

QUALITY OF LIFE ELEMENT

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QUALITY OF LIFE

Introduction

The Historic and Cultural element of Garden City's Plan 2040 seeks to present goals and recommendations for establishing historic preservation activities within Garden City in order to preserve and recognize its historic, cultural, and archaeological resources.

This element includes an inventory and assessment of the following quality of life aspects: Historic and Cultural Resources, Education, Health, Public Safety, and Broadband.



Historic Resources



Public Safety



Education



Broadband



Community Health

HISTORIC & CULTURAL RESOURCES

Introduction

Historic preservation, synonymous for many with quality of life, is a valuable planning tool that can be used to protect buildings, objects, landscapes, and other artifacts of historical, cultural, and archaeological significance. Historic preservation work can take many forms; however, the main two ways to preserve buildings locally are through federal registration as a National Landmark or District on the National Register of Historic Places and local protection through establishing historic districts and/or preservation ordinances.

The National Register of Historic Places is a federal program which allows for individual or a group of structures/sites to be officially recognized as historically significant. This provides opportunities for preservation tax incentives, but otherwise may not offer protection of the resource when it comes to demolition or significant alterations. Local historic districts are comprised of a group of historic structures/sites deemed significant to a municipality's cultural fabric and are often protected through a public review process as outlined in a preservation zoning ordinance.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (NRHP) is the United States federal government's official list of districts, sites, buildings, structures, and objects deemed worth of preservation for their historical significance.

Preservation efforts in Garden City have been limited; the last known historic resources survey was conducted in 1993 by Metropolitan Planning Commission (MPC) staff. The Dotson House was identified as potentially eligible for listing in the National Register of Historic Places. However, the house was moved from its original location to the town center and then later demolished in 2020. No major local historic preservation efforts have been pursued.



1993

Since the last known historic resource survey was conducted by the MPC



GARDEN CITY HISTORY

The Irene Mounds

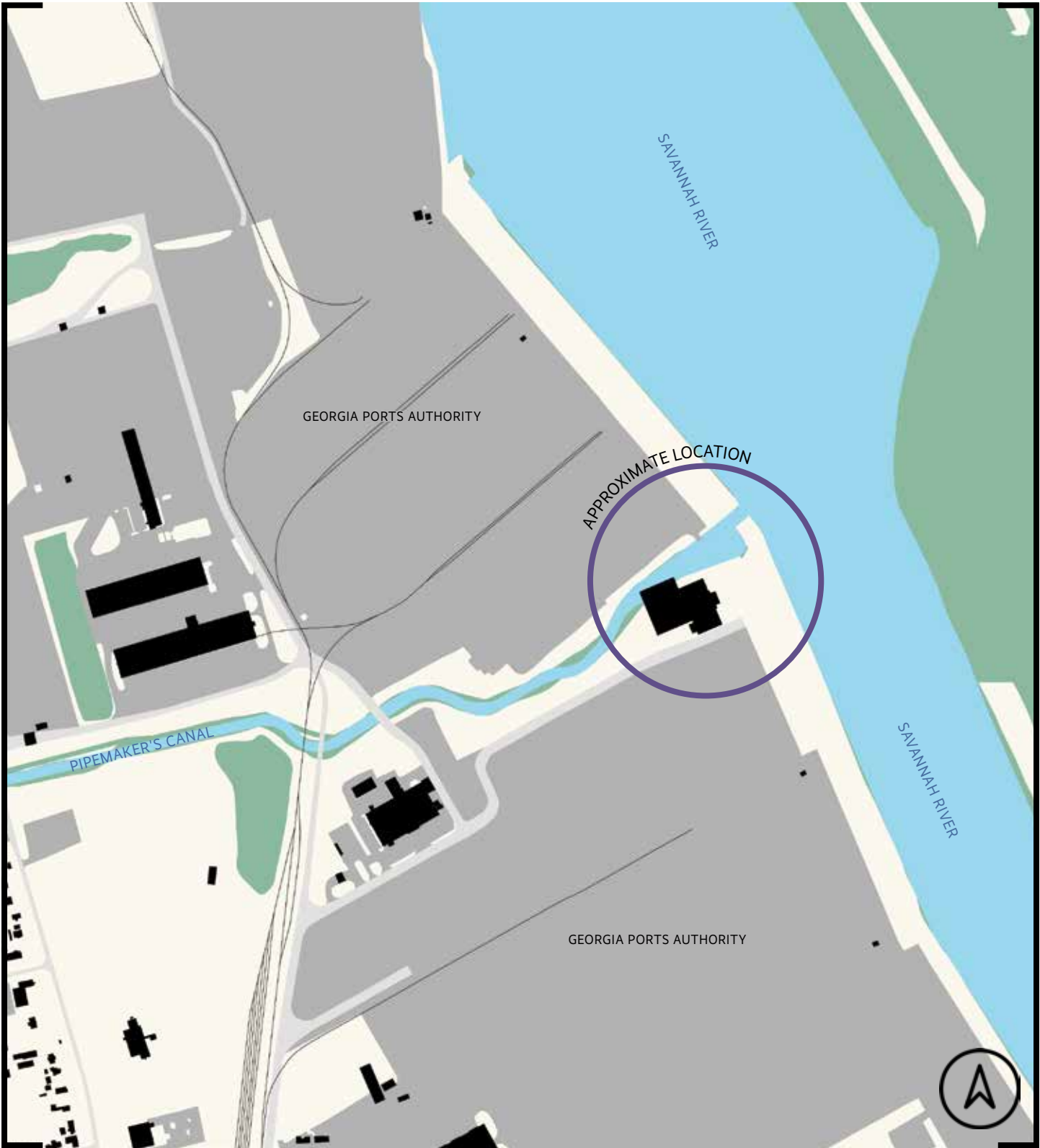
The area now known as Garden City began with Indigenous peoples, whose presence is indicated by the Irene Mounds. The site was occupied during the Middle and Late Mississippian period (A.D. 1100-1600) and likely abandoned before the Europeans began to visit the Georgian coast. The Irene Mounds were located on the Savannah River; Pipemaker’s Creek served as one boundary and a small ditch served as the other.

The name Irene comes from the missionary school which was established by the Morovians (immigrants from modern day Czech-Republic) in the 1700s; remnants of the building remained on the Temple Mound when archaeological excavation began in the 1930s. This archaeological excavation is notable as the most completely excavated mound site in Georgia and as an excavation which was completed almost entirely by women. While the project was run and passed between four men, women made up the majority of the workforce. Between the years of 1937 and 1940, 32 white women and up to 87 Black women were involved in the excavation of the Irene Mounds.

The women were poorly paid, and the Black women were paid even less than their white counterparts. Almost all of the identities of the Black women who worked the site are unknown, though several photographs of the women exist (Rashid and Grieve, TrowelBlazers). The major features of the Irene Mounds included “a large rectangular, flat-topped mound called the Temple Mound; a small conical mound with much shell and several burials called the Burial Mound; and a square building and surrounding wall at ground level in the village with many burials named the Mortuary” (Williams, New Georgia Encyclopedia).

The site is now interpreted as a Chiefly Compound, meaning that the full-time resident population was around thirty to forty people, consisting of the chief, and his family, wives, and children. The compound also served as a social site for all other families which lived nearby and as a place for meetings. Residents grew corn and beans, and likely relied on coastal resources such as fish and shellfish. The Irene Mounds are now completely destroyed and lie under the ship docks of the Georgia Ports Authority, as can be seen on the map below.

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Map 8.1–Approximate Location of The Irene Mounds

Garden City Plantations & Pipemaker’s Canal

Later in the 18th Century, as the European colonists came to the Savannah area, three major plantations were established, encompassing what is now Garden City: Brampton, the Givens (or Whitehall), and Telfair. The Brampton Plantation was situated on the banks of the Savannah River and Jonathan Bryan, a Revolutionary soldier, named and directed the plantation for over two decades. The Givens, or Whitehall, plantation was originally the estate of lawyer and statesman Thomas Gibbons. The estate consisted of land along the Savannah River and the north side of Pipemaker’s Creek, which was used for rice and cotton cultivation.

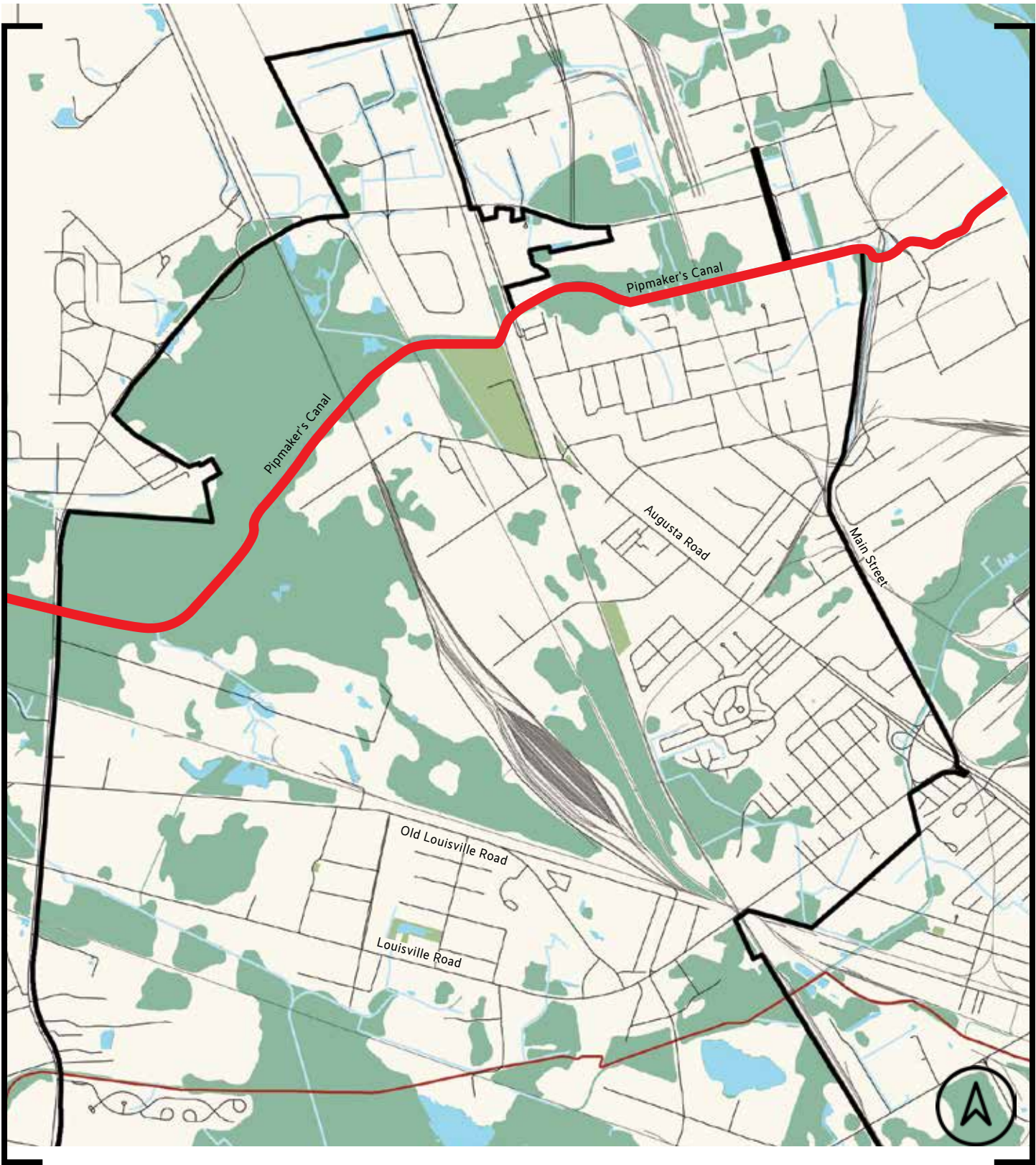
Pipemaker’s Creek was converted into Pipemaker’s Canal gradually over the span of about 100 years. The creek originally formed the boundary between the Whitehall plantation and Rae’s Hall, which encompassed 450 acres of land that included the Irene Mounds. The first conversion of the creek to a canal was completed by enslaved Africans at the Whitehall plantation in 1834. Conversion did not occur again until between 1896 and 1906, when a significant expansion occurred, likely through City and County drainage projects. By the 1920s, the canal was expanded again to its approximate finished length. When suburban development came to West Chatham County, the canal was utilized to drain wet areas to accommodate new development.

Industrial City Gardens to Garden City

In 1863, freed enslaved families relocated from the plantations and established settlements in the land along what is now Augusta Road from Rossignol Hill to Pipemaker’s Canal. The major trades in the area at the time were farming and milling.

The descendants of these first families were there to witness the new residential development spurred by Lewis Hampton Smith in the 1930s. During this time, Smith began to develop Industrial City Gardens, as it was first called, in a triangular wooded area bounded by what is now Smith Avenue, Georgia Highway 21 and U.S. 17. His intention was to provide affordable lots that were large enough for a vegetable garden and livestock. In the beginning, many residents kept cows, chickens, and goats on their property. The gates which welcomed residents into Industrial City Gardens were identified in a 1992 historic resources survey as being located at 30 Main Street.

On February 8, 1939, the residents of Industrial City Gardens were granted a charter of municipal incorporation by the Superior Court of Chatham County. Two years later, a new charter was enacted which changed the name to Garden City, as many residents felt that the name was too long and implied a mill town.



Map 8.2-Pipemaker's Canal

HISTORIC RESOURCE SURVEY

A historic resources survey collects and records information about historic buildings, structures, sites, landscapes, and objects, collectively known as resources, within a given area and provides detailed information through photographs and field notes. Historic resource surveys are vital to the planning and preservation process and promotes awareness of a community’s historic and cultural resources.

Historic Places: National Register Eligibility—Garden City

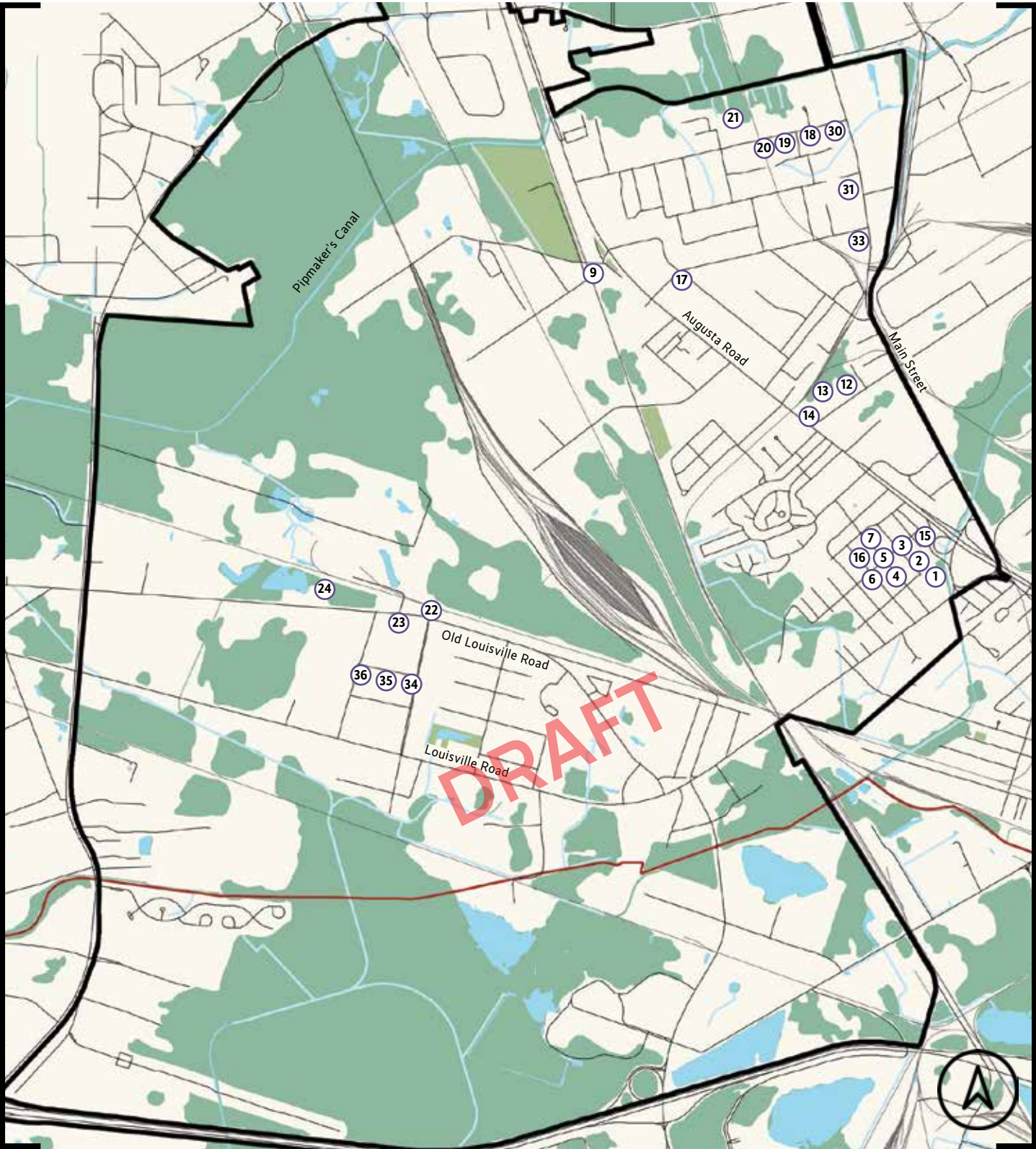
	Address	Year Built
1	4016–18 1st Street	1920
2	4022 1st Street	1910
3	4024 1st Street	1910
4	4019 3rd Street	1910
5	4025 3rd Street	1900
6	Rossignol–Minis House—4026 3rd Street	1890
7	4106 3rd Street	1910
8	George Dotson House—4912 Augusta Road	1850
9	Clifton Baptist Church—100 Big Hill Road	1914
10	Oak Grove Brampton Road	1840
11	Brampton Cemetery—2 Brampton Road	1783
12	52 Brampton Road	1930
13	64 Brampton Road	1929
14	68 Brampton Road	1928
15	216 Davis Avenue	1930
16	413 Davis Avenue	1940
17	Frank F. Baker Masonic Lodge—131 Rommel Avenue	1941
18	11 Smith Avenue	1920

The last known historic resources survey was conducted in 1992/1993, in which 36 resources were surveyed and considered for National Register eligibility. Only one building, which has been since demolished, was identified as being potentially eligible for registration in the National Register of Historic Places. The following chart lists the 36 resources which were surveyed in Garden City:

	Address	Year Built
19	39 Smith Avenue	1935
20	51 Smith Avenue	1935
21	80 Smith Avenue	1939
22	4602 Old Louisville Road	1860
23	Oak Grove Baptist Church—4617 Old Louisville Road	1915
24	4806 Old Louisville Road	1870
25	4906 Old Louisville Road	1900
26	Thompsons' Tourist Home—28 Main Street	1937
27	Industrial City Garden Subdivision Gate—30 Main Street	1932
28	33 Main Street	1925
29	35 Main Street	1935
30	Good Shepherd Lutheran Church—41 Main Street	1937
31	Chapel in the Gardens Presbyterian—93 Main Street	1941
32	120 Main Street	1910
33	125 Main Street	1930
34	2607 13th Street	1915
35	Live Oak Grove—2613 13th Street	1800
36	2617 13th Street	1920

Figure 8.1–Historic Places—Garden City

DEMOLISHED OR UNDER REVIEW; THIS IDENTIFICATION IS NOT EXHAUSTIVE



Map 8.3–Historic Places

HISTORIC & CULTURAL RESOURCES GOALS

GOAL 1

Identify and survey culturally, historically, and archaeologically significant sites, buildings, and structures in Garden City

Updating and expanding the historic resources survey ensures that those resources which are vital to the history of Garden City are known and potentially protected. Without this knowledge, further preservation efforts cannot be pursued. Moving forward, areas of Garden City which would be appropriate for a new or updated historic resources survey must be identified. Neighborhoods and other areas over 50 years old, which maintain a high level of integrity, should be evaluated based on interest from the community, threat of loss, and size of area to identify places that may benefit from historic resources surveys.

Objectives:

- Finalize the boundaries of the area for a comprehensive historic resources survey
- Create a timeline for surveying those areas identified as within the established boundaries, as well as areas which are eligible for new surveys based on historic integrity and community interest
- Establish on-going outreach initiatives to educate the community on historic preservation efforts and to gauge interest in those efforts taking place in their community
- Explore the incorporation of historic preservation in the zoning ordinance to protect historic buildings



Map 8.4-Recommended Historic Survey Area

RECOMMENDED HISTORIC SURVEY AREA

The 1992/1993 survey area, roughly bounded by U.S. Highway 80 to the east and south, Pipemaker’s Canal to the west, and Main Street to the north, should be utilized to create updated boundaries for new and renewed historic resources survey efforts.

The following map is a recommendation for the boundaries for a historic resources survey area based on the previous 1992/1993 survey.

GOAL 2

Incorporate preservation activities into housing strategies to promote the preservation of older, affordable housing

Preservation activities are not only a mechanism for protecting historic assets but can also be a valuable tool for ensuring existing and future affordable housing in a community. New construction can often be unaffordable and built further from services and town centers, disconnecting people from their community and resources.

Older and historic neighborhoods are often closer and more affordable. The retention and rehabilitation of older buildings is critical to ensuring that existing affordable housing and neighborhoods are protected and remain affordable.

Objectives:

- Ensure the retention and rehabilitation of older buildings through partnerships with local organizations, public outreach, and zoning strategies
- Encourage infill between older homes which is compatible in scale to keep historic and affordable character of the area

Benefits of Older Homes & Buildings

57%

of housing built in the US prior to 1950 has a monthly cost of less than \$1,000*

32%

of households in the US below the poverty line live in older and historic homes*

*Rypkema, The Preservation Alliance, 2002



GOAL 3

Create programming which highlights and promotes Garden City's history through its historic, cultural, and archaeological resources

While it is often known for its industrial ports and commercial character, Garden City offers a valuable and varied history. From the first known indigenous settlements in the Mississippian period and the women who excavated it to the concept for a residential neighborhood which would become the nucleus of the city; each period of Garden City contributed greatly to shaping the community that exists today.

These histories can be found in the architecture of building and in the remnants of sites and structures that may be attributed to important people or events. In order to tell the full story of Garden City, it is critical to both identify and promote the stories of these historic resources.

Objectives:

- Create a program for the identification and creation of promotional materials about historical resources and sites such as the Irene Mounds, Pipemaker's Canal, and the Industrial City Gardens Neighborhood
- Pursue the creation of a program which allows property owners to purchase historic plaques, markers, or other types of historical identification
- Identify and pursue locations where markers explaining Garden City's history would be appropriate

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FRANK F. BAKER MASONIC LODGE



Promoting Garden City's History

In a smaller municipality such as Garden City, where historic preservation efforts are less established, preserving the area's history may not always occur through listing locations on the National Register of Historic Places or seeking to incorporate historic preservation standards into an ordinance. The preservation of important historic resources in Garden City can also be achieved through the promotion of the stories and sites which make up its history. For instance, even as the as the largest, fully excavated site in Georgia, little is known widely about the work at Irene Mounds, and the women who completed it.

The promotion of histories such as the Irene Mounds, the beginnings of Industrial Garden City, and other historical and cultural touchstones of the area can be done through a variety of means. Educational markers placed near historic sites, as well as promotional materials such as brochures, webpages, and driving tours are methods of engaging the community and encouraging residents and visitors alike to recognize important historic, cultural, and archaeological resources throughout the area. The picture below is of a marker detailing the night that General Sherman and Union Troops camped in modern-day Tom Triplett Park in Pooler, GA, which is an example of the types of markers that should be pursued within Garden City



TOM TRIPLETT PARK MARKER

A historic plaques and markers program can provide an opportunity for property owners, neighborhood associations, and other community and civic organizations to place plaques and markers which state historic information about a site or building.

Markers, such as the one seen on the right, are a significant way to recognize and preserve the history of Garden City.

