 DESIGNATION NO.: _____
 DATE FILED: _____
 DATE ISSUED: _____
 APPROVED: _____
 DENIED: _____

Town of Fort Myers Beach 2523 Estero Boulevard Fort Myers Beach, FL 33931
 Telephone: (239) 765-0202 / FAX:(239) 765-0909

Contributing	Non-Contributing	<input checked="" type="checkbox"/> Individual Designation	Not Historical
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Name of Project: Newton Cottage Relocation and/or Demolition

Location: 4610 Estero Boulevard, Fort Myers Beach, FL 33931

Strap No.: 29-46-24-W3-0080H.0030

Name of Applicant or Agent: Town of Fort Myers Beach

Address: 2523 Estero Boulevard

City / State: Ft Myers Beach, FL **Zip Code:** 33931 **Phone:** 239.765.0865

Name of Historic District, if applicable: FMBHD (Individual) 2004 02 4610 Estero Blvd (Newton Cottage)

- Check all that apply:**
- Building
 - Archaeological Site
 - Object
 - Landscape Feature

Project Description: (describe all work proposed)

Type of Work: Alteration Demolition New Construction
 Reconstruction Excavation Relocation

Narrative: Please see attached.

Change in Use: yes no

If yes, explain: Future use is not determined pending request for demolition.

Does this use require a variance, special permit, or special exception under the Zoning Ordinance? yes no

If yes, explain: Dependent on future use.

Has a development order or exemption been applied for prior to or concurrent with this application? yes no

If yes, explain: _____

SUBMITTAL REQUIREMENTS

n/a	Full plans and specifications (9 sets of plans, 1 set of specification).
✓	Site plan (9).
n/a	Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
n/a	Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent buildings and streetscape within a historic district.
✓	Demolition applications only: Provide plans for the reuse of the property.
✓	Moving applications only: Provide reason for the proposed move, and a description of the new location and settings.
n/a	Archaeological sites: Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
n/a	Proposed mitigation measures.
n/a	Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.

Summary

The proposed project entails the removal of the Newton Cottage located at 4610 Estero Boulevard (Attachment 1) from the Newton Estate (Lots 1 through 6, Hyde Park) purchased by the Town of Fort Myers Beach with local, county, and state funds to produce a waterfront park facility. This request proposes either relocation or demolition of the structure to create additional park area adjacent to the Gulf of Mexico for the enjoyment of island residents and visitors. The STRAP number is 29-46-24-W3-00008H.0030.

Existing Conditions

The Newton Cottage and associated garage were listed with the Florida Master Site File (8LL2038) in 2002 (Attachment 2) and designated as an individual historic structure by the Town of Fort Myers Beach Historic Preservation Board on March 16, 2004 as FMBHD 2004 02 (Attachment 3). The site file was completed by Douglas Hattaway of the Trust for Public Land that served as the land purchasing agent from the Newton Estate prior to transfer of ownership to the Town of Fort Myers Beach. The historic designation by the Town's Historic Preservation Board relied on the architecture and age of the buildings and the association with the James and Eleanor Newton Estate that was acquired by the Town of Fort Myers Beach with funds from Florida Communities Trust and Lee County to develop a beachfront park and community facility.

Contrary to the Historic Designation report, the cottage building, although owned by the Newton's after 1972, played a very small part in the local and national significance surrounding Jim and Ellie. According to deed research, the Lots 1 & 2 of Hyde Park (where the cottage is now located) were owned by Robley and Jane Newton until 1940 when they were purchased by Eleanor Aymai Allison (Attachment 4). It was during the Allison's ownership that the building was relocated from interior Florida to this site (ca. 1944). In 1966 the lots were sold to Alanson and Janice White. In 1968, the Whites sold the property to B. M. Hallward Trustees and in 1972 to Eleanor Newton when it was put into use as a long term rental.

The cottage is a single story two bedroom and two bath residential building with a base floor area of 1,413 square feet with a 256 square feet enclosed front porch facing the Gulf of Mexico. The building is a vernacular style building with a wood frame structure resting on concrete block piers. The exterior is horizontal wood siding covered with cement board tiles. The roof has four intersecting gables with a chimney leading up from a large coquina fireplace. Owing to renovations through time, the building contains wood double hung sash 6/1, four pane transom, and replacement awning windows. Interior five panel wood doors also appear to be of two styles. Interior walls and ceilings are wood frame and lathing with a plaster finish with 3/4" thick tongue and groove southern yellow pine flooring and wood trim. Existing condition photos are provided in Attachment 5.

Although an example of early twentieth or late nineteenth century vernacular architecture (age is misidentified in the original application), the early history of the building is unknown and no significant events are known to have taken place in this structure. In their assessment of the significance of the Newton Cottage, Renker Eich Parks Architects identify four of seven

National Register Criteria that the property conveys. These include integrity of design, materials, workmanship, and feeling that relate to the minimal alteration this building has had through time and its consistent use as a residence. However, the cottage lacks integrity of location and setting due to its relocation. The associated garage also designated in 2004 was demolished following Hurricane Charley and the Newton cottage has sustained some damage that would require repair should it be reused.

Proposed Relocation and/or Demolition

The proposal for adaptive reuse of the Newton Estate includes restoration and adaptive reuse of Seven Seas, the Newton's primary residence since 1953, to provide park amenities including bathhouse and restroom facilities, community gathering space, interpretive exhibits as well as active and passive recreational opportunities on landscaped grounds. Additional beachfront park space for these amenities that will benefit island residents and visitors is facilitated by the removal of the Newton Cottage and park development of that area of the property. A preliminary plan for the site is provided (Attachment 6).

Given Town agreements with Florida Communities Trust (FCT) that require Division of Historical Resources (DHR) review of all site modification, options for relocation and/or demolition have been posed. In April 2008 a request for FCT to consider relocation was solicited. After conferring with DHR, FCT issued a letter indicating the cottage but not the Seven Seas could be relocated. In August 2008 a request for FCT to consider demolition was solicited. After conferring with DHR, FCT likewise found demolition if necessary to be acceptable. In either case, a formal amendment is necessary to the Town's Management Plan with FCT.

The following correspondence is enclosed as Attachment 7:

- Letter from Theresa Schober to Sara Leitman, FCT dated April 14, 2008
- Letter from Grant Gelhardt, FCT to Theresa Schober dated May 15, 2008
- Letter from Scott Janke to Grant Gelhardt, FCT dated August 21, 2008
- Letter from Fred Gaske, DHR to Grant Gelhardt, FCT dated September 3, 2008
- Letter from Grant Gelhardt, FCT to Scott Janke dated October 8, 2008

Plans for adaptive reuse of the structure or a new location have not been solidified pending the outcome of this application.



Location Map



**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

2.1.1



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 3.0 11/96

Consult *Guide to Historical Structure Forms* for detailed instructions.

Site #8 LL2038
 Recorder # _____
 Field Date 08 / 06 / 01
 Form Date 06 / 05 / 02

X Original
 Update
 (give site#) _____

Site Name(s) (address if none) Newton Cottage Multiple Listing [DHR only] _____
 Survey Newton Cottage Survey Survey # _____
 National Register Category (Please check one: consult with Site File before using last four): X building structure district site object

LOCATION & IDENTIFICATION

Address (include N,S,E,W; #; St., Ave., etc.) 4610 Estero Boulevard
 Cross Streets (nearest / between) Strandview Avenue
 City / Town (within 3 miles) Town of Fort Myers Beach In Current City Limits: X y n unknown
 County: Lee Tax Parcel #(s): 294624-W3-0080H.0030
 Subdivision name: Hyde Park Block: H Lot: 2, 3, 4, 5 and 6
 Ownership (Please check one): private-profit X private-individual city county Native American
 private-nonprofit private-unspecified state federal foreign unknown
 Name of Public Tract (e.g., park) Not Applicable
 Route to (especially if no street address) Hyde Park Subdivision on the corner of Estero Boulevard and Strandview Avenue

MAPPING

USGS 7.5' Map Name & Date: Fort Myers Beach
 Township: 46 S Range: 24 E Section: 29 ¼ section: NW SW SE X NE Irregular-name: _____
 Landgrant _____ UTM: Zone 16 17 Easting _____ 0 Northing _____ 0
 Plat or other map (map's name, location) _____

DESCRIPTION

Style* Frame Vernacular Exterior Plan* Rectangular Number of Stories 1
 Structural System(s)* Light Wood Frame
 Foundation: Type(s)* Piers Material(s)* Concrete Block
 Exterior Fabric(s)* Asbestos, Shingles
 Roof: Type(s)* Gable-intersecting Material(s)* Asphalt Shingles
 Roof secondary strucs. (dormers etc.)* _____
 Chimney: No. 1 Material(s)* Coquina Location(s)* Gable interior; pitched roof; ridge
 Windows (types, materials, etc.)* DHS, wood, 6 over 1; also transom windows with four panes,

Main Entrance (stylistic details) Main entrance is not landscaped. Six wooden stairs take one onto a small wooden porch. The main door is wood with one over one glass panes.

Porches: #open _____ #closed 1 #incised _____ Location(s) E, Rear

Porch roof type(s) Asbestos, Shingles

Exterior Ornament None

Interior Plan* Unknown interior plan

Condition (Please check one): X excellent good fair deteriorated ruinous

Surroundings (N=None, S=Some, M=Most, A=All/nearly all): Some commercial Most residential None institutional None undeveloped

Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc.) A detached garage is associated with this structure.

Archaeological Remains None observed nor known Check if Archaeological Form completed

* Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

DHR USE ONLY 20/20/20/20/20 OFFICIAL EVALUATIONS 20/20/20/20/20 DHR USE ONLY

NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no	Date ____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info	Date ____/____/____
	LOCAL DESIGNATION: _____	Date ____/____/____
	Local office _____	

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

HISTORICAL STRUCTURE FORM

Site #8 _____

Consult Guide to Historical Structure Forms for detailed instructions.

HISTORYConstruction date: Exactly 1944 according to Lee County Property Appraiser Approximately ___(year) Earlier than ___(year) Later than ___(year)Architect (last name first): Unknown Builder (last name first): UnknownMoves: Yes no unknown Dates Unknown Original address UnknownAlterations: yes no unknown Dates _____ Nature* _____Additions: yes no unknown Dates _____ Nature* _____

Original Use* (give date ranges) _____

Intermediate Uses* (give date ranges) _____

Present Use* (give date ranges) Residential at least since 1944Ownership History (especially original owner, dates, profession, etc.) The cottage was shipped from undetermined location to the present site.

According to the local Estero Island Historical Society, the structure is actually 100 years old, but has been at the present site since 1944 according to the Lee County Property Appraiser's data. Since its relocation to the current site, the cottage has been owned by Jim and Ellie Newton. The Newtons are best known for their friendships with Thomas Edison, Charles Lindbergh, Harvey Firestone, Henry Ford and Dr. Alexis Carrel. In honor of the Newton Legacy, the Uncommon Friends Foundation was formed to preserve the artifacts and memory of Jim and Ellie Newton in Fort Myers Beach.

* Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> formal archaeological survey | <input type="checkbox"/> past surveys search at FMSF | <input type="checkbox"/> local library research | <input type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> informal archaeological inspection | <input type="checkbox"/> past sites search at FMSF | <input type="checkbox"/> non-local library research | <input type="checkbox"/> subdivision maps |
| <input type="checkbox"/> Public Lands Survey (DEP) | <input type="checkbox"/> FL Archives (Gray Building) | <input type="checkbox"/> building permits | <input type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> tax records/property deeds | <input type="checkbox"/> FL Photo Archives (Gray Building) | <input type="checkbox"/> demolition permits | <input type="checkbox"/> local newspaper files |
| <input checked="" type="checkbox"/> tax records only | <input checked="" type="checkbox"/> occupant/owner interview | <input type="checkbox"/> commercial permits | |
| <input checked="" type="checkbox"/> interior inspection | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> occupation permits | |
| <input checked="" type="checkbox"/> other methods (specify) <u>Knowledgeable local historic society members.</u> | | | |

SURVEYOR'S EVALUATION OF SITE (Check one choice on each line)Potentially eligible for local register? yes: name register at right no insufficient info Name of local register if eligible: Estero Island Historic SocietyIndividually eligible for National Register? yes no insufficient info _____Potential contributor to Nat. Reg. district? yes no insufficient info _____

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

Architecture, Local, Tourism.

Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

The structure is its own right is historic being possibly 100 years old with particular architectural features. However, of important significance is the site's owners, Jim and Ellie Newton. The Newtons were a local if not nationally prominent family whose associations with Thomas Edison, Charles Lindbergh, Harvey Firestone, Henry Ford and Dr. Alexis Carrel make the preservation of the building and the wealth of historical artifacts available on the site an important cultural aim.

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) _____

Photographs (required) B&W print(s) at least 3 x 5, at least one main facade.

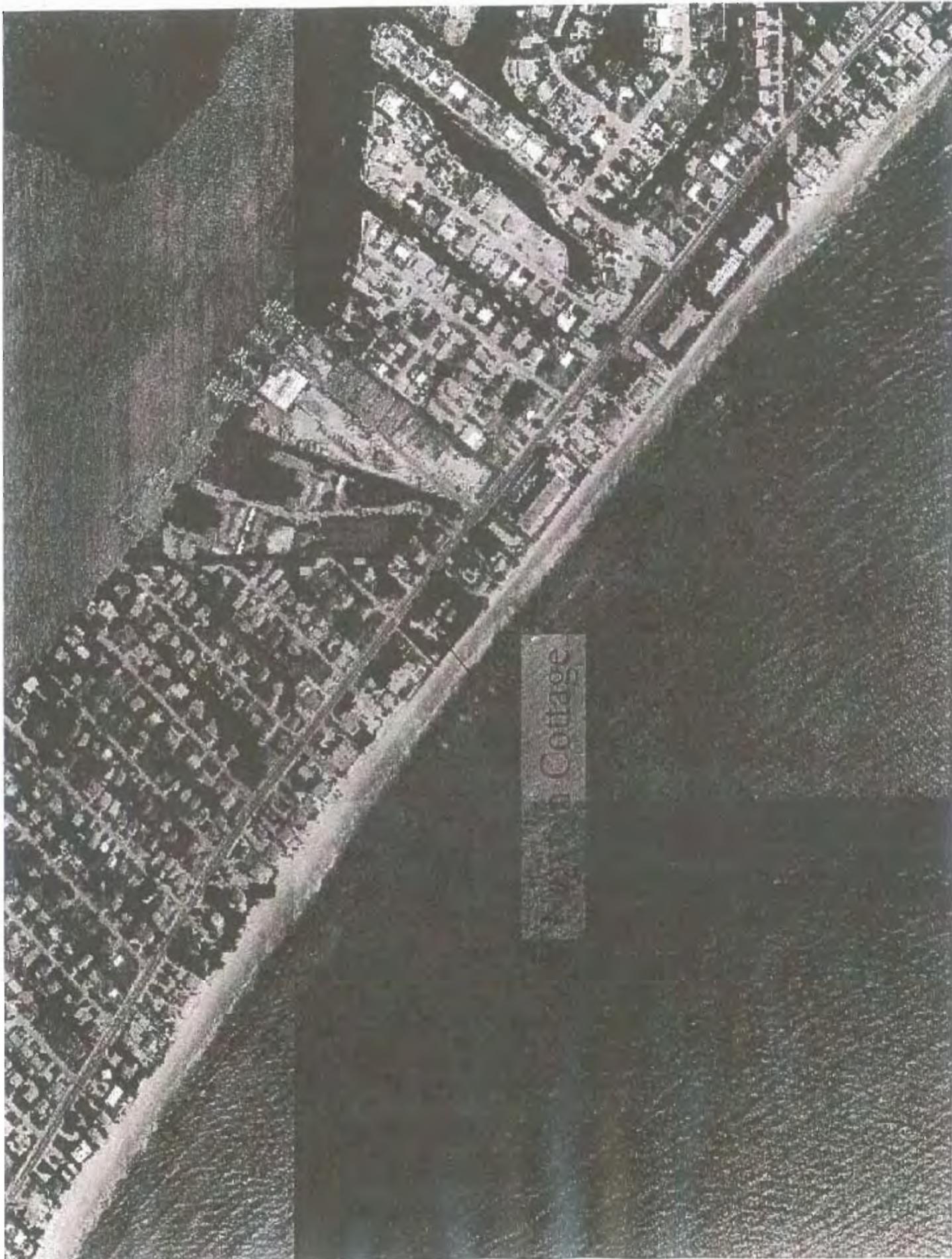
Location of negatives & negative numbers _____

RECORDERName (last name first) / Address / Phone / Fax / Email / Affiliation Hattaway, Douglas/ 306 North Monroe Street, Tallahassee, Florida 32301

Tel: 850/222-7911; Fax: 850/222-3133

Remember: Use a Supplement for Site Forms or other continuation sheet for descriptions that do not fit in the spaces above.

- REQUIRED:**
- (1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



Wynne Cottage



Photo

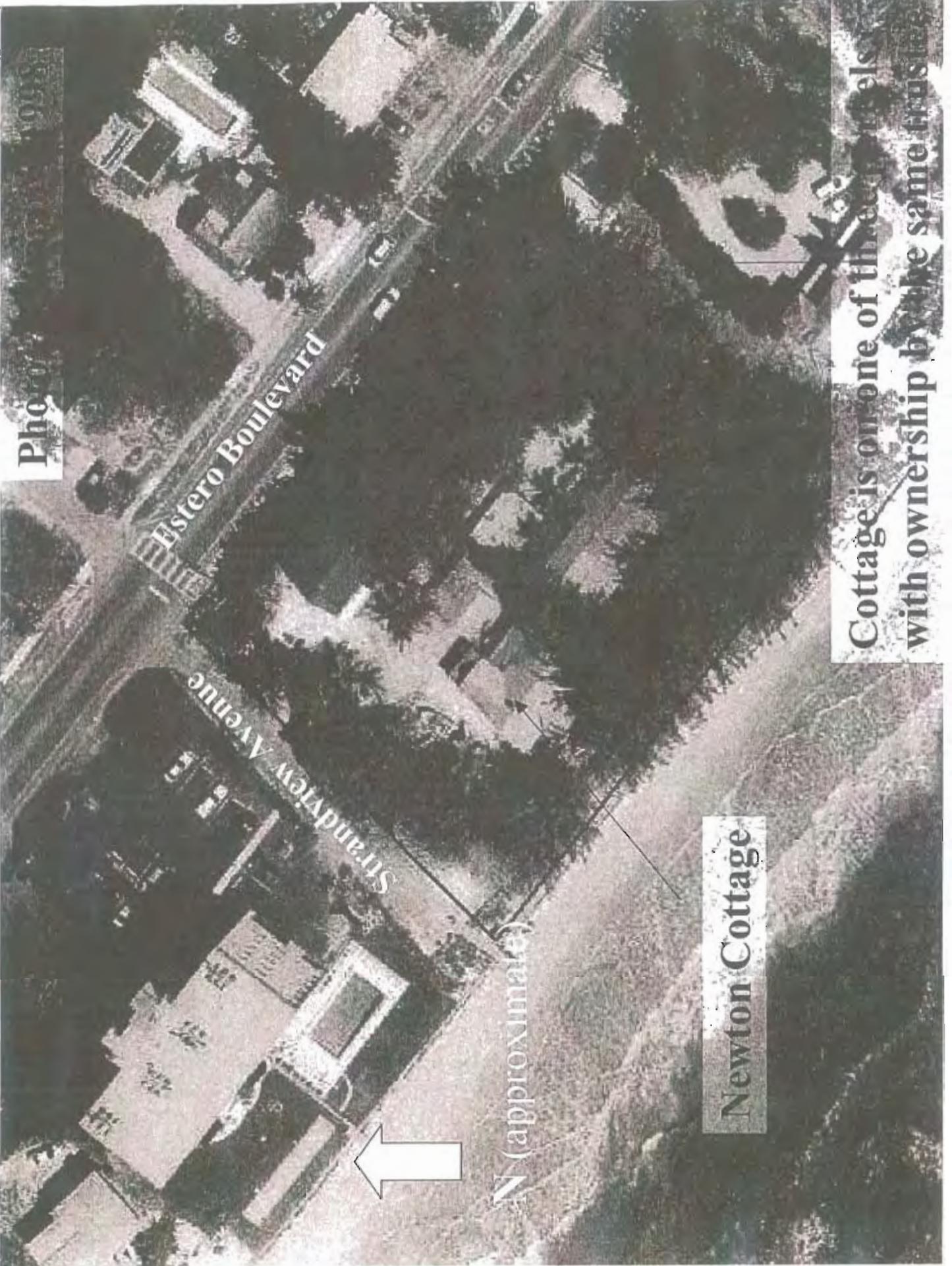
Estero Boulevard

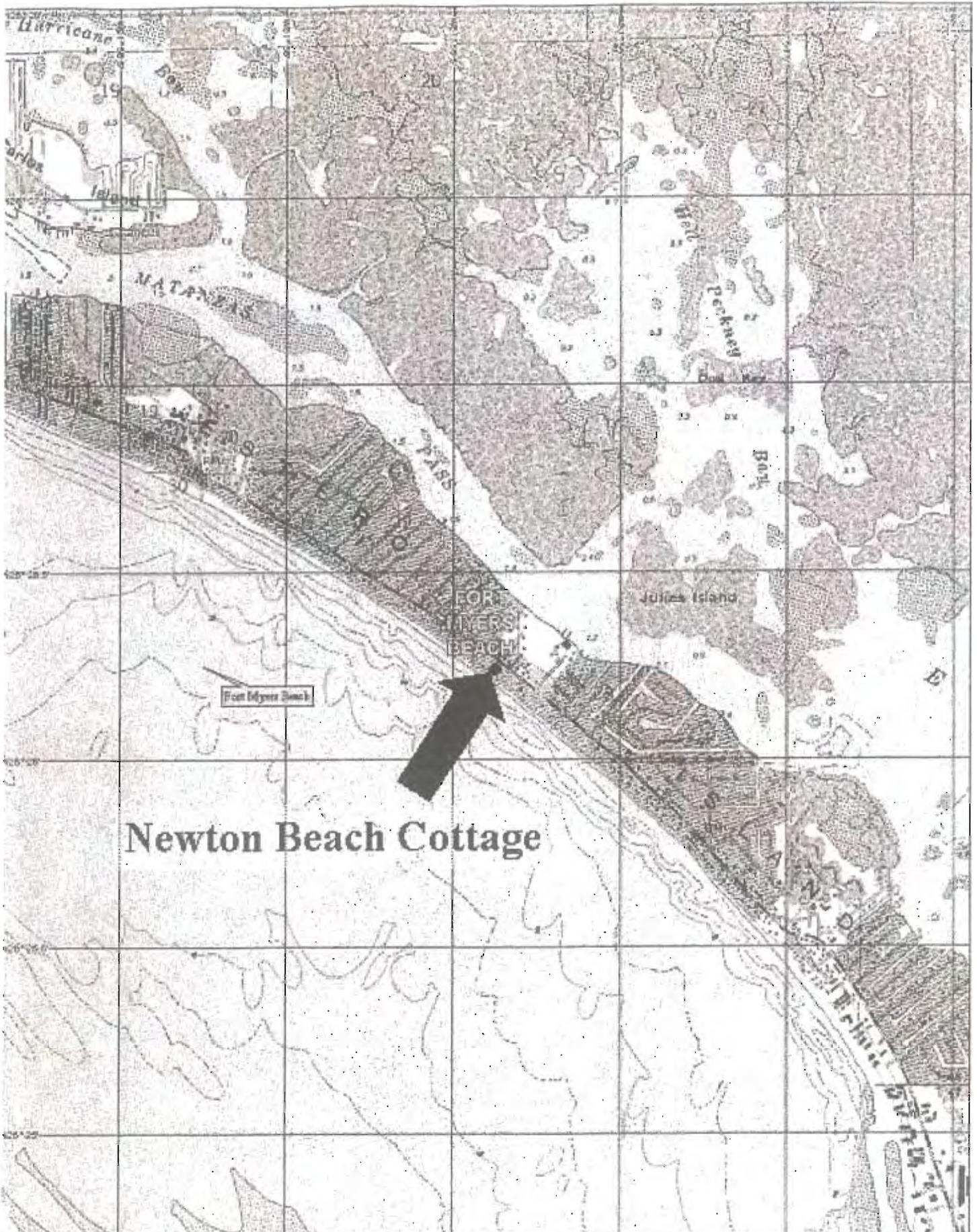
Strandview Avenue

N (approximate)

Newton Cottage

Cottage is on one of three parcels with ownership by the same trust





Newton Beach Cottage



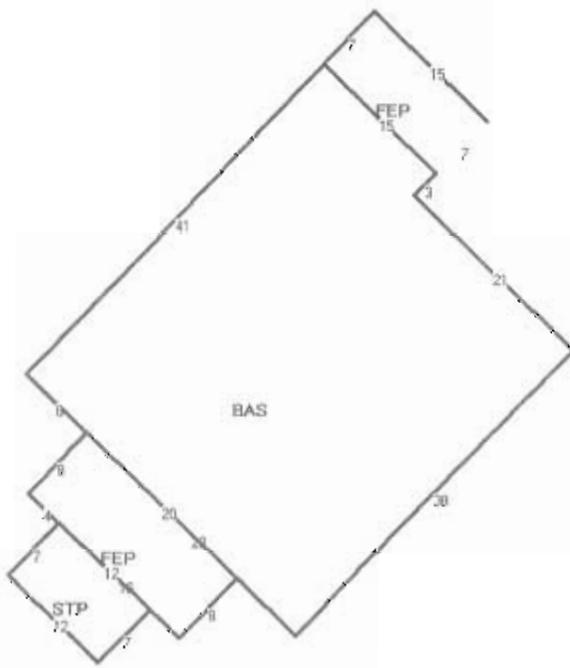
Historic Cottage Narrative, Newton Property
Rebecca L. Harris, M.A., RPA
8/6/01

The small cottage on the Newton Property is located at 4610 Estero Boulevard on Fort Myers Beach, Florida. This cottage is a good example of Vernacular architecture of the mid-20th Century.



The cottage faces the Gulf of Mexico and is in excellent condition after renovations during the last 15 years.

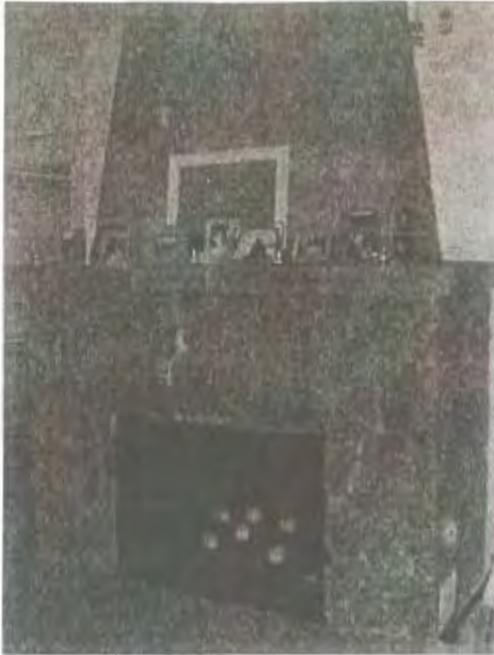
The structure contains approximately 1,762 square feet with approximately 7 interior rooms, an enclosed porch and detached garage.



The exterior of the house is clad in asbestos shingles, a common building material in the post-World War II era. The Lee County Property Appraiser's office lists a date of 1944 for construction of this house.

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.

There are some architectural features in this house that are consistent with a northern Florida origin. One such feature is the unique fireplace, which is constructed from coquina blocks. Coquina was used as a building

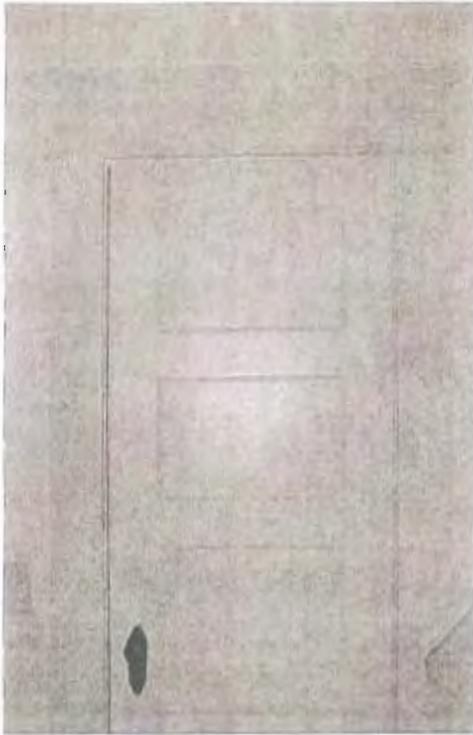


material in north-eastern Florida due to its availability in large quantities. Coquina is described as a type of limestone that is composed of mollusk shells and sand that can be quarried in blocks from large outcrops. Many of the colonial dwellings in St. Augustine used this same material for building quarried from the area.

Other architectural features from the post WW II era include the use of transom windows and jalousie glass doors, custom-built cabinetry,



paneled doors, and six-over-one double-hung paired sash windows.



Other features that are assumed to be original to the building include the plank flooring and wood paneling found in portions of the house. From a cursory examination of the wood it appears to have been made from high-quality pine.



This structure has a unique character that provides a nostalgic feel for an important era in the history of Estero Island. The historical significance of this little cottage is increased because it was used by James and Ellie Newton as a guest cottage to an amazing list of famous and important individuals. The age of the structure lends itself to being listed with the Florida Master Site File as a historical structure as well as receiving a historical designation by the Town.

NOTICE OF ACTION ON PETITION TO
DESIGNATE A HISTORIC RESOURCE

YOU ARE HEREBY NOTIFIED that on March 16, 2004 the Town of Fort Myers Beach
Historic Preservation Board voted to:

- Approve
 Approve with conditions stated below
 Deny

A Petition to Designate the individual historic resource described below as:

Newton Cottage
FMBHD (Individual) 2004 02

The designation is subject to the following conditions (if any):

None

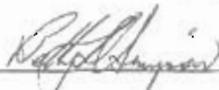
This historic resource is described as follows:

Address: 4610 Estero Blvd Fort Myers Beach, FL 33931
STRAP No.: 29-46-24-W3-0080H-0030
Legal Description: Hyde Park
BLK (H) PB (7) PG (20)
Lots 3 & 4

This Notice of Action on Petition to Designate the Newton Beach Cottage, FMBHD (Individual)
2004 02 and the attached Resolution regarding this petition will be recorded in the public records of
Lee County, Florida.

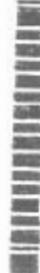
I HEREBY certify that a copy of this notice and the accompanying resolution has been
furnished to the following persons or entities:

Marsha Segal-George, Town Manager, Fort Myers Beach
Mary Gibbs, Director, Department of Community Development
Bob Stewart, Building Official, Department of Community Development
Pam Houck, Director, Zoning Division
Paul O'Connor, Director, Planning Division
Charlie Green, Clerk of Court
Scott Gilbertson, Director, DOT
Ken Wilkinson, Property Appraiser



Signature of Historic Preservation Board Chair or Vice-Chair

INSTR # 6212312
OR BK 84248 Pgs 4594 - 4596 (3pgs)
RECORDED 04/06/2004 03:25:42 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 15.00
DEPUTY CLERK E. Borrero



**RESOLUTION DESIGNATING
HISTORIC RESOURCE FMBHD (Individual) 2004 02**

WHEREAS, the Town of Fort Myers Beach Local Planning Agency, acting as the Historic Preservation Board, is authorized by the Fort Myers Beach Land Development Code (LDC), Chapter 22, Historic Preservation, to consider requests to designate archaeological resources and buildings, and structures and sites and districts as historic resources in order to preserve these resources from uncontrolled alteration or destruction; and

WHEREAS, a request has been filed to designate this resource located at 4610 Estero Blvd., Fort Myers Beach, Florida, as a historic resource; and

WHEREAS, a designation report meeting the requirements of LDC Chapter 22, was filed with the Historic Preservation Board on February 17, 2004; and

WHEREAS, Notice of Intent to designate the Newton Cottage as a historic resource was mailed by certified mail, return receipt requested, on February 26, 2004 to Mayor Dan Hughes (Town of Fort Myers Beach), the property owner, at 2523 Estero Blvd., Fort Myers Beach, FL 33931; and

WHEREAS, Notice of Intent to Designate was advertised on March 3, 2004 for a public hearing on March 16, 2004; and

WHEREAS, the Board has determined that the Newton Cottage meets the criteria for designation set forth in the Town of Fort Myers Beach Land Development Code, Chapter 22.

NOW, THEREFORE, BE IT RESOLVED BY THE FORT MYERS BEACH HISTORIC PRESERVATION BOARD THAT:

1. The Fort Myers Beach Historic Preservation Board approves the petition to designate, as a historic resource, the Newton Cottage FMBHD (Individual) 2004 02.
2. All provisions of the Town of Fort Myers Beach Land Development Code, Chapter 22, as may be hereafter amended, renumbered or replaced, applicable to a designated historic resource shall apply to this property the Newton Cottage FMBHD (Individual) 2004 02.
3. This Resolution and the Notice of Action on Petition to Designate the Newton Cottage FMBHD (Individual) 2004 02 shall be recorded in the Public Records of Lee County, Florida within twenty-five (25) days of the date the Resolution is signed, unless a timely appeal of the Board's decision as reflected in this Resolution, is filed.

Resolution Designating Historic Resource FMBHD (Individual) 2004 02

The foregoing Resolution was adopted by the Fort Myers Beach Historic Preservation Board upon a motion by Jodi Hester, and seconded by Jane Plummer, and, upon being put to a vote, the result was as follows:

Anita Cerocoda	<u>Absent</u>
Jessica Titus	<u>Absent</u>
Betty Simpson	<u>Aye</u>
Roxie Smith	<u>Aye</u>
Jodi Hester	<u>Aye</u>
Hank Zuba	<u>Absent</u>
Nancy Mulholland	<u>Aye</u>
Harold Huber	<u>Aye</u>
Jane Plummer	<u>Aye</u>

DULY PASSED AND ADOPTED this 16th day of March, 2004.

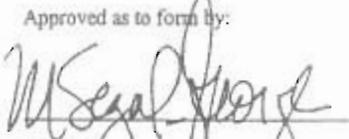
ATTEST:

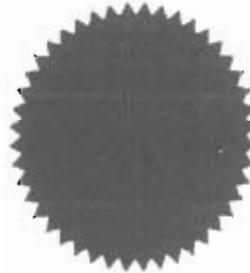
TOWN OF FORT MYERS BEACH
HISTORIC PRESERVATION BOARD

BY: 
As Clerk for the Fort Myers Beach
Historic Preservation Board

BY: 
Chair

Date: 3/26/04

Approved as to form by:

LPA Attorney



Town of Fort Myers Beach
Historic Preservation Designation Report
Per Chapter 22 of the Town LDC

CASE NUMBER:

FMBHD (Individual) 2004 02 4610 Estero Blvd Fort Myers Beach Fl 33931
(Newton Cottage)

ADDRESS:

4610 Estero Blvd Fort Myers Beach Fl 33931 (Newton Cottage)

STRAP NUMBER:

The James and Eleanor Newton Estate and associated real estate consists three parcels: 29 46 24 W3 0080H 0030, 0010 and 0050; all three are part of this designation but only the Newton Cottage and associated garage on STRAP 29 46 24 W3 0080H 0030 are considered historic resources. The other two parcels contain non-historic buildings.

LPA HISTORIC PRESERVATION SUBCOMMITTEE

Meeting date: January 27, 2004

Recommendation: Forward to the LPA

LOCAL PLANNING AGENCY (LPA)

Meeting date: February 17, 2004

Recommendation:

**Fort Myers Beach Land Development Code Chapter 22 Historic Preservation
Sec 22-202 Designation Report prepared on February 11, 2004**

FMBHD (Individual) 2004 02 4610 Estero Blvd Fort Myers Beach Fl 33931 (Newton Estate)

STRAP: The James and Eleanor Newton Estate and associated real estate consists three parcels: 29 46 24 W3 0080H 0030, 0010 and 0050; all three are part of this designation but only the Newton Cottage and associated garage on STRAP 29 46 24 W3 0080H 0030 are considered historic resources. The other two parcels contain non-historic buildings.

a. A physical description of the building, structure or site and its character-defining features, accompanied by photographs.

On October 24, 2004 the Town of Fort Myers Beach closed on the purchase of the Newton Beach Property with grants obtained from Lee County, Florida Communities Trust and the Tourist Development Council. The .8-acre property adjacent to the Gulf of Mexico on Estero Island will serve as a natural resource and cultural park. It consists of the former James and Eleanor Newton Estate and associated real estate and consists three parcels: 29 46 24 W3 0080H 0030, 0010 and 0050.

The subject designation applies to all those as they form the Newton Estate. There are two non-historic structures on the Newton Estate; the historic resource being designated is the small cottage and associated garage; its address is listed as 4610 Estero Boulevard on Fort Myers Beach, Florida. The Newton Cottage fronts the Gulf of Mexico and adjoins Strandview Drive and is part of the Newton Estate

The Newton Cottage

This cottage is a good example of Vernacular architecture of the early to mid-20th century. The Lee County Property Appraiser's office listed a date of 1944 for construction of the cottage. According to Barbara Murphy, personal secretary to the Newtons, this cottage was shipped to Fort Myers Beach as a contiguous structure by barge from somewhere north of southwest Florida. The cottage faces the Gulf of Mexico and is in excellent condition after renovations during the last 15 years. The cottage is a single story residence with 2 bedrooms and 2 baths. The base floor area is 1,413 square feet, and an enclosed porch of 256 square feet that faces the Gulf of Mexico.

The cottage features a main side gable roof with a central chimney and two secondary gable roofs: a secondary gable roof at the center of the elevation facing the Gulf of Mexico and an off center gable roof facing the rear and featuring small shed roofed addition. The central Gulf front gable includes an incised, enclosed porch featuring ribbons of awning windows. It has a louvered vent under the gable peak, a central front door flanked by pairs of awning windows on either side. The door is accessed by a way of a small front deck with stairs.

The rear elevation features an off center secondary gable roof with a shed-roofed addition featuring a rear door accessed by a small deck with stairs. The rear elevation of the main house also features a single door flanked by awning windows and a small deck with stairs providing access to the door. The roof material is fiberglass shingle and the foundation consists of concrete piers with horizontal wood slats as infill. The construction is wood frame, off-grade and the house is sided with cement shingles.

The cottage features an enclosed fireplace constructed from coquina rocks. Coquina was used as a building material originating usually in northeastern Florida due to its availability in large quantities. Coquina is described as a type of limestone that is composed of mollusk shells and sand that can be quarried in blocks from large outcrops. Many of the colonial buildings in St. Augustine used this same material for building.

Other architectural features from the WWII era include the use of transom windows and custom built cabinetry and paneled doors. The cottage appears to have the original plank flooring and wood paneling found in portions of the house.

The garage associated with the Newton Cottage

The garage mirrors the main building by using the same roof and wall materials and by featuring a side gable roof as the main roof. On one side of this main roof is a secondary shed roof that runs the length of the main roof. On the other side is a small shed roof addition. Under the rear gable end it features a flat roofed addition. There is a rectangular louvered vent under the rear gable end. The front features an undivided double garage door. There is small rectangular multi-light window under the gable end. The garage has been adapted for use as a small guest apartment.

In the future it is likely that this building will provide use for a small museum gift shop and bookstore. Storage space for the museum and for equipment may be secondary functions.

- 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.*

The Newton Estate is an important part of the Town's history and identity. A testament to the local significance of the Newtons is the creation of the Uncommon Friends Foundation in 1993 to preserve the legacy of Jim and Ellie Newton.

The Uncommon Friends Foundation, Inc. is a nonprofit educational partnership of the City of Fort Myers, Lee County (Florida) government, the School District of Lee County and community leaders and businesses. The Foundation is dedicated to enriching society by promoting the positive values, such as a spirit of adventure, sense of purpose, unending personal growth, and the commitment of helping friends, that author Jim Newton discovered in five unique men and their wives - Thomas Edison, Henry Ford, Harvey Firestone, Dr. Alexis Carrel, and Charles Lindbergh. He dubbed them his "Uncommon Friends" in his book by the same name in which Newton recalls a lifetime

of friendship with all of them – a friendship that began when he was only twenty years old and head of development of Edison Park in Fort Myers, Florida. A documentary film narrated by Walter Cronkite, appropriately titled “Uncommon Friends” preserves the importance and meaning of the life of Jim and Eleanor Newton and their close association with the above-mentioned friends.

The cottage itself is historically significant as it is a representative sample of the early to mid-20th century vernacular cottages that dotted Florida’s coastlines. The cottage retains a remarkable degree of architectural integrity.

The subject structures qualify for designation because they meet the following criteria for designation as set forth in Section 22-204 of the Fort Myers Beach Land Development Code. The subject property is significant in terms following criteria

- (a) 1, 3 and 4
- (b) 4
- (c) 1, 2 and 4

These criteria are set forth in Section 22-204 of the Town of the Fort Myers Beach Land Development Code and are listed below for information

- (a) *The historic preservation board shall have the authority to designate historic resources based upon their significance in the county’s history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship or associations and because they fulfill one or more of the following criteria:*
- (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 historic 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*
 - (5) *Are listed or have been determined eligible for listing in the National Register of Historic Places.*
- (b) *A historic resource shall be deemed to have historical or cultural significance if fulfills one or more of the following criteria:*
- (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 significance way with a past or continuing institution which has contributed substantially to the life of the community.

(c) 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 architect; or

(4) Contains elements of design, detail, material or craftsmanship which are of outstanding quality and 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 as had little or not subsurface disturbance; or

b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Not generally eligible. Properties not generally 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 significance.*
- 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 or site.*

The buildings are in good condition and the proposed site is well suited for the buildings as they are part of the Newton Estate. There are no threats to the structures as the Town has acquired them for preservation purposes.

- d. A statement of rehabilitative or adaptive use proposals.*

The cottage will be converted into a local regularly staffed museum to contain exhibits displaying historic artifacts teaching the public about the historical significance of the site, the Newton family and their association with nationally significant figures. The garage is likely to be converted into a small museum shop. Plans are to preserve the historic integrity of these buildings as the Town bought the parcel for the purposes of environmental and historical preservation and education.

- e. A location map, showing relevant zoning and land use information.*

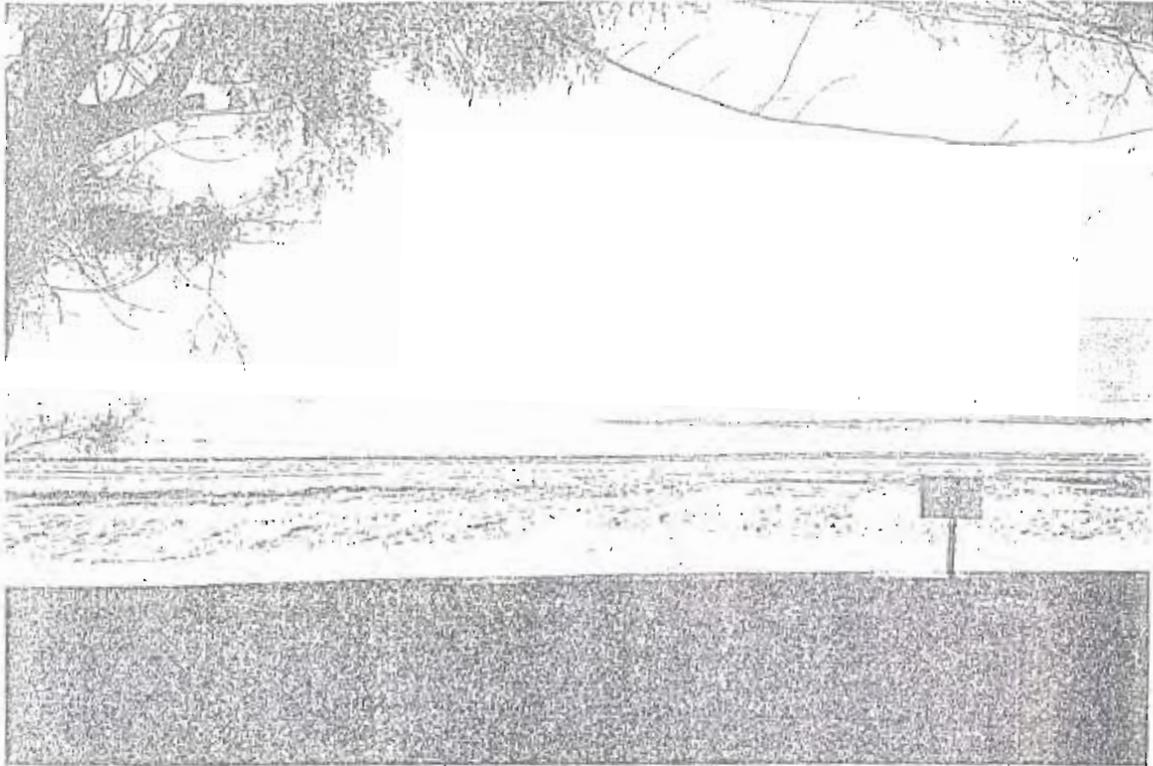
Attached.

- 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 treatment.*

Staff recommends that The James and Eleanor Newton Estate and associated real estate consists three parcels: 29 46 24 W3 0080H 0030, 0010 and 0050 be designated but that only the Newton Cottage and associated garage on STRAP 29 46 24 W3 0080H 0030 be identified as historic resources. The other two parcels while still part of this designation contain non-historic buildings, which would not be subject to review for historic preservation.

This recommendation is in keeping with Town of Fort Myers Beach Comprehensive Plan, Historic Preservation Element including: Goal 13, Objective 13-A, and Policies 13-A-4, 13-A-5; 13- B-1

Newton Property – FMB (1/2004)



Gulf view from cottage



South elevation facing the Gulf

Newton Property – FMB (1/2004)



South elevation facing the Gulf



Side (East) of cottage

Newton Property – FMB (1/2004)



Side(East) of cottage



Side (East) elevation of cottage and rear porch area

Newton Property – FMB (1/2004)



Rear porch (North) of Cottage



Side of accessory building East

Newton Property – FMB (1/2004)



Rear porch (North) of Cottage



Side of accessory building East

Newton Property – FMB (1/2004)



Side (West) of cottage

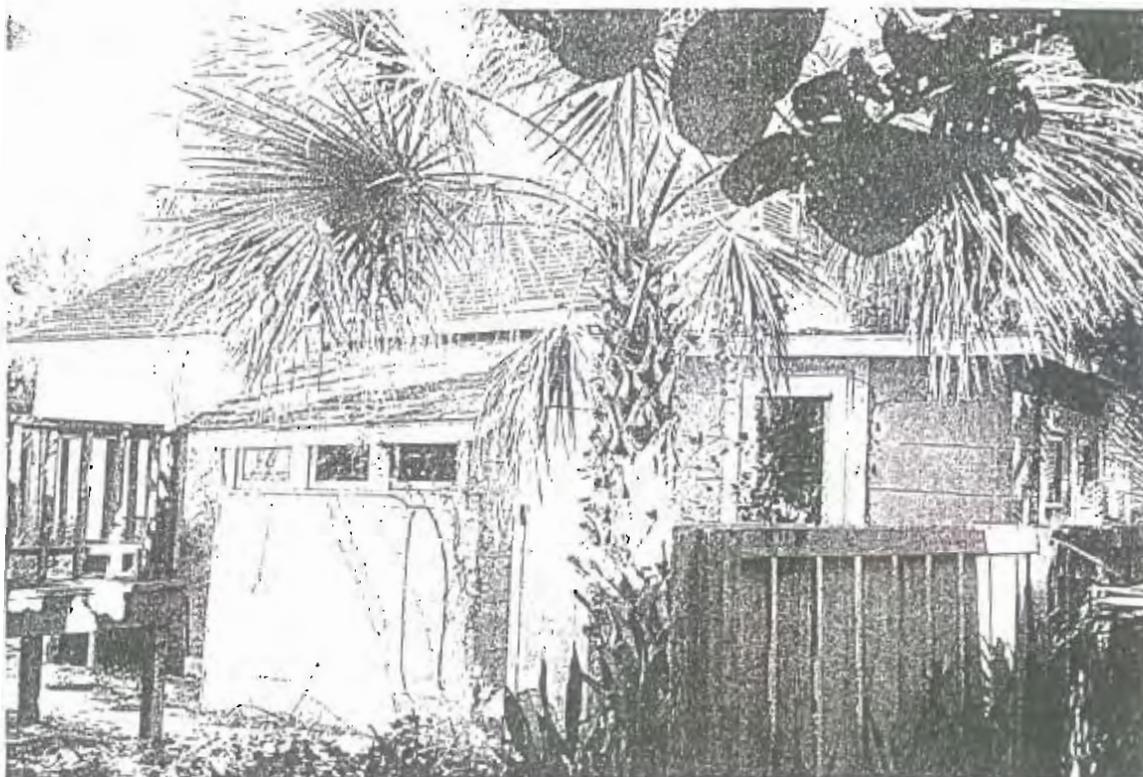


Rear (North) and side (West) of cottage

Newton Property – FMB (1/2004)



Rear (North) elevation of accessory buildings and cottages



South elevation of accessory building

Newton Property – FMB (1/2004)

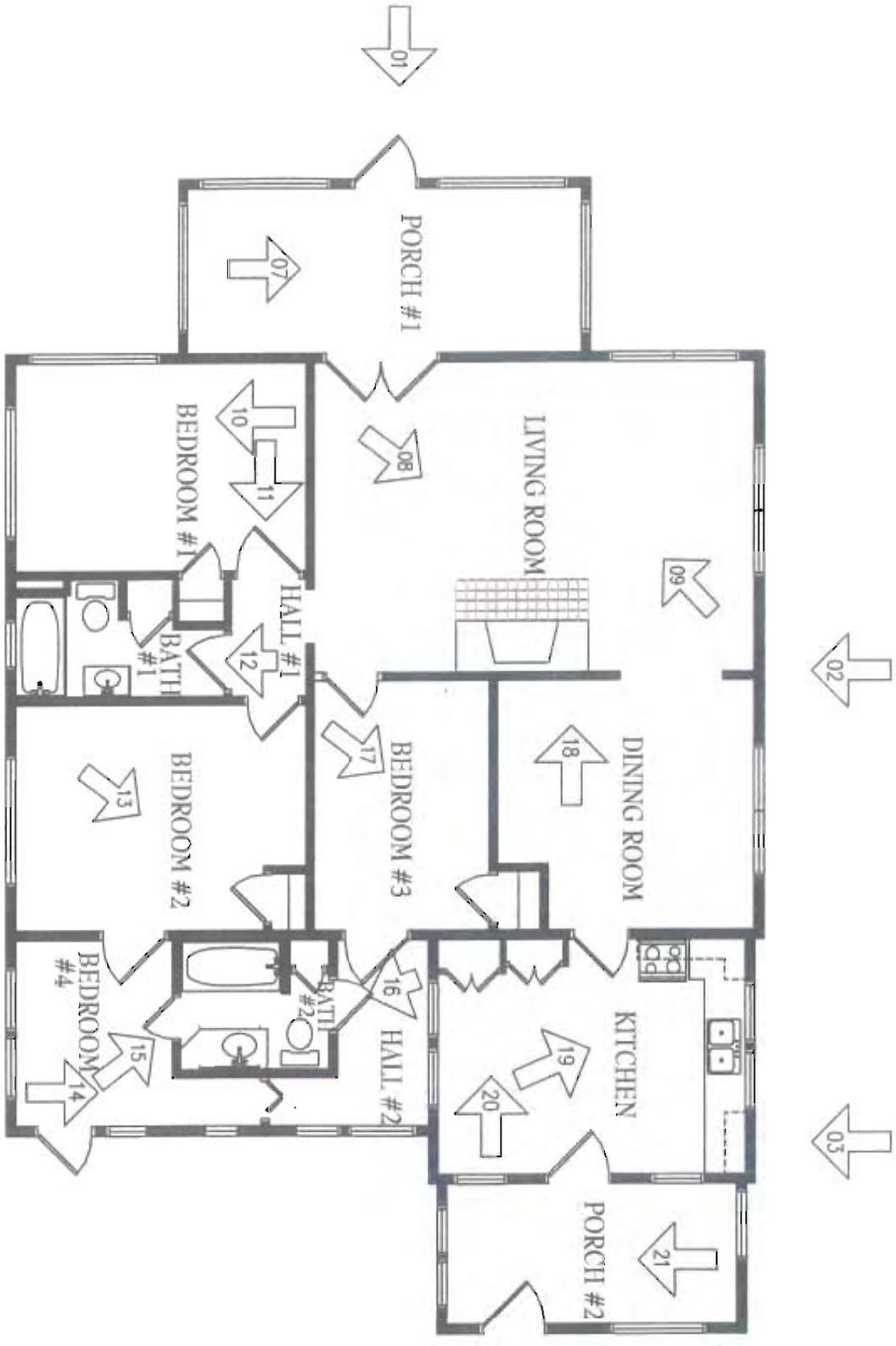


Rear (North) of accessory building



Beach access at Strandview Ave

Ownership Hyde Park Lots - Block H Some Dates Shown are Dates Deed is Recorded					
Year	1 Hyde Park Dev. Co. to Roberta N. Whittemore 4/29/35	2	Lots 3 and 4	Lot 5	6 Hyde Park Dev. Co. to Roberta N. Whittemore 4/29/35
1935					
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



01: West Elevation



02: Partial North Elevation - West



03: Partial North Elevation - East



04: Partial East Elevation - North



05: Partial East Elevation - South



06: Partial South Elevation

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



RENKER-EICH-PARKS
ARCHITECTS

ARCHITECTURE / HISTORIC PRESERVATION

1000 W. ANSEL STREET SUITE 110 FORT MYERS, FL 33901

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

MARCH 2007

EXHIBIT

3.2



07: West Porch #1 Looking North



08: Living Room - East



09: Living Room - Southwest



10: Bedroom #1 Looking South



11: Hall #1 Looking East



12: Bathroom #1

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



RENKER-EICH-PARKS
ARCHITECTS

ARCHITECTURE / HISTORIC PRESERVATION
1420 W. DELAWARE STREET, SUITE 210, TAMPA, FLORIDA 33609

CULTURAL RESOURCE ENHANCEMENT PLAN FOR:
NEWTON BEACH PARK

PREPARED FOR:
TOWN OF FORT MYERS BEACH

MARCH 2007

EXHIBIT

3.2



13: Bedroom #2
Looking Northeast



14: Bedroom #4
Looking North



15: Bath #2



16: Bath #2



17: Bedroom #3 Looking East



18: Detail of Fireplace Grille

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



RENKER-EICH-PARKS
ARCHITECTS

ARCHITECTURE / HISTORIC PRESERVATION

1000 UNIVERSITY STREET, SUITE 100, FORT MYERS, FLORIDA 33902

PHONE: 888-222-7272 FAX: 888-222-7272

CULTURAL RESOURCE ENHANCEMENT PLAN FOR:
NEWTON BEACH PARK

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

MARCH 2007

EXHIBIT

3.2



19: Kitchen Looking North



20: Porch #2 Looking South



21: Kitchen
Looking West

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



**RENKER-EICH-PARKS
ARCHITECTS**

ARCHITECTURE / HISTORIC PRESERVATION
16 PENNINGTON STREET, SUITE 100, FORT MYERS, FL 33901

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

MARCH 2007

EXHIBIT

3.2

Town of Fort Myers Beach



Dennis C. Boback
Mayor

Larry Kiker
Vice Mayor

Herb Acken
Seat 1

Bill Shenko, Jr.
Seat 4

Charles Meador, Jr.
Seat 5

April 14, 2008

Ms. Sara Leitman
Florida Communities Trust
2555 Shumard Oak Blvd
Tallahassee, FL 32399-2100

RE: FCT #02-098-FF2
Newton Beach Park

Dear Ms. Leitman:

As indicated in the 2008 Stewardship Report for the Newton Beach Park, the Town of Fort Myers Beach is in the process of revising the Management Plan to request substantive changes to site-specific conditions listed in Section V of the grant award agreement. This process was initiated in 2007 as indicated in correspondence between Florida Communities Trust and the Town (please see attached letter by Grant Gelhardt).

As the Town moves forward with revisions to the master site plan, I submit here our requested changes so that any areas of concern can be addressed and incorporated into our revisions. The Town recognizes that official review of the revised Management Plan text, timeline, and site plan will occur once that document is submitted.

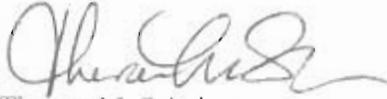
Two of the requested changes were specifically addressed in correspondence from 2007 between myself and Grant Gelhardt and indicated concurrence between the Town and FCT, including:

1. Change user-oriented recreation facilities (Condition 1 of Section V) from volleyball court and shuffleboard court to facilities with a smaller site footprint. It is expected that in the master planning process, these will be bocce ball and one other user-oriented activity. The Town may request that one of the user-oriented facilities be installed coincident with beach renourishment, should it occur.
2. Change Conditions 7 and 10 of Section V requiring the removal of the seawall and modify the conditions to support a dune project coincident with beach renourishment. Based on analysis by Coastal Engineering Consultants, repair of the existing seawall is necessary to protect this property as it occurs in an erosion hot zone for the island.

The Town Council of Fort Myers Beach supports the removal of either of the existing structures to provide significantly more open space for park development. The proposed relocation of one structure is to another Town-owned parcel on the island where it would serve as off-site administrative office space for the Mound House (FCT#96-046-P7A).

Should you have any questions or comments on these proposed changes, please do not hesitate to contact me. The Town Council of Fort Myers Beach will be meeting to review language revisions to the Management Plan on May 21st. If it is possible to have an assessment by Florida Communities Trust on the above mentioned items by that date, it would facilitate the Town's ability to further this project to completion.

Sincerely,



Theresa M. Schober
Director, Mound House & Newton Beach Park

Phone: 239.765.0865

Fax: 239.765.0841

Email: Theresa@FortMyersBeachFL.gov

Florida Communities Trust

May 15, 2008

Theresa Schober, Director
The Mound House & Newton Beach Park Projects
Town of Fort Myers Beach
2523 Estero Boulevard
Fort Myers Beach, FL 33931

TOWN OF
MYERS BEACH
MAY 21 2008
FORT MYERS BEACH

Subject: Modification to the Management Plan
Newton Beach Park
Management Plan 02-098-FF2

Dear Ms. Schober:

This is in response to your letter dated April 14, 2008 and email dated May 9, 2008, requesting management plan modifications. Staff reviewed the request to change the user-oriented facilities from volleyball court and shuffleboard court to facilities with a smaller site footprint and the request to re-locate one structure from the Newton Beach Park to the Town-owned lot on Connecticut St, near the Mound House.

Florida Communities Trust is willing to consider your request to change the user-oriented facilities on the project site. However, to evaluate this request we will need further information on what facilities are proposed and a draft master site plan showing the proposed facilities.

In the 2007 Newton Beach Park Cultural Resource Enhancement Plan, one of the structures located on the project site is called the cottage. It appears that moving the cottage structure from the project site to the Connecticut St parcel (identified on the map in your May 9, 2008 email) is consistent with the approved management plan and the Grant Award Agreement. However, the proposed modifications to move the cottage will require further review as a formal amendment to the approved management plan.

Please submit a formal amendment request for review. The request must identify the specific word changes (using underline for addition and ~~strike-out~~ for deletions) on the affected pages of the Management Plan. Clearly identify the changes proposed, the purpose of need for the change, and any other details that may be helpful in staff making a determination on whether such a change is in conformance with the Grant Award Agreement and FCT rules. Provide a modified master site plan drawing showing the locations of all existing and proposed structures/facilities.

If you have any questions, please call Sara Leitman at (850) 922-1706.

Sincerely,



Grant Gelhardt
Environmental Administrator



Town of Fort Myers Beach

Larry Kiker
Mayor

Herb Acker
Vice Mayor

Tom Babcock
Councilmember

Jo List
Councilmember

Bob Raymond
Councilmember

August 21, 2008

Grant Gelhardt
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RECEIVED

AUG 28 2008

Florida Communities Trust
Department of Community Affairs

Dear Mr. Gelhardt:

I am writing to make a request regarding the Town of Fort Myers Beach Newton Park property. In 2003, the Town purchased the Newton Park property with grant assistance from Florida Community Trust. The property currently includes two buildings which belonged to the Newton family.

The Town has now owned the property for over five years and we are hoping to complete the project and open the park to the public in about twelve months. As I am sure you understand, local governments are under very tight budget constraints this year due to a floundering economy and greatly reduced property values. In order to better ensure the completion of the Newton Park project we are asking that the Town be given the option of demolishing the building known as the Cottage.

Our current financial situation will allow us to complete renovations and improvements to the structure known as the Seven Seas building, all landscaping improvements, parking improvements, recreational assets and interpretive signage at a cost of approximately \$512,964. However, the estimated costs of moving the Cottage, as well as renovating and repairing it, are approximately \$276,500, and we simply do not have the funds available to accomplish this portion of the over-all project.

In order to complete this valuable public project and have it open to the public in an acceptable time frame we are requesting authority from you to give the Town Council the option of demolishing the Cottage at this time.

We would also respectfully request a response no later than September 3, 2008, which is the date of our first public hearing.

If you have any questions please contact me or my assistant.

Thank you,

W. Scott Janke



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

September 3, 2008

Mr. Grant Gelhardt
Florida Communities Trust Program
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: Proposed Demolition of Cottage at Newton Park, Lee County
DHR Project File No.2008-5598, Received: August 21, 2008

Dear Mr. Gelhardt:

As requested by Ms. Sara Leitman of your staff, we have reviewed Mr. W. Scott Janke's August 21, 2008 request, on behalf of the Town of Fort Myers Beach, to demolish the building known as the Cottage on the Newton Beach Park property. The Town's request has been reviewed in accordance with Section 267.061(2), *Florida Statutes*. This review is based on the recommended approaches to rehabilitation set forth in *The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)*.

In our May 14, 2007 letter regarding the historic properties on the Newton Park property, we indicated that the Cottage, relocated to the property over 60 years ago, is considered to be of historic importance. However, because of extensive alterations, as documented in the *Cultural Resources Enhancement Plan for Newton Beach* prepared by Rinker Eich Parks Architects, it is our opinion that this residence is not eligible for listing in the *National Register of Historic Places*.

While adaptive reuse of the Cottage to provide support facilities for the park is recommended, given the Town's commitment to rehabilitate the Newton Residence (*Seven Seas*), a property considered to be eligible for the *National Register of Historic Places*, and the limited funding available for treatment of the Cottage, we recommend consideration of mothballing the building for possible future adaptive reuse. If mothballing is determined by the Town to be infeasible, demolition would be acceptable following completion and acceptance of the following documentation by this office: (a) an updated Florida Master Site File form for the building (8LL2038), (b) architectural documentation of the Cottage consistent with the Level 3 standards of the Historic American Building Survey (see www.flheritage.com/preservation/compliance/review/HABS.pdf), and (c) a Florida Master Site File form for *Seven Seas* (currently unrecorded).

Mr. Grant Gelhardt

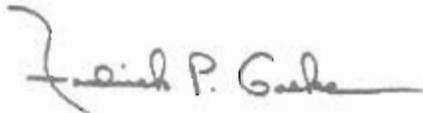
September 3, 2008

Page Two

Also please note that planning documents for the improvement of the park, including the rehabilitation of *Seven Seas*, must be submitted to this office for review prior to initiation of construction. Our review of these documents is authorized by Section 267.061(2) Florida Statutes, and will be guided by the above referenced *Standards*. The Town is encouraged to submit planning documents as early as possible in the planning process (e.g. at the advanced schematic design stage) to allow identification of possible historic preservation concerns and avoidance of costs and project delays associated with plan revisions.

Should you have any questions regarding our review comments, please contact David Ferro, R.A., of my staff at 850-245-6363.

Sincerely,

A handwritten signature in black ink that reads "Frederick P. Gaske". The signature is written in a cursive style with a long horizontal line extending to the right.

Frederick P. Gaske, Director
Division of Historical Resources

TOWN OF
FORT MYERS BEACH

OCT 13 2008

RECEIVED BY

Florida Communities Trust

October 8, 2008

Mr. Scott Janke, City Manager
2523 Estero Boulevard
Fort Myers Beach, FL 33931

Subject: Request to demolish the Cottage at Newton Beach Park
Newton Beach Park
Management Plan 02-098-FF2

Dear Mr. Janke:

This is in response to your letter dated August 21, 2008 requesting permission to demolish a structure listed in the 2007 Newton Beach Park Cultural Resource Enhancement Plan as the Cottage. In the course of reviewing your request, we found that the Division of Historical Resources (DHR) recommends mothballing the building for possible future adaptive use. If the recommended mothballing is determined by the town to not be feasible, it appears that demolishing this structure is consistent with the approved management plan and the Grant Award Agreement as long as the provisions of the attached September 3, 2008 DHR letter are met. However, the proposed modifications to either mothball or demolish the Cottage will require a formal amendment to the Florida Communities Trust management plan for final approval.

Please submit a formal amendment request for review. The request must identify the specific word changes (using underline for addition and ~~strike-out~~ for deletions) on the affected pages of the Management Plan. Clearly identify the changes proposed, the purpose of need for the change, and any other details that may be helpful in staff making a determination on whether such a change is in conformance with the Grant Award Agreement and FCT rules. Provide a modified master site plan drawing showing the locations of all existing and proposed structures/facilities.

If you have any questions, please call Sara Leitman at (850) 922-1706.

Sincerely,



Grant Gelhardt
Environmental Administrator

GG/sfl