

Historic Fairmont Rosenwald School and Neighborhood



South Elevation

University of Georgia
College of Environment and Design
Center for Community Design and Preservation
December 5, 2013



Griffin Fairmont Design Charrette

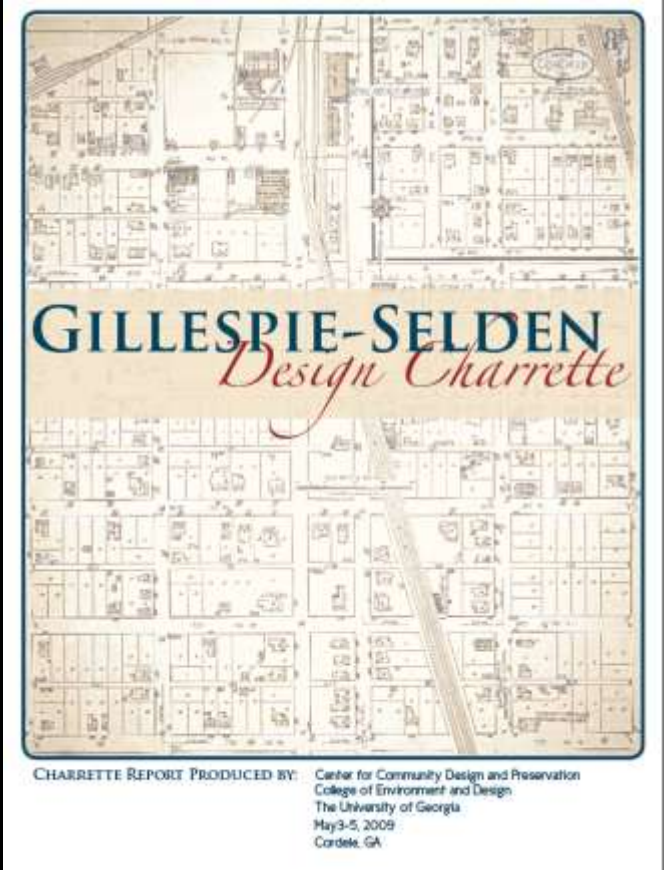
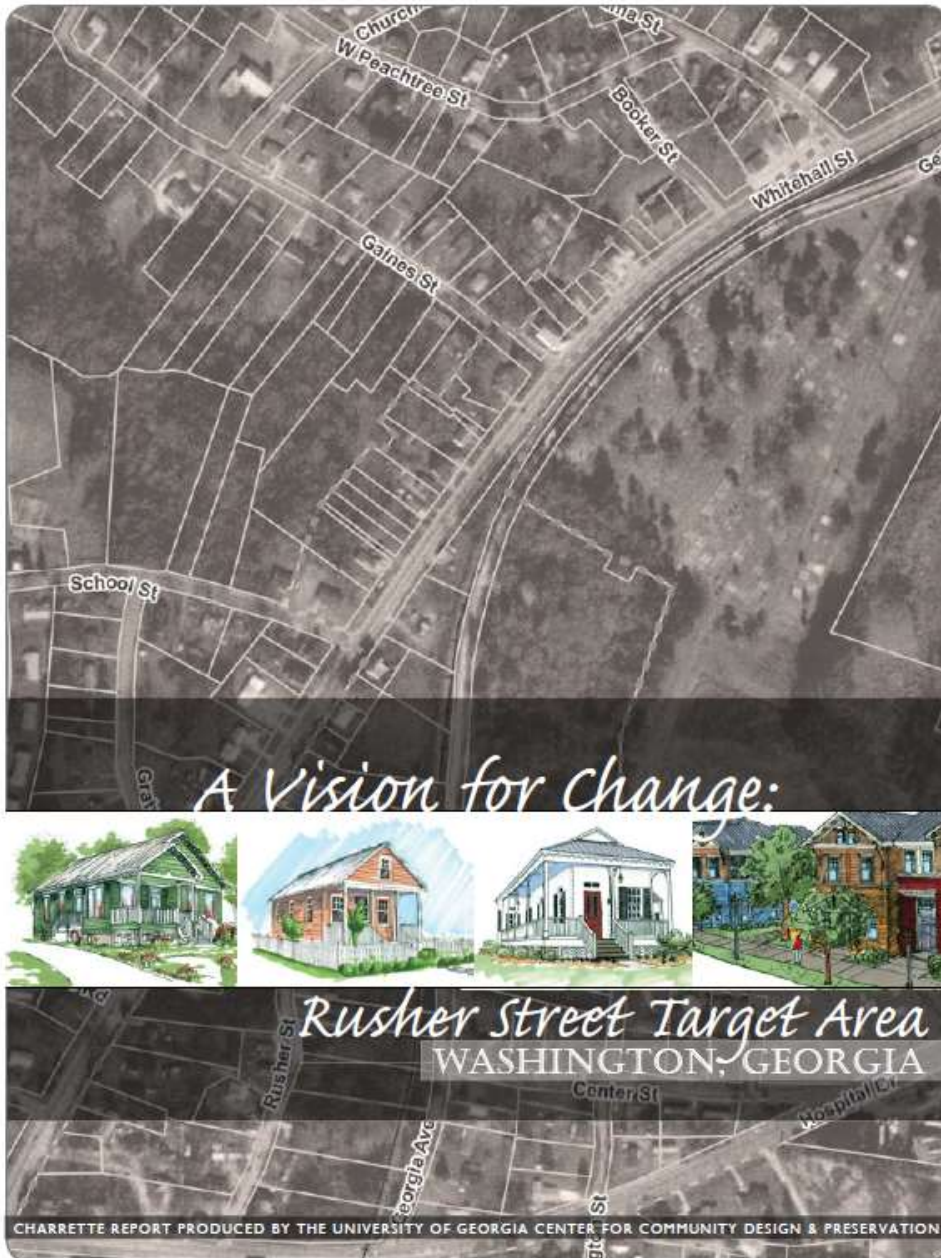
October 25-27, 2013



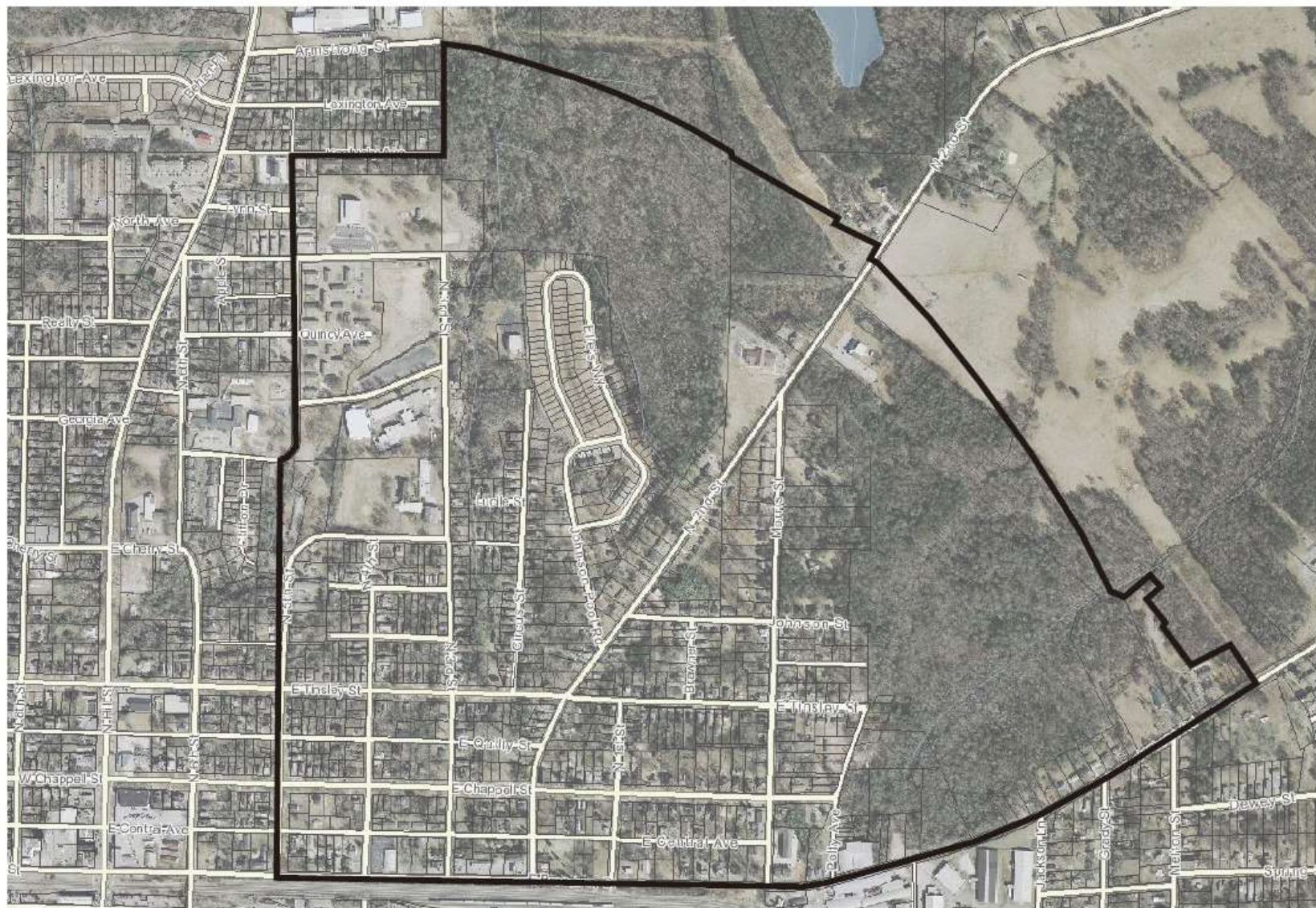




A Final Report



GRIFFIN CHARRETTE CONTEXT



0 100 300 600 1200ft

Your Opinion matters!

The BALLOT

Part One Beautification/Physical Improvements

Number the boxes from **1 to 7**
in the order of your preference (1 is the most
important and 7 is least important).

Number every box to make your vote
count

<input type="text"/>	Neighborhood Beautification (More Trees, Less Litter, Better Signs, Tidy Sidewalks)
<input type="text"/>	Repair Existing Sidewalks
<input type="text"/>	Construct new sidewalks (where they did not exist before)
<input type="text"/>	Improve the Broadway Commercial Corridor (including safe rail line passageways)
<input type="text"/>	Beautify grounds at Rosenwald
<input type="text"/>	Design Guidelines for New Construction in the neighbourhood.
<input type="text"/>	Improve Fairmont Homes Grounds

Opinion Ballot Fairmont-Rosenwald Griffin, GA Part Two The Rosenwald School Complex

My idea for the perfect use of the old
school building is to use it as

_____.

Are the following statements
True or False in your opinion?

<input type="text"/>	The Rosenwald School complex is worthy of preservation in its entirety.
<input type="text"/>	The older part (rear) is the most important and should be preserved first.
<input type="text"/>	The Gymnasium is in poor condition and should be saved first.
<input type="text"/>	The Gymnasium is beyond hope, it should be demolished.
<input type="text"/>	Improvement at the intersection of Third and Kelsey are needed.
<input type="text"/>	The community garden is the most important part of the project and all efforts should be placed there.
<input type="text"/>	This project is hopeless and should be abandoned now.

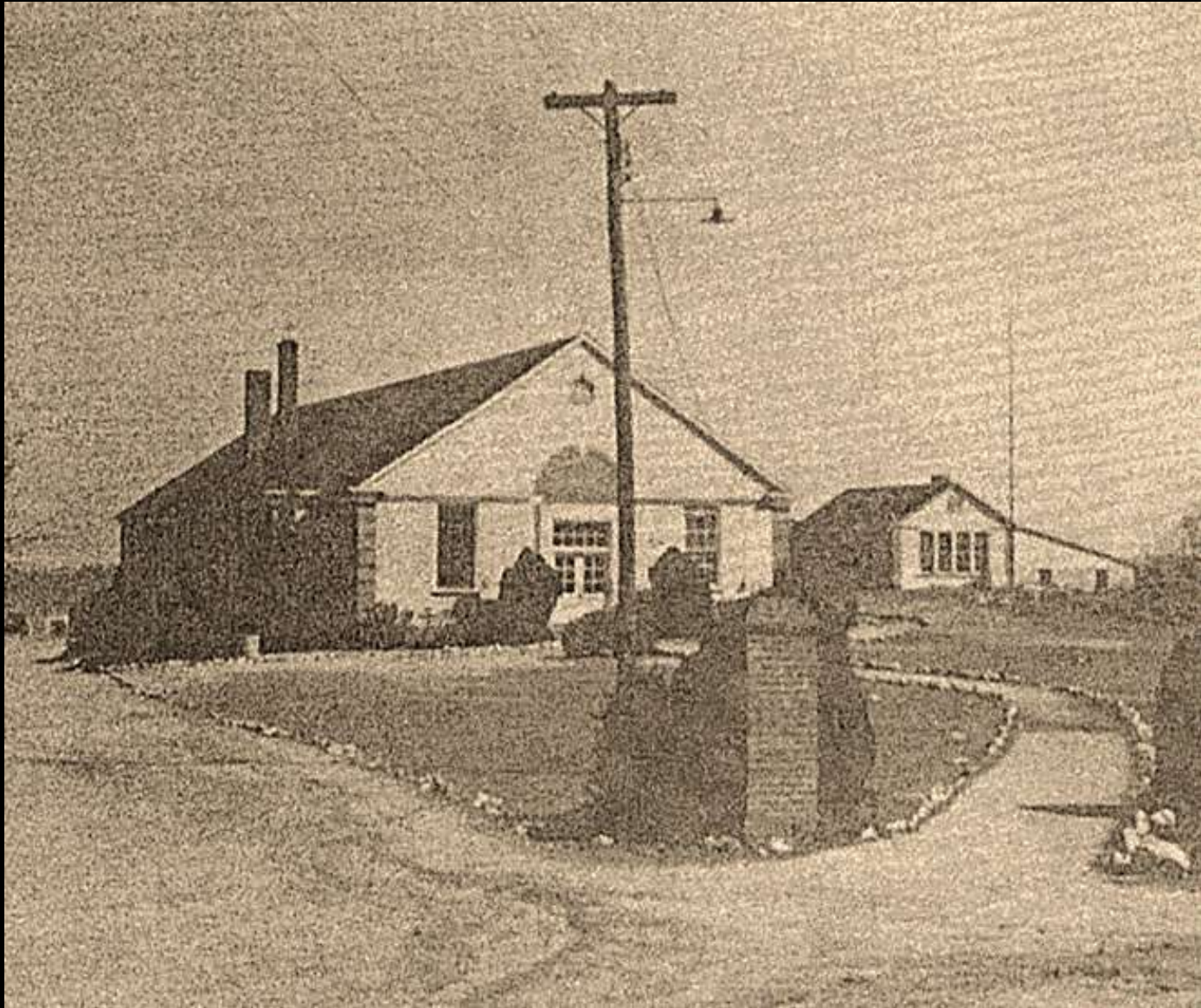
Part Three The neighborhood: houses, meeting spaces and green space.

Rank these statements.

1 = strongly agree
2 = agree
3= neutral
4 = disagree
5= strongly disagree

<input type="text"/>	There are not enough places to live in the Fairmont neighborhood.
<input type="text"/>	The Fairmont neighborhood is safe and friendly.
<input type="text"/>	There are too many open spaces (park land and vacant lots) in the neighborhood.
<input type="text"/>	There are already too many community facilities in the neighbourhood.
<input type="text"/>	We need more organized sports in the neighborhood.
<input type="text"/>	I like very contemporary (modern) buildings. (SLIDE TWO)
<input type="text"/>	I like more traditional architecture. (SLIDE ONE)

Why this place Matters!





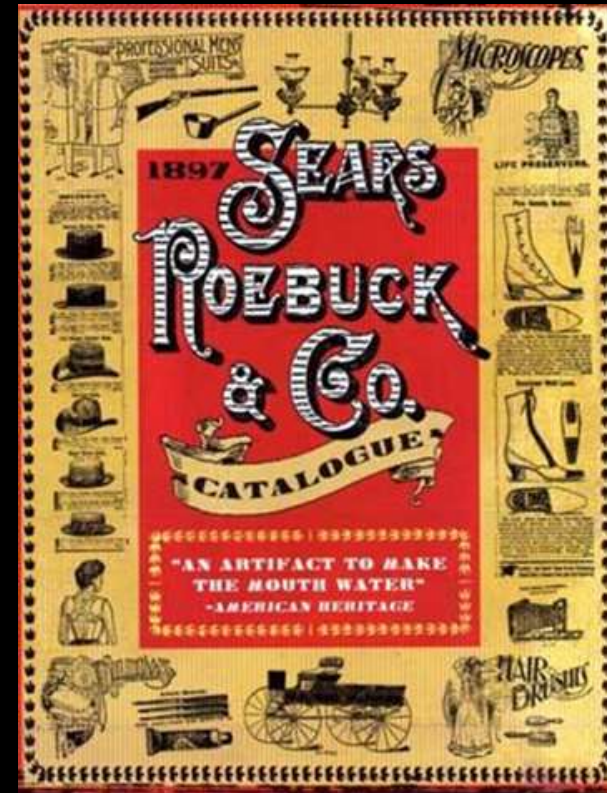


Separate and unequal: On the left: a white school in Winchester, Virginia, in 1921. On the right a school for blacks in Brunswick County, Virginia, also in the early 20th. The dismal state of African American schools led Julius Rosenwald to provide funds for new buildings throughout the rural South.

University of Virginia Library

The horrors that are due to race prejudice come home to the Jew more forcefully than to others of the white race, on account of centuries of persecution which they have suffered & still suffer.

*Julius Rosenwald -
1911*



The Story of the Lost Schoolhouses

In the early 20th century, an unlikely partnership built nearly 5,000 schools for African American children across the rural South. Now only a few remain. Here, the stories behind four.

BY REX PERRY; PHOTOGRAPHY LAUREY W. GLENN, REX PERRY, CHARLES WALTON IV



The Carroll School, built in 1929, is again a place of learning and laughter after its restoration by the Rock Hill, South Carolina, School District. It is now used as a field-study school for fifth-grade students.

Alabama Schoolhouse: Rebuilt With Community Spirit



Liz Sims and her former classmates at the Shiloh School in Notasulga, Alabama, initiated the community action restoring the school as a center of local pride.



Completed in 1922, the Shiloh School taught children until the sixties.

LIZ SIMS RUBS HER FOOT ACROSS A warped floorboard inside the recently renovated 1922 Shiloh School in rural Notasulga, Alabama. "This is where I sat in the first grade," says Liz, finding the exact spot where she fidgeted at her tiny desk in 1955. "Mrs. Irving would tell me to stop picking at the floorboard with my shoe." She recalls strict but caring teachers and memories of Friday-night fund-raisers when parents and neighbors paid a dime to watch movies in the school's central classroom. "My dad couldn't read or write, but he knew that without education, you didn't have anything," says Liz. "Our grandparents built this school to give us a stepping-stone they never had," adds Liz's former classmate, Shirley Jackson.

Just as the Rosenwald Schools were the fruit of partnerships, preservation efforts at the Shiloh School reflect equally cooperative efforts. After the foundation was formed to renovate the school in 2006, students in the Design-Build Masters Program at nearby Auburn University offered free design services and hands-on construction help. Twelve students dedicated a school year to restoring the exterior and transforming a classroom into a community resource center. "It took a grassroots effort to build this school, and it's a grassroots effort bringing it back," says Cody Pierce as she and fellow students reinstall old beaded board.

Much of the funding for the preservation of the schools has come from the Lowe's Charitable & Educational Foundation. Lowe's, in partnership with the National Trust, has provided grants to restore 33 Rosenwald Schools in 12 states. A \$50,000 grant in 2009 will ensure the completion of the Shiloh School rehabilitation. "We realized the need to act quickly to save these structures," says Larry Stone, president and COO of Lowe's.



Students in Auburn University's Design-Build Masters Program are helping to restore the Shiloh School.

The Georgia Schoolhouse: Save a Piece of History



Willie Mae Davis wants to restore her abandoned alma mater, Smithville School. But she'll need much more than the original \$8,000 building cost to do so.

WILLIE MAE DAVIS PUSHES OPEN an unlocked door to the 1929 Smithville School, located in a peanut-farming community in southwest Georgia. Beams of light pour through jagged broken glass, illuminating piles of trash left by squatters. "We can't get grants until the courts decide ownership," says Willie Mae, who attended the school for eight years. "If my classmates and I quit paying the taxes, it might be torn down. If the bulldozers come, you'll find me sitting on the roof to stop them." •

Get Involved

Tracy Hayes with the National Trust for Historic Preservation suggests ways to help preservation efforts.

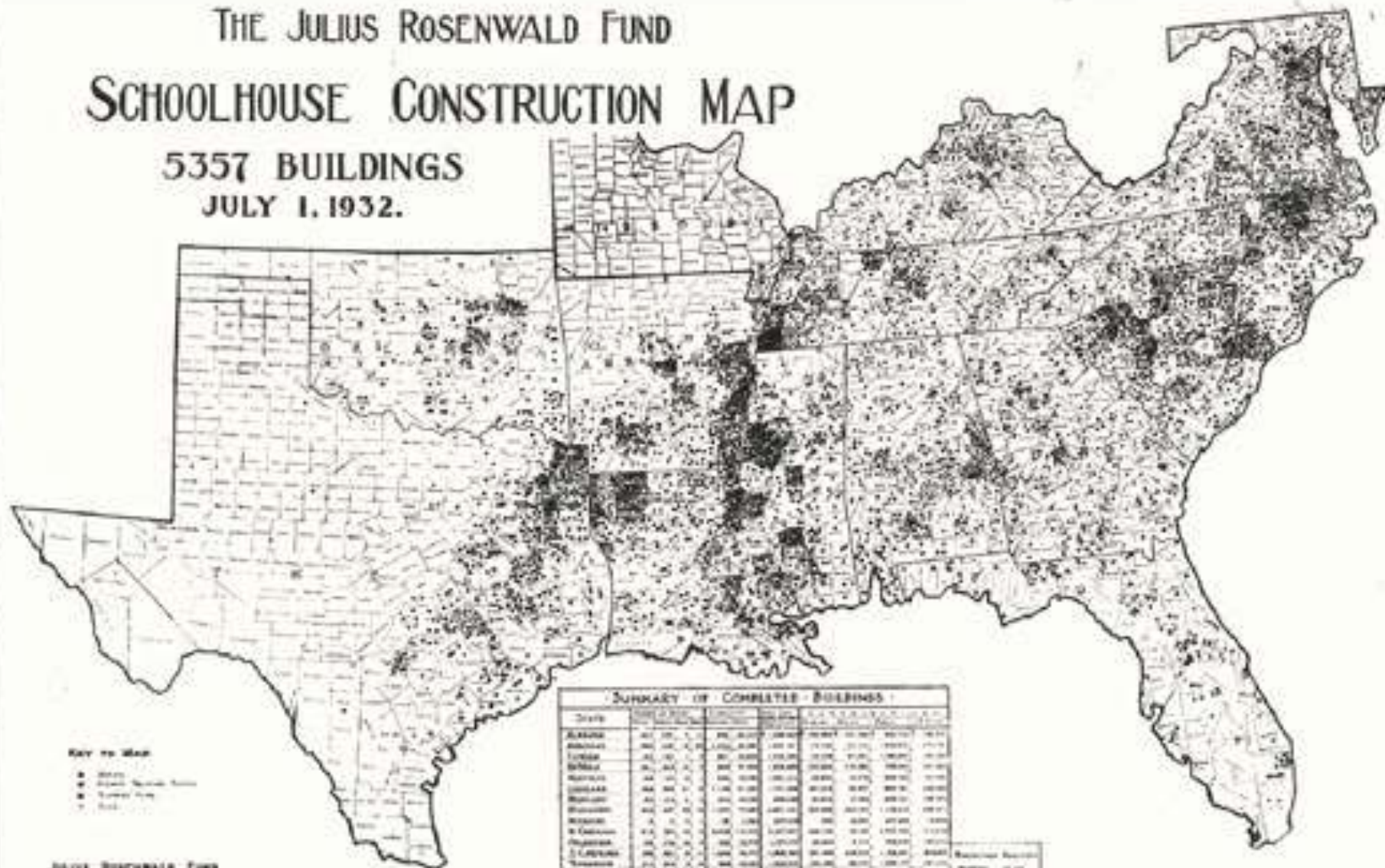
- Visit www.rosenwaldschools.com for an in-depth history of the Rosenwald Schools, to learn more about the Lowe's grants, for Rosenwald School resources, and to search for schools in your state.
- The National Trust Web site (www.preservationnation.org) contains links to resources in each state and a link to contribute to the Alice Rosenwald Flexible Fund, which has awarded more than \$70,000 in matching grants for

Rosenwald School restoration, education, and planning projects. You'll also find info on contacting the National Trust about volunteer opportunities.

- The 2009 National Preservation Conference, October 13-17 in Nashville, will include educational sessions and a tour of a local Rosenwald School. Visit www.preservationnation.org, pull down the "Resources" tab, and click on "Conferences & Training."

THE JULIUS ROSENWALD FUND SCHOOLHOUSE CONSTRUCTION MAP

5357 BUILDINGS
JULY 1, 1932.



SUMMARY OF COMPLETED BUILDINGS									
State	Alabama	Arkansas	California	Florida	Georgia	Illinois	Indiana	Iowa	Kansas
Alabama	401	100	1	1	1	1	1	1	1
Arkansas	100	100	1	1	1	1	1	1	1
California	1	1	1	1	1	1	1	1	1
Florida	1	1	1	1	1	1	1	1	1
Georgia	1	1	1	1	1	1	1	1	1
Illinois	1	1	1	1	1	1	1	1	1
Indiana	1	1	1	1	1	1	1	1	1
Iowa	1	1	1	1	1	1	1	1	1
Kansas	1	1	1	1	1	1	1	1	1
Mississippi	1	1	1	1	1	1	1	1	1
Montana	1	1	1	1	1	1	1	1	1
Nebraska	1	1	1	1	1	1	1	1	1
Nevada	1	1	1	1	1	1	1	1	1
New Mexico	1	1	1	1	1	1	1	1	1
North Carolina	1	1	1	1	1	1	1	1	1
Ohio	1	1	1	1	1	1	1	1	1
Oklahoma	1	1	1	1	1	1	1	1	1
Oregon	1	1	1	1	1	1	1	1	1
South Carolina	1	1	1	1	1	1	1	1	1
South Dakota	1	1	1	1	1	1	1	1	1
Tennessee	1	1	1	1	1	1	1	1	1
Texas	1	1	1	1	1	1	1	1	1
Utah	1	1	1	1	1	1	1	1	1
Vermont	1	1	1	1	1	1	1	1	1
Virginia	1	1	1	1	1	1	1	1	1
Washington	1	1	1	1	1	1	1	1	1
West Virginia	1	1	1	1	1	1	1	1	1
Wisconsin	1	1	1	1	1	1	1	1	1
Wyoming	1	1	1	1	1	1	1	1	1
Total	5357	5357	5357	5357	5357	5357	5357	5357	5357

Julius Rosenwald Fund
Office at Washington, D.C.
Incorporated, D.C. 1917
Total \$1,000,000

Alabama	100
Arkansas	100
California	1
Florida	1
Georgia	1
Illinois	1
Indiana	1
Iowa	1
Kansas	1
Mississippi	1
Montana	1
Nebraska	1
Nevada	1
New Mexico	1
North Carolina	1
Ohio	1
Oklahoma	1
Oregon	1
South Carolina	1
South Dakota	1
Tennessee	1
Texas	1
Utah	1
Vermont	1
Virginia	1
Washington	1
West Virginia	1
Wisconsin	1
Wyoming	1



By 1932, the Rosenwald Fund had produced 4,977 new schools, 217 teacher homes, 163 shop buildings at a total cost of \$28,408,520.

Today, that would be approximately \$280,500,000.







BOULEVARD HOUSE IN ADOLESCENCE



BOULEVARD HOUSE IN ADOLESCENCE



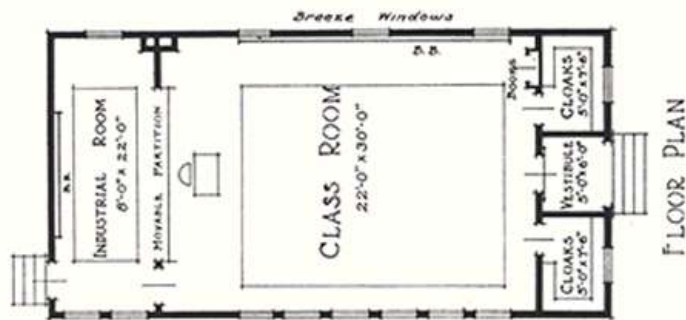
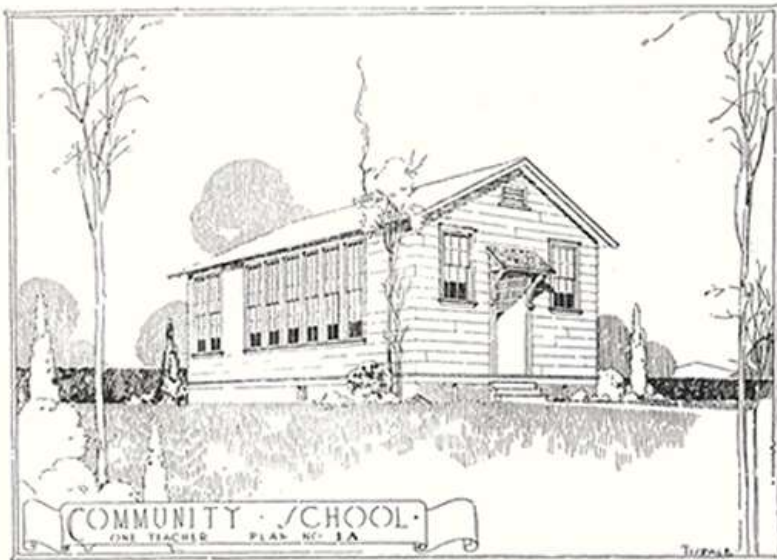
BOULEVARD HOUSE IN ADOLESCENCE



BOULEVARD HOUSE IN ADOLESCENCE







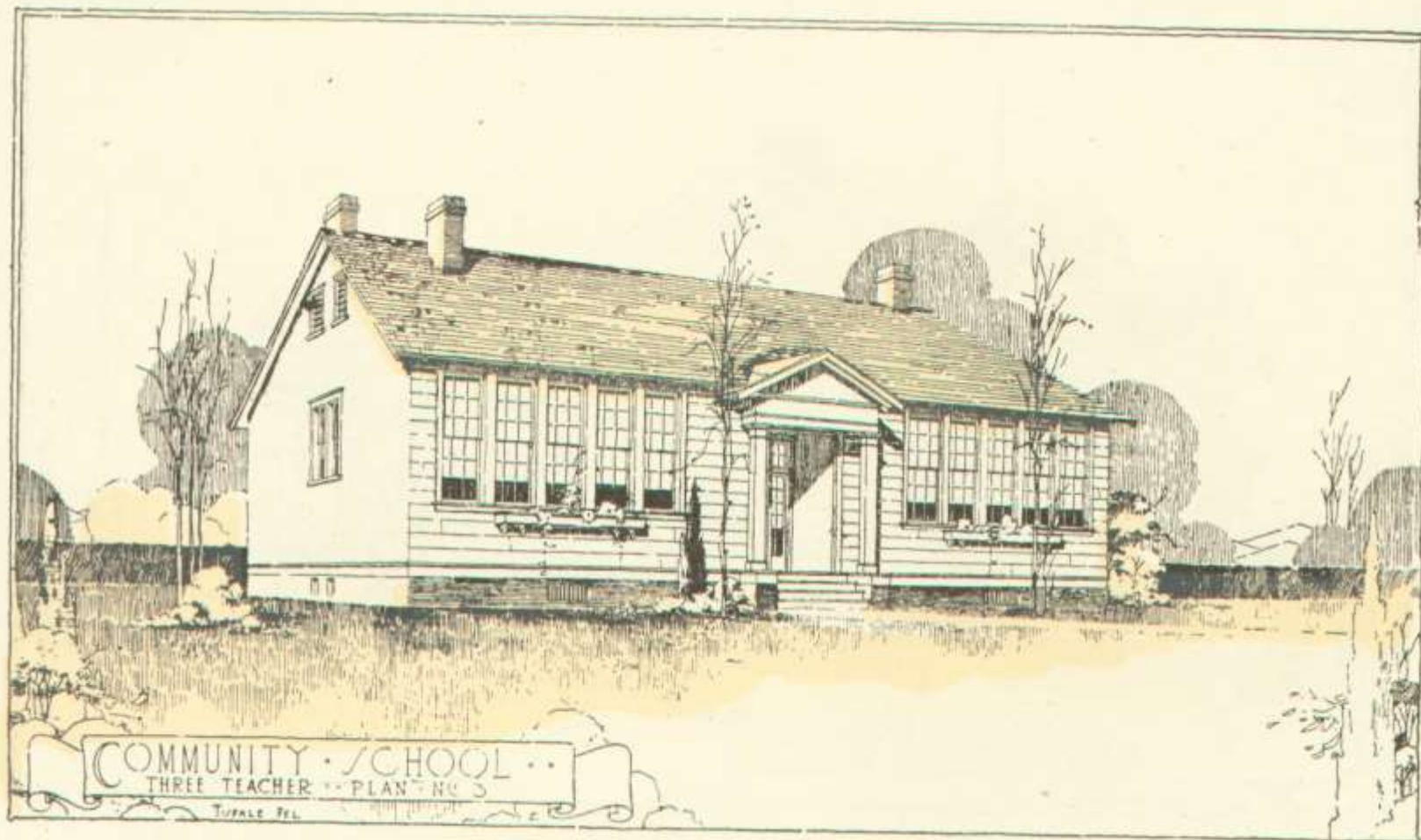
ONE-TEACHER
COMMUNITY SCHOOL PLAN NO 1-A
TO FACE NORTH OR SOUTH ONLY



Harvey Vilec Dorothy Vilec Adelbert Demas
Planning advancements for Rosenwald principal



COMMUNITY SCHOOL PLANS



These models, (which were similar to house kits sold by Sears), were carefully designed to produce a healthy learning environment.

RURAL SANITARY PRICES FOR COMMUNITY SCHOOLS



TEACHERS' HOME FOR COMMUNITY SCHOOLS



Teachers' Home, No. 301
Sears, Roebuck and Co. Chicago

A SHINGLED BUNGALOW



The SOMERSET

House Kit

\$1,294⁰⁰

No. 2008 "Already Cut" and Fitted.

See Description
of "House Kit"
Houses on Page 8.

At the above price we will furnish all the material to build this five-room bungalow, consisting of lumber, lath, shingles, mill work, flooring, porch ceiling, finishing lumber, building paper, eaves trough, down spout, sash weights, hardware and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

THE SOMERSET Modern House No. 2008 is an attractive and inexpensive bungalow of five rooms with vestibule, bath and pantry. It has a front porch across the entire house, so arranged that it makes a combination porch and open terrace. We furnish a sufficient quantity of shingle stain, any color, for the sides, front and rear for the price quoted above, but not for the roof. Shingled houses are becoming quite popular and when stained with a suitable color have a very refined and comfortable appearance.

Main Floor Front door, glazed with bevel plate glass, leads from the porch into the vestibule. The two front windows are Queen Anne design. On entering the vestibule you find a closet opening leading to the living room and another leading to the dining room. Note the bay window in the dining room. A swinging door leads from this room into the kitchen. The two bedrooms have closets. All rooms are 9 feet from floor to ceiling.

Basement The excavated basement is 7 feet high from floor to joists. Lighted by basement sash.

All framing lumber is No. 1 yellow pine. Paint for two coats on the outside. Shingles on sides stained; your choice of green or brown. Varnish and wood filler for two coats of interior finish. Standard Design hardware, see page 129.

We furnish our best "Quality Guaranteed" mill work, described on pages 120 and 121. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Porches have fir edge grain flooring.

Built on a concrete block foundation with basement under the entire house. Concrete floor. The entire house, including the roof, is covered with best grade of thick cedar shingles.

OPTIONS

Sheet Photo and Plaster Finish to take the place of wood lath, \$20.00 extra.

Five-Cross Shingle Siding, Red or Sea Green in color, instead of wood shingles, \$20.00 extra.

Siding for the outside walls instead of shingles, \$15.00 extra.

Dark Doors, Trim and Floor in oak, instead of yellow pine, \$15.00 extra.

Shingle Floor in kitchen and pantry, no extra charge.

Stained Doors and Windows, \$27.50 extra.

Stained Doors and Windows, Black stain, \$16.00 extra; polished stain, \$18.00 extra.

This house can be built on a lot 30 feet wide.

This house has been built at Gary, Ind., Hillsboro, Ill., Hartford, Wis., Hamilton, Ohio, Chicago, Ill., Ingalls, Ind., Elkhart, Ind., and other cities.

Speed of Least \$300.00.

Sears, Roebuck and Co., Chicago, Ill. 1118 N. West Main Street, Port Huron, Mich. Catalogues included you will find a plan of our new bungalow built from your material and plans, ready to be shipped (optional). I wish to see first all the material you offer. I want to buy EXACTLY as shown from you. Thinking you are your honest business in these matters, I am,

Very respectfully,

CHARLES MILLER.

Our Guarantee Protects You—Order Your House From This Book
Price Includes Plans and Specifications.

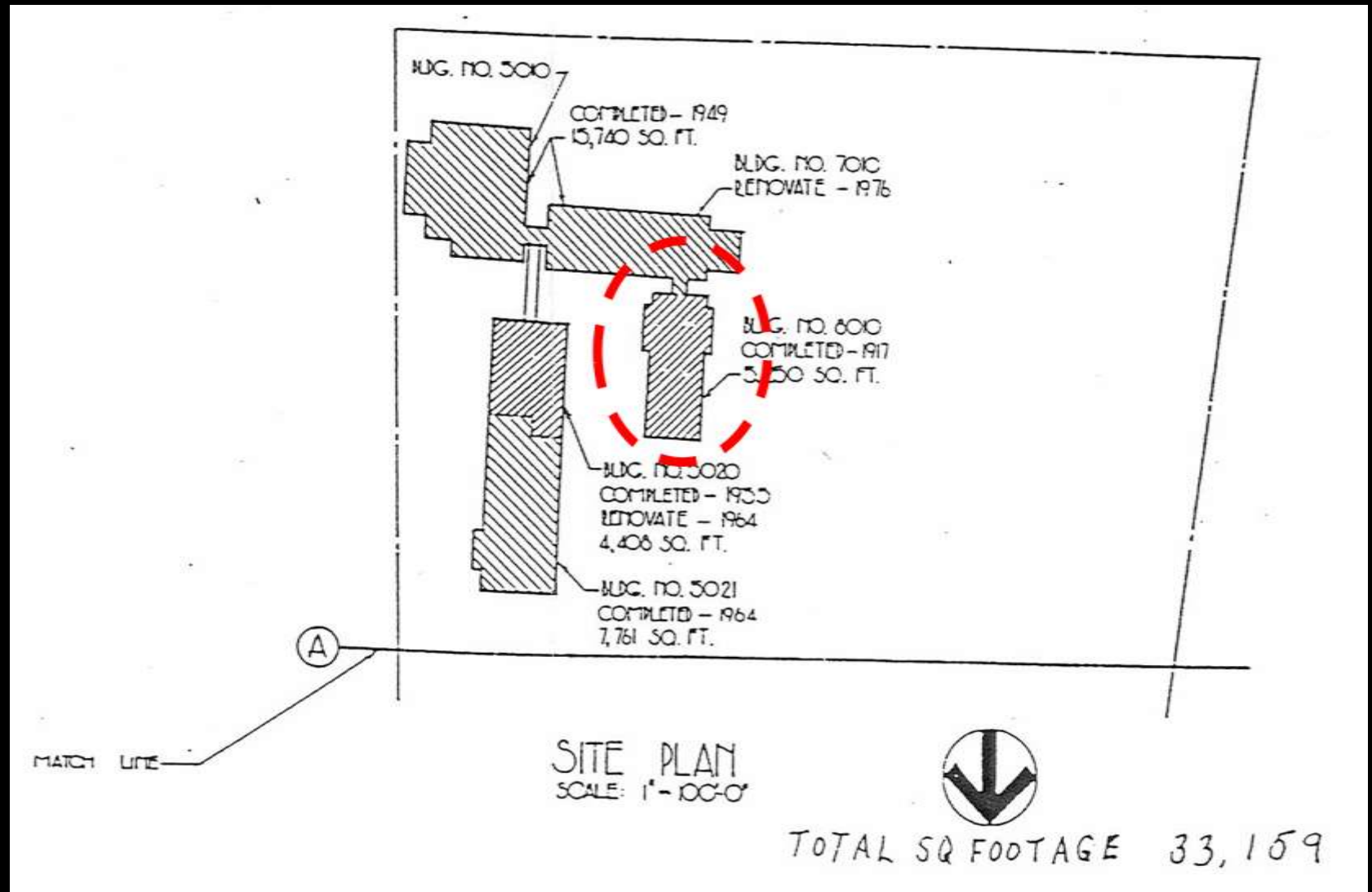
SEARS, ROEBUCK AND CO. CHICAGO

What is an equalization school?

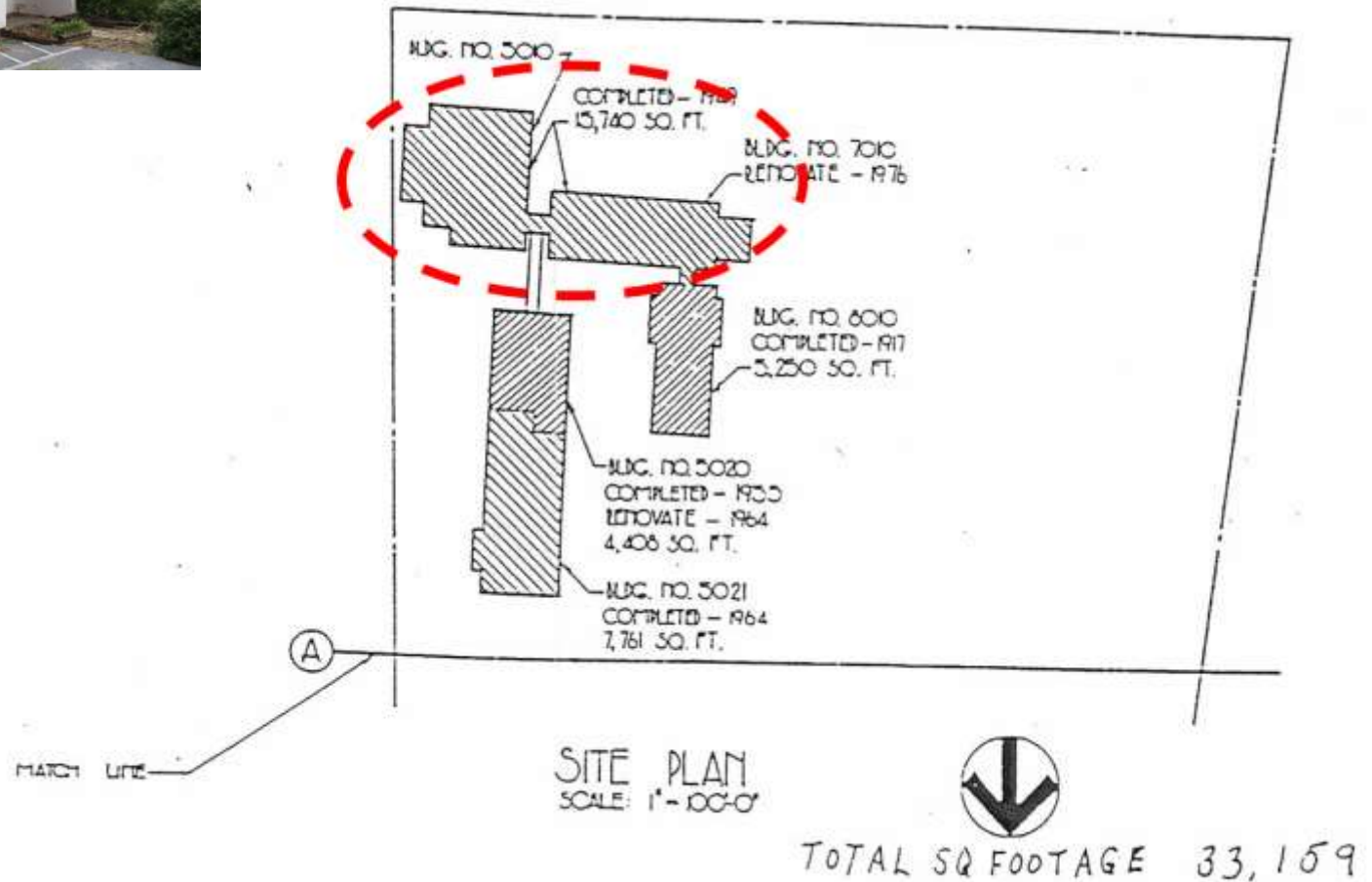
Georgia equalization schools were constructed as a result of the Minimum Foundation Program for Education passed by the Georgia State Legislature in 1949. Implementation of this program did not begin until 1951, when the legislature enacted a three percent retail sales tax to fund this initiative, and the State School Building Authority was created to construct the school buildings. Equalization refers to the doctrine of “separate but equal”, in which the separation of races continued in many of Georgia’s school systems until 1970.



Rosenwald Building ca. 1928-29

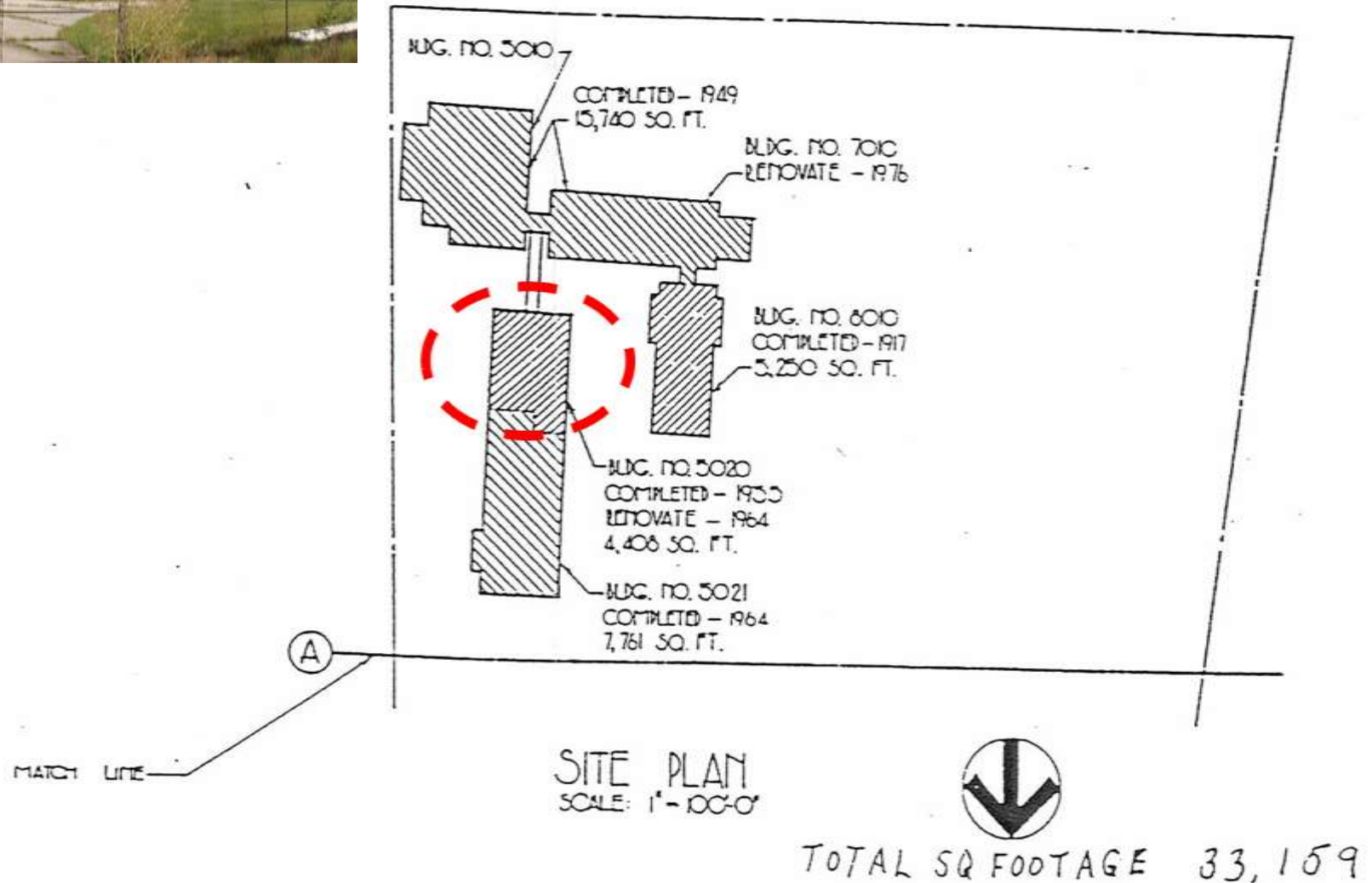


Fairmont High & Kelsey Auditorium/Gymnasium ca. 1949



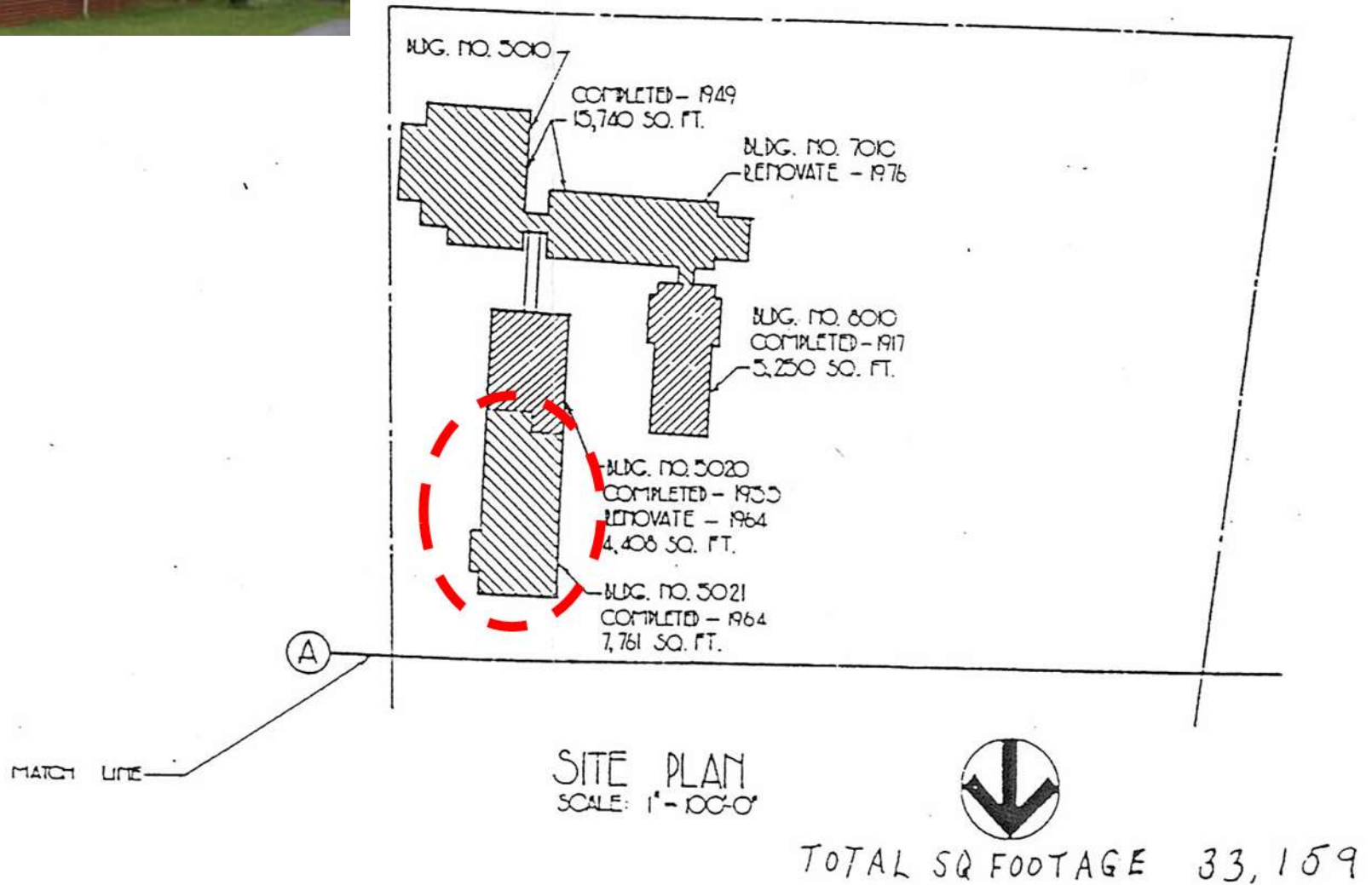


ca. 1955 Addition





ca. 1964 Addition



The Human Factor





(770) 227-7657

Since 1950,
the Housing Authority of the
City of Griffin (GHA) has provided safe, decent
and affordable rental housing for Griffin Georgia's
low-income working and non-working family,
elderly and disabled households.

Housing Authority of the City of Griffin



Historic Downtown Griffin Commercial District



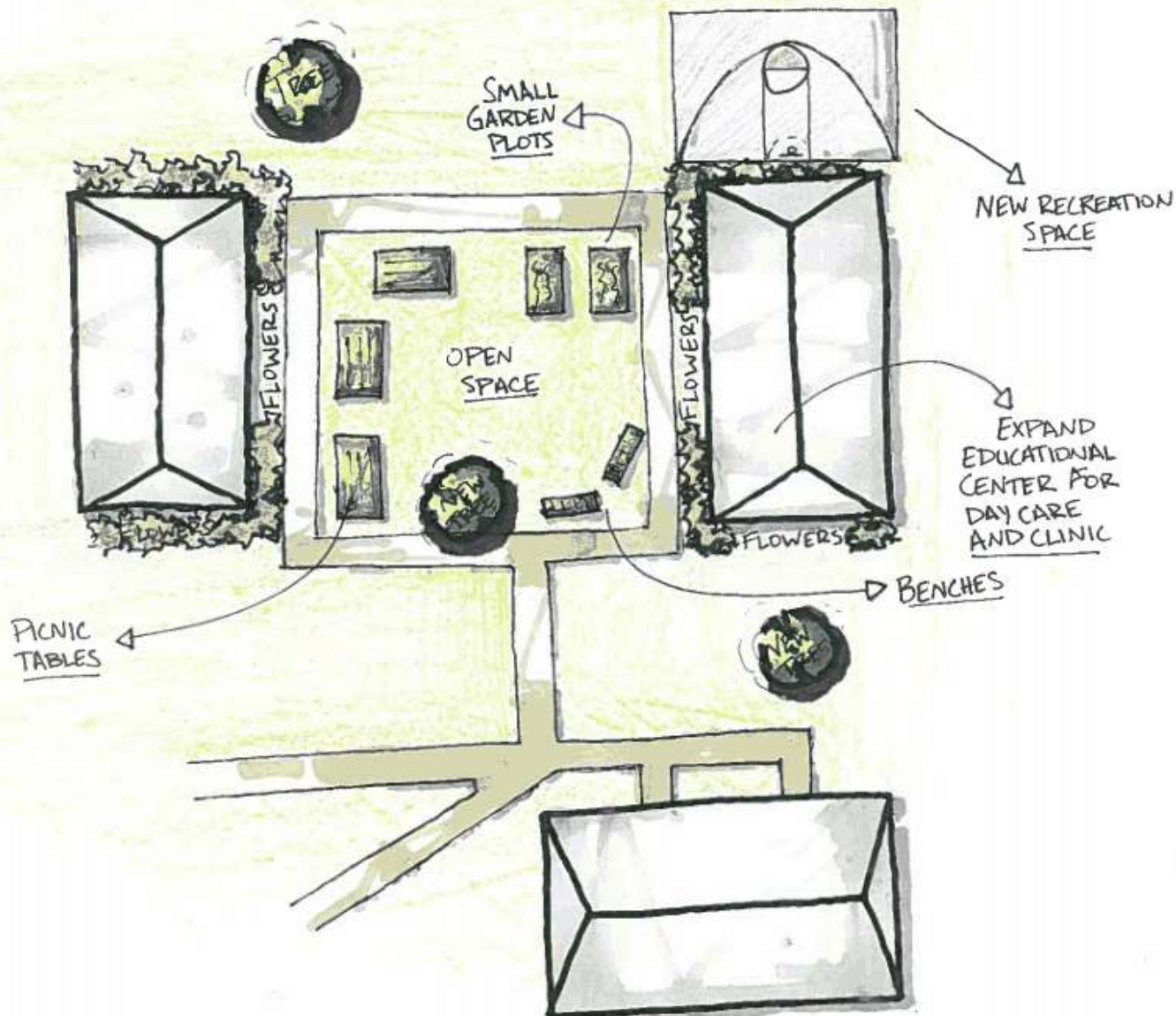
Griffin
Growing **TOGETHER**

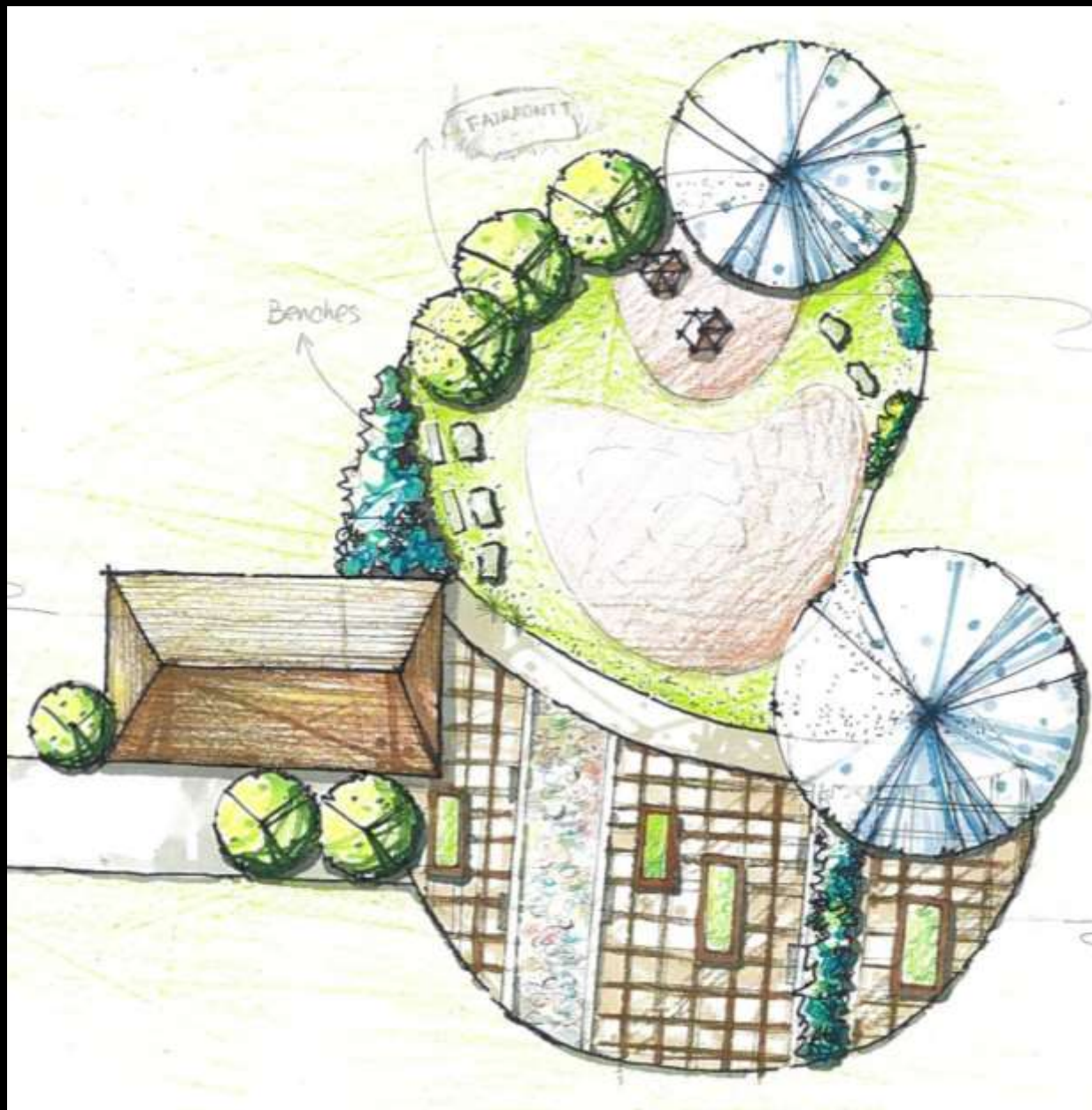




PROPOSED PICNIC AREA SITE 2 : OPTION 1

- CREATE SOCIAL GATHERING PLACES TO BUILD COMMUNITY AND A SENSE OF IDENTITY
- CREATE PLACES TO LIVE AND PLAY OUTSIDE
- USE FLOWERS, GARDEN PLOTS, AND NEW TREES TO ADD COLOR AND LIFE





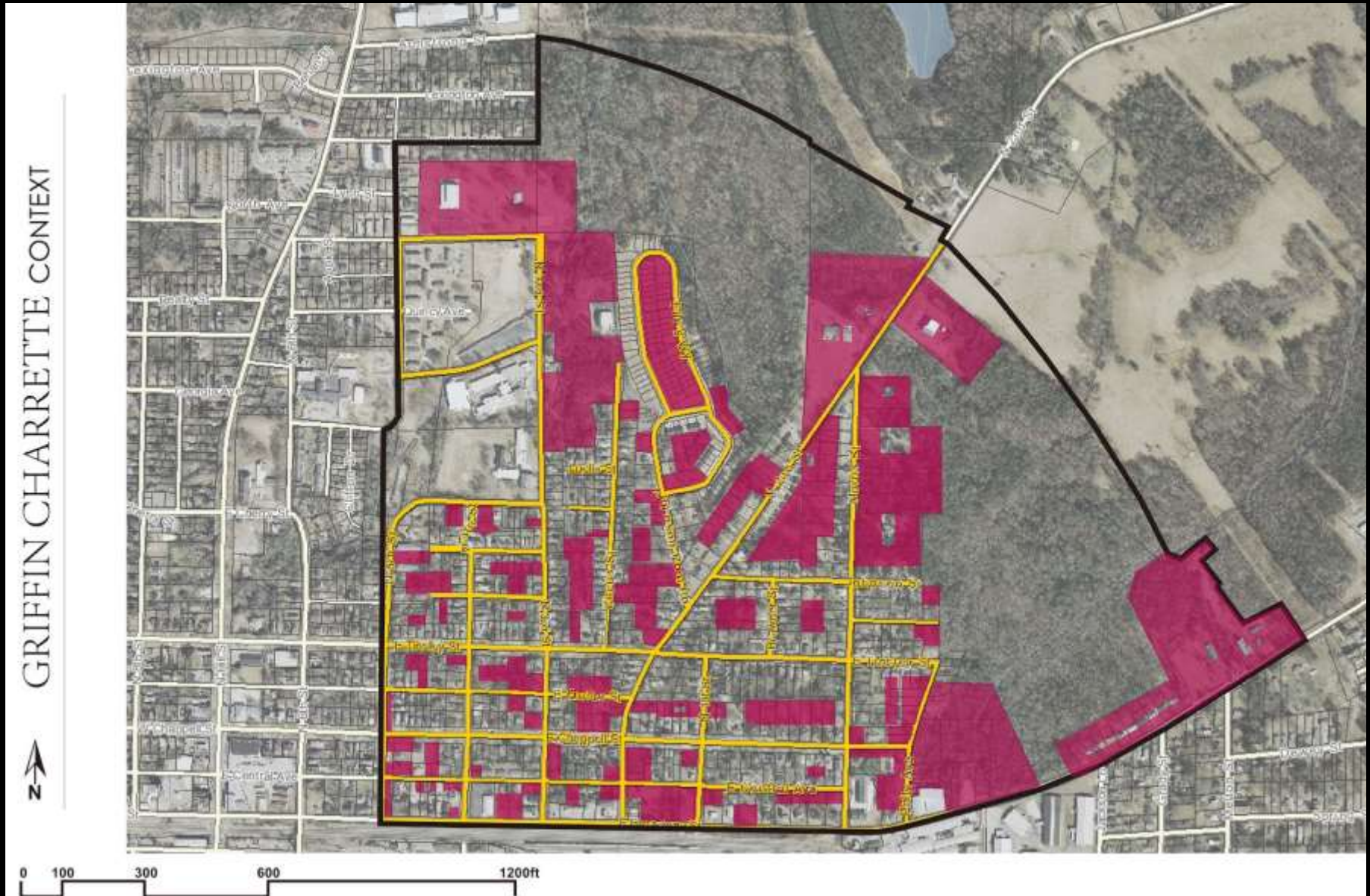
Proposed Pavilion Area



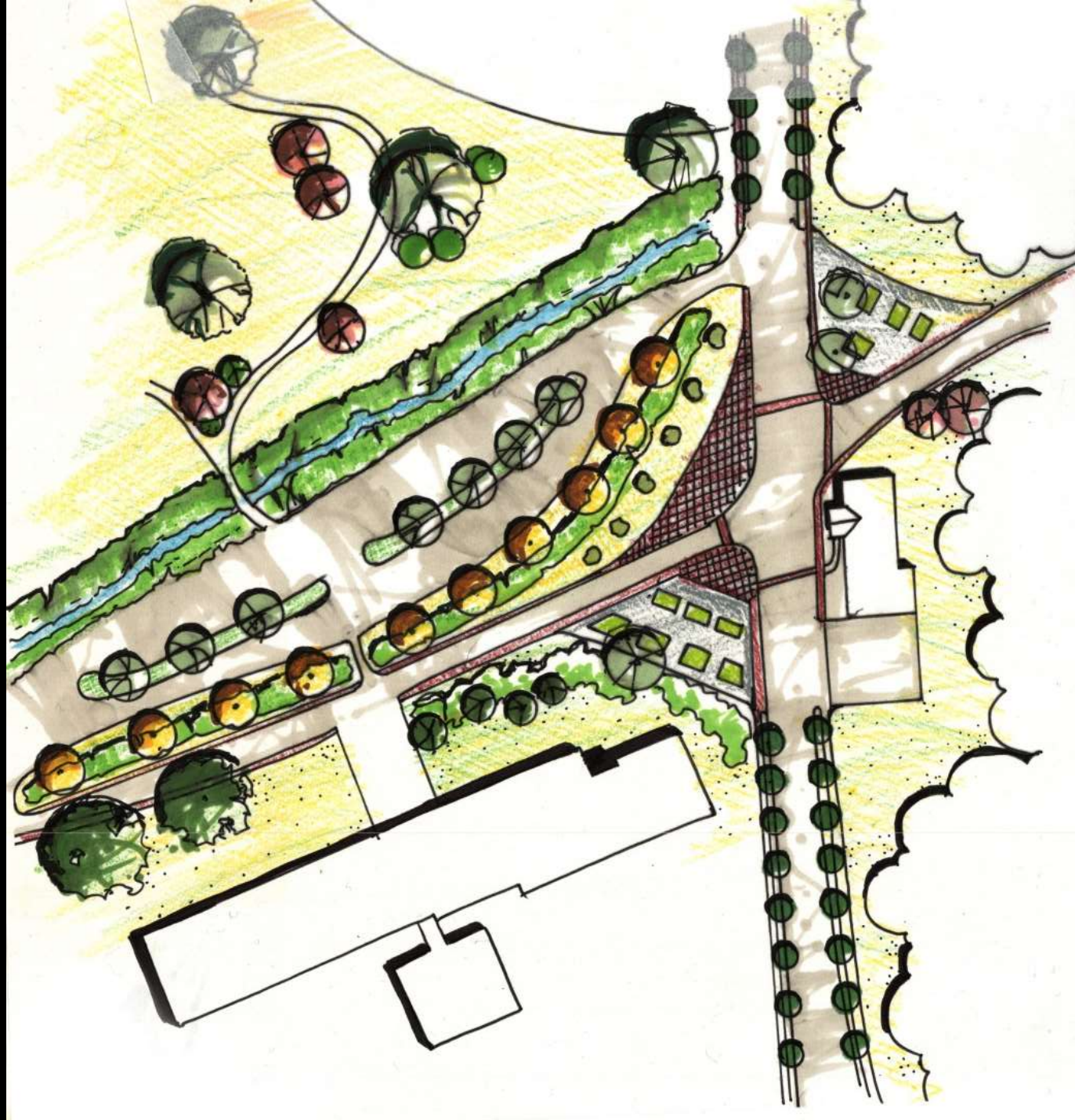




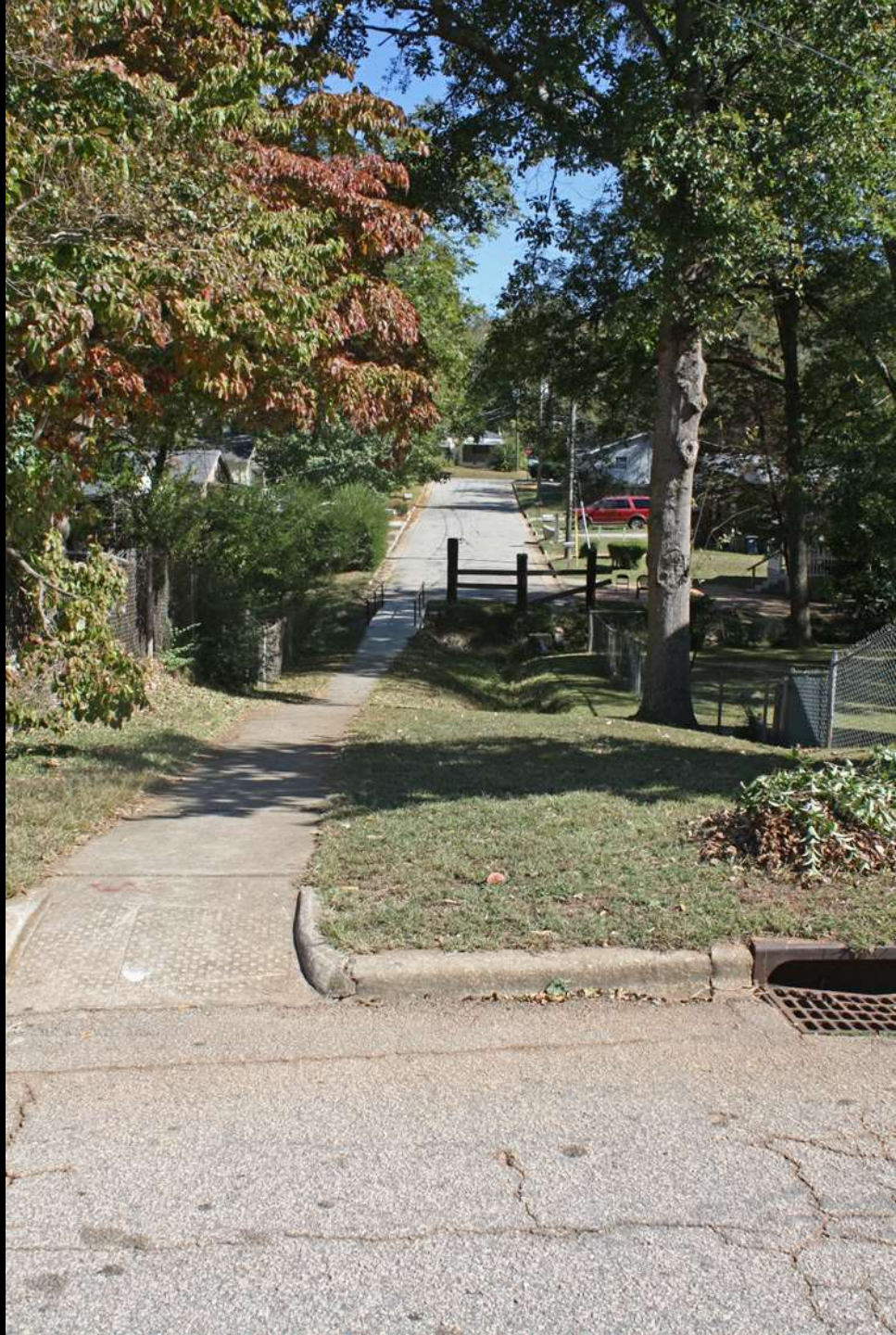
Vacant Land and Open Space





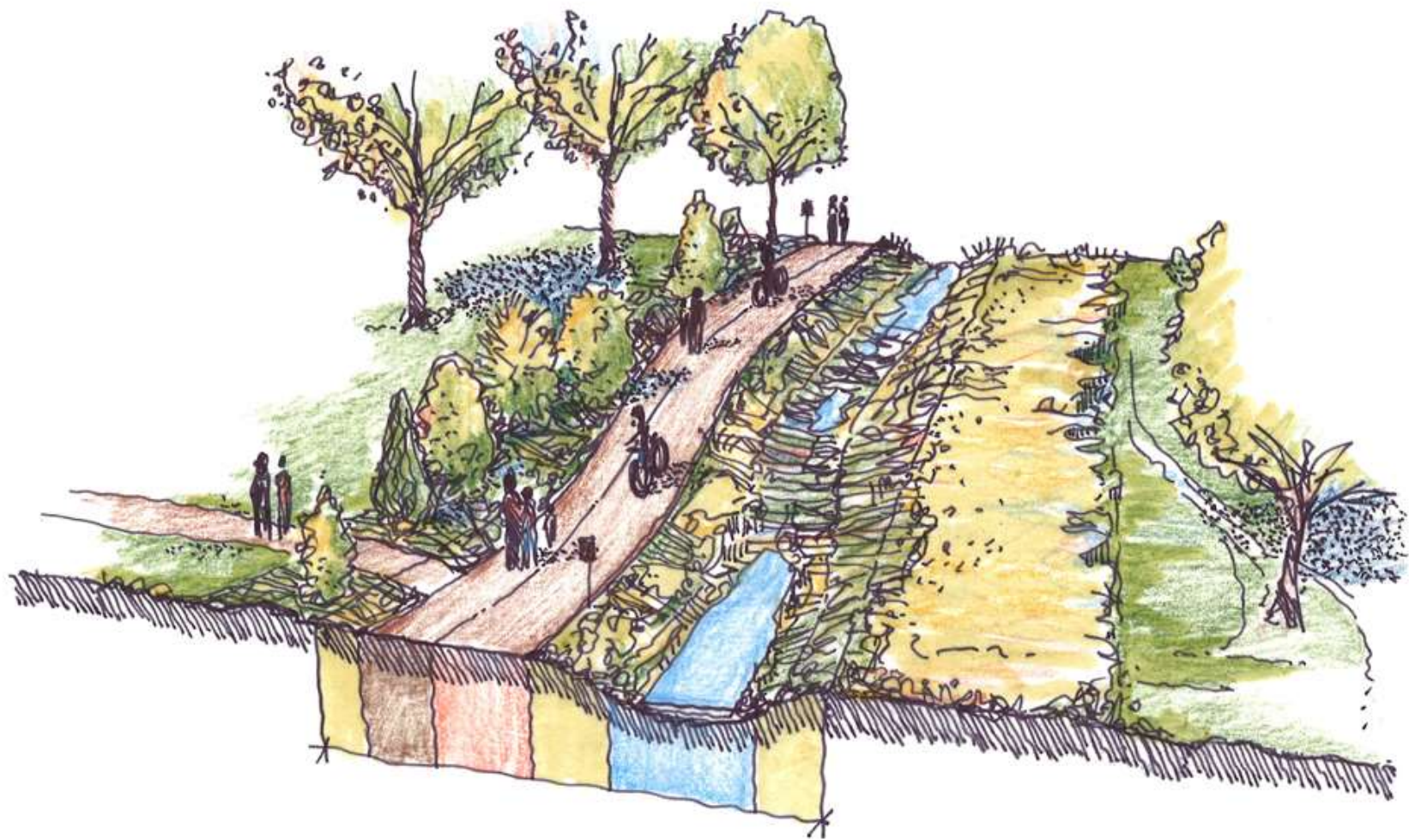






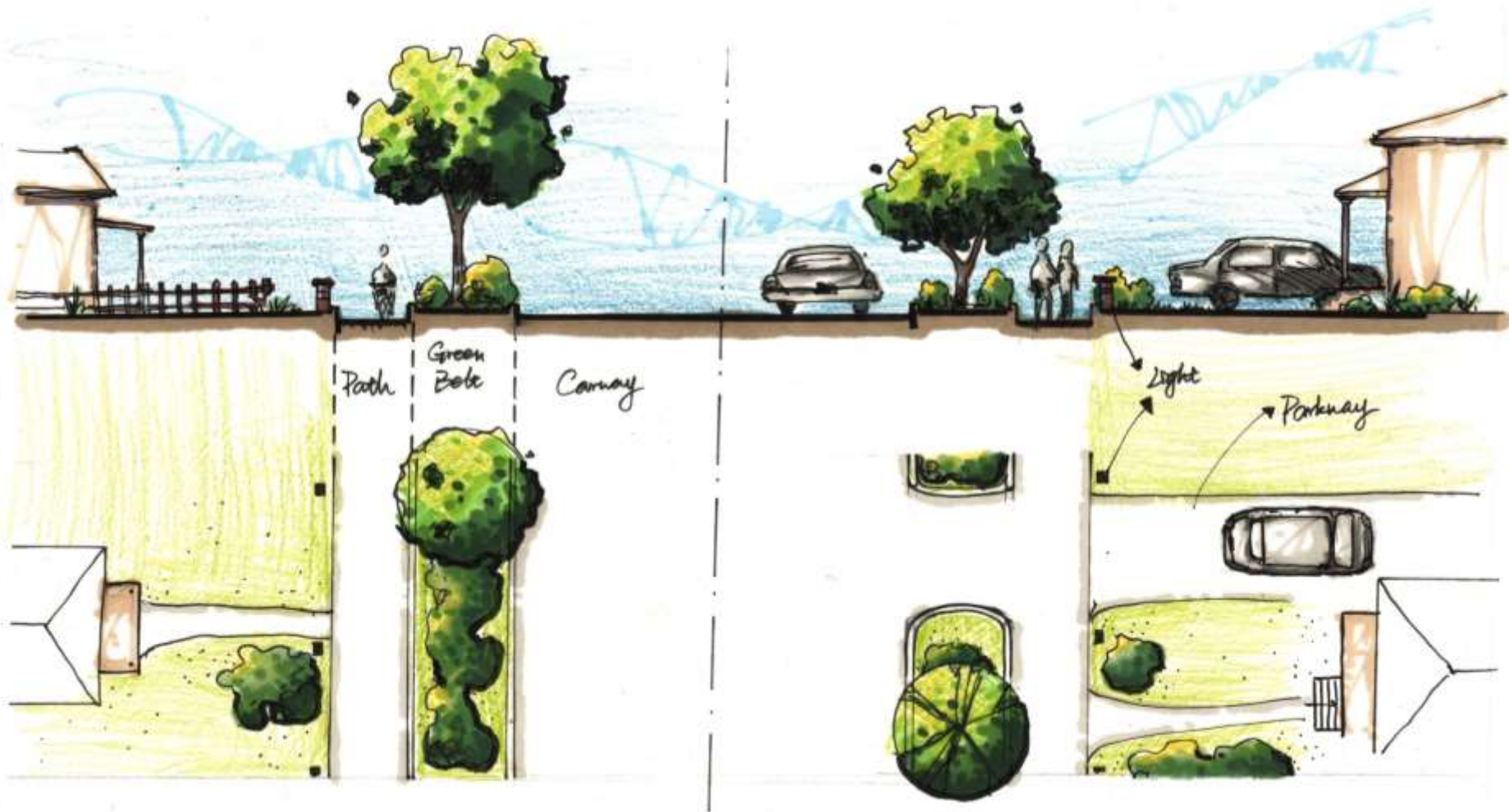


Alternative Design for Pathway









Proposed Streetscape Improvements

Historic Resource Inventory + Design Guidelines



Proposed Housing Redevelopment

















Suwanee Pedestrian Tunnel
Suwanee, GA



PROJECT OVERVIEW AND CHALLENGES

Bradshaw Construction installed 62' of 156" steel liner plate tunnel by conventional hand mine methods through a railroad embankment for a pedestrian tunnel. Hand mine techniques were utilized to install the liner plate tunnel under an active Norfolk Southern Railroad with only 7' of cover. Mining took six days to complete, working around the clock. After completion of the excavation, a shotcrete lining was placed on the inside to create the finished product.



PROJECT INFORMATION - 471

OWNER:

City of Suwanee
James Miller, Project Manager
770.945.8996
jtmiller@suwanee.com

ENGINEER:

Neel-Schaffer
Mark Jones, PE
678.604.0040
mark.jones@neel-schaffer.com

CONTRACTOR:

JJE Constructors

COMPLETION DATE:

1/21/2009

GEOLOGY:

Clayey Sand, Fill

EXCAVATION METHOD:

Hand Mine

MINING DIMENSIONS:

62' x 156" Ø

FINAL LINING:

Shotcrete Finish

FOR MORE INFORMATION:

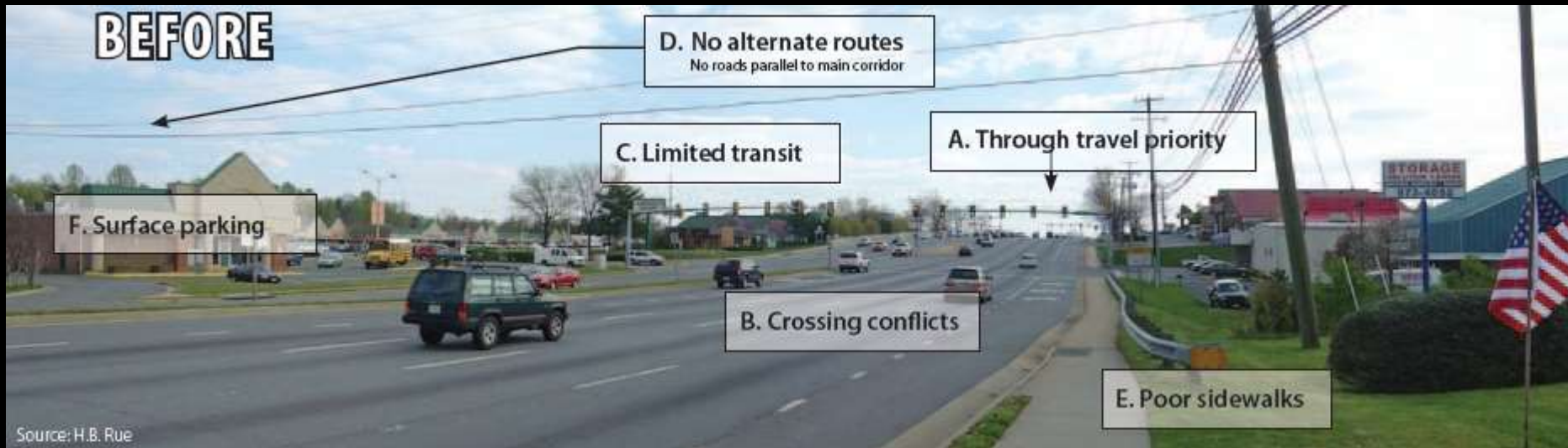
Eric Eisold, Area Manager
410.970.8300
eeisold@bradshawcc.com
Refer to Project 471

Safety at the Rail Crossing



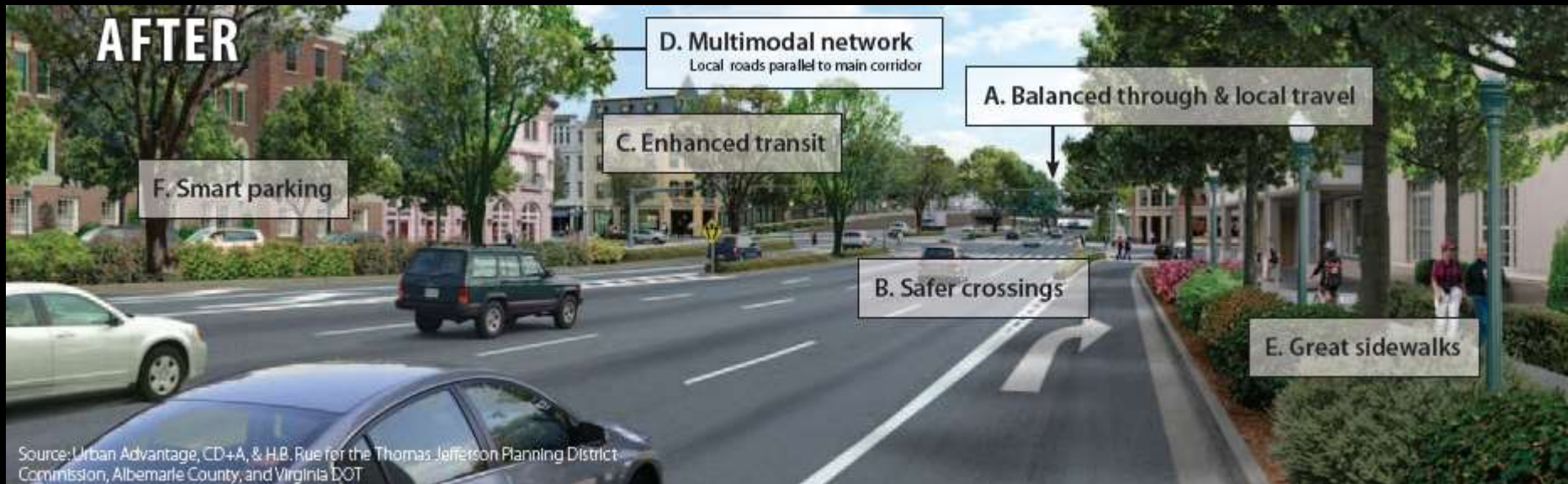


BEFORE



Source: H.B. Rue

AFTER



Source: Urban Advantage, CD+A, & H.B. Rue for the Thomas Jefferson Planning District Commission, Albemarle County, and Virginia DOT







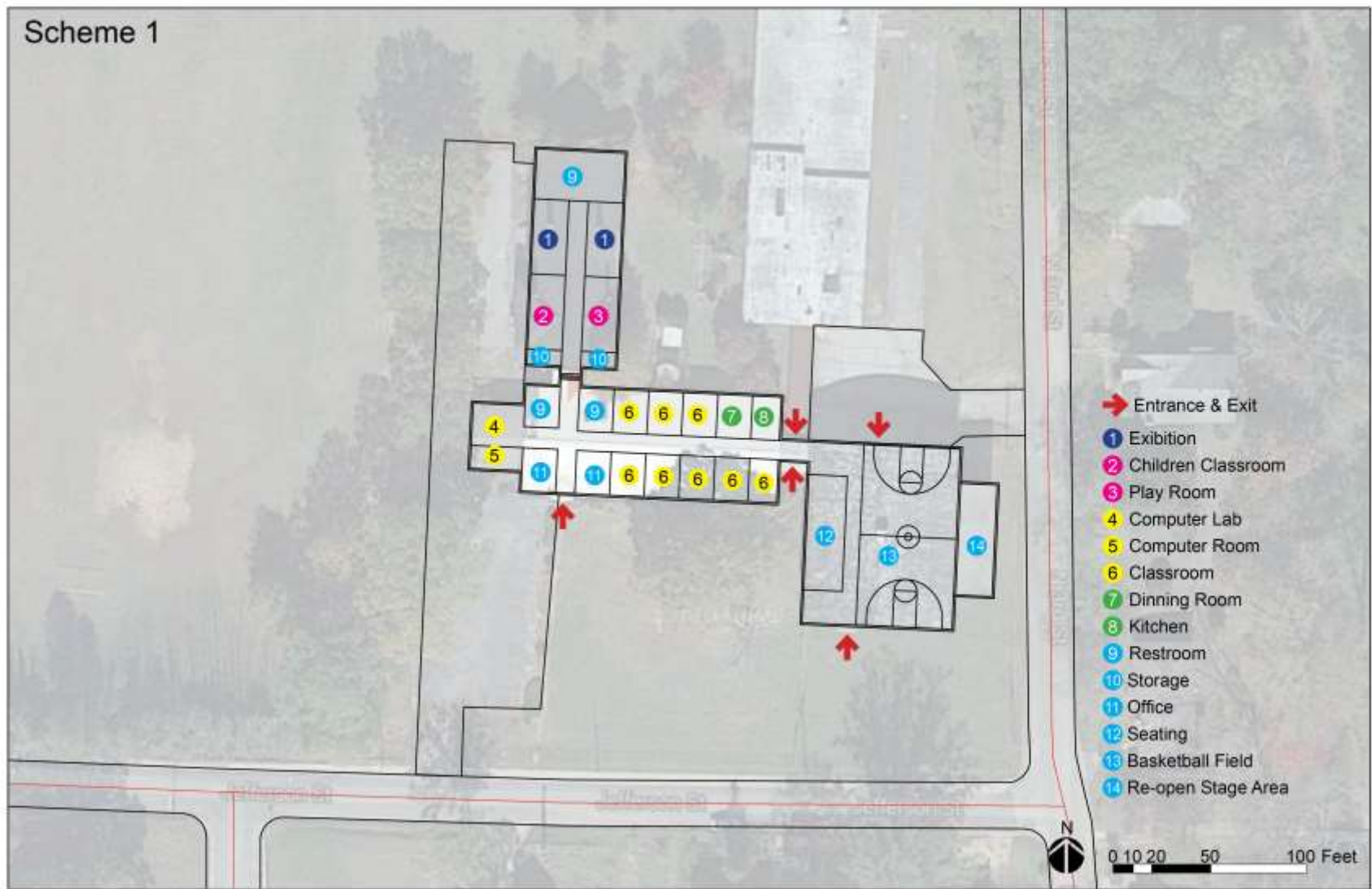
PROPOSED COURTYARD



Proposed Courtyard Redevelopment of Old Fairmont School

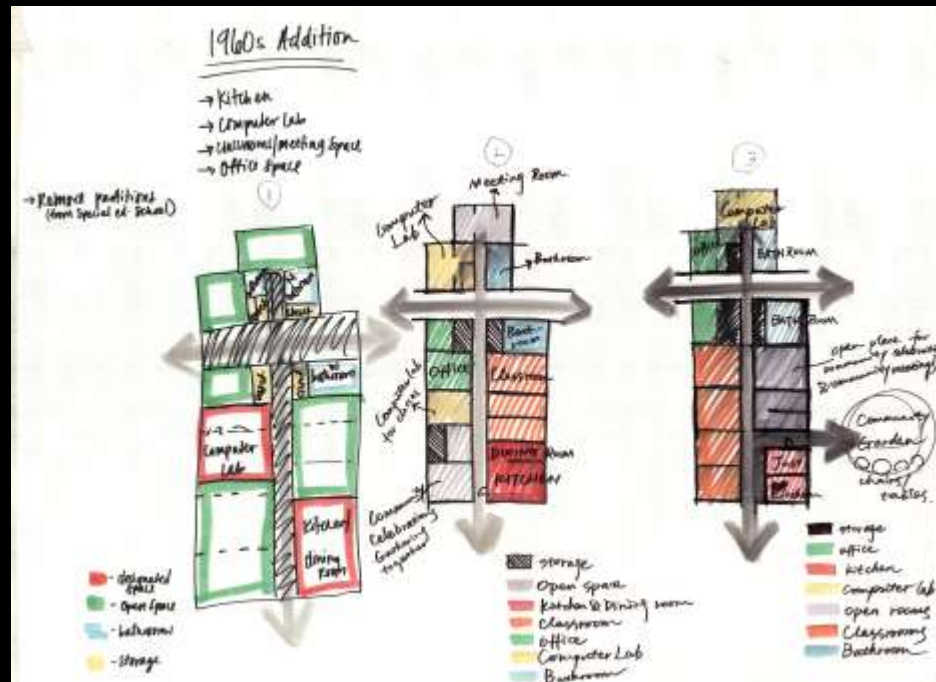
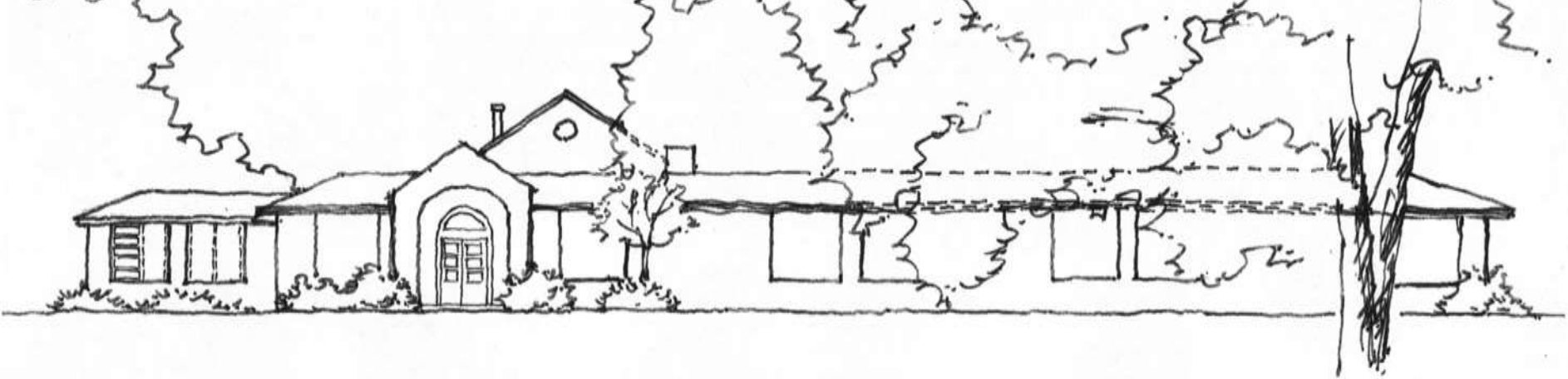


Scheme 1





Kitchen Classroom







DO NOT
ENTER
AUTHORIZED
PERSONNEL
ONLY



Part One

Beautification/Physical Improvements

Number the boxes from **1 to 7** in the order of your preference (1 is the most important and 7 is least important).

Number every box to make your vote count

<input type="checkbox"/>	Neighborhood Beautification (More Trees, Less Litter, Better Signs, Tidy Sidewalks)
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<input type="checkbox"/>	Construct new sidewalks (where they did not exist before)
<input type="checkbox"/>	Improve the Broadway Commercial Corridor (including safe rail line passageways)
<input type="checkbox"/>	Beautify grounds at Rosenwald
<input type="checkbox"/>	Design Guidelines for New Construction in the neighbourhood.
<input type="checkbox"/>	Improve Fairmont Homes Grounds

Opinion Ballot

Fairmont-Rosenwald Griffin, GA

Part Two

The Rosenwald School Complex

My idea for the perfect use of the old school building is to use it as _____.

Are the following statements **True or False** in your opinion?

<input type="checkbox"/>	The Rosenwald School complex is worthy of preservation in its entirety.
<input type="checkbox"/>	The older part (rear) is the most important and should be preserved first.
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<input type="checkbox"/>	The community garden is the most important part of the project and all efforts should be placed there.
<input type="checkbox"/>	This project is hopeless and should be abandoned now.

Part Three

The neighborhood: houses, meeting spaces and green space.

Rank these statements.

1 = strongly agree
2 = agree
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4 = disagree
5= strongly disagree

<input type="checkbox"/>	There are not enough places to live in the Fairmont neighborhood.
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<input type="checkbox"/>	We need more organized sports in the neighborhood.
<input type="checkbox"/>	I like very contemporary (modern) buildings. (SLIDE TWO)
<input type="checkbox"/>	I like more traditional architecture. (SLIDE ONE)

Contemporary Image One



Contemporary Image One



Traditional Image Two



Traditional Image Two



1.

Image One
More
Contemporary



2.

Image Two
More
Traditional





Charrette Team

Pratt Cassity
Jennifer Lewis
Allen Pratt

Center for Community Design & Preservation
Center for Community Design & Preservation
CCDP – Charrette Assistant

Laura Duvekot	Historic Preservation
Elizabeth Elliott	Historic Preservation
Luaren Hughes	Historic Preservation
Jason Aldridge	Historic Preservation
Jonathan Cassiday	Historic Preservation
Vineet Date	Historic Preservation
Parker Lawrence	Historic Preservation
Christopher Sawhill	Landscape Architecture
Jordan Brown	Landscape Architecture
Craig Biesecker	Landscape Architecture
Yang Shen	Landscape Architecture
Victoria Lenard	Historic Preservation
Trent Cui	Landscape Architecture
Jase Lu	Landscape Architecture
Dora He	Landscape Architecture
Quichen Jia	Landscape Architecture
Yiqian Liang	Landscape Architecture
Nico Shen	Landscape Architecture
Xiwei Wu	Landscape Architecture
Xiao Xiao Yongzhi	Landscape Architecture
YoYo You	Landscape Architecture
Ivey Zheng	Landscape Architecture
Iris Zou	Landscape Architecture
JoJo Zou	Landscape Architecture

A Special Thanks To:

Regina Abbott	Spalding Collaborative
Daa'ood Amin	Amin Sheet Metal
Dr. Gerald Arkin	UGA Griffin
Dr. Ellen Bauske	UGA Griffin
Jerime Buffington	Paragon Consulting Group
Be-Atrice Cunningham	UGA Griffin
Bob Dull	Griffin-Spalding Housing Authority
Taurus Freeman	City of Griffin
Wade Hutcheson	Spalding County Extension Office
Dr. Jeff Jordan	UGA Griffin
Haskell Ward	SEACOM
Jewell Walker-Harps	NAACP
Regina Abbott	Spalding Co. Collaborative Authority for Families and Children Office of City Manager
Alvin Huff	
Anthony Dukes	City of Griffin
Kenwin Hayes	Downtown Development
Dr. Curtis Jones	Griffin-Spalding Co. School System
Commissioner Dick Morrow	
Eula Redding	
John Whitner	Fairmont High School Alumni Assoc.
Commissioner Cynthia Ward	
Patty Beckham	Healthy Life Community Garden
Shirley Caldwell	
Kenny Smith	City Manager