
National Park Service
Cultural Landscapes Inventory



Dungeness Mansion
Cumberland Island National Seashore

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Inventory Unit Summary & Site Plan

Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

Dungeness Mansion is a historic designed landscape located at the southern end of Cumberland Island. Cumberland Island National Seashore (CUIS), a unit of the National Park Service, lies off the mainland coast of southeastern Georgia between St. Andrew Sound and Cumberland Sound. The barrier island measures seventeen miles north to south and only three miles at its widest point. Dungeness sits between the beach and a dock, which provides boat access to the main land. The historic landscape was a nineteenth-century plantation that transformed, in 1884, to a grand Carnegie-family estate, typical of those built by wealthy industrialists on the Sea Islands. Dungeness Mansion is a component of the 206-acre Dungeness Historic District listed on the National Register of Historic Places in 1984.

The natural setting, then and now, consists of flat, low-land topography between the wide ocean beach and sand dunes to the east and a marsh to the south and west on the sound. Beyond the Dungeness yards remains a maritime forest with views toward Beach Creek. The landscape was once highly-manipulated nearest the house, though natural vegetation surrounds the mansion ruins, dock, and service areas today.

Dungeness has been occupied for thousands of years, first by prehistoric tribes and later by Spanish missionaries and British soldiers. After the American Revolution, plantation owners harvested live oak as timber for shipbuilding. War hero Major General Nathanael Greene received 10,870 acres on the island before his death in 1786. His widow, Catherine, and her new husband, Phineas Miller built the original house at Dungeness in 1803. Catherine Greene Miller harvested Sea Island cotton using enslaved labor and upon her death, her daughter Louisa Shaw, inherited the plantation. Shaw was renowned for her knowledge of horticulture and planted olives, tropical fruits, and established extensive gardens. The Greene-Miller-Shaw era at Dungeness marked a working plantation with a formal landscape near the main house, complete with gardens and symmetrical walkways. Cultivated fields of cotton and orchards of olives, oranges, and figs were located further in the extended landscape. During the Civil War, the plantation was abandoned and the house and gardens were in ruins by the 1870s.

Thomas and Lucy Carnegie bought land on Cumberland Island in 1881 and transformed the previously agricultural Dungeness into a private gilded-age estate with gardens, extensive lawns, associated outbuildings, and a service area. The Carnegies built a new mansion on the site of the original house in 1884 and constructed the Upper, Lower, and Rose gardens which were redesigned several times over the years. Dungeness became a showpiece for entertaining wealthy friends and offered not only the natural beauty of the island, but every imaginable luxury. The family employed over 200 people to run the self-sufficient estate and other homes built on Cumberland Island for the Carnegie children. Lucy Carnegie died in 1916 and established a trust among her children stating their land on Cumberland Island could not be sold until the last surviving child passed away. As the twentieth century proceeded, the estate became a financial burden and the buildings fell into disrepair. In 1972, Cumberland Island National Seashore was established and the ruins at Dungeness became part of the park.

The Dungeness Mansion landscape reflects the Carnegie development of the site from 1881-1916 and also includes plantation-era characteristics from the nineteenth century. The existing landscape is predominantly the ruins of the Carnegie-era Dungeness mansion ruins, with other historic structures,

Dungeness Mansion

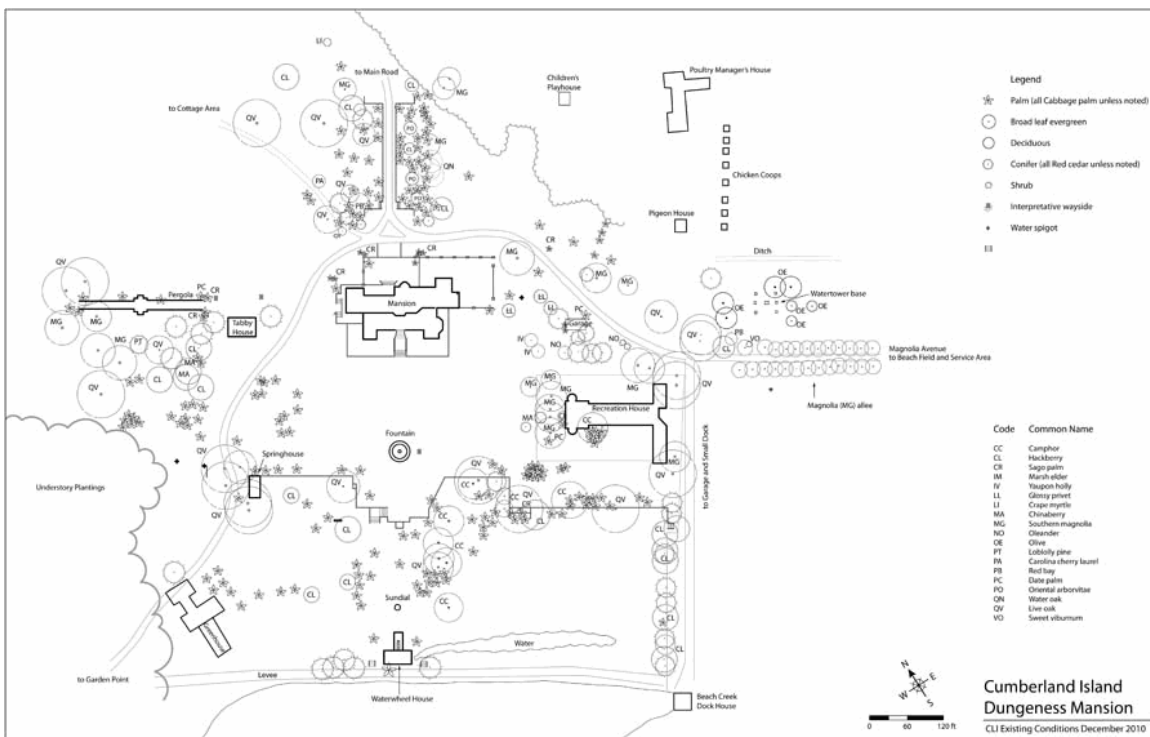
Cumberland Island National Seashore

formal gardens and several small-scale landscape features still intact. The Recreation House, Greenhouse, Tabby House, Springhouse, Waterwheel House and buildings associated with poultry care and servant quarters are extant, but deteriorating to varying degrees. A birdbath fountain, tabby garden wall, sundial foundation, and garden pillar survive in the gardens despite the loss of ornamental vegetation, hedge-lined vistas, and oyster-shell walkways. The Carnegie landscape included grounds with tennis courts, a croquet lawn, and gardens. Although historic vegetation in the gardens is missing, allées along avenues survive as well as ornamental specimens around historic buildings. The spatial organization of the Greene-Miller-Shaw period remains evident in spite of the Carnegies alterations to the formal gardens and repurposing the Tabby House as an estate manager's cottage. The primary visual axis from the mansion southwest to Beach Creek is preserved in the Upper and Lower gardens.

The Dungeness historic district is significant in the areas of architecture, landscape architecture, agriculture, community planning, leisure/resorts, and archeology. The period of significance spans the use of the site as a plantation and estate (1803-1916). The 1984 National Register nomination includes 29 contributing structures and several landscape features, including the formal gardens. The historic district conveys the agricultural history of the Georgia Sea Islands and the gilded-age development of grand estates (A). Dungeness is associated with Gen. Nathanael Greene and Thomas and Lucy Carnegie (B) and includes the potential to yield archeological information (D). The extant landscape features and remaining architectural elements convey the work of a master and representative examples of vernacular tabby construction (C). The historic district encompasses the parent landscape of which the mansion is a component.

The landscape characteristics at Dungeness Mansion that convey historic significance are spatial organization, vegetation, buildings and structures, circulation, vistas and views, small-scale features, topography, natural systems, land use, and archeological sites. The site retains integrity of location, design, association, and though compromised, material and workmanship. The loss of major buildings and features in the landscape has diminished the integrity of feeling and setting from the plantation and Carnegie eras. The landscape is in fair condition, preserving many contributing features and characteristics, yet feral hogs and horses, deferred maintenance, and a lack of interpretation impact the site. Dungeness is opened to the public for passive recreation and the ruins are stabilized.

Site Plan



Dungeness Mansion component landscape site plan, 2010.

Property Level and CLI Numbers

Inventory Unit Name: Dungeness Mansion

CLI Identification Number: 975727

Parent Landscape: 550162

Park Information

Park Name and Alpha Code: Cumberland Island National Seashore -CUIIS

Park Organization Code: 5630

Park Administrative Unit: Cumberland Island National Seashore

CLI Hierarchy Description

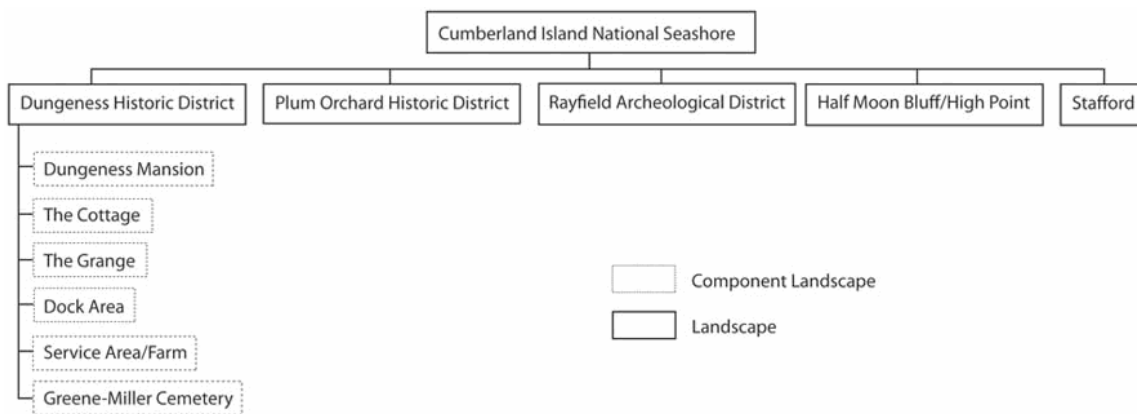
Dungeness Mansion

Cumberland Island National Seashore

The Dungeness Historic District landscape is located on Cumberland Island National Seashore (CUIS). Dungeness receives ninety percent of the visitation to the island, and although the park includes several historic landscapes to the north, in-holdings and land leases limit the number of cultural landscape inventories for the park. Other cultural landscapes preliminarily identified for the CLI include Plum Orchard, Stafford, Rayfield, and Half Moon Bluff/High Point.

In 1884, Thomas Morrison Carnegie and Lucy Coleman Carnegie built Dungeness Mansion and until Lucy's death in 1916, redeveloped and added to the estate landscape. The Dungeness parent landscape has several component landscapes that together contribute to the Carnegie development of the property. Component landscapes within the Dungeness Historic District are the Dock area, the Dungeness Mansion, The Cottage, the Service Area/Farm, the Greene-Miller Cemetery, and The Grange. The park does not own the Carnegie Cemetery; however this landscape would be considered a component landscape, if acquired by the park in the future.

The Dungeness Mansion component landscape is central to the development of the larger historic estate and has significant features from the earlier plantation era. This inventory unit, updated with a site visit in December 2010, was based on the Cultural Landscape Report for the parent landscape (2006) and other documentation.



Dungeness historic district CLI hierarchy, 2010.

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

The Cultural Landscape Inventory for Dungeness Mansion was completed by Beth Byrd in 2011. No previous cultural landscapes inventory information exists; however, a Cultural Landscape Report (CLR) by Susan Hitchcock provided an overview of the site history, significant landscape features, and a basic site plan. Beth Byrd and David Hasty conducted a site visit in December 2010 to update existing landscape conditions with the help of CUIS SCA Intern, Paula Messing. The park contact is John Fry.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	09/09/2013
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	08/28/2013

National Register Concurrence Narrative:

Signed by Karen Anderson-Cordova.

Concurrence Graphic Information:



United States Department of the Interior

NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., S.W.
Atlanta, Georgia 30303



H22(SERO-CRD)

31 July 2012

Memorandum

To: Superintendent, Cumberland Island National Seashore

From: Chief, Cultural Resources Division, Southeast Region *TH*

Subject: Dungeness Mansion Cultural Landscapes Inventory

We are pleased to transmit to you the Dungeness Mansion Cultural Landscapes Inventory (CLI). The CLI is an evaluated list of landscape properties in the National Park System eligible for listing in the National Register of Historic Places (NR) or that contribute to an existing historic property. This CLI was produced by Cultural Resources Division (CRD) staff, primarily using data provided by a Cultural Landscape Report (CLR) written by CRD Historical Landscape Architect, Susan Hitchcock.

In order for the CLI to be certified and counted, the Georgia State Historic Preservation Office (SHPO) needs to concur on the eligibility of the identified contributing cultural landscape features to the existing nomination. The historic resources at Cumberland Island National Seashore are listed on a Multiple Resource Area (MRA) National Register nomination which was derived from a cultural resource survey that was part of on-going park planning that began in 1975. Unlike many National Register nominations of the time, the Cumberland Island MRA addresses the historic landscape features in the Dungeness historic district, but the existing nomination should be expanded further to address the spatial organization and vegetation of the overall landscape and updated to accurately reflect the extant features, characteristics, and conditions of the district, as recommended in the 2006 CLR. This is discussed more fully in the CLI. David Hasty, CLI Coordinator for the Southeast Region, will send a request to the Georgia SHPO for concurrence on the CLI findings.

Approval by the park superintendent is also needed for certification. If the findings of the CLI are agreed upon – especially regarding condition assessment and management category – please sign the attached approval form and return it to our office to the attention of David Hasty, via mail, e-mail (david_hasty@nps.gov), or fax (404.562.3202). However, if you have comments or changes to any part of the CLI, please send those to David Hasty instead. We will incorporate them into the inventory, and send the updated version back to you for further review and signature.

Enclosures



Memo to Superintendent

**CULTURAL LANDSCAPE INVENTORY
CONDITION ASSESSMENT CONCURRENCE SHEET**

Park Information

Park: Cumberland Island National Seashore
Name: Dungeness Mansion
Location: Georgia
County: Camden
CLI#: 975727

Cultural Landscape Condition Information

Landscape Condition:

Good _____

Fair X

Poor _____

Management Category:

Must be preserved X

Should be preserved _____

May be preserved _____

May be released, altered or destroyed _____

Park Concurrence

Concur X

Do Not Concur _____

 Daniel Boyles Supt 9 Sept 2013
Signature Title Date

Dungeness Mansion
Cumberland Island National Seashore

Signature	DATE
	

Signature from Superintendent



United States Department of the Interior



NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., SW.
Atlanta, Georgia 30303

IN REPLY REFER TO:
H22 (SERO-CRD)

31 July 2012

Dr. Karen F. Anderson-Cordova
Program Manager
Environmental Review and Preservation Planning
Historic Preservation Division
GA DNR
254 Washington Street SW
Ground Floor, Atlanta, GA 30334

Dear Ms. Anderson-Cordova:

Enclosed please find a copy of the Cultural Landscape Inventory (CLI) for Dungeness Mansion, a site at Cumberland Island National Seashore, located in Camden County, Georgia.

The CLI is an evaluated list of landscape properties in the National Park System considered eligible for the National Register of Historic Places or that contribute to an existing historic property. In order for CLI data to become certified, National Park Service regulations require concurrence from the SHPO on the eligibility of these properties. We are requesting your review of the Dungeness Mansion CLI and ask that you sign and return the enclosed concurrence form.

The historic resources at Cumberland Island National Seashore are listed on a Multiple Resource Area (MRA) National Register nomination that includes the historic district of Dungeness in addition to Plum Orchard historic district, Stafford historic district, Rayfield archeological district, Table Point archeological district, Duck House, and the Main Road. The 1984 nomination was derived from a cultural resource survey that was part of on-going park planning that began in 1975.

Unlike many National Register nominations of the time, the Cumberland Island MRA initially addresses the historic landscape features in the Dungeness historic district. The mansion approach and gardens are considered contributing elements to the Carnegie-era site and significant to the context and setting of Dungeness. The existing nomination should be expanded to address the spatial organization and vegetation of the overall landscape and updated to



Letter to SHPO

accurately reflect the extant features, characteristics, and conditions of the district. This recommendation is noted in the 2006 cultural landscape report. Many contributing structures listed on the National Register have lost integrity since the 1984 nomination. A baseline survey and documentation effort should identify the significance and integrity of the listed and unlisted structures in Dungeness historic district and inform an updated nomination.

With concurrence from your office, the findings become certified in the CLI database. Your concurrence also gives us justification to submit proper additional documentation to you at a future date that addresses the items mentioned above. If you have any questions about these documents, please contact David Hasty, CLI Coordinator, Southeast Region (SER), at (404) 507-5780 or by e-mail at david_hasty@nps.gov. The concurrence form can be returned by fax at (404) 562-3202, or mailed to the address above.

We greatly appreciate your office's assistance with the project.

Sincerely,



Dan Scheidt
Chief, Cultural Resource Division
Southeast Region

Enclosures

Letter to SHPO

We have reviewed the submitted documentation that identifies cultural landscape features at Dungeness Mansion, a site at Cumberland Island National Seashore, located in Camden County, Georgia. We concur with the findings of the Cultural Landscape Inventory, and understand that these features have the potential to contribute to the existing National Register of Historic Places nomination for Cumberland Island National Seashore.



Georgia State Historic Preservation Officer

08/28/12
Date

Signature from SHPO

Geographic Information & Location Map

Inventory Unit Boundary Description:

The boundaries of the National Register district encompass all of the historic landscape features associated with Dungeness, but do not represent historic property boundaries. The parent landscape is bounded by Cumberland Sound to the west and a marsh to the south. The north and east boundary is a line 550 feet south of Sea Camp dock. The component landscape is bounded within the historic district/parent landscape by the Main Road/Grand Avenue to the north and the northeast-southwest road leading to The Grange and associated boat dock. The Service Area and Grange landscapes are immediately adjacent to the east and south of the Mansion landscape. Beach Creek provides the south and west boundary and the edge of the historic Rose Garden northwest of the site, separates the Mansion landscape from the Cottage component landscape. Overall, the Dungeness Mansion landscape centers around the Dungeness Mansion ruins and includes the immediate gardens, outbuildings, small landscape features, and circulation patterns.

State and County:

State: GA

County: Camden County

Size (Acres): 30.00

Boundary UTMS:

Source:	GPS-Differentially Corrected
Type of Point:	Point
Datum:	NAD 83
UTM Zone:	17
UTM Easting:	454,644
UTM Northing:	3,401,699
Source:	GPS-Differentially Corrected
Type of Point:	Point
Datum:	NAD 83
UTM Zone:	17
UTM Easting:	454,847
UTM Northing:	3,402,020
Source:	GPS-Differentially Corrected
Type of Point:	Point
Datum:	NAD 83
UTM Zone:	17
UTM Easting:	455,117
UTM Northing:	3,401,852
Source:	GPS-Differentially Corrected
Type of Point:	Point
Datum:	NAD 83
UTM Zone:	17
UTM Easting:	454,938
UTM Northing:	3,401,544

Location Map:



Dungeness Historic District

Ownership	
	Federal Owned - NPS
	Federal Owned - Other
	Federal Owned with Retained Rights
	Privately Owned
	State Owned
	Water (state owned)

Wilderness Designation	
	Wilderness
	Potential Wilderness
	Wilderness
	Potential Wilderness

Structures	
D-1	Dungeness Dock and Boathouse
D-2	Captain's House
D-3	Dungeness Dock Ice House
D-4	Dungeness Mansion Ruin
D-5	Tabby Cottage
D-6	Dungeness Fountain & Pool
D-7	Dungeness Large Formal Garden Wall
D-8	Dungeness Kitchen
D-9	Dungeness Laundry Building
D-10	Dungeness Black Servants' Quarters
D-11	Dungeness Male Servants' Quarters
D-12	Dungeness Carriage House
D-13	The Grange
D-14	Greene Miller Cemetery
D-15	Pergola
D-16	Greenhouse
D-17	Dairy Manager's House

Note: Location of structures is approximate.
Not all structures are shown.





Regional Context:

Type of Context: Cultural

Description:

Cumberland Island has supported human inhabitants for 4,000 years. By the sixteenth century when European explorers reached the coast, a Timucuan tribe occupied the island. As Spain and Britain vied for control in the seventeenth century, Spanish missions were established briefly and claim of the island went back and forth between European countries before the American Revolution. General Nathanael Greene acquired the site of Dungeness in 1783 and his widow, succeeded by descendants and other property owners, cultivated the island. Plantation agriculture in the late eighteenth century consisted of timber, Sea Island cotton, citrus fruit, and olives harvested by enslaved Africans. The Civil War brought emancipation and a period of neglect to Dungeness. In the 1880s, the Carnegie family bought large tracts of land on Cumberland Island and developed Dungeness into a private gilded-era estate. The family retained Dungeness and other land on the island until 1962. Cumberland Island National Seashore became a unit of the NPS in 1972.

Type of Context: Physiographic

Description:

Cumberland Island is located in the Coastal Plain province of Georgia, which stretches inland from the Atlantic Ocean to the Atlantic Seaboard Fall Line and Piedmont. The barrier island includes gently rolling hills, low-lying pine forests, salt marshes, and coastal estuaries. The Satilla River empties into the St. Andrews Sound at the north end of the island and the St. Mary's River joins the Atlantic Ocean at Cumberland Sound south of the island. The Dungeness landscape stretches from the sound to the interdune system of the southern end of the island with a wide beach extending east to the ocean.

Dungeness Mansion

Cumberland Island National Seashore



CUIS park map

Type of Context: Political

Description:

Cumberland Island National Seashore is located in Camden County, Georgia in the First Congressional District of Georgia.

Management Unit: CUIS
Tract Numbers: 02-102
GIS File Description:

Management Information

General Management Information

Management Category: Must be Preserved and Maintained
Management Category Date: 02/13/1984

Management Category Explanatory Narrative:

The National Register Multiple Resource Area (MRA) nomination, integral to the planning effort to manage cultural resources on Cumberland Island, identified and ranked the existing buildings at Dungeness in sound condition worthy of preservation in 1984. Deteriorated buildings with little significance were recorded and allowed to decay. The MRA nomination identified significant archeological sites to be protected and those threatened by natural causes were to be scientifically salvaged. The nomination of Dungeness Historic District requires the cultural landscape to be preserved and the inclusion of prehistoric archeological resources elevates the management category to “must be preserved.”

Maintenance Location Code: 68803

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Other Restrictions

Explanatory Narrative:

Cumberland Island is accessible only by passenger ferry or private boat. Visitation is limited to 300 people each day and ferries run daily throughout the summer season.

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Dungeness Mansion

Cumberland Island National Seashore

The landscape surrounding the Dungeness Mansion is part of the National Register historic district and contributes to the context and setting of the broader estate development. The adjacent natural landscape includes a creek, marsh, dune system, and beach in good condition and component landscapes that preserve cultural resources associated with the dock, service area, cemetery, Grange, and Cottage. The Atlantic Ocean borders the site to the east and Cumberland Island is bordered by Cumberland Sound to the west.

National Register Information

Existing National Register Status

National Register Landscape Documentation:

Entered Inadequately Documented

National Register Explanatory Narrative:

The historic resources at Cumberland Island National Seashore are listed on a Multiple Resource Area (MRA) National Register nomination that includes the historic district of Dungeness in addition to Plum Orchard historic district, Stafford historic district, Rayfield archeological district, Table Point archeological district, Duck House, and the Main Road. The 1984 nomination was derived from a cultural resource survey that was part of on-going park planning that began in 1975. High Point/Half Moon Bluff was individually listed in the National Register in December 1978. The MRA nomination describes the general character and appearance, both man-made and natural, of the island during the various periods of significance (prehistoric, Spanish occupation, British settlement, plantation era, and the Carnegie era) as well as methodology, preservation activity, overall significance and MRA boundaries. Besides an individual section on each historic district, the nomination addresses the overall areas of significance for Cumberland Island: archeology, exploration/settlement, agriculture, leisure/resorts, community planning, architecture, landscape architecture, and transportation. No historic context is identified and individual criteria are not specifically addressed.

The Dungeness Historic District section describes the landscape and includes a floor plan of the Mansion (640/27000) with information on each of the contributing resources. The district has 29 historic structures, the remains of formal and vegetable gardens, three cemeteries, and two archeological sites. All structures, with the exception of the Tabby House, tabby gravesite, and the Greene-Miller cemetery, date to the Carnegie era. The 1984 nomination lists the following resources: Dungeness Mansion, the formal approach, the gardens, Tabby House, Recreation-Guest House, The Grange, Carriage House, Woodworking Shop, Dormitory, Dairy Manager's House, Dormitory, Smokehouse, Laundry Building, Dungeness Kitchen, Water Tower foundations, Dungeness Carriage House Cistern, Black Servant's Quarters, Waterwheel House foundations, Greenhouse, Garden House, Dungeness Dock and Boat House, Dock Cistern and Captain's House Cistern, Ice House, Captain's House, Poultry Manager's House, Chicken Houses, Children's Playhouse, Dungeness Silo and Dairy Barn Foundations, Ruins of Pergola, Dungeness Seawall, Greene-Miller Cemetery, Carnegie Cemetery, two unmarked burials at the wharf, and Dungeness South and Dungeness Wharf, two archeological sites. While several contributing Dungeness historic structures have deteriorated to varying degrees, CUIS staff completed preservation projects to ameliorate or improve the condition of existing buildings in recent years. The National Register documentation should be updated to reflect the existing condition of these resources and reassess historic integrity.

Unlike many National Register nominations of the time, the Cumberland Island MRA initially addresses the historic landscape features in the Dungeness historic district. The mansion approach and gardens are considered contributing elements to the Carnegie-era site and significant to the context and setting of Dungeness. The existing nomination should be expanded to address the spatial organization and vegetation of the overall landscape and updated to accurately reflect the extant features, characteristics, and conditions of the district. This recommendation is noted in the 2006 cultural

landscape report. Many contributing structures listed on the National Register have lost integrity since the 1984 nomination. A baseline survey and documentation effort should identify the significance and integrity of the listed and unlisted structures in Dungeness historic district and inform an updated nomination.

Existing NRIS Information:

Name in National Register:	Dungeness Historic District
NRIS Number:	84000920

National Register Eligibility

National Register Concurrence:	Eligible -- SHPO Consensus Determination
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Contributing/Individual:	Contributing
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National Register Classification:	District
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Significance Level:	State
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Significance Criteria:	A - Associated with events significant to broad patterns of our history
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Significance Criteria:	B - Associated with lives of persons significant in our past
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Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values
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Significance Criteria:	D - Has yielded, or is likely to yield, information important to prehistory or history
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Period of Significance:

Time Period:	CE 1813 - 1916
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Historic Context Theme:	Expressing Cultural Values
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Subtheme:	Landscape Architecture
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Facet:	The Late Victorian Eclectic Landscape
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Area of Significance:

Area of Significance Category:

Agriculture

Area of Significance Category:

Architecture

Area of Significance Category:

Community Planning and Deve

Area of Significance Category:

Landscape Architecture

Statement of Significance:

The Dungeness Landscape is an historic district listed in the National Register of Historic Places in 1984 as part of a Multiple Resource Area (MRA) for Cumberland Island. The district is significant at the state level and contributes to the history of plantations on the coastal islands of Georgia and to the era of Country Place estates prior to World War I (Criterion A). Dungeness was owned by Revolutionary War hero Gen. Nathanael Greene and his family and in 1881, Thomas and Lucy Carnegie purchased the property to build a mansion and self-sufficient estate (Criterion B). The plantation became a formal complex before the turn of the twentieth century and incorporated high-style gardens, Queen Anne architecture, and examples of vernacular tabby construction (Criterion C). Archeological sites at Dungeness have the potential to yield research information about prehistoric coastal groups (Criterion D). The period of significance, 1803-1916, marks the height of plantation agriculture at Dungeness and the tenure of Lucy Carnegie at the estate.

Criterion A

The Dungeness landscape is significant for its history as a timber, Sea Island cotton, and tropical fruit plantation and as an estate of the Carnegie family (Criteria A). The agricultural history of Dungeness includes harvesting live oak and red cedar timber for shipbuilding just after the American Revolution and producing Sea Island cotton throughout the nineteenth century. Orchards of tropical fruit including oranges, figs, dates, and olives contributed to the variety and experimentation undertaken by Louisa Shaw, daughter of Catherine Greene Miller in the 1820s. Dungeness continued as a plantation until the owner, Phineas Miller Nightingale abandoned the island during the Civil War.

In 1881, the Carnegie family bought land on Cumberland Island to create an estate. Dungeness fully embodied the lifestyle and land use of powerful families of the era. The wealthy at the turn of the century established self-sufficient enclaves, complete with service areas, working farms, recreational options, and formal residences. The Carnegies built a Queen Anne mansion on the ruins of Dungeness and redesigned old gardens, walks, and lawns. They built beach houses along the shore, new roads, facilities for hunting and riding, tennis courts, and a Recreation House with a pool, squash court, billiards room, and dressing rooms. Dungeness included employee housing, a collection of service buildings, and a farm to provide for all of their needs while on Cumberland Island. Upon Thomas Carnegie's death in

Dungeness Mansion

Cumberland Island National Seashore

1886, his wife Lucy took over, directing construction and maintenance of the estate until she passed away in 1916.

Criterion B

Dungeness is significant for its association with Revolutionary War hero General Nathanael Greene and Thomas and Lucy Carnegie. Though Major General Nathanael Greene only owned Dungeness from 1783 to 1786 upon his death, his wife continued to own and manage the plantation. Catherine Greene Miller and her new husband built the original mansion in 1803 and cultivated Sea Island cotton throughout the nineteenth century. The Tabby House and Greene-Miller Cemetery remain from this period. (The tabby cemetery is located in the Dungeness Dock component landscape.)

When Thomas Morrison Carnegie, the industrialist, and his wife Lucy Coleman Carnegie purchased Dungeness in 1881, they began transforming the agricultural fields into a designed landscape. The Carnegies built Dungeness Mansion on the former plantation house ruins, as a winter home. They entertained guests and constructed other mansions on the island for their children, including Plum Orchard, Stafford, and Greyfield. Dungeness exemplifies the wealth and influence of the Carnegies and represents the Country Place estate of the family.

Criterion C

The architecture and landscape architecture of Dungeness is significant for representing a Country Place estate complex, exemplary Queen Anne style, and use of tabby construction (Criteria C). The mansion, surrounding grounds, and support buildings formed one of the grandest estates on the Georgia coast at the turn of the century.

The spatial organization of large gilded age estates contained exemplary architecture, formally designed landscapes, and ancillary structures to support the estate. The landscape provided a showplace for the mansion and terraced gardens extended the formality of Dungeness to the edge of Beach Creek. The Upper and Lower gardens, and Rose Garden remain significant examples of landscape architecture associated with the Carnegies. The typical functions of estate buildings, ranging from recreation and high-style residences to service and utility buildings and quarters, are represented at Dungeness.

Peabody and Stearns, a prominent architectural firm designed the Carnegie mansion additions and verandahs. The main house began with Queen Anne architecture in 1884, though later additions incorporated an eclectic Italianate style. The Recreation House had Queen Anne-style architecture, though the integrity of the structure has been compromised in recent years.

Tabby construction in the Dungeness landscape represents nineteenth-century vernacular coastal architecture. The Tabby House dates to the plantation era and the Pergola, Waterwheel House, and Garden Wall from the Carnegie era are constructed with the local masonry building material that uses lime, water, sand, oyster shell, and ash.

Criterion D

The potential to yield archeological information is preserved in the Dungeness landscape. Archeological

sites provide research potential for understanding the prehistoric occupation of Cumberland Island and the relationship of the barrier islands and mainland Georgia, specifically whether the coast was used seasonally or by a distinct local group. Information about prehistoric and historic settlement patterns, subsistence activities, and cultural relations is preserved along the western shore of the island. Historical archeology may uncover valuable knowledge about the Spanish occupation of Cumberland Island and the nineteenth-century plantation era.

Dungeness historic district encompasses two archeological complexes, Garden Point in the Mansion component landscape and Dungeness Wharf in the Dock Area. Garden Point is a shell midden with evidence of late prehistoric occupation and the probable site of Tacatacuru. Dungeness Wharf is recognized as the traditional location of San Pedro de Mocamo and in 1980, archeologists recovered Hispanic earthenware dating to the late sixteenth century. Since limited survey and excavations have been completed, the Dungeness landscape retains integrity of archaeological potential, although the Dungeness Wharf site has been severely effected by centuries of erosion.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed

Current and Historic Use/Function:

Primary Historic Function: Estate Landscape

Primary Current Use: Recreation/Culture-Other

Current and Historic Names:

Name

Dungeness

Type of Name

Both Current And Historic

Ethnographic Study Conducted:

No Survey Conducted

Chronology:

Year	Event	Annotation
CE 1560 - 1660	Inhabited	Timucua Indians occupy Cumberland Island.
CE 1587 - 1597	Built	Franciscan monks establish the mission San Pedro de Mocamo.
CE 1660 - 1684	Inhabited	Guale or Yamassee Indians inhabit the island.

Dungeness Mansion
Cumberland Island National Seashore

CE 1736	Explored	General Oglethrope, Tomochichi, and Toonahowi visit the island.
CE 1770	Purchased/Sold	Thomas Lynch and Alexander Rose purchase 10,700 acres from Jonathan Bryan.
CE 1783	Land Transfer	General Nathanael Greene acquires island property.
CE 1800	Built	Tabby House constructed at Dungeness.
CE 1802	Cultivated	Greene-Miller-Shaw-Nightingale families grow sea island cotton, citrus, and olive trees with labor of enslaved Africans.
CE 1803	Built	Dungeness mansion built on south end of island for Greene-Miller family.
CE 1811 - 1815	Military Operation	U.S. marines occupy island during War of 1812 and abandon island in 1814. British troops then occupy the north end of the island without opposition in 1815 and emancipated slaves until the end of the war. Two soldiers from the War of 1812 are buried near the wharf/dock along Cumberland Sound.
CE 1824	Purchased/Sold	Louisa Greene-Shaw purchases 200 additional acres.
CE 1827 - 1830	Cultivated	Lousia Greene-Shaw plants olive and orange trees.
CE 1834 - 1835	Damaged	Winter freeze and insect infestation damage orange trees.
CE 1862 - 1865	Damaged	Civil War-time occupation damages fields and structures.
CE 1866 - 1865	Damaged	Dungeness mansion burns.
CE 1870 - 1881	Neglected	Tourists visit Dungeness ruins and gardens.

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CE 1871	Land Transfer	Molyneux Estate acquires ownership of Dungeness.
CE 1880	Land Transfer	General W.G.M. Davis acquires Dungeness
CE 1881	Purchased/Sold	Thomas Carnegie purchases Dungeness.
CE 1882	Purchased/Sold	Thomas Carnegie and Leander Morris purchase 8,240 acres from Robert Stafford Jr. and heirs on Cumberland Island.
CE 1884	Built	Carnegie family constructs new mansion on original 1803 site.
CE 1896 - 1905	Expanded	Dungeness Mansion and grounds expanded.
CE 1898	Built	Garden House constructed.
CE 1900 - 1905	Designed	Lower garden added by Carnegie family (Zeichner, 28)
CE 1925	Abandoned	Dungeness Mansion, Recreation House, and grounds become too expensive to maintain after the death of Lucy Carnegie in 1916.
CE 1940 - 1960	Planted	Carnegie descendants plant tung trees and various crops.
CE 1949	Destroyed	The Cottage burns.
CE 1952	Built	Modest replacement cottage built southeast of Cottage ruins.
CE 1959	Destroyed	Fire destroys Dungeness mansion. The fire is thought to be deliberately set.
CE 1962	Purchased/Sold	Carnegie heirs divide and sell Dungeness estate (16,000 acres) after the dissolution of the land trust set up by Lucy Carnegie.

Dungeness Mansion
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CE 1972	Established	Congress establishes Cumberland Island National Seashore.
CE 1975	Developed	Dungeness opened to limited public use.
CE 1982	Damaged	Nor'easter collapses Recreation House roof.
CE 1984	Planned	General Management Plan accepted and Dungeness nominated to the National Register of Historic Places as an historic district of Cumberland Island as part of a Multiple Resource Area nomination.
	Damaged	Unusually harsh season damages ornamentals in Upper and Cottage gardens.
CE 1987	Preserved	Laura Zeichner presents inventory of cultural vegetation.
CE 1996 - 2000	Restored	Overgrown vegetation removed from Upper and Lower gardens to restore views to Cumberland Sound.
CE 1996 - 2004	Restored	Captain's House restoration.
CE 1998	Cultivated	New olive trees grafted from original trees at Dungeness.
CE 1999	Conserved	Wrought iron entry gates conserved.
	Stabilized	Stabilization of Waterwheel house ruins, Greenhouse, and Springhouse.
CE 2000 - 2001	Restored	Pergola restored.
CE 2004 - 2008	Stabilized	Vegetation removed from Mansion ruins.
CE 2006	Preserved	Susan Hitchcock published a Cultural Landscape Report for Dungeness Historic District.

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Cumberland Island National Seashore

CE 2008	Stabilized	Structural stabilization of mansion ruins.
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Physical History:

American Indian Occupation/Prehistory

Native Americans first occupied Cumberland Island 4,000 years ago and created large shell middens on the island. During the historic period, Muskogee tribes inhabited the inland and coastal area that later became southern Georgia. Cumberland Island at the time of European contact was part the land ruled by Tacatacuru, a Timucuan chief. The Guale, or Yamassee, lived on the island between the 1660s and 1684 before they were displaced by the Spanish and later, the British. Archeological sites and artifact collections preserve the prehistoric period on Cumberland Island.

Spanish Occupation

In the 1560s, the Spanish governor of Florida, Pedro Menéndez de Avilés, established a settlement at St. Augustine in northeast Florida and claimed the land between present day South Carolina and Florida and westward to the Mississippi River for the Spanish crown. Menéndez constructed a series of fortifications along the sea islands to secure the coast and renamed the island of Tacatacuru, San Pedro. He established a fort there around 1569 with the same name. Jesuit missionaries tried to establish a mission on the island, but were met by hostile Indians. The fort was eventually abandoned and by 1573, there were no settlers on San Pedro (later known as Cumberland Island).

The Spaniards, interested in protecting valuable land to the south, spread Christianity to prevent the Indians from becoming allies of other European nations. Around 1600, they successfully established a string of Franciscan missions and related forts on the Georgia sea islands, including the missions of San Pedro de Mocamo in 1587 and San Pedro y San Pablo de Porturiba on San Pedro (Cumberland Island). During the Gualean Revolt of 1597, rebellious Indians upset over efforts by some Franciscan monks to eliminate the practice of polygamy attacked San Pedro de Mocamo. Though the attack failed, the Spaniards still abandoned missions until the early seventeenth century.

In 1603, the Spanish governor Canzo rebuilt the church at San Pedro de Mocamo to reward Indian loyalty on the island during the revolt of 1597. By 1608, Governor Ibarra stated that the church at San Pedro was as large as the one in St. Augustine. Typical Spanish outposts and missions of the time period were constructed of wood or thatch. There are no descriptions of the church after it was rebuilt and archeologists have only tentatively located potential church sites on Cumberland Island.

The Franciscan missions flourished until around 1670, when increasing conflict between the British and Spanish and their respective Indian allies pushed the Spanish farther and farther south. European countries vied for colonial power and by 1686, the Spanish governor Cabrera ordered all missions north of Amelia Island to be removed, ending the long period of Spanish missions on the island.

Colonial Georgia

Cumberland Island remained no-man's land for 60 years, claimed by both England and Spain, until General James Oglethorpe, founder of Savannah, scouted the location for a strategic fortification. San Pedro island was renamed "Cumberland" to honor William Augustus, Duke of Cumberland during the scouting trip in 1736. The group noted remnants of previous Indian occupation, wildlife, and a vantage point for a fort to view boats in the sound. During the trip, the island was described as rising on the north end fifty feet above the beach.

General Oglethorpe fortified Cumberland Island against the Spanish with Fort St. Andrews at the north end of the island and Fort Prince William at the south end. The War of the Austrian Succession, which broke out in Europe between England and Spain in 1739, gave Oglethorpe the opportunity to attack St. Augustine. His attempt failed, and the Spanish force retaliated in June 1742, moving against Fort Prince William. Oglethorpe decided to send the garrison from Fort St. Andrews to Fort Prince William and while the fort was being reinforced, he returned to St. Simons to prepare for the impending attack. Oglethorpe repulsed the Spaniards at the Battle of Bloody Marsh on St. Simon's Island in July 1742, and together with the defense of Fort Prince William, ended the near term threat of Spanish occupation. In the process, however, the Spaniards burned Fort St. Andrews, and it was never rebuilt. References to both forts continued to appear in the Colonial Records of Georgia until the 1770s. At the end of the war in 1748, the differences between England and Spain were not settled. Both still claimed Georgia, and all land south of the Altamaha River became neutral ground. The Georgia colony did not encourage settlement here, and, as a result, the area became a refuge for malcontents such as Edmund Gray, who was expelled from the Georgia Assembly and founded a settlement on Cumberland Island around 1757. Gray and his followers remained on the island as late as 1766, although the location of the settlement is unknown.

Spain ceded Florida to England in 1763 and Cumberland Island became open to land grants. Fearing royal land grants would consume the island, the governor of Georgia set aside 100 acres where Fort Andrews once stood and 200 acres where Fort Prince William was located. By 1768, Jonathan Bryan, a South Carolina planter, acquired 7,500 acres. He amassed 10,700 total acres and advertised the land as "very fit for corn, rice, indigo, and cotton, and a large quantity of live oak and pine fit for ship-building..." Thomas Lynch and Alexander Rose bought the property from Bryan in 1770, though it remained largely unsettled. During his travels in 1774, the botanist William Bartram described Cumberland Island as "thinly inhabited."

At the time of the American Revolution, Cumberland Island was used as a staging area for British military forces and as a source of supply for British vessels anchored nearby. Ordered to remove or kill cattle rather than allow the British to capture them, American militiamen forced many small scale farmers on the Georgia sea islands to flee. Throughout the Revolutionary War, Cumberland Island remained relatively uninhabited, yet some landholders returned at the close of the war. The island offered live oak, which would soon be in great demand for shipbuilding. The promise of such a market attracted Revolutionary War hero Major General Nathanael Greene to the island.

On August 11, 1783, John Banks and Ichabod Burnet conveyed to Greene a half interest in nine tracts of land totaling 10,870 acres. This land included tracts transferred from Jonathan Bryan

to Thomas Lynch and Alexander Rose in the 1770s. Although Greene's untimely death in 1786 prevented him from ever residing on the island, he made several trips to oversee his property and tried to sell his live oak timber to the French navy. Cumberland Island supported only twenty families at the time of Greene's death, similar to the population before the Revolution.

Catharine Greene Miller Period (1786-1814)

When Nathanael Greene died in 1786, at his home Mulberry Grove outside Savannah, he bequeathed all his property to his wife Catharine Greene and his five children on an equal basis. Catharine Greene hoped to sell the property on Cumberland Island to satisfy the large debts that she also inherited from her husband. In the meantime, Cumberland Island remained relatively uninhabited and vandalism to the property increased after Greene's death. Though no attempt to harvest timber occurred at this time, Phineas Miller the tutor of the Greene children handled the family finances.

In 1796, Phineas Miller married Catharine Greene and two years later put Mulberry Grove up for sale and moved to Cumberland Island. They built a tabby mansion called Dungeness overlooking Beach Creek on the south end of the island in 1803. The Millers hoped to cut and sell the live oak on their land, but logistical problems ended a contract with the United States Navy. The untimely death of Phineas Miller in 1803 and the demand for Sea Island cotton eventually ended timber harvests on Cumberland Island.

Plantation agriculture, an economy based on the use of enslaved African labor and the production of cash crops for export, soon put much of Cumberland Island under cultivation for rice and cotton. Long staple cotton, commonly known as Sea Island cotton, emerged as the most profitable crop. Exported cotton increased in coastal areas of the Carolinas and Georgia from 140,000 pounds prior to the invention of the cotton gin, to 1,600,000 pounds two years later. Catharine Greene-Miller was actively engaged in growing Sea Island cotton and an 1802 map shows a network of roads and several cotton fields at Dungeness. With the help of her daughter Louisa, she was eventually able to grow enough cotton to pay off her debts. Louisa married Henry Shaw at Dungeness on March 16, 1814. The following September, Catharine Greene Miller died, leaving Dungeness to Louisa.

War of 1812

The War of 1812 began when American seamen were impressed into service for the British Navy and pioneer frontiersmen saw alliances with Indians shift. Cumberland Island became caught up in the friction between the United States and Britain. British Rear Admiral George Cockburn made Dungeness his headquarters as American forces withdrew from St. Mary's and Cumberland Island at the end of 1814. British troops landed at the north end of the island in January 1815 without opposition. Slaves seeking emancipation flocked to Cumberland Island during the occupation of Admiral Cockburn since British law prohibited slavery.

At the end of February 1815, Admiral Cockburn and his forces left Cumberland Island, leaving behind 81 slaves, about 75 of who belonged to Louisa Shaw. Dr. William Baldwin, a naval physician and botanist stationed at St. Marys, reported that "at Dungeness, on Cumberland, the

devastation was comparatively trifling. About 300 lemon trees, and some fig trees, that interfered with the fortifications of the enemy, were cut down.” Other losses at Dungeness reported by the Shaws included plantation equipment, cotton, cattle, and live oak timber, for which Louisa was eventually awarded almost \$21,000.

Louisa Shaw Period (1814-1831)

Louisa Shaw inherited most of Dungeness Plantation from her mother, Catharine Greene Miller. She also experimented with the production of oranges and olives and was locally known for her knowledge of horticulture and success as a planter. Between 1827 and 1830, newspapers advertised the sale of her oranges and olives and articles appeared about her experimental farming.

After her husband’s death in 1820, Louisa traveled extensively and her nephew Phineas Miller Nightingale handled the estate and the selling of her crops. In 1824, she purchased 200 acres of land just south of Dungeness, giving her almost complete control of the southern end of the island. Louisa Shaw died on April 24, 1831, and left most of her property and all of her slaves to Nightingale. She made special provision for her slaves, forbidding their sale or exchange and stipulated that her loyal servant Aboo be provided with a house and furnishings.

Phineas Miller Nightingale Period (1831-1880)

A devastating freeze in the winter of 1834-35 probably damaged many of Nightingale’s orange trees, and beginning in 1837, scale, an insect infestation, attacked the orange plantations of Florida and the coastal islands. These events proved deadly to the successful cultivation of oranges at Dungeness and Nightingale lost one of his chief cash crops. As Nightingale’s fortunes on Cumberland Island declined, the fortunes of other plantation owners on the island grew. After Louisa Shaw died, Robert Stafford, Jr. purchased much of the land held by Nathanael Ray Greene and Nightingale, including Rayfield Plantation.

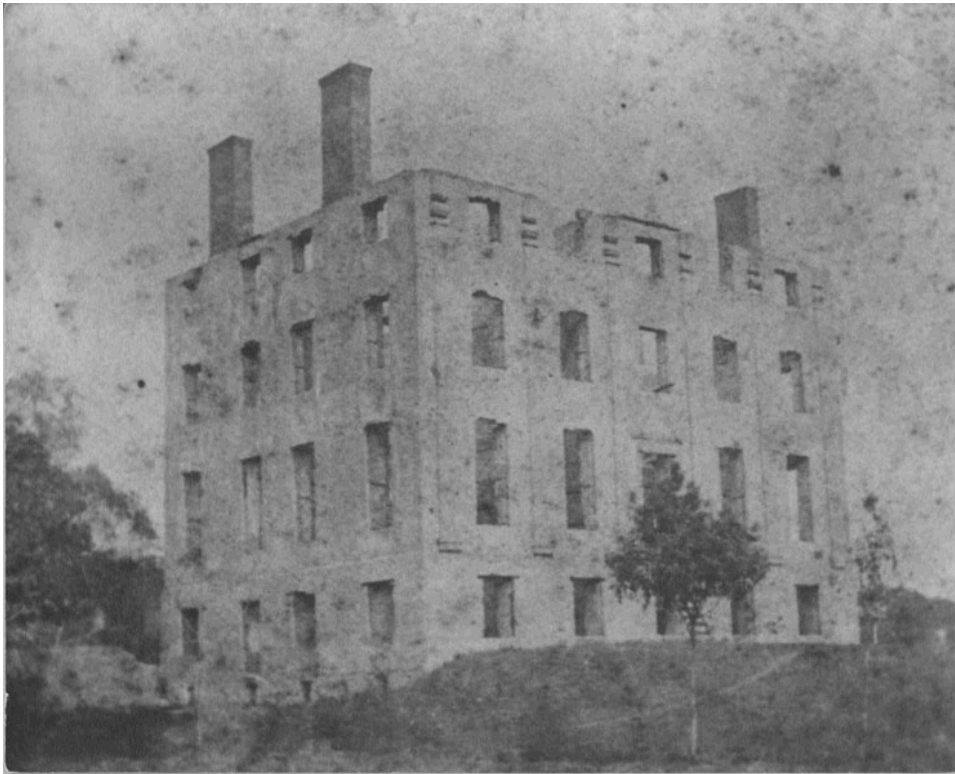
Before the Civil War, many southern planters exploited the plantation system to make great fortunes, but a financial panic in 1837 initiated a decade-long agricultural depression. Some land owners like Robert Stafford Jr. who owned 8000 acres rebounded in prosperity, but many required substantial capital investment, much of it borrowed. During this period, Nightingale bought and sold land, and borrowed extensively while mortgaging his holdings on Cumberland Island. By 1850, he no longer lived at Dungeness full time. In 1860, there were 400 slaves on Cumberland Island, but only a fraction of that number was working at Dungeness.

On March 2, 1862, Union forces gained control of Cumberland Island, Amelia Island, and St. Marys. Dungeness was deserted except for a few slaves and many blacks fled to the safety of the Freedmen’s Bureau set up on Amelia Island. With much of the island abandoned, troops were ordered not to harm Dungeness due to its association with Gen. Nathanael Greene. Confederates did not attempt to retake Cumberland Island and by 1865, houses on the island were in ruins and cotton fields lay wasted. In time, the land on Cumberland Island reverted to the pre-war owners, and Phineas Nightingale returned to recover his property. Many of the freed slaves moved to the mainland, but others relocated to the north end of the island.

Though Dungeness likely ceased to be a productive plantation as early as 1841, there was little evidence that Nightingale tried to revive the land after the Civil War. He borrowed heavily and put Dungeness down as security on a loan to Edward Molyneux in 1871. When Molyneux acquired Dungeness, the main house had been burned (sometime after April 1866).

Intervening years (1871-1881)

In the 1870s, expanding railroad and steamship networks opened the coastal South to more intensive recreational use and two hotels operated on the northern end of Cumberland Island. The Dungeness Mansion ruins and gardens became a tourist attraction for wealthy northern industrialists interested in establishing winter homes on the Sea Islands. In 1880, W. G. M. Davis, a former Confederate general from Florida, acquired Dungeness hoping to reestablish the olive groves that Louisa Shaw planted. But the next year Davis sold to Thomas Carnegie, younger brother of steel magnate Andrew Carnegie.



View of Dungeness ruins c. 1880s (Cumberland Island NS Archives)

Carnegie Period (1881-1916)

On November 17, 1881, General Davis transferred 4,000 acres of land “known as Dungeness,” along with houses, outbuildings, stables, yards, gardens, orange groves, and olive groves, to Thomas Morrison Carnegie for \$35,000. Thomas Carnegie purchased Dungeness for his wife Lucy Coleman Carnegie and their growing family. In 1882, Carnegie and Leander Morris

together acquired 8,240 additional acres on Cumberland Island from the heirs of Robert Stafford Jr. for \$40,000. The Carnegies built a new mansion on the ruins of the original Dungeness plantation house in 1884. The family hired Pittsburgh architect Andrew Peebles to design their new home.

Sadly, Thomas M. Carnegie died in 1886 only one year after the Carnegie Dungeness Mansion was completed. Despite Thomas's death, Lucy Coleman Carnegie went on to amass 90 percent of Cumberland Island and turned it into a complex of family estates, including Plum Orchard, Stafford Place, and Greyfield. The residents of the north end of the island, generally known as High Point, owned the remaining 1,500 acres. The Cumberland Island Company formed in 1890, bought much of their land to establish a resort hotel on the north end of the island.

In 1896, Lucy hired the Boston architectural firm of Peabody and Stearns to expand the Dungeness Mansion house and grounds, as well as to design new support buildings and houses for four of her children. During Mrs. Carnegie's lifetime, Cumberland Island was a highly organized, largely self-sufficient private preserve. Two hundred employees supplied the family with produce and livestock and provisions were supplemented daily from Amelia Island by the family yacht.

Mr. William E. Page was in charge of the daily operations of the estate in 1891. Much of the unskilled labor was performed by African Americans, some of whom were descendants of former slaves and lived at the north end of the island. House servants, hired from New York agencies, were often European immigrants. Jim Crow laws operated on the island, and blacks and whites ate and slept in separate facilities.

Lucy Carnegie hosted a sophisticated social scene, welcoming many well-known visitors to the estate and entertaining guests with hunting, horseback riding, golf, tennis, croquet, sailing, and swimming. Elaborate picnics were common and in the evenings, card games, masquerades, and dances occurred.

Years after Lucy Carnegie's Death (1916-1972)

Lucy Coleman Carnegie died on January 16, 1916, leaving five sons and three daughters as heirs to the estate. She created a trust to preserve 16,000 acres, stipulating that no physical division of the land could take place until the death of her last surviving child. Dungeness became a financial burden and the Carnegie heirs reduced the large staff. The mansion, once the heart of the estate, was left vacant after 1925. William Page died in 1922, and Dungeness was maintained by a series of estate managers and trustees that sought to address the rundown condition of the complex. A lack of resources and constant employee turnover proved too much of a hindrance. During this time, the Dungeness Mansion and the nearby Recreation House received very little maintenance and suffered accordingly, as did the gardens. The Carnegie heirs attempted to make Cumberland Island more self-sufficient. Intermittent logging occurred during the 1940s and 50s and a tung orchard was planted in the field northeast of the dock. In June 1959, Dungeness mansion burned. The fire was proven to be deliberately set, but further details remain a mystery.

Coastal surveys conducted by the National Park Service (NPS) helped gain congressional support for the public acquisition of Cumberland Island. After the last of Lucy Carnegie's children died in 1962, the trust that she envisioned to keep the family's holdings intact came to an end, and the estate was divided up among individual owners. Developer Charles Fraser began to buy land from Carnegie heirs, and by 1969, he had acquired a fifth of the island. At the same time, state and national conservation groups wanted the island set aside for public use. Wanting to preserve its character, Carnegie and Candler descendants banded together to seek alternative ways to protect Cumberland Island from development.

In 1970, NPS Director George B. Hertzog approached the Andrew W. Mellon Foundation (AWMF), a group formed from previously interested parties, to seek money to acquire Cumberland Island. The AWMF subsequently donated \$5.5 million to the National Park Foundation (NPF) and an additional \$1.15 million in 1971. The NPF acquired 75 percent of the island, including Charles Fraser's holdings, and legislation was introduced in February 1970, followed by two years of intense debate and land acquisition. President Nixon signed Public Law 92 536 establishing Cumberland Island National Seashore on October 23, 1972.

NPS (1972-Present)

Cumberland Island National Seashore produced a Development Concept Plan (DCP), which included plans to stabilize the Dungeness Mansion ruins and rehabilitate the extant Carnegie-era buildings for park and visitor use. No garden restoration was planned. When the park opened to the public in 1975, two daily ferries brought visitors to Sea Camp and tram tours of the Dungeness ruins were offered. In 1974, a series of archeological and historic resource surveys began and by 1976, an assessment of National Register-eligible resources was complete. In 1977, David Henderson produced Historic Structure Reports for the Dungeness Mansion, the Tabby House, the Recreation House, and the Captain's House and that same year Louis Torres completed a Historic Resource Study for the entire island.

The passage of the National Environmental Policy Act (NEPA) prompted the park to plan alternatives for development, public use, and management. A General Management Plan (GMP) and Wilderness Study were drafted in May 1976, and in 1977, a draft Environmental Impact Statement (EIS) opened for public comment. The reaction to the draft GMP produced a series of maps with revisions to the development of Dungeness including building removal, partial garden restoration, and a campground built at the end of Nightingale Avenue. During this time, the Youth Conservation Corps (YCC) implemented projects for Dungeness including clearing vegetation, rehabilitating the support structures in the service area, and reestablishing pedestrian paths in the Upper Garden with oyster shells. The final GMP called for no development at Dungeness and only existing buildings used for visitor services and maintenance.

During the 1970s, park staff started an ambitious feral hog trapping program to reduce competition over vegetation as quickly as possible. They captured 1,488 feral hogs before 1983, but since interspersed private landholdings provided a refuge, the trapping program was a temporary solution. The decade also marked a series of ambitious projects at Dungeness. YCC

crews completed repairs and painting of the Ice House and Captain's House and cleared a trail from the Dungeness Dock half a mile to the beach. They cleared overgrown vegetation, uncovering a walkway that connected the Pergola and the Cottage and near the Recreation House, they uncovered the supports used on the tennis courts. They also constructed a corral for the horses used by the rangers on the island. In 1978, a regional horticulturist submitted recommendations for replanting the Rose Garden, but the roses were never replanted. The Dungeness dock became the primary embarkation point and the tram to Dungeness was discontinued.

In the 1980s, three wayside exhibits were produced and installed near the Dungeness Mansion ruins and managed hunts for deer and feral hogs began. In 1982, the roof of the Recreation House collapsed after a nor'easter. The building became severely undermined by dry rot, termites, and powder post beetle. In 1984, after much public opposition, a General Management Plan was finally approved which essentially provided for a continuation of the natural character of the island. The visitor center remained at St. Mary's and the 300 person visitation ceiling remained in place. Camping continued at Sea Camp and Stafford, and Plum Orchard conducted mansion tours by reservation. At Dungeness, the Park used existing historic buildings for limited interpretation and resource management. The same year, the Dungeness Historic District National Register nomination was approved.

Tung and tamarisk management by a research team led by ecologist Susan Bratton and Cumberland Island staff continued. The field adjoining the Captain's House and the Mariner's Cemetery were chosen for herbicide testing, as any attempt at mechanical reduction might disturb archeological sites. In 1987, several historic structures were repainted and most of the Dungeness Historic District grounds were cleaned up of debris for the first time in years. In 1989, thirty two bobcats were reintroduced to the island in an effort by the NPS to restore an extirpated species.

1990s

The blizzard of 1993 blew down trees, damaged Sea Camp and Dungeness Docks, and damaged roofs at Dungeness. Projects in 1995 included a fenced horse enclosure for studying feral horse impacts, removing old dump sites, boardwalk construction, and interpretive work with park visitors.

Vegetation management during this time included all vegetation within twenty feet of all historic structures, the removal of tung (*Aleurites fordii*) trees and seedlings, sweet acacia (*Acacia farnesiana*) tree clusters, and tamarisk (*Tamarix gallica*) saplings and vista restoration in the Lower garden to the Cumberland Sound. GIS mapping of all historic roads, trails, and structures occurred in 1997 and feral hog and deer hunting continued. Archeologists searched for the lime kiln(s) used during construction and located one potential location south of the Mansion.

The park replaced all the roofs on all historic structures. Work on buildings at Dungeness spanned installation of a cupola on the Springhouse to stabilization of the Greenhouse to Waterwheel House repairs and restoration of the Tabby House. The decorative wrought iron entrance arch was conserved in 1999 and all hazardous trees threatening the Greene-Miller

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cemetery were removed. The park constructed a trail south of Beach Field with a boardwalk connecting Beach Creek and the interdune area bounding the Service Area component landscape. Since 2000, park staff completed the pergola restoration, trail clearing, cultural landscape management, and building maintenance. The mansion was stabilized and park removed debris from the ruins of the Recreation House. Other park projects, such as the Feral Hog Management program, helped preserve the overall landscape of Cumberland Island.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The physical integrity of the Dungeness Mansion landscape is evaluated by comparing landscape characteristics and features present during the period of significance (1803-1916) with current conditions. The intact characteristics of the landscape are spatial organization, vegetation, buildings and structures, circulation, vistas and views, small-scale features, topography, natural systems, land use, and archeological sites. Extant features associated with these characteristics convey the significance of the site as an early plantation and later, a formal gilded-age estate.

The spatial organization of the Dungeness mansion landscape remains evident in the scale and the rectilinear pattern of gardens southwest of the mansion. The arrangement of buildings, small-scale features, allées, and vehicle circulation also remain in the landscape, despite the loss of hedges and walkways. The separation of utilitarian space displays the social organization at Dungeness and the relationship to other houses on Cumberland Island reveals the connection within the Carnegie family.

The vegetation at Dungeness survives with mature live oaks, Spanish moss, and some examples of historic ornamental plantings. Palms, palmettos, pines, and hardwoods remain as natural resources and a maritime forest extends north adjacent to Dungeness historic district. While the hedges and planting beds in the formal gardens no longer survive and no agricultural crops remain, vegetation continues to define circulation. Palm trees form an allée along the main entrance and line the garden wall nearest the Springhouse.

The buildings and structures in the Dungeness mansion landscape all date to the Carnegie era, with the exception of the Tabby House. Despite the ruinous condition of many structures, some stabilization has occurred and the buildings convey the architectural style and construction techniques of the period. The buildings retain integrity of location, setting, design, feeling, association, materials, and workmanship.

The circulation of Dungeness retains integrity despite minor changes since the historic period. The loss of paving material and pedestrian walkways diminishes the integrity of materials and setting although major routes such as Magnolia Avenue and the Grand Avenue entrance are intact. The Main Road is individually listed on the National Register.

Vistas and views have diminished integrity due to the loss of the hedged walkways, the maturation of vegetation, and the loss of landscape features. The view of Beach Creek was recently restored during the clearing of the Lower garden. The removal of the watertower and upper floors of the mansion limit the bird's eye views seen in historic photographs.

Small-scale features retain integrity at Dungeness. The foundations of many garden features remain; however busts, benches, and smaller urns are missing. All fencing in the mansion landscape is modern. The topography at Dungeness is characteristic of a barrier island with a man-made terrace between the Upper and Lower gardens dating to the historic period. These characteristics retain integrity.

The natural drainage of Dungeness and Beach Creek was altered by a levee that now separates the Lower Garden from the salt marshes. A spoil pile at Racoon Key -- which was produced as a result of Intracoastal Waterway dredging -- may have also affected and an effect on natural drainage, as well as an irrigation system that was added to the Upper Garden. Besides these major changes, the natural systems remain in the landscape. The land use has shifted from a plantation and residence to an interpreted landscape for passive recreation. The archeological sites associated with the Dungeness mansion landscape include Garden point and areas in the Upper garden explored in 2004. These features contribute to the Dungeness historic district.

Aspects of Integrity

Location –The flat topography and view of Beach Creek influenced the original location of the Dungeness mansion and surrounding gardens and remains unchanged. Since the historic period, the location of buildings, small-scale landscape features, and roads remains the same.

Materials –Architectural features and building materials still preserved in the mansion reflect the ornate style and expensive construction. The loss of the Recreation House and much of the historic ornamental vegetation has compromised the integrity of material in the landscape. The deterioration of the Playhouse, Poultry Manager’s House, and chicken coops also diminishes the integrity of contributing resources.

Design – The design of the landscape during the Carnegie period retains integrity, although partially diminished due to the loss of the Recreation House, several structures, and the clipped hedges. The spatial organization of the gardens, divided by rectilinear paths, continues to define the extent of the landscape. Small-scale features in the Upper and Lower gardens retain the character-defining features of the gilded era.

Setting – The loss of the Upper and Lower garden features, historic buildings, and historic vegetation have compromised the integrity of setting. Further changes in the natural systems have altered the views and character of the larger estate.

Workmanship – The integrity of workmanship is compromised due to the ruinous condition of the buildings, the loss of historic vegetation, and the condition of small-scale features. Some characteristics retain workmanship such as the garden terrace and the Tabby House.

Feeling – The feeling of Dungeness as a wealthy estate or working plantation is lost to the passive recreational use, and ruinous landscape existing today. The integrity of feeling is diminished by the loss of the mansion, Recreation House, and hedged walkways.

Association – The association to the Greene and Carnegie families is evident in the spatial organization of the landscape. The buildings and circulation patterns express the use of the estate in the nineteenth and twentieth centuries.

Aspects of Integrity:	Location
	Design
	Materials
	Workmanship
	Association

Landscape Characteristic:

Spatial Organization

The current spatial organization of the Dungeness Mansion landscape continues to represent the formal Carnegie estate at the turn of the twentieth century with elements of the plantation period evident in the broader arrangement of lawns around the house site. During the Greene-Miller-Shaw period, the landscape centered on the main house and a rectangular area of gardens and orchards extended north and south. An 1843 map shows an oval pattern in the southern garden with linear dividing walkways between the house and creek. The Carnegies utilized these existing forms around their new mansion (built on the same site in 1884) and added a more elaborate design to reflect popular gardens of the era.

The layout of Carnegie landscape centers on the Mansion with an Upper and Lower garden to the southwest terraced by a tabby wall and the Recreation House located to the south. The central axis from the Mansion aligns with a birdbath fountain, the tabby wall, and the sundial foundation before terminating at the Waterwheel House ruins and levee at the edge of Beach Creek. The flat open lawns to either side extend northwest and southeast to a border of second-growth forests and a service road. These gardens included as many as three design phases undertaken between 1896 and 1916 by the Carnegies, but no planting plans have been located. Period photographs and published articles provide documentation of changes made to the gardens. A two-tiered masonry fountain replaced by a small wrought iron fountain, then replaced again with a concrete fountain remains the centerpiece of the Upper garden. Oyster-shell walkways and hedges once enclosed space and directed vistas; meanwhile the addition of a croquet lawn and tennis courts added recreational use to the Upper garden. The formal layout of the Upper and Lower gardens connected the mansion to natural views of Beach Creek and the marsh. The Rose garden enclosed a formal space adjacent to the Pergola. Meanwhile, roadside plantings of live oaks, palms, and magnolias continue to emphasize circulation routes within the Dungeness landscape. The scale and rectilinear arrangement of features near the mansion are typical of wealthy private estates at the turn of the century.

The organization of the broader Dungeness estate reflects the separation of the service areas from the core Carnegie Mansion. The dock, Grange, Service Area, and other utilitarian areas were separated by vegetative screens. The Carnegies isolated farming activities to the land beyond the Service Area (Beach Field) and used the natural landscape to provide boundaries for the estate. The spatial relationship of the mansion to other houses on Cumberland Island

belies the relationships of the Carnegie family. Dungeness remained the principal residence of Lucy Carnegie, while four of her nine children occupied elaborate, though removed, estates along the Main Road of Cumberland Island. The Cottage component landscape adjacent to the Mansion was the home to Thomas Carnegie, son of Thomas and Lucy Carnegie, and the other children were given land to built similar houses, including Plum Orchard, Stafford, and Greyfield.

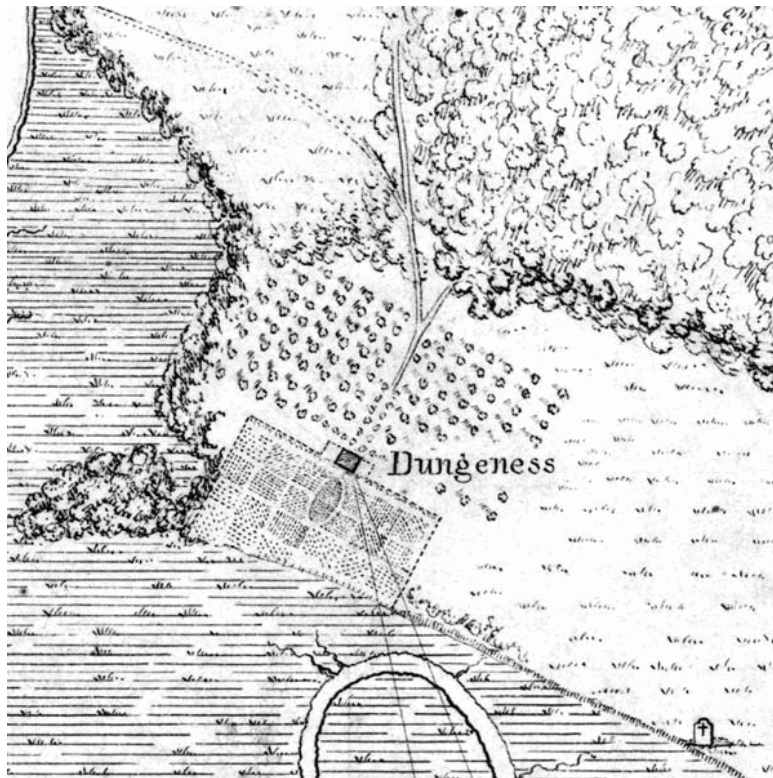
After 1925, the property was neglected and until the NPS began extensive restoration work, the spatial organization of the landscape was compromised. Though many clipped hedges within the garden that once defined space are missing, the overall pattern retains integrity of location, association, and setting. Today, the primary roads and building locations remain from the historic period. The tabby wall and structural landscape features continue to define the organization of the Upper and Lower gardens.

Landscape Characteristic Graphics:

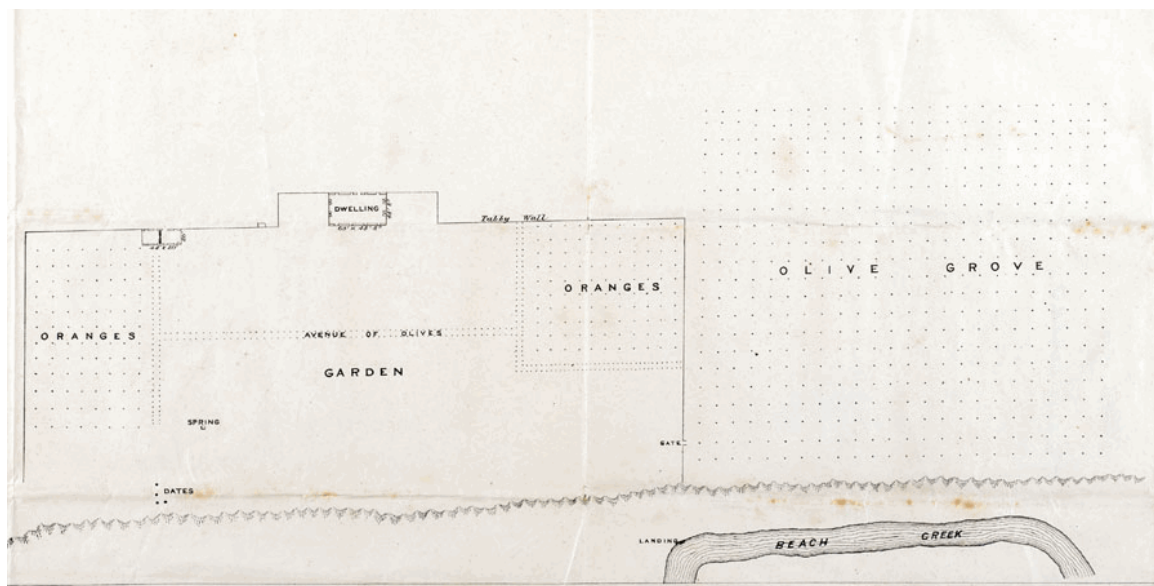


Upper Garden, 2010.

Dungeness Mansion
Cumberland Island National Seashore



1843 map of Dungeness, (National Archives)



1878 map of Dungeness (Georgia Archives)

Vegetation

Although Cumberland Island preserves natural resources in a designated Wilderness Area, the Dungeness Mansion landscape highlights historic ornamental plantings within a designed landscape. Live oaks and Spanish moss define the overall historic setting with native species of palm, palmetto, pine and hardwoods still evident in the yards and forests around the mansion. During the plantation era, Dungeness was known for timber harvesting, tropical fruit production, cotton cultivation, and semi-tropical gardens and orchards. An avenue of olive trees south of the house from this era no longer exists.

When the Carnegies bought the property, they expanded and altered the immediate mansion landscape and added the Upper and Lower gardens, Rose garden, lawns, and boundary hedges. The Dungeness Mansion landscape included specimen plantings of camphor, roses, lilies, azaleas (*Azalea indica*), camellias (*Camellia japonica*), acacia (*Acacia* sp.), banana shrub (*Michelia figo*), tea olive (*Osmanthus fragrans*), escallonia (*Escallonia montevidensis*), empress tree (*Paulownia tomentosa*), viburnum (*Viburnum plicatum*, *V. macrocephalum*, *V. odoratissimum*, *V. suspensum*, and *V. tinus*), lily-flowered magnolia (*Magnolia liliflora*), gardenia (*Gardenia jasminoides*, *G. radicans*), berberis (*Berberis thunbergii*), pittosporum (*Pittosporum tobira*), hollies (*Ilex* spp.), elaeagnus (*Elaeagnus pungens*, *E. macrophylla*), ligustrum (*Ligustrum* spp.), deodar cedar (*Cedrus deodara*), California incense cedar (*Libocedrus decurrens*), and hardy palms (unspecified). The camphor trees in the Lower garden remain and tamarisk, originally planted to stabilize the levee, was cut back in 2004 and again in 2010 during a clearing project. It is unclear when the tamarisk was added to the levee and it is maintained as an invasive plant by the park today. Ecologists examined tamarisk and tung in the 1980s to identify ways to manage their growth on Cumberland Island. The hedges that lined walkways and enclosed the Rose garden are no longer extant. Ornamentals in planting beds are also gone.

Vegetation continues to define the primary vehicular circulation routes in the landscape. Avenues lined with magnolias, cabbage palms, cherry laurel, and live oaks still announce the main entrance, service road, and auxiliary paths. The loss of some allée trees as well as yucca plants, arborvitae, and potted shrubs have compromised the integrity of feeling and material in the landscape. A circular planting bed of yucca in front of the mansion was removed during the Carnegie's tenure and creeping ivy and fig vine that once grew on the mansion are now maintained on the ruins by NPS staff. The vegetative screen between the Recreation House and water tower site remains intact and all vegetation was removed from the Pergola during restoration. The magnolia (*Magnolia grandiflora*) allée along the Service Road and clusters of sago and cabbage palms remain. Hedges that once enclosed the Playhouse no longer remain, although the metal support for an arched hedge survives in the forest understory. The same understory has overtaken the diagonal palm allée leading due east from the mansion.

Character-defining Features:

Feature: Live oak

Feature Identification Number: 154961

Type of Feature Contribution: Contributing

Feature: Spanish moss

Feature Identification Number: 154963

Type of Feature Contribution: Contributing

Feature: Sago palm

Feature Identification Number: 154965

Type of Feature Contribution: Contributing

Feature: Cabbage palm

Feature Identification Number: 154967

Type of Feature Contribution: Contributing

Feature: Palmetto

Feature Identification Number: 154969

Type of Feature Contribution: Contributing

Feature: Southern magnolia

Feature Identification Number: 154971

Type of Feature Contribution: Contributing

Feature: Cherry Laurel

Feature Identification Number: 154973

Type of Feature Contribution: Contributing

Feature: Creeping ivy

Feature Identification Number: 154975

Type of Feature Contribution: Contributing

Feature: Fig vine

Feature Identification Number: 154977

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Remnant of palm allée, 2010.



Bird's eye view of Dungeness Mansion landscape, c. 1910. Note historic plantings.



Magnolia alley, CLR image, NPS photo.



Historic plantings along approach to Dungeness Mansion, c. 1905. CUIS Archives.

Buildings and Structures

The Dungeness Mansion landscape centers on the 1884 mansion ruins and includes structural ruins of related outbuildings and landscape features. The Tabby House is the only building dating to the plantation era, since the Greene-Miller-Shaw mansion burned during the Civil War. All existing buildings contribute to the period of significance (1803-1916) and retain integrity of location, design, association, and in some cases, materials. The ruinous condition of the Carnegie-era buildings has compromised the integrity of workmanship and feeling. Park staff and contractors stabilized many of the buildings after the park was established in 1972. The continuing deterioration of buildings today impacts the cultural landscape. Not included on the National Register are a Gardener's House located near the Greenhouse during the Carnegie period (not extant), a tree house (not extant), the ruinous Pigeon House east of the Mansion, and a garage foundation associated with the Recreation House. The extant structures are listed:

The ruins of the Dungeness Mansion (LCS ID 006628) measure 262' x 160' and contain exterior and interior walls and the basement. The brick construction retains a limestone veneer, steel and wood structural members, and tabby wall additions. A cistern is located in the anterior courtyard enclosed by decorative tabby garden walls. The mansion was originally built in a Victorian/Queen-Anne style and later alterations, including two asymmetrical wings, almost doubled the square footage of the building. The mansion was stabilized in 2008 and is in fair condition. Decorative tabby garden walls and terraces adjoin the north, east, and west façade.

Tabby House (LCS ID 006629), dating to the late nineteenth century, is a one-and-a-half story

structure (44' 4" x 27' 6") of tabby construction with a gable shingle-roof, four dormer windows, and a central chimney. Two entrances on the northeast façade open into two interior rooms. The two rear entrances were modified into windows during the Carnegie era. A single story front porch, also added by the Carnegies, runs the length of the northeast façade with square wooden pillars set on a 3' tabby wall. The NPS restored this contributing structure that dates to the Greene-Miller era. The Tabby House retains integrity and is in good condition.

The Recreation House (LCSID 006633) also known as the Pool House or Guest House was built in 1900 in the Queen-Anne Shingle style and measures 150' in length. The building contained a swimming pool, squash court, recreation room, steam room and guest rooms and had two rounded turrets on the north-west façade. Today the ruins of two-story building are collapsed with remnants of the shingled turrets surviving. The chimney is the most intact feature. The structure retains integrity of location, but the condition is poor.

The pergola (LCS ID 006661) measures 198' x 14' and has two-three foot tabby walls and a wood-frame overhead trellis. Located at the center point of the lengthy walk, stairs open to the north and south with decorative tabby arches forming a pediment. The pergola, restored in 1998, connected the Cottage landscape to the formal Rose garden and terminates next to the Tabby House. Today the pergola is in good condition and retains integrity of location, design, feeling, association, and materials.

The 1902 Children's Playhouse ruins (LCS ID 006660) northeast of the mansion survives in a cleared area with the remnants of tabby pier footings, a brick chimney and the brick piers and wood joists of a later addition. A metal hedge support remains in the landscape. The wood-framed playhouse collapsed in 1976 and is in poor condition. An SCA intern cleared the ruins of vegetation in 2010.

The Poultry Manager's House, also known as Madam Rickart's House (LCS ID 006658) is located at the terminus of the former palm allée east of the mansion. The remains of the L-shaped Victorian structure include only the brick pier footings, a brick chimney, and cellar. A small concrete, brick-lined foundation lies immediately to the north of the ruins. Some wood joists remain intact and brick scatter surrounds the house site.

The tabby Waterwheel House (LCS ID 006647) survives as a foundation and series of pillars at the edge of Beach Creek, east of the Lower Gardens. The roof does not remain. The NR nomination and LCS entry do not include building footprint measurements.

The Greenhouse (LCS ID 006648) located at the far western edge of the Lower Garden nearest to Garden Point is a concrete floor with one of two wood-frame head houses surviving. Tabby walls 3' high remain on the long sides and the walls of the main building are stabilized.

The Garden House or Springhouse (LCS ID 006648) is located at the west end of the tabby garden wall. The building is 33' x 16.5' with a stucco exterior, a hipped metal roof, and two

louvered cupolas. The building is in fair condition and retains integrity of location, design, setting, and materials.

The foundation to the Water Tower (LCS ID 006640) includes four battered tabby piers and three brick and stucco piers that together form a perimeter site east of the Recreation House ruins. The footings stand between one and two feet tall and are cleared of vegetation. The foundation is in good condition and retains integrity of location, setting, materials, and association.

The remains of several chicken coops (LCS ID 006659) each roughly 10' x 10' survive as piles of deteriorating building material in poor condition. The wood-frame structures once housed chickens for the Carnegie farm with board and batten exteriors, concrete floors, metal roofs, and chicken-wire mesh on windows. A concrete trough west of the coops dates to the same period. Four coops (of a total of nine) are evident in the landscape.

The entrance gate (LCS ID 091293) is composed of two flanking tabby walls (162' x 2') linking an inner and outer gate along the mansion approach of the Main Road. The outer gate has a square pier with molded capitals and a decorative wrought iron arch connects the two flanking sides. The iron was conserved in 1999.

The tabby wall between the Upper and Lower garden (LCS ID 006666) was constructed by the Carnegies and creates a terrace between the differing elevations. The wall includes a central iron baluster to overlook the Lower garden and stairs immediately west for access. A fountain is attached to the wall below the overlook. The tabby wall aligns with the Mansion and steps back symmetrically on either side of the central axis. Two sets of smaller stairs remain to the east of the baluster.

Character-defining Features:

Feature: Dungeness Mansion

Feature Identification Number: 154849

Type of Feature Contribution: Contributing

IDLCS Number: 6628

Feature: Tabby House

Feature Identification Number: 154851

Type of Feature Contribution: Contributing

IDLCS Number: 6629

Feature: Recreation House

Feature Identification Number: 154853

Type of Feature Contribution: Contributing

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IDLCS Number:	6633
Feature:	Pergola
Feature Identification Number:	154855
Type of Feature Contribution:	Contributing
IDLCS Number:	6661
Feature:	Children`s Playhouse
Feature Identification Number:	154857
Type of Feature Contribution:	Contributing
IDLCS Number:	6660
Feature:	Poultry Manager`s House
Feature Identification Number:	154859
Type of Feature Contribution:	Contributing
IDLCS Number:	6658
Feature:	Waterwheel House
Feature Identification Number:	154861
Type of Feature Contribution:	Contributing
IDLCS Number:	6647
Feature:	Greenhouse
Feature Identification Number:	154863
Type of Feature Contribution:	Contributing
IDLCS Number:	6648
Feature:	Garden House/Spring House
Feature Identification Number:	154865
Type of Feature Contribution:	Contributing
IDLCS Number:	6649
Feature:	Water tower foundation
Feature Identification Number:	154869
Type of Feature Contribution:	Contributing

IDLCS Number: 6640

Feature: Chicken Coops

Feature Identification Number: 154871

Type of Feature Contribution: Contributing

IDLCS Number: 6659

Feature: Entrance gate

Feature Identification Number: 154873

Type of Feature Contribution: Contributing

IDLCS Number: 91293

Feature: Tabby garden wall

Feature Identification Number: 154875

Type of Feature Contribution: Contributing

IDLCS Number: 6666

Landscape Characteristic Graphics:



Tabby House, 2010.



Restored pergola, 2010.



Recreation House in ruins, 2010.



Greenhouse, 2010.



Poultry Manager's House ruins, 2010.



Garden House/Spring House, 2010.



Waterwheel House, 2010.



Children's Playhouse, 2010.



Example of chicken coop ruin, 2010.



Mansion ruin, 2010.

Circulation

The circulation at Dungeness retains integrity in the mansion landscape despite the loss of garden walkways and some oyster shell paving on vehicle roads. The road system used by the Carnegie family expanded the previous plantation network and connected the dock, mansion, Cottage, service area, and beach. The Main Road, the primary north south artery on the island, is individually listed in the National Register. Today the circulation system exists as a series of roads that vary slightly from their historic routes and an open landscape for pedestrians to explore. Visitors primarily utilize the historic road system.

Of the tree lined avenues at Dungeness during the Carnegie era, the Main Road (Grand Avenue) and Magnolia Avenue (to the service area) remain intact in the Mansion landscape. The Main Road first appeared on maps in 1860 and likely remained primitive throughout the nineteenth century. The main approach to the Dungeness Mansion is lined with several rows of palms and shrubs, though the route from the dock and north end of the island is through the maritime forest. A vista from the road created a sense of arrival for visitors as they emerged from the forest and the Dungeness Mansion appeared. The main approach nearest the Mansion included the entrance gate with flanking tabby walls, decorative piers, and a wrought iron arch. The extant road surface has lost some of the original oyster shell paving, but a mix of sand, stone, and shell remains. The loss of vegetation also diminishes the integrity of the approach vista. The Main Road and approach to the Mansion retains its original location, setting, workmanship and association.

Magnolia Avenue connects the mansion landscape to the service area, heading east from the Recreation House. The twentieth century magnolias lining the route remain from the original planting and retain integrity. The road surface is sand, stone, and shell and the road prism retains integrity of location, association, setting, design, feeling, materials, and workmanship. The road provides a connection from the mansion and formal landscape to the intentionally separated service area. The road continues past the service area to access the beach and is a contributing feature of the cultural landscape.

The formal walkways in the Upper Garden do not remain, though remnant trails between the Tabby House, Mansion, and tabby garden wall direct visitors through the landscape. Some evidence of oyster shell paths remains in the Upper garden and near the Waterwheel House. The integrity of the pathways near the Mansion is diminished, especially the feeling, materials, and workmanship.

The road to Garden Point is an access road used by the NPS today that partially aligns with the Carnegie-era circulation system. The road matches historic maps as it veers east from the Main Road and continues out to the peninsula at Beach Creek. The existing road cuts through the site of the Upper Garden and travels between the Pergola and Mansion. This section of road nearest the Tabby House is a modern change to the road and does contribute to the historic landscape. A majority of the Garden Point road follows the historic route and retains

integrity of setting, association, workmanship, and materials.

A road trace is visible in the landscape leading north to the Cottage. This trace is covered with grass and presently provides an informal trail to the Cottage landscape. The CLR did not uncover the historic use of this road, though the integrity is diminished as vegetation impacts the road prism.

Character-defining Features:

Feature:	Main Road (Grand Avenue)
Feature Identification Number:	154827
Type of Feature Contribution:	Contributing
Feature:	Magnolia Avenue
Feature Identification Number:	154829
Type of Feature Contribution:	Contributing
Feature:	Garden walkways
Feature Identification Number:	154831
Type of Feature Contribution:	Contributing
Feature:	Main approach
Feature Identification Number:	154979
Type of Feature Contribution:	Contributing
Feature:	Road to Garden Point
Feature Identification Number:	154981
Type of Feature Contribution:	Contributing
Feature:	Road trace to Cottage
Feature Identification Number:	154983
Type of Feature Contribution:	Undetermined

Landscape Characteristic Graphics:



Main entrance in front of Dungeness Mansion, 2010.

Small Scale Features

Several small-scale features from the Carnegie era contribute to the historic landscape. The sundial, bird-bath fountain, tabby garden wall fountain and the pedestal that once held the Bacchus bust retain integrity and remain intact. A fountain on the southwest elevation of the Tabby House also survives but is not functioning. Stairs on either side of the Waterwheel House still provide access to the levee and were cleared in 2009. An irrigation system put in sometime in the twentieth century impacts the landscape and spigots remain scattered in the garden areas. Though many garden features, such as the Bacchus bust in the Rose garden, the Mercury statue, and benches do not remain, the intact features contribute to the designed landscape surrounding the mansion and date to the Carnegie period.

The Carnegies used fencing in the gardens and service areas of Dungeness, though today only a safety fence protects the Recreation House from visitors and feral animals. The NPS added this wooden fence after the building collapsed. Decorative picket fences used in the Lower Garden and at the Poultry Manager's House are no longer extant. A concrete trough is located near the chicken coops and was likely associated with the agricultural use of Dungeness. This feature is not listed on the LCS and needs documentation.

Character-defining Features:

Feature: Fountain/Bird bath

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Feature Identification Number: 154877

Type of Feature Contribution: Contributing

IDLCS Number: 91294

Feature: Sundial

Feature Identification Number: 154879

Type of Feature Contribution: Contributing

Feature: Tabby wall foundation

Feature Identification Number: 154881

Type of Feature Contribution: Contributing

Feature: Levee stairs

Feature Identification Number: 154883

Type of Feature Contribution: Contributing

Feature: Well/spigots/irrigation system

Feature Identification Number: 154885

Type of Feature Contribution: Undetermined

Feature: Wood fence

Feature Identification Number: 154887

Feature: Trough

Feature Identification Number: 154889

Type of Feature Contribution: Undetermined

Feature: Recreation House fence

Feature Identification Number: 154959

Type of Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Fountain, iron balustrade and Waterwheel House in distance, 2010.



Levee and stairs, 2010.



Tabby wall and sundial foundation, 2010.

Views and Vistas

The vistas and views at Dungeness Mansion retain diminished integrity. The views during the plantation era opened over cultivated fields, orange groves and orchards. The siting of the original 1803 Dungeness house (replaced by the Carnegie mansion in 1884) faced south and took advantage of the topography. The house site was slightly elevated, overlooking the marsh and Beach Creek. During the Carnegie era, woodlands returned and controlled vistas within the designed gardens were added. Hedges with arches and the pergola directed views along narrow sightlines to landscape features, like the Bacchus bust. The tower of the Dungeness Mansion captured panoramic views. The ruins of Dungeness lessen the view and the loss of hedges impacts the historic vistas within the mansion landscape.

The vistas along roads at Dungeness remain a characteristic of the larger estate, though the maturation and loss of vegetation has diminished the integrity. The approach to the mansion from the Main Road includes the entrance gate (tabby walls, piers, and iron arch) and dramatic shift from maritime forest canopy to a formal, maintained landscape. (See Circulation) The vista retains integrity of location, association, and feeling.

Topography

The topography of Dungeness on Cumberland Island is primarily flat with sand dunes rising to the east as the estate approaches the beach. The coastal dunes have moved westward since the nineteenth century and were further eroded by farming during the plantation era. Bank erosion on the west side of island near the dock is also evident. Land to the south and east of the mansion is low-lying marsh that drains into the sound. Besides the natural topography of the barrier island, Garden Point remains as a prehistoric shell midden thoroughly mined during nineteenth-century construction projects at Dungeness.

Man-made fill formed the level topography of the Upper Garden during the Carnegie era and terraces from the plantation era were incorporated into the tabby garden wall. The current topography is composed of formal terraced gardens southwest of the mansion and the natural, low elevation of the barrier island. A levee is located along Beach Creek to separate the Lower Garden from the salt marsh and tidal flow/infiltration. The topography retains integrity.

Natural Systems and Features

Cumberland Island includes an ecosystem with wide ocean beaches, dunes, maritime forests, and salt marshes. Dunes divide sedge marsh, freshwater ponds and forested area from the high ground. Salt marshes border the sound. The CLR describes the plant communities associated with the dunes; however the Dungeness Mansion landscape only includes the immediate (and altered) area north of Beach Creek. The surrounding maritime forests were left intact during the Carnegie era for hunting. The component landscape has a natural drainage system altered by terraced gardens and later dominated by a garden irrigation system. Upper portions of Beach Creek were partially buried in the 1950s during dredging of the sound. Today the natural systems of the mansion landscape contribute to the setting, feeling, and association of Dungeness and convey the natural beauty the Greenes, Millers, Shaws, and Carnegies valued on Cumberland Island.

Character-defining Features:

Feature:	Beach Creek
Feature Identification Number:	154833
Type of Feature Contribution:	Contributing
Feature:	Maritime forest
Feature Identification Number:	154835
Type of Feature Contribution:	Contributing

Land Use

Dungeness began as a prehistoric site with a constructed shell midden and became a cultivated plantation in the early 1800s. Throughout the nineteenth century, the landscape was manipulated into groves, orchards, and fields for production and a residence was built in 1803.

In 1884, the Carnegie family developed and used the landscape as an estate organized into highly designed gardens and lawns for recreation. The Dungeness Mansion landscape included a croquet lawn, tennis courts, and benches for sitting. Today the NPS maintains the former agricultural and residential site as an interpreted landscape with visitor services, maintenance facilities, and areas for administration, housing, and passive recreation.

Archeological Sites

In the 1970s, archeologists identified sites within the Dungeness parent landscape, including a shell midden at Garden Point and a site at Dungeness Wharf. The mansion landscape includes the elevated topography at Garden Point once part of a prehistoric shell midden (state site 09CAM0069). A 2003 ground-penetrating radar survey and 2004 excavations located the drainage/irrigation system and oyster-shell fill used to level the terrace above the tabby wall in the Upper garden. No other archeology was conducted in the mansion landscape, though investigations of the Main Road and Duck Pond were included in the survey as potential plantation-era sites. The archeological sites at Dungeness contribute to the early occupation of Cumberland Island and retain integrity.

Character-defining Features:

Feature:	Garden Point and Dungeness Crossing
Feature Identification Number:	154837
Type of Feature Contribution:	Contributing
ASMIS ID Number:	00005.00
ASMIS Name:	Dungeness South Midden

Condition

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 12/07/2010

Condition Assessment Explanatory Narrative:

The Dungeness Mansion landscape is in fair condition with major projects in recent years improving the existing conditions described in the cultural landscape report of 2006. The park cleared the Lower Garden and terraces near the mansion and removed vegetation from the Poultry Manager's House (Madam Rickart's), Playhouse, and Dairy Barn. A stabilization of the mansion ruins in 2008 preserved the existing structural remains and improved the condition of the building (006628). The loss of auxiliary structures in forested areas remains an impact to the landscape and deferred maintenance of several landscape features needs to be addressed. Feral hogs and horses continue to diminish characteristics of the cultural landscape and interpretation is needed to convey the history of the site to the visiting public.

Impacts

Type of Impact: Deferred Maintenance

External or Internal: Internal

Impact Description: Although monumental work has been done to clear overgrown areas, further work is needed to expose undocumented structures and restore portions of the historic landscape to the period of significance outlined in the cultural landscape report.

Type of Impact: Visitation

External or Internal: Internal

Impact Description: The park is planning a wayside update for signage associated with the Dungeness landscape. A site bulletin, improved waysides, and a general history of the site are needed to convey the layered history of Dungeness. The plantation era is not immediately evident in the landscape and should be included in any new interpretation. The Dock area receives the highest visitation due to ferry loading.

Type of Impact: Other

Other Impact: Wildlife

External or Internal: Both Internal and External

Impact Description: Feral hogs and horses damage the natural resources of Dungeness and the broader CUIS landscape. Animals also cause damage to archeological and structural resources. Mitigation efforts include wooden barriers in front of the Tabby House, Mansion, and Waterwheel House. All cultural resources should be included in planning and implementation of feral hog and horse programs.

Treatment

Treatment

Approved Treatment: Preservation
Approved Treatment Document: Cultural Landscape Report
Document Date: 04/01/2006

Approved Treatment Document Explanatory Narrative:

The Cultural Landscape Report for Dungeness Historic District addresses the overall landscape and recommends preservation as the primary treatment with restoration of specific landscape features such as open space, views, and garden architecture. The CLR favors the restoration of planted avenues over hedges and suggests establishing an historic maintenance crew to carry out landscape treatment. The impact of feral horses and hogs should be considered when replanting. The Main Road within the component landscape should be cleared of encroaching vegetation and interpreted and restoration of oyster paths in Rose garden is recommended. The park should maintain a representative example of exotic plantings and prevent their spread in the larger landscape. The CLR also recommends the addition and replacement of waysides within the historic landscape. The interpretation of the site remains a park priority and wayside information and location should be addressed.

Approved Treatment Completed: No

Approved Treatment Costs

Cost Date: 04/01/2006

Bibliography and Supplemental Information

Bibliography

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Year of Publication: 1984
Citation Publisher: NPS

Citation Author: Robert Hellman
Citation Title: Archeological Investigations at Dungeness Historic District, Cumberland Island National Seashore
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Citation Author: Louis Torres
Citation Title: Historic Resource Study, Cumberland Island National Seashore, Georgia and Historic Structure Report, Historical Data Section of the Dungeness Area
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Citation Publisher: NPS

Citation Author: GT Center for Architectural Conservation
Citation Title: Historic Structure Assessment Report Tabby House (HS 61)
Year of Publication: 1991
Citation Publisher: NPS

Citation Author: GT Center for Architectural Conservation
Citation Title: Historic Structure Assessment Report Garden House (HS 82)
Year of Publication: 1991
Citation Publisher: NPS