

BANK OF EVERGLADES
VISITOR CENTER

201



VISION FOR THE BANK OF EVERGLADES

EVERGLADES SOCIETY FOR HISTORIC PRESERVATION (ESHPP) | WELCOME BACK MEETING

11.17.23

REG Architect's Team

- **6 Licensed Architects**
- **21 Employees** Living & Working in Palm Beach, Martin & Miami-Dade Counties



RICK GONZALEZ, AIA, President
Principal Architect, Team Leader



MANUEL AYALA, AIA, LEED AP
Vice-President



ALELI DE LA VEGA, Assoc. AIA
Senior Project Manager



VLAD DUMITRESCU, AIA, LEED AP
Sr. Project Designer, Associate

State Certified MBE/Palm Beach County based.
Architecture, Historic Preservation, Interiors & Community Planning.

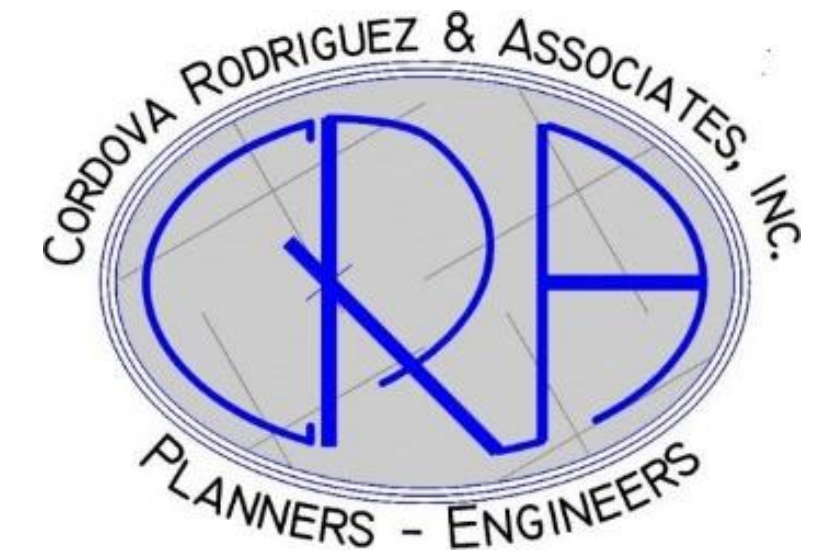
Firms Approach

SITE ANALYSIS PHASE	SCHEMATIC DESIGN PHASE	DD/ CD PHASE	BIDDING & PERMIT PHASE	CONSTRUCTION PHASE
<p>Consultant input and coordination at every phase: Civil, MEP, Structural, Landscape, Geotechnical</p> <p>Review and Coordination with County Staff at Schematic Design Phase</p>	<p>Review structural reports, photographs, previously completed plan sets, and conduct site visit.</p> <p>Programming Analysis – (including assessment of existing conditions). Involvement of all consultants.</p> <p>Design with Site Specific Responsiveness and Client Input</p>	<p>Revit 3D Modeling, A/E Team Collaboration</p> <p>Consultant input and coordination at every phase: Land Planners, Civil, MEP, Structural, Landscape</p> <p>Review and coordination with County Staff & Client at each phase</p>	<p>Permit Review Process (estimated time, subject to change based on municipality's workload)</p> <p>Invitation to Bid, Reviews and GC selection w/Client Pick the right Team!</p>	<p>Construction Administration</p> <p>Review payment requisitions, document construction progress, respond to Contractor's requests for information.</p>

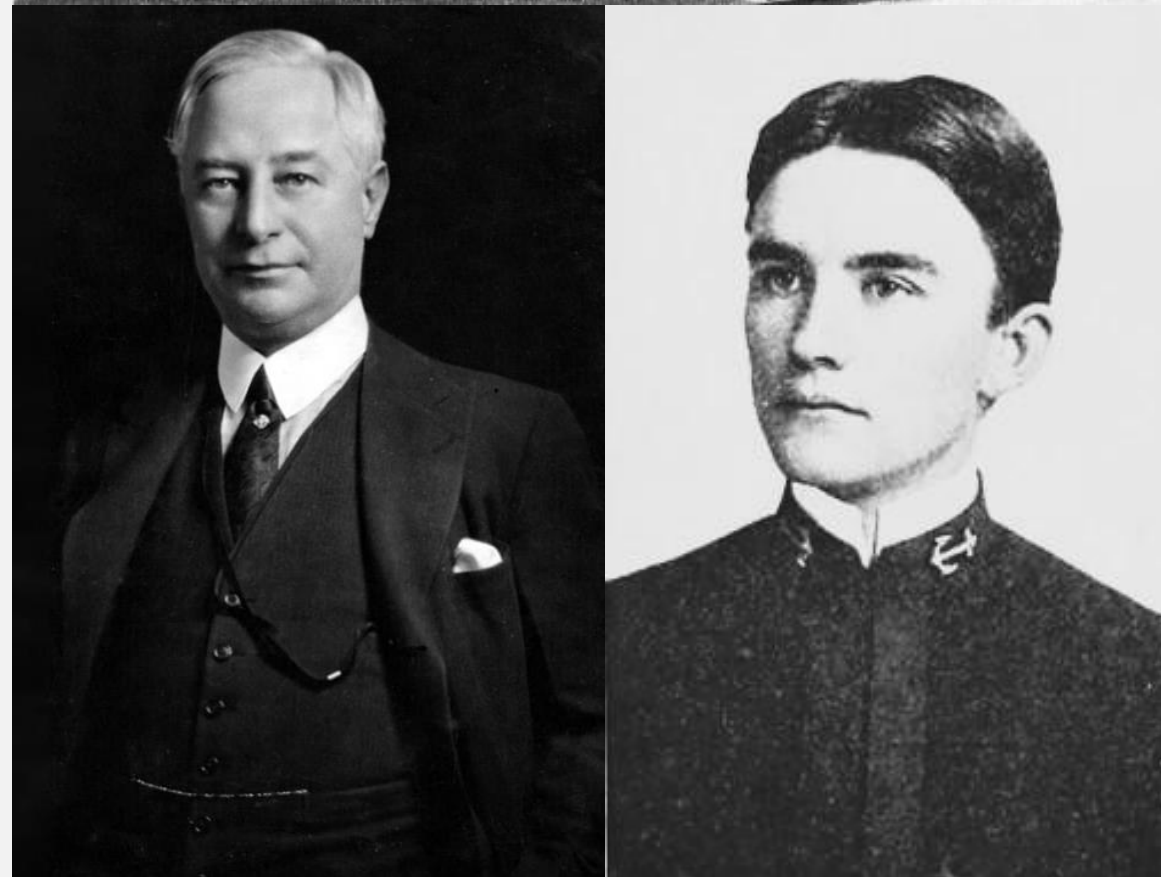
REG Team of Consultants

4 Firms | Living & Working in Palm Beach & throughout South Florida

Civil	Structural	Landscape	MEP
CORDOVA RODRIGUEZ & ASSOCIATES, INC.	ONM&J STRUCTURAL ENGINEERS	URBAN GREEN STUDIO	KPI ENGINEERS, INC.



BANK OF EVERGLADES HISTORY



- The Bank building, designed by William O. Sparklin, was completed in 1927, providing banking facilities on the first floor and offices on the second floor which included the *Collier County News* which became the *Naples News* in 1963 when it moved.
- In the 1940s, Humble Oil Company was housed in the Bank Building as well as the District School Board, and Collier & Long Insurance Agency.
- In the 1950s, deposits were recorded at almost \$2 million. The building was remodeled and enlarged with an addition in the rear.
- In 1962, the Bank Business moved to Immokalee and the building was converted into a boarding house.
- In the 1970s, Buck Dawson purchased the building with plans to convert it into a tourist attraction including a Fishing Hall of Fame and the world's largest collection of stuffed fish.

BANK OF EVERGLADES HISTORY (CONTINUED)

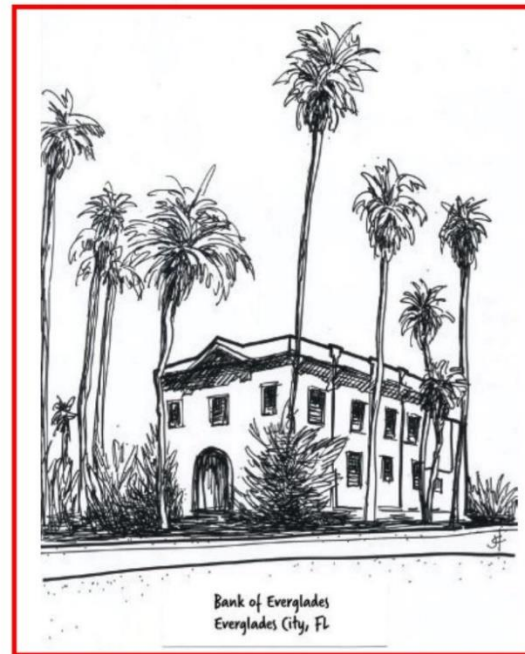


- In 1979, Joe & Rusty Rupsis bought the building. Rusty founded, edited, and published *Everglades Echo* in the building while also operating a boarding house.
- In 1996, Robert Flick and his daughter Patty purchased the building and reopened it as a Bed & Breakfast – “On the Banks of the Everglades”
- In 2003, local residents Claudia Davenport and Cheryl Henderson leased the building and continued the B&B as the “Everglades Historical Bed & Breakfast with Spa,” also offering guided tours of the area.
- In 2011, Patty Bowen, part owner of the Rod & Gun Club, reopened the B&B with antique furniture, closing in 2017 just months before Hurricane Irma devastated Everglades City.
- In 2021, Owner Robert Flick donated the historic building to the Everglades Society for Historic Preservation.

THE FLORIDA Preservationist

A publication of the Florida Trust for Historic Preservation

FALL 2018



Bank of Everglades
Everglades City, FL



Marjory Thomson
Miami, FL



Richmond Hotel
Jacksonville, FL



Pelton House
Homosassa, FL



Green Gables
Melbourne, FL

2018 Florida's 11 to Save



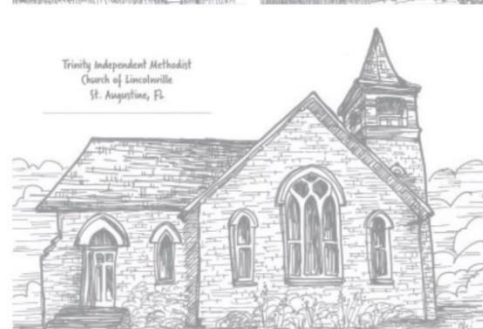
Trinity Independent Methodist
Church of St. Augustine
St. Augustine, FL



Wetlands Woods in Jacksonville
Jacksonville, FL



Hotel James
Panama, FL



Trinity Independent Methodist
Church of St. Augustine
St. Augustine, FL



Federal Courthouse
Fort Lauderdale, FL

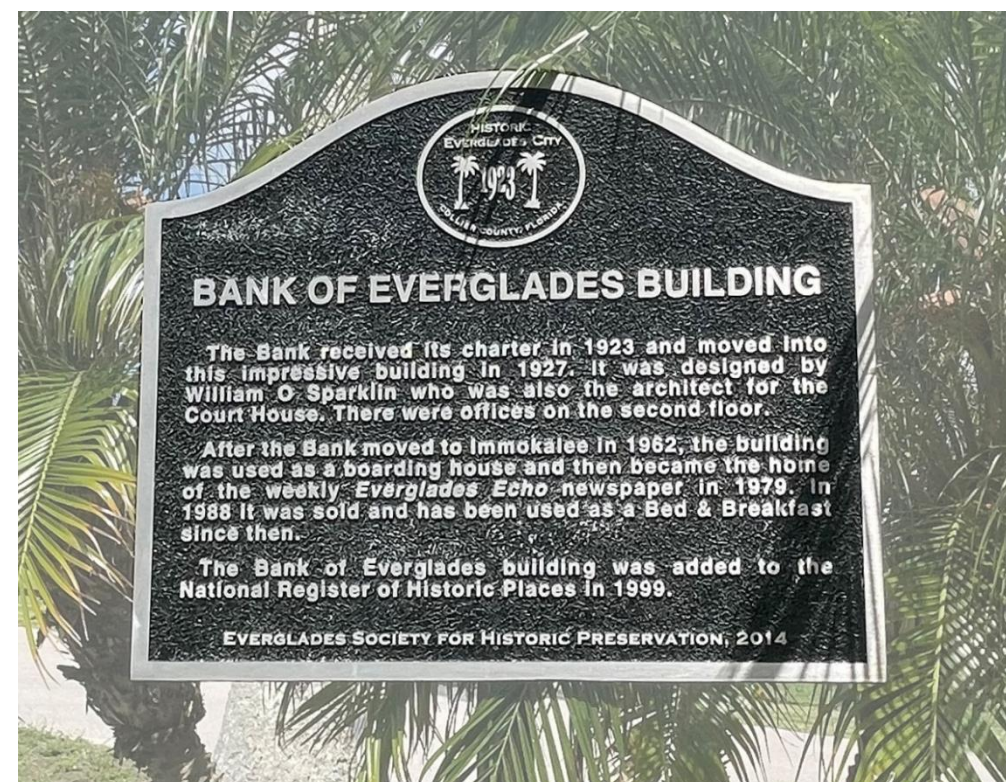


Ewing House
Apalachicola, FL

IN THIS ISSUE Sharing Our Stories 12 Horr House 10 National Register: Myth vs. Fact 26



BANK OF EVERGLADES
BUILDING
CIRCA 1926



HISTORIC
Everglades of a City
1923
Dade County, Florida

BANK OF EVERGLADES BUILDING

The Bank received its charter in 1923 and moved into this impressive building in 1927. It was designed by William O. Sparklin who was also the architect for the Court House. There were offices on the second floor.

After the Bank moved to Immokalee in 1962, the building was used as a boarding house and then became the home of the weekly *Everglades Echo* newspaper in 1979. In 1988 it was sold and has been used as a Bed & Breakfast since then.

The Bank of Everglades building was added to the National Register of Historic Places in 1999.

EVERGLADES SOCIETY FOR HISTORIC PRESERVATION, 2014

BANK OF EVERGLADES NATIONAL / STATE RECOGNITION

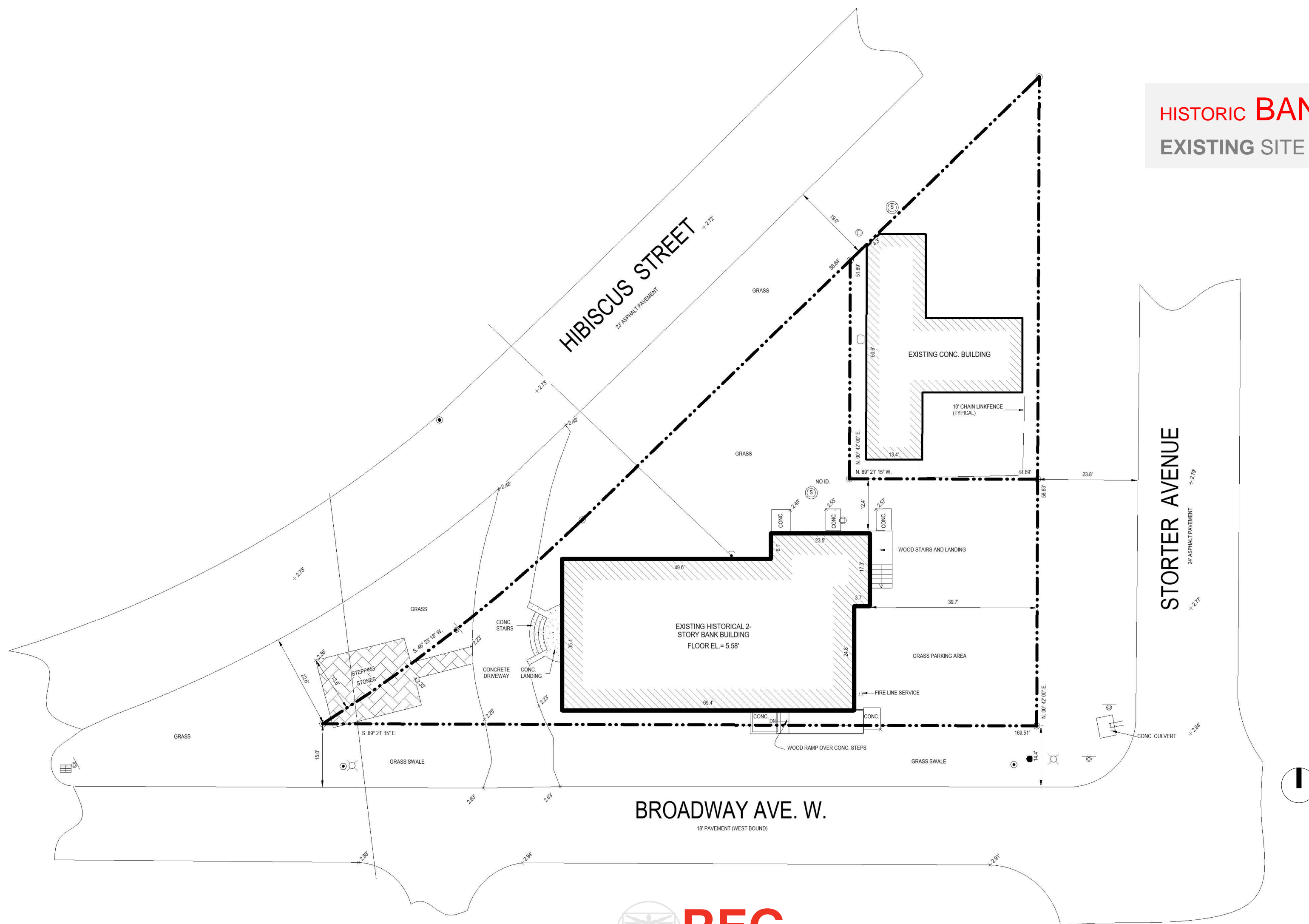
- 1999 Listed on the National Register of Historic Places
- 2014 Historical Marker was erected in front of the Building by the Everglades Society for Historic Preservation
- 2018 The Building was named as one of the "11 to Save" by the Florida Trust for Historic Preservation



HISTORIC **BANK OF EVERGLADES**
EXISTING CONDITIONS

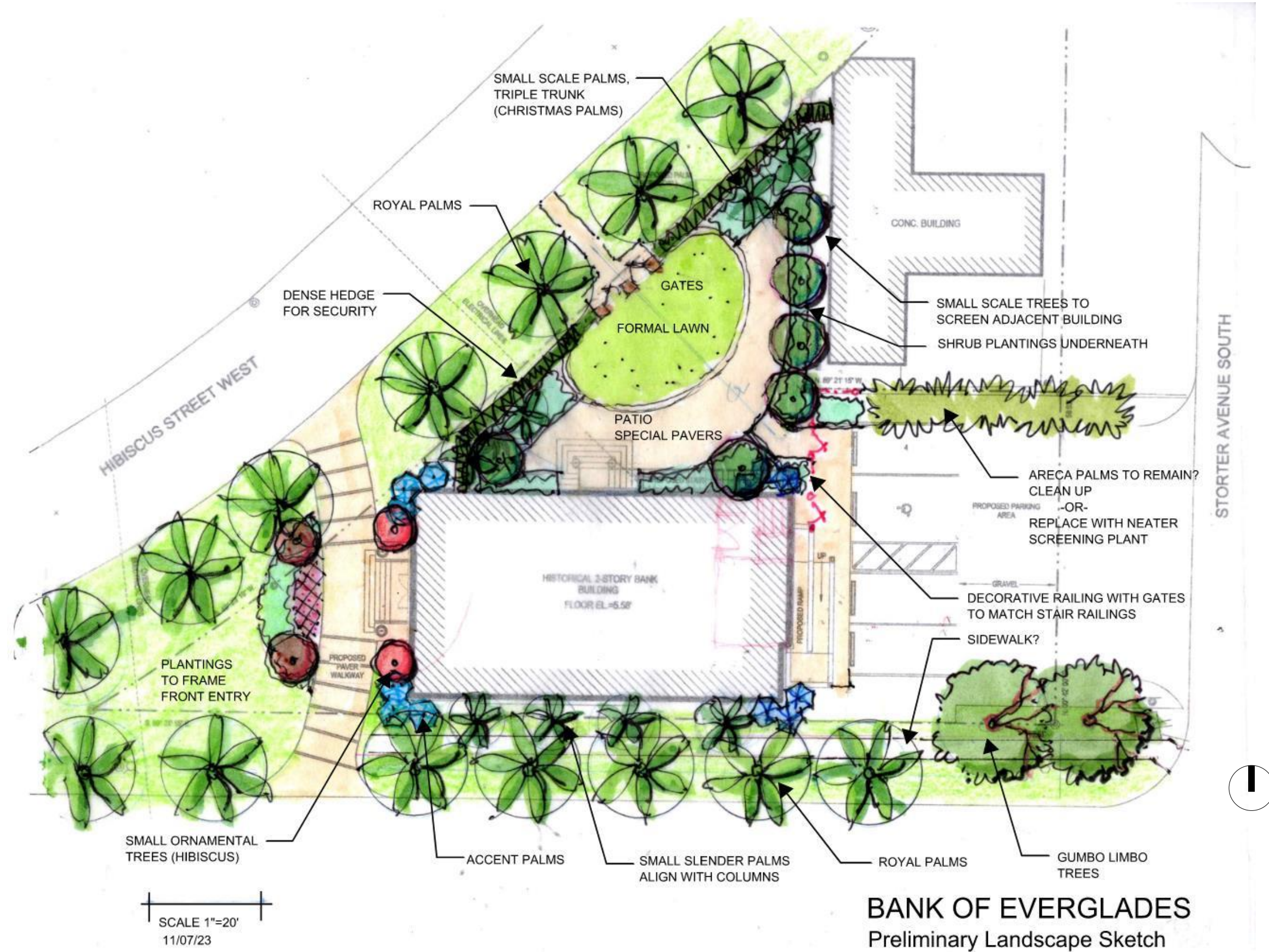
HISTORIC BANK OF EVERGLADES

EXISTING SITE PLAN



HISTORIC BANK OF EVERGLADES

PROPOSED SITE PLAN



PROPOSED PRELIMINARY PLANT PALETTE

NATIVE	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES			
◇	Bursera simaruba	Gumbo Limbo	12-14' ht.
◇	Coccoloba diversifolia	Pigeon Plum	10-12' ht
◇	Conocarpus erectus "sericeus"	Silver Buttonwood	6-8' ht
LARGE PALMS			
◇	Roystonea elata	Royal Palm	8-10' grey wood
SMALL SCALE PALMS			
	Adonidia merrillii	Christmas Palm	12-14' OA ht
	Hyophorbe verschaffeltii	Spindle Palm	6-8' OA ht
◇	Psuedophoenix sargentii	Buccaneer Palm	12-14' OA ht
◇	Thrinax radiata	Florida Thatch Palm	6-8' ht
◇	Thrinax morrissii	Key Thatch Palm	5-6' ht, dbl trk
SHRUBS / GROUND COVERS			
	Bougainvillea spectabilis	Bougainvillea	3 gal, 18" x 18", 3' oc
◇	Chrysobalanus icaco "Red Tip"	Red Tip Cocoplum	3 gal, 18" x 18", 3' oc
◇	Coccoloba uvifera	Seagrape	3 gal, 24" x 24", 3' oc
◇	Ernodea littoralis	Golden Beach Creeper	1 gal, 10" x 10", 30" oc
◇	Hymenocallis latifolia	Spider Lily	3 gal, 18" x 18", 3' oc
	Hibiscus, pink	Hibiscus, standard tree form	15 gal, 6' ht, std.
	Ixora coccinea orange	Orange Ixora	3 gal, 15" x 15", 3' oc
	Philodendron selloum	Split-leaf Philodendron	3 gal, 18" x 18", 3' oc
◇	Zamia floridana	Florida Coontie	3 gal, 15" x 15", 3' oc

PLANT IMAGES

TREES



Gumbo Limbo



Pigeon Plum



Silver Buttonwood

PALM TREES



Royal Palm



Christmas Palm



Buccaneer Palm



Spindle Palm



Thrinax Palm



Key Thatch Palm

SHRUBS & GROUNDCOVERS



Bougainvillea



Philodendron



Seagrape



Cocoplum



Ixora - old-fashioned variety



Hibiscus



Florida Coontie



Golden Beach Creeper



Spider Lily

HARDSCAPE IMAGES



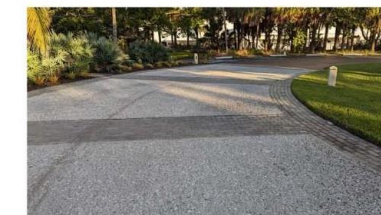
Shellstone interlocking pavers



Shellstone pavers



Fossil stone/coquina



Shell exposed aggregate paving

HISTORIC BANK OF EVERGLADES

PROPOSED PRELIMINARY PLANT PALETTE

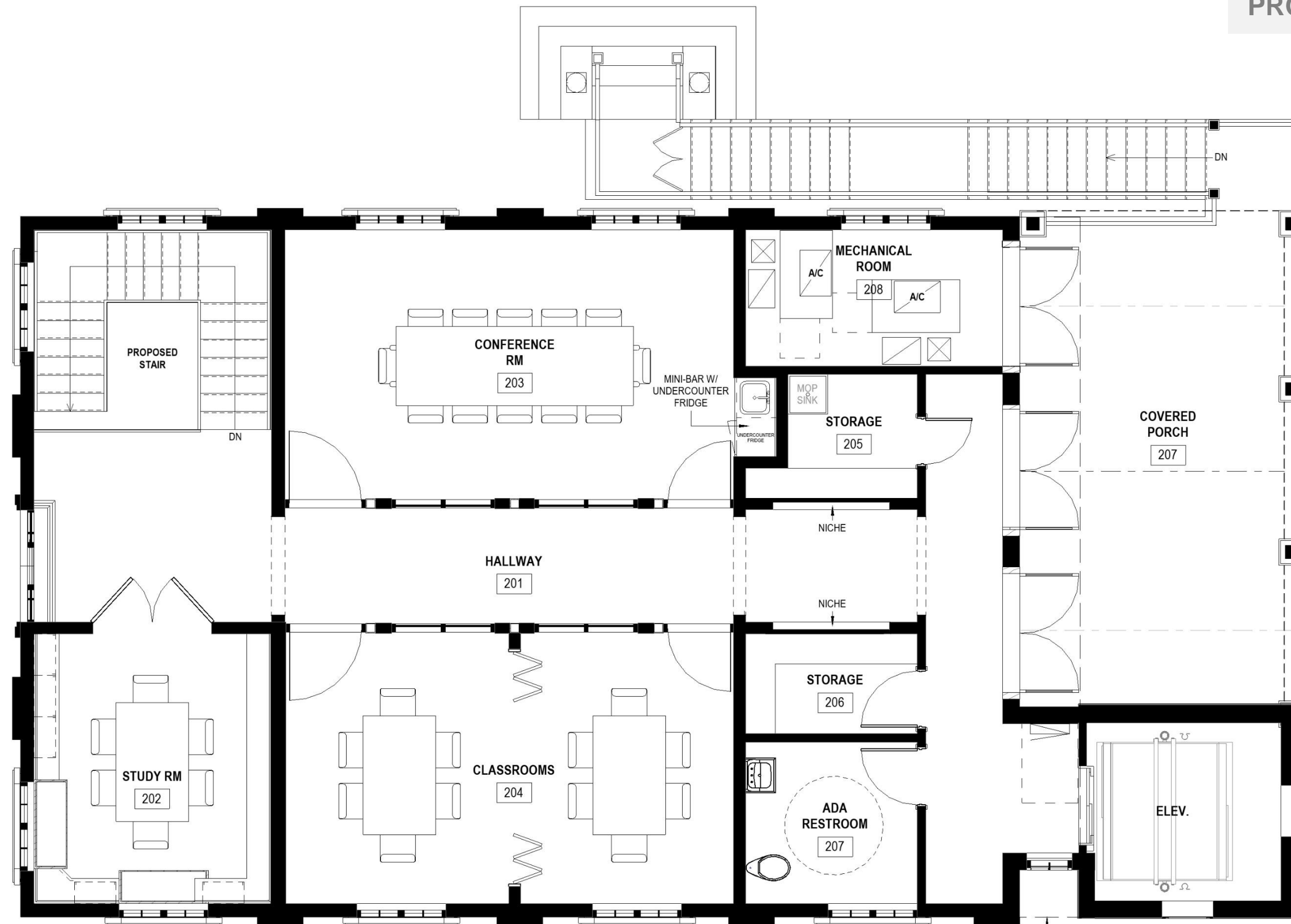
In keeping with historical nature of the building, the intent of the landscape and outdoor space design is to be representative of the materials that were available at the time.

The selected plant materials highlight the native flora of the Everglades and coastal ecosystem. The native plant materials could have been collected and propagated for landscape purposes, as well as being used for building materials. It is significant that the nearby Fakahatchee Strand is home to one of the three naturally occurring strands of Royal Palms in the state (the other two being the current Collier Seminole Park and the Royal Palm State Park near Miami). The beauty and value of these palms was recognized by many, and they are a natural emblem of the Everglades landscape.

In addition, horticultural introductions were being made in the early 1900's that would have been available to the founders and settlers. Many of these introductions were adapted to the sub-tropical climate and became the foundational materials that are now synonymous with the South Florida landscape.

HISTORIC BANK OF EVERGLADES

PROPOSED SECOND FLOOR PLAN



HISTORIC **BANK OF EVERGLADES**
PROPOSED FRONT ELEVATION



HISTORIC BANK OF EVERGLADES

PROPOSED SIDE ELEVATION



HISTORIC **BANK OF EVERGLADES**
PROPOSED REAR ELEVATION



HISTORIC **BANK OF EVERGLADES**
PROPOSED SIDE ELEVATION



HISTORIC **BANK OF EVERGLADES**

PROPOSED FRONT VIEW



HISTORIC **BANK OF EVERGLADES**
PROPOSED REAR VIEW



VISITOR CENTER



HISTORIC BANK OF EVERGLADES
PROPOSED PLAZA VIEW

Historic Bank of Everglades Building- Community Center | Project Schedule

201 Broadway Avenue West, Everglades City, FL 34139

Project No. 23018

08.25.23

Outline Project Schedule (for discussion purposes only)

	2023				2024								2025								
	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	
Item			19						9												
Design Development - Consultant Deadline (50%)	█	█	█																		
Design Development (50%)	█	█	█																		
Client Review - Response to Comments			█																		
Construction Documents - Consultant Deadline			█	█	█	█	█	█	█												
Construction Documents (50% to 100% CD's)			█	█	█	█	█	█	█												
Client Review - Response to Comments						█	█														
Building Permit Review & Bidding (Concurrent)							█	█	█	█	█	█									
Bidding							█	█	█	█	█	█									
Construction Administration (12 months) TBD										█	█	█	█	█	█	█	█	█	█	█	█

NOTE: this is an estimated time line and is subject to change depending on Owner and Contractor input as well as Building Department work load. State or Federal Reviews (if required) are additional services.



Bear Island

Everglades City

Everglades Airpark

Plantation Island

State Road 11 Hwy

THANK YOU!