

# Harrington

Schoolhouse

St. Simons, Georgia



Kristi Korngold - LAND 4900 - Spring 2014

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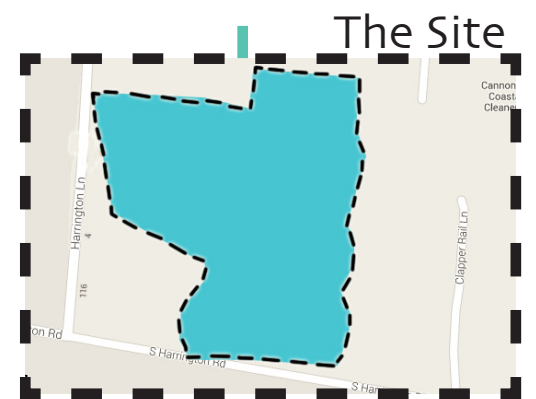
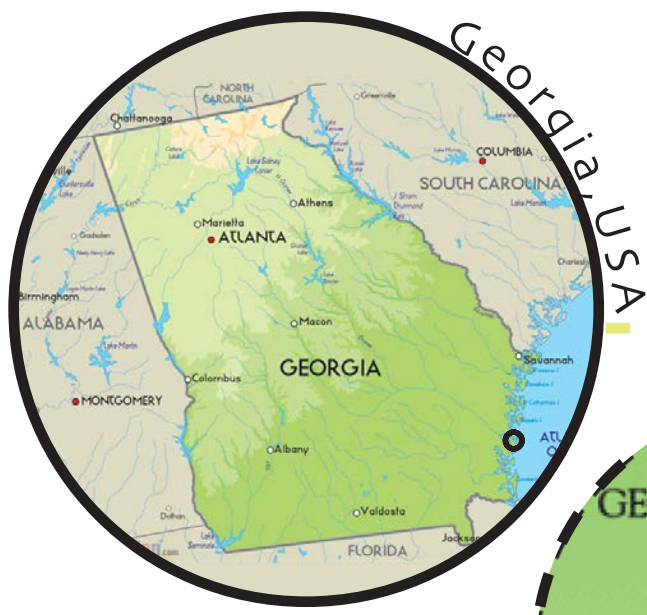
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# Site Location: ST.Simons, Georgia



## The Site: Base Map



PARCEL INFORMATION TABLE	
Selected Parcel	<a href="#">04-05332</a> (Click for Complete Card)
Class Code (NOTE: Not Zoning Info)	R1
Taxing District	St. Simons Island
Acres	11.01
OWNERSHIP INFORMATION	
Name	GLYNN COUNTY
Alias	
Mailing Address	GLYNN COUNTY 1725 REYNOLDS ST 300 BRUNSWICK, GA 31520
Situs/Physical Address	325 S HARRINGTON RD Unit: 35000 ST SIMONS ISLAND 31522
VALUES	
Land Value	\$198,800.00
Improvement Value	\$2,300.00
Accessory Value	\$0.00
Total Value	\$201,100.00

PARCEL INFORMATION TABLE	
Selected Parcel	<a href="#">04-14415</a> (Click for Complete Card)
Class Code (NOTE: Not Zoning Info)	
Taxing District	St. Simons Island
Acres	1
OWNERSHIP INFORMATION	
Name	ST SIMONS LAND TRUST INC
Alias	OLD SCHOOL HOUSE
Mailing Address	ST SIMONS LAND TRUST INC PO BOX 24615 ST SIMONS ISLAND, GA 31522
Situs/Physical Address	291 S HARRINGTON RD ST SIMONS ISLAND 31522
VALUES	
Land Value	\$208,000.00
Improvement Value	\$0.00
Accessory Value	\$0.00
Total Value	\$208,000.00

# History Of St. Simons



Early History: In the 1600s St. Simons was populated by two Spanish missions: San Buenaventura de Guadalquini, on the southern tip of the island, and Santo Domingo de Asao (or Asajo), on the northern tip.



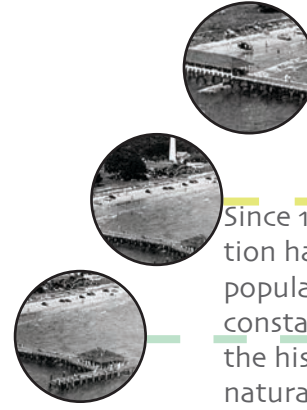
Colonial History: Between 1736 and 1749 Fort Frederica was the hub of British military operations along the Georgia frontier.



Between the 1780s and the outbreak of the Civil War (1861-65), St. Simons's plantation culture flourished.



The island's resort industry was booming by the 1880s. Beachfront structures were built on the. Wealthy northerners began vacationing on the island.



Since 1980 the population has doubled. Being a popular vacation spot and constant development, the historic landmarks and natural areas are at risk.

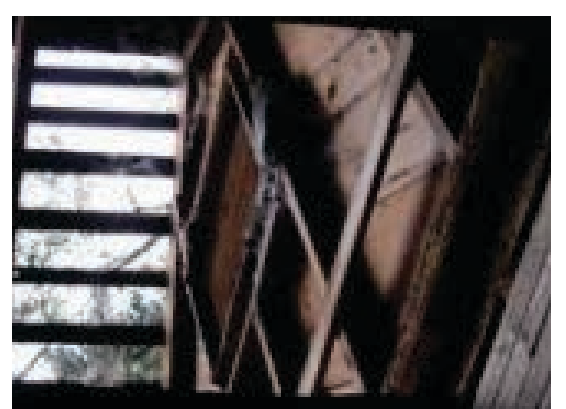
## Schoolhouse History

- The Harrington Community was settled by emancipated slaves who had worked on St. Simons plantations.
- 1920 survey of Brunswick and Glynn County Schools by U.S. Bureau of Education recommended that a Rosenwald school or similar plan be built for colored students on SSI
- Harrington School House closely resembles the 'One Teacher Community School Plan'
- The Harrington Schoolhouse, formerly known as the Harrington Graded School, was built in the 1920's and served as the main educational structure for the three African-American communities on St. Simons Island.
- It hosted grades 1-7 until desegregation in the 1960's, when students left to attend St. Simons Elementary.
- 1968 to 1970 it was converted to a day care center
- 2004 Isadora Hunter donated land to St. Simons Land Trust in 2004 to preserve the schoolhouse
- As the oldest surviving educational structures for African-Americans on the island, the restoration and preservation of the Harrington Schoolhouse is of critical importance



<http://www.ssiheritagecoalition.org/>

# Harrington Schoolhouse Photo Inventory



## Site Photo Inventory



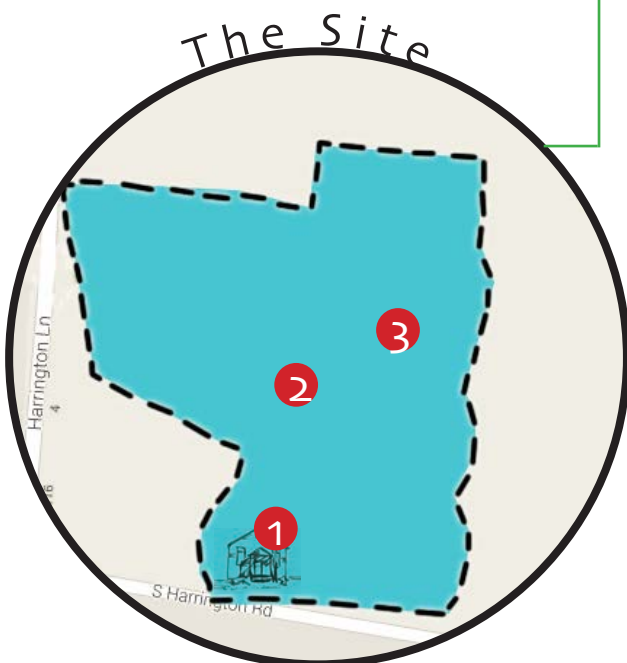
1 Harrington Schoolhouse



Side of Schoolhouse



Side of Schoolhouse



2 Pond Pollution



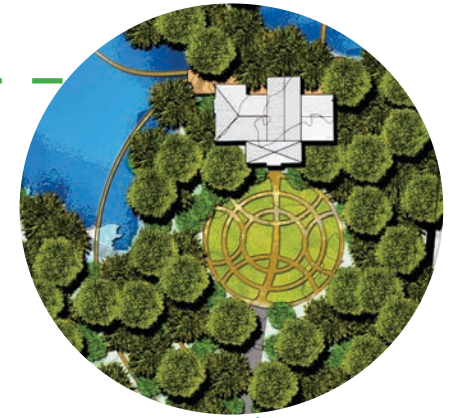
3 Pond



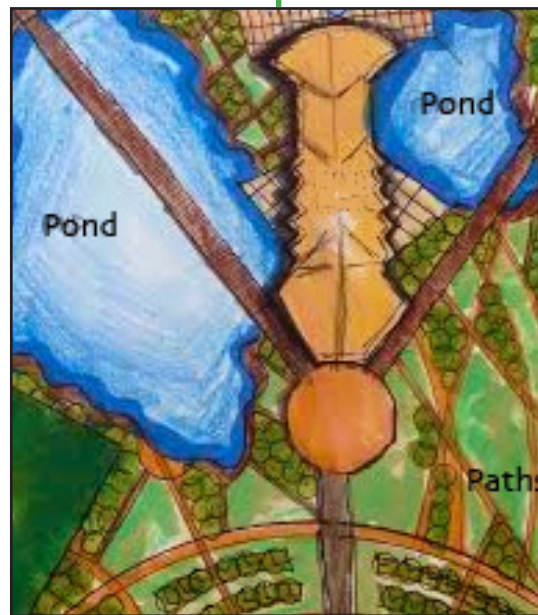
# Concept/ Program

Thematic Goals: Keep true to the authenticity of the historical time period in which the schoolhouse was erected. Thus, revitalize the school house to its fullest potential. Add native and historical accurate vegetation to the site, especially surrounding the schoolhouse. Additional structures should include a maintenance cabin, event building and possible shade structures. All additional structures should stay true to schoolhouse historical time period.

Over All Objectives: Revitalize the schoolhouse, add more structures and native vegetation



Master Plan



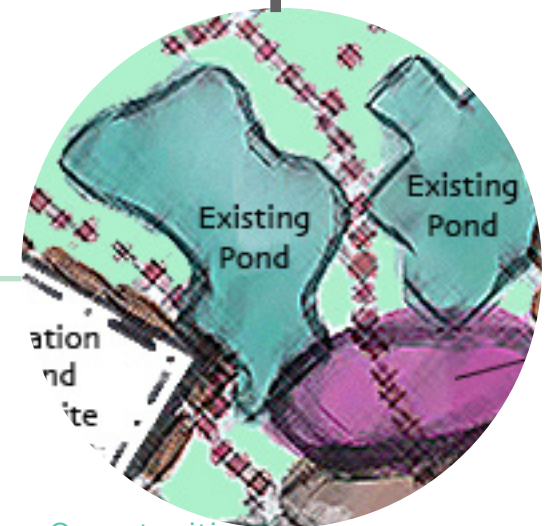
Design



Research



Analysis



Opportunities

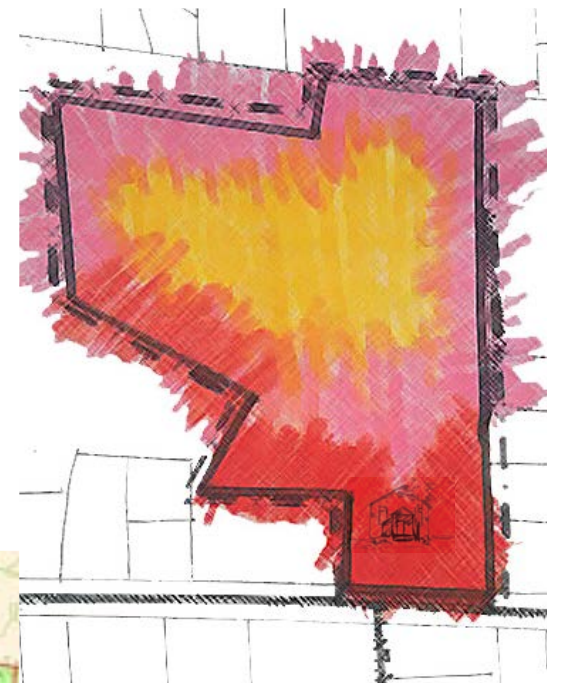
# Site Analysis

## Circulation



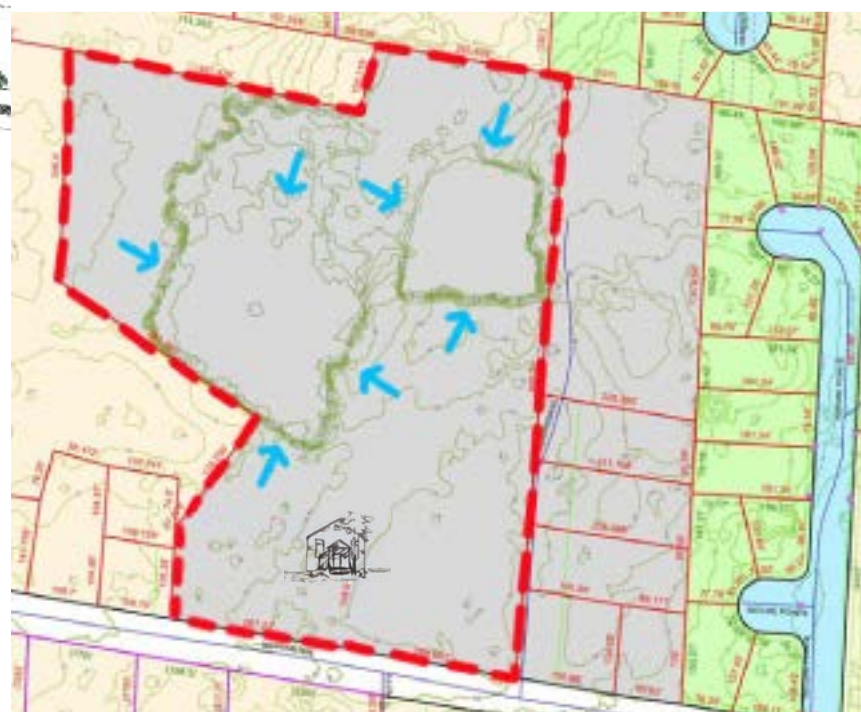
- Most Circulation
- Average Circulation
- Low Circulation

## Noise



- High Noise
- Medium Noise
- Low Noise

## Topography + Hygrology



# Site Analysis

## Storm Surge



Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)

### Glynn County Flood Zones - 2008

0.2 PCT - X (SHADED)



## Wetland Flood Plain



### Wetlands\_Floodplain - Glynn\_Wetlands

- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland

### Storm Surge 2011

#### Storm Surge

- 1
- 2
- 3
- 4
- 5

## Flood Zones

## Soil Map



Ma - Madarin Fine Sand

Map UNit Setting  
Elevation: 0 - 250 ft  
Mean Annual Precipitation: 39 - 62 inches  
Mean Annual Air Temp 53 - 81 degrees  
Frost Free Period: 209 - 365 days

Properties and Qualities  
Slope : 0 - 2%  
Depth to restrictive feature : 80+ inches  
Drainage Class: Somewhat Poorly Drained  
Capacity of the most limiting layer to transmit water (Ksat):  
Moderately High to Very High (1.28 - 19.98 in/hr)  
Depth to Water Table: 18 - 30 inches  
Maximum Salinity: Nonsaline (0.0 - 2.0 mmhos/cm)  
Available Water Capacity: Low (about 4.2 inches)

CaB - Cainhoy Fine Sand

Map UNit Setting  
Elevation: 10-120feet  
Mean Annual Precipitation: 44- - 52 Inches  
Mean Annual Air Temp 62 - 70 degrees  
Frost Free Period: 230 - 290 days

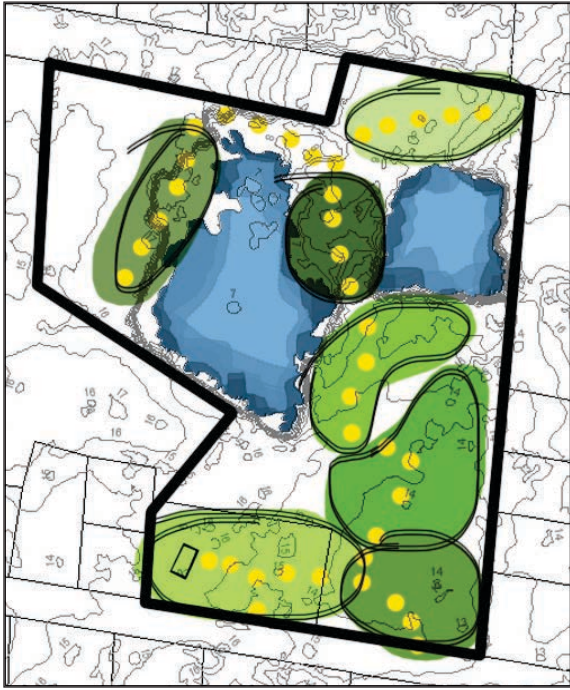
Properties and Qualities  
Slope : 0 - 5%  
Depth to restrictive feature : 80+ inches  
Drainage Class: Excessively Drained  
Capacity of the most limiting layer to transmit water (Ksat):  
High to Very High (5.95 - 19.98 in/hr)  
Depth to Water Table: 80+ inches  
Frequency of Flooding : None  
Frequency of Ponding:None  
Available Water Capacity: Low (about 4.2 inches)

## Surrounding Sites



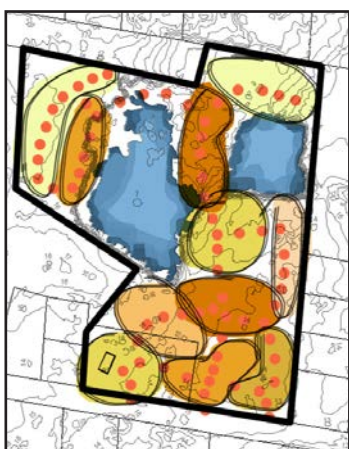
# Conceptual Design

This conceptual design uses the natural form of the land to create pockets of green space and loose, free pathways. This concept is simple in form and structure. It includes two additional structures; one large event building and one covered pavilion. There are paths that encircle the entire site, allowing for maximum exploration by visitors. The parking lot is located by the main entrance which is conveniently located by the Harrington Schoolhouse. There is lots of green space throughout the site for visitors to use as recreational areas.



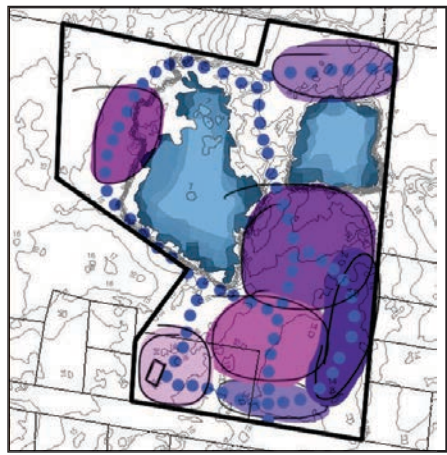
# Conceptual Design

This conceptual design uses mixed forms of rectilinear and radial shapes to create multiple paths that divid the site into an irregular grid. There is a modern rythme and pattern to the paths and vegetation. This design offers a mixed shaped event building, whose shape mimics the sites layout. The event space has access to the ponds, however the smaller pond on the north-east site of the site is filled in partly, causing it to seamless flesh to the side of the building. The small boardwalk allows visitors to walk across and around the ponds. The multiple paths create flow throughout the site and make almost of the site pedestrian freindy. The entrance is created through a strong central access and has two parking lots jetting off to both sides. The Harrington Schoolhouse remains in its original location, surrounded by vegetation and a central pathway to the main entrance.



# Conceptual Design

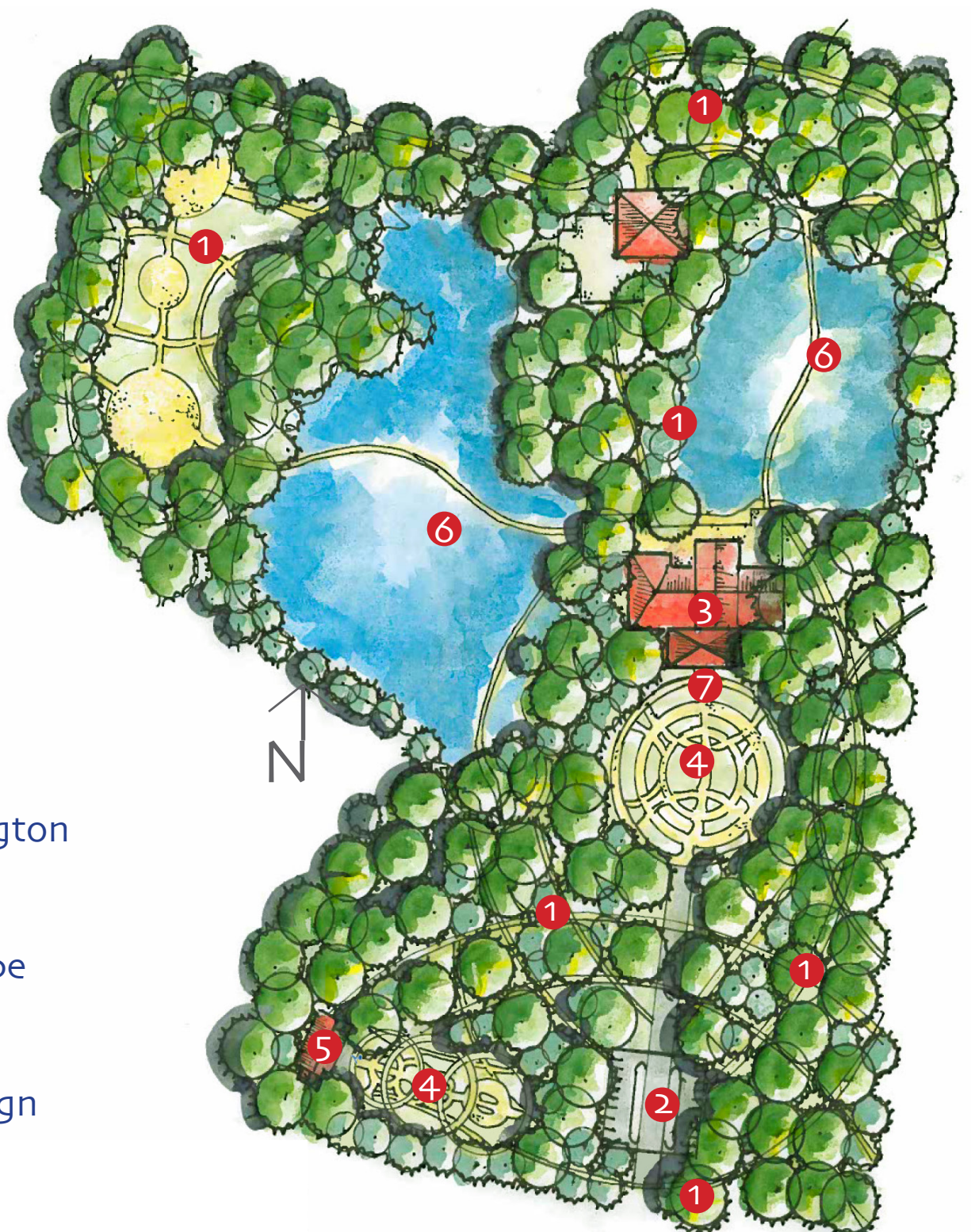
This conceptual design is reflective upon the history of the site. The design stems from the idea of a 1800 southern plantation. The site includes an event building that will mimic the architecture of the an old southern mansion. In front of the event building will be an ornate garden for visitors to wander soon. A similar style ornate garden will be mimicked outside of the Harrington Schoolhouse. This will help attract visitors towards the schoolhouse, while creating a peaceful, passive space. The main entrance is located just off the schoolhouse garden. The entrance consists of a loop to help regulate traffic and drop offs. Off of the loop is the visitors parking lot. The multiple green spaces located throughout the site are meant for recreational and passive uses. There are many pathways throughout the site to help tie every are together in a flowing manner.



# Conceptual Fusion

## Opportunities

- ① -Add better circulation
- ② -Add parking
- ③ -Add event space
- ④ -Add gardens
- ⑤ -Keep the loction of the Harrington Schoolhouse
- ⑥ -Keep the ponds natural shape and location
- ⑦ -Incorporate history into design



# Master Plan



# Site Plan A

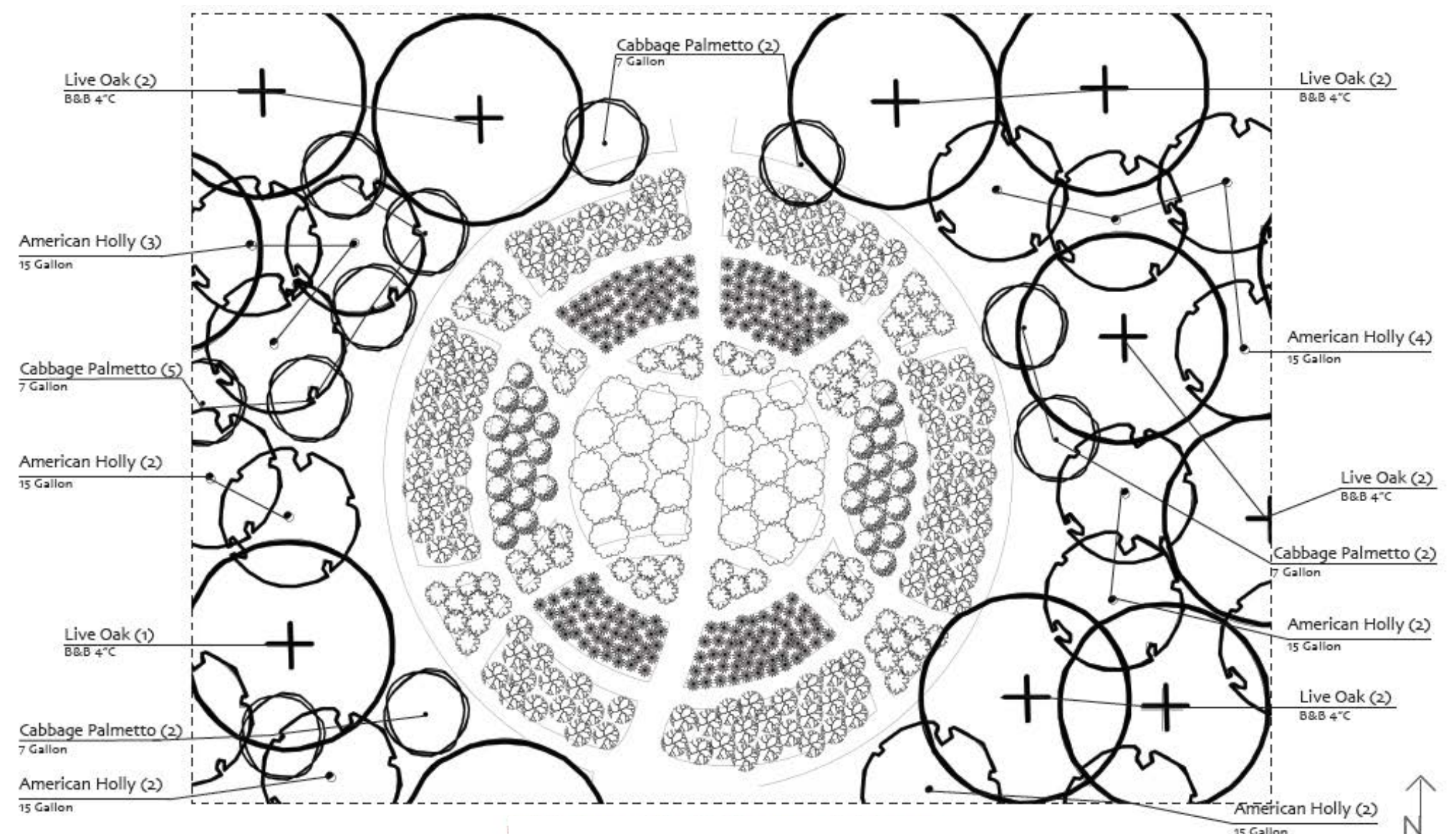


Illustrative Site Plan, Scale 1" = 10' - 0"



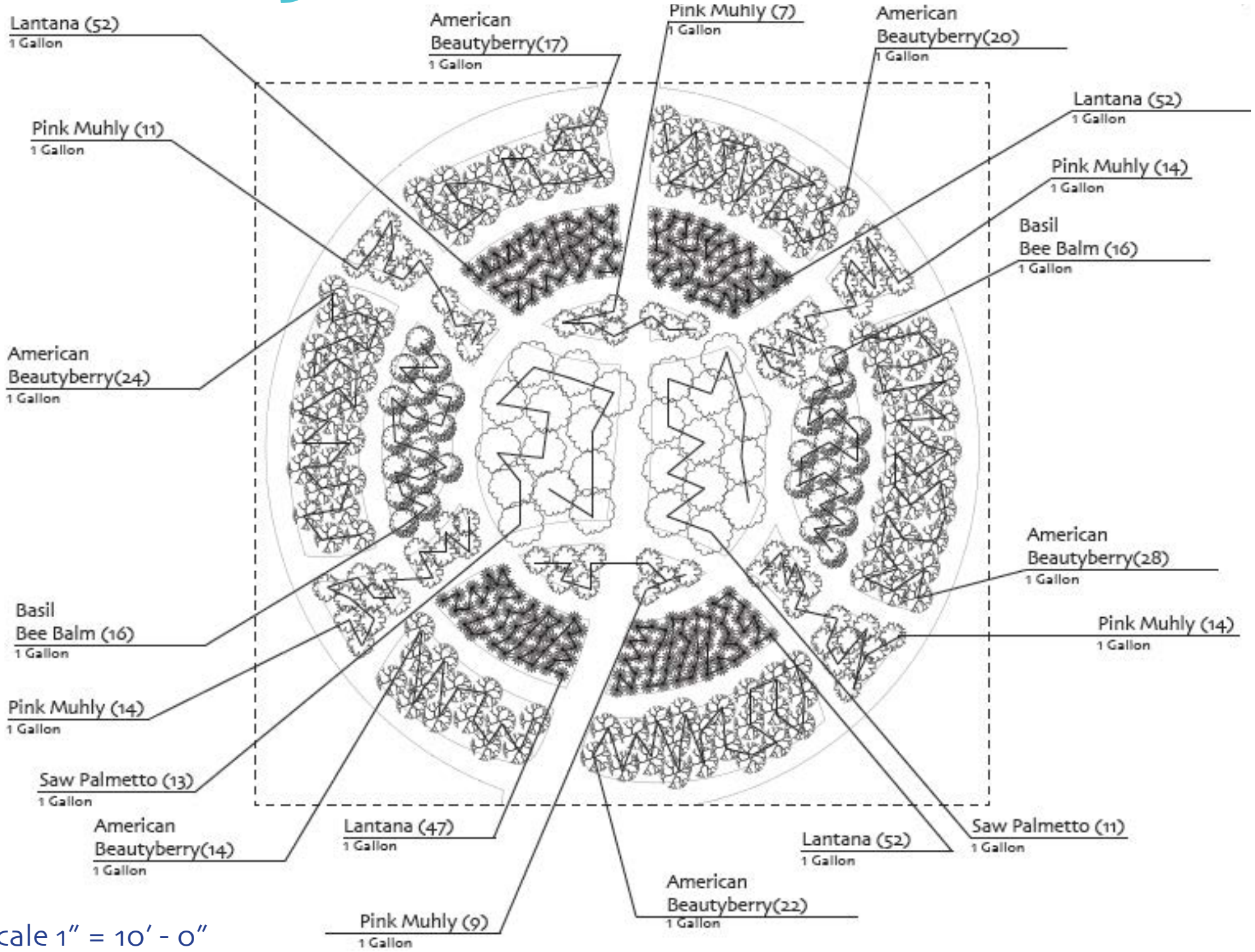
Section Elevation, Scale 1" = 10' - 0"

## Planting Plan A - Outer



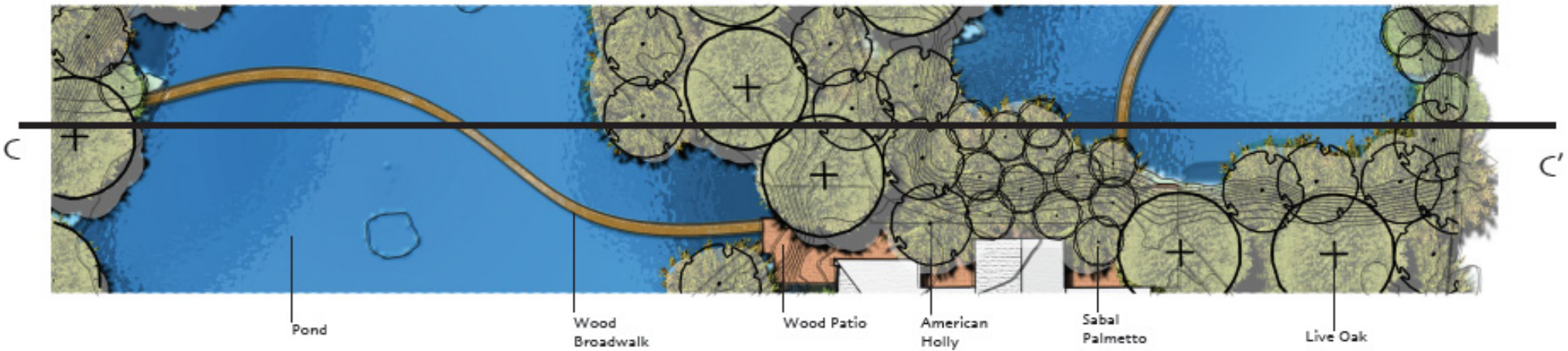
Scale 1" = 10' - 0"

# Planting Plan A - Inner

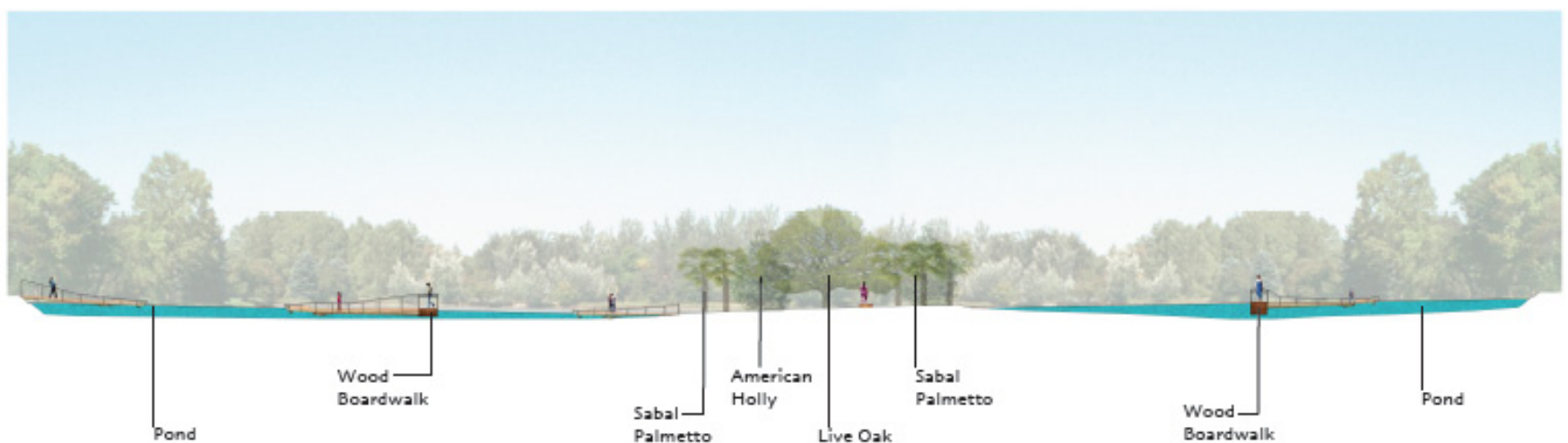


Scale 1" = 10' - 0"

# Site Plan B



Illustrative Site Plan, Scale 1" = 10' - 0"

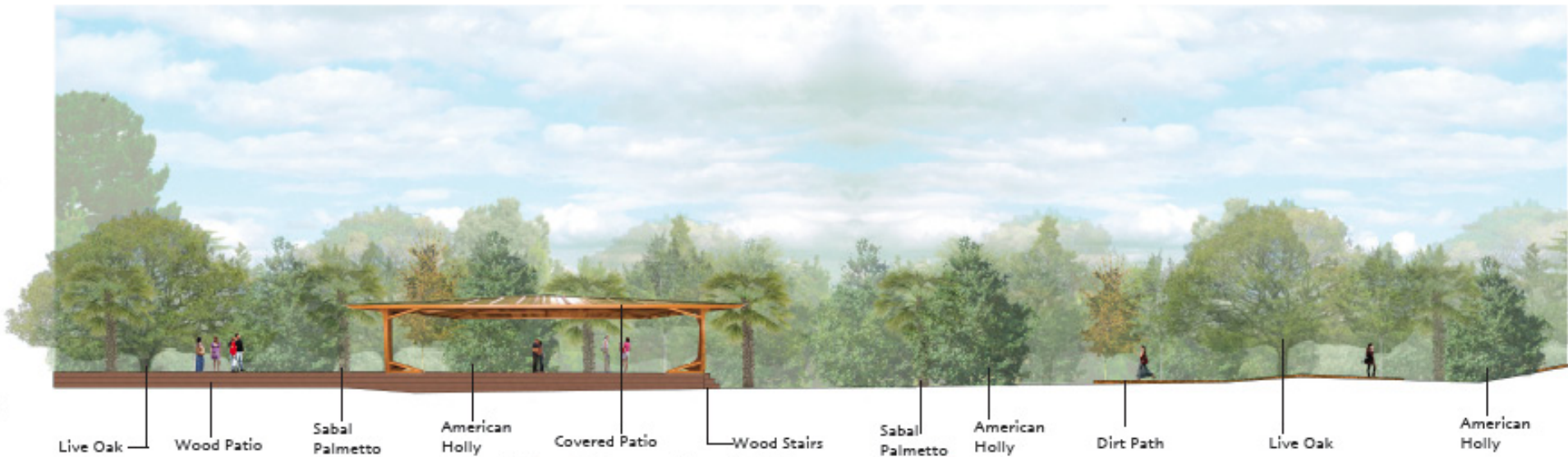


Section Elevation, Scale 1" = 10' - 0"

# Site Plan C

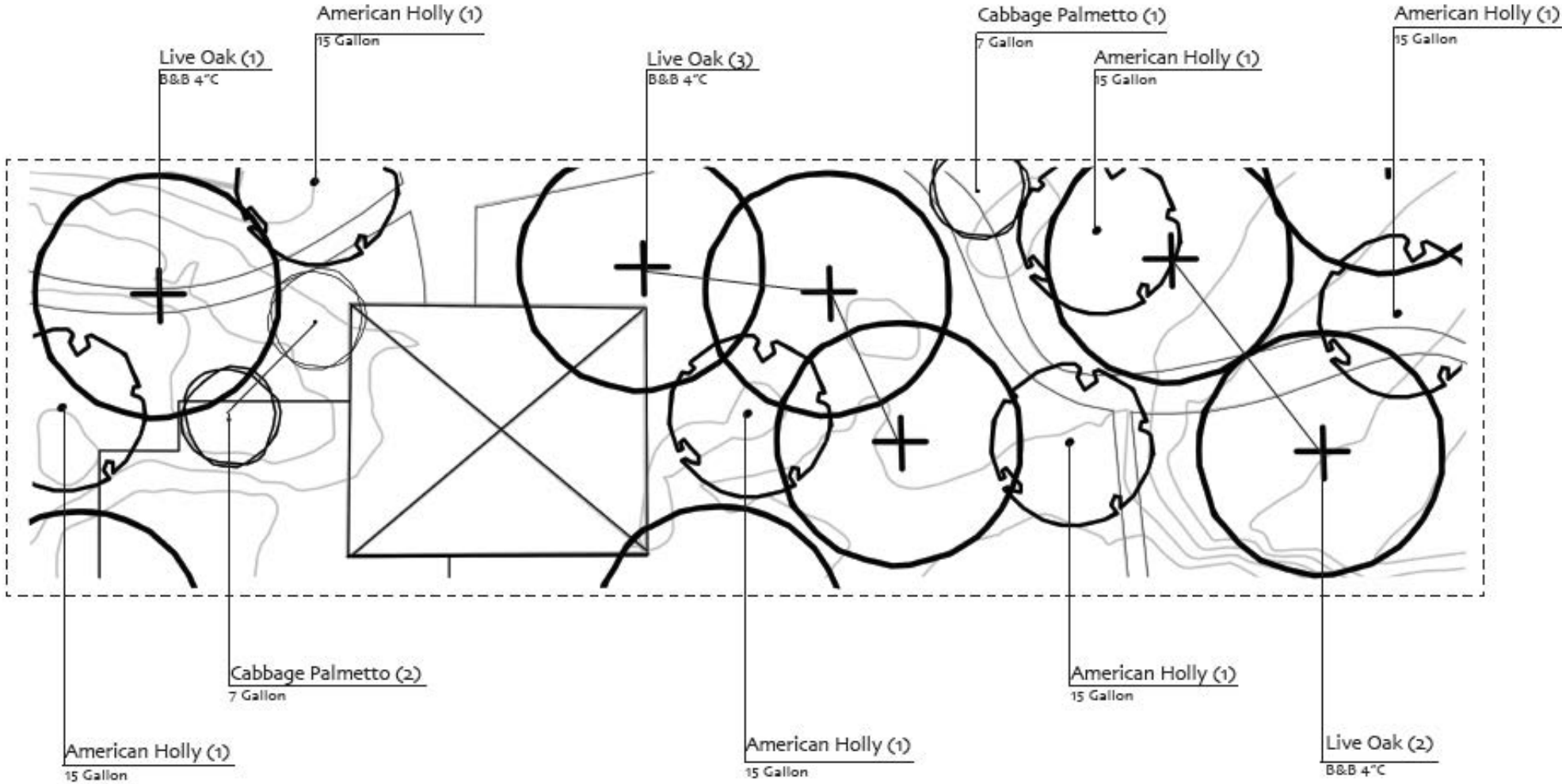


Illustrative Site Plan, Scale 1" = 10' - 0"



Section Elevation, Scale 1" = 10' - 0"

# Planting Plan C



Scale 1" = 10' - 0"

# Plant Schedule

## Palms

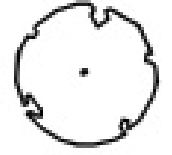
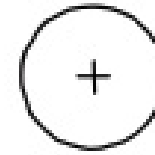
Botanical Name	Common Name	Size	Mature Size (Height/Spread)	Growth Rate	Hardiness Zones	Sun/Shade Tolerance	Soil	Form	Texture	Color	Function in Design	Amount and Cost
Sabal Palmetto	Cabbage palmetto	7 Gallon	Ht. 15'-80', Sp. 10'-20'	Slow	7-9	Medium Shade tolerant	Adapts to most soils, low drought tolerant	Broad, Rounded, up right	Dense, coarse, single stem	Flowers white, green grey foliage	Adapts well to coastal and inland areas, native to Georgia	14/ \$115.00/ \$1610.00
Sereno repens	Saw Palmetto	1 Gallon	Ht. 2'-8', Sp. 4'-9'	Slow	6a-11	Full Sun, light shade	Drought tolerant, consistently moist soil	Sharp edges, long thin spreading foliage	Spines, pointy, medium	White flowers, evergreen, silver/gray to blue-green	Interesting form	24/ \$120.00/ \$2880.00



Live Oak



American Holly



## Grasses

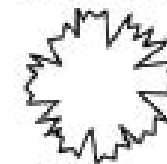
Botanical Name	Common Name	Size	Mature Size (Height/Spread)	Growth Rate	Hardiness Zones	Sun/Shade Tolerance	Soil	Form	Texture	Color	Function in Design	Amount/ Cost/ Total
Muhlenbergia capillaris	Pink Muhly	1 Gallon	Ht. 3'-6', Sp. 1'-3'	Moderate	7-10	Full sun to Partial Shade	Adaptable, drought tolerant	Clumps, good border/ground cover	Showy flowers, wispy, light	Vivid pink	Gulf coast native, low maintenance, attractive flowers	69/ \$18.00/ \$1242.00



Pink Muhly



American Beautyberry



## Shrubs

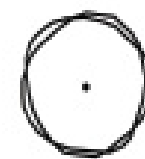
Botanical Name	Common Name	Size	Mature Size (Height/Spread)	Growth Rate	Hardiness Zones	Sun/Shade Tolerance	Soil	Form	Texture	Color	Function in Design	Amount/ Cost/ Total
Callicarpa americana	American Beauty Berry	1 Gallon	Ht. 3'-5', Sp. 3'-5'	Slow-Medium	6a-10b	Partial Shade	Moist, rich, sandy loam, clay loam, acid-based	Long arching branches, opposite elliptic leaves, ornamental	Medium/fine leaves, small berries, medium/fine	Yellow-green foliage, glossy indescendent purple fruit, bark light brown, flowers	Attractive flowers, deciduous, good screen, little maintenance, attracts bees and butterflies	125/ \$30/ \$3750.00



Cabbage Palmetto



Saw Palmetto



## Perennials

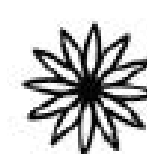
Botanical Name	Common Name	Size	Mature Size (Height/Spread)	Growth Rate	Hardiness Zones	Sun/Shade Tolerance	Soil	Form	Texture	Color	Function in Design	Amount/ Cost/ Total
Lantana camara	Lantana	1 Gallon	Ht. 3'-4', Sp. 3'-4'	Rapid	8-10	Full Sun	Mildly acidic, moist, very drought tolerant, tolerates salt spray	Mass branching, spreading good border/edging	Fine flowers, medium foliage	Pink, orange flowers, evergreen, variegated foliage	Poisonous, herbaceous, attracts bees, butterflies and birds, low maintenance	203/ \$8.00/ \$1624.00
Monarda clinopoda	Basil Bee Balm	1 Gallon	Ht. 2'-3', Sp. 2'-3'	Medium	4a-9b	Full Sun to partial shade	Sandy, medium loamy, clay soils, acid, neutral and basic soils, moist	Low growing, spreading	Fine	Pink flowers, pale green foliage	Herbaceous, attracts bees, butterflies and birds	32/ \$15.00/ \$480.00



Lantana



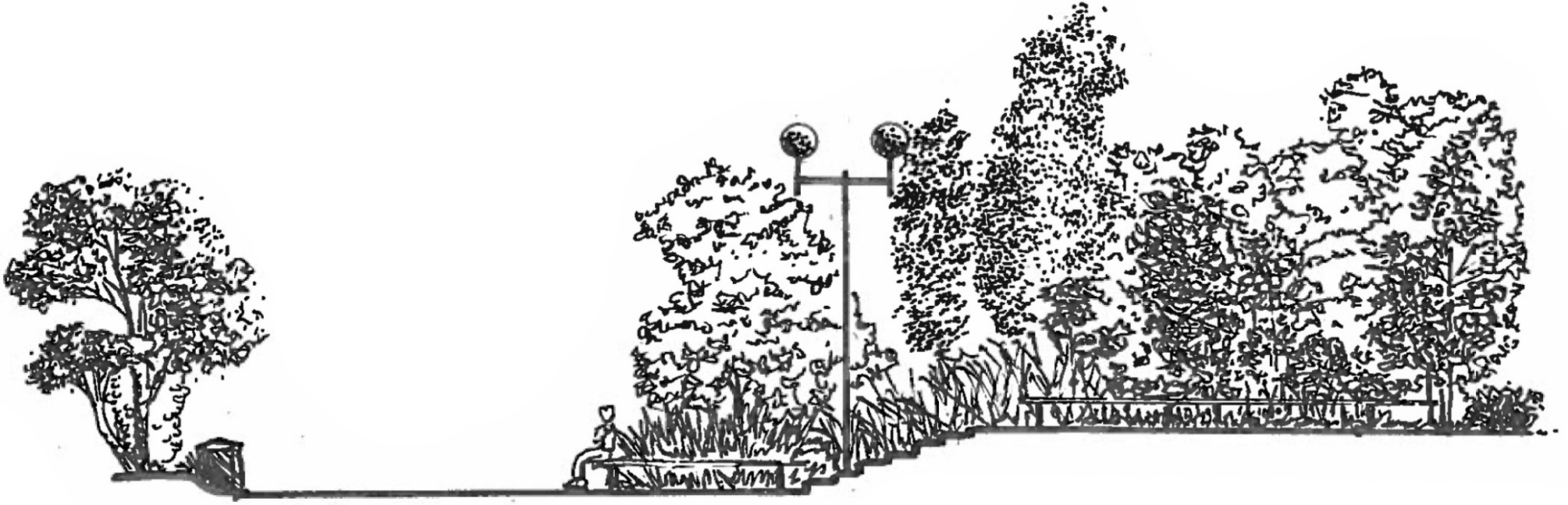
Bee Balm



## Trees

Botanical Name	Common Name	Size	Mature Size (Height/Spread)	Growth Rate	Hardiness Zones	Sun/Shade Tolerance	Soil	Form	Texture	Color	Function in Design	Amount and Cost
Ilex opaca	American Holly	15 Gallon	Ht. 40'-50', Sp. 18'-40'	Slow-Medium	5-9	Full Sun	Acidic, drought tolerant, loamy, moist, rich, sandy, well drained, clay soil	Can be pruned as attractive hedge, pyramidal	Medium/fine leaves, small berries	Leaves stay green year round, red berries	Attractive berry color, good for soil on site	\$125.00
Quercus virginiana	Live Oak	8&B 4" C	Ht. 40'-80', Sp. 80'	Rapid when young, medium growth	7-10	Shade tree	Adapts to most soils, tolerant of salt spray	Broad leaf evergreen, picturesque, rounded	Strong, dense wood, large branches, smooth leaves	Dark glossy on top, paler beneath, flower color brown taced	Lives for centuries, defines Old South	15/ \$150

# Additional Images



Section Elevation - Not To Scale

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Stone Steps By Covered Deck

# Additional Images



Front of Event Building

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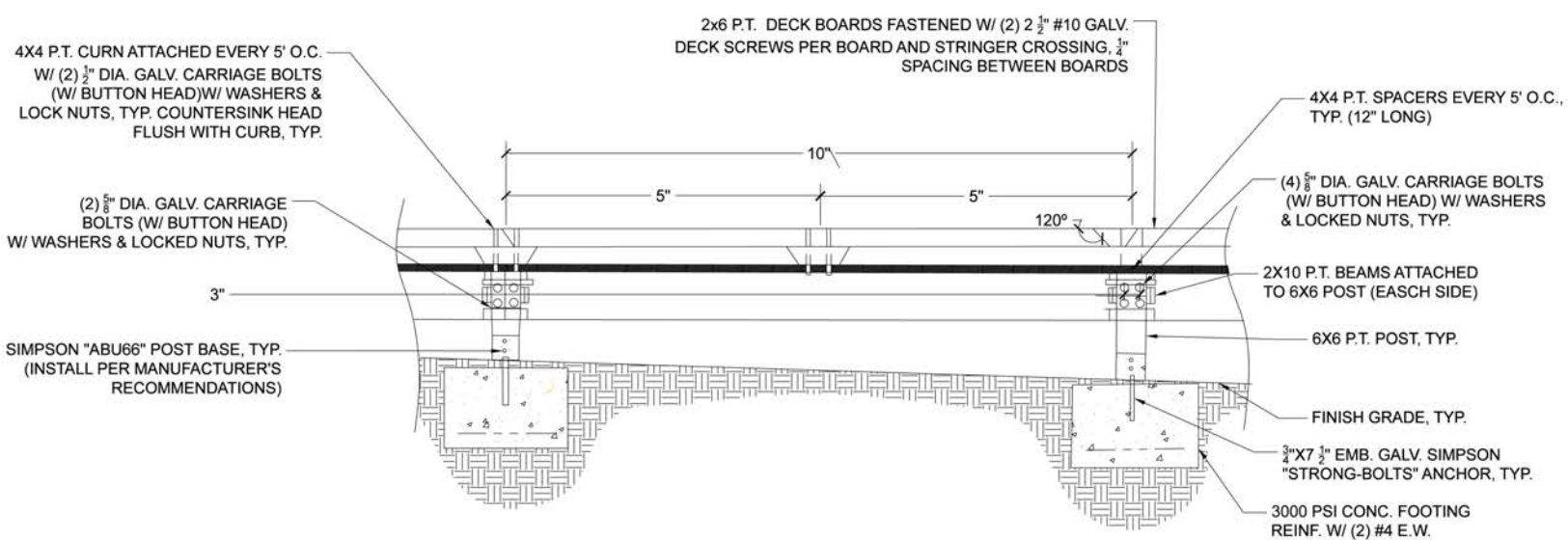
Front of Schoolhouse

# Additional Images

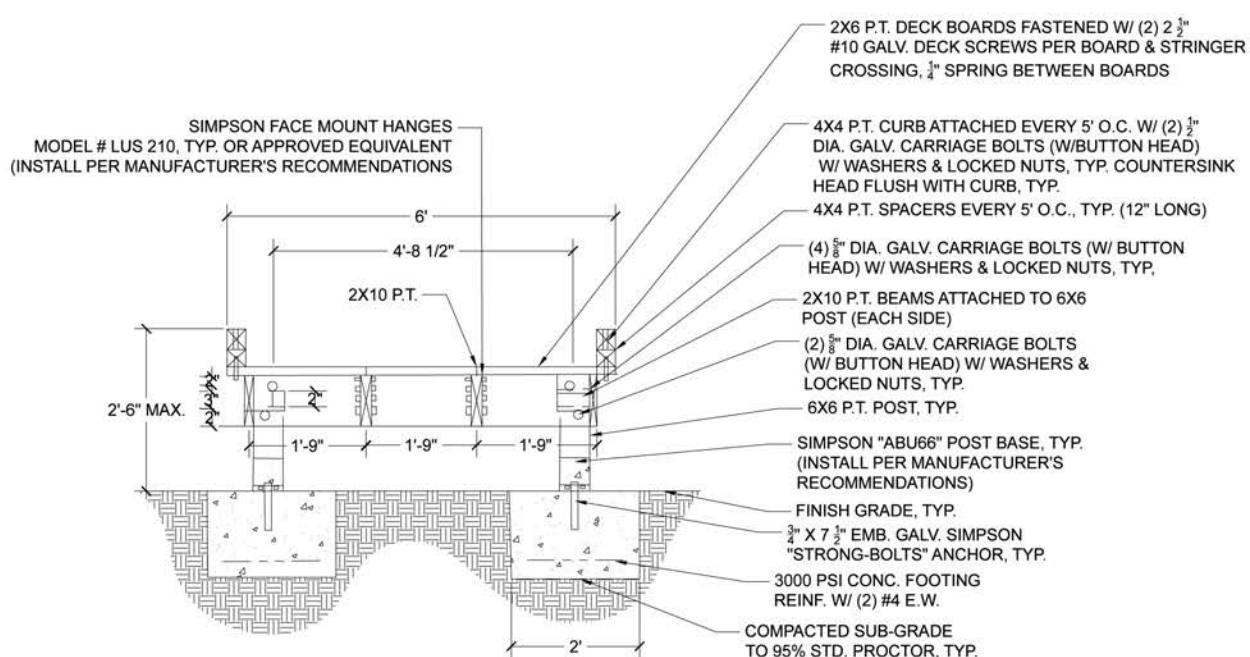


Front of Event Building (Black & White)

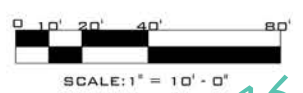
## Construction Document



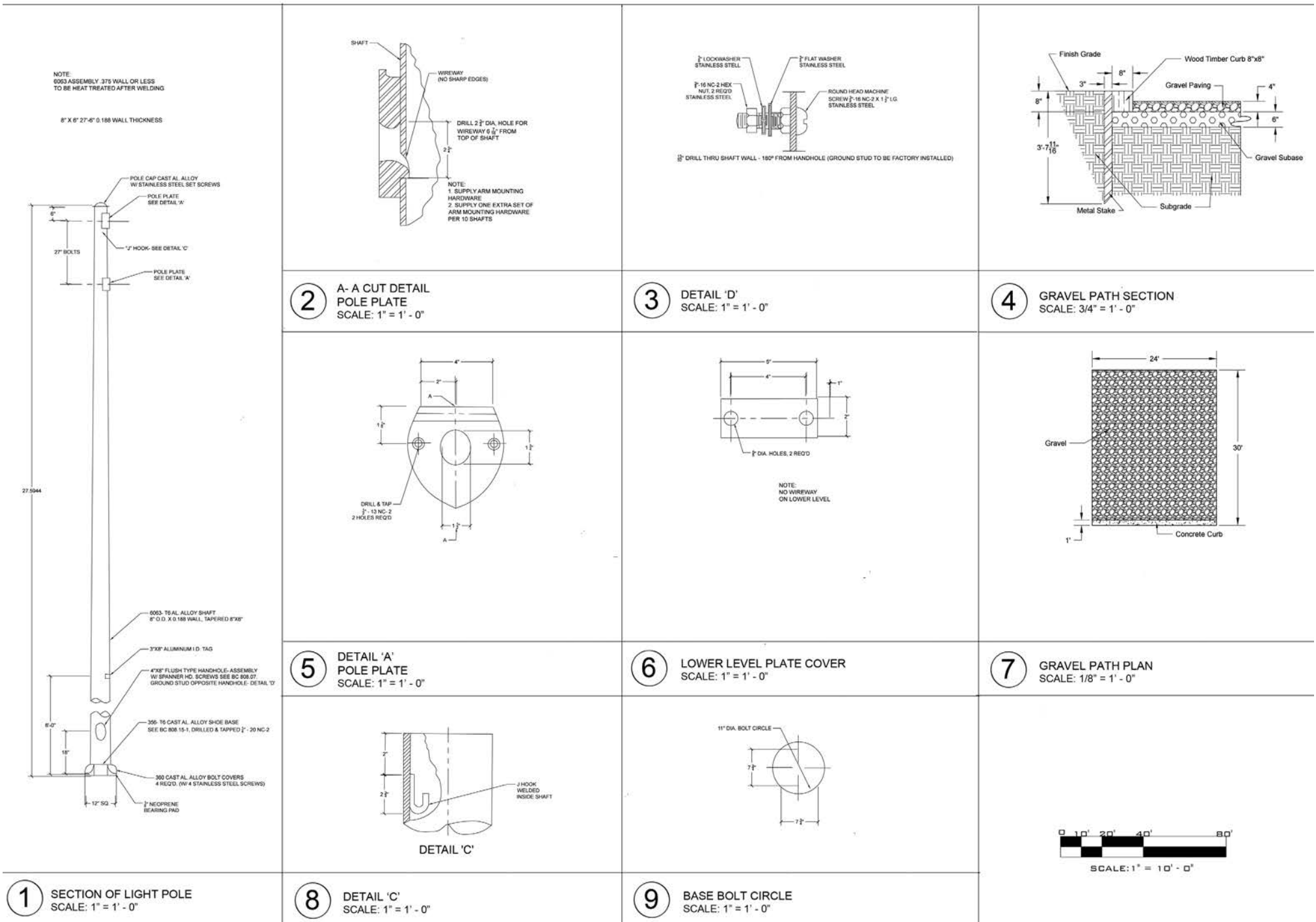
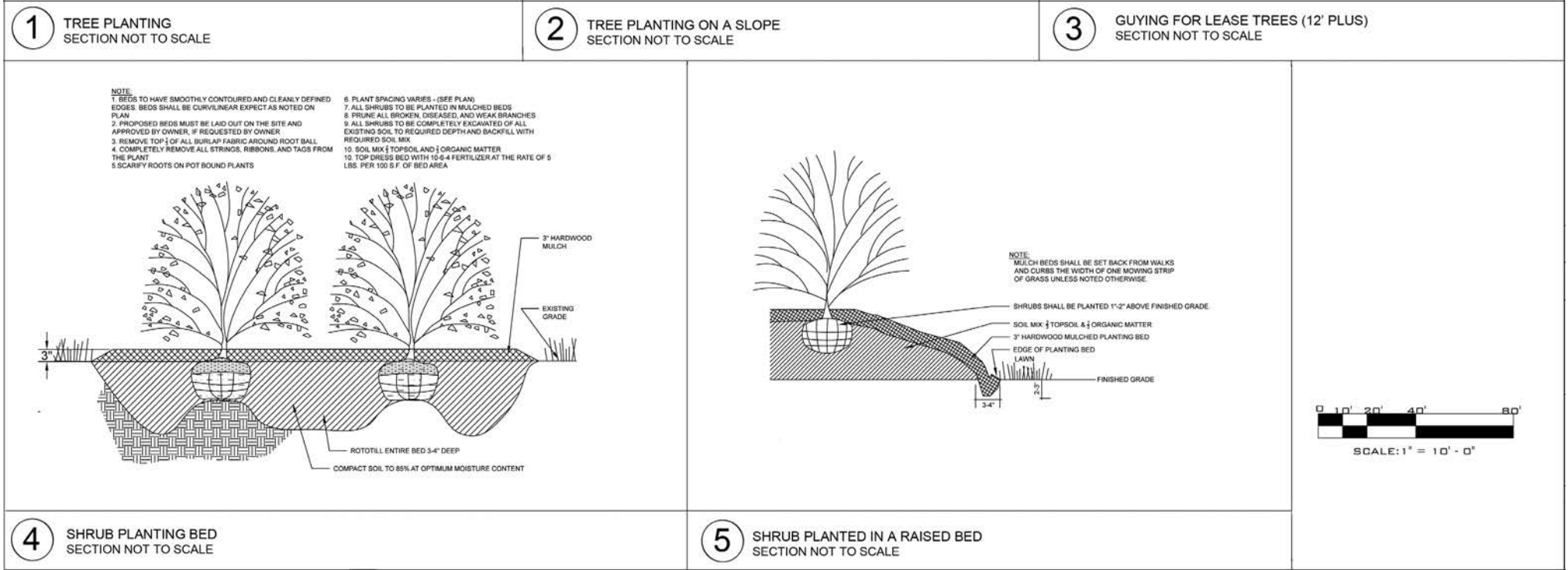
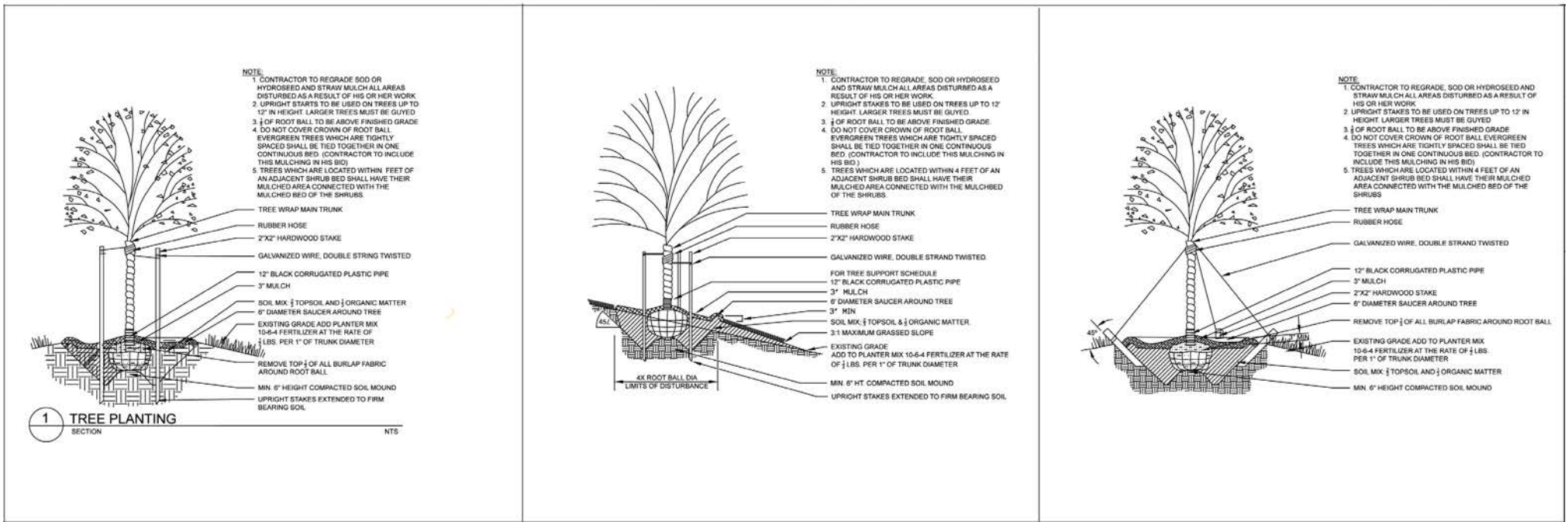
1 SECTION A - WOOD BOARDWALK  
SCALE: 1" = 1' - 0"



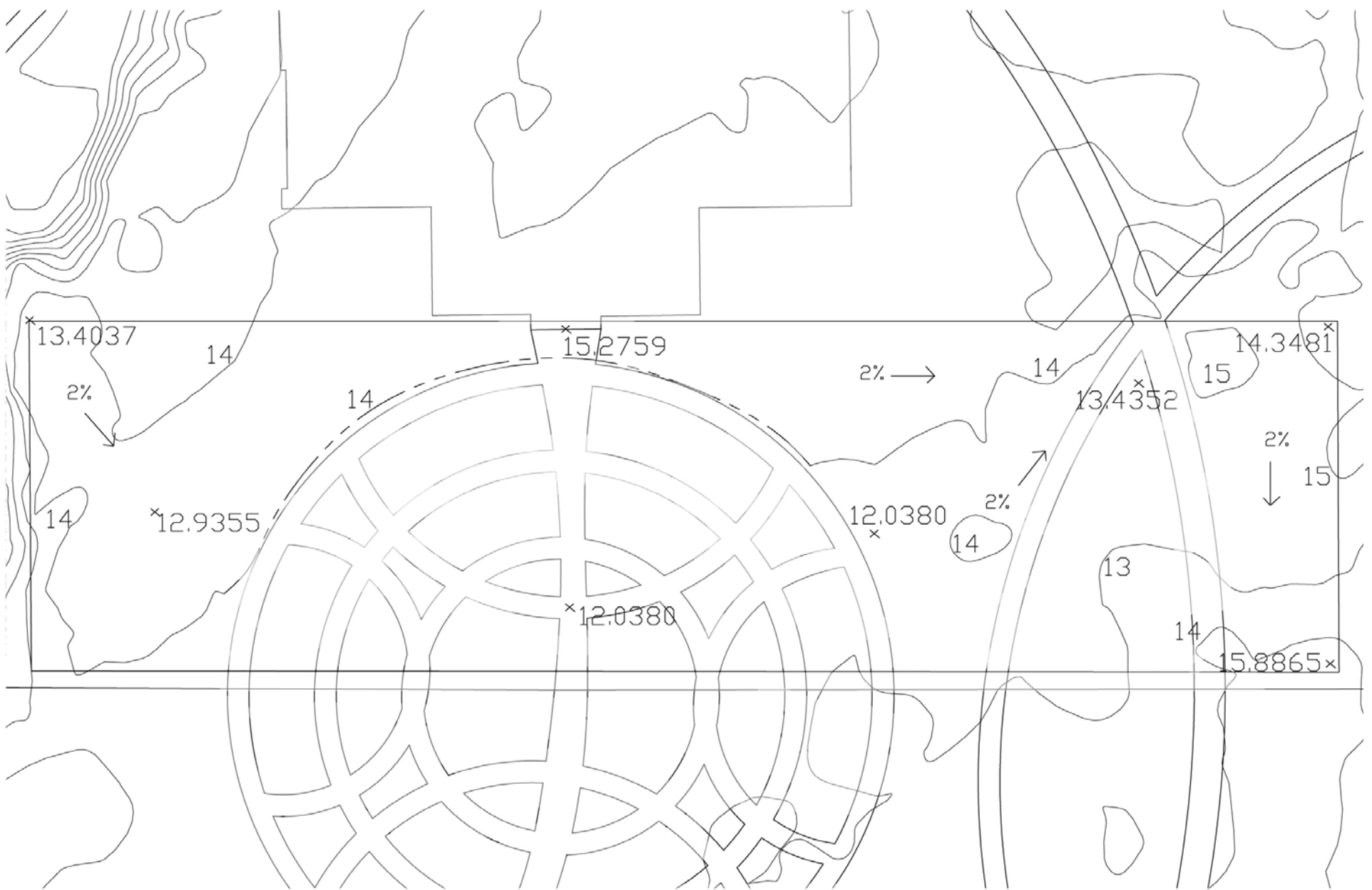
2 SECTION B - WOOD BOARDWALK  
SCALE: 1" = 1' - 0"



# Construction Document



# Grading Plan A



# Grading Plan B

