

**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: Seven Seas

Location: 4650 Estero Boulevard, Fort Myers Beach, FL 33931

Strap No.: 29-46-24-W3-0080H.0010

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: _____

- 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: Restoration of 1953/54 portion of structure, renovation and repair of 1960 portion to accommodate restroom and bathhouse facilities.

Change in Use: yes no

If yes, explain: From residential structure to community gathering and exhibit space, restroom facilities.

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

If yes, explain: Relief from set back and parking requirements, commercial design standards, and variance from base flood elevation may be necessary.

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

If yes, explain: _____

SUBMITTAL REQUIREMENTS

✓	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.
✓	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.
n/a	Demolition applications only: Provide plans for the reuse of the property.
n/a	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 restoration of the Seven Seas located at 4650 Estero Boulevard, Fort Myers Beach to accommodate community meeting space, interpretive exhibits, restroom and beach bathhouse facilities. The STRAP number is 29-46-24-W3-0080H.0010. The property is in the process of being designated under FMBHD (Individual) 2008-_____. Staff analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation. In addition, the Division of Historical Resources reviews all construction documents for compliance with the Secretary of the Interior's Standards.

Existing Conditions

The Newton Estate comprising Lots 1 through 6 of Hyde Park was purchased by the Town of Fort Myers Beach in 2003 with funds from Florida Communities Trust and Lee County. The property was acquired to provide a beachfront park facility for island residents and visitors with park amenities to include bathhouse and restroom facilities, community gathering space, interpretive exhibits and active and passive recreational opportunities. The property currently contains two buildings: the Seven Seas and the Newton Cottage. The cottage was relocated to the property in 1944 and later owned by the Newtons. This building was designated in 2004 based in part on the social history of the Seven Seas structure. A separate Special Certificate of Appropriateness application is pending relative to the relocation or demolition of the Newton Cottage to provide additional beachfront park space.

Seven Seas was constructed in 1953/54 by James and Eleanor Newton. The building is a one-story wood frame residence on driven wood piles with 2 bedrooms and 2 baths to which a 1 bedroom, 1 bath 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 addition was fashioned to replicate the design intent of the structure through materials and proportions. A back porch was also enclosed with sliding glass doors shortly after construction to result in a base floor area of 1,796 square feet with back porches and lanai contributing an additional 504 square feet and front porches contributing 40 square feet. The exterior of the building is clad with 1 x 12-inch vertical wood boards with molding between boards to cover the joints. The interior finishes include 1 x 6-inch bevel edged siding on walls and ceiling with exposed six inch pine timbers for roof framing, yellow pine flooring, with ceramic tile and vinyl wall coverings in the bathrooms.

This long, linear beach house was built to take advantage of the Gulf of Mexico visually with the almost 30 feet of sliding glass windows overlooking the Gulf from the open living area and with screened vent openings with wood doors along the eaves to provide ventilation. The house has remained in its original location. Well-crafted interior materials remain intact including built-in kitchen cabinets and unique 1950s light fixtures that contribute significantly to the feeling conveyed by the space that is true to its time period. As detailed in the Seven Seas Designation Report, the social history that allowed the Town to secure \$2.3 million in funding for the acquisition of this property relates directly to the Newtons and the international gatherings they fostered at Seven Seas.

The original portion of the building is in fair to good condition and 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. The Town has secured the building with temporary chain link fencing.

Proposed Restoration and Rehabilitation

The proposal for adaptive reuse of the Seven Seas includes restoration of the building exterior in its current location and at its current elevation. Rehabilitation will include handicapped accessibility to the building at both external entrances, restoring the lanai for use as a covered picnic pavilion, reconfiguring the original bathroom and upgrading the kitchen to allow for use as a warming kitchen, with the preservation of all historic interior and exterior finishes. The layout of the interior with an open grand room lends itself to community meeting space for groups of less than 41 persons. The two bedrooms will be utilized in their existing configuration for office space. The exterior appearance of the 1960s guest suite addition will be maintained, with an adaptive reuse of the interior to support restroom and beach bathhouse facilities. Please see enclosed existing and proposed floor plan exhibits. The Town's architectural consultant for this project is John Parks, AIA and Principal of Renker Eich Parks Architects. Mr. Parks is a specialist in historic preservation.

Life and Safety

All changes deemed necessary by the building official for the safety and welfare of the public will be met with applicable allowances for historic structures.

Accessibility

The proposed access to the front porch by way of a ramp is consistent with the front of the building during the Newton's tenure and thereby restores the architectural integrity of the structure. The addition of a ramp to the entrance of the guest suite is the only proposed change to the exterior that was not original. This ramp is proposed along the north side of the building so as not to interfere with the architectural integrity of the front of the structure. This ramp is necessary to provide full access to the restroom facilities. Within the building, all spaces will require door openings of a minimum of 32" clear, operation of doors with lever handle latches and no barriers or openings with thresholds rising greater than 1/2".

Structural and Wind Forces

Due to the historic nature of the building, it is not required that structures are re-built. However, appropriate measures will be taken to ensure compliance with mandated structural connections and retrofitting existing construction.

Interior Changes

The 1960 guest suite addition will be accessed from its existing entrance. A small foyer will be constructed that leads to men's and women's restroom and bathhouse facilities. The men's restroom will contain a urinal and two stalls one of which is handicapped accessible, as well as a curtained changing room and two lavatories. The women's room is designed with three stalls, one of which is handicapped accessible, and two changing rooms (one in the handicapped accessible stall), and two lavatories. The exterior of the building will remain, with the existing windows restored and to provide natural light in the restrooms.

Exterior Changes

A ramp is added to the guest suite/restroom entrance on the north side of the structure. All other exterior treatments will restore original features and finishes.



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

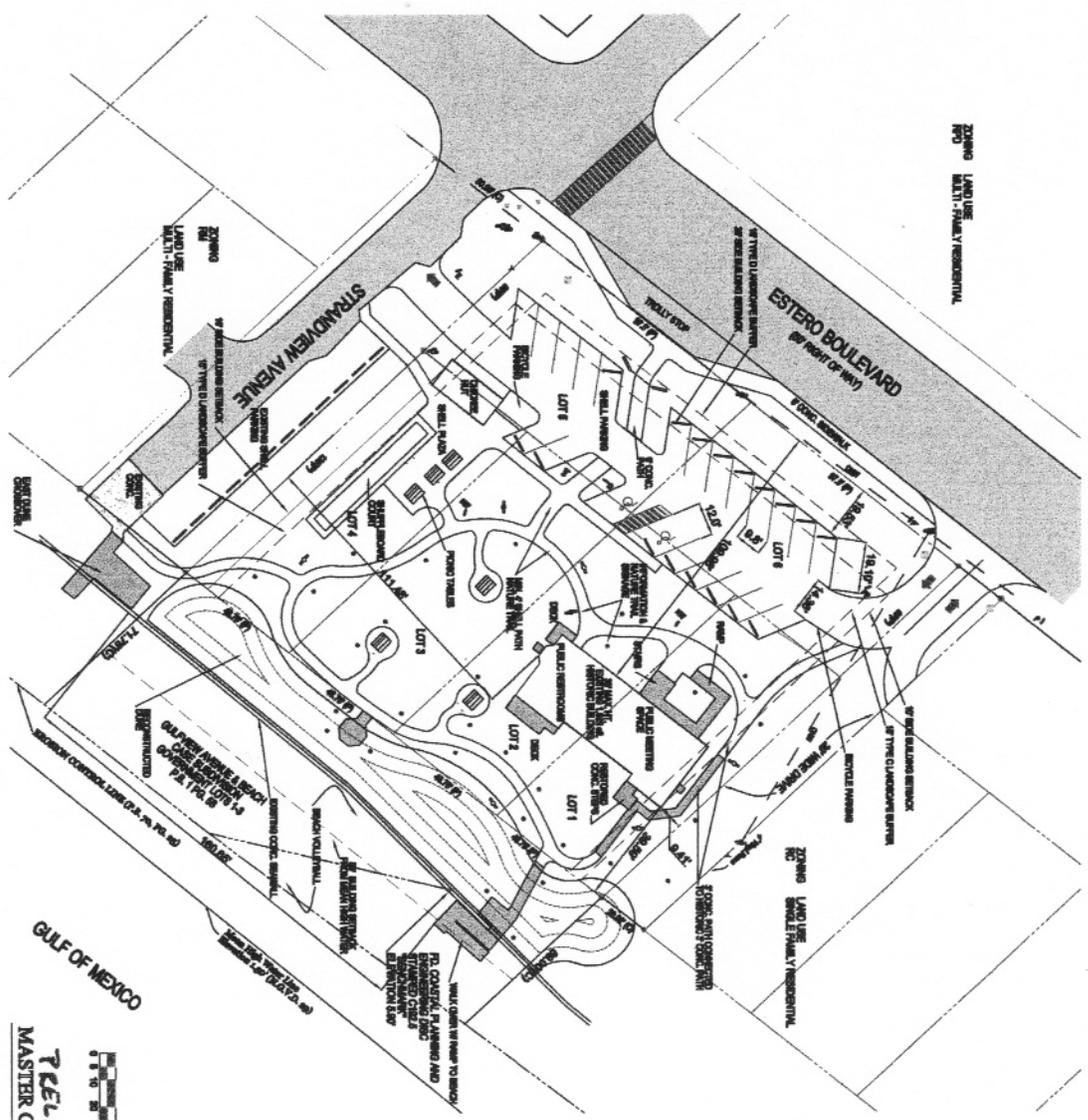
CULTURAL RESOURCE ENHANCEMENT PLAN FOR:
NEWTON BEACH PARK

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

March 2007

EXHIBIT

2.1.1



PRELIMINARY
MASTER CONCEPT PLAN

SCALE: 1" = 20'

NORTH

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

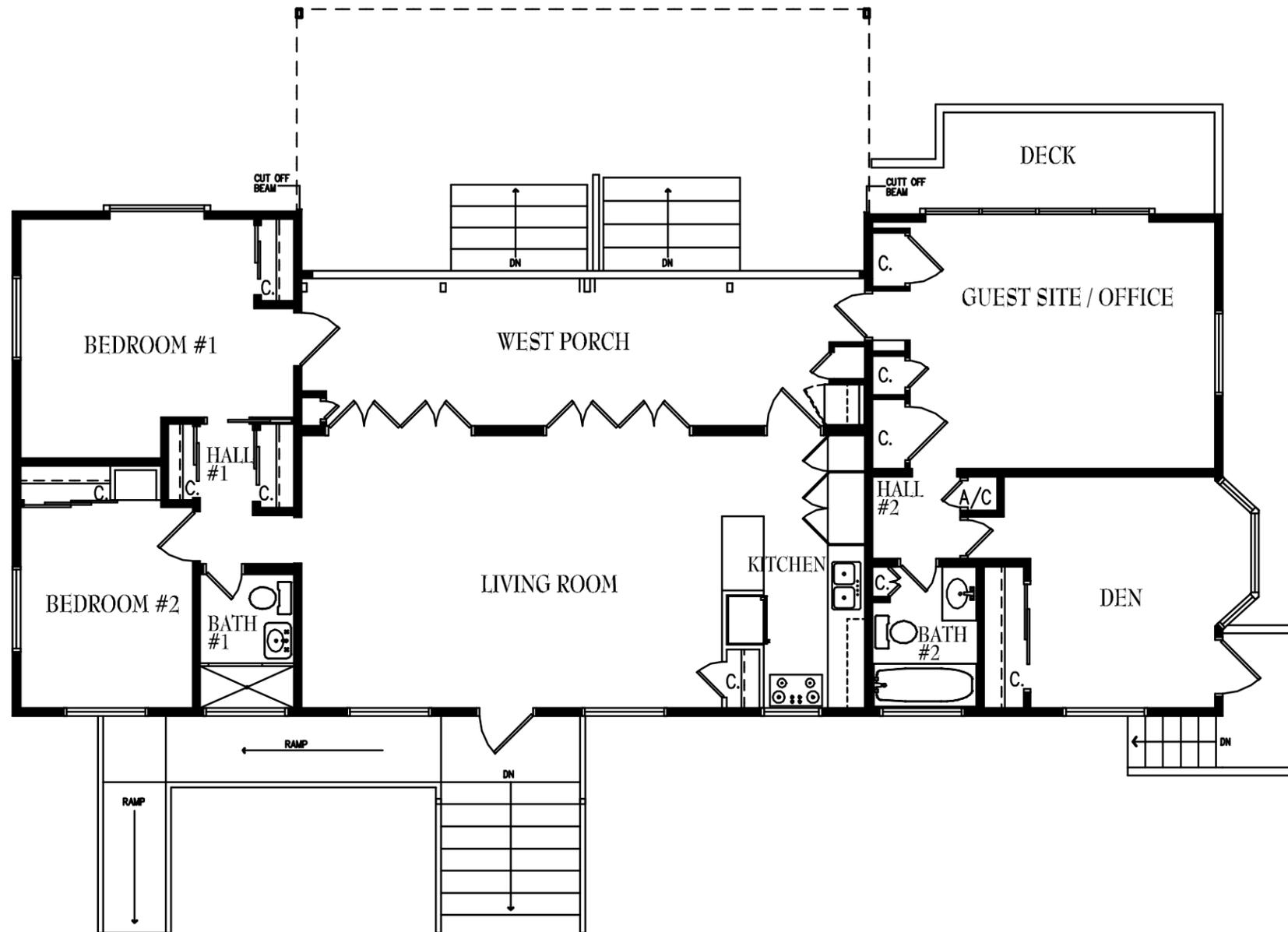
LANDSCAPE ARCHITECTURAL PLAN FOR
NEWTON BEACH PARK
 FORT MYERS BEACH, FLORIDA
ZONING EXHIBIT

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

PROJECT NO.: 1002
 FILE NO.: [blank]
 DESIGNED BY: [blank]
 CHECKED BY: [blank]

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





EXISTING CONDITION

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

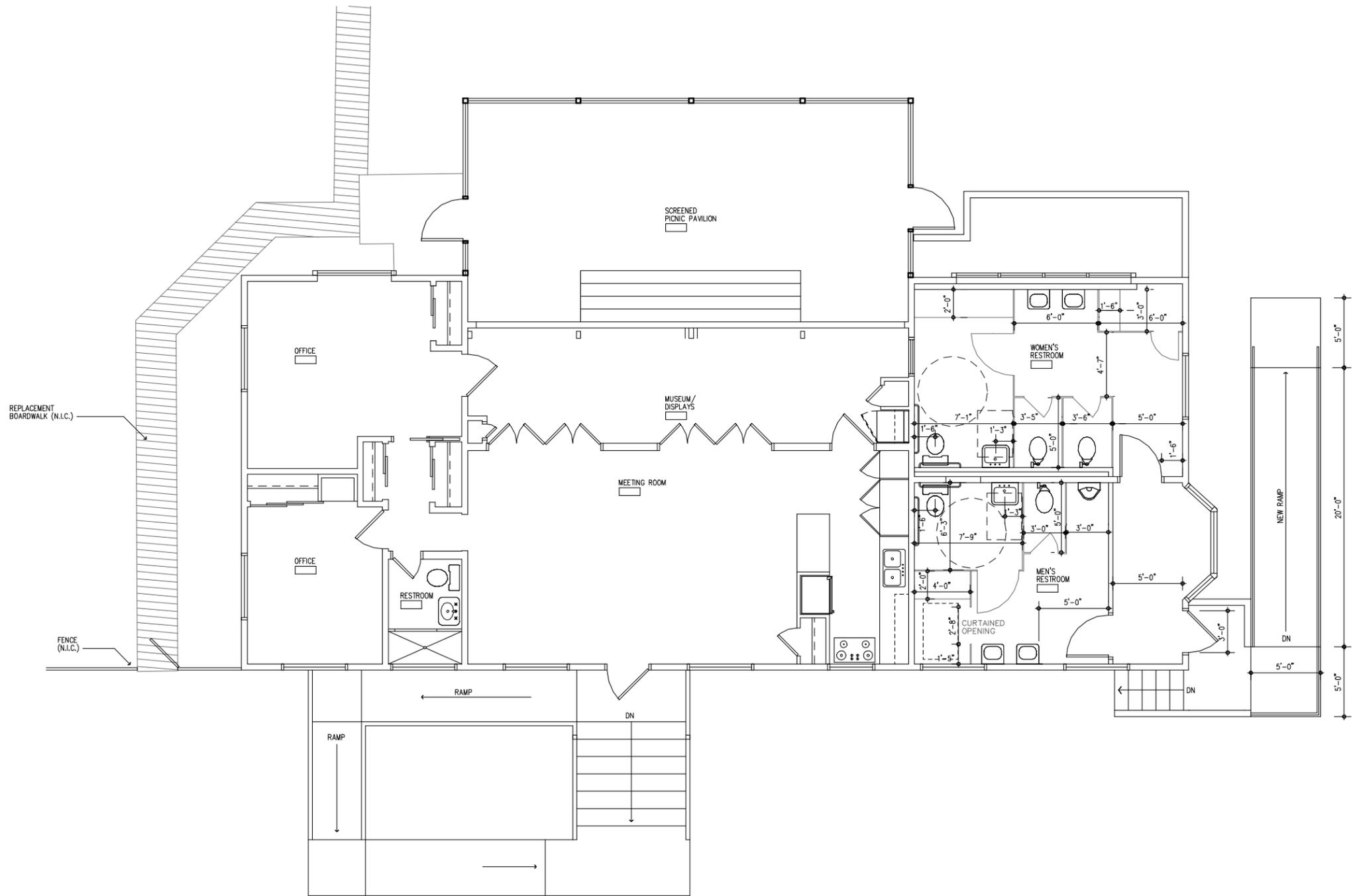
RENKER EICH PARKS ARCHITECTS
 1609 9th St. N., St. Petersburg, Florida, 33704 (727) 821-2986

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
 A1.1
PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0"



RENKER · EICH · PARKS ARCHITECTS
 1609 Dr. Martin Luther King Jr. Street North
 St. Petersburg, Florida 33704-2203 (727-871-2886)

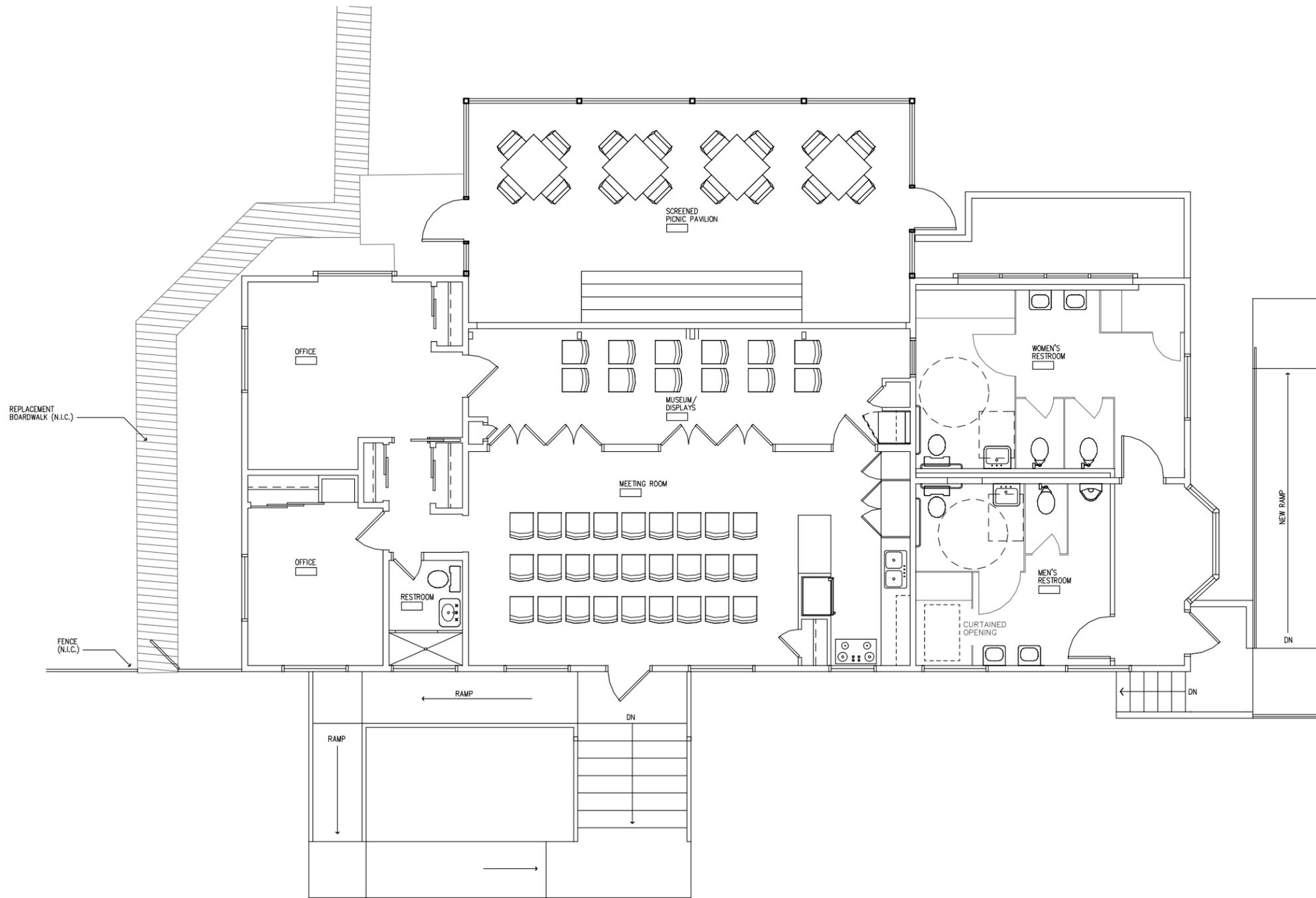
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SEVEN SEAS
4650 ESTERO BOULEVARD
NEWTON BEACH PARK
TOWN OF FORT MEYERS BEACH

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

SHEET TITLE:
 PROPOSED FLOOR PLAN

SHEET NO.:
A1.1
 OF SHEETS



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

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 10/8/2008 2:17 PM