
National Park Service
Cultural Landscapes Inventory
2015



Plum Orchard
Cumberland Island National Seashore

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Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI) is an evaluated inventory of all significant landscapes in units of the national park system in which the National Park Service has, or plans to acquire any enforceable legal interest. Landscapes documented through the CLI are those that individually meet criteria set forth in the National Register of Historic Places such as historic sites, historic designed landscapes, and historic vernacular landscapes or those that are contributing elements of properties that meet the criteria. In addition, landscapes that are managed as cultural resources because of law, policy, or decisions reached through the park planning process even though they do not meet the National Register criteria, are also included in the CLI.

The CLI serves three major purposes. First, it provides the means to describe cultural landscapes on an individual or collective basis at the park, regional, or service-wide level. Secondly, it provides a platform to share information about cultural landscapes across programmatic areas and concerns and to integrate related data about these resources into park management. Thirdly, it provides an analytical tool to judge accomplishment and accountability.

The legislative, regulatory, and policy direction for conducting the CLI include:

National Historic Preservation Act of 1966 (16 USC 470h-2(a)(1)). Each Federal agency shall establish...a preservation program for the identification, evaluation, and nomination to the National Register of Historic Places...of historic properties...

Executive Order 13287: Preserve America, 2003. Sec. 3(a)...Each agency with real property management responsibilities shall prepare an assessment of the current status of its inventory of historic properties required by section 110(a)(2) of the NHPA...No later than September 30, 2004, each covered agency shall complete a report of the assessment and make it available to the Chairman of the Advisory Council on Historic Preservation and the Secretary of the Interior... (c) Each agency with real property management responsibilities shall, by September 30, 2005, and every third year thereafter, prepare a report on its progress in identifying... historic properties in its ownership and make the report available to the Council and the Secretary...

Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act, 1998. Standard 2: An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction or control and/or subject to effect by agency actions (Sec. 110 (a)(2)(A))

Management Policies 2006. 5.1.3.1 Inventories: The Park Service will (1) maintain and expand the following inventories...about cultural resources in units of the national park system...Cultural Landscape Inventory of historic designed landscapes, historic vernacular landscapes,... and historic sites...
Cultural Resource Management Guideline, 1997, Release No. 5, page 22 issued pursuant to Director's Order #28. As cultural resources are identified and evaluated, they should also be listed in the appropriate Service-wide inventories of cultural resources.

Responding to the Call to Action:

The year 2016 marks the 100th anniversary of the National Park Service. A five-year action plan entitled, “*A Call to Action: Preparing for a Second Century of Stewardship and Engagement*” charts a path toward that second century vision by asking Service employees and partners to commit to concrete actions that advance the agency’s mission. The heart of the plan includes four broad themes supported by specific goals and measurable actions. These themes are: Connecting People to Parks, Advancing the NPS Education Mission, Preserving America’s Special Places, and Enhancing Professional and Organizational Excellence. The Cultural Landscape Inventory relates to three of these themes:

Connect People to Parks. Help communities protect what is special to them, highlight their history, and retain or rebuild their economic and environmental sustainability.

Advance the Education Mission. Strengthen the National Park Service’s role as an educational force based on core American values, historical and scientific scholarship, and unbiased translation of the complexities of the American experience.

Preserve America’s Special Places. Be a leader in extending the benefits of conservation across physical, social, political, and international boundaries in partnership with others.

The national CLI effort directly relates to #3, Preserve America’s Special Places, and specifically to Action #28, “Park Pulse.” Each CLI documents the existing condition of park resources and identifies impacts, threats, and measures to improve condition. This information can be used to improve park priority setting and communicate complex park condition information to the public.

Responding to the Cultural Resources Challenge:

The Cultural Resources Challenge (CRC) is a NPS strategic plan that identifies our most critical priorities. The primary objective is to “*Achieve a standard of excellence for the stewardship of the resources that form the historical and cultural foundations of the nation, commit at all levels to a common set of goals, and articulate a common vision for the next century.*” The CLI contributes to the fulfillment of all five goals of the CRC:

- 1) *Provide leadership support, and advocacy for the stewardship, protection, interpretation, and management of the nation’s heritage through scholarly research, science and effective management;*
- 2) *Recommit to the spirit and letter of the landmark legislation underpinning the NPS*

- 3) *Connect all Americans to their heritage resources in a manner that resonates with their lives, legacies, and dreams, and tells the stories that make up America's diverse national identity;*
- 4) *Integrate the values of heritage stewardship into major initiatives and issues such as renewable energy, climate change, community assistance and revitalization, and sustainability, while cultivating excellence in science and technical preservation as a foundation for resource protection, management, and rehabilitation; and*
- 5) *Attract, support, and retain a highly skilled and diverse workforce, and support the development of leadership and expertise within the National Park Service.*

Scope of the CLI

CLI data is gathered from existing secondary sources found in park libraries, archives and at NPS regional offices and centers, as well as through on-site reconnaissance. The baseline information describes the historical development and significance of the landscape, placing it in the context of the landscape'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 and generates spatial data for Geographic Information Systems (GIS). The CLI also identifies stabilization needs to prevent further deterioration of the landscape and provides data for the Facility Management Software System

Inventory Unit Description:

The Plum Orchard Historic District landscape is a historic designed landscape that lies along the Brickhill River on the western edge of Cumberland Island, approximately seven miles north of Dungeness. The boundary of the Plum Orchard Historic District encloses approximately 60 acres, all of which are west of the Main Road. Cumberland Island National Seashore (CUIS), a unit of the National Park Service (NPS), lies off the mainland coast of southeastern Georgia between St. Andrew Sound and Cumberland Sound. The barrier island measures approximately eighteen miles north to south and only approximately three miles wide at its widest point. Cumberland Island has been occupied for more than 4,000 years, and the natural setting then, as it is now, consists of flat, low-land topography, typical of coastal regions and barrier islands. In addition to NPS fee simple properties within the historic district, there are two reserved life estate properties located immediately north of the mansion. The historic district is surrounded by Potential and Designated Wilderness, and is accessible by vehicle and boat.

The Plum Orchard Historic District historic landscape was a nineteenth-century plantation that transformed in 1898, to a grand Carnegie-family estate, typical of those built by wealthy industrialists on the Sea Islands during that time. The centerpiece of the Plum Orchard Historic District is the Plum Orchard Mansion, a Classical Revival style structure built in 1898 for Lucy Carnegie's son, George Lauder Carnegie. The mansion and an accompanying carriage house—the first ancillary structure built at Plum Orchard—were designed by Peabody and Stearns, an architectural firm from Boston. During the period of significance, the Plum Orchard Mansion was surrounded by a picturesque Country Place Era landscape that included a winding entrance drive, a lawn interspersed with native trees, a reflective water feature, vegetable and cut flower gardens, and support structures laid out around a circular road. Plum Orchard was listed on the National Register of Historic Places in 1984 as part of the Multiple Resource Nomination for Cumberland Island.

Plum Orchard

Cumberland Island National Seashore

The Plum Orchard Historic District is significant in the areas of social history under Criterion A, significant persons under Criterion B, architecture under Criterion C, and archeology under Criterion D. At the time of the National Register nomination, the district included seventeen structures, a small cemetery, ruins of an antebellum house, and three archeological sites.

The period of significance begins in 1898 with the construction of the carriage house and mansion and ends in 1917 when the last support structures were completed. Because the 1937 formal garden could not be fully evaluated for integrity and individual features are not listed in the List of Classified Structures (LCS), the period of significance does not include the Nancy Carnegie Johnston era ending in 1937. Although the site was occupied during the plantation era, this landscape was abandoned after the Civil War. Under National Register guidelines, historic properties must possess integrity for all periods of significance. The aboveground resources at Plum Orchard that represent the plantation era lack integrity and are not included in the period of significance. The landscape characteristics at the Plum Orchard Historic District that convey historic significance are spatial organization, vegetation, topography, buildings and structures, circulation, views and vistas, small-scale features, and archeological resources.

The site retains integrity of location, workmanship, and materials, while the integrity of design, setting, feeling, and association have been compromised due to the loss of key features and the bifurcation of the district because of the life estates. The landscape is in fair condition due to the preservation of contributing features and characteristics; however, deferred maintenance, erosion, and a lack of interpretation impact the site. Plum Orchard is open to the public for passive recreation, and guided tours are offered on a daily basis.

The Plum Orchard Mansion retains integrity of design following a multi-phase rehabilitation effort completed in 2008. The carriage house designed by Peabody and Stearns eventually collapsed after years of neglect and no intervention. Erosion along the Brickhill River threatens the octagon shed, boathouse, Duck Pond levee, specimen trees, and other features. Historically, a service road linked the carriage house and the rear of the mansion and continued west to the dock before exiting the site. This road retains much its original alignment and materials. The location of internal boundaries changed when only a portion of the Plum Orchard historic landscape was committed to full NPS management in 1972. The remainder was set aside in two reserved life estate agreements, bifurcating the property. Although many individual features of the historic landscape are threatened or missing, the overall spatial footprint is intact. Division of the site can be reversed when the reserved life estates expire, and the respective properties come under full federal management.

Site Plan

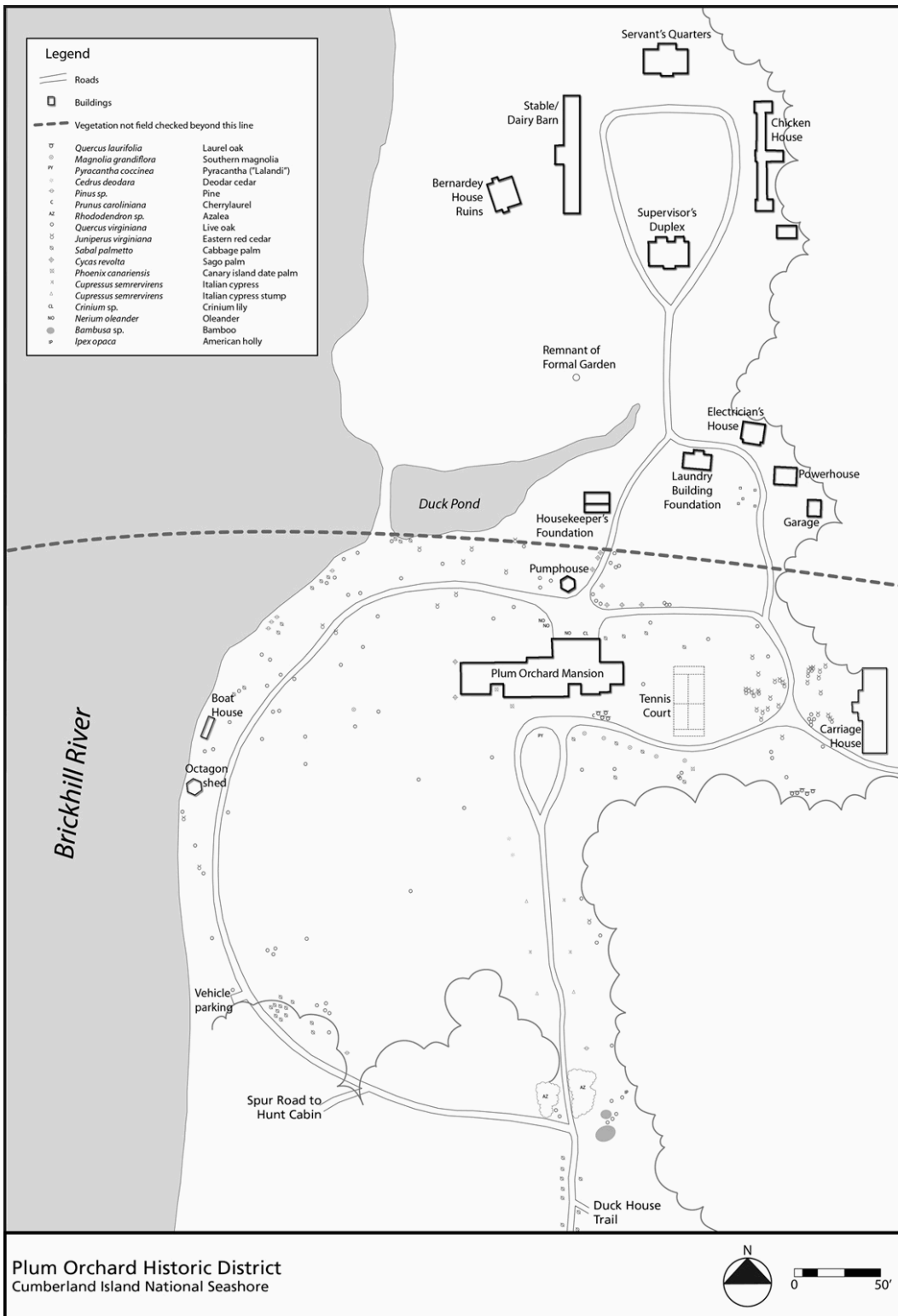


Figure 1: Plum Orchard Historic District site plan.

Property Level and CLI Numbers

Inventory Unit Name: Plum Orchard
Property Level: Landscape
CLI Identification Number: 550163
Parent Landscape: 550163

Park Information

Park Name and Alpha Code: Cumberland Island National Seashore -CUIS
Park Organization Code: 5630
Park Administrative Unit: Cumberland Island National Seashore

CLI Hierarchy Description

The Plum Orchard Historic District landscape is located on Cumberland Island National Seashore (CUIS). Though reserved rights agreements limit the number of cultural landscape inventories for the park, other cultural landscapes preliminarily identified for the CLI include Dungeness, Stafford, Rayfield, and Half Moon Bluff/High Point.

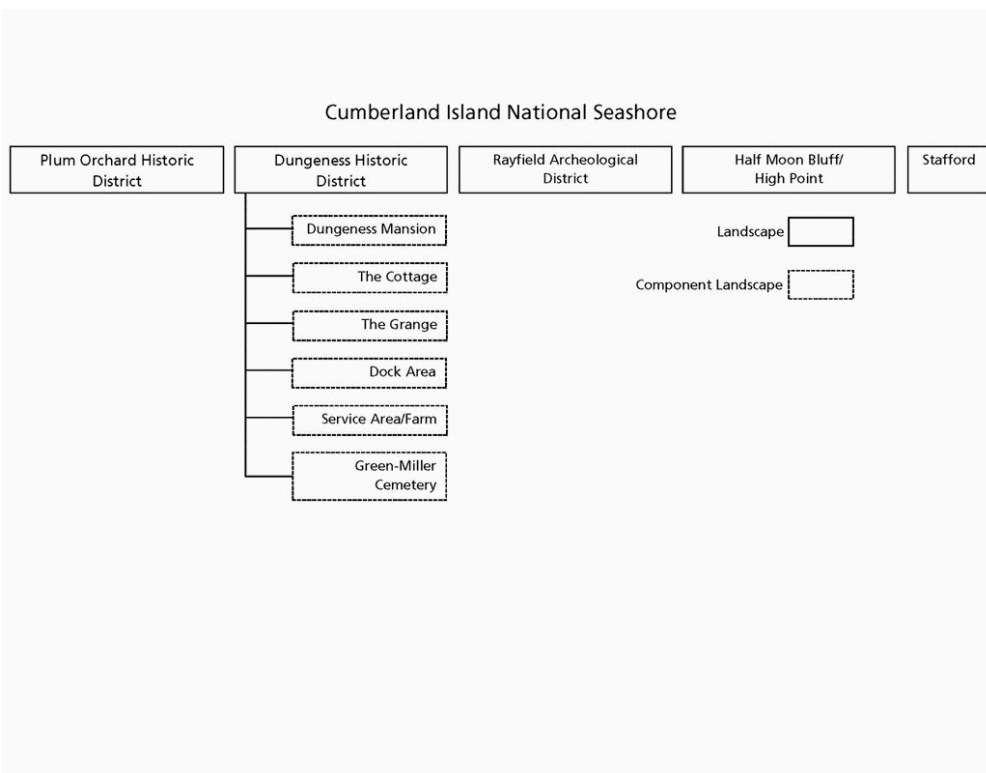


Figure 2: Plum Orchard Historic District CLI Hierarchy

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

The Cultural Landscape Inventory for Plum Orchard Historic District was completed by Laura Bradford in 2015. No previous cultural landscapes inventory information exists; however, a Cultural Landscape Report (CLR) written in 2014 by Susan Hitchcock provided an overview of the site history, significant landscape features, and a basic site plan. Park contact is John Fry.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	05/18/2015
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	09/25/2015
National Register Concurrence Narrative:	
See Concurrence images for GA-SHPO comments.	

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)

28 August 2015

Memorandum

To: Superintendent, Cumberland Island National Seashore
From: Chief, Cultural Resources Division, Southeast Region
Subject: Plum Orchard Cultural Landscapes Inventory

We are pleased to transmit to you the Plum Orchard 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 some of the historic landscape features at Plum Orchard, 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 2015 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.

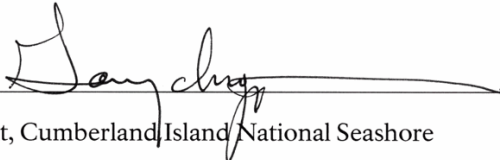
Approval by the park superintendent is also needed for certification. If the findings of the CLI are agreed upon – especially regarding condition assessment and management category – please sign the attached approval form and return it to our office to the attention of David Hasty, via mail, e-mail (david_hasty@nps.gov), 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



Figure 3: Memo to Superintendent

Plum Orchard Historic District
Cumberland Island National Seashore
Cultural Landscape Report
2014

Approved by:  1-27-2015
Superintendent, Cumberland Island National Seashore Date

Recommended by:  3-4-15
Chief, Cultural Resources, Partnerships & Science, Southeast Region Date

Recommended by:  5-4-15
Deputy Regional Director, Southeast Region Date

Approved by:  5/18/15
Regional Director, Southeast Region Date

Figure 4: Park signatures

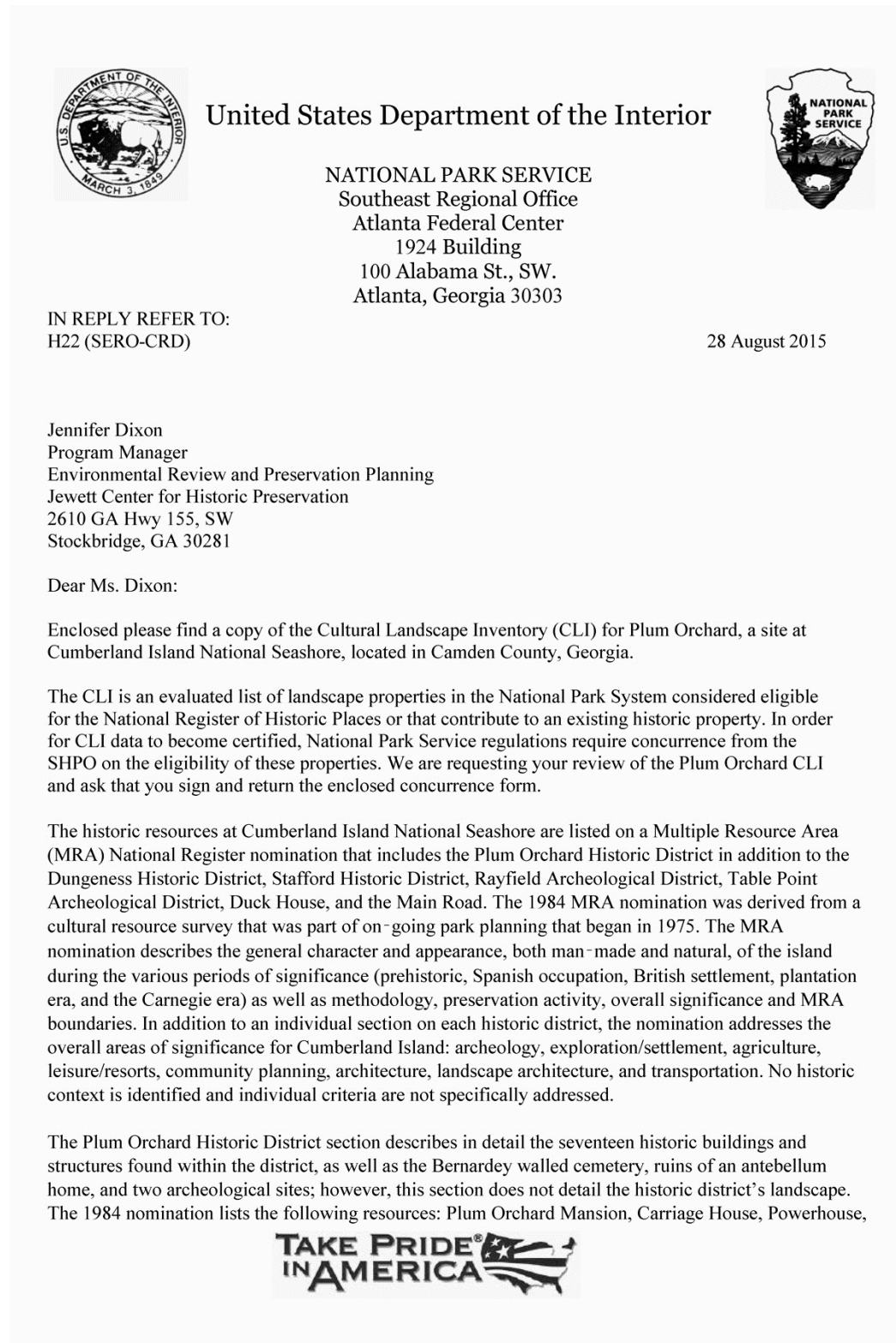


Figure 5: Letter to SHPO

Water Tower, Laundry Building Foundation, Supervisor's Duplex, Pump House, Caretaker's House, Chicken House, Two Greenhouses, Boathouse, Octagon Shed, Ruins of Housekeeper's Cottage, Electrician's House, Stables, Existing Dock, Ruins of Boathouse Dock, Deptford Tabby House Ruins, Peter Bernardy Grave, two archeological sites (NPS 9 CAM 17 and NPS 9 CAM 18), and several middens. All structures date to the Carnegie era, except for the Deptford Tabby House ruins, the Peter Bernardy grave, the archeological sites, and middens, which date to previous epochs in history. While several contributing Plum Orchard historic structures have deteriorated to varying degrees, the 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.

Similar to many National Register nominations of the time, the Cumberland Island MRA does not address many of the historic landscape features found within the Plum Orchard Historic District. The general MRA briefly discusses the planted vegetation and spatial organization of the Plum Orchard Historic District, but many important historic landscape features are not discussed. The existing nomination should be expanded to address the many historic landscape features within the Plum Orchard Historic District, a recommendation that is noted in the 2014 cultural landscape report. Additionally, as a select number of features, including the historic spatial organization, circulation, and vegetation patterns, have been restored in recent years and there have been changes to multiple structures since the 1984 nomination, a baseline survey and documentation effort should identify the significance and integrity of the listed and unlisted features and structures in Plum Orchard Historic District and inform an updated nomination.

The 1984 Cumberland Island Multiple Resources Nomination only lists Plum Orchard Historic District as being significant in the areas of architecture (Criterion C: embodies the distinctive characteristics of a type, period, or method of construction) and archeology (Criterion D: has yielded, or may be likely to yield, information important in prehistory or history). While Plum Orchard is significant in these areas, it is also significant under Criterion A (associated to events significant to broad patterns of our history) and Criterion B (associated with lives of persons significant in our past), according to the 2014 cultural landscape report for Plum Orchard Historic District. The National Register nomination should be updated to reflect the changes to the significance of the Plum Orchard Historic District.

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

Figure 6: Letter to SHPO

Plum Orchard
Cumberland Island National Seashore



MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

September 25, 2015

Dan Scheidt
Chief, Cultural Resource Division
National Park Service, Southeast Regional Office
Atlanta Federal Center, 1924 Building
100 Alabama Street, SW
Atlanta, Georgia 30303
Attn: David Hasty, CLI Coordinator

**RE: Cumberland Island: Plum Orchard Cultural Landscape Inventory
Camden County, Georgia
FP-150901-001**

Dear Mr. Scheidt:

The Historic Preservation Division (HPD) has reviewed the report entitled, *National Park Service, Cultural Landscapes Inventory, Plum Orchard, Cumberland Island National Seashore*, prepared by your office and dated 2015. Our comments are offered to assist the National Park Service (NPS) and Cumberland Island National Seashore in complying with the provisions of Section 110 of the National Historic Preservation Act (NHPA).

Based on the information contained in the report, HPD concurs that the cultural landscape features at Plum Orchard contribute to the existing National Register of Historic Places (NRHP)-listed Cumberland Island National Seashore. However, it is HPD's opinion that the ruinous aspects of the Carnegie- and Bernardey-eras, including the cemetery, should also be assessed as archaeological sites and contributing status determined in relation to the NRHP-listed district. Furthermore, it is HPD's opinion that the Bernardey-era features, including the cemetery and house foundation, should be considered contributing aspects of the cultural landscape since they appear to have been intentionally designed into the Olmstead-inspired, Carnegie-era landscape as planned experiences and/or vistas. As archaeological sites, these aspects should be surveyed and assigned a Georgia Archaeological Site File number.

Additionally, it is HPD's opinion that the cultural landscape features retain all aspects of integrity, regardless of the bifurcation of property and the concerns related to the Bernardey-era resources. Within the established NRHP-listed boundaries, it is HPD's opinion that the property retains integrity of setting and association, along with those aspects outlined in the report, as the Olmstead-inspired cultural landscape is sufficiently intact to be recognized as the Carnegie-era. Additionally, HPD finds that the setting and association, along with other aspects of integrity noted, as related to the Bernardey family are not applicable within the proposed period of significance and that the reserved life estates, although managed separately, do not impose any visual or physical impacts to the cultural landscape in order to affect integrity.

Regarding the report itself, HPD recommends the following to be considered for the final report:

1. Include the location of forts, missions, and settlements mentioned on a map within the report.
2. Include the following information on the Plum Orchard Plan:
 - a. All features (archaeological sites, middens, structures/ruins, obelisk, etc.)
 - b. Roads names and trails.
 - c. District boundary.
3. Include an existing conditions plan of the property with locations of contributing features and vegetation, including plotted points for extant trees.

JEWETT CENTER FOR HISTORIC PRESERVATION
2610 GA HWY 155, SW | STOCKBRIDGE, GA 30281
770.389.7844 | FAX 770.389.7878 | WWW.GEORGIA SHPO.ORG

Figure 7: Signature from SHPO

Plum Orchard

Cumberland Island National Seashore

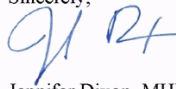
Mr. Scheidt
September 25, 2015
FP-150902-001
Page 2

4. Include discussion/details regarding all archaeological sites within Plum Orchard, including:
 - a. Georgia (GA) Site 9CM80 (NPS 9CAM18)
 - b. GA Site 9CM538 (NPS 9CAM17) – shell midden
 - c. GA Site 9CM107 – Kings Bottom Road
5. Reference GA Archaeological Site numbers and NPS site numbers for the following features:
 - a. Deptford Tabby House and shell midden (GA Site 9CM102/NPS 9CAM44)
 - b. Plum Orchard Pond (GA Site 9CM108)
 - c. Plum Orchard (NPS CAM 79)
6. Include discussion regarding archaeological evidence or remnants of the following mentioned features:
 - a. Plum Orchards (prehistoric and/or historic)
 - b. Greenhouses
 - c. Vegetable and cut-flower gardens
7. Include more details regarding the Duck Pond within discussion and include within the contributing features inventory.
8. Identify the brick pyramid structure(s) as an obelisk.
9. Include latitude and longitude for all features included within the inventory.
10. Identify the Bernardey cemetery as maintained by Carnegie and NPS entities, rather than used.
11. Refocus integrity discussions around the existing contributing aspects while identifying incompatible components.

Finally, HPD recommends creating a management plan to aid in identifying treatment measures to prevent future loss of features at Plum Orchard due to shoreline erosion and/or structural decay. Additionally, HPD is interested in pursuing the creation of an agreement document with NPS, either on a statewide or per-park basis, in order to create a consistent process for submittal of projects and documents such as this and to streamline the Section 106 review of projects.

HPD looks forward to continuing consultation with NPS and Cumberland Island National Seashore regarding additional Plum Orchard documentation. Please refer to project number **FP-150901-001** in any future correspondence concerning this project. If we may be of further assistance, please do not hesitate to contact Jennifer Bedell, Archaeological Compliance Unit Manager, at (770) 389-7861 or Jennifer.bedell@dnr.ga.gov or me, at (770) 389-7851 or Jennifer.dixon@dnr.ga.gov.

Sincerely,



Jennifer Dixon, MHP, LEED Green Associate
Program Manager
Environmental Review & Preservation Planning

SHPO Signature p. 2

Geographic Information & Location Map

Inventory Unit Boundary Description:

The boundaries of the Plum Orchard Historic District contain the entirety of the historic landscape features associated with Plum Orchard. The northern boundary line runs perpendicular (east-west) to the Brickhill River for approximately 700 feet. The eastern boundary line follows Table Point Road and is approximately 2,500 feet long (north-south). The southern boundary line also runs perpendicular (east-west) to the Brickhill River for approximately 1,450 feet. The western boundary line parallels (north-south) the Brickhill River and the marsh for approximately 2,500 feet.

State and County:

State: GA
County: Camden County

Size (Acres): 60.00

Boundary Coordinates:

Source: GPS-Differentially Corrected
Latitude: -81.2755688000
Longitude: 30.5135664000

Source: GPS-Differentially Corrected
Latitude: -81.2747639000
Longitude: 30.5135693000

Source: GPS-Differentially Corrected
Latitude: -81.2745135000
Longitude: 30.5112256000

Source: GPS-Differentially Corrected
Latitude: -81.2817110000
Longitude: 30.5112162000

Location Map:

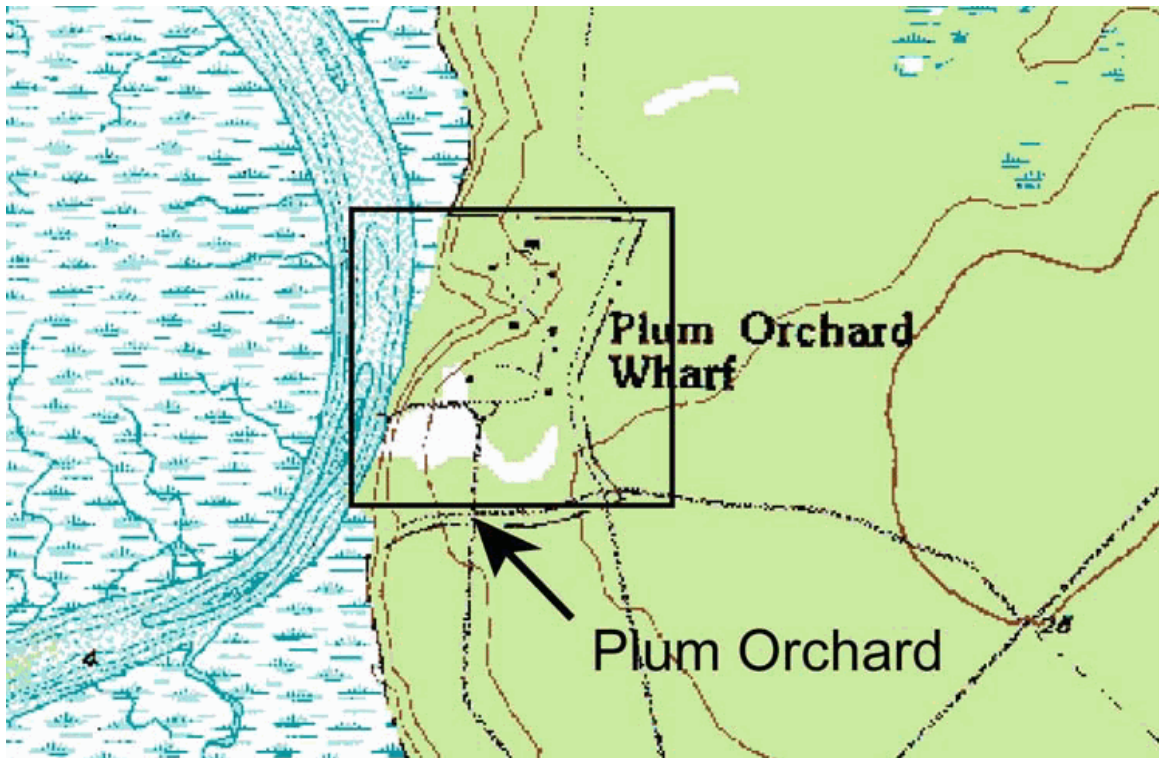


Figure 7: Plum Orchard location map

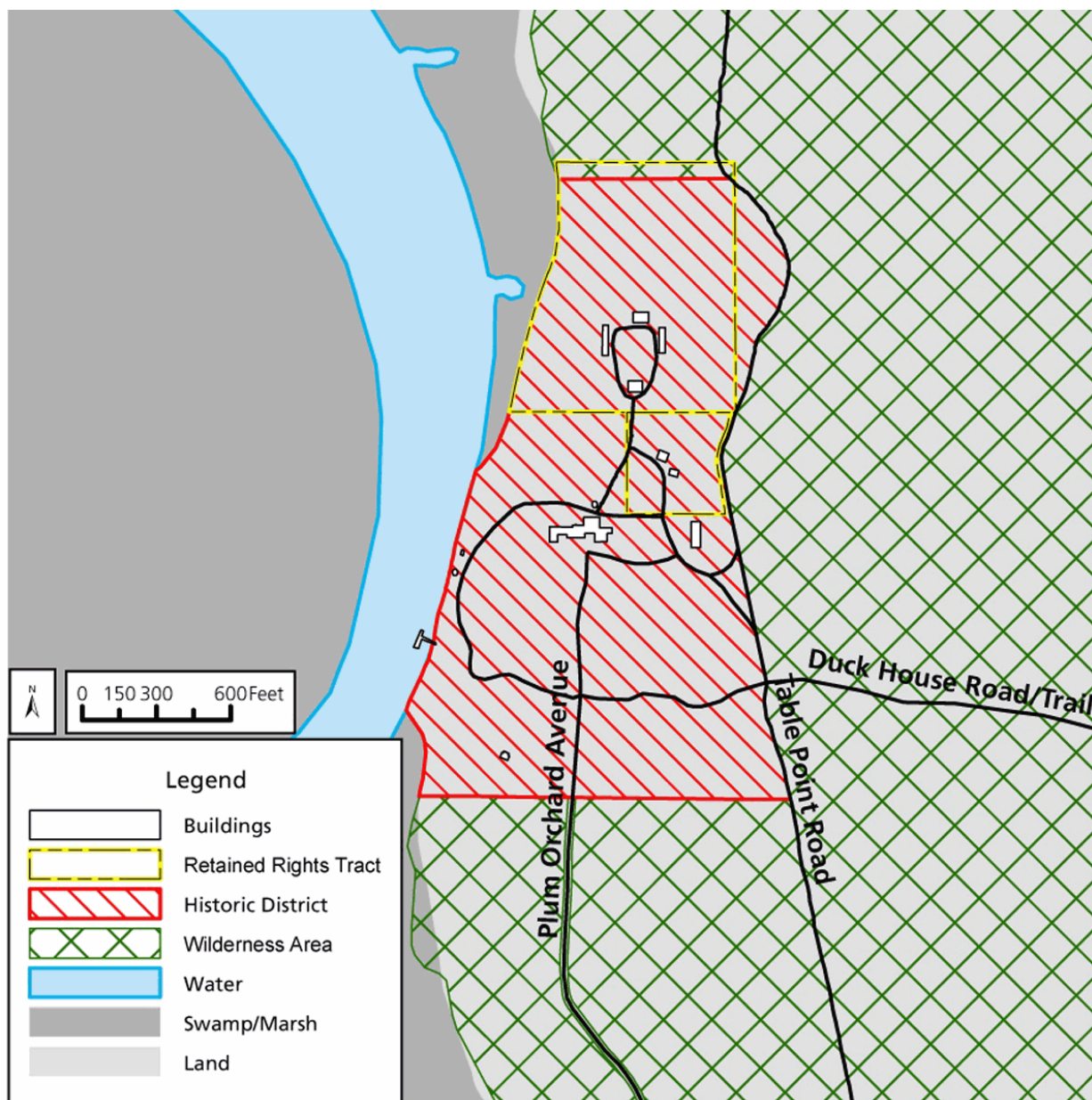


Figure 8: Plum Orchard Historic District location map.

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. In 1783, General Nathanael Greene acquired nine tracts of land on the island, totaling 10,870 acres, and his widow, succeeded by her descendants, as well as 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, thus, a period of neglect to the island. In the 1880s, the Carnegie family bought large tracts of land on Cumberland Island and developed the land, including Plum Orchard, into a private gilded-era family estate. The Carnegie descendants retained property ownership on the island for many years; in fact, some descendants still own property on the island. However, the Carnegie family trust ended in 1962 and transfer of the property to the NPS began in the late 1960s and early 1970s. 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 Plum Orchard Historic District landscape is located on the central, western edge of the island, approximately seven miles north of the Dungeness landscape.

Plum Orchard

Cumberland Island National Seashore



Figure 9: 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 Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 01/13/1984

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 the existing buildings within the Plum Orchard Historic District that were in sound condition and worthy of preservation in 1984. Several of the buildings were documented, and then allowed to decay, including the carriage house and the boathouse, as a management plan consensus could not be reached and there were not sufficient funds or staff to maintain these buildings. The MRA nomination identified significant archeological sites to be protected and those threatened by natural causes were to be scientifically salvaged. The nomination of Plum Orchard Historic District requires the cultural landscape to be preserved and the inclusion of prehistoric archeological resources elevates the management category to “must be preserved.”

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Other Restrictions

Explanatory Narrative:

Cumberland Island is only accessible by passenger ferry or private boat. Visitation is limited to 300 people each day and ferries run daily throughout the year with some limitations during the winter season.

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

The landscape adjacent the Plum Orchard Historic District contributes to the context and setting of the broader estate development. The landscape surrounding Plum Orchard includes two reserved life estate properties, both of which contain landscape features that contribute to the significance of the district. Landscape features within the boundaries of the reserved life estates include the powerhouse, the electrician’s house, the laundry building foundation, the water tower footings, the supervisor’s duplex, the stable/dairy barn, the servant’s quarters/caretaker’s house, the chicken house, the Bernardey walled cemetery and grave marker, the Bernardey house foundation, and a generous portion of the service road. In addition to cultural resources, the lands adjacent to the Plum Orchard District also include important natural resources. The Brickhill River, marshland, and the surrounding dense vegetation help define the setting of the district. Disruption of these lands would negatively impact the integrity of setting and feeling. However, the lands to the north, south, and east of the Plum Orchard Historic District are Federally Designated Wilderness, thus drastically reducing the probability of disturbance.

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 Plum Orchard Historic District in addition to the Dungeness Historic District, Stafford Plantation Historic District, Rayfield archeological district, Table Point archeological district, Duck House, and the Main Road. High Point/Half Moon Bluff was individually listed in the National Register in December 1978. The 1984 MRA nomination was derived from a cultural resource survey that was part of on-going park planning that began in 1975. 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. In addition to 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 Plum Orchard Historic District section describes in detail the seventeen historic buildings and structures found within the district, as well as the Bernardey walled cemetery, ruins of an antebellum home, and two archeological sites; however, this section does not detail the historic district's landscape. The 1984 nomination lists the following resources: Plum Orchard Mansion, Carriage House, Powerhouse, Water Tower, Laundry Building Foundation, Supervisor's Duplex, Pump House, Caretaker's House, Chicken House, Two Greenhouses, Boathouse, Octagon Shed, Ruins of Housekeeper's Cottage, Electrician's House, Stables, Existing Dock, Ruins of Boathouse Dock, Deptford Tabby House Ruins, Peter Bernardey Grave, two archeological sites (NPS 9 CAM 17 and NPS 9 CAM 18), and several middens. All structures date to the Carnegie era, except for the Deptford Tabby House ruins, the Peter Bernardey grave, the archeological sites, and middens, which date to previous epochs in history. While several contributing Plum Orchard historic structures have deteriorated to varying degrees, the 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.

Similar to many National Register nominations of the time, the Cumberland Island MRA does not address many of the historic landscape features found within the Plum Orchard Historic District. The general MRA briefly discusses the planted vegetation and spatial organization of the Plum Orchard Historic District, but many important historic landscape features are not discussed. The existing nomination should be expanded to address the many historic landscape features within the Plum Orchard Historic District, a recommendation that is noted in the 2014 cultural landscape report. Additionally, as a select number of features, including the historic spatial organization, circulation, and vegetation patterns, have been restored in recent years and there have been changes to multiple structures since the 1984 nomination, a baseline survey and documentation effort should identify the significance and integrity of the listed and unlisted features and structures in Plum Orchard Historic District and inform an updated nomination.

The 1984 Cumberland Island Multiple Resources Nomination only lists Plum Orchard Historic District as being significant in the areas of architecture (Criterion C: embodies the distinctive characteristics of a type, period, or method of construction) and archeology (Criterion D: has yielded, or may be likely to yield, information important in prehistory or history). While Plum Orchard is significant in these areas, it is also significant under Criterion A (associated to events significant to broad patterns of our history) and Criterion B (associated with lives of persons significant in our past), according to the 2014 cultural landscape report for Plum Orchard Historic District. The National Register nomination should be updated to reflect the changes to the significance of the Plum Orchard Historic District.

Existing NRIS Information:

Name in National Register:	Plum Orchard Historic District
NRIS Number:	84000258

National Register Eligibility

National Register Concurrence:	Eligible -- SHPO Consensus Determination
Contributing/Individual:	Contributing
National Register Classification:	District
Significance Level:	State
Significance Criteria:	A - Associated with events significant to broad patterns of our history
Significance Criteria:	B - Associated with lives of persons significant in our past
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values
Significance Criteria:	D - Has yielded, or is likely to yield, information important to prehistory or history
Period of Significance:	
Time Period:	CE 1898 - 1917
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	The Late Victorian Eclectic Landscape

Area of Significance:

Area of Significance Category:	Agriculture
Area of Significance Category:	Architecture
Area of Significance Subcategory:	None
Area of Significance Category:	Community Planning and Development
Area of Significance Subcategory:	None
Area of Significance Category:	Landscape Architecture
Area of Significance Subcategory:	None

Statement of Significance:

The Plum Orchard Historic District is a significant designed historic landscape representative of the Country Place Era. Set within the coastal terrain of Georgia's Cumberland Island, the estate was the winter home and seasonal retreat for the son of Pittsburgh steel magnate Thomas Morrison Carnegie, George Lauder Carnegie and his wife Margaret Thaw Carnegie, a wealthy Pittsburg socialite. Plum Orchard was part of a larger 8,000-plus acre tract acquired by Thomas Morrison Carnegie from the heirs of Robert Stafford in 1882. Within the Plum Orchard estate, the Carnegies built an impressive manor house overlooking the Brickhill River. They transformed a landscape of exhausted cotton fields into a picturesque pleasure ground where visitors were introduced to the beauty of a barrier island.

The period of significance begins in 1898 with the construction of the carriage house and mansion and ends in 1917 with the construction of the last support buildings in the service area. Because the 1937 formal garden could not be fully evaluated for integrity and individual features are not listed in the LCS, the period of significance does not include the Nancy Carnegie Johnston era ending in 1937. Although the site was occupied during the plantation era, there are no plans, sketches, or photographs of specific landscape features during this period. Under National Register guidelines, historic properties must possess integrity for all periods of significance. The aboveground resources at Plum Orchard that represent plantation-era significance lack integrity and are not included in the period of significance.

Criterion A

The Plum Orchard cultural landscape is locally significant in the area of Social History as an example of a gentleman's country estate established by the family of an American captain of industry of the late nineteenth and early twentieth centuries. By the time of his death, George Lauder Carnegie was a model country

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gentleman whose life at Plum Orchard illustrated the ideals of the Country Place era. Beginning with the period of rapid industrialization that followed the Civil War in the 1880s and continuing until the economic downfall of the late 1920s, wealthy business leaders established private estates in picturesque rural settings. As exemplified at Plum Orchard, a vernacular Country Place era estate often consisted of a large main house surrounded by a landscape that included winding approach drives, lawns and meadows, massed plantings of trees and shrubs, reflective water features, garden structures, terraces, orchards, vegetables, cutting and ornamental gardens, bridle paths, bridges, and greenhouses, farm buildings, and stables.

Criterion B

The Plum Orchard cultural landscape is locally significant for its association with Thomas Morrison Carnegie and his wife, Lucy Coleman Carnegie, and their son George Lauder Carnegie and his wife, Margaret Thaw Carnegie. Thomas Carnegie was the younger brother of famed steel and iron magnate Andrew Carnegie. Together they founded Carnegie Brothers & Company, a conglomerate of iron and steel plants plus associated manufacturing and financial operations and eventually accumulated one of the largest fortunes in American history. After Thomas' untimely death in 1886, Lucy Carnegie continued his legacy by creating a highly organized, largely self-sufficient private preserve on Cumberland Island and turned it into a complex of family estates that included almost 90 percent of the island.

Criterion C

The Plum Orchard cultural landscape is locally significant for the design of its buildings and landscape in the areas of Architecture and Landscape Architecture. The Plum Orchard Mansion is an excellent example of a Classical Revival building designed by Peabody and Stearns, one of the country's preeminent architectural firms of the American country house. The landscape surrounding the mansion is a good example of the Country Place Era style of landscape design, with a tree-lined entrance road that linked the mansion, carriage house, and service area and a naturalistic, park-like style surrounding the house characteristic of the Olmstedian Picturesque.

Criterion D

The Plum Orchard cultural landscape is locally significant for its prehistoric and historic resources. The Deptford Tabby House is likely an important building dealing with the plantation era of the island and if so, represents one of the few tangible remnants of the period visible today on the island. The presence of the Bernardey graves would indicate that the tabby ruins are associated with these nineteenth-century plantation owners and may yield information about the family and their lifestyle.

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:

Outdoor Recreation

Other Use/Function

Interpretive Landscape

Other Type of Use or Function

Current

Current and Historic Names:

Name

Plum Orchard Historic District

Plum Orchard

Type of Name

Current

Historic

Chronology:

Year	Event	Annotation
CE 1550 - 1660	Inhabited	Timucua Indians occupy Cumberland Island.
CE 1550	Cultivated	Native plums were grown on the island and were an important subsistence fruit for American Indians.
CE 1587 - 1597	Built	Franciscan monks establish the mission San Pedro de Mocamo.
CE 1660 - 1684	Inhabited	Guale or Yamassee Indians inhabit the island.
CE 1700	Cultivated	European plums are cultivated on the island, giving the property its name "Plum Orchard."
CE 1736	Explored	General Oglethorpe, Tomochichi, and Toonahowi visit the island. Oglethorpe establishes two forts and a supporting settlement on the island.
CE 1770	Purchased/Sold	Thomas Lynch and Alexander Rose purchase 10,700 acres on Cumberland Island from Jonathan Bryan.
CE 1774	Explored	William Bartram explores the island and describes it as "thinly inhabited."
CE 1783	Land Transfer	General Nathanael Green acquires 10,870 acres of island property.

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CE 1801	Land Transfer	Lachlan McIntosh conveys a tract of land known as Table of Pines, which included the Plum Orchard property, to his son-in-law John Peter Ward.
CE 1811 - 1815	Military Operation	U.S. Marines occupy the island during the War of 1812 and abandon the island in 1814. British troops then occupy the south end of the island without opposition in 1815 and emancipated slaves until the end of the war.
CE 1815 - 1820	Built	The Bernardey tabby house is constructed.
CE 1823 - 1881	Cultivated	Sea Island cotton is cultivated throughout the island. Pine and oak trees are harvested.
CE 1823	Purchased/Sold	Peter Bernardey purchases two tracts of land on the island from John Peter Ward, Jr., and Charles H. Ward.
CE 1825	Purchased/Sold	Peter Bernardey purchases a tract of land nearest Plum Orchard Landing, solidifying his interest in Plum Orchard.
CE 1827	Built	Cemetery is constructed for Peter Bernardey.
CE 1829	Land Transfer	Peter Bernardey's Plum Orchard is divided between his widow Marguerite Bernardey and her daughter-in-law Catharine Bernardey Laen after his death.
CE 1830 - 1865	Built	Terrapin Pen is built.
CE 1841	Purchased/Sold	Catharine Bernardey Laen sells her share of the property to Robert Stafford.
CE 1853	Land Transfer	Upon her death, Marguerite Bernardey's estate is divided between her granddaughter and niece; Robert Stafford receives five acres.
	Built	Cemetery wall is constructed around the Bernardey family cemetery.
CE 1862 - 1865	Damaged	Civil War-time occupation damages fields and structures throughout the island.

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CE 1881	Purchased/Sold	Thomas Carnegie purchases 4,000 acres, including the Dungeness property.
CE 1882	Purchased/Sold	Thomas Carnegie and Leander Morris purchase 8,240 acres from Robert Stafford, Jr. and heirs on Cumberland Island.
CE 1886	Land Transfer	Upon Thomas Carnegie's death, his wife Lucy Carnegie amasses ninety percent of Cumberland Island and creates a complex of family estates over the next several decades.
CE 1898 - 1899	Built	Lucy Carnegie constructs Plum Orchard Mansion and carriage house for son George Lauder Carnegie and wife Margaret. Carriage house was constructed first to house the construction crew.
CE 1899 - 1900	Planted	George and Margaret Carnegie develop an Olmstedian Picturesque landscape around the mansion with open lawns and large specimen trees, as well as smaller plantings.
CE 1902	Expanded	George Carnegie expands Plum Orchard Mansion and grounds.
	Built	George Carnegie constructs stable/dairy barn.
CE 1904 - 1930	Cultivated	Annuals, bulbs, and vegetables are cultivated in gardens southeast and southwest of the supervisor's duplex.
CE 1906	Built	Tennis courts are constructed.
CE 1906 - 1907	Expanded	George Carnegie expands Plum Orchard Mansion's service wing.
CE 1907	Planted	The Carnegies plant the Canary Island date palms at the entrance and along the drive to the mansion.
CE 1913	Built	Electrician's House is constructed.
	Built	The Water Tower is constructed.

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CE 1917	Built	Laundry Building is constructed.
	Built	Supervisor's Duplex is constructed.
	Built	Servants' Quarters/Caretaker's House is constructed.
CE 1937	Planted	Nancy Carnegie Johnston plants a cedar hedge near the house garden.
CE 1937 - 1940	Designed	Nancy Carnegie Johnston designs, plants, and experiments with a formal garden near the mansion.
CE 1939 - 1945	Military Operation	U. S. Coast Guard, who ran beach patrols on the island, uses the carriage house and other island structures to stable its horses.
CE 1962	Land Transfer	After the last of Lucy Carnegie's children died, Plum Orchard was transferred to the Johnston Family.
CE 1969	Purchased/Sold	Charles Fraser began to buy land from the Carnegie heirs and came to amass one-fifth of the island.
CE 1971	Land Transfer	Johnston Family donates Plum Orchard, twelve acres surrounding the house, and \$50,000 to the National Park Foundation.
CE 1972	Established	Congress establishes Cumberland Island National Seashore.
CE 1975	Developed	Cumberland Island National Seashore is opened to limited public use.
CE 1975 - 1976	Rehabilitated	Extensive changes occur to the interior and exterior of the Servants' Quarters/Caretaker's House.
CE 1974 - 1977	Preserved	A series of archeological and historic resource surveys are conducted.
CE 1976 - 1977	Conserved	NPS crews conserve the porch of the Plum Orchard Mansion.

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CE 1979	Developed	Public tours of the Plum Orchard Mansion are offered.
CE 1983 - 1984	Preserved	NPS completes a preservation project on the mansion's exterior.
CE 1984	Stabilized	NPS stabilized Indian midden near the Plum Orchard Mansion
	Removed	NPS removes two sheds affecting the Bernardey Ruins.
CE 1987 - 1988	Rehabilitated	NPS rehabilitates portions of the mansion, including exterior painting, conversion of servants' quarters on the second floor to an apartment, partial dining room restoration, and construction of a handicapped accessibility ramp at the rear of the mansion.
CE 1992	Preserved	NPS completes a number of preservation projects, including roof repairs, termite treatment, exterior painting, installation of a new drainage system, and construction of a bulkhead protecting the Octagon Shed along the bank of the Brickhill River.
CE 1999	Developed	Tours of the Plum Orchard Mansion are increased from one Sunday per month to every Sunday.
CE 2002	Developed	Tours of the Plum Orchard Mansion are decreased to the second and fourth Sundays of every month.
	Rehabilitated	Phase I Plum Orchard Mansion Rehabilitation is completed. Phase I addresses the majority of the exterior envelope problems and the most pressing structural problems, including a new pine shingle roof.
CE 2006 - 2008	Rehabilitated	Phase II Plum Orchard Mansion Rehabilitation is completed. Phase II completed the exterior work and provided interior rehabilitation such as restoring historic finishes, accessibility modifications, and basic components of fire protection, electrical, and ventilation systems (only the two apartments within the Mansion have climate control).

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CE 2011	Developed	Land and Legacies tour begins and tours the remains of Robert Stafford's plantation and cemetery, Plum Orchard Mansion, Cumberland Wharf, The Settlement and First African Baptist Church, and others.
CE 2015	Preserved	Susan Hitchcock publishes a Cultural Landscape Report for the Plum Orchard Historic District through the National Park Service Southeast Regional Office.

Physical History:

Geologic History (40,000 years ago to 5,000 years ago)

Cumberland Island is the largest island along the Georgia coast and is part of a chain of barrier islands that extend along much of the Atlantic Coast. These islands, comprising mainly fine quartz sand, have been formed by accumulated silt and sand moved by ocean currents. Most of Cumberland Island proper is part of the Silver Bluff formation, a barrier island chain formed 35,000 to 40,000 years ago during the Pleistocene (50,000 - 5,000 years ago). The eastern margin, southern tip, and all of Little Cumberland Island arose approximately 4,000 to 5,000 years ago during the Holocene (c. 5,000 years ago to present) via glacial retreat and a corresponding rise in sea level.

Native American Occupation (2500 BC – 1700 AD)

For more than 4,000 years, a variety of human visitors and residents have interacted with and relied upon the natural resources of Cumberland Island. Since ceramic cultures first emerged between 2500 and 1800 B.C., the island and its inhabitants have continued to play important roles in significant periods of American history and prehistory. Numerous shell middens throughout the island provide important clues to a complex American Indian population that once prospered here.

At some point between 526 and 1526 A.D., indigenous peoples on the island gradually lost their cultural affiliation with the upper Georgia coast. Grog-tempered ceramics (dating around 1430-1650 A.D.) and San Marcos Phase ceramics (1650-1700 A.D.) recovered from Cumberland Island indicate that Timucua Indians, part of the Muskogean linguistic group, inhabited inland and coastal areas north of the St. Johns River and in southeastern Georgia. By the time of the first contact with Europeans in the mid-sixteenth century, a Timucuan chiefdom called Tacatacuru occupied the island. Until recently, it was believed that the eastern Timucua first encountered French explorers in 1562, when Jean Ribault chose the location for the settlement of Fort Caroline at the mouth of the St. Johns River, near present day Jacksonville, Florida, and that Ribault visited Cumberland Island at this time.

The French Settlement at Fort Caroline (1564-1569)

René Goulaine de Laudonnière, who had accompanied Ribault on the previous expedition to area, returned in 1564 and began a permanent settlement of 200 soldiers and artisans. The settlers began building a village and fort on the river's south bank, naming the area La Caroline after their king, Charles IX. By the following spring the colonists were close to starvation and were ready to return to France when Ribault arrived with a relief expedition of supplies and 600 soldiers and settlers, including more women and some children.

French activity in the area immediately drew the attention of the Spanish, who already had a foothold in the Americas. In 1565, Spain sent Pedro Menéndez de Avilés to remove the French from Florida, at which time he established a settlement at St. Augustine. Having arrived at the same time, Ribault sailed down the coast and tried to attack St. Augustine, but his ships were scattered by a hurricane and beached far to the south.

Seizing the opportunity, Menéndez marched north with 500 soldiers to attack the weakly guarded colony at Fort Caroline. Forty or fifty French people, including Laudonnière, escaped and sailed for France. Out of the remaining 200 people, only about 60 women and children were spared.

Menéndez next marched south and captured the shipwrecked Frenchmen, Ribault among them. At a place later named Matanzas, the Spanish word for “slaughters”, he executed about 350 men - all but those professing to be Catholics and a few musicians. France never again strongly challenged Spanish claims in North America.

Side note: It has been long believed that the first French settlement was Fort Caroline, and that it was located at the mouth of the St. Johns River, near present-day Jacksonville, Florida. However, 2014 research suggests that Fort Caroline was actually located in the delta of the Altamaha River on the coast of Georgia, seventy miles north of Jacksonville. Professors Dr. Fletcher Crowe and Dr. Anita Spring have led the study thus far and continue to use a multi-disciplinary approach to find the remains of the fort. Through the analyses of French, Spanish, and English maps, linguistics, and geophysical features, Crowe and Spring have amassed large amounts of evidence to support their theory. Still, they have not been able exactly located the fort’s remains. Specific details about the site, known as the Fort Caroline Archeological Project (FCAP), are currently restricted to the public to prevent looting and compromising the integrity of the investigation. If their theory proves to be true, it would significantly debunk the known history of the area, as well as redefine the term “French Florida.” Furthermore, archeologists from Brunswick, Georgia, claim that Fort Caroline was located on a bend of the St. Marys River, upstream from the city of St. Marys and about forty-five miles south of FCAP. Still, other archeologists maintain that the site of Fort Caroline is located in Jacksonville, along the St. Johns River. It is known that the fort was located along the French-named May River; however, it is undetermined if the May River is the current-day St. Johns River, St. Marys River, or Altamaha River. However, until there is more substantiated archeological evidence, the theory that Fort Caroline was located along the St. Johns River in Jacksonville, Florida, remains accepted.

Spanish Missions (1568-1685)

Pedro Menéndez de Avilés became the first Spanish governor of Florida, and his settlement at St. Augustine increased with presidios, fortifications, and later missions extending from South Carolina (referred to as Orista) and southward to Georgia (referred to as Guale). Guale and Orista became provinces of Spanish Florida, which, according to the claims of the Spanish king, included all the land between South Carolina and Florida and westward to the Mississippi River.

Menéndez constructed a series of fortifications along the island provinces. In this group of fortifications, Cumberland Island, then known as the island of Tacatacuru, was renamed San Pedro, and fort San Pedro was established there around 1569. About the same time, Jesuit missionaries tried to establish a mission on the island but were met by hostile Timucua, who murdered them. The fort was also eventually abandoned, and by 1573, there were no settlers on San Pedro.

Franciscan monks established the mission of San Pedro de Mocamo in 1587. It was located near a large Timucuan settlement whose chief (called Don Juan by the Spaniards) had been converted to Christianity. In 1597, Guale Indians, upset over efforts by some Franciscan monks to eliminate the practice of polygamy, attacked San Pedro de Mocamo. Due to the loyalty of Don Juan and the arrival of Spanish infantry troops from St. Augustine, this attack failed. Although the rebellion was over, the Spaniards abandoned the missions until the early seventeenth century.

The Spaniards felt that it was of prime importance to control the indigenous peoples, as many of them were friendly with the French. Around 1600, Spanish priests and soldiers established a string of Franciscan missions and related forts on the Georgia Sea Islands, including the missions of San Pedro de Mocamo and San Pedro y San Pablo de Porturiba on San Pedro. The Spaniards sought to Christianize the American Indians in order to guard Spain's more valuable possessions to the south.

In 1603, the Spanish governor Gonzalo Méndez de Canzo concluded that the church at San Pedro de Mocamo needed to be rebuilt, probably a reward for the loyalty of the Timucuan converts on the island during the revolt of 1597. There are no descriptions of the church after it was rebuilt, but most scholars agree that Spanish outposts and missions on the coast of Georgia built before the middle of the seventeenth century were constructed of wood. In 1608, Governor Ibarra stated that the church at San Pedro was as large as the one in St. Augustine.

The Franciscan missions flourished until around 1670, when the settlement of Carolina led to increasing conflict between the British and Spanish and their respective Indian allies. A series of raids by Caribbean pirates from 1683 to 1684 led to the eventual abandonment of the Spanish missions on the island and the relocation of its mission Indians to the St. Marys Basin and further south down the coast. A long period of northern Spanish missions ended by 1686, and the Spanish-English border moved to the St. Marys River.

Colonial Georgia and Cumberland Island (1733-1763)

In 1733, General James Oglethorpe and 300 settlers founded Savannah and set the stage for what later became the English colony of Georgia. In order to defend Savannah and other settlements, Oglethorpe felt that the strategic location of San Pedro made it an ideal location for a fortification. In March 1736, Oglethorpe, accompanied by a party of Scots Highlanders and Creeks, including the Yamacraw chief Tomochichi and his young nephew Toonahowi, arrived on the island of San Pedro. Oglethorpe renamed the island the "Highlands." Distinguishable landscape features were noted, including "the northwest end of it rises fifty foot or upwards above the water, like a terras, a mile in length, covered with tall pine trees." While visiting the island, Toonahowi asked General Oglethorpe to rename the island "Cumberland" in honor of William Augustus, Duke of Cumberland, who had befriended Toonahowi during his trip to England in 1734.

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. In the meantime, Oglethorpe fought his way onto Cumberland Island and decided to send the garrison from Fort St. Andrews to Fort Prince William. While Fort Prince William was being reinforced, Oglethorpe returned to St. Simons Island to prepare for the impending attack. Oglethorpe's repulsion of the Spaniards at the Battle of Bloody Marsh on St. Simons Island in July 1742 and the ensuing defense of Fort Prince William ended the near-term threat of Spanish occupation of Georgia. In the process, however, the Spaniards burned Fort St. Andrews, and it was never rebuilt. References to it, as well as Fort Prince William, continued to appear in the Colonial Records of Georgia until the 1770s.

The Treaty of Aix-la-Chapelle of 1748, which ended the War of the Austrian Succession, did little to settle differences between England and Spain. 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, ending the land disputes between the two and opening the island to applications for land grants. Fearing that royal land grants might take up the entire island, the governor and his council ordered the Surveyor General to set aside 100 acres where Fort St. Andrews formerly stood and 200 acres where Fort Prince William stood.

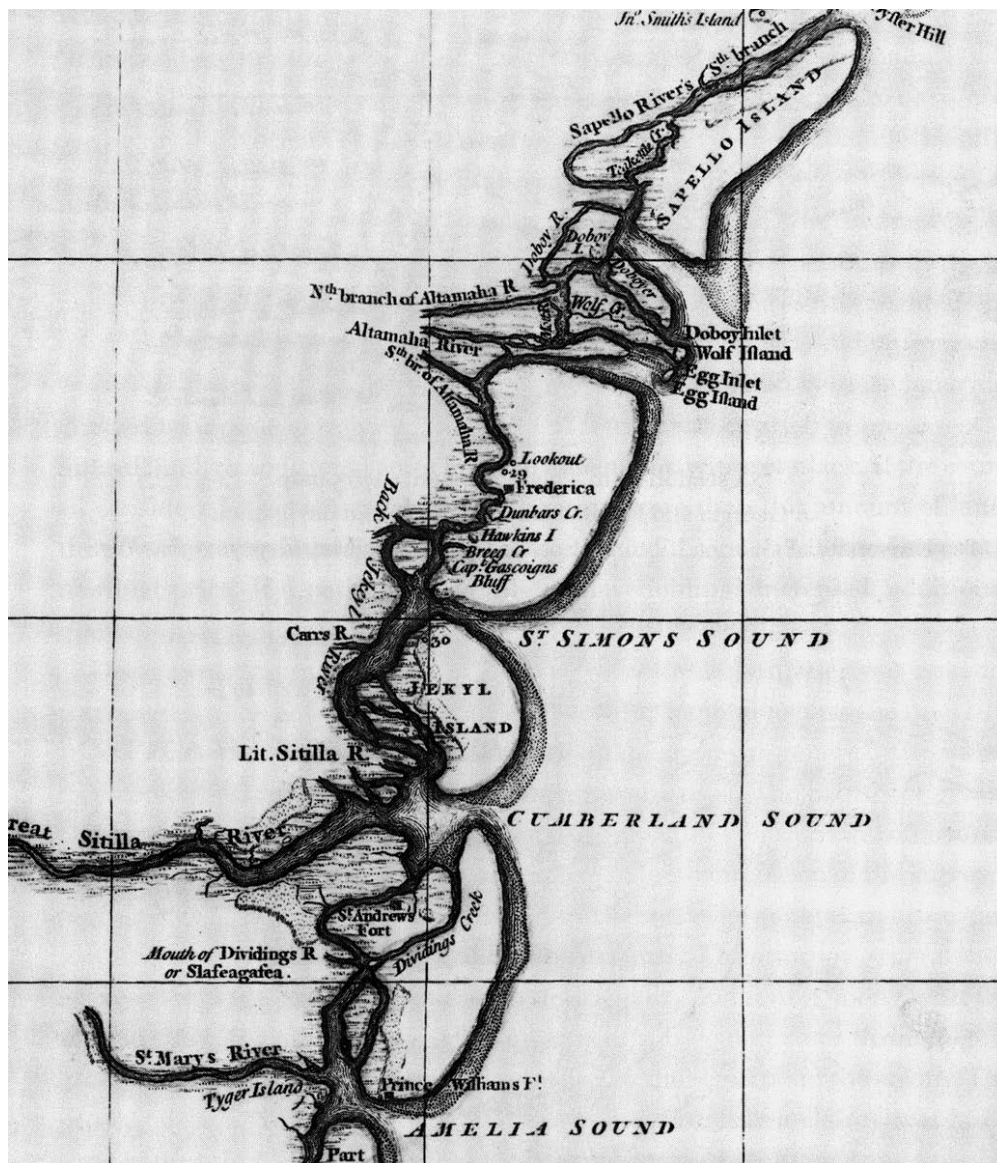


Figure 11: 1757 map of the Georgia Sea Islands showing forts on Cumberland Island.

Land Speculation (1763-1775)

During this initial period of land speculation on Cumberland Island, Jonathan Bryan, a South Carolina planter who moved to Georgia when slavery was legalized in 1750, petitioned for and received a large land grant of 3,270 acres. Bryan acquired other tracts, and in 1768, he was able to put 7,500 acres up for sale. He advertised that the land was “very fit for corn, rice, indigo, and cotton, with a large quantity of live oak and pine fit for ship building . . .” Other early grantees on the island included James Bullock, James Cuthbert, James Habersham, John Smith, Thomas Williams, Lachlan McIntosh, and Peter Vandyke. Both James Cuthbert and John Smith were brothers-in-law of Jonathan Bryan, who purchased both of their land grants.

Lachlan McIntosh, a member of a prominent eighteenth-century Scottish Highland family that was among the earliest settlers of the Georgia colony, applied for 200 acres on Cumberland Island, which he received in September 1766. His grant consisted of a portion of a large peninsular extension of land on the west side of the island, which subsequent maps called Table of Pines (meaning a stand of pines). His plat was marked “oak land.”

South Carolinian Peter Vandyke arrived in Georgia in 1761 and settled on Skidaway Island, near Savannah. In 1767, he received two tracts of land of 350 and 150 acres (500 acres total) on Cumberland at Hester’s Bluff. Vandyke’s two tracts correspond to the present-day Plum Orchard area. In 1772, John Houstoun, son-in-law of Jonathan Bryan, purchased both tracts.

Jonathan Bryan continued to add to his holdings, amassing 10,700 acres. Thomas Lynch, a wealthy rice planter from South Carolina and Alexander Rose, his agent and factor, purchased all his holdings on the island in 1770. They bought what the deed called nine plantations, so called because they had been Crown grants. Most of this land remained largely unsettled until after the American Revolution. During his 1774 travels through Georgia, the botanist William Bartram described Cumberland and Jekyll as being “thinly inhabited.”

The American Revolution (1775-1783)

During the American Revolution, Cumberland Island was largely 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 stole livestock, resulting in many small-scale farmers of the Georgia Sea Islands remaining loyal to the British and ultimately leaving their homes.

Although Cumberland Island remained largely uninhabited at the close of the American Revolution, some landholders returned. The island offered a resource, live oak, which would soon be in great demand for shipbuilding, and the promise of such a market attracted Revolutionary War hero Major General Nathanael Greene to the island.

Nathanael Greene and the Plum Orchard Tracts (1783-1805)

On August 11, 1783, John Banks and Ichabod Burnet conveyed to Greene a half interest in nine tracts totaling 10,870 acres. The indenture referred to this land as having been 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.

At the time of Greene’s death, Cumberland Island supported only twenty families, not many more than before the Revolution. Some of the more frequently mentioned residents were John H. McIntosh, Esther Lynch, Jacob Weed, Alen Thomas, Thomas and Robert Stafford, James Vincent, William McIntosh, Samuel Webster, Alexander Semple, John Houstoun, Henry Osborne, and the Redays. These residents were on land that had originally been granted by the Georgia colony in the 1760s.

On January 1, 1801, Lachlan McIntosh conveyed a tract of land known as Table of Pines to his son-in-law, John Peter Ward. The tract was described as “live-oak land on Cumberland Island,” which generally indicated that the land had been cut for live oak and fields prepared for cotton cultivation had either been made or were to be made.

John Peter Ward and his wife, Ester McIntosh Ward, had three children (two sons and a daughter). Ward died on December 14, 1802. On September 5, 1804, Esther McIntosh Ward married Dr. Nicholas Serle Bayard on Cumberland Island. They lived on the island and acquired an adjacent tract (the Plum Orchard tract) of land on August 2, 1805.

Bernardey Era (1823-1853)

In 1821, Peter Bernardey signed a deposition indicating that he was a planter on Jekyll Island. It appears that he was living on Jekyll Island from at least 1815 to 1821. He was listed as head of his household in the 1820 census along with an older white female, one female house slave, and fourteen slaves at his “visitation,” which probably referred to his plantation.

On October 8, 1823, Peter Bernardey purchased two tracts of land on Cumberland Island from John Peter Ward and Charles H. Ward, sons of Esther McIntosh Ward Bayard. The first tract was 500 acres and was near Plum Orchard Landing. Cumberland Island historian Mary Bullard suggests that at this time Bernardey purchased not the plantation named Plum Orchard but rather the well-known landing place bearing that name. The second tract Bernardey purchased was Table of Pines, also containing 500 acres, an abutting tract northwest of the first tract. (These tracts are outside of 6, 7, and 8).

In 1825, Bernardey also purchased a previously undivided interest within the tract nearest Plum Orchard Landing from Charles H. Ward, who had just purchased it from Nicholas J. Bayard, his stepfather. This deed contains the first mention of “Plum Orchard,” which may have referred to a family homesite or an orchard only. After making the purchase, Bernardey’s tax report showed the addition of an “orchard.” Mary Bullard suggests that his holdings included several houses or small settlements, with an orchard standing behind them, away from the creek margin and that this deed further establishes that Bernardey did not acquire a full interest in “Plum Orchard” until 1825. After all three tracts were resurveyed his holdings came to 1,240 acres.

On August 16, 1824, Bernardey made two conveyances—one to his wife-to-be, Catharine Corb, and one to his mother, Marguerite Bernardey. A deed of gift to his wife-to-be included an undivided one-quarter interest in his plantation on Cumberland Island and a one-quarter interest in his enslaved labor. This amounted to 310 acres and 4 slaves. His mother received, in exchange for one dollar, one-half undivided interest—620 acres and 8 slaves. His marriage settlement listed 16 slaves, two more than he had in 1820.

Peter Bernardey died on March 5, 1827. Peter and Catharine Bernardey had one surviving child, Margaret Elizabeth Bernardey, born in 1825. Catharine was the executrix of Peter Bernardey’s estate. She presented accounts to the probate court from 1827 to 1834. One of the

receipts was paid to her father, Peter Corb, for “building houses on the plantation.” Another was to Robert Stafford to build a wall around the grave of Peter Bernardey.

Catharine was remarried by 1829 to Captain William Laen, an English seaman who emigrated to the United States in 1828. A division of plantation and slave property occurred between Mrs. Marguerite Bernardey and her daughter-in-law, Catharine Bernardey Laen, in January 1830. The two women agreed to arbitration. The tract known generally as Plum Orchard Plantation was to be divided so that one hundred acres from the Plum Orchard survey and the entire Table of Pines tract would be given to Catharine, who also received nine slaves. All the rest went to Mrs. Marguerite Bernardey, who received fifteen slaves. Catharine was to have the privilege of occupying the improvements on the Plum Orchard tract, valued at \$1,200, until January 1, 1831.

Over the next few years, Robert Stafford assisted in administering Plum Orchard. By the mid-1830s, cotton sales for the Peter Bernardey estate at Plum Orchard were valued between \$3,000 and \$3,500, on par with the other large plantations on the island owned by Louisa Shaw and Robert Stafford. Catharine Bernardey Laen and her husband, William, sold all Catharine’s share of Peter Bernardey’s property north of Plum Orchard to Robert Stafford in 1841 and 1842. On December 28, 1841, Stafford received a mulatto girl named Elizabeth (Zabette) and her child, about two years old, named Mary, in a deed of gift from Mrs. Marguerite Bernardey. Zabette, who may have been the daughter of Peter Bernardey, was well- trained in nursing and household affairs. She had six children with Robert Stafford between 1839 and 1854.

According to the 1850 Census, Mrs. Marguerite Bernardey owned 18 slaves. The Agricultural Schedule listed 140 acres of improved land and 210 acres of unimproved land at Plum Orchard. She listed 12 hogs, 250 bushels of Indian corn, 12 bales of ginned cotton, 30 bushels of peas and beans, 300 bushels of sweet potatoes, 30 pounds of butter, and 1 ton of hay. She listed the cash value of her farm as \$500, with \$12 as the value of farming implements and machinery. By this time, Robert Stafford owned almost all the land around Plum Orchard.

By 1851, Mrs. Bernardey needed a guardian because of advancing senility. Robert Stafford was appointed to the position but failed to qualify, possibly because he had an interest in the estate. James H. Downes, husband to her granddaughter, Margaret Elizabeth Bernardey Downes, served in his place.

Marguerite Bernardey died in 1853. Her estate was split between her granddaughter, Margaret Elizabeth Bernardey Downes, and her niece, Anne Archer Hayes. Robert Stafford received five acres of the Plum Orchard plantation, one slave named Jack, and one-third of all the money in her possession at the time of her death. He also retained \$25 “to enclose with brick wall the grave of Mrs. Bernardey and her son.” Her estate was valued slightly in excess of \$12,000, of which the land was valued at \$500 for 300 acres. At her death, Mrs. Bernardey owned 27 slaves, valued at \$11,500.

Stafford, as executor of Mrs. Bernardey’s estate, offered 300 acres of her land at Plum Orchard at public sale on July 12, 1853. James H. Downes, husband of her granddaughter,

Plum Orchard
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Margaret Elizabeth Bernardey Downes, bought the property for \$250. Robert Stafford purchased the tract the same day for \$250. In 1850, Robert Stafford reported ownership of 348 slaves.

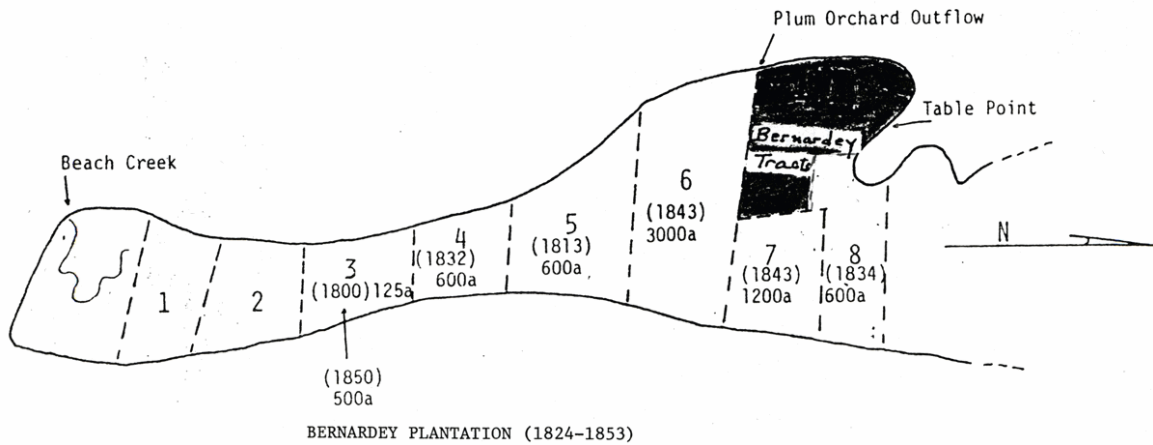


Figure 12: Sketch map of south Cumberland c. 1860 showing Peter Bernardey tracts.



Figure 13: Peter Bernardey's grave, 1975.



Figure 14: Bernardey walled cemetery, 1994.

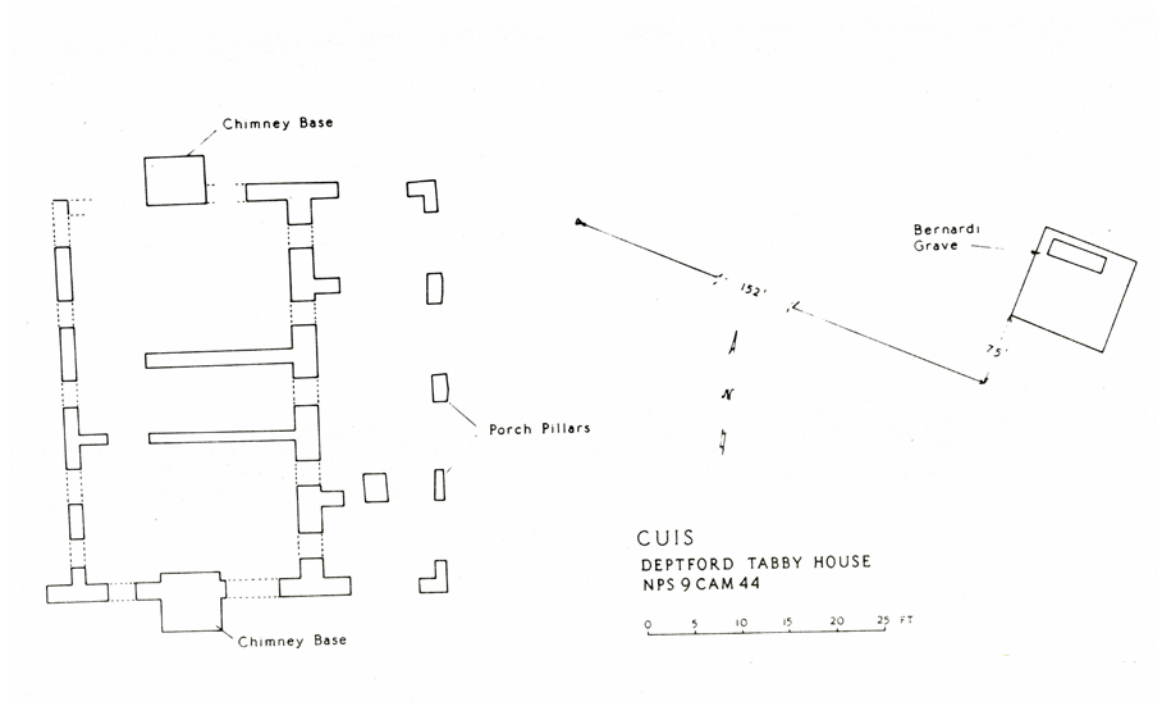


Figure 15: Plan of the relationship of the Bernardey House ruin and the Bernardey walled cemetery, 1976.

Civil War Era (1860-1865)

The period leading up to the Civil War saw many southern planters exploit the plantation system to make great fortunes. Plantation agriculture, a capitalistic enterprise 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 cotton. Long-staple cotton, commonly known as Sea Island cotton, emerged as the most profitable crop after the invention of the cotton gin in 1793, commanding as much as one dollar per pound in international markets. It was valued for its tensile strength and was preferred by spinning mills because the filaments did not break under the pressure of mechanical looms. Prior to the invention of the cotton gin, less than 140,000 pounds of cotton were exported from American ports. Only two years later, this figure had increased to 1,600,000 pounds, with the majority of production occurring in coastal areas of the Carolinas and Georgia.

A financial panic in 1837 initiated an agricultural depression that lasted through most of the following decade. The last decade before the Civil War saw a return to prosperity for many, especially the largest land owners like Robert Stafford, who used enslaved labor to increase his fortunes. But not everyone made money. Plantations were highly capitalized, often with borrowed money.

Between 1830 and 1860, land on Cumberland Island was consolidated among fewer planters. The number of households decreased from 17 to 9. By 1860, only 6 planters reported ownership of enslaved people: Robert Stafford with 110, Phineas Nightingale with 63, Margaret Bernardey Downes (Peter Bernardey's daughter) with 40, James A. Clubb with 15, Thomas P. Bunkley with 12, and Rachel Church with 6.

At the outbreak of the Civil War, Phineas Nightingale wrote the governor of Georgia expressing concerns about his vulnerability should Union forces try to occupy the island. His concerns were not ill-founded, and by March 2, 1862, Union forces were in control of Cumberland Island, Amelia Island, and St. Marys. By this time, most of the occupants of Cumberland Island had abandoned their lands, with the exception of Robert Stafford and Rachel Church at the north end of the island.

According to the 1860 census, Robert Stafford had 2,500 acres of improved land and 5,625 acres of unimproved land. He valued his farm as \$25,000 and listed 30 horses, 75 milk cows, 225 other cattle, 250 hogs, 4,000 bushels of Indian corn, 100 bales of ginned cotton, 500 bushels of peas and beans, 200 bushels of Irish potatoes, and 200 pounds of butter. He owned 110 slaves, having sold a large portion of his enslaved labor in 1857. The value given for his personal estate was \$99,334.00.

Robert Stafford never abandoned his land on Cumberland Island during the Civil War, although he did leave for a few days in 1862, when freedmen from Fernandina were threatening his property. By 1863, most of Stafford's enslaved labor had left Cumberland, as he reported only 17 slaves for tax purposes in Camden County. Many went to nearby Fernandina, where work for freedmen could be found in the lumber sawmills and turpentine camps. There was no attempt by Confederate forces to retake Cumberland Island. Most white landowners left the island for the duration of the war. Freedmen's Bureau agent William F. Eaton reported in 1865.

By 1866, Stafford reported the presence of only “2 hands.”

By the end of the war, mansion houses were in ruins and cotton fields lay wasted. Much of the African-American population of Cumberland sought refuge under Federal auspices on nearby Amelia Island, just across the sound in Florida. The Bureau of Refugees, Freedmen and Abandoned Lands, created in March 1865, assumed custody of confiscated property in the former Confederate states and allowed freedmen to live on these lands. By 1868, however, the landholdings on Cumberland Island reverted to their pre-war owners, and landowners returned to Cumberland Island to recover their property. Many of the freedmen left the island to reside on the mainland, but others retreated to the north end of the island.

Intervening Years (1870-1881)

In the 1870s, expanding railroad and steamship networks opened the coastal South to more intensive recreational use. By 1878, two hotels were operating at High Point on the northern end of Cumberland Island, served by steamers from Brunswick. Two magazine articles were written about Dungeness at the south end of the island during this time—the first appeared in 1878 in Harper’s New Monthly Magazine and the second was Frederick Albion Ober’s 1880 article in Lippincott’s Magazine. The mansion ruins and gardens became a tourist attraction for vacationers to Florida. Many of these vacationers were wealthy northern industrialists who wanted winter homes on the Sea Islands.

In the 1870 census, Robert Stafford, then 78, declared himself a farmer, not a planter, whose property of 8,000 acres was valued at \$30,000, including the house. He described the 8,000 acres as woodland, of which only 6 acres was improved land, suggesting that most of his fields were undergoing succession. He reported 15 horses, 3 mules, 10 cows, and 40 hogs. His farm produced a \$300 market garden, 50 gallons of molasses, and 50 pounds of beeswax. He grew peas, beans, Irish potatoes, sweet potatoes, and \$500 of orchard products. He paid \$500 in wages, presumably to those listed as living on his property or nearby. Robert Stafford lived in the main house on his Cumberland Island property. He was also in possession of property in Connecticut, where three of his six children with his mulatto mistress Elizabeth Bernardey lived.

In 1874, he reported 8,125 acres valued at \$25,000. Robert Stafford died on August 1, 1877, at 87 years of age. His will specified that all of his real and personal property in the north go to his daughters. Stafford’s real estate in Georgia was not mentioned in his will. His nephew Thomas D. Hawkins was appointed by the court as administrator of his estate in Georgia. According to Georgia law, his holdings on Cumberland Island, valued at \$40,000, went to his niece and three nephews when no one with a higher claim came forward.

In 1878, Hawkins reported 8,240 acres on Cumberland, valued at \$25,000. Hawkins and his three cousins acquired from Margaret Bernardey Downes her 125-acre interest in Plum Orchard, which she inherited from her grandmother Marguerite Bernardey in 1853. In 1881, Hawkins advertised the land for sale.

Carnegie Era (1881-1972)

On November 17, 1881, Thomas Morrison Carnegie, younger brother of Pittsburgh steel magnate Andrew Carnegie, purchased 4,000 acres of land “known as Dungeness,” for \$35,000 from William George Mackay Davis, a Confederate general who purchased the property in 1879. Davis had plans to build a hotel at Dungeness and cultivate oranges and olives for oil, but a series of tragedies persuaded him to sell.

Carnegie purchased Dungeness for his wife, Lucy Coleman Carnegie, and their growing family. In 1882, Carnegie and his cousin Leander Morris together acquired the adjacent 8,240-acre property of Robert Stafford from his Georgia heirs for \$40,000. The deed described the land as eight tracts or parcels of land that appeared in the December 1799 partitioning map and a tract of land formerly belonging to Peter Bernardey.

Thomas M. Carnegie died in 1886; however, despite this, Lucy Coleman Carnegie went on to amass 90 percent of Cumberland Island and turned it into a complex of family estates, which included extensive landscaped grounds. Beginning in 1896, she engaged the Boston architectural firm of Peabody & 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. It was staffed by some 200 employees, and through their labor the extended Dungeness family was supplied with produce and livestock, supplemented by provisions brought daily from Amelia Island on the family yacht.

Lucy Carnegie played hostess to a sophisticated social scene, welcoming many well-known visitors to the island over the years. The house party was the preferred form of entertaining, with guests invited for long visits. Hunting, horseback riding, golf, tennis, croquet, sailing, and swimming kept guests occupied. Elaborate picnics were common. In the evenings, family members organized card games, masquerades, and dances.

George Lauder Carnegie Period (1898- 1924)

George Lauder Carnegie was the sixth child of Lucy and Thomas Carnegie, born in 1876. He married Margaret Thaw of Pittsburgh, daughter of Pittsburgh railroad magnate William Thaw, in 1898. They traveled to Cumberland Island where they lived at Dungeness awaiting the completion of their home, Plum Orchard, on the Carnegie estate. As with the other homes Lucy Carnegie built for her children on Cumberland, she paid for the construction of the house, and George and Margaret paid for the furnishings.

Most of the major buildings on the Carnegie estate were designed by Peabody & Stearns. At Plum Orchard, the carriage house was built first to house the workmen for the mansion, whose construction took place from 1898 to 1899. She told Peabody & Stearns that she proposed building a “simple house on this island, on a site about eight miles from here [Dungeness].” Peabody & Stearns wrote to George Carnegie following a visit by William Page, the Carnegie’s Cumberland Island estate manager. On December 1, 1898, William Page, the Carnegie’s estate manager, described the Plum Orchard mansion project as “fairly launched.”

In 1902, George and Margaret began planning major additions to the house. This construction phase included a swimming pool/squash court wing on the east and a gallery and drawing room/ gun room wing on the west. Within the house, the small living room and gun room were converted to a library and the service stair expanded to accommodate an elevator. Upstairs, a new master suite above the west wing was three times the original, which was modified as guest quarters. These improvements, resulting in a much enlarged Plum Orchard, were largely completed by 1904. An additional expansion began in 1906 and was undertaken primarily to increase the service wing of the house.

Plum Orchard required a large support staff, whose manager was Frank MacLaren from around 1905 until he replaced William Page as island manager in 1922. In addition to the house and stable hands, a captain was always needed for the Plum Orchard yacht *Hornet*. Page remarked in 1916 that the new boat captain that George hired was more promising than previous hires. The Carnegie lifestyle at Plum Orchard, like that at Dungeness, reflected an opulence and formality common to their echelon of society before World War I.

George Carnegie's health began to fail sometime between 1913 and 1915. In December 1915, William Page described George as "sorely disabled" and he spent the rest of his life in a wheelchair. By 1917, George and Margaret no longer came to the island, instead visiting numerous spas and health resorts in an effort to regain his health. They lived at the Plaza Hotel in New York City during this time. In 1917, Margaret had three boxes of furniture removed from Plum Orchard, probably indicating that they no longer planned to use Plum Orchard as a winter residence.

In May 1920, George made plans to spend the coming winter at Dungeness. His nurse wrote William Page to find out how much it would cost to open part of the house, which was closed after Lucy Carnegie's death in 1916. He wintered at Palm Beach instead of Cumberland Island. He died at the Plaza Hotel in New York on November 15, 1921, without ever returning to Cumberland Island.

At George's death, Plum Orchard remained the property of Lucy Carnegie's estate. Margaret Carnegie visited Plum Orchard sparingly during the next few years. She traveled extensively abroad but remained in charge of Plum Orchard until 1924. In September 1922 she wrote her brother-in-law Thomas Morrison Carnegie II that she only wanted "a lick and a promise" in the way of facilities at Plum Orchard and someone to keep the accounts, payroll, and order supplies. In 1922, she made plans to stay at Plum Orchard for the coming winter, asking Frank MacLaren to get the coal from Jacksonville, but she changed her plans and the house remained empty.

In 1923, Margaret married Roger de Perigny and moved to Paris. In 1924, she signed a quit claim releasing any interest that she maintained under the terms of Lucy Carnegie's will in real or personal property at Plum Orchard and had her belongings removed from the house. She and her husband eventually moved to Kenya.

Nancy Carnegie Johnston Period (1924- 1972)

Plum Orchard eventually became the island home of George's younger sister Nancy and her second husband, Marius E. Johnston, a doctor from Lexington, Kentucky, who had worked on the island. Nancy had four children from a previous marriage, and she and Marius had one child together. Prior to George Carnegie's death, the Johnstons stayed at Greyfield, the island home of Retta Carnegie Ricketson and later her daughter, Lucy Ricketon Ferguson and her husband, Bob.

Plum Orchard

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The Johnstons used Plum Orchard on a seasonal basis only. Their home base was Lexington, where horses were an important part of their life. They usually sent several horses and some milk cows in a freight car to the island before arriving. Marius Johnston, along with Bob Ferguson, managed the horses and cattle owned by the Carnegie estate on the island.

A less formal lifestyle characterized the Johnston years at Plum Orchard. Although the Johnstons maintained a household staff, it was far less than that maintained by George and Margaret Carnegie. Coleman Johnston recalled no large formal dinners during this family's residence. What had been servant's quarters in the second floor east wing became a nursery and children's rooms.

Recreation featured prominently in island life, especially riding, hunting, and fishing. Marius was an active sportsman and knew the island very well. Rodeos were held at Stafford, and Marius helped introduce track racing on the island. A golf course was located between the Stafford barn and the beach road.

Around 1937, Marius and Nancy were in a serious car accident on their way to Cumberland Island. Visits to the island became less frequent, and, in fact, they never returned following the long interruption in island use caused by World War II (WWII).

The years before WWII were one of the most heavily used periods in Plum Orchard's history. With Marius and Nancy Johnston's trips to the island less frequent, their children—Margaret Johnston Wright (Retta), Coleman C. Johnston, Lucy C. Johnston Graves, Thomas M. C. Johnston, and Marius E. Johnston, Jr.—and their families often visited at the same time. Retta usually managed the house during this time. The caretaker during these years was Chester Holzendorf. He and his family lived in one of the existing two-story dwellings at the north end of the Plum Orchard compound.

During the years of WWII, Plum Orchard stood vacant. The U. S. Coast Guard, who ran beach patrols on the island, used the carriage house and other island structures to stable its horses.

After the war, the third generation of the Johnston family eventually took over management of the house. Joe Graves (son of Lucy Johnston Graves and Joseph Graves, Sr.) began returning to the island in the 1950s on a regular basis. By this time, the Johnston and Graves families were using caretakers for the upkeep of Plum Orchard. Gone were the days of full-time support staff, as Plum Orchard became more of a vacation home compared to its earlier use as a winter residence. Nancy Carnegie Johnston died in 1954 and was buried in Lexington, Kentucky.

Meanwhile, the state of Georgia formed the Cumberland Island Study Committee to investigate the possibility of acquiring the island for development as a tourist resort. Also in the 1950s, the Avalon Foundation and the Old Dominion Foundation jointly financed a series of coastal surveys conducted by the NPS to seek congressional support for the public acquisition of Cumberland Island.

After the last of Lucy Carnegie's children died in 1962, the trust that she established to keep the family's holdings intact came to an end, and the estate was divided up among individual owners. Plum Orchard became Johnston family property.

Plum Orchard

Cumberland Island National Seashore

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 descendants banded together to seek alternative ways to protect it from development.

In 1969, the Avalon and Old Dominion Foundations merged to form the Andrew W. Mellon Foundation (AWMF). In 1970, NPS Director George B. Hertzog approached the AWMF for 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. By November 1970, the NPF had acquired seventy-five percent of the island, including Charles Fraser's holdings.

In 1971, Plum Orchard, twelve acres surrounding the house, and \$50,000 were donated by the Johnston family to the NPF. Legislation was initially introduced in February 1970, and after two years of intense debate among the stakeholders, President Nixon signed Public Law 92-536 establishing Cumberland Island National Seashore on October 23, 1972.

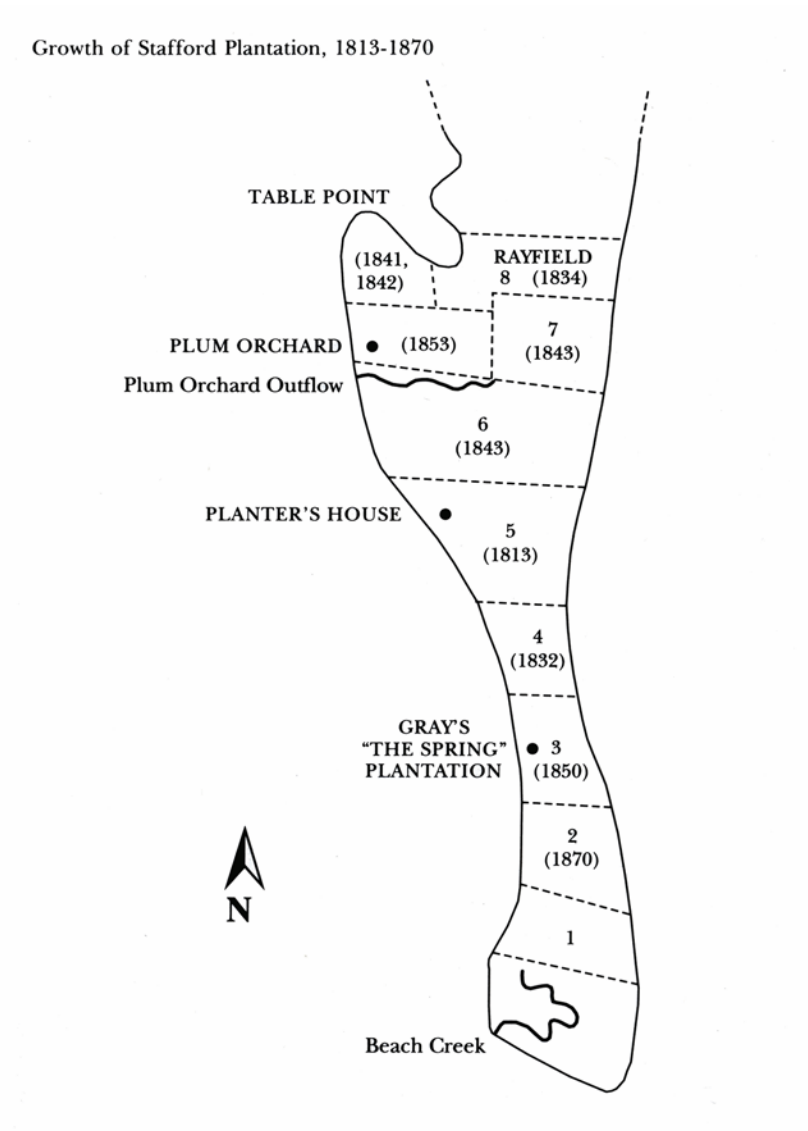


Figure 16: Robert Stafford's holdings.



Figure 17: Plum Orchard Mansion, c. 1900.



Figure 18: Plum Orchard Mansion, c. 1915.



Figure 19: Plum Orchard entrance hall, 1970.

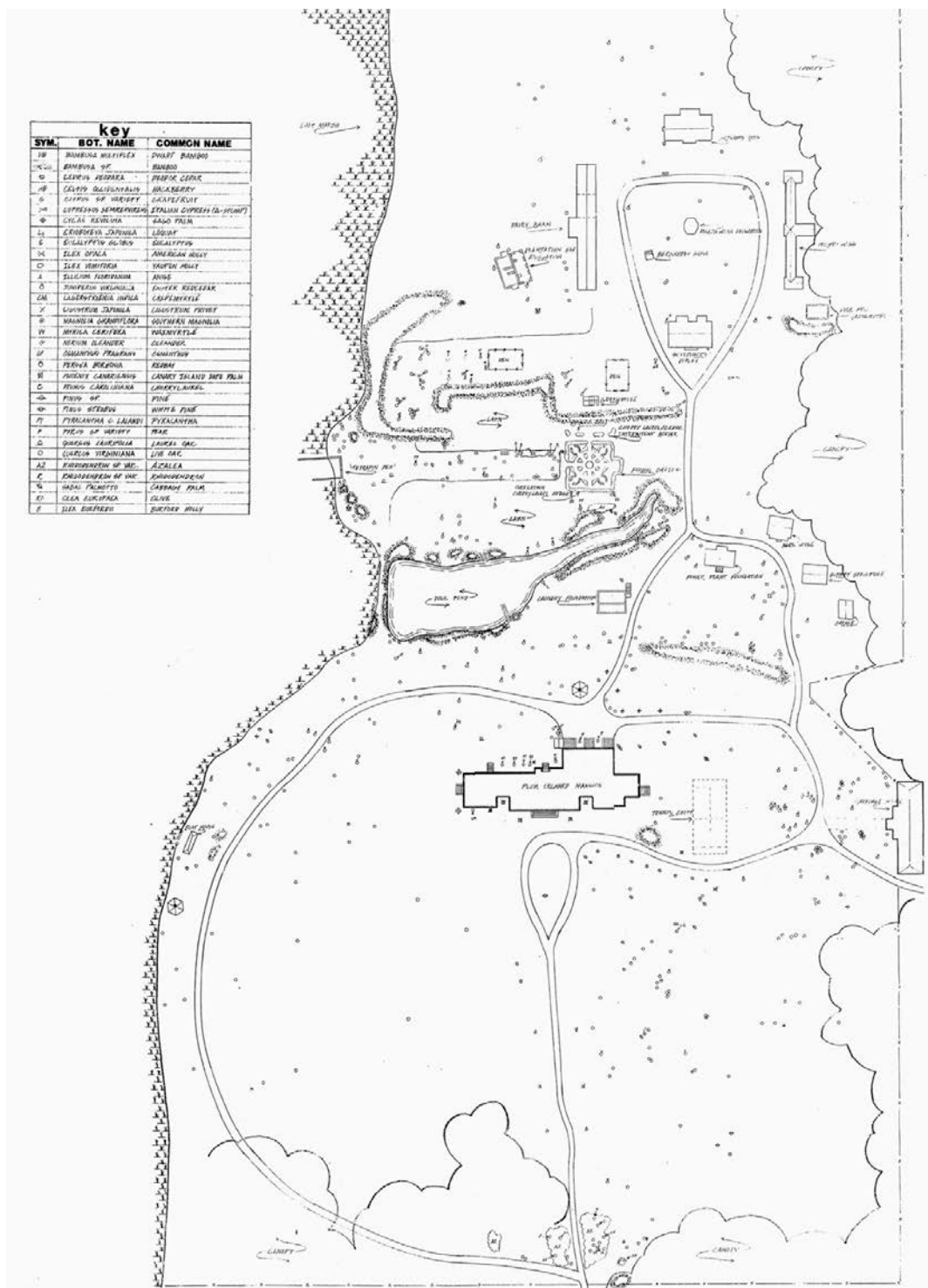


Figure 20: Plum Orchard site plan including formal garden designed in the 1930s.

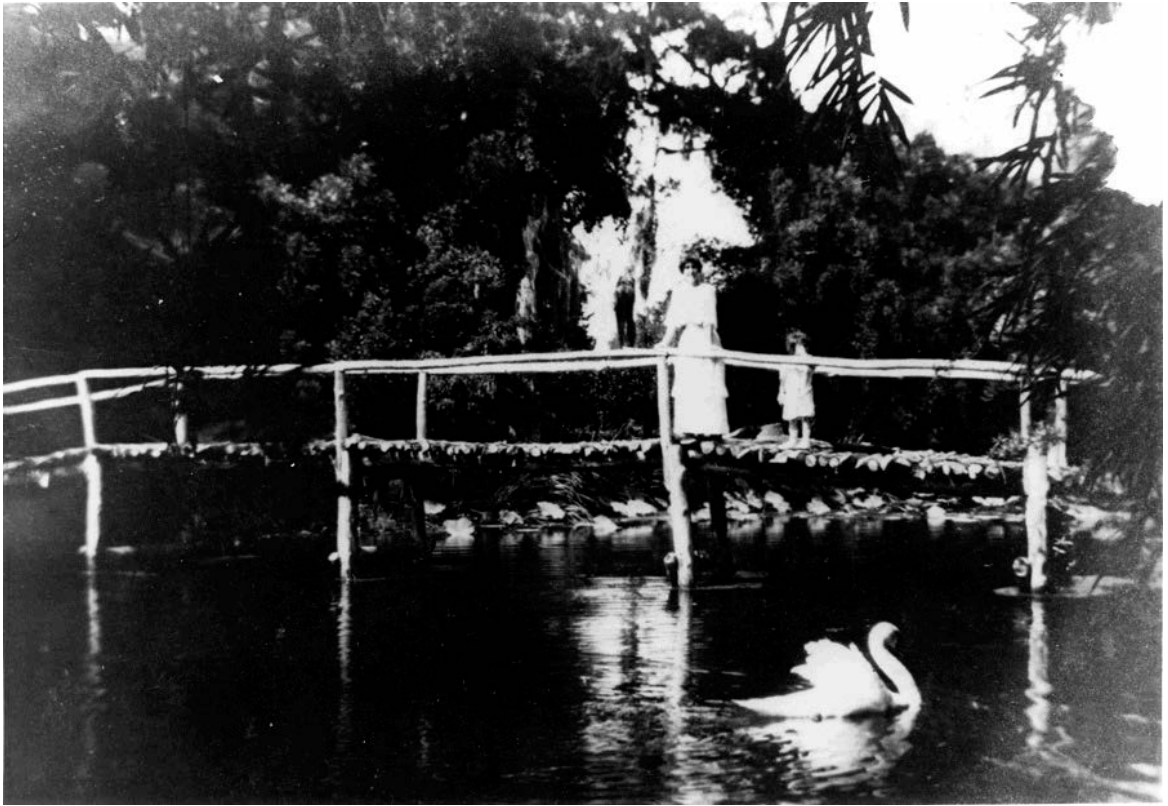


Figure 21: Plum Orchard Duck Pond, undated.



Figure 22: Formal garden spaces around the service road, c. 1910s.



Figure 23: Garden pool and four quadrants, c. 1939.



Figure 24: Greenhouse, headhouse, and garden beds, c. 1939.

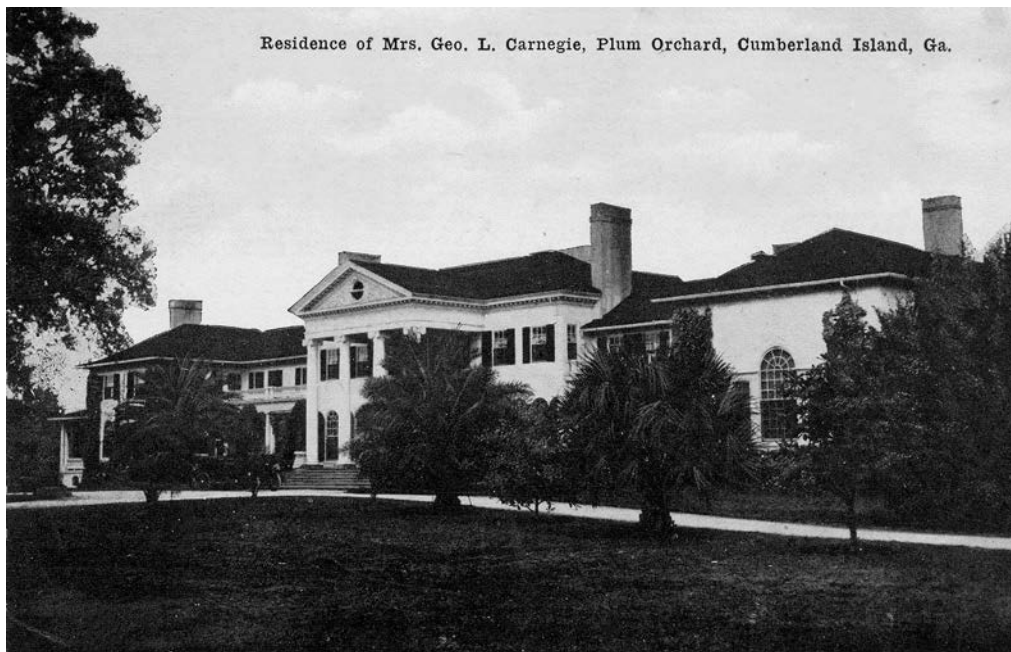


Figure 25: Palms and magnolias along spur road, c. 1915.

National Park Service Era (1972-Present)

1970s

Cumberland Island National Seashore was opened to limited public use in June 1975. Visitors were brought to the island on a forty-passenger boat that docked at Sea Camp on two daily trips. A choice of a tour of the Dungeness ruins or an opportunity to visit the beach to the east of Dungeness was offered. Until the Dungeness Dock was repaired, the park operated a tram service from Sea Camp to Dungeness and back. Plum Orchard was not open to the public.

In 1974, a series of archeological and historic resource surveys were begun that related in some way to Plum Orchard. In 1975, Robert Deutschle and Robert Wilson from the Southeast Archeological Center (SEAC) described the prehistoric and historic resources of the island, followed in 1976 by John Ehrenhard's assessment of archeological and historic resources eligible for the National Register. In 1977, David Henderson produced a historic structure report for the Plum Orchard Carriage House and a draft architectural data section for the Plum Orchard Mansion. Also in 1977, Louis Torres completed a historic resource study for Cumberland Island.

In 1975, a field review of the island's historic structures found most of the support structures at Plum Orchard in "an advanced state of decay." To further complicate matters, many of the Plum Orchard structures were part of the T.M.C. Johnston reserved estates. The report considered the Plum Orchard Mansion to be the most significant salvageable structure, whose needs included restoration of the porch roof, balustrades, and gutters. Although a park

maintenance crew did some work on the porch in 1976 and 1977, there was much more needed to fully restore the building, which was estimated at \$1,193, 280. Public tours of the mansion began in 1979.

Long-range planning efforts for Cumberland Island were underway by the time the park enabling legislation finally passed. A Master Plan outlining future development was released in 1971. It proposed a fleet of 100-passenger ferries that would dock at Brickhill Bluff, Plum Orchard, and Dungeness, with interpretive and concession facilities at each location. A jitney service would run the length of the island, connecting the three docks as well as three beach areas, six campgrounds, and destinations at the north end of the island. Stables for eighty horses and accompanying trails, some of which would be designed for biking and hiking, were planned. Each of the three beach areas would have bathhouses, shelters, comfort stations, and concessions. The park planned to lease Plum Orchard and Stafford for use as environmental conference and study centers. This plan suggested that 10,000 visitors per day could be accommodated.

Response to this draft plan revealed that there was a vast gap between what the NPS envisioned and what the public wanted. NPS planners returned to the drawing board. An Environmental Assessment was prepared and public hearings held in June 1976. As a result of these hearings, a draft General Management Plan was prepared that contrasted sharply with the 1971 plan. Day-use beaches for 200 people and five wilderness campgrounds and three improved ones for a combined maximum of 180 people were proposed. The plan reduced concession services to vending machines in the developed areas. The suggested daily visitation limit was reduced to 1,460. The jitney service remained in the plan but would operate primarily between Dungeness and Stafford, with occasional jitney tours to Plum Orchard and the north end of the island.

The NPS recommended wilderness designation for slightly over 20,000 acres north of Stafford. Planners excluded the Main Road, the High Point and Half Moon Bluff complexes, and the retained estates. 8,851 acres would receive immediate designation and 11,794 acres would be established as potential wilderness.

The new plan failed to convince both environmentalists and retained rights owners on the island. There was widespread opposition to the idea of jitney travel north of Stafford, and some opposed developing campgrounds near the island's lakes. The question of whether to include the roads and High Point and Half Moon Bluff in the wilderness was another point of contention. Additionally, all motorized transportation ceased for visitors at the south end of the island in 1979.

1980s

In 1981, after many changes to the level of proposed development on Cumberland Island, the NPS released another draft General Management Plan for public comment. After ten years of debate, the Sea Camp facility built years earlier by Charles Fraser was the only developed campground on the island. No concessions, no beach facilities, and no stables for horseback riding had been built. At Dungeness, the park was using existing historic buildings for limited interpretation and resource management.

The 1981 plan proposed reestablishment of transportation at the south end of the island to carry visitors between Sea Camp and Dungeness Dock, two developed campgrounds, the wilderness boundary near Stafford, several backcountry campsites, and a historic district for Dungeness. Very limited tours to Plum Orchard and High Point-Half Moon Bluff would be available. The proposed visitation limit remained 1,460.

Intense public opposition forced the NPS back to the drawing board once again. A decision was made to divide planning for the GMP and wilderness designation into two separate documents. Conservation groups wanted the Main Road north of Plum Orchard reclassified from potential wilderness to full wilderness and the portion south of Plum Orchard reclassified as potential wilderness. The bill passed on September 9, 1982, giving wilderness designation to 8,840 acres and potential wilderness to 11,718 acres. Small groups of visitors could be taken to Plum Orchard and High Point-Half Moon Bluff by vehicle over the Main Road.

A revised GMP called for visitation limited to 300 per day. The lower visitation limit resulted in the abandonment of the Nightingale Beach day use area, scaled down plans for the Dungeness Dock, and limited island transportation to occasional tours to Plum Orchard in sixteen-passenger vehicles. Two new primitive campgrounds were proposed.

With few revisions, the NPS approved the plan in January 1984, with the elimination of the two new campgrounds at Lake Whitney and Duck House and the reclassification of all of the Main Road north of Stafford as wilderness. The revised plan essentially provided for a continuation of the natural character of the island, free from extensive development. The key features were:

- No change in the visitation ceiling of approximately 300 people a day.
- Camping to be provided at the improved campground at Sea Camp and at three primitive campgrounds. Semi-primitive camping to occur at Stafford and a small restroom provided.
- A day use area with a small restroom and picnic tables to be provided at Dungeness or Nightingale Beach.
- Limited transportation to be provided to Plum Orchard on a reservation basis for guided tours of the mansion.
- The mainland administration building/ visitor center to remain at St. Marys.
- With the visitation ceiling remaining at 300 people a day, no major modification proposed for the island docks or ferry boat operation. The Park Service to provide limited docking spaces for a few private boats.
- Independent studies on the impact of feral horses on the island to be conducted.

Reserved Estates

T.M.C. Johnston, Jr. leased his reserved life estate, the northern end of the Plum Orchard support building area, to Charles Hauser, who began modifying the Dairy Barn into rental apartments in 1983. SEAC archeologist John Ehrenhard discovered that vista clearance and excavations for a sewer/septic system resulted in disturbance to an area that included part of a

known Indian midden, as well as the Bernardey house ruins, although no direct impact to the Bernardey ruins occurred.

In July 1984, a team from the Southeast Regional Office inspected the midden site and the Bernardey ruins in order to make recommendations for their preservation. They concluded that although a great deal of vegetation was growing around the ruins, a radical intervention would expose the ruins to wind, rain, increased dampness, and sunlight, which would radically accelerate decaying mechanisms. They provided a list of recommendations to gradually correct the problem over time by changing the environmental conditions affecting the ruins. The NPS allowed the removal of two collapsed sheds at this time.

Development Concept Plan

In September 1983, the Cumberland Island Historic Foundation was formed to find money for interior repairs to the Plum Orchard mansion and work with CUIS officials to craft a development concept plan (DCP) for the Plum Orchard Historic District, which was approved for listing in the National Register of Historic Places the following year.

The NPS released a draft DCP in November 1984. The initial preferred alternative proposed leasing the mansion to a corporation or organization who would assume the maintenance costs. The NPS would retain the right to bring visitors through the ground-floor rooms.

Public response forced the NPS to forge a new plan, calling for a delay in leasing the mansion until it became financially feasible, performing selective stabilization of the interior unless unexpected funds became available, and a continuation of very limited tours of the mansion. Part of the mansion would be rehabilitated by the NPS to house a ranger, who would have caretaking and security responsibilities. Nothing would be done to preserve the carriage house.

Mansion Preservation/Rehabilitation

Of all the historic structures on Cumberland Island, the most difficult and expensive to maintain was the 21,724-square-foot Plum Orchard Mansion, surrounded on three sides by wilderness. By 1983, a leaking roof, outdated electrical wiring, and rapid deterioration of the cement plaster on the outer walls plagued the structure. Congress appropriated \$355,000 for what was considered the most necessary work to preserve the structure, and from 1983 to 1984, the NPS completed a \$400,000 preservation project on the mansion's exterior.

A rehabilitation project occurred from 1987 to 1988 and included exterior painting, conversion of servants' quarters on the second floor to an apartment, partial dining room restoration, and construction of a handicapped accessibility ramp at the rear of the mansion. The dining room restoration was intended to further entice public support for interior restoration efforts by serving as a model of what could be done elsewhere in the mansion.

The Cumberland Island Historic Foundation held a "Plum Orchard Gala" at the mansion in 1988 to raise money for the structure's preservation. The event raised \$7,500, and another gala was

held in 1989. From 1984 to 1994, the foundation raised more than \$700,000 for the mansion and various outbuildings.

1990s

In 1992, the park completed a number of needed projects at Plum Orchard. These included roof repairs, termite treatment, exterior painting, installation of a new drainage system, and construction of a bulkhead along the bank of the Brickhill River to protect the Octagon Shed.

In 1995, the NPS attempted to develop a Memorandum of Agreement (MOA) with a non-profit organization known as the Plum Orchard Center for the Arts, but legal challenges stopped work on the MOA. Two items added to the difficulty of developing a historic lease for the Plum Orchard Mansion. First, it is surrounded by Wilderness except for its side on the Brickhill River. Second, residents on the island who either have retained rights or court defined rights to drive their vehicles on certain roads that run through the Wilderness and connect with Plum Orchard need unrestricted access to those roads.

The Plum Orchard Center for the Arts was partly comprised of island residents who were Carnegie descendants. They wanted to develop a plan that would be compatible with the mansion and would generate a cash flow that could go into the maintenance of the mansion. However, they wanted to freely use vehicles on the roads through the Wilderness for the venture at Plum Orchard.

Their proposal was in conflict with the Defenders of Wild Cumberland and the Sierra Club, who did not want any additional vehicular traffic on the roads in the Wilderness surrounding Plum Orchard. The NPS withdrew from its MOA and opened the process up to competitive bid. The NPS was faced with trying to develop lease language that would allow public access to the mansion with certain restrictions; minimize or eliminate increased vehicular traffic on the roads in the Wilderness; and did not in any way restrict the retained rights of island residents.

In 1997, a Request for Proposals (RFP) was issued for a long-term historic lease. The RFP outlined the special terms and provisions potential lessees must follow. Restrictions had been tightened to meet environmentalists' concerns, with access to Plum Orchard by boat only. Also, the potential lessee must allow public tours of the main floor at least one day per week. A proposal from the Georgia Council of American Youth Hostels was rejected because it failed to meet the standards set forth in the RFP.

On July 22, 1999, Denver Service Center (DSC) and park staff participated in a Choosing by Advantages session evaluating alternative uses for the Plum Orchard Mansion. Analysis of the ratio of NPS dollars to advantage importance demonstrated a preferred alternative, Alternative E (mixed adaptive use: historic lease authority), as it had the best ratio.

In 1999, tours to Plum Orchard increased from one Sunday a month to every Sunday. The first Sunday of each month the ferry went to Plum Orchard. All other Sundays a ranger departed from the south end of the island and drove visitors to Plum Orchard in a van. However, by 2002, tours had transitioned to being conducted the second and fourth Sundays of each month with all transport by concessioner ferry. This program ended in 2012 after the twice monthly ferry-based tours had been made obsolete by the daily Lands and Legacies Tours which include Plum Orchard.

2000s

In December 2000, a contract was awarded for Phase I Plum Orchard Mansion Rehabilitation. Phase I addressed most of the exterior envelope problems and the most pressing structural problems and included a new pine shingle roof. This contract was completed in February 2002.

Another Historic Property Lease RFP was issued in August 2001 that included taking on the cost of Phase II rehabilitation. Laurel Island Plantation LLC submitted a proposal on December 21, 2001 that included regular access on the Main Road and throughout the south part of the island, which was inconsistent with the RFP requirements. Also, the exact source of funds to finance Phase II rehabilitation was unclear.

The NPS finally obtained congressional funding for Phase II Plum Orchard Mansion Rehabilitation, which completed the exterior work and provided interior rehabilitation such as restoring historic finishes, accessibility modifications, and basic components of fire protection, electrical, and ventilation systems. Phase II required the historic structure report (HSR) to be updated to include interior details. Architectural firm GWWO Architects completed the HSR interior amendment in 2004, and the contract award occurred in 2006. The work was completed in 2008.

Cumberland Island Wilderness Boundary Adjustment Act

In 2004, Congress passed the Cumberland Island Wilderness Boundary Adjustment Act. This law increased the Wilderness acreage to 9,886 but excluded 25-foot right-of-ways along roadways known as Main Road, Plum Orchard Spur, and North Cut Road from Wilderness designation. It also called for a Management Plan to “ensure that not more than 8 and not less than 5 round trips are made available daily on the Main Road north of the Plum Orchard Spur and the North Cut Road by the NPS or a concessionaire for the purpose of transporting visitors to and from the historic sites located adjacent to Wilderness.”

To fulfill the statutory mandate, a Transportation Management Plan/Environmental Assessment (TMP/EA) was initiated in 2005, although it was not completed until April 2009. The preferred alternative in the TMP provides for daily motorized tours of the historic sites at the north end of Cumberland Island and a separate shuttle service on the south end. A second “action” alternative would provide only the north end tours. The “no action” alternative would continue present management of CUIS without the tours. The EA analyzed the effects of five to eight tours per day, consistent with the statutory mandate. A Finding of No Significant Impact (FONSI) was issued in May 2009, and the preferred alternative was approved by the FONSI.

An NPS contractor has calculated the cost of implementing the TMP. Based on current visitation, and depending on the number of tours per day and the percentage of visitors who elect to take the tours, for NPS (or a concessioner) to cover its costs, each person taking the tour would have to be charged between \$70 and \$140. For NPS to subsidize the tours in lieu of a charge would cost NPS \$800,000 per year. In either case, the capital cost to start up the tours would be about \$1 million.

After reviewing this report, NPS proposed an alternative Transitional Program in 2010, consisting of up to three tours per day, with minimum staffing and only four vehicles, including one with a lift for the mobility-impaired. Each participant would be charged a minimum “transportation fee” of \$15. NPS proposed to implement this transitional program for one year, after which it would report to Congress and other interested parties on the success of the interim plan and a recommendation for going forward with the full TMP.

In 2011, the program began as a “Lands and Legacies” tour to the north end of Cumberland Island that includes both cultural and natural resources. The motorized tour departs from the Sea Camp Ranger station using enclosed vans. Stops include the remains of Robert Stafford’s plantation and cemetery, Plum Orchard Mansion, Cumberland Wharf, The Settlement and First African Baptist Church, and others.



Figure 26: Porch repair, 1970s.

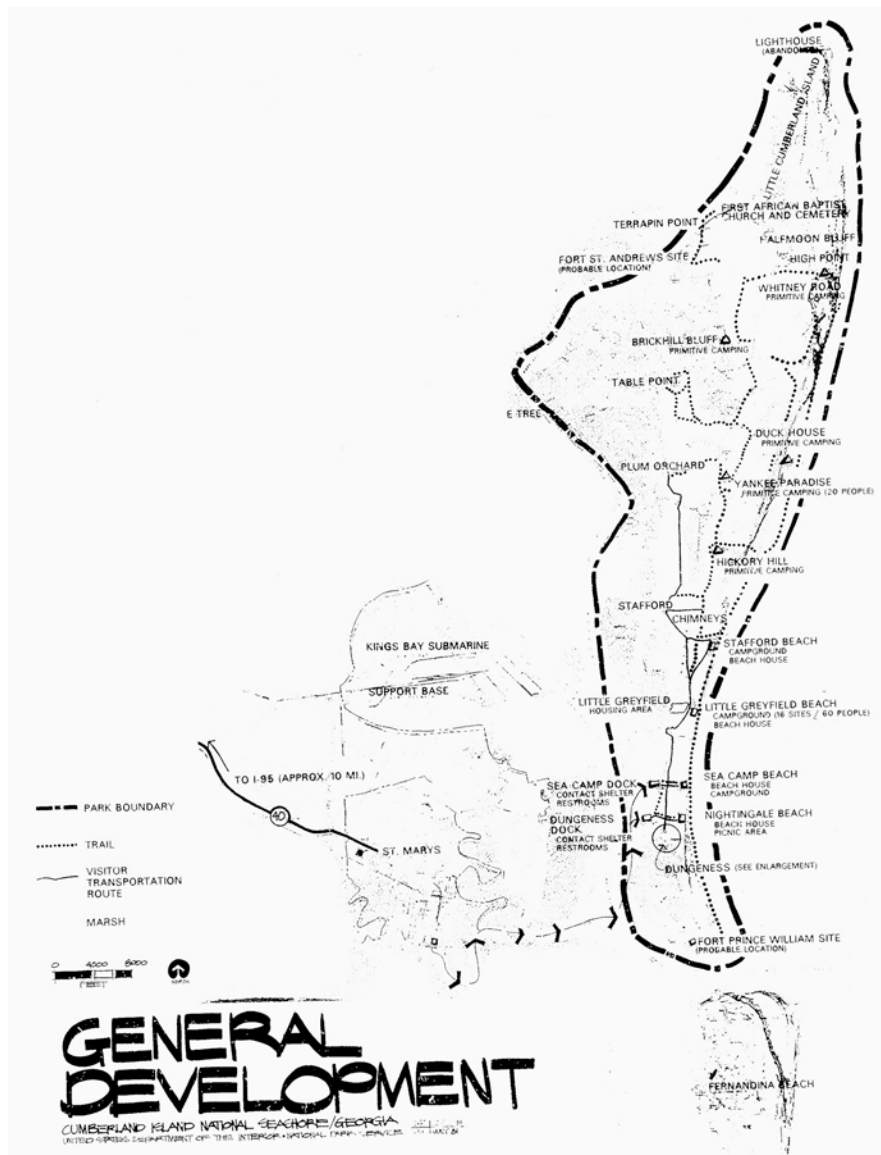


Figure 27: General Development, 1981.



Figure 28: Plum Orchard Mansion rehabilitation, c. 1983.



Figure 29: Porch repair, c. 1977.



Figure 30: Roofing crew, c. 1977.



Figure 31: Plum Orchard Carriage House, 1996.



Figure 32: Pumphouse, 1994.



Figure 33: Powerhouse, 1994.



Figure 34: Electrician's' House, 1994.



Figure 35: Laundry, 1994.



Figure 36: Housekeeper's Cottage foundation, 1994.



Figure 37: Water Tower foundation, 1994.



Figure 38: Supervisor's Duplex, 1994.



Figure 39: Stable/Dairy Barn, 1994.



Figure 40: Caretaker's House, 1994.



Figure 41: Chicken House, c. 2008.



Figure 42: Duck Pond levee, 2000.



Figure 43: Terrapin Pen, 1994.



Figure 44: Octagon Shed, 1994.



Figure 45: Boat House, 1996.



Figure 46: Carnegie dock, 1975.



Figure 47: NPS dock, 1975.



Figure 48: Plum Orchard entrance road, 1964.



Figure 49: Plum Orchard entrance road, 1971.



Figure 50: Circular concrete pool, 2000.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The physical integrity of the Plum Orchard Historic District Landscape is evaluated by comparing landscape characteristics and features present during the period of significance (1898-1917) with current conditions. The landscape characteristics that will be discussed in this section are natural systems and features, spatial organization, cluster arrangement, buildings and structures, circulation, vegetation, topography, land use, views and vistas, small-scale features, constructed water features, and archeological sites. Extant landscape features associated with these characteristics convey the significance of the site as a formal gilded-age estate. While there are extant landscape features from before and after the period of significance, they do not contribute to the site's significance.

The effort to determine a landscape's significance according to National Register criteria focuses on seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The persistence of these qualities as they apply to the landscape determines whether the landscape retains enough of its important features to convey its historically significant appearance or associations.

Location – Integrity of location remains strong for the Plum Orchard Historic District. All contributing resources retain their original locations; however, erosion along the Brickhill River threatens the historic location of the octagon shed and boathouse. The vehicular and pedestrian circulation features are in their original locations, although there have been slight alignment modifications to some of the service roads and some that have disappeared. The location of internal boundaries changed with the establishment of the two reserved life estates. Also, the loss of landscape features such as enclosing hedges and the outline of formal garden spaces affected integrity of location.

Design – The design of the Carnegie Era landscape at Plum Orchard began with the picturesque park-like setting around the Plum Orchard Mansion that included a winding, tree-lined entrance drive, groupings of azaleas, an open lawn with native trees, a palm-flanked terrace overlooking the front entrance, a reflective water feature, and sand shell roads that linked the estate support buildings. All of these features survive in the landscape and are character-defining, although some are in need of restoration. A complex of support buildings and gardens for vegetables and cut flowers, whose arrangement was described by one family member as being patterned after a European farm, was sited north of the Duck Pond. The intact arrangement of the support buildings around a circular drive is a character-defining feature of the historic landscape. In the 1930s, Nancy Carnegie Johnston oversaw the addition of a five-part formal garden. Without constant upkeep, the formal garden and other highly maintained landscape features eventually fell into disuse as Johnston family members spent less time at Plum Orchard after WWII. Today, the formal garden is overgrown with vegetation and is in deep shade. Two greenhouses and the adjacent spaces where vegetables and cut flowers were grown are no longer extant. Although the Duck Pond survives, it is in need of restoration. Duck weed and encroaching vegetation threatens to overtake it, the rustic footbridge is gone, and the dam built to establish and maintain the pond is threatened by erosion along its face on the Brickhill River. The entrance drive no longer loops around the front of the mansion, although its trace is still extant. A major deficiency within the historic district is the loss of the carriage house, the principal support building

designed by Peabody and Stearns. When the NPS took over management of the property in 1972, the carriage house roof was already at risk after years of neglect. Without any intervention, the building eventually collapsed. Its location on a major circulation loop around the mansion made it an important component of the historic landscape that remained intact after the division of the site in 1972. The decline and disappearance of historic vegetation is also a threat to the design integrity of the historic landscape. Nonetheless, the winding entrance drive is still lined with cabbage palms and Italian cypress and magnolias line the road that turns east of the mansion, although several are missing. Likewise, Canary Island date and pindo palms survive at the front piazza, although one of each is missing. Of the vegetation remnants recorded in 1983, only those managed by the NPS have been documented to date. The vegetation survey did not include the reserved life estates. Additionally, the Plum Orchard Mansion retains integrity of design following a multi-phase rehabilitation effort completed in 2008. Although many individual features of the historic landscape are threatened or missing, the overall spatial footprint is intact. Division of the property can be reversed when the reserved life estates expire, and the respective properties come under full federal management.

Setting – The setting of the Plum Orchard Historic District has been compromised. The construction of the Carnegie-era service complex undermined the setting of the Bernardy-era resources. The change in use from a winter residence to a vacation home led to the decline of Carnegie-era landscape features such as the formal garden and hedges that defined the vegetable and cut flower gardens. Several of the support buildings have fallen into ruin. Over the years, vegetation encroachment around the Duck Pond also compromised integrity of setting. The most severe impact to integrity of setting occurred when the boundary of the reserved life estates were established, which truncated the landscape. Bernardy-era resources and over half of the Carnegie-era resources are now part of the Johnston and Butler reserved life estates. The unimpeded, open expanse of grass around the mansion and the unobstructed views along the loop drive are character-defining features of the historic landscape.

Materials – Materials can only be evaluated for the landscape features managed by the NPS, since it is unknown exactly what has been done to the structures included in the two reserved life estates. Material integrity remains high for Plum Orchard Mansion, which has undergone extensive rehabilitation. Material integrity is also high for the pump-house and octagon shed. In a mild coastal climate such as Cumberland Island's, with an almost twelve-month growing season, plants grow, mature, and die at an accelerated rate. The opportunistic encroachment of native plants, the spread of exotic species, and the effect of herbivores on regeneration of vegetation are all factors that have incrementally decreased the integrity of plant material. Many of the historic plants have been lost because of these growing conditions, two devastating freezes in the 1980s, and a lack of routine maintenance. Nonetheless, character-defining features like the palmettos and Italian cypresses along the entrance drive, palms at the front entrance, and native live oaks in the lawn continue to contribute a vertical dimension to patterns of spatial organization. Many trees at Plum Orchard are historic features that help convey the historic character and spatial order of the cultural landscape. Although a few of the palms, Italian cypresses, and palmettos are missing, they could be restored. Historically, roads played an important role in connecting various components of the cultural landscape. The roads within the historic district retain their historic character of sand and shell and are a character-defining feature.

Generally, the landscape features within the historic district possess integrity of materials.

Workmanship – Workmanship can only be evaluated for the landscape features managed by the NPS, since it is unknown exactly what has been done to the structures included in the two reserved life estates. However, the landscape features evaluated for workmanship retain integrity. Workmanship remains high for the Plum Orchard Mansion. The recent rehabilitation effort addressed most of the exterior envelope problems and structural failures and included a new pine shingle roof. Accessibility upgrades included the removal of the handicap accessibility ramp and the addition of an elevator in the basement, which improved integrity of workmanship. Roof repairs to the octagon shed and pumphouse in 1992 returned the structures to a high level of workmanship. The pumphouse was repaired and retrofitted in 2008 to accommodate the fire suppression tank pump. Although this necessitated some intervention, all materials were replaced in-kind. However, the high cost associated with the regular upkeep of the structures and other landscape features has been and remains a key issue for the park and must be overcome to ensure the property's long-term preservation.

Feeling – While there is a sense of place within the NPS- managed cultural landscape, a historic landscape that was meant to be experienced as a whole is now divided, with the majority of the support buildings on the two reserved life estates. Within the reserved life estates, integrity of feeling is missing for the Bernardey-era resources, which lack any kind of connection to the plantation era. Modern intrusions such as the fire suppression tank and generator adjacent to the mansion diminish integrity of feeling and detract from the historic character of the Plum Orchard landscape. Nonetheless, there is still a sense of place within the NPS-managed cultural landscape. Overall, the integrity of feeling has been compromised.

Association – Integrity of association has been affected by the division of the historic landscape, half of which is now contained in two reserved life estates. These resources are off-limits to visitors, and NPS employees must have permission to go on site. Nonetheless, Carnegie descendants on the Butler reserved life estate maintain integrity of association with the lives of Tom and Lucy Carnegie, George and Margaret Carnegie, and Nancy Carnegie Johnston. Within the reserved life estates, the nineteenth century-era resources have lost all association with Peter Bernardey and his descendants. The collapse of the carriage house lowers integrity of association, as it was the only other building at Plum Orchard designed by Peabody and Stearns.

Aspects of Integrity:	Location
	Design
	Materials
	Workmanship
	Feeling

Landscape Characteristic:

Natural Systems and Features

Cumberland Island was formed approximately 35,000 to 40,000 years ago during Pleistocene period and is the largest and southernmost barrier island along the Georgia coastline. The island is a part of a chain of barrier islands stretching approximately 150 miles from the middle of the South Carolina coast to the mouth of the St. Johns River in Jacksonville, Florida. Cumberland Island is 17.5 miles long and between half of a mile and three miles wide. The island is a total of 36,415 acres, of which 16,850 acres are marsh, mud flats, and tidal creeks. A typical cross section of Cumberland Island features a wide flat beach stretching from the ocean to the dune line, fresh water sloughs (still or slow-moving water bodies occupying swales between dunes) lying behind the dunes, a forested area running from the western slough margin back to the western margins of high ground, and broad salt marshes extending out to tidal creeks.

The island is also within the Atlantic Coastal Plain Physiographic Province (ACPPP). The ACPPP is characterized by a general gentle downward slope from Piedmont plateau to the Atlanta coast in much of the eastern seaboard of the United States. River, creeks, and tributaries within the ACPPP typically drain into the Atlantic Ocean, and soils within the ACPPP are typically rich with sediment from periodic flooding.

Cumberland Island is separated from the mainland by a series of tidal marshes, four to six miles wide. Amid the marshes, and running the length of the coast, is the collection of waterways known as the Intracoastal Waterway. The Intracoastal Waterway provides a protected route for intracoastal maritime traffic, enabling smaller watercraft to avoid the outside passage along the coast, a route often impassable due to frequent Atlantic Ocean northeasters and tropical storms. The portion of the Intracoastal Waterway that flows next to Cumberland Island is called Cumberland River. The Brickhill River, a branch of the Cumberland River, borders the Plum Orchard Historic District on the western edge of the site.

The climate of Cumberland Island is fairly typical of the coastal southeastern United States. The average high in January is 62° F and the average January low is 42° F. The average high and low for July is 88° F and 72° F. In January, the average rainfall is 3.4 inches, and in July, the average rainfall is 6.3 inches. Wind velocity averages 6.9 miles per hour; however, this can dramatically change with the event of a tropical storm or hurricane.

Cumberland Island has the greatest diversity of habitats and biotic communities of any of Georgia's coastal islands. Extensive *Spartina* marshes and tidal creeks cover the western shoreline, providing highly productive estuarine nursery and feeding grounds for juvenile fish, shrimp, crabs, and other invertebrates. Upland forest communities comprise a large portion of the island. Oak and pine dominate most mature forests and saw palmetto (*Serenoa repens*) is a common understory plant. Additionally, the island has a sizeable acreage of scrub/shrub habitat supporting a variety of unique plant species. Surface aquatic systems are extensive and include freshwater lakes, ponds, and sloughs with highly fluctuating water levels. Dune communities extend the length of the eastern shoreline and are primarily composed of sparse stands of grasses, forbs, and sedges. On the north end of the island rear dunes reach up to 45 feet in elevation. There are six dune and interdune plant communities on the island: dune grass-forb, dune shrub thicket, dune oak-buckthorn shrub forest, interdune grass-sedge meadow, interdune shrub thicket, and interdune pine-mixed hardwood forest. The aquatic and

terrestrial fauna of the island are diverse, and include more than 100 species of nesting birds, more than 300 species of visiting birds, bald eagles, piping plovers, wood storks, white-tailed deer, raccoons, river otters, bobcats, American alligators, loggerhead turtles, and feral populations of hogs and horses.

Cumberland Island is an exceptionally dynamic natural environment, reflecting constant transformation by water, wind, and fire. Although the entire island has been altered by people for thousands of years, the dominant force of change in this environment is the Atlantic Ocean, with littoral currents, wave and tidal activity, storm surges, and periods of sea level fluctuation continually acting to accrete and erode the shoreline. However, as there has been minimal development on Cumberland Island, the natural systems and features of the Plum Orchard Historic District maintain integrity of location, setting, and feeling.

Character-defining Features:

Feature: Atlantic Coastal Plain Physiographic Province (ACPPP)

Feature Identification Number: 173036

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Barrier island chain

Feature Identification Number: 173038

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Atlantic ocean

Feature Identification Number: 173040

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Intracoastal Waterway

Feature Identification Number: 173042

Type of Feature Contribution: Contributing

<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
Feature: Brickhill River	
Feature Identification Number:	173044
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
Feature: Cumberland River	
Feature Identification Number:	173046
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
Feature: Floridan aquifer	
Feature Identification Number:	173048
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
Feature: Salt marshes/tidal creeks	
Feature Identification Number:	173050
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
Feature: Spartina marshes	
Feature Identification Number:	173052
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	

Feature: Scrub habitat
Feature Identification Number: 173056
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000

Feature: Pine-Oak forests
Feature Identification Number: 173072
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000

Spatial Organization

During the Bernardey/Stafford Era (1823-1881), when the site was primarily part of a larger plantation, the property was organized based on where the most suitable and desirable land was located. The property known as Plum Orchard has been greatly influenced by the island's natural systems, as well as the desired land uses of the site, for centuries. When the property was first sited, it was chosen because of its vantage point on top of a bluff and because it was a deep-water landing site along the Brickhill River. When the property was established as a plantation, the location of cotton and other agricultural fields was based on how well-suited the land and soil was for planting. The island's marshlands possessed soils with high salinity, which was not suitable for agriculture, but was excellent for grazing cattle. Stands of oak and pine were used for timber. Field and forest patterns began to change in the late 1800s, as agricultural production was greatly affected by the Civil War and the loss of slave labor. When the Plum Orchard property came into the hands of the Carnegies, the spatial organization changed dramatically from a rural/agricultural layout to a family estate design. On a macro-scale, the property was still organized by the location of certain natural features, including the Brickhill River and woodlands; however, on a smaller scale, the property became organized around the location of various existing circulation paths and open spaces. Once construction of the Plum Orchard estate began in 1898, the site was largely organized around the location of the Plum Orchard Mansion. While the mansion stood on its own, the most important buildings to the mansion's upkeep were clustered nearby around one of the service roads, including the carriage house, housekeeper's cottage, the laundry building, the garage, the powerhouse, and the electrician's house. Other support buildings were clustered around a service road far enough away that they would not intrude on the mansion, but still close enough to participate in the day-to-day upkeep of the estate, including the supervisor's duplex, the stable/dairy barn, the servants' quarters and the chicken house. The Bernardey house ruins were located near the stable/dairy barn. The spatial layout around the Plum Orchard Mansion focused on the front (south-facing) elevation, with a secondary visual axis off of the eastern elevation of the house to the carriage house. The landscape around the house was left in a

naturalistic state, which was common within the Country Place era design aesthetic. Large expanses of lawn were dotted with large specimen trees, and tree-lined entrance road gracefully winded and looped through the property. The Plum Orchard cultural landscape retains the patterns of spatial organization that has defined it since the George Lauder Carnegie era, although certain features are now missing. Surviving character-defining features include the mansion and service buildings, a winding, tree-lined entrance drive, groupings of azaleas that helped dictate movement through the space, an open lawn with native trees, clustering of support buildings, and sand-and-shell roads that linked the estate support buildings. Missing features the loop in the entrance drive and several space-defining trees. Overall, the spatial organization of the Plum Orchard Historic District retains integrity of location, design, setting, feeling, and association.

Character-defining Features:

Feature: Spatial Layout of Plum Orchard Mansion and grounds

Feature Identification Number: 173074

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Cluster Arrangement

Cluster arrangement is closely related to the spatial organization of the site and is very evident within the Plum Orchard Historic District. There are essentially two clusters of buildings and structures within the district. The first cluster includes the Plum Orchard mansion, the carriage house, the garage, the powerhouse, the electrician's house, the laundry building foundation, the housekeeper's cottage foundation, and the pump house. The second cluster of buildings and structures includes the supervisor's duplex, the chicken house, the servants' quarters, the stable/dairy barn, and the Bernardey House ruins. As the location of these clusters of buildings and structures has not changed since the period of significance (1898-1917), cluster arrangement maintains integrity of location, design, setting, feeling, and association.

Character-defining Features:

Feature: South Cluster (Plum Orchard mansion, carriage house ruins, garage, powerhouse, electrician's house, laundry building foundation, housekeeper's cottage foundation, pump house)

Feature Identification Number: 173128

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Plum Orchard
Cumberland Island National Seashore

Feature: North Cluster (supervisor's duplex, the chicken house, servants' quarters, stable/dairy barn, Bernardey House ruins)

Feature Identification Number: 173130

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Landscape Characteristic Graphics:

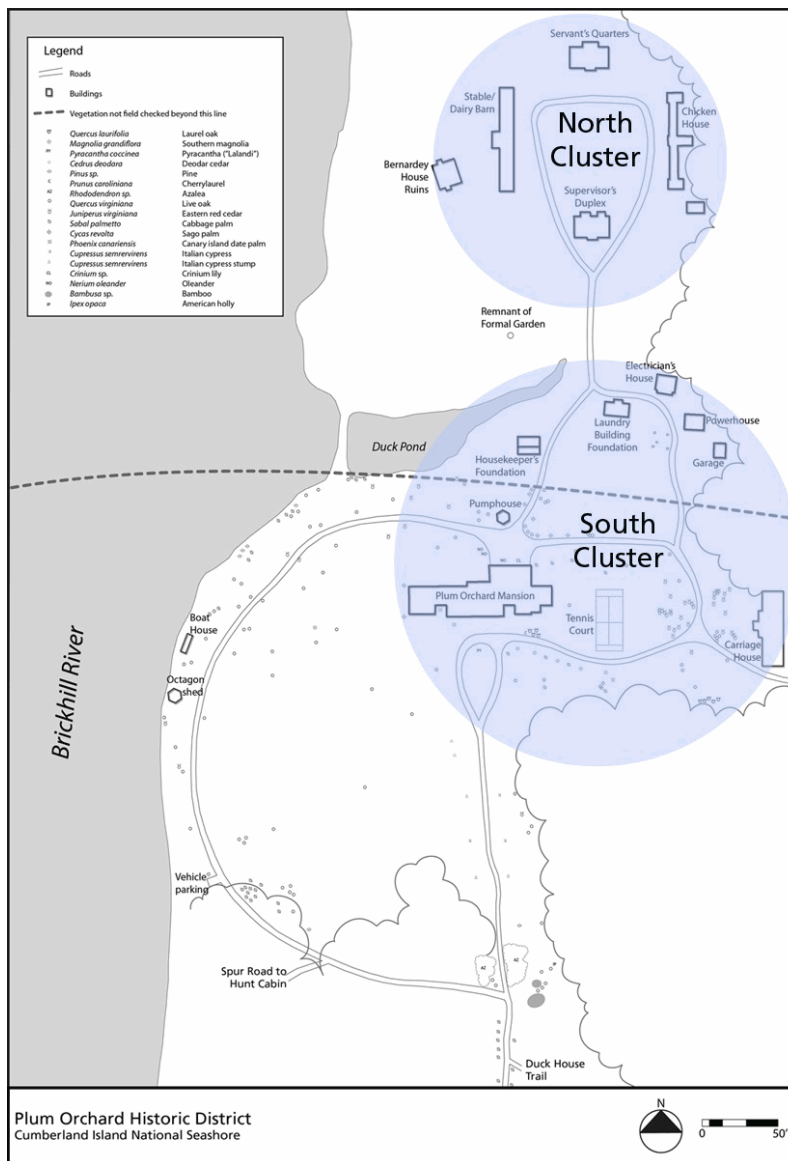


Figure 52: Cluster arrangement of Plum Orchard Historic District.

Buildings and Structures

It is unknown if any buildings or structures existed within the Plum Orchard Historic District before the Bernardey/Stafford Era. Archeological studies would be better suited to determine this. There are three extant structures from the Bernardey/Stafford Era. The first is the Bernardey house foundation. The foundation most likely supported a large house—a theory supported by the fact that foundation is level with grade and based on the thickness of the foundation. Another extant structure is the tabby brick and clay brick wall surrounding the Bernardey cemetery, where Peter Bernardey and his mother are buried. The cemetery wall was constructed by Robert Stafford. Both the house foundation and walled cemetery are within the Reserved Life Estate boundaries and were constructed before the period of significance (1898-1917); therefore, their integrity will not be assessed. The third structure from the Bernardey/Stafford Era is the terrapin pen. The terrapin pen is a U-shaped wall made of tabby that is approximately three to four feet high. The pen was constructed sometime between 1830 and 1865 and is located northwest of the Duck Pond. It is threatened by erosion. The pen is in fair condition, but because it was constructed before the period of significance, its significance and integrity will not be assessed.

There are many extant building and structures from the Carnegie Era. The most extravagant and largest building is the Plum Orchard Mansion, a neoclassical-style mansion designed by Boston Architectural firm Peabody & Stearns. The two and a half story mansion, which was constructed in 1898 of wood and stucco, is set on a raised balustrade piazza. It extends 240 feet from east to west with a full basement. The central portion of the structure features an Ionic portico with a richly decorated pediment and round arched windows. Three additions were added to the mansion sometime between 1898 and 1902, in 1902/1904, and in 1906/1907. The Plum Orchard Mansion underwent major interventions and renovations in 2000, 2006, and 2010. Phase I interventions (2000-2002) primarily focused on serious repairs to the building envelope, including a new pine-shingle roof, roof drainage repairs, installation of lightening protection, window glazing rehabilitation, exterior wall painting, repair of portico columns, repair of balcony columns and beams, resetting of piazza pavers, window and door rehabilitation, cleaning and painting of ornamental soffit, and cleaning and painting of the ornamental gable wall at the south portico. Phase II interventions (2006-2008) included the installation of a fire suppression/detection system; abatement and removal of hazardous materials; replacement/upgrade of plumbing, electrical, and HVAC systems; restoration of historic wood finishes and interior surfaces, such as floors, walls, ceilings, and stairways; repairs to the north portico deck; replacement of the south portico deck; and interior rehabilitation. In 2010, the exterior of the mansion was completely washed, and the south, east, and west sides were scraped and painted, including all exterior windows, doors, shutters, and benches. Additionally, minor repairs occurred to the hand railings and metal flashing on the balcony floor. The Plum Orchard mansion is in good condition, contributes to the site's significance, and possesses integrity of location, design, setting, materials, workmanship, feeling, and association.

Peabody & Stearns also designed the carriage house. This one-and-a-half story shingle-style building sat approximately 100 yards east-southeast of the Plum Orchard mansion. The one-and-a-half story frame structure had a T-shaped plan with a hipped principal roof and

central cross-gable, hipped dormers, weatherboard siding, and a central three-part entry. The building housed carriages, horses, the necessary tack rooms and equipment, and later automobiles. Ferns growing on the roof acted as water reservoirs, causing the gradual rotting of the building's structural components. As a consensus could not be reached on how to treat the carriage house and without enough staff or funds to stabilize the building, the carriage house eventually collapsed. All that remains today are the vegetation-covered ruins of the structure. Though the carriage house is significant to the period of significance (1898-1917), it does not possess integrity. However, there are plans to remove the remains of the structure and stabilize the foundation in order to protect the archeological component of the site and contribute to the overall interpretation of the site. The carriage house maintains integrity of location and association.

The pump-house is another Carnegie-era structure within the Plum Orchard Historic District. The pump-house is somewhat unique in that it is octagonal in shape. Each of the eight walls is nine feet long, with a door on the south elevation and one casement window on the north elevation. The roof is sheathed in concrete asbestos tile made to resemble wood. The pump-house houses the pump for the fire suppression tank. The structure is in good condition and contributes to the significance of the Plum Orchard Historic District. The pump-house possesses integrity of location, design, setting, materials, workmanship, feeling, and association.

The octagon shed is another octagonal building within the Plum Orchard Historic District. It is located west of the mansion along the bank of the Brickhill River. Similar to the pump-house, the octagon shed also has nine-foot long walls. There are doors located on the eastern and western elevations, and there are six-light windows in each of the other six elevations. The exterior is white stucco and the roof is made of asbestos tiles grained to resemble wood. The roof also features a vented cupola. There are three interior rooms. While the octagon shed is in good condition, it is extremely vulnerable to shoreline erosion. The octagon shed contributes to the significance of the site and possesses integrity of design, setting, materials, workmanship, feeling, and association. Though the octagon shed also possesses integrity of location, it is threatened by eminent erosion along the shoreline of the Brickhill River.

All that is left of the Housekeeper's Cottage is a 45' by 36' brick ruin with stucco finish consisting of foundation walls, a basement, and a prominent chimney stack. It is located north of the mansion, adjacent to the Duck Pond. The ruin is severely overgrown with vegetation, including bamboo. The housekeeper's cottage ruins are significant to the site, and they possess integrity of location and association.

The Plum Orchard boathouse is a rectangular frame shed with a shouldered opening and a deteriorating hipped roof located north of the octagon shed on the bank of the Brickhill River. The boathouse is minimally protected from erosion by rip-rap consisting of building rubble. Due to shoreline erosion, the boathouse is sinking into the marsh, and the roof is collapsing. The boathouse is in a ruinous condition and is beyond repair. The boathouse is significant to the site and possesses integrity of location and association.

In 2002, the NPS replaced its wooden dock with a sectional concrete floating dock. The NPS dock consists of a fixed timber ramp and dock with an aluminum gangway leading to a T-shaped concrete floating dock. The dock was constructed long after the period of significance, and therefore it does not contribute to the site's significance.

There was a wooden dock that existed on the property during the Carnegie Era; however, the wood decking remains of the dock can only be seen in the Brickhill River at low tide. The Carnegie dock only retains integrity of location, and as its remains can only be seen some of the time, it does not contribute to the significance of the Plum Orchard Historic District.

A bulkhead was constructed along the edge of the Brickhill River in 1992. The wooden bulkhead runs 100 feet along the river and has 25-foot long wing walls on each end. The bulkhead was constructed to control erosion and help protect to the octagon shed; however, the octagon shed is still threatened by erosion, and the bulkhead exacerbates erosion problems along the adjacent shoreline. The bulkhead was constructed long after the period of significance (1898-1917) ended, and therefore, it does not contribute to the site's significance.

As part of the Plum Orchard Historic District is also part of two reserved life estates, there are eight historic buildings/structures dating to the Carnegie Era, in addition to the Bernardey House ruins and the Bernardey walled cemetery, that are not under NPS management. These eight buildings include the garage, the powerhouse, the electrician's house, the laundry building foundation, the water tower footings, the supervisor's duplex, the stable/dairy barn, the servants' quarters, and the chicken house. These buildings' conditions are mostly based a 2008 List of Classified Structures (LCS) report, with the exception of the garage as it is likely a modern addition. These buildings were not able to be accessed for the 2014 cultural landscape report or for this cultural landscape inventory. However, all of the buildings and structures within the reserved life estate boundaries contribute to the site's overall significance and maintain integrity of location and association, at least. As these buildings are not accessible for detailed documentation, it is difficult to determine if they possess other aspects of integrity.

The garage is a small building within the reserved life estate. It was not documented for the LCS survey in 2008, nor was it documented in 2014 for the CLR. As the garage is within the RLE boundaries, it is inaccessible to NPS employees; thus, there is very little information about it. Since it has not been documented, it likely dates to after the period of significance and does not contribute to the significance of the site. However, it will be examined in greater detail at a future date.

The powerhouse is a 26' by 34' one-story, three bay, hip-roof frame building with a stucco exterior, a vented monitor, and a single interior stuccoed chimney located northeast of the mansion. The windows are six-light triple hung sash. The powerhouse is well-maintained and recently painted with wood decking at the front and rear entries. The building has been rehabilitated for residential use and is in good condition. The powerhouse contributes to the

significance of the site and likely maintains a high level of integrity.

The electrician's house is a 37' x 39', two-story, side-gabled Classical Revival structure with stucco exterior, a flat-roofed entry portico and shallow piazza on the south elevation, an inset porch on the west elevation that opens onto a wood deck, and a small rear entry portico on the north located north of the powerhouse. The gable ends are pedimented with a half-moon vent and the cornice is boxed with molded trim. Two chimneys pierce the roof line. Windows are 6/6 double hung sash. In 2011, two additions were built, a sunroom with fireplace replacing the wood deck on the west and an outdoor shower attached to the north portico. It is in good condition and contributes to the significance of the historic district.

The laundry building foundation is a 40' x 40' rectangular ruin consisting of a 6-ft- high, 3-course brick foundation with deteriorated stucco finish and a 35-40-ft-high brick chimney stack located north of the mansion. Two concrete platforms on the south and east likely supported equipment. The LCS described its condition as fair in 2008. The laundry building foundation contributes to the site's significance and maintains integrity of location.

The water tower footings consist of four 2-ft-high battered concrete piers, a circular brick well with a stucco finish, and a rectangular foundation with an enclosing curb that likely held the pump housing. Palmettos are growing up between the piers. The LCS described the condition as good in 2008. The water tower footings contribute to the significance of the site and maintain integrity of location.

The supervisor's duplex is a 58' x 44', two-story, side-gabled frame structure with weatherboard siding and a deteriorating stucco finish located north of the mansion. The eight-bay north elevation has paired hip-roofed porches on chamfered posts. The structure is currently unoccupied, and the exterior material is in poor condition. Resurrection fern covers the porch roofs, windows are missing, and vines are growing on the exterior. The roof was reported as sound in 2008, but the building's condition was poor. However, the supervisor's duplex contributes to the significance of the historic district and possesses integrity of location.

The stable/dairy barn is a 171' x 24', one-story, cross-gabled stable/ barn whose two-story, central section has a large paneled door on casters and hay loft opening above located northwest of the supervisor's duplex. The south end has been converted to living quarters, and the north end has walk-thru stalls and two garage bays. Recently painted/stuccoed, the LCS described its condition in 2008 as good. The stable/dairy barn contributes to the site's significance and retains integrity of location.

The servants' quarters/caretaker's house is a 62' x 43', two-story, side-gabled frame structure with a stucco exterior and two end chimneys located north of the supervisor's duplex. A recessed, two-story porch with a connecting exterior stair has been screened in on the front elevation, which faces south. The rear elevation has a shed-roofed sun room. The LSC described its condition in 2008 as good. The servants' quarters/caretaker's house also

contributes to the significance of the historic district and maintains integrity of location.

The chicken house is a low rectangular, side-gabled frame building with a stucco exterior with numerous bays, interior rooms, and stalls to house animals located northeast of the supervisor's duplex. Rear elevation has vented slatted openings. The southern portion of the building collapsed and was taken down around 2008, leaving a structure with two cross-gables. The LCS described its condition as poor in 2008. The chicken house contributes to the significance of the site and also possesses integrity of location.

Character-defining Features:

Feature: Bernardey Walled Cemetery and Grave Marker

Feature Identification Number: 173078

Type of Feature Contribution: Non contributing – compatible

Latitude Longitude

0.0000000000

IDLCS Number: 6626

LCS Structure Name: Bernardy Walled Cemetery

LCS Structure Number: 019

Feature: Bernardey House Foundation

Feature Identification Number: 173080

Type of Feature Contribution: Non contributing – compatible

Latitude Longitude

0.0000000000

IDLCS Number: 6627

LCS Structure Name: Bernardy House Ruin

LCS Structure Number: 020

Feature: Terrapin Pen

Feature Identification Number: 173082

Type of Feature Contribution: Non contributing – compatible

Latitude Longitude

0.0000000000

Feature: Plum Orchard Mansion

Plum Orchard
Cumberland Island National Seashore

Feature Identification Number:	173084
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
IDLCS Number:	6608
LCS Structure Name:	Plum Orchard Mansion
LCS Structure Number:	001
Feature: Plum Orchard Carriage House	
Feature Identification Number:	173086
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
IDLCS Number:	6610
LCS Structure Name:	Plum Orchard Carriage House (Ruin)
LCS Structure Number:	003
Feature: Pump house	
Feature Identification Number:	173088
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
IDLCS Number:	6617
LCS Structure Name:	Plum Orchard Pumphouse (Octagon)
LCS Structure Number:	010
Feature: Powerhouse	
Feature Identification Number:	173090
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
IDLCS Number:	6613

Plum Orchard
Cumberland Island National Seashore

LCS Structure Name: Plum Orchard Powerhouse

LCS Structure Number: 006

Feature: Electrician's House

Feature Identification Number: 173092

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Laundry Building Foundation

Feature Identification Number: 173094

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

IDLCS Number: 6615

LCS Structure Name: Plum Orchard Laundry Building Foundation

LCS Structure Number: 008

Feature: Housekeeper's Cottage foundation

Feature Identification Number: 173096

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

IDLCS Number: 6612

LCS Structure Name: Plum Orchard Housekeeper's Cottage (Ruin)

LCS Structure Number: 005

Feature: Water Tower Footings

Feature Identification Number: 173098

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

IDLCS Number: 6614

Plum Orchard
Cumberland Island National Seashore

LCS Structure Name: Plum Orchard Water Tower Footings

LCS Structure Number: 007

Feature: Supervisor's Duplex

Feature Identification Number: 173100

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

IDLCS Number: 6616

LCS Structure Name: Supervisor's Duplex

LCS Structure Number: 009

Feature: Stable/Dairy Barn

Feature Identification Number: 173102

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

IDLCS Number: 6611

LCS Structure Name: Plum Orchard Dairy Barn

LCS Structure Number: 004

Feature: Servants' Quarters/Caretaker's House

Feature Identification Number: 173104

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

IDLCS Number: 6618

LCS Structure Name: Plum Orchard Caretaker's House

LCS Structure Number: 011

Feature: Chicken House

Feature Identification Number: 173106

Type of Feature Contribution: Contributing

Plum Orchard
Cumberland Island National Seashore

<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
IDLCS Number:	6619
LCS Structure Name:	Plum Orchard Chicken House
LCS Structure Number:	012
Feature:	Plum Orchard Duck Pond Levee
Feature Identification Number:	173108
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
Feature:	Octagon Shed
Feature Identification Number:	173110
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
IDLCS Number:	6623
LCS Structure Name:	Plum Orchard Octagon Shed
LCS Structure Number:	016
Feature:	Boat House
Feature Identification Number:	173112
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	
IDLCS Number:	6622
LCS Structure Name:	Plum Orchard Boathouse
LCS Structure Number:	015
Feature:	Carnegie Dock
Feature Identification Number:	173114

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

Feature: NPS Dock

Feature Identification Number: 173116

Type of Feature Contribution: Non contributing – compatible

Latitude

Longitude

0.0000000000

Landscape Characteristic Graphics:



Figure 53: Bernardey walled cemetery and grave marker.



Figure 54: Bernardey House Foundation



Figure 55: Terrapin Pen



Figure 56: Plum Orchard Mansion



Figure 57: Plum Orchard Carriage House ruins



Figure 58: Pump House.



Figure 59: Powerhouse.



Figure 60: Electrician's House.



Figure 61: Laundry Building Foundation.



Figure 62: Housekeeper's Cottage Foundation.



Figure 63: Water Tower Footings.



Figure 64: Supervisor's Duplex.



Figure 65: Stable/Dairy Barn.



Figure 66: Servants` Quarters/Caretaker`s House.



Figure 67: Chicken House.



Figure 68: Octogon Shed.



Figure 69: Boat House.



Figure 70: Carnegie Dock.



Figure 71: NPS Dock.



Figure 72: Seawall/Bulkhead.

Circulation

The current circulation system has changed little from the Carnegie era and is a remnant of the historic circulation system. All of the roads are unpaved and are made of a sand-and-shell mixture. Table Point Road is a major north-south roadway just off the Main Road. From Table Point Road, Plum Orchard Avenue travels through woods and enters the site, where a shell and sand entry road makes a large loop around the NPS managed portion of the property. After reaching the front piazza, it turns east towards the carriage house, turns west to pass by the rear of the house, turns south to pass by the octagon shed and boathouse, and turns east to hook back up with Plum Orchard Avenue and exits the site. The dock can be reached by foot or by vehicle from a roadway west of the loop road as it passes by the three-sided wayside exhibit. The large loop road at Plum Orchard maintains integrity of location, design, setting, materials, workmanship, feeling and association.

A service road accesses the two Reserved Life Estates north of the mansion. It loops around the extant support buildings much as it did during the Carnegie era, with a connection on the north end to Table Point Road. This service road contributes to significance of the property. As this road is within the reserved life estate boundaries, it likely maintains integrity of location, design, materials, and association. However, this cannot be determined for certain as the road has not been properly documented.

Another service road links the carriage house ruins with Table Point Road. Duck House Road travels east from Plum Orchard Road, crosses Table Point Road, and crosses the island to the site of the former Duck House, where Plum Orchard residents and guests accessed the beach. This service road contributes to the significance of the site and maintains integrity of location, design, materials, and association.

Overall, circulation retains integrity at Plum Orchard. Contributing features include Plum Orchard Avenue, the circular entry road around the mansion, the service complex loop road, the service road from the carriage house to Table Point Road, and the section of Duck House Road that travels through the historic district. Missing features include the loop in the entry drive, interconnecting access roads between some of the service buildings, and turf paths in the formal garden. It is unknown if concrete sidewalks and aprons at the carriage house or steps in the formal garden survive.

Character-defining Features:

Feature: Plum Orchard Avenue

Feature Identification Number: 173150

Type of Feature Contribution: Contributing

Feature: Circular entry road around the mansion

Feature Identification Number: 173146

Type of Feature Contribution: Contributing

Feature: Service complex loop road

Feature Identification Number: 173136

Type of Feature Contribution: Contributing

Feature: Service rd frm CH to Table Point Rd

Feature Identification Number: 173142

Type of Feature Contribution: Contributing

Feature: Section of Duck House Road in district

Feature Identification Number: 173140

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

Landscape Characteristic Graphics:



Figure 73: Plum Orchard Avenue.



Figure 74: Plum Orchard Avenue as it approaches the front piazza and turns east.



Figure 75: Entry road leading to the mansion.



Figure 76: Service road from the Carriage House to Table Point Road.

Vegetation

Vegetation has been an important landscape characteristic to the Plum Orchard Historic District for centuries. In fact, the name “Plum Orchard” was derived from the fruit found growing on the site when it was first discovered by Europeans in the mid-1500s. Early European visitors and settlers also noted vegetation such as live oaks (*Quercus virginiana*) and pine that was good for ship building. During the Bernardey/Stafford Era (1823-1881), very little was mentioned concerning the island’s vegetation, other than what was shown on maps and written in censuses, including Sea Island cotton, live oaks, and longleaf pines. There is much more discussion of vegetation during the Carnegie Era (1882-1972), as the property became a designed landscape with purposeful plantings. The landscape design aesthetic can be described as “Olmstedian Picturesque,” so named of its defining characteristics associated with the design aesthetics of Frederick Law Olmsted. The mansion was surrounded by a park-like landscape, with expansive lawns shaded with large specimen trees, such as live oak (*Quercus virginiana*) and other native trees. Other notable trees during this time were Italian cypresses (*Cupressus sempervirens*), cedars (*Cedrus* sp.), hollies (*Ilex* sp.), cabbage palms (*Sabal palmetto*), pindo palms (*Butia capitata*), Canary Island date palms (*Phoenix canariensis*), grapefruit trees (*Citrus x paradisi*), and redbuds (*Cercis Canadensis*). Smaller plantings, such as shrubs, large potted plants, and foundation plantings, included potted and clipped evergreens, sago palms (*Cycas revoluta*), yuccas (*Yucca filamentosa*), large groupings of bamboo (*Bambusa* sp.), broadleaved evergreens, fig vine (*Ficus pumila*), calla lilies (*Zantedeschia aethiopica*), camellias (*Cameilla* sp.), and large swaths of azaleas (*Rhododendron* sp.). The azaleas were planted with abandon, as they added to Olmstedian Picturesque quality of the property.

There was also a formal garden on the property. Here, Nancy Carnegie Johnston experimented with a plethora of flowering annuals and perennials. She kept a prolific journal about the happenings and plantings in her garden from 1937 through 1940. However, nothing remains of the formal garden with the exception of circular concrete-form pool.

The vegetation within the Plum Orchard Historic District maintains its integrity, as the overall vegetation pattern continues to convey the configuration representative of the George Lauder Carnegie era; however, specific features are missing today. There was once a strong entrance sequence along the shaded Plum Orchard Avenue, as the entrance road was lined with Italian cypresses, palms, and magnolias transformed into a sunny expanse of lawn punctuated with native live oak trees. This design aesthetic was consistent with the "Olmstedian Picturesque." The tree canopies contributed a vertical dimension to the cultural landscape, which is still present today, although individual cypresses and palms have been lost and need to be restored. Additional missing features include foundation plantings around the mansion, a Canary Island date palm at the front entrance steps of the mansion, and several crepe myrtles. Invasive vines, such as muscadine (*Vitis rotundifolia*) and fox grape (*Vitis vulpina*), have begun to grow rampant and could cause serious issues in the future. Additionally, several old live oaks (*Quercus virginiana*) along the Brickhill River are threatened by erosion.

Character-defining Features:

Feature: Park-like lawns with specimen live oaks

Feature Identification Number: 173406

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Entrance cypresses, palms, & magnolias

Feature Identification Number: 173408

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Foundation plantings

Feature Identification Number: 173410

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Canary Island Date Palms
Feature Identification Number: 173412
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000

Feature: Crepe myrtles
Feature Identification Number: 173414
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000

Feature: Azaleas along Plum Orchard Avenue
Feature Identification Number: 173416
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000

Landscape Characteristic Graphics:



Figure 77: Azaleas along Plum Orchard Avenue.



Figure 78: Italian cypresses lining Plum Orchard Avenue.



Figure 79: Allee of cabbage palms.



Figure 80: Canary Island date in front of the mansion.

Topography

Because Cumberland Island is located within the Atlantic Coastal Plain Physiographic Province, the island displays typical topographical tendencies of the region. The topography of the island is generally low and flat, with some gentle rolling hills. There is a bluff at the northern end of the island, and throughout the island, it is typical for elevations to drop abruptly into salt marshes or the sound. The eastern side of the island is characterized by sweeping lines and sand dunes, while the western side is generally more jagged from the erosion caused by the swift currents of the Brickhill River and, historically, the buildup of wind- and ocean-borne sand. The Plum Orchard Historic District sits on a hill between the 10' and 20' contour lines. Since the property sits on the edge of the Brickhill River, erosion is a serious issue for the cultural resources within the historic district, and a wooden bulkhead

was built in 1992 to help stabilize the effects of erosion and protect the octagon shed.

The major topographic features of the Plum Orchard Historic District maintain integrity. However, erosion along the coast of the Brickhill River threatens the integrity of these features within the Plum Orchard Historic District.

Character-defining Features:

Feature: Rougher/sharp topography on the western side of the island

Feature Identification Number: 173180

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Plum Orchard Hill

Feature Identification Number: 173182

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Land Use

The land uses within the Plum Orchard Historic District have slowly evolved over the centuries. During the Bernardey/Stafford Era, the land was primarily used for agriculture. It was also used as a residence and as a cemetery. It is known that Peter Bernardey was buried on the property and most likely, his mother was too. It is highly likely that slaves were also buried on the property; however, their grave locations are currently unknown. During the Carnegie Era, the property was used for residential and recreational purposes, as well as small agricultural purposes, as the Carnegies grew much of their own food. The Bernardey cemetery still existed on the site during the Carnegie Era; therefore, a portion of the land was also used as a cemetery. Currently, there are four primary land uses within the Plum Orchard Historic District. Interpretation is a common land use within the historic district as interpretive tours occur at Plum Orchard Mansion and the adjacent grounds. Recreation is still a popular land use at Plum Orchard, as visitors can hike or bike to Plum Orchard up the Main Road or travel by passenger van for a ranger led tour of the mansion. The Plum Orchard Hunt Camp supports the park's six hunts held annually. Furthermore, the property still maintains residential land use because several structures in the Reserved Life Estates are used to house visiting family members or guests. Plum Orchard Mansion has two apartments for staff/VIP use. Finally, the Plum Orchard Historic District is still home to the Bernardey cemetery; thus, that portion of the property is still used a burial place.

Character-defining Features:

Feature: Agricultural land use

Feature Identification Number: 173184

Type of Feature Contribution: Non contributing – compatible

Latitude Longitude

0.0000000000

Feature: Residential land use

Feature Identification Number: 173186

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Cemetery land use

Feature Identification Number: 173188

Type of Feature Contribution: Non contributing – compatible

Latitude Longitude

0.0000000000

Feature: Recreational land use

Feature Identification Number: 173190

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Interpretative land use

Feature Identification Number: 173192

Type of Feature Contribution: Non contributing – compatible

Latitude Longitude

0.0000000000

Views and Vistas

Views of the Brickhill River were prominent features during both the Bernardey and Carnegie periods of occupation. Other dominant views during the Carnegie era were of the open, park-like landscape of large specimen trees in a broad lawn surrounding the mansion, the Italian cypress-lined entrance drive and palms flanking the front entrance of the mansion, the Duck Pond, and the carriage house. However, encroaching vegetation, a generator, and the fire suppression tank are currently impeding views of the Duck Pond from the rear of the mansion. This could be remedied with proper vegetation management, though. Overall, views and vistas retain integrity at Plum Orchard.

Character-defining Features:

Feature: View of Brickhill River

Feature Identification Number: 173194

Latitude Longitude

0.0000000000

Feature: Vista of front lawn from the front of the mansion

Feature Identification Number: 173196

Latitude Longitude

0.0000000000

Feature: Vista of Duck Pond from the back portico and rear of the mansion

Feature Identification Number: 173198

Latitude Longitude

0.0000000000

Feature: Vista of front entry sequence

Feature Identification Number: 173200

Latitude Longitude

0.0000000000

Landscape Characteristic Graphics:



Figure 81: View of the Brickhill River.



Figure 82: Vista of front lawn from the front of the mansion.

Small Scale Features

Many of the small-scale features located within the Plum Orchard Historic District are related to the Carnegie Era. The Duck Pond concrete enclosure is a four-foot-square concrete enclosure that held a large diameter metal pipe and valve for adding aquifer-fed ground water to the pond located on the southeast edge of the Duck Pond. The interior is covered with green biological staining and the exterior wall is cracked. Its condition is fair. Additionally, post-and-wire fencing encloses portions of the reserved life estate inholdings. Remnant posts survive from a fence near the Duck Pond levee. Furthermore, there is a circular, two-foot high concrete trough with a supply pipe for water. Similar concrete troughs can also be found near the cisterns at the Dungeness dock and were identified in the historic structure report for the carriage house as watering troughs. Its condition is unknown as it is within the reserved life estate boundaries. Additionally, near the carriage house ruins, there is an attenuated, irregular brick pyramid structure that rises to 13 ft-8 in. with a 3-ft-square base. A similar structure is found at the Cottage at Dungeness. Its origin and purpose is currently unknown. There is also a rectangular, 8-in.-high concrete element located near the brick pyramid structure. Its origin and purpose is also currently unknown. Finally, concrete edging within the former formal garden still exists, though much of it is likely underground.

When the NPS began to manage the property, they installed several small-scale features throughout the historic district. There are three concrete corner monuments that mark the boundary between the NPS-managed resources and the two reserved life estate properties. The NPS also constructed a wooden fee area sign and fee collection box adjacent to the NPS dock. Finally, the NPS installed a three-sided wayside interpretative marker located northeast of the dock along the main roadway.

In general, small-scale features retain minimal integrity at Plum Orchard. However, many small-scale features are missing, including fencing, the Duck Pond footbridge, garden benches, concrete edging and steps in the formal garden, and possibly an arbor.

Character-defining Features:

Feature: Duck Pond Concrete Enclosure

Feature Identification Number: 173204

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Post-and-wire fencing

Feature Identification Number: 173206

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Circular concrete trough

Feature Identification Number: 173208

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Brick pyramid structure

Feature Identification Number: 173210

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Rectangular concrete structure

Feature Identification Number: 173212

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Concrete edging in former formal garden

Feature Identification Number: 173214

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: 3 NPS corner monuments

Feature Identification Number: 173216

Type of Feature Contribution: Non contributing – compatible

Latitude Longitude

0.0000000000

Feature: Wooden fee sign and fee collection box

Feature Identification Number: 173218

Type of Feature Contribution: Non contributing – compatible

Latitude Longitude

0.0000000000

Feature: Wayside interpretative marker

Feature Identification Number: 173220

Type of Feature Contribution: Non contributing – compatible

Latitude Longitude

0.0000000000

Landscape Characteristic Graphics:



Figure 83: Duck Pond Concrete Enclosure.



Figure 84: Post-and-Wire Fencing.



Figure 85: Circular Concrete Trough.



Figure 86: Brick Pyramid Structure.



Figure 87: NPS Corner Monument/Boundary Marker



Figure 88: Wooden Fee Sign and Fee Collection Box.



Figure 89: Wayside Interpretative Marker.

Constructed Water Features

There are two constructed water features within the Plum Orchard Historic District. Though neither of them are being use as water features now, they were in use during the period of significance. The first constructed water feature is the duck pool. The duck pool is a concrete rectangular pool that measures twenty feet by ten feet with rounded corners and is located south of the chicken house. It is currently within the reserved life estate boundary, and, therefore, was not accessible for documentation. However, the duck pool is significant to the historic district. The second constructed water feature is the formal garden pool and fountain. It is located north of Duck Pond, where the formal garden once stood. In fact, the formal garden was laid out around this circular seven-foot diameter concrete fountain, and it is currently the only above-ground feature left of the formal

garden. As the formal garden and formal garden pool were constructed after the period of significance, it does not contribute to the significance of the site. The formal garden pool and fountain is located within the Plum Orchard Historic District and managed by the NPS.

Character-defining Features:

Feature: Duck Pool

Feature Identification Number: 173222

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Feature: Formal Garden Pool remnant

Feature Identification Number: 173224

Type of Feature Contribution: Contributing

Latitude Longitude

0.0000000000

Landscape Characteristic Graphics:



Figure 90: Duck Pond



Figure 91: Formal Garden Pool.

Condition

Condition Assessment and Impacts

Condition Assessment: Fair
Assessment Date: 08/28/2015

Impacts

Type of Impact: Deferred Maintenance
External or Internal: Internal
Impact Description: Deferred maintenance has been a serious issue within the Plum Orchard Historic District. Although rehabilitative measures have been taken to preserve the Plum Orchard mansion, other landscape features in the district have been left alone, usually due to the lack of funding and/or necessary staff. Two examples are the Carriage House and Boathouse, both of which were falling into disrepair when the NPS gained ownership of them, which was only made worse by deferred maintenance. The Plum Orchard CLR should be consulted for treatment and maintenance recommendations.

Type of Impact: Erosion
External or Internal: External
Impact Description: Erosion poses a serious threat to the historic landscape features located near the edge of the Brickhill River, such as the Octagon Shed and the Boathouse. Large tidal fluctuations naturally make the shoreline particular vulnerable to erosion. The bulkhead was constructed in 1992 to help stabilize the shore. Additionally, park staff has recently discovered that some of the erosion problems are being created by surface runoff draining over and through the edge of the shoreline bluff. Regardless, erosion continues to remain a threat to historic landscape features.

Type of Impact: Exposure To Elements
External or Internal: External
Impact Description: Exposure to the elements is a serious potential threat within the Plum Orchard Historic District, as the warm, damp coastal climate accelerates the rate of deterioration of cultural resources.

For example, the midden site and the Bernardey house ruins were inspected in 1984 in order to make recommendations for their preservation. They concluded that although a great deal of vegetation was growing around the ruins, a radical intervention would expose the ruins to wind, rain, rising damp, and sunlight, which would radically hasten decaying mechanisms. This is true for many of the extant landscape features in the district.

Type of Impact: Inundation/Sea Level Rise

External or Internal: External

Impact Description: Inundation from sea level rise is a huge potential risk to the Plum Orchard Historic District. Currently, sea levels are rising at 0.07 inches per year. Predictions of future sea-level rise through 2100 are between 0.6 to 2 feet. Impacts of rising sea levels include coastal erosion; coastal inundation (including wetlands); increased storm surge; loss of habitat, property, and cultural resources; and degradation of surface and groundwater quality. Highly productive coastal wetland ecosystems, which provide habitat for many species, act as filters to improve ground and surface water quality, provide an economic base for many coastal communities, offer recreational opportunities, and protect local areas from flooding, are particularly vulnerable to sea-level rise. Cultural landscape features within the Plum Orchard Historic District are threatened by potential sea level rise as these resources are located within close proximity of the water's edge.

Type of Impact: Structural Deterioration

External or Internal: Both Internal and External

Impact Description: Structural deterioration has occurred throughout the historic district and is a result of deferred maintenance, as well as exposure to the elements. The carriage house, the housekeeper's cottage, the boathouse, and other landscape features that are in ruinous conditions are negatively impacting the historic district's significance and integrity.

Treatment

Treatment

Approved Treatment: Preservation

Approved Treatment Document: Cultural Landscape Report

Approved Treatment Document Explanatory Narrative:

The Cultural Landscape Report for Plum Orchard Historic District addresses the overall landscape and recommends preservation as the primary treatment and the restoration of specific landscape characteristics, such as historic spatial organization, vegetation, and circulation patterns, as a secondary treatment. For example, the spatial organization of the site should be restored once the terms of the reserved life estates come to an end. Missing vegetation, such as the Canary Island date palm in front of the house and other missing components, should be replaced in-kind. Further, as circulation patterns are a character-defining feature within the cultural landscape, they should be restored, including the missing loop in the entry drive, which would require significant trimming of a large specimen live oak. Other landscape features, including topography, views and vistas, small-scale features, and natural systems and features should be preserved and maintained. The buildings and structures within the historic district boundaries should be preserved and/or rehabilitated.

Approved Treatment Completed: No

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