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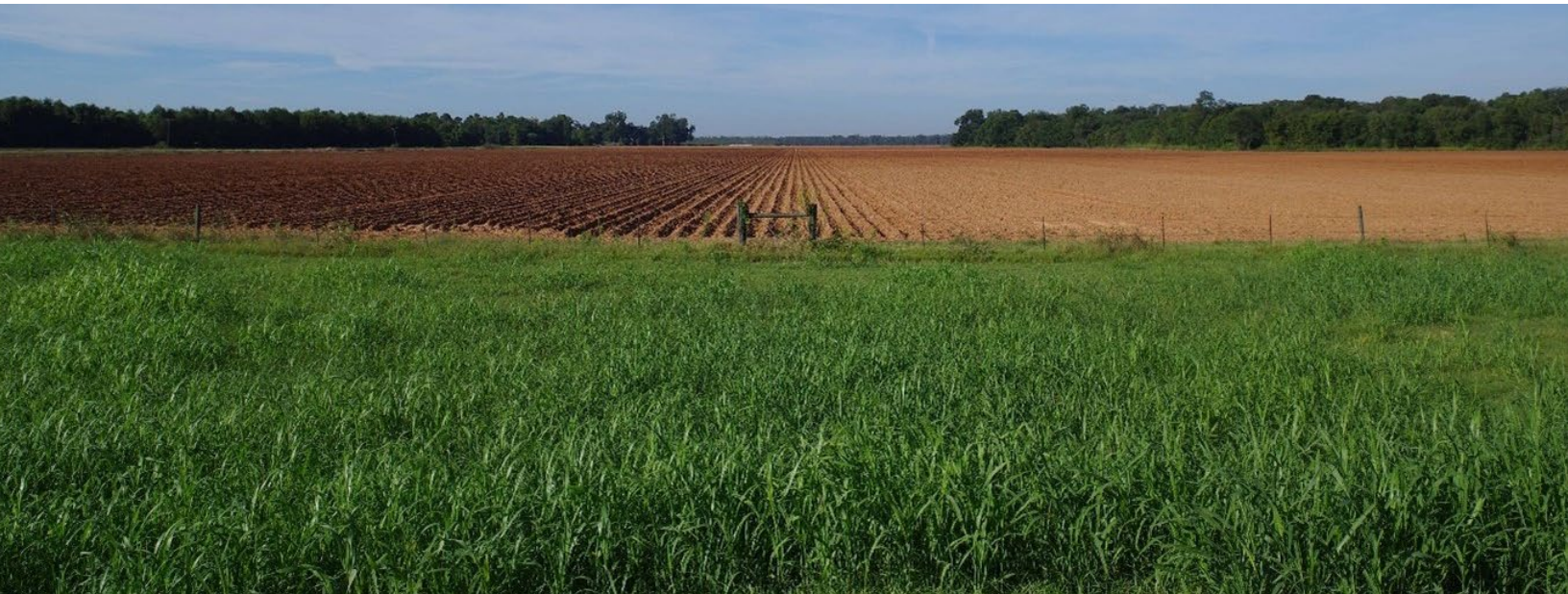
Oakland Plantation
Cane River Creole National Historical Park
Natchez, Louisiana

Oakland Plantation
Cultural Landscape Report: Phase 2









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Cane River Creole National Historical Park

Oakland Plantation
Cultural Landscape Report: Phase 2

PMIS 104197
May 2021

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Cover Images
Top: View from Hwy. 119, looking south to Cane River Lake, from Hwy. 119 looking south (Ashley Braquet, 2020)
Center left: South Tenant Cabin, with fields in distance (Kevin Risk, 2020)
Center right: Overseer's House (Ashley Braquet, 2020)
Bottom: View from Oakland looking south to adjacent agricultural fields (Nick Musso, 2017)

This cultural landscape report exists in two formats. A printed version is available for study at the park, at the Interior Region 2-South Atlantic-Gulf Office of the National Park Service, and a variety of other depositories around the United States. For more widespread access, this cultural landscape report also exists in a web-based format through the website of the National Park Service. Please visit www.nps.gov for more information.

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Cane River Creole National Historical Park

Oakland Plantation
Cultural Landscape Report: Phase 2

Approved by: 7/12/2021

Superintendent, Cane River Creole National Historical Park Date

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TABLE OF CONTENTS

LIST OF FIGURES x
FOREWORD xiv
ACKNOWLEDGEMENTS xvi
PART 1 1
INTRODUCTION 1
Management Summary 1
Historical Summary 2
Scope of Work and Methodology 3
Description of Study Boundaries 3
Summary of Findings 6
CHAPTER 1: SITE HISTORY 9
Overview of Organization, Methodology & Summary of Phase 1 CLR Document 9
Period Plans 11
Post-Civil War, 1873 Partition of Bermuda, and the Rise of Sharecropping/Tenancy 13
Early Twentieth Century: Modernizations, Subdivision, & Migrations 19
Expanded Commercial Ventures, Heritage Tourism & Early Preservation 25
Agricultural Mechanization, End of Tenancy, & Decline of Family-Run Agriculture 33
CARI Designation, NPS Land Acquisition, Research & General Management Plan (2001) 39
Aerial Photos & Period Plans for Oakland 46
CHAPTER 2: EXISTING CONDITIONS 95
Overview of Organization 95
Visitor Service/Park Entrance Zone 111
Historic Residential Zone 115
Historic Agricultural Zone 148
Lakefront Zone 159
Summary of Existing Conditions by Landscape Characteristics: 161
CHAPTER 3: ANALYSIS AND EVALUATION 173
Period of Significance and Statement of Significance Summaries 173
Evaluation of NR and NHL Designations 175
Period of Significance (1821-1960) 177
Assessment of Landscape Integrity 179
Analysis of Landscape Characteristics and Features 182

Determination of Integrity 211
PART 2 213
CHAPTER 4: TREATMENT APPROACH AND RECOMMENDATIONS 213
Introduction to the Cultural Landscape Treatment 213
Consistent Treatment of Unit Properties 213
Oakland Treatment Goals and Objectives 214
Treatment Approach 215
Summary of Treatment Focus and Priorities 217
Treatment Recommendations for Oakland Cultural Landscape 222
BIBLIOGRAPHY 289
Miscellaneous Documents from CARI Archival Collection: 292
Historic Photos, Plans, Aerials: 292
APPENDIX A 294
APPENDIX B 295

LIST OF FIGURES

Figure 1 Map of Oakland Plantation and its immediate surroundings. 5
Figure 2 Map of Cane River Creole National Historical Park and Heritage Area. 6
Figure 3 1920s Soils Map showing Oakland vicinity with circulation routes and waterways.....12
Figure 4 Earliest known photograph of Prud'homme's Store, c. 1878. 13
Figure 5 Mid-century image of Oakland Store, showing landscape features. 16
Figure 6 Hwy 494 in front of Main House looking south along the riverbank, after a snowfall. 16
Figure 7 Views of Overseer's House showing picket fence and planted yard within fenced area. 17
Figure 8 Sketch based on 1997 oral history interview with Camille Metoyer.. 18
Figure 9 1919 survey by H. M. Knight documenting the second major subdivision of property. 20
Figure 10 Phonsie Prud'homme in the Bottle Garden with lime-washed trunks of Live Oak Allée. 21
Figure 11 Oakland Main House, Oak Allée, and Bottle Garden, showing lime-washed trees (1940).....22
Figure 12 South side yard of Main House, with clotheslines, trees, and watering troughs (1940). 22
Figure 13 View east along farm lane with Pigeonnier (1940). 23
Figure 14 Fishing cabins during a rare snow. 24
Figure 15 Fishermen with a haul of fish, circa 1920s – 1930s (Prud'homme family photos). 25
Figure 16 Main House rear yard showing live oak and picket fence between dependencies. 27
Figure 17 Family member or friend in front lawn near carriage house. 27
Figure 18 Oakland Store, showing gas pump, Osage Orange tree and lime-washed tree trunks. 28
Figure 19 Hostesses at Oakland during Natchitoches Pilgrimage tours, c. 1950s-60s. 28
Figure 20 Detail of 1941 aerial of Oakland, showing scattered tenant cabins. 29
Figure 21 Phanor Prud'homme's 1950 hand-drawn map of Oakland and vicinity. 31
Figure 22 View to house from outside main entrance gate, 2002. 32
Figure 23 Rare photo of farm yard at Oakland, taken in 1979 during its final days as a working farm. 32
Figure 24 HABS drawings of Oakland Plantation and the Bottle Garden, 1987. 35
Figure 25 HABS drawings of Oakland Plantation and the Bottle Garden, 1987. 37
Figure 26 Photograph showing condition of a Tenant House/Slave Cabin, circa 1990s. 39
Figure 27 Comparison of current NPS-owned lands, 1919 division of parcels, and pre-1919 boundaries. 41
Figure 28 Preferred Alternative 1, General Management Plan CARI, 2001 (44). 44
Figure 29 View from former Pecan Grove looking south towards Main House. 45
Figure 30 1941 Aerial. 47
Figure 31 1950 Aerial. 49
Figure 32 1952 Aerial. 51
Figure 33 1958 Aerial. 53
Figure 34 1966 Aerial 55
Figure 35 1972 Aerial. 57
Figure 36 1976 Aerial. 59
Figure 37 1980 Aerial. 61
Figure 38 1990 Aerial. 63
Figure 39 2004 Aerial. 65
Figure 40 2006 Aerial. 67
Figure 41 2007 Aerial. 69
Figure 42 2009 Aerial. 71
Figure 43 2010 Aerial. 73
Figure 44 2013 Aerial. 75
Figure 45 2016 Aerial. 77
Figure 46 2017 Aerial. 79
Figure 47 2020 Aerial. 81
Figure 48 Plan of Phanor Prud'homme's Plantation, circa 1860, showing land ownership 83
Figure 49 Period Plan, circa 1880, of Oakland and Atahoe Plantations division of land ownership. 85
Figure 50 Period Plan enlargement, circa 1880, of Oakland and Atahoe Plantations land ownership. 87

Figure 51 Period Plan circa 1920. 89
Figure 52 Period Plan circa 1960. 91
Figure 53 Period Plan circa 2000. 93
Figure 54 Existing Conditions plan. 97
Figure 55 Existing Conditions enlargement of Main House. 99
Figure 56 Existing Conditions enlargement at Doctor's Cottage. 101
Figure 57 Zone map of Oakland. 103
Figure 58 Park Entrance & Visitor Service Zone and photo key. 105
Figure 59 Historic Residential Zone and photo key. 107
Figure 60 Historic Agricultural Zone and photo key. 109
Figure 61 Lakefront Zone. 111
Figure 62 Views of park entrance along Hwy 494. 113
Figure 63 Entrance pavilion from northeast corner. 114
Figure 64 Path to Historic Residential Core, showing current mowing patterns and rubber-mat path. 115
Figure 65 Farm Lane looking west to Entrance Pavilion, with West Pigeonnier, and Mule Barn. 116
Figure 66 View from Mule Barn [right] looking south to West Pigeonnier. 117
Figure 67 Fiew from Carpenter's Shop; view from Bell Gate; East Pigeonnier. 118
Figure 68 Above: Rear of Store showing informal visitor gathering area, handicap ramp, signage. 119
Figure 69 Above: View west along Farm Lane from between Carriage House and East Pigeonnier. 120
Figure 70 Southeast corner of Store with Farm Lane and gate in foreground, restored Esso sign on side. 121
Figure 71 Area around store with restored gas pumps above and water pump below (STA 2020). 122
Figure 72 Views of Main House front lawn and south side yard. 124
Figure 73 Live Oak Allée looking east along former Main House drive to Oakland entrance gate. 125
Figure 74 Gates, rail fence, and signage near the historic front entrance to the Main House. 126
Figure 75 Live Oak Allée with Bottle Garden and Main House in background. 127
Figure 76 Bottle Garden showing bottle edging within parterres, south gate, and wire fencing. 128
Figure 77 View from front porch of Main House showing the Bottle Garden and brick walkway. 129
Figure 78 North Meadow/Front Pasture showing outbuildings, Cook's Cabin/Fishing Camp area. 130
Figure 79 Cook's Cabin/Fishing Camp at center with mown path, pecan, oak, and catalpa trees. 131
Figure 80 North side of Main House showing fruit trees and shrubs, covered cistern, and kitchen wing. 132
Figure 81 Privy and turkey shed near Pecan Grove and covered cistern north of Main House. 133
Figure 82 Rear dependencies of Main House. 134
Figure 83 Mule Barn and Carpenter's Shop, Main House and rear yard, and tractor shed. 135
Figure 84 Cisterns and rubber mat path system at rear of the Main House. 136
Figure 85 Rear gallery and stair to Main House and large cistern under the rear gallery. 137
Figure 86 Rear of Main House and south side yard. 138
Figure 87 South Meadow/Farm Yard area looking toward Doctor's Cottage. 139
Figure 88 South Meadow, with jujubes or Chinese dates planted along the highway. 140
Figure 89 Rear service lane entrance to the Doctor's House yard. 141
Figure 90 Dependencies in rear yard of Doctor's House. 143
Figure 91 Rear yard of Doctor's Cottage and views southwest to front of Doctor's Cottage. 144
Figure 92 Yards at Doctor's House 145
Figure 93 Path from Farm Lane to Quarters area near Doctor's Barn. 146
Figure 94 Former Hwy 494 entrance to Doctor's House and garage, and staff service drive and parking. 147
Figure 95 Gravel service drive and visitors path behind Doctor's Cottage. 148
Figure 96 Photographs of back pastures and farm enclosures 149
Figure 97 Overseer's House with cistern, seen from across post and wire fence rear of Doctor's Cottage. 150
Figure 98 South façade of North Tenant Cabin. 151
Figure 99 Views to modern residence along lakefront and path through Quarters Area. 152
Figure 100 Quarters Area within Historic Agricultural Zone 153
Figure 101 View from park maintenance drive looking south across adjacent agricultural fields. 154
Figure 102 Agricultural Fields, Seed House, Gin Site, and Wagon Shed. 156
Figure 103 Former Gin Site, cistern and Seed House. 157

Figure 104 Service road, Wagon Shed, and temporary tented staging area. 158
Figure 105 View from Hwy 119 bridge looking south at Cane River Lake. 159
Figure 106 Views along lakefront and Hwy 494. 160
Figure 107 Historic 1912 Bermuda Bridge with vegetation overgrowth. 162
Figure 108 Views from property to modern houses and batture vegetation overgrowth. 167
Figure 109 Historic Live Oak Allée and former entrance drive looking east toward Cane River Lake. 169
Figure 110 Comparative aerials (1941, 1950, 1966, 1972) of Tenant/Quarters Area and Gin Site. 191
Figure 111 Comparative aerials (1941, 1950, 1966, 1972) of Fishing Camp and Pecan Grove area. 193
Figure 112 View from entrance gate looking north to Cook's Cabin. 200
Figure 113 Oakland Plantation Belltower. 203
Figure 114 Diagram showing future visitor approach and movement through Oakland Plantation. 220
Figure 115 “Detail of a raised puncheon boardwalk with blocked bumpers…” from Magnolia CLR Draft. 231
Figure 116 Board fence detail from Magnolia CLR Draft, Drawing L31. 247
Figure 117 Mesh or wire fence detail from Magnolia CLR Draft, Drawing L32. 247
Figure 118 Picket and single-strand fence details from Magnolia CLR Draft, Drawing L33. 248
Figure 119 Treatment Plan Overview. 271
Figure 120 Treatment Plan Enlargement LCA 1, 3. 273
Figure 121 Treatment Plan Enlargement LCA 2. 275
Figure 122 Circulation/Future Visitor Approach Overview. 277
Figure 123 Treatment Plan Landscapes of Labor Enlargement. 279
Figure 124 Treatment Plan Historic Residential Core Enlargement. 281
Figure 125 Vegetation Diagram Overview. 283
Figure 126 Vegetation Enlargement Diagram. 285
Figure 127 Vegetation Enlargement Diagram. 287
Figure 128 Prud’homme Family Tree. 294

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FOREWORD

We are pleased to make available this Cultural Landscape Report, part of our ongoing effort to provide comprehensive documentation for the landscapes and historic structures of National Park Service (NPS) units in Interior Region 2. Several individuals and institutions contributed to the successful completion of this work. We would particularly like to thank the staff at Cane River Creole Historical Park for their assistance throughout the process. We hope this study will be a useful tool for park management in continuing efforts to preserve the cultural landscape and to others interested in the significance of the park's many cultural resources.

Barbara Judy, Branch Chief, Cultural Resources Planning and Stewardship

Cultural Resources Planning and Stewardship

Interior Region 2-South Atlantic-Gulf Office

June 2021

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STA contracted with Kevin Risk, Associate Professor in the Robert Reich School of Landscape Architecture at Louisiana State University, to serve as the primary researcher and author of this cultural landscape report. STA Director of Research, John Welch conducted research and wrote the preliminary draft of this report, and some of his early work is included in this CLR. Studio Director, Herpreet Singh, provided project management and support, contributions to writing within the Analysis and Evaluation and Treatment chapters, document reviews, and revisions. LSU landscape architecture graduate student Alyssa Gill generated diagrams and sets of treatment plans and diagrams, completed final revisions and edits to the period plans and maps, and completed the final formatting of the document. STA Landscape Designer and Researcher Ashley Braquet assisted with documenting the property's existing conditions on-site, developed period plans and existing conditions maps, and produced the basis for the document layout. LSU architecture student, Tayler Harrison assisted with documenting the property's existing conditions on-site.

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PART 1

INTRODUCTION

Management Summary

Cane River Creole National Historical Park (CARI) was established in 1994 to commemorate the long and complex history of early European exploration and settlement of the Red River Valley in northwestern Louisiana in the eighteenth century; the resulting interactions among the French, Spanish, African and Indian peoples; and the subsequent development and evolution of Creole culture and plantation life along Cane River up to the mid-twentieth century. Oakland Plantation is one of two plantation units within the park (along with Magnolia Plantation) owned by the National Park Service (NPS). The Oakland unit provides a center for the interpretation of its own residential and agricultural history, as well as the broader cultural history of the Cane River region.

The NPS completed a General Management Plan (GMP) for the park in March 2001 and approved Alternative 1 from among the options presented for public review as the Preferred Alternative to guide future site development and planning. Under Alternative 1, "the management emphasis at Cane River Creole National Historical Park would be on preserving and rehabilitating the landscapes, structures, and artifacts of the two national park units (Oakland and Magnolia Plantations), setting up basic operations to manage and maintain the resources, and establishing a quality visitor experience onsite and strong partnerships with the community. The physical treatment of the plantation's landscape, including structures, would generally reflect the continuum of history up to about 1960. This would result in few changes to the current configuration of plantation structures or general appearance of the landscape" (GMP 42). Furthermore, the park staff would establish strong partnerships with the community, including the development of a joint regional visitor center in the Natchitoches/Cane River area.

The GMP designated three management areas and two phases of site development for Oakland (**Figure 28**): **1) Core Plantation Management Area**, which encompassed most of the property and emphasized preservation and adaptive reuse of historic structures and landscape features for visitor use, and construction of visitor pathways; **2) Development Management Area** of approximately 5 acres to the northwest corner of the property for the construction of new visitor use infrastructure and possible future maintenance facility during Phase 2; and **3) Administrative Adaptive Use Management Area** consisting of the Doctor's Cottage, Doctor's Barn, and Seed House for initial housing of administrative facilities, storage, and park maintenance activities during Phase 1. An access road to the Seed House and staff parking would also be developed as part of Phase 1.

During Phase 1 of site development, administrative facilities, storage and maintenance were to be housed in existing structures on-site (Doctor's Cottage, Doctor's Barn, Seed House), but in Phase 2, these facilities and activities were to be relocated to a new consolidated Regional Visitor Center (offsite) and to a new maintenance facility located either offsite or within the Development Management Area. As of 2021, most of the Phase 2 recommendations have yet to be realized, and maintenance facilities still prominently occupy the Seed House and adjacent agricultural landscape, making them largely inaccessible to visitors. Park management has acknowledged that the 2001 GMP is nearing the end of its anticipated lifespan and that a new GMP is unlikely to be developed in the future. In light of this, the provisions and intentions of the

original GMP Phase 2 are revisited in this report, and a number of long-range planning strategies and options (land acquisition, relocation of maintenance, new visitor approach and circulation, lakefront access) are put forward that would allow the Park to incrementally achieve some of the goals of this earlier guiding document while enriching the visitor experience and engagement with the cultural landscape.

Historical Summary

The end of the Civil War, emancipation of the enslaved, and the death of Pierre Phanor Prud'homme (Phanor), the second-generation owner of Bermuda, in 1865, brought significant changes to the Isle Brevelle property. In 1873, Phanor's two sons divided the Bermuda property roughly in half, with Pierre Emmanuel claiming the property to the east of Cane River, which he renamed Atahoe, and Jacque Alphonse (Alphonse I) claiming the property to the west, which he renamed Oakland, the focus of this study. In addition to new boundaries and ownership, a new agricultural system focused on sharecropping, tenant farming, and renting replaced the earlier system of enslaved labor. By 1873, Alphonse had added a Plantation Store at Oakland to provide goods and services for the tenants and the broader community, as well as a new revenue stream for the family. The Store would later also house the Bermuda Post Office.

Even with the new system of sharecropping and tenancy, agriculture continued in a more or less traditional manner throughout the late-nineteenth and early twentieth centuries, and agricultural land patterns remained largely unchanged. Descendants of the formerly enslaved—Helaires, Nargots, Toussaints, Williams, and others—continued to live on the property and work the land. However, by the mid-twentieth century, mechanized agriculture began to bring significant changes to Oakland. In 1959 or 1960, the last tenants, sharecropper descendants of the Helaires, finally departed the plantation, ending a nearly 150-year period of continuous African American occupation. Also, during the twentieth century, the Prud'hommes developed other commercial ventures parallel with the rise of automobile culture and improvements to regional infrastructure, including tourism and preservation, creating rental Fishing Camps in the 1920s, opening the property for tours in the 1940s and 50s, and even leasing the property to the film industry in the late-1950s. By the 1980s, both the post office and store had closed, family-managed agriculture was declining, and the family was increasingly turning to heritage tourism for revenue. In the case of the Prud'hommes, their decision to sell the property to the Park Service occurred at a point in time when the business model for agriculture had drastically changed, the maintenance of the Historic Residential Core was no longer economically feasible, and heritage tourism seemed the most viable option.

In 1994, after years of discussion among family members, NPS, and local preservation officials, the Cane River National Historical Park (CARI) and Cane River National Heritage Area (CARI-NHA) were created by Congressional legislation. In 1997, NPS acquired four parcels from two different families. One sale document was executed and accepted for the purchase of the Main House and its surroundings; the second sale document was executed and accepted for the purchase of the Doctor's Cottage and its associated grounds. The last Prud'hommes to reside on the property moved away in 1998. At this point, the NPS took ownership of the Oakland unit and began stabilizing structures at the property. Since the 1997 acquisition, the NPS has rehabilitated the outbuildings and Main House, constructed visitor use facilities and infrastructure, and conducted numerous research studies related to Oakland and the Cane River area. In 1997, NPS-Southeast Regional Office completed the initial Cultural Landscape Inventory (CLI) for the park. In 2001, the NPS completed the first General Management Plan (GMP) to guide future site development and planning. And in 2002, Ian Firth and Suzanne Turner conducted the first phase of a Part 1 CLR for Oakland, of which the current document is a continuation.

Scope of Work and Methodology

The purpose of the Cultural Landscape Report is to document the historical development and existing conditions of the landscape at Oakland in order to evaluate its historical significance and integrity and to provide direction for treatment and use. This report is one of a series of historical studies of the property conducted since 1994, and it borrows and summarizes findings from the earlier research. In fact, the Site History and Existing Conditions narratives of this report (Phase 2) are continuations of the earlier CLR Part 1 (Phase 1) completed by Firth and Turner in 2002, which focused on the history of settlement and antebellum agriculture at Bermuda Plantation, the precursor to Oakland, prior to 1865.

Research included multiple site visits, field inventory, and staff interviews conducted between 2016-2021, some text-based archival research, review, synthesis, and summary of existing site research documents (archeological, architectural, ethnographic), and visual analysis of photographs, maps, and historic aerials. Because it is impossible to understand Oakland without looking at the broader narratives of region, people and place, the Site History narrative addresses broader contextual history as well, summarizing findings from the 2019 CARI Historic Resource Study, which served as a major source for both contextual history and site history. The Phase 2 document also includes an updated Existing Conditions section and a new Analysis and Evaluation section.

Treatment Recommendations are included in Part 2 and combine recommendations unique to Oakland with recommendations partially adapted from draft treatment recommendations being contemporaneously developed for Oakland's sister unit, Magnolia Plantation (Magnolia unit), by Heritage Landscapes. These recommendations were provided to STA by park management as reference during the development of this report. Due to the high degree of overlap and similarity between the management issues and resources of the sister units, and after discussion with park and Regional Office staff, a decision was made to adapt, modify and, where necessary, directly cite the recommendations already developed and approved for Magnolia to ensure consistency of management, maintenance and treatment approaches between the two units. As such, the Treatment Recommendations section focuses first on general recommendations adapted directly or with modification from Heritage Landscapes's Magnolia CLR draft (2021) and then provides recommendations unique to Oakland in both narrative and tabular format.
Description of Study Boundaries

Description of Study Boundaries

The study area is the approximately 45-acre Oakland unit, now owned by the NPS, which is bounded to the north by Hwy 494, to the east by Cane River Lake, and to the south and west by the former cotton fields and woodlands along Bayou Brevelle that were historically part of the plantation. The property was purchased by the NPS in 1997 as four separate parcels acquired from two different families—the Main House/farm parcel, the Doctor's Cottage parcel, and two narrow parcels along the riverbank. For ease of description and consistency within the report, the property has been broken down into the following zones for Existing Conditions documentation, Analysis, and Treatment: 1) the Visitor Service/Entrance Zone (EVS), 2) the Historic Residential Core (LCA 1), which includes the Main House and associated outbuildings, dependencies and yards, the Farm Lane and its dependencies, the Plantation Store, and the Doctor's Cottage and associated outbuildings and yards; 3) the Historic Agricultural Zone (LCA 2), which includes the Corn Crib and Corral enclosures, the Overseer's House, Tenant Cabins/Slave Quarters (Tenant Quarters Area), and the Seed House/Gin site with its remnant fields; and 4) the Lakefront/Batture Zone (LF or LCA 3), which preserves the viewshed along Cane River Lake. The cultural landscape includes remnants of arpent lot patterns dating to the early French land division system, a dramatic Live Oak Allée

extending from the river to the Main House, a parterre garden with nineteenth-century bottles lining the beds, a number of fenced livestock, agricultural and dependency enclosures, several archeological sites, state-record trees, a fraction of the agricultural fields that once comprised the extensive holding, a portion of the former Tenant/Quarters area including the Overseer's House and two tenant/former slave cabins, and a nearby former Slave/African American Cemetery (off-site on family land).

The park's enabling legislation includes an additional 144 acres of adjacent family lands (to the west and south of current property) within the authorized park boundaries, and the 2001 GMP recommended acquisition of some or all of this land as part of Phase 2 site development in order to protect viewsheds and offsite resources noted as valuable in the 1997 CLI report (former Slave/African American Cemetery, 1912 Bermuda Bridge, viewshed of lake). To date, no additional land acquisition has been achieved, but the property is increasingly threatened by residential development along the lakefront and Hwy 494.

A map illustrating the regional context of the site is included in the Introduction (**Figure 1**). On this map, the general location of Oakland Plantation is denoted with a red bounding box. A second map showing the location and boundaries of the Cane River Creole National Historical Park and National Heritage Area is also included (**Figure 2**).

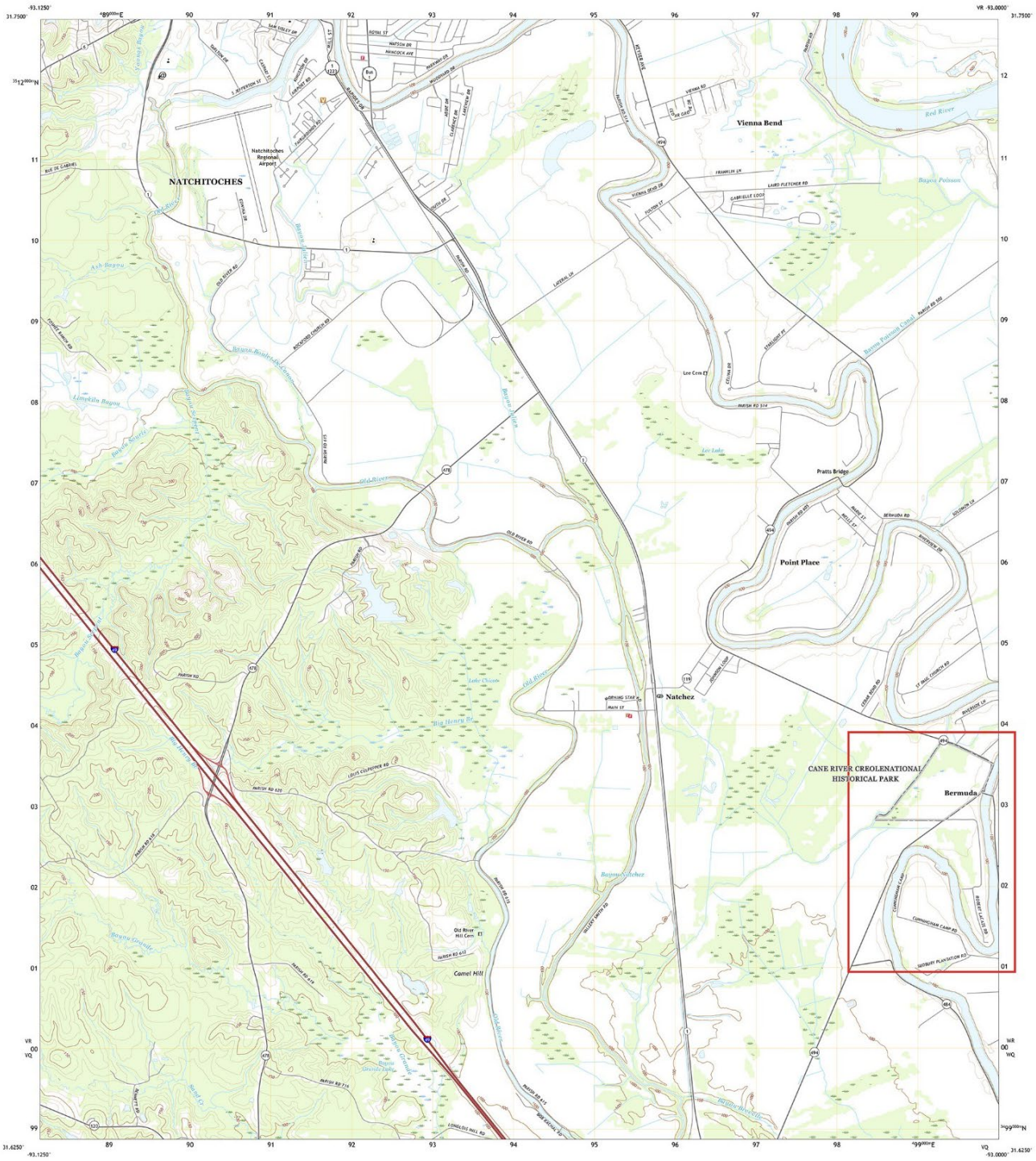


Figure 1 Map of Oakland Plantation, bounded in red, and its immediate surroundings (Natchitoches South USGS 1:24000 quadrangle).



Figure 2 Map of Cane River Creole National Historical Park and Heritage Area (NPS-CARI Long Range Interpretive Plan).

Summary of Findings

The vernacular landscape of Oakland represents a continuum of evolution through time rather than a static moment, and research for this CLR proposes an end date of 1960 for the Period of Significance for the landscape as a whole. This corresponds to the end of sharecropping and tenancy at Oakland, parallels a decision made at the Magnolia Unit to use the end of tenancy as a bookend date for historical significance, and is in keeping with the recommendations of the 2001 GMP final draft.[1][2] Obviously, the landscape is complex and layered, and different character areas bear more integrity to the mid-twentieth century than others. It could be argued that the Historic Residential Core, due to the persistence of key structures and features—the Live Oak Allée, the Bottle Garden, the Farm Lane—from the nineteenth century until present, bears more sustained integrity to a later era (possibly even 1980s) than the Historic Agricultural Core, which is now fragmented and has experienced greater change to context and function since mid-century (hence the 1960 end date). However, the residential areas too continued to evolve, change, and adapt until at least mid-century, to facilitate new commercial ventures and heritage/tourist activities as alternative revenue

[1] The end of the Period of Significance at Magnolia is 1976, a full 16 years later than Oakland, but this end date is based on the same principles of mechanization and when the last of the tenant farmers moved out of the Quarters. Magnolia's operations were larger than Oakland's and lasted past 1960.

[2] CARI Superintendent Carrie Mardorf has been told by Mr. Elvin Shields, one of the last tenant farmers at Oakland, that he was asked to leave the property in 1963-1964. This information was obtained during final editing of this CLR and is being confirmed.

streams for the family, necessitating modifications and adaptations to the landscapes of the Historic Residential Core.

In the Historic Agricultural Core, the former Tenant Quarters Area, originally made up of slave dwellings constructed in the nineteenth century, has experienced more alteration and change to its landscape context and spatial configurations than areas closer to the Main House. The same is true of the former Gin site. As a result, the southernmost portions of the property reflect twentieth century changes wrought by sharecropping, tenancy, mechanization of agriculture, and modern highway construction, rather than continuity of antebellum agriculture. They do, however, remind visitors of the landscapes of labor that made the entire plantation enterprise possible and are an essential and invaluable component of a balanced interpretation of Oakland's landscape legacy and the generations of human occupation and labor that shaped it. Although there are many historical ambiguities and unknowns surrounding the exact location and orientation of fields, turn rows, and crop patterns of the former agricultural landscape, what is clear from research is that the Historical Agricultural Core, in its reduced and fragmented condition, is not well represented by current park holdings. The whole of that outer landscape is also not particularly accessible to visitors, cut off both by the service drive and by its relative remoteness from the visitor parking and Historic Residential Core. Furthermore, park maintenance facilities and storage occupy much of this already limited fragment of agricultural land.

Although maintenance may be a continued use of the Historic Agricultural Core as a landscape of labor, this contemporary usage, which necessitates limited public access and interpretation, reinforces the unfortunate public perception that the historically significant landscape of labor, as it relates to foundational aspects of the institution of slavery and later, postbellum tenancy/sharecropping, is less consequential to the visitor experience and park interpretation than the Historic Residential Core. This contemporary usage aligns with Phase 1 of the GMP, which stipulated that the Seed House/Gin site should be used for maintenance activities during Phase 1 site development, though eventually returned to educational use as maintenance activities are relocated offsite or to new facilities in the Development Management Area during Phase 2. To date, the Park has not received funding to implement Phase 2 of the GMP, therefore, this important component of Phase 2 has not been realized. In contrast, the Historic Residential Core remains remarkably intact as an evolving expression of multiple generations of Prud'hommes and the enslaved, sharecropper, and tenant laborers who built, cultivated, and maintained the landscape, structures, and cultural traditions of Oakland alongside the Prud'hommes for nearly one hundred and fifty years.

Currently, there are no landscape features addressed as distinct components in the National Historic Landmark designation. The Bottle Garden is mentioned, but it is not classified as an independent contributing feature, nor is perhaps the most distinctive landscape space at Oakland, the Live Oak Allée. The viewsheds of Cane River and the Farm Lane should also be included, as both of these features date from the earliest years of plantation development. The NHL designation should be updated in the future to include noteworthy features of the cultural landscape, including the Bottle Garden, Live Oak Allée, and Farm Lane, as distinctive and contributing components. Although not currently part of the Oakland Unit, the former Slave/African American Cemetery that has been identified on land to the west of the park is a significant and rare component of this former plantation landscape, a repository of memory for the African American and Creole communities that descended from Oakland's enslaved populations. This parcel should be included in the park's future land acquisition planning, or, at a minimum, an easement to it should be obtained, so that it is not lost to future generations and so that it can be incorporated more fully into the park visitor's experience. In fact, the GMP and the 1997 CLI report both recommended acquisition and protection of this important resource, as well as the 1912 steel-truss Bermuda Bridge (which is not within

the park's legislated boundary nor on park property, but immediately adjacent and within its critical lakefront viewshed).

Ultimately, the current visitor arrival experience, from the north and west, is problematic to a richer and more engaged landscape experience at Oakland in a number of ways: it deemphasizes the importance of Cane River (Lake) to the history and site geography, and despite the admirable planning intentions of the original GMP, the arrival experience still inadvertently privileges the narrative and geography of the big house over that of labor and fields, certainly from the perspective of physical proximity. The history and evolution of Oakland's landscape is perhaps easiest to understand if approached first from the former river, then from the landscapes of labor and agriculture, with a progression towards the landscapes of dwelling and home. Spatially and symbolically, it is these rhythms and rituals of time and place—the rhythm of the river, the rhythm of the fields, the rhythms and rituals of home—rather than individual structures or discrete landscape features—that bound together Oakland's various inhabitants over multiple generations. Given its importance to the development of the site and region, Cane River Lake is underutilized and underplayed in the overall site experience—its ebbs and flows created this fertile landscape of levee and backswamp and nurtured culture and dwelling over the course of geological, agricultural, and personal time.

In future planning efforts, the park should strengthen the physical connection of the property to the lakefront, providing visitors with access to the former Cane River. A dock or interpretive platform with waysides on the riverbank near the bridge should be developed. Likewise, the park should work with local partners to preserve and stabilize the 1912 Bermuda Bridge for pedestrian use and access from the park's visitor trail system, as recommended in the 2001 GMP and 1997 CLI reports. The park should also prioritize adjacent land and viewshed protection through acquisition of some or all of the additional 144 acres within the park's authorized boundaries to protect and provide access to, notably, the former Slave/African American Cemetery on family land to the west, as well as to the wetlands along Bayou Brevelle and agricultural viewsheds to the south and west. Lastly, and especially critical to balanced interpretation of the landscape, maintenance activities should be removed from the Historic Agricultural Landscape and Seed House area as recommended in Phase 2 of the 2001 GMP, so that this critical landscape of labor can be more integrated into the visitor experience with activities and even demonstration crops.

Given that a new GMP will need to be developed at some point in the future, and in terms of broad-scale planning and enriched visitor experience, this report ultimately recommends that the park consider options for creating a new visitors entrance, approach, and circulation system from the south that would give easier access and orientation to the lakefront, bridge, and landscapes of labor (Tenants/Quarters Area, agricultural fields, Seed House/Gin site). This re-envisioned approach sequence will enable visitors to better understand the importance of the former Cane River to Oakland's historical development and land patterns, would more clearly reveal the physical manifestations of social hierarchy expressed through Oakland's purposeful spatial organization, and, most importantly, would further celebrate the contributions of generations of enslaved, sharecropper, and tenant residents to the creation and survival of Oakland's physical fabric, elevating them to a place of privilege and respect equal if not above that of the planter/enslaver in the overall site journey.

CHAPTER 1: SITE HISTORY

Overview of Organization, Methodology & Summary of Phase 1 CLR Document

The following Site History is a continuation of the chronology provided in Firth and Turner's *Oakland Plantation: Cultural Landscape Report, Part 1* (CLR Part1, Phase 1, 2002), whose site narrative ends in 1865.[3] That narrative, in summary, focuses on the Prud'homme family's early land acquisitions and experiments with agriculture in the Natchitoches and Isle Brevelle regions during the French and Spanish Colonial periods (1718-1803), and more extensively on the subsequent acquisition, agricultural and residential development, and expansion of the Bermuda property by Phanor (I) Prud'homme during the Antebellum period (1820s-1860s).[4] The earlier report is richly documented with extensive reference to archived plantation records now housed in the historic collection of the University of North Carolina at Chapel Hill. In terms of historical context, the Phase 1 Site History covers the rise of cotton agriculture in the Cane River Valley and the Isle Brevelle after 1793 (with Whitney's invention of the cotton gin) and its expansion during the Louisiana Purchase/Territorial period (1803-1812), and the rapid expansion and dominance of cotton agriculture, slaveholding, and the slave economy that occurs after Louisiana Statehood (post-1812).[5] Indeed, the earlier research illustrates that the Prud'hommes increased both their land and property holdings (slaves, livestock, farm equipment, etc.) dramatically in the years leading up to the Civil War, and especially during the prosperous cotton harvests of the 1850s, adding cattle ranches and pine woods to their extensive land holdings. In fact, during the height of its antebellum prosperity until its first major partition in 1873, Phanor Prud'homme's plantation at Bermuda spanned both banks of the river, comprising some 1900 acres at its greatest extent (**Figure** 48). By contrast, the current Oakland unit of the Cane River National Historical Park comprises a mere 45 acres of the original antebellum land holdings, namely its western- and northern-most portion.[6] One of the challenges of this study is to focus attention within current park boundaries, while acknowledging the expanse, diversity, and context, of the former agricultural property and its natural setting—Cane River and Bayou Brevelle—for broader interpretive, archeological, and future planning purposes.

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[3] For clarity, this document refers to the current narrative as CLR Part 1, Phase 2, in order to distinguish it from Firth & Turner's earlier 2002 narrative, which is hereafter referred to as Part 1, Phase 1 or simply Phase 1.

[4] Family tradition holds that Jean-Pierre (Emanuel) Prud'homme began farming tobacco (and possibly indigo) at the Bermuda/Isle Brevelle lands in the late-1780s or 1790s, before he formally acquired the property through purchase, although there are no official records to verify this early date. The first record substantiating Prud'homme ownership at Bermuda comes around 1816, when proof of previous land ownership or grant had to be legally verified before the new government. It is therefore difficult to establish a precise date for purchase or settlement of the property, or for the beginnings of agriculture, although Malone places the date of Prud'homme settlement at 1818-21.

Similarly, family tradition holds that the existing Main House was built in the early1820s to replace an earlier, presumably more modest, structure located closer to the riverbank. The oak allée was planted sometime soon thereafter, c. 1826. The now-named Doctor's House was built a few years later, around 1835, to the south of the main house, ostensibly to house Phanor's son, J. Alphonse, and his new bride, Eliza Lecompte. With the addition of a new Overseer's house, c.1861, to replace an earlier structure, the residential core of the property that exists today was more or less established, added to over the years by the construction of various dependencies, farm structures, and slave or tenant quarters associated with either the residential core or the broader agricultural landscape.

[5] After Louisiana becomes a State in 1812, the Natchitoches region sees an influx of Anglo- and American settlers who, early on, live mainly at the margins of Creole settlement but who eventually threaten Creole cultural hegemony and language in the region in the years prior to and after the Civil War.

[6] The Oakland property was acquired by the NPS in 1997 as part of the newly designated Cane River Creole National Historical Park (CARI, legislatively established 1994). The NPS purchase consisted of four tracts in total, two large tracts to the west of Hwy 494, constituting the bulk of the current historic park core, and two narrow parcels fronting the lakefront to the east along Hwy 494.

In the latter respect (establishment of context), this document is largely complimentary to the findings of the 2019 Historic Resource Study (CARI HRS), which provides a thorough and thoughtful contextual history for the years covered by this document, and the most extensive and broad-ranging property history (architectural, landscape, archeological) compiled in a single source. The HRS includes a range of visual and textual documentation to illustrate the on-going evolution of the landscape at Oakland and documents many of the known changes to structures and landscape features from the early-nineteenth century until present.[7] The current site history will not attempt to duplicate the research or record provided in the HRS, but will reference its landscape-related findings and images, as well as that of a number of other NPS-generated reports, including Historic Structure Reports for the Oakland Plantation Big House (2004), Prud'homme's Store (2004), The Cottage/Doctor's Cottage (2002), and ethnographic studies, oral histories and archeological reports. In essence, this document summarizes, consolidates, and reflects upon findings from these earlier documents, while expanding on landscape-specific details of the written or graphic record not included in earlier reports. This includes visual analysis drawn from the greater (but still hardly extensive) record of graphic documentation available from the early twentieth century onwards through family photos, property plats and surveys, and successive aerial photographs showing the property from 1941 until present.[8]

The Phase 1 document drew heavily from written plantation records and physical, architectural, and archeological evidence observed on site for analysis and conclusions about the Antebellum landscape. Not surprisingly, given the period of investigation of the earlier narrative (1700s-1865), there was little graphic documentation to illustrate the primarily textual descriptions of agricultural and landscape maintenance activities so meticulously maintained in the written records of Phanor (I), or recorded by various plantation overseers, family members and acquaintances. As a result, the locations of specific structures, features, places, and farm activities described in plantation records remain largely obscure and subject to conjecture due to the lack of any supporting maps or graphic record. In contrast, the current Site History narrative draws more extensively from visual documentation, especially twentieth-century family photographs, a sequence of aerial photographs dating from 1941, and various period plans, maps and deed documents dating back to the first major subdivision of the Bermuda property by J. Alphonse (I) and his brother Pierre Emmanuel in 1873, following the death of their father and the succession of his estate. Indeed, the current document relies much less on the analysis of twentieth-century farm records, which, like earlier farm records, may give details about yields, expenses, amounts and species, but generally less about specific location and locale, and more heavily on visual and photographic analysis in general for its conclusions, as well as on anecdotal evidence gleaned from the various ethnographic studies, oral histories and research reports generated since the park's inception. Obviously, park history has now become part of Oakland's site history, and in this latter respect, this document analyzes and reflects upon the changes that have occurred on the property since NPS management began, now nearly twenty-five years ago, from a historical perspective.

[7] The HRS includes historic family photographs, historic plans, deed documents, and maps, and textual references to census records and successions, oral histories, ethnographic studies, and family archival records, etc.

[8] Family photos provide a somewhat selective glimpse of micro-scale details and features of certain areas of the landscape, generally around the main residences—Main House, Doctor's House, Overseer's House—and Store, but far less in the more agricultural reaches of the property, and around the Tenant Quarters Area; property plats and aerial photos from post-1941 show broader changes to land use and circulation patterns over time and the appearance and disappearance of cabins and dependency structures, fencelines and enclosures during that period, but little micro-scale detail.

Period Plans

Four Period Plans were developed to illustrate the findings of the Phase 2 Site History narrative: 1880, 1920, 1960, and 2004 (**Figure**s 49-53). These plans correspond to significant moments of transition or change in the landscape at Oakland, providing period snapshots of evolving property boundaries and site features, with their dates of focus falling into almost exact forty-year increments. The dates selected also correspond to key historical documents (property surveys, deed maps, aerial photos) referenced to establish a base condition for each era. In addition, the 1860 Period Plan from Firth and Turner's CLR Phase 1 Site History is also included for reference (**Figure** 48). Still uncertainty remains about the location of certain non-extant features and structures (turn rows, lanes, docks, ferry landings, gin sites, etc.) described by earlier historical texts or archeological research but not depicted on period maps, so conjecture has been necessary in some cases and is generally noted. In particular, the 1873 property map from the first major partition of Bermuda under Alphonse I, the 1919 map from the second partition of Oakland under Phanor (II) (**Figure** 9), and the 1921 soil survey (**Figure** 3) do not provide precise location or detail for every structure and feature on the property, but they do provide significant information about context, circulation and broader land patterns. Also worth noting, there are very few photographs from before 1920 to depict landscape features so information had to be derived largely from text sources and earlier reports (archeological, architectural, ethnographic) for those periods. For the later periods (1960 and 2004), there was greater photographic documentation and a sequence of aerial photographs dating back to 1941 to document broad patterns of change and the evolution of key features of the residential and agricultural landscapes (**Figure**s 30-47). In general and not surprisingly, there is less graphic documentation for the agricultural landscape, which includes the former Tenant Quarters Area. As a result, the following chronology focuses more on the evolution of the historic residential landscapes, the family's various commercial ventures in the late-nineteenth and early twentieth century and known changes to specific features or context than on the agricultural landscape, which was addressed more extensively in Firth and Turner's Phase 1 CLR, and little of which is included within current park boundaries.

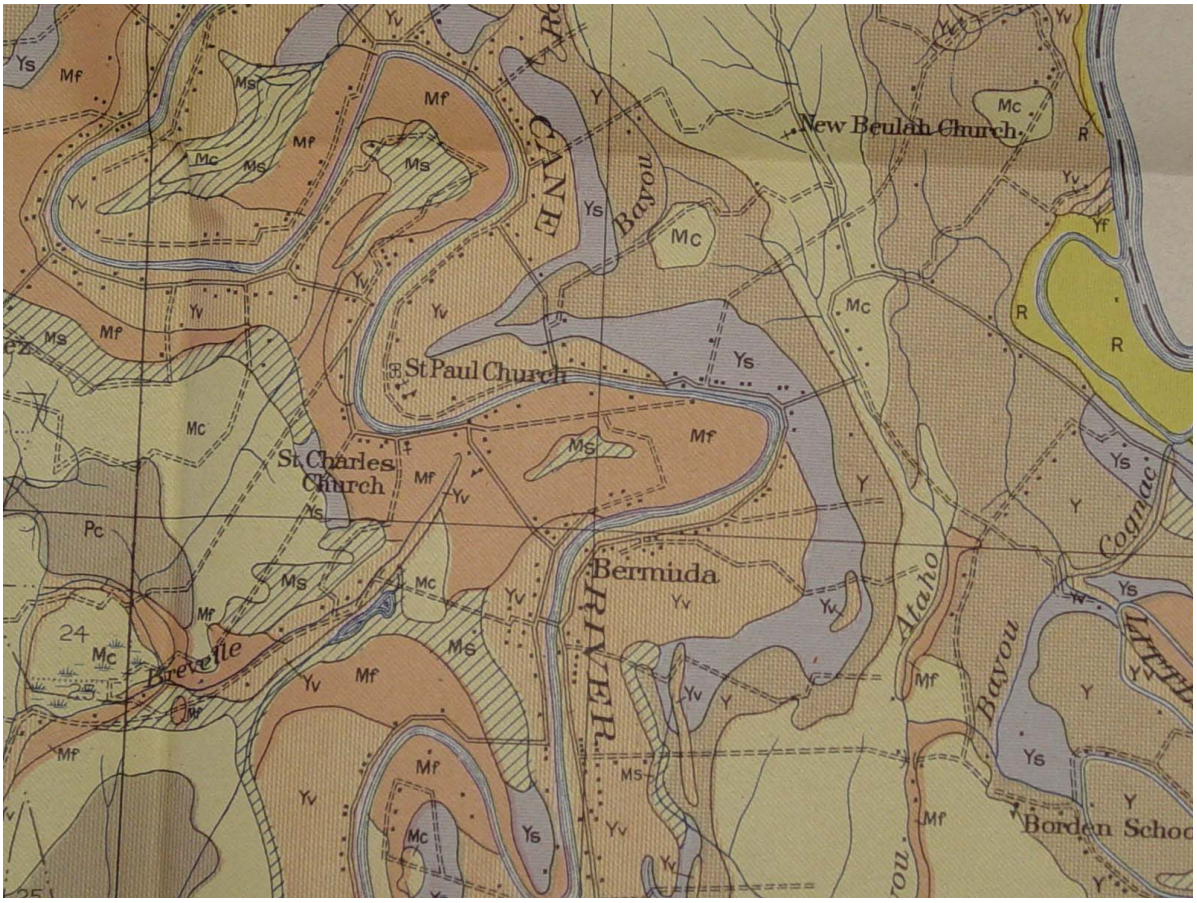


Figure 3 Detail of 1920s Soils Map showing Oakland vicinity with period circulation routes and waterways (CARI Collection).

Post-Civil War, 1873 Partition of Bermuda, and the Rise of Sharecropping/Tenancy



Figure 4 Earliest known photograph of Prud'homme's Store, c. 1878 (Prud'homme's Store HSR, 16).

In the Phase 1 Site History, Firth and Turner trace the physical evolution and changes in the landscape at Bermuda under the second and third generation of Prud'hommes living and working on the Isle Brevelle property.[9] They conclude their narrative in 1865, a touchstone date marking a number of significant events in the life of Oakland: the end of the Civil War, the death of patriarch and plantation manager Phanor (I) Prud'homme, the new beginnings and challenges brought on by Emancipation, and the subsequent social and economic upheavals and reorganization of the plantation's remaining labor force of formerly enslaved individuals as sharecroppers and tenants under the supervision of the Freedman's Bureau during the early years of Reconstruction (1865-1877).[10] The post-Civil War era brought about some radical changes to the economy and organization of plantation agriculture and planter class society in general, but probably far fewer changes to the physical landscape and agricultural land patterns than one might imagine. From a landscape perspective, agriculture continued at Oakland in a fairly traditional and highly labor-intensive manner during Reconstruction and for almost three-quarters of a century afterwards, until large-scale mechanized agriculture facilitated by tractors and industrial cotton pickers replaced the manual labor of sharecroppers, tenant farmers, and mules during the 1950s.[11] As a result, and as all previous research into the site history suggests, the agricultural landscape and broad field patterns remained largely intact from the end of the Civil War until at least the mid-twentieth century, and various plantation structures built during the nineteenth century were repaired, repurposed, adapted, and sometimes relocated for evolving use rather than torn down or replaced by newer structures.[12]

[9] The original Bermuda plantation was subdivided to become Oakland and Atahoe Plantations in 1873.

[10] Although some of the formerly enslaved inhabitants left Oakland during the war and after Emancipation, many apparently remained to become tenant sharecroppers in the post-war period, including the Nargots, Helaires, Toussaints, and Williams.

[11] The CARI Historic Resource Study (2019) provides extensive historical context on Reconstruction, sharecropping and tenancy, and the impacts of Jim Crow laws and segregation on Oakland's formerly enslaved populations who continued to work the land as sharecroppers or tenant farmers during the late-nineteenth and early twentieth century.

[12] The core residential structures (Main House, Doctor's House, Overseer's House, Slave Quarters) were in place by the early 1860s, as were many of the key farm buildings. It appears that after this point, it was mainly the former Tenant Cabins/Slave Quarters that were moved, either to allow greater privacy to sharecroppers and tenants as they dispersed to various corners of the property, or to accommodate new commercial ventures (i.e. a rental Fishing Camp venture) in the early twentieth century. It seems that only a few entirely new structures were added in the twentieth century, including a 1950s Tractor Shed (extant) and a Cotton Pickers shed, which the NPS removed. According to family oral history, the original mule barn burned down in the late 1920s from lightning strike, and the former smokehouse, located along the Farm Lane southwest of the Main House, was repurposed as the new mule barn. The Civil War-era gin, which was located in (or just outside) the northeast corner of the current property, was destroyed at the end of the Civil War, and archeology has verified that a Blacksmith's shop/forge sat near the present-day location of the Cook's Cabin in the North Meadow. According to interviews with family, the West Pigeonnier was moved to its present location along the Farm Lane sometime in the mid-twentieth century from a location some 20 feet away.

The current narrative picks up where the Phase 1 narrative ends, with brothers Jacques Alphonse (I) and Pierre Emanuel (II), sons of Phanor and Eliza (Lecompte) Prud'homme, the third generation of family members to inhabit the Bermuda property and to manage the plantation enterprise. After their father's death in 1865, the brothers began apparently protracted legal proceedings to settle the succession, pay off debts incurred during the war period, and formally partition the property into two separate estates. In 1873, the approximately 1900 acres of property consolidated by Phanor I was legally divided between the two brothers, with Alphonse retaining (purchasing) the land on the west bank of the river, which he subsequently renamed Oakland, and Pierre Emmanuel claiming (purchasing) the property on the east side of the river, which he renamed Atahoe, for the bayou that runs along the backswamp area to the east of the property (**Figure** 48). Obviously, in the days before the advent of the automobile and more permanent road networks, the construction of the first permanent bridge across the river (lake) in 1912, or the creation of Cane River Lake from the damming of the river (1908 or 1914) [13], the neighboring family properties were much more reliant on the river for transportation of their agricultural products (cotton) downriver to New Orleans, and import of household goods on boats coming up the river, and were connected by ferry and temporary bridges built across the river to convey raw cotton for ginning between the plantations' gin sites. [14]

Around this same period (1873), the first written record of Oakland Plantation's (Prud'homme's) Store appears in public records related to business licensing, as well as the first known photograph of the property in 1878 (**Figure** 4). [15] This image provides clues about landscape features of that period. The foreground (left) illustrates one type of gate and post used on the property. The foreground (right) and background (right) illustrate one type of fence used on the property. For the next one hundred years, various family members managed the store operation and plantation activities from an office added to the rear of the structure. By 1877, the Store building also housed the Bermuda Post Office, which remained in operation until the late 1960s, with various family members also serving as Bermuda's postmaster. The Store and Post Office represented an important expansion of the Prud'homme family's commercial activity after the Civil War, and a lucrative means to provide goods and services to the formerly enslaved laborers who remained on the property as sharecroppers, as well as to members of the surrounding community. [16] As such, the store became a de facto neighborhood gathering spot, creating a locus of identity for the surrounding community and bringing a new level of commercial activity to the front of the property and historic/former riverfront (**Figure** 5). In fact, before the river was dammed and goods could still be shipped upriver from New Orleans, records (and perhaps at least one family photo) indicate that the Prud'hommes had a storage warehouse on the river near their dock, presumably to offload goods for the store and to store cotton before shipping (**Figure** 6). [17] It is unclear when the dock and warehouse were torn down, but it is likely that they persisted

[13] Different sources give the date for the damming of Cane River as 1908 or 1914, and one as late as the 1930s, but 1914 is the most frequently cited date. The damming of the lake effectively ended commercial transportation and navigation on the river (steamboats, flatboats, etc), making the surrounding plantations more reliant on overland transportation, which was further facilitated by the advent of automobiles and the construction of the first permanent bridge across the lake in 1912.

[14] See Firth & Turner, CLR Phase 1 Site History. Temporary bridges were constructed across the river in late spring after high water subsided and removed late fall before seasonal winter rains and flooding made crossings difficult. This facilitated cross-river transport of people, goods, and raw cotton for processing at the brothers' various east or west bank gin sites, which were apparently shared. Furthermore, Breedlove's thesis states that Emanuel (II) purchased the rights to operate a ferry across the river in 1878, p. 46.

[15] The earliest known photograph of the structure (and Oakland) is from 1878. See Prud'homme's Store HSR (2004) for other historic photos of the store.

[16] Sharecroppers and tenants were extended store credit by the landowner against the proceeds of their future crop yields. They received the proceeds from the sale of their shares only after debts or store accounts were settled. This system is seen by some critics as a more nuanced form of economic indenture or servitude, while not as egregious as chattel slavery, by which the loyalty and continued indebtedness of laborer to landowner was reaffirmed. See *Prud'homme's Store HSR* for further discussion of this.

[17] Ibid, 15. The exact site of this warehouse or the plantation dock is not shown in records.

for some time after the damming of the lake and maybe well into mid-century. Mid-century photographs dating to circa 1930s-1940s suggest additional clues to the mix of cultural expressions and commercial uses of this landscape. In a photograph of the Plantation Store (**Figure 5**), lime-washed tree trunks lining the front of the store are visible; commercial signage painted on the building and set in front of the store is also visible. Fence posts that appear to be strung with wire are also visible in the foreground. A photo of Highway 494 (**Figure 6**), taken in front of the Main House and looking south, shows a wooden or concrete bench in the foreground, possibly used as a bus stop; on the horizon line in the distance, a possible warehouse (distinctive in its long rectangular form from Tenant Cabins/Slave Quarters across the highway) is located on the lakefront and south of the bridge is visible—both features reinforce the commercial uses of the property.



Figure 5 Mid-century image of Oakland Store, showing wooden fence posts, commercial signage, and lime-washed tree trunks, circa 1930s-1940s (CARI).

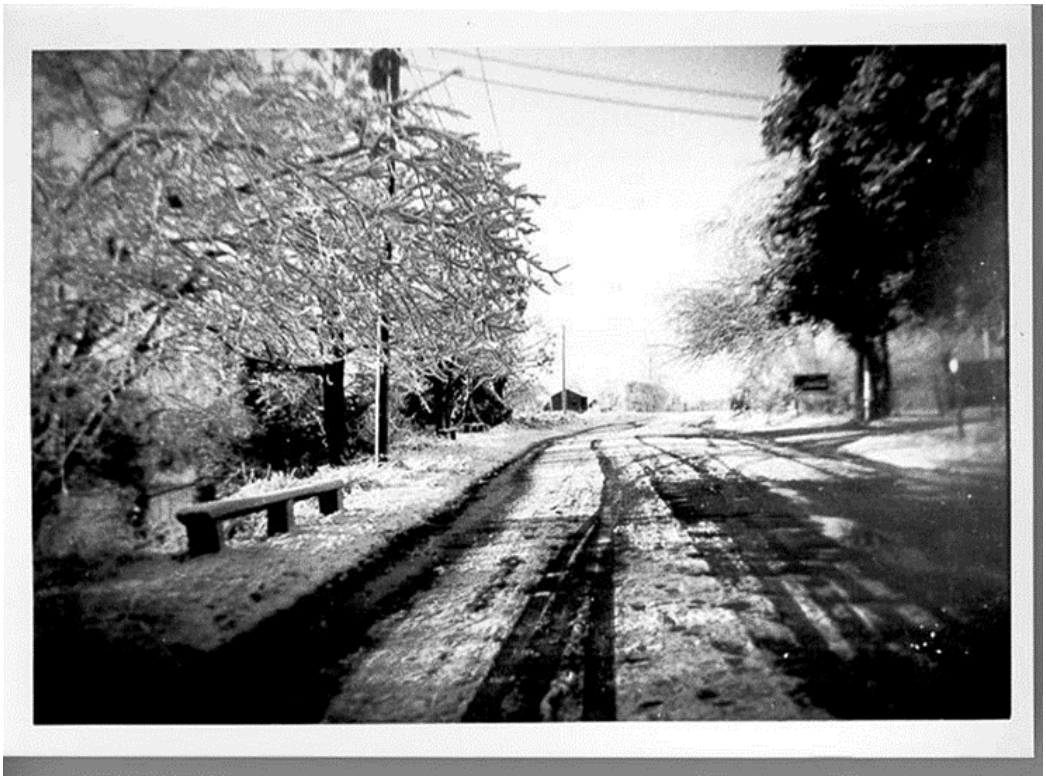


Figure 6 Hwy 494 in front of Main House looking south along the riverbank, captured after a rare snowfall. A wooden or concrete bench is seen in the foreground (presumably a bus stop), and a possible warehouse is visible in the distance, circa 1930s-1940s (Prud'homme family collection).

It is reasonable to assume that after Emancipation and during Reconstruction at least, limited changes were made to the original Quarters Area, which probably extended south from the Overseer's House. The formerly enslaved who now served as sharecroppers and tenants to the Prud'hommes may have continued to occupy the same cabins as before the war, but this cannot be known with certainty, nor can it be known what changes were made to the landscapes around the occupants. With time, however, it is likely that some of the original Quarters dwellings were moved to other locations within the fields or reoriented for privacy and an increased sense of personal space and autonomy, although the structures remained the property of the Prud'homme family. Aerials from mid-twentieth century show small cabins or tenant houses stretching along the lakefront and road south of existing park property on family lands, suggesting that these may have been original Quarters dwellings moved in an earlier period (see Figures. 30, 31). Additional archeology in this area might allow greater insight into the evolution of the Quarters Area after Emancipation and during the early sharecropping and tenancy periods.

The Overseer's House continued to be occupied by white or Creole tenants (the Metoyer family in the early- to mid-twentieth century) who helped with plantation oversight and management. Photographic documentation shows that by the mid-twentieth century, the homestead had developed its own distinctive landscape with an enclosed yard and ornamental vegetation. Metoyer family photos from the 1940s or 50s show a picket fence enclosing a front yard with shrubs and ornamental plantings (possibly daylilies or irises) near the walkway, although it is difficult to determine exact species from the images (Figure 7). A hand drawn sketch from a 1997 oral history interview with former resident Camille Metoyer provides some additional detail to the setting for the house, showing that in addition to a fenced yard enclosure, the parcel had its own cistern (extant), vegetable garden, hog pen, chicken coops, wash pot and clothes lines, and a storage building to the rear (west) of the house, as well as ornamental plantings to the front (east) and south side of the house, including pink crape myrtles, red rose bushes, white Easter lilies and Jacob's Ladder (**Figure** 8). Furthermore, the 1950 aerial photo clearly captures some of the vegetation, dependency features, and vegetated yard enclosure surrounding the Overseer's House at that time (Figure 31).



Figure 7 Side-by-side views of Overseer's House, with unidentified family members or friends, showing picket fence (left) and planted yard within fenced area (right), circa 1940s-1950s (CARI, Metoyer family photos).

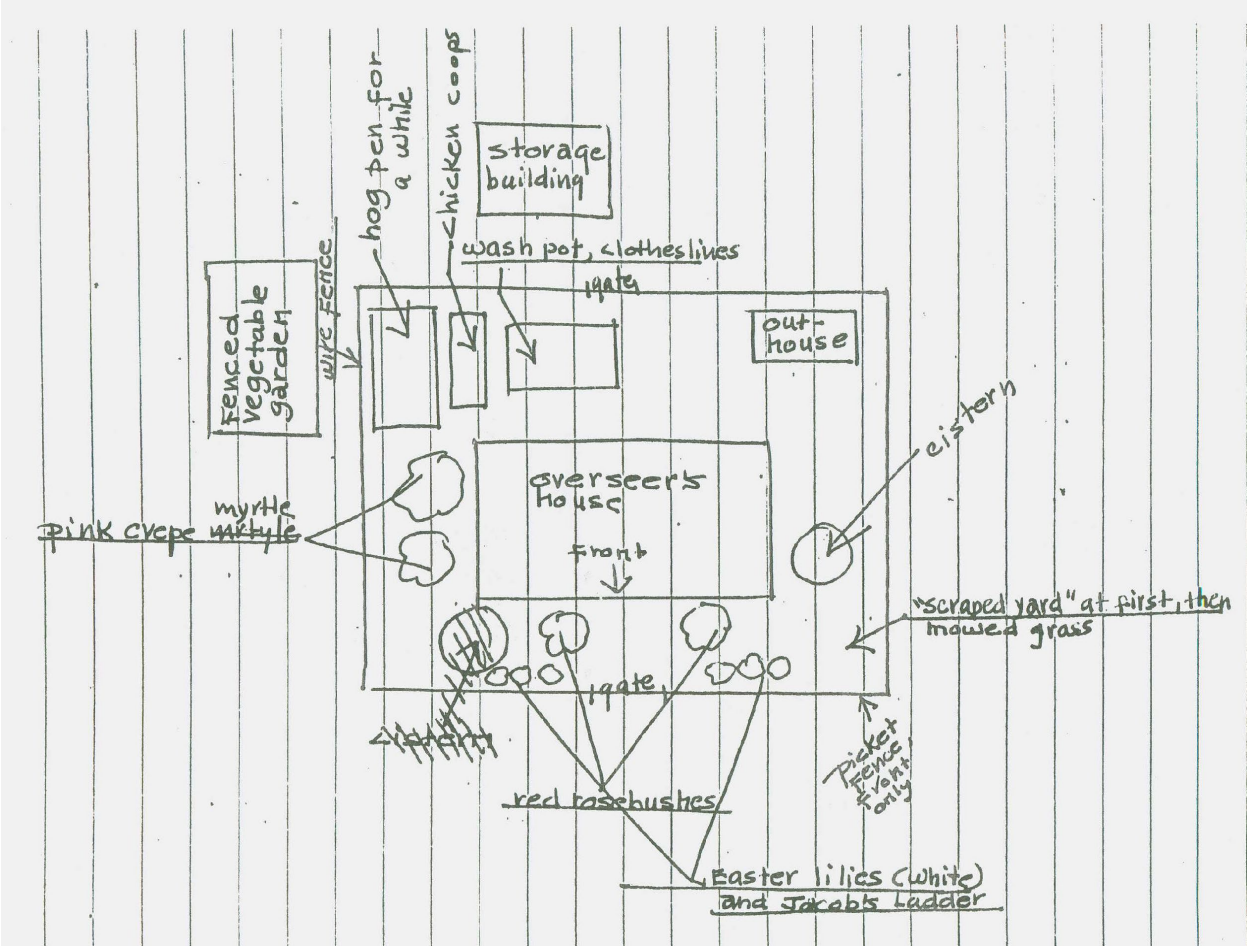


Figure 8 Sketch from 1997 oral history interview with Camille Metoyer showing recollected features (CARI).

During the last quarter of the nineteenth century, the construction of regional railroads brought further changes to the landscape at Oakland, primarily related to transportation of goods, circulation patterns, and orientation to the river. According to Breedlove, in 1875, Alphonse donated a railroad right-of-way across his property in an effort to secure rail access, and between 1882 and 1895, at least two rail stations—Cypress Station and Brevelle or Prud'homme's Station—were established along the line running west of Bayou Brevelle (current route of Hwy 1), in close overland proximity to Oakland. [18] Firth and Turner's 1860 Period Plan (**Figure** 48) and the 1873 property map suggest that the property was connected via its Farm Lane to a road or lane running southwest along the constructed levees of Bayou Brevelle and the backswamp regions, which then turned west to connect to the rail stations at Cypress and Brevelle. [19] This suggests that the Farm Lane and road connecting to these stations likely became more active during the end of the nineteenth century, perhaps replacing to some degree the reliance on river transport. This is one of the earliest indications of a shift away from a wholly riverfront orientation at Oakland.

[18] See Breedlove, p. 45. See also *Prud'homme Store HSR* (2004)

[19] See CLR Phase 1 Site History. There are no further findings to disprove or substantiate Firth and Turner's conjecture that there was a road or lane connecting from Oakland's backswamp area (Bayou Brevelle) to the rail station.

The 1880 Period Plan captures Oakland's landscape after this first major partition and the construction of the Store, as new commercial activity began to activate the property and railroads provided an alternative to river transport and orientation (**Figure** 48).

Early Twentieth Century: Modernizations, Subdivision, & Migrations

In the early twentieth century, the advent of the automobile, the building of new roadways and bridges, and the damming of Cane River by the Army Corps brought further changes to the landscape at Oakland. After the construction of the first metal-truss bridge across the river in 1912, the property, and especially the Store/PO, became more easily accessible by land and ultimately automobile, which likely increased business for the Store and necessitated the addition of gas and a gas pump to the store's amenities. [20] By 1914, the river was dammed at its north and south ends by the Army Corps of Engineers, becoming Cane River Lake, and after this point, was no longer navigable by riverboat or larger commercial vessels. [21] The damming of the river to create the lake would also open up new opportunities for recreational activity along the waterway, and largely controlled previously unpredictable flooding.

These pivotal changes were followed soon after by the second major subdivision of the Oakland property in 1919, after the death of J. Alphonse and the subsequent succession of his property, which then passed to his son Phanor (II). This partition is documented by a property survey/deed document from 1919, created by H. M. Knight (**Figure 9**). Knight's survey appears to be overlaid on a pre-1919 survey, and shows subdivision of the Oakland property, including the inheritance of the Doctor's Cottage parcel by Phanor's brother, Edward Carrington Prud'homme. The survey also shows an overall reduction in the size of the property due to the purchase or inheritance of former lands near the neck of Metoyer Point by other family members. Although he had apparently been managing the plantation for his father since 1903, Phanor (II) took ownership of the northern portion of the property after the 1919 succession, managing Oakland's agricultural enterprises until 1943. [22]

Although sharecropping and tenant farming persisted at Oakland during this period, some out-migration of tenants likely occurred after World War I, during the first wave of Northern Migration, when African Americans left the region for new opportunities in the industrialized cities of the northeast and Midwest. [23] Much greater out-migration would occur in the years after World War II. However, because sharecropping largely maintained the farming practices and land patterns of the nineteenth century, alterations to the broader agricultural landscape were probably still relatively minor during this period.

[20] The family purchased their first car around 1911, which may have necessitated some changes to the drive sequences near the Store and Main House, and the addition of a gas pump at the store.
[21] There is some discrepancy in the dates—sources claim either 1908 or 1914 for dam construction.
[22] His son J. Alphonse II ("Phonsie") purchased the property from him in 1942.
[23] See CARI HRS (2019) for further historical context on the out-migration of African Americans from the South during this era.



Figure 9 **1919 survey by H. M. Knight, drawn on a pre-1919 survey, documenting the second major subdivision of property after the death of J. Alphonse. Knight's survey of property boundaries appears to be represented with yellow lines and notations. The pre-1919 survey of property boundaries appears to be represented with white dashed lines and notations.**

It could be around this time, after Phanor (II) and his wife Marie Laure assumed residency at the Main House, that the Bottle Garden was conceived to replace or embellish the earlier boxwood parterres; or this transformation might have occurred earlier when Alphonse I took over at Oakland in the 1870s. [24] In any case, Phanor's inheritance probably occasioned improvements to the domestic landscape surrounding the Main House. [25] Photos from the early- to mid-twentieth century show a well-maintained front lawn, Live Oak Allée, and Bottle Garden , with lime-wash applied to the lower trunks of the live oaks and other trees in this area near the front of the property, apparently a long-established practice at Oakland. A photo from the early teens (possibly c. 1912-14) shows a young Phonsie (Alphonse II) hamming it up in the Bottle Garden , with the freshly white-washed trunks of live oaks visible along the entrance allée, a freshly painted picket fence along the front of the Bottle Garden , an arched (rose) arbor over the wire garden gate, and what appears to be wooden railings or trellising along the edge of the garden's brick walkway (**Figure 10**). An early model car can be seen parked along the driveway under the live oaks, perhaps the first family vehicle, which was purchased around 1911.



Figure 10 **Phonsie Prud'homme in the Bottle Garden with car and lime-washed trunks of Live Oak Allée visible in background, c. 1912-14 (CARI).**

[24] Although the exact date of the transformation is unknown and some sources place the Bottle Garden's origins in the late nineteenth century, the parterre garden, which had stood in front of the Main House since perhaps the 1820s, was reworked at some point to incorporate upended glass bottles as edging along the paths and beds, replacing an earlier version in boxwood (or privet) hedging. It is also possible that this occurred when Alphonse I took over at Oakland in the 1870s. A separate CLR soon to be conducted on the Bottle Garden may provide greater clarity on the origins and evolution of this unusual feature.

[25] His brother Edward's inheritance of the Doctor's House at the same time may have brought improvements to the landscape of that residence as well, and likely led to the development of a more distinctive yard enclosure and vegetative plantings there.



Figure 11 **1940 HABS photo of Oakland Main House, Oak Allée, and Bottle Garden, showing lime-washed trees and garden shed or children's playhouse (Library of Congress, Lester Jones, 1940).**



Figure 12 **South side yard of the Main House, with clotheslines, small trees, and watering troughs (Library of Congress, HABS, Lester Jones, February 28, 1940).**

The 1920 Period Plan (**Figure 51**) depicts Oakland at the time of the second partition, after the construction of the original steel-truss bridge (1912) and the damming of the river to form Cane River Lake (1908-14). A series of Historic American Building Survey (HABS) images from the 1940s by photographer Lester Jones gives additional insight into the features, vegetation, yard configuration and general maintenance of the domestic landscape surrounding the Oakland Main House in the first half of the twentieth century. The first photo looks west along the oak allée and entrance drive towards the Main House and shows white-washed oak trunks along the allée, a dirt or gravel driveway extending from Hwy 494, and the picket fence and an arched arbor over the gate leading into the Bottle Garden . It also depicts a small garden shed or children's playhouse (not extant) at the northeast corner of the Bottle Garden ; it is not known when this structure was constructed, removed, or its exact function (**Figure 11**). The second image shows the south side yard of the Main House with a post-and-wire fence enclosure, clotheslines, small trees and watering troughs along the fence (**Figure 12**). The final image shows the east Pigeonnier with the edge of the Store in the background, looking toward the river. The farm road and adjacent ditch are visible in the foreground (**Figure 13**). Overall, the farm property appears well maintained and the house freshly painted, and there is little to no volunteer vegetation visible along the Farm Lane, fence lines, or the bases of structures (of course, these images were taken in the winter, and the family may have conducted additional maintenance in anticipation of this photo documentation). Together, these photos capture a glimpse of the changing vernacular nature of the property, its various yards, fences and enclosures, and persistent cultural practices (lime-washing, livestock watering, fence maintenance) over time.

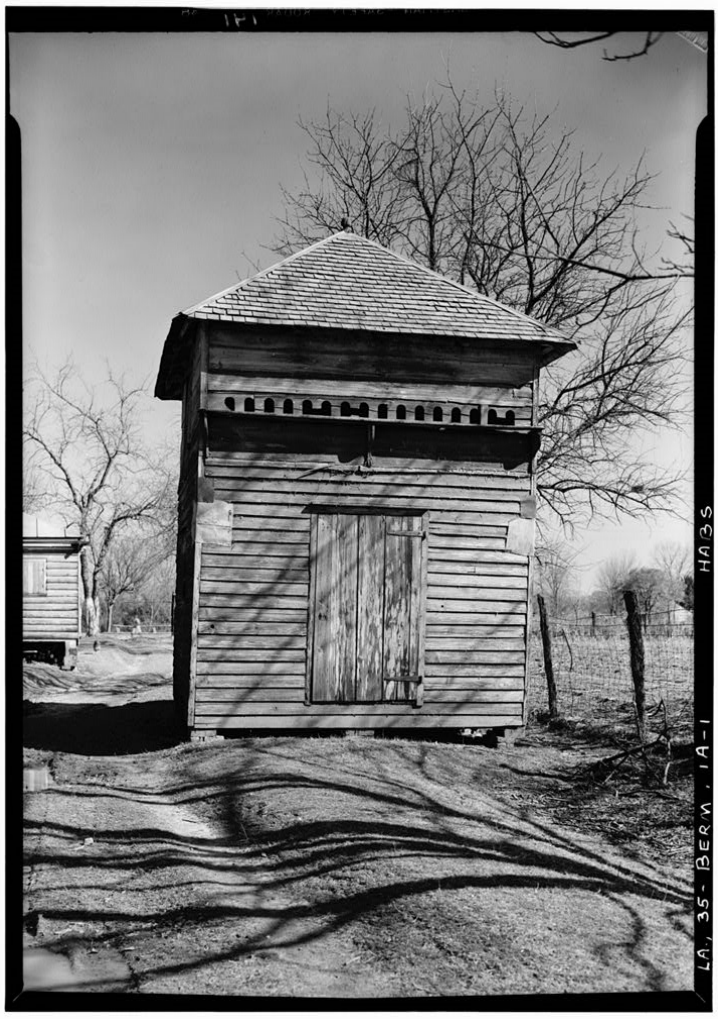


Figure 13 **View east along farm lane with Pigeonnier (Library of Congress, HABS, 1940).**





Figure 14 Above and below, fishing cabins during a rare snow, showing the Cook's Cabin, Washerwoman's Cabin, historic fence enclosures, and a wooden tree swing in the north meadow area, date unknown (CARI).

Expanded Commercial Ventures, Heritage Tourism & Early Preservation

In the late 1920s, probably in response to financial hardships related to the Great Depression, falling cotton prices, recurring boll weevil infestations, or simply the need to economically diversify their activities, the family established a commercial Fishing Camp venture in the meadow areas north of the Main House, moving several former tenant cabins, including the Cook's Cabin (still extant) and the Washerwoman's Cabin (not extant), from the rear yards or other locations to an area east of the Pecan Grove and orchard areas and west of the lakefront and Hwy 494.[26] Family photos show the Fishing Camp area after a rare snow, with two cabins visible among what appears to be a mix of pecan and other deciduous trees, and fence lines, enclosures, and a wooden tree swing that are no longer present (**Figure 14**). Another set of photos shows two fishermen (or family members) displaying an impressive catch of fish strung up along one of the fence lines (**Figure 15**). The family dug a minnow pond as a source of bait, and catalpa trees were either planted or encouraged in the area surrounding the rental cabins.[27]



***F*igure 15 Fishermen with an impressive haul of fish, circa 1920s – 1930s (Prud'homme family photos).**

Recent archeological investigation (2000) has established the likely location of the former Blacksmith's Shop/Forge site in this same area, just southeast of the Cook's Cabin, but it is not clear if this structure was still present at the time the Fishing Camp was established, or, more likely, had vanished by the early twentieth century. Historic documents and family history also record the presence of a grass tennis court (dated to the 1890s) to the east of the Fishing Camp area, near the highway, east property boundary, and

[26] The Cook's and Washerwoman's Cabins were probably originally located in the rear yard of the main house, somewhere near the modern kitchen extension.

[27] A number of mature catalpa trees exist near the Cook's Cabin; family oral history holds that the web/tent worms that proliferate in these species were used as a source of bait for cabin renters. The topographic depression of the minnow pond is still apparent in the north meadow between the Pecan Grove and the Cook's Cabin.

pre-Civil War-era gin site, but it appears to have vanished by the time of the 1941 aerial photo (**Figure 30**).[28] According to family oral history, the Prud'hommes ceased to gin cotton at Oakland altogether by the early 1940s, and instead transported it elsewhere for processing, so the present steam gin site (c. 1860s) to the southwest of the Main House complex was apparently also inactive after this period. By the 1970s, the Gin building itself had disappeared, as evidenced by the 1966 and 1972 aerials (**Figures 34-35**).[29]

By the 1930s, Oakland had been electrified, and there is evidence from the family oral history of the earliest tourist and preservation activities, as renters of the fishing cabins and curious visitors began to request tours of the house and grounds. During the 1940s, Phonsie's wife, Lucille ("Lulu") Keator Prud'homme, became actively involved in promoting the history of Natchitoches and the Cane River region and a founding member of its early preservation society. During the 1940s, she established a "museum" of artifacts which were displayed in a room beneath the gallery at the rear of the Main House, and included this in her tours for visitors. As automobile ownership, leisure time, and tourism increased post-World War II and into the 1950s, interest in the property and in regional heritage also increased, and the family increasingly adapted to the intrusion of curious strangers stopping to see the property. The 1940 HABS photos document the property from around this time, during the early years of heritage tourism (**Figures 11-14**), as do several mid-century family photos showing a picket fence between the dependency sheds in the rear yard **(Figure 16)** and, in a rather candid photo of a young female family member, what appears to be strips of corrugated metal or bumper edging along the fence line separating the south side yard from the front lawn area, as well as a glimpse of the south edge of the Bottle Garden , and the rear end of a car parked in front of the carriage house on the lawn side **(Figure 17).**

A set of new gas pumps (leaded and unleaded) was added at the Store around this time to service increasing automotive traffic, replacing the original single globed pump (**Figure 18**). The wooden turnstile gate to the north of the Main House entrance gates was also constructed during this era to control the entry of paid ticket holders for organized tours of Oakland during the Natchitoches Pilgrimage. Family photos show various Prud'homme women in gowns or antebellum costume awaiting pilgrimage visitors on the front lawn near the house (**Figure 19**). In 1959, Oakland served as the setting for the filming of *The Horse Soldier*, a Hollywood historical drama starring John Wayne, Constance Tower, and William Holden. As part of the production, the existing wire fence enclosing the eastern edge of the Main House lawn along Hwy 494 was modified to create a rustic rail fence (the present-day configuration), by attaching irregular horizontal rails to the existing fence line. The family apparently liked this change and decided to make it permanent. The depiction of Oakland in a mainstream film likely increased interest in the property as a historic site, as well as the family's awareness of its heritage value.

[28] The tennis court was apparently established in the 1890s and maintained through at least the 1920s, according to park staff, but it had vanished by the time of the 1941 aerial. The Civil War-era gin was burned in 1864, and a new steam gin was built in the fields to the southwest of the Main House complex and Corn Crib area either slightly before this or just after.

[29] In the 1941 aerial, there are three structures visible at the Gin site, but two of them disappear between the 1966 and 1972 photos. See comparative graphic in Analysis section.



Figure 16 **Main House rear yard showing live oak and picket fence between dependencies, date unknown (Family Collection).**



Figure 17 **Young family member or friend in front lawn near carriage house, view towards south side yard and Bottle Garden with car and metal edging visible along post and wire fence (Family Collection).**



Figure 18 **Oakland (Prud'homme's) Store, showing single gas pump, Osage Orange tree and lime-washed tree trunks (CARI).**



Figure 19 **Hostesses at Oakland during Natchitoches Pilgrimage tours, c. 1950s-60s, Vivian Prudhomme Duggan collection (CARI).**



Figure 20 **Detail of 1941 aerial photo of Oakland, showing scattered tenant cabins south of Hwy 494 and along the lake (LSU).**

The 1950s also brought some significant changes to farming and agricultural practices at Oakland, marked by increasing mechanization, and by the end of the 1950s, the departure of the last remaining tenant farmers/sharecroppers, whose families—Helaires, Nargots, Toussaints, Williams, among others—had continuously occupied and worked the Prud'homme lands since the antebellum period, descendants of the formerly enslaved who had remained on the land for multiple generations. In the earliest aerial photograph from 1941, a number of Tenant Cabins/Slave Quarters to the south of the Doctor's Cottage, including the extant North and South Tenant Cabins, are visible (**Figure 20**). These cabins clearly functioned as independent residences for their inhabitants, and mid-century aerials show signs of domestic yards with trees and driveways connecting them to Hwy 494. However, aerials taken after 1960 show the gradual loss of these features and the decline of these properties after their abandonment (**Figures 34-47**).

From the late-nineteenth to mid-twentieth century, various family members, acquaintances, renters and plantation overseers occupied the Doctor's Cottage and Overseer's House, the other primary residences on site, modifying both the structures and landscapes periodically to meet their needs and that of the

times.[30] In fact, family photos from mid-century show that these residences had their own yards, driveways, gardens, fenced enclosures and dependency landscapes, distinctive from the landscape of the Main House. Indeed, the Doctor's Cottage was out-parceled or inherited by Prud'homme son and heir Edward Carrington Prud'homme as a separate property after the 1919 succession.[31] The entrance gate and trace of the original drive alignment from Hwy 494 are still visible crossing the front lawn area, and its dependencies—Grist Mill Shed, Privy, Chicken Coop and Barn—still stand to the rear [west] of the house in their own fenced enclosures. Mid-century images of the Overseer's House (from Metoyer family photos) show a picket fence enclosing a front yard of mature trees and ornamental species, and aerials from the era suggest that the landscaped yard and fence probably wrapped around the house (**Figure 7**). Obviously, any signs of this earlier domestic landscape have been lost; indeed, the house now sits rather starkly at the edge of the fields to the west of the Doctor's Cottage, the cistern to the north the only indication that it might have once had its own landscape and perhaps garden features. A rare hand drawn plan of the property from 1950, likely traced from an aerial photo, presumably by Phonsie Prud'homme (it is drawn on plantation letterhead emprinted with "J. Alphonse Prudhomme, Oakland Plantation") shows some of the spatial patterns of the time, including fence lines, enclosures and major trees in the residential core (**Figure 21**). This drawing provides further evidence that the Overseer's House had its own defined landscape, or at least a shadier one, during this period, and it shows the earlier lane alignment to the gin site running roughly perpendicular from Hwy 494 and bisecting the current Quarters area between the north and south tenant houses (**Figure 31**).

[30] The Doctor's House is so named apparently because the plantation doctor, Dr. Leveque, occupied the house from 1866-1893. Seneca Pace, the plantation overseer at the outbreak of the Civil War, lived in the Overseer's House when it was completed in 1861.

[31] The Doctor's House parcel was acquired as a separate tract in the 1997 purchase agreement with the NPS.



Figure 21 **Phanor Prud'homme's 1950 hand-drawn map of Oakland and vicinity.**



Figure 22 **View to house from outside main entrance gate, 2002 HABS photograph, Jack Boucher (Library of Congress).**



Figure 23 Rare photo of a farm yard at Oakland, taken in 1979 during its final days as a working farm, nearly twenty years after residential tenancy ended. Cotton pickers are visible between the Doctor's Cottage (left) and East Pigeonnier (right) (CARI).

According to oral history interviews conducted with Alphonse III ("Al") and Kenneth ("Kenny") Prud'homme in the 2010s, plantation lands were manually farmed using mules and plows until 1951 or 1952, when their father, Alphonse II ("Phonsie"), bought his first tractor. Soon afterwards, a Tractor Shed (extant) was built to the west of the rear yard to house the new machinery. In 1959, the family purchased their first mechanized cotton picker, signaling a further shift away from manual labor towards industrial-scale agriculture.[32] After this period, the family continued to employ day or wage laborers to help with the farm, but residential tenancy had effectively ended by 1960. Phonsie served as Bermuda's postmaster from 1924 until 1962 and continued to run the Store until its closure in 1982. In 1967, The Bermuda Post Office closed for good, replaced by rural mail routes. Due to dramatic improvements to the region's road networks and increased access to Natchitoches in the post-war period, as well as the emergence of cheaper and more competitive chain stores and five-and-dimes, rural stores such as Prud'hommes faced increasing competition. As a result, store business almost certainly declined after the departure of tenants in the 1950s, and probably significantly so by the late-1960s. In 1971, the Oakland 1821 iron entrance sign and gateway were erected at the Main House entrance from Hwy 494 (**Figure 22**). While some agricultural activity persisted on the property (**Figure 23**)[33], the sign and gateway further signified the shift away from agricultural activity towards an increasing identification of the property as a significant piece of regional cultural heritage. The property was placed on the National Register of Historic Places in 1979.

The 1960 Period Plan depicts Oakland at the end of the sharecropper/tenant era, before the field patterns were significantly altered by larger scale mechanizations, and before I-49 and other infrastructural improvements significantly altered residential land patterns along the river (**Figure 52**).

During the late 1970s and early 1980s, the construction of a new concrete bridge across the lake to replace the older metal one and the construction of I-49 to the west opened the property to further tourist activity and easier access for travelers en route from Dallas or Shreveport to Baton Rouge, New Orleans, and beyond.[34] In 1988, the property was designated a Bicentennial Farm for its continuity of agricultural land use, and a commemorative sign was erected near the Store to mark the honor. According to a timeline included in the *Oakland Big House HSR* (2004), the Prud'hommes auctioned their farm equipment in 1984. This probably represented the effective end of on-site family management of farm activities stretching back to the late eighteenth century and heralded a new era in the soon-to-be story of Oakland as a heritage site. In 1987, a number of Oakland's individual structures, the Historic Residential Core landscape, and the Bottle Garden were documented in a series of HABS drawings that serve as an important historical record of extant structures, vegetative patterns, and horticultural species.

The 1987 HABS Site Plan (**Figure 24**) depicts a number of fence lines, including the one to the north of the Main House yard which also defines the southern edge of the Pecan Grove and north meadow/Fishing Camp area, and a small semi-enclosure (possible garden plot) to the northwest of the Doctor's Cottage, that are no longer extant, as well as the outlines (dashed) of the 1950s tractor shed (extant, labeled "new shed," top right) and the 1960s cotton picker shed (not extant, removed by NPS, labeled "new shed," top left). It

[32] The Cotton Pickers shed, which was constructed in the late 1950s or early 1960s slightly southwest of the Tractor Shed, was removed by the NPS sometime in the early 2000s. It is visible in aerials from the 1980s-90s.

[33] Aerials photographs indicate that mechanized farming practices did not begin to occur in the area depicted in the 1979 photo (Figure 23) until after tenancy farming ended.

[34] The new bridge opened in 1982, the same year that the steel-truss bridge (Bermuda Bridge) was abandoned, according to CARI Superintendent Carrie Mardorf in written comments referencing a draft NR nomination for the older bridge. However, historic aerials indicate that the new bridge was actually constructed sometime between 1976 and 1980.

does not show the Farm Lane, which apparently was overgrown at the time or had not been maintained. In this drawing, the East and West Pigeonniers appear much closer to the approximate southern edge of the Farm Lane than at present, which suggests that either they were moved at a later period to widen and/or straighten the alignment and appearance of the Farm Lane, or that the drawing is not especially accurate (the Overseer's House and North Tenant Cabin also appear to be on an unusually slanted axis here compared to the aerial photos).[35] If the Pigeonniers were relocated, moving the structures would be consistent with the relocation of smaller outbuildings such as the fattening pen, which is shown in the 1987 HABS Site Plan behind the Main House. Some of these smaller outbuildings were moved sometime during the mid- to late twentieth century. It would also be consistent with family interviews, which stated the west Pigeonnier was moved approximately 20 feet to its current location. The plan also shows the Store and Carriage House, the Cook's Cabin, the rear dependencies and yard, the corn crib enclosure and corral, the driveway to the Doctor's Cottage, fence lines, enclosures and dependencies around the Doctor's Cottage, the Overseer's House, and north and south Tenant Cabins, as well as key specimen trees. The Bottle Garden drawing (**Figure 25**) shows details of the garden's horticultural plantings, parterre bed configuration, and brick walkway in plan, as well as a section of the picket fence and front gate. In 2002, a second round of HABS photographs was completed to record the primary buildings and landscape condition at that time.

[35] The accuracy of the HABS mapping is in question, as the park has found other HABS drawings for the Magnolia CLR to be incorrect.

AF 31773

PLANTING LIST

1	QUERCUS VIRGINIANA
2	ULMUS CRASSIFOLIA
3	CARYA ILLINOINENSIS
4	SAPIA SEBIFERUM
5	SASAFRASA SARMENTOSA
6	NANDINA DOMESTICA
7	ILEX
8	PRUNUS CHROLINANA
9	TAXODIUM DISTICHUM
10	LAGERSTROEMIA INDICA

SLAVE QUARTERS
OVERSEER'S HOUSE
BARN
SHED
SLAVE QUARTERS
BARN
SHED
COOP
DOCTORS HOUSE
WELL
GARAGE
NEW SHED
NEW SHED
PIGEONNIER
STABLE
CARPENTERS SHOP
PENS
WASH HOUSE
MAIN HOUSE
SHED
COOKS COTTAGE
PIGEONNIER
CARRIAGE HOUSE
STORE
CANE (RED) RIVER LAKE

SITE PLAN 0 40 80 120 FEET

OAKLAND PLANTATION
NATCHITOCHES PARISH, LOUISIANA

HISTORIC AMERICAN BUILDING SURVEY
SURVEY NO. LA-1192

SHEET 5 OF 32

DIRECTOR: EUGENE OZEK Ph.D.
CONSULTANT
DELINEATED BY: KIMBERLY KOVEL
DATE: 16 DECEMBER 1987
HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDING SURVEY NATIONAL PARK SERVICE. NAME OF DELINEATOR. DATE OF THE DRAWING

1988 CHARLES E. PETERSON PRIZE, HONORABLE MENTION

Figure 24 **HABS drawings of Oakland Plantation and the Bottle Garden, 1987 (CARI, HABS Drawings).**

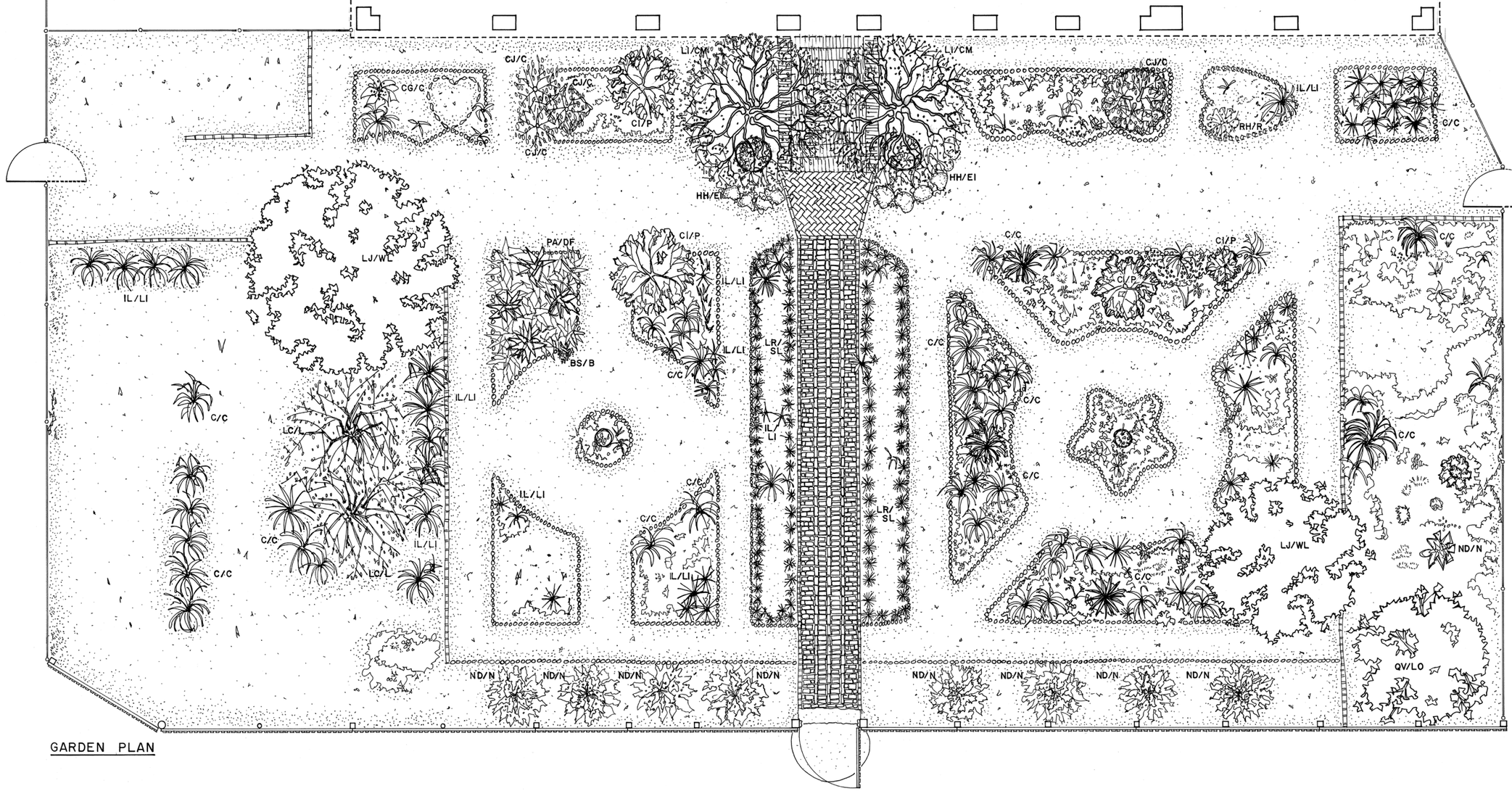
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AF 31773

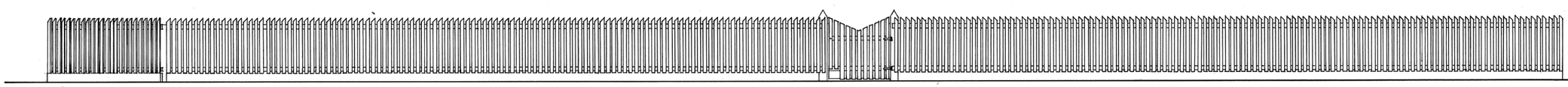
PLANTING LIST

KEY	BOTANICAL NAME	COMMON NAME	KEY	BOTANICAL NAME	COMMON NAME
BS/B	BUXUS SEMPERVIRENS	BOXWOOD	LJ/WL	LIGUSTRUM JAPONICUM	WAX LEAF LIGUSTRUM
CJ/C	CAMELLIA JAPONICA	CAMELLIA	LC/L	LONTANA CAMARA	LONTANA
CG/C	CANNA GENERALIS	CANNA	LR/SL	LYCORIS RADIATA	SPIDER LILY
CI/P	CARYA ILLINOINENSIS	PECAN	ND/N	NANDINA DOMESTICA	NANDINA
C/C	CRINUM "GENERALIS"	CRINUM	PA/DF	POLYSTICHUM ACROSTICHOIDES	DAGGER FERN
HH/EI	HEDERA HELIX	ENGLISH IVY	QV/LO	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
IL/LI	IRIS "LOUISIANA"	LOUISIANA IRIS	RH/R	ROSA "HYBRID"	ROSE
LI/CM	LAGERSTROEMIA INDICA	CRAPE MYRTLE			

THE FRONT GARDEN AT OAKLAND PLANTATION WAS LAID OUT IN 1835. THE SHAPED BEDS WERE ORIGINALLY EDGED IN BOXWOOD. THE EDGING WAS CHANGED IN THE LATE NINETEENTH CENTURY TO INVERTED BOTTLES IN THE TRADITIONAL CREOLE MANNER.



GARDEN PLAN



PICKET FENCE ELEVATION

FRONT GARDEN

0 1 2 3 4 5 FEET 1/4"=1'-0"

0 100 200 400 CENTIMETERS 1:48

OAKLAND PLANTATION
NATCHITOCHES PARISH, LOUISIANA

DIRECTOR: EUGENE CIZEK Ph.D.
CONSULTANT
DELINEATED BY: LARRY WEINTRAUB, FRADELL WEINSTEIN

DATE: 16 DECEMBER 1987
HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

HISTORIC AMERICAN BUILDING SURVEY
SURVEY NO. LA-1192

SHEET 5 OF 32

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PREPARED WITH HISTORIC PRESERVATION FUNDS FROM THE STATE OF LOUISIANA, OFFICE OF CULTURAL DEVELOPMENT, DIVISION OF HISTORIC PRESERVATION
AND THE TULANE UNIVERSITY SCHOOL OF ARCHITECTURE.

1988 CHARLES E. PETERSON PRIZE, HONORABLE MENTION

Figure 25 HABS drawings of Oakland Plantation and the Bottle Garden, 1987 (CARI, HABS Drawings).

TRIM LINE

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Figure 26 Photograph showing the poor condition of a Tenant House/Slave Cabin, circa 1990s (CARI).

CARI Designation, NPS Land Acquisition, Research & General Management Plan (2001)

Between the 1980s and 1990s, prior to NPS acquisition, the condition of the landscape declined. Several outbuildings were on the verge of collapsing, and volunteer trees were growing from building foundations (**Figure 26**). In 1994, after a number of years of discussion among government officials, Prud'homme family members and local preservationists, Cane River National Historical Park (CARI) was legislatively established by act of Congress. Between 1997 and 1998, the NPS purchased the present 45-acre property in four separate parcels from the Prud'hommes and Doris Vincent, but the Prud'hommes continued to occupy the Main House until 1998.[36] An additional 144 acres of adjacent family-owned land was included in the unit's legislatively authorized boundaries (**Figure 27**). After the land acquisition, the NPS turned its efforts towards research, stabilization and preservation of the Oakland site, including the development of a General Management Plan (GMP) to guide the development of new visitor services and infrastructure for park access. A number of architectural reports (Historic Structure Reports), archeological surveys and ethnographic studies were also conducted during this period as baselines for preservation and interpretation.

[36] The NPS acquired the Doctor's House parcel from Doris Vincent in 1998 and two narrow parcels along the riverbank separately from the Main House/Farm parcel in 1997 (see *Historic Resource Study*, chapter 9-2, 2000).

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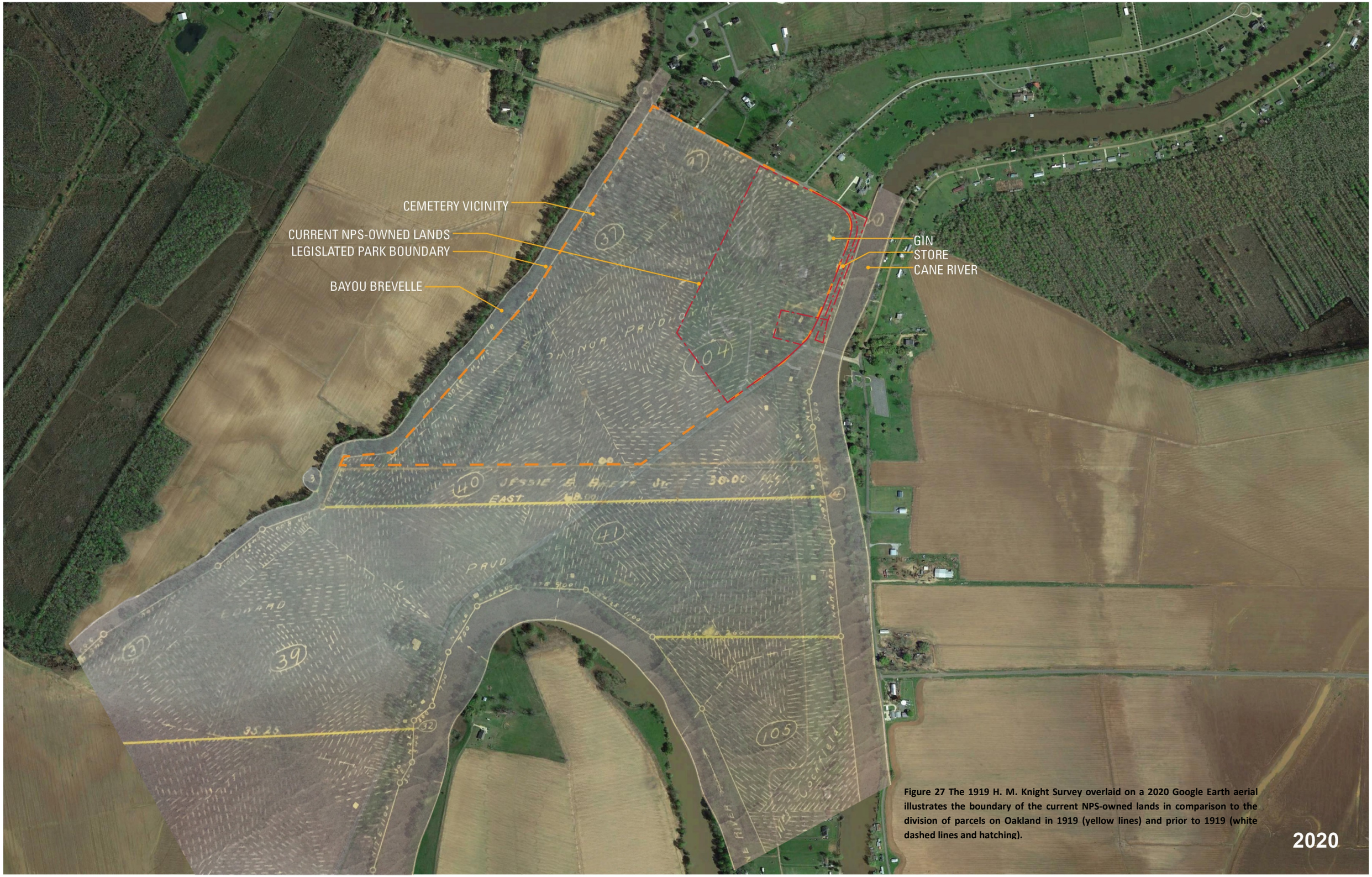


Figure 27 The 1919 H. M. Knight Survey overlaid on a 2020 Google Earth aerial illustrates the boundary of the current NPS-owned lands in comparison to the division of parcels on Oakland in 1919 (yellow lines) and prior to 1919 (white dashed lines and hatching).

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The NPS completed and approved a General Management Plan (GMP) for the park in March 2001, adopting Alternative 1 from among 5 options presented for public review as the Preferred Alternative to guide future site development and planning. Under Alternative 1, "the management emphasis at Cane River Creole National Historical Park would be on preserving and rehabilitating the landscapes, structures, and artifacts of the two national park units, setting up basic operations to manage and maintain the resources, and establishing a quality visitor experience onsite and strong partnerships with the community. The physical treatment of the plantation's landscape, including structures, would generally reflect the continuum of history up to about 1960. This would result in few changes to the current configuration of plantation structures or general appearance of the landscape….By 1960, both plantations had stopped being traditional family-run operations and plantation property was being sold or leased out to other farmers, the operations were mechanized, and the sharecroppers and tenant farmers had left to pursue work elsewhere" (GMP 42). Under Alternative 1, the Cotton Pickers Shed was removed because it was thought to post-date the circa 1960 reference date (it first appears in the 1966 aerial, **Figure 34**, but not in the 1958 one, even though the family bought the first mechanized cotton picker in 1958 or 1959, according to family oral history); but the Tractor Shed, which had also been slated for removal in an earlier draft of the GMP, was ultimately maintained because documentation showed that it dated from the early 1950s (first appears in the 1952 aerial, **Figure 32**).

The GMP designated three management zones and two planning phases for site development at Oakland (**Figure 28**):

1) **Core Plantation Management Area**, which encompassed the entire property boundaries and emphasized preservation of historic structures and landscape features, as well as the adaptive reuse of certain historic structures for visitor use and the construction of visitor pathways;

2) **Development Management Area** in the northwest/north quadrant of the property (to the west of the Main House) for the construction of new visitor use infrastructure (entrance drive, visitor parking, Visitor Pavilion) and as the possible future location of a new maintenance facility during Phase 2 site development; and

3) **Administrative Adaptive Use Management Area** for the temporary housing of administrative facilities, storage, and park maintenance activities during Phase 1. This included the Doctor's Cottage as the initial location for park offices and staff meeting space, the Doctor's Barn for storage and maintenance, and the Seed House for the temporary housing of park maintenance activities, to be converted later to educational space for groups. An access road to the Seed House and adjacent staff parking would also be developed during Phase 1, with alignment from Hwy 494 to be determined.

In Phase 2, the GMP stipulated that the park's administrative offices should be consolidated within a new Regional Visitor Center located off-site and that maintenance activities and storage should be relocated from the Seed House and Gin area to a new maintenance facility either offsite or within the Development Management Area. Phase 2 also stipulated additional land protection through acquisition of part or all of the additional 144-acres of adjacent family land included within the legislatively authorized park boundaries. In particular, the report pointed out the importance of acquiring and protecting the former Slave/African American Cemetery to the west, the wetlands along Bayou Brevelle, and additional agricultural acreage for viewshed buffering and interpretive purposes.

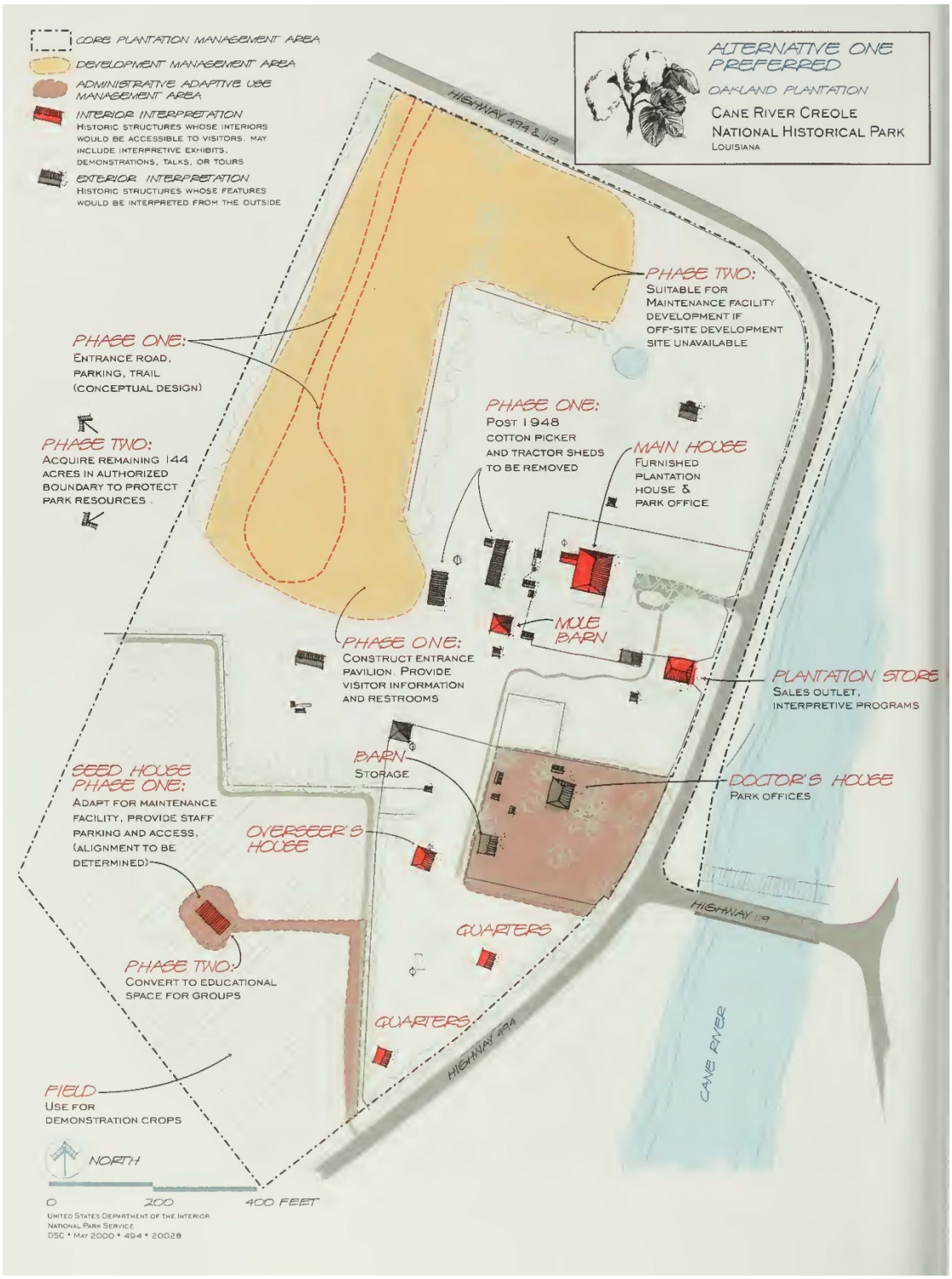


Figure 28 Preferred Alternative 1, General Management Plan CARI, 2001 (44).

After acquiring the property, the NPS undertook extensive stabilization and restoration efforts on Oakland's Main House, Store, and the large number of deteriorating dependencies and farm structures, many of which were seriously overgrown with vegetation and in danger of collapse. Following the recommendations of the 2001 GMP, new visitor use infrastructure was installed at the Oakland unit,

including a new park entrance, drive and Visitor Pavilion constructed in the fields west of the Main House (completed between 2001-2004, see 2004 aerial**, Figure 39**), a network of accessible visitor paths installed to connect various structures and features in the landscape (completed by 2006, see 2006 aerial**, Figure 40**), a new park service drive and maintenance area housed at the former Seed House/Gin site, and staff parking and offices at the Doctor's Cottage (both completed by 2004, see 2004 aerial, **Figure 39**). Around 2010, the park installed a system of engineered gabions along the western embankment of Cane River Lake as part of a bank stabilization project to check erosion in this area, which has created some on-going maintenance, access, and interpretation challenges for the park. In 2016, the park restored/replanted a portion of the original Pecan Grove to the north of the Main House, which can be seen in period photographs (**Figure 29**). The park has also maintained some young fruit trees near the northwest corner of the Main House as part of an effort to restore known historic orchard specimens near the kitchen wing of the house.



Figure 29 View from former Pecan Grove looking south towards Main House, date unknown, family photo (CARI).

Other projects have included the replacement of the Main House roof in 2015-2016, reconstruction of the cattle dipping vat near the wagon shed in 2016, a 2018 re-graveling of the visitor parking lot, Farm Lane, and park drives connecting the Historic Residential Core to the agricultural landscape, the limewashing of all outbuildings in 2019-2020, replacement of the Main House gallery/porch in 2020, and, beginning in 2019, ongoing remediation of farm-era arsenic contamination at the dipping vat site and East and West Pigeonniers, which, as recently as July 2020, were surrounded by orange safety fencing (**Figure 66**). In August of 2020, Hurricane Laura damaged the corn crib, wagon shed, and a number of trees. The park has recently completed preliminary planning studies for new visitor trails and a wayside plan to be implemented over the next 2-3 years; park management currently awaits the findings and recommendations of this report

to further guide them in these efforts. The park also plans to replicate and replace a historic "Oakland Plantation" sign that existed along the riverbank near the store within the next year.

As of 2021, many of the GMP's Phase 2 recommendations have yet to be realized, including the construction of a new maintenance facility offsite or in the Development Management Area, and the development of a joint Regional Visitor Center to house park administrative functions. In 2019, however, the park signed a lease with the City of Natchitoches, which will enable the park Visitor Center and its administrative offices to move into the historic Texas & Pacific Railway station in downtown Natchitoches[37]—a more viable solution than the creation of a joint Visitor Center, which had not been considered at the writing of the existing GMP. Currently, maintenance activities and parking still occupy much of the small fragment of agricultural land contained within park boundaries near the Seed House and gin stand area, and staff parking occupies a visually prominent area near the Doctor's Cottage and Tenant Cabins/Slave Quarters and Hwy 494.

The 2004 Period Plan represents Oakland at the beginning of the twenty-first century, after the end of Prud'homme ownership and during the early years of NPS management and stewardship (**Figure 53**).

Aerial Photos & Period Plans for Oakland

The following section includes a chronologically arranged sequence of aerial photographs dating from 1941 to 2020 (**Figures 30-47**), depicting both broad- and finer-scale changes to the landscape at Oakland over the second half of the twentieth century and up to present. Many of these aerials are referenced in the text, and serve as important documentation of changes to land use, occupancy, cover, boundary edges, and circulation/drive alignments during the twentieth century. They were especially informative about incremental alterations near the southern end of current park property, especially the landscapes surrounding the Overseer's House, Tenant Cabins/Slave Quarters and Seed House/Gin site. The aerials are followed by Period Plans that were developed to accompany the Site History, providing snapshots of key features of the landscape for the years 1880, 1920, 1960, and 2004 based on primary reference documents (historic surveys, maps, aerials). The 1860 Period Plan from Firth and Turner's Phase 1 CLR is also reproduced here for reference purposes.

[37] The rail station that is now the head park headquarters also contributes to the story of mechanization and resident labor in the 20th century. Several hundred African Americans departed Natchitoches in the 1950s-1960s from the depot, headed west in search of a better future.

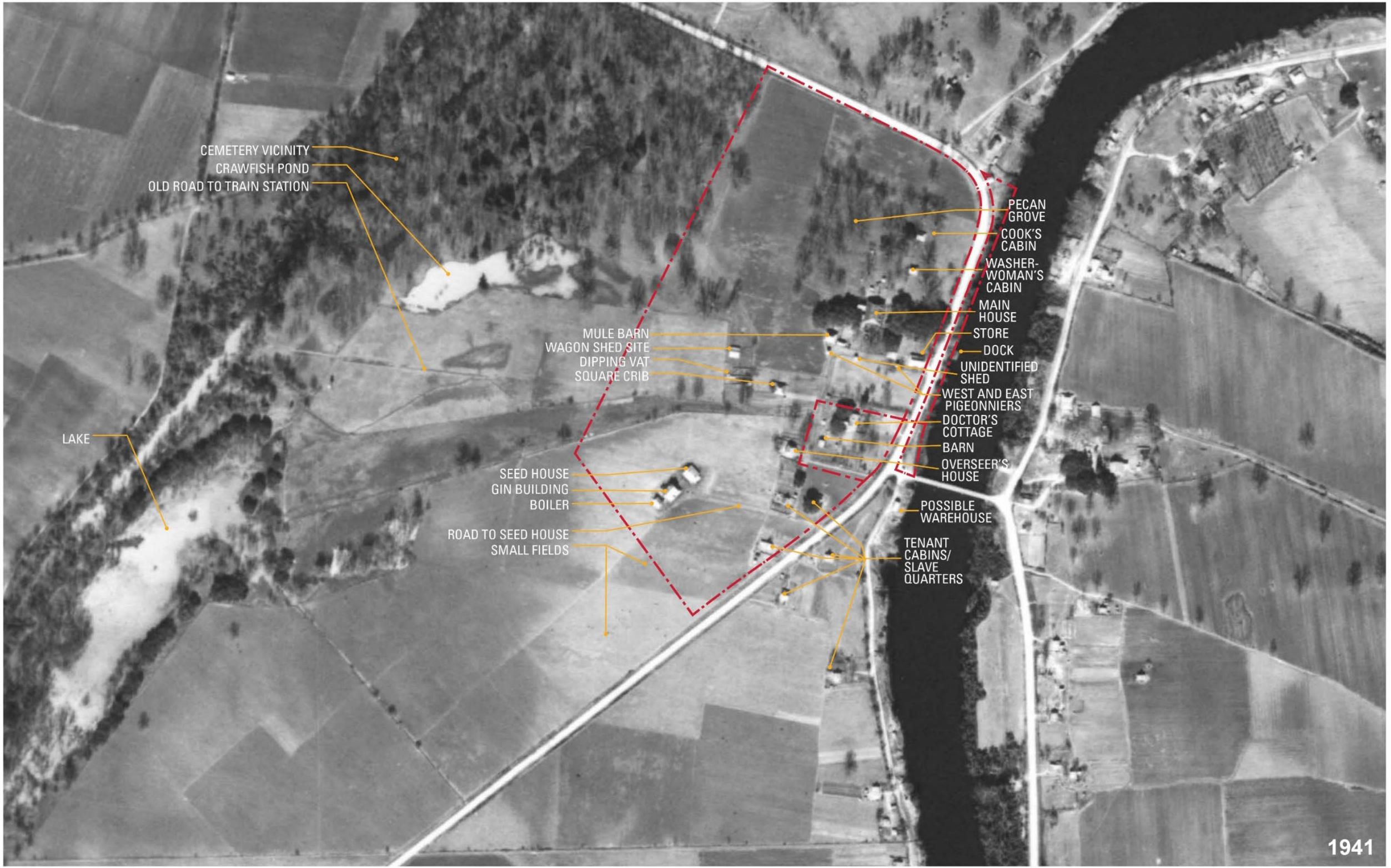


Figure 30 1941 Aerial (LSU).

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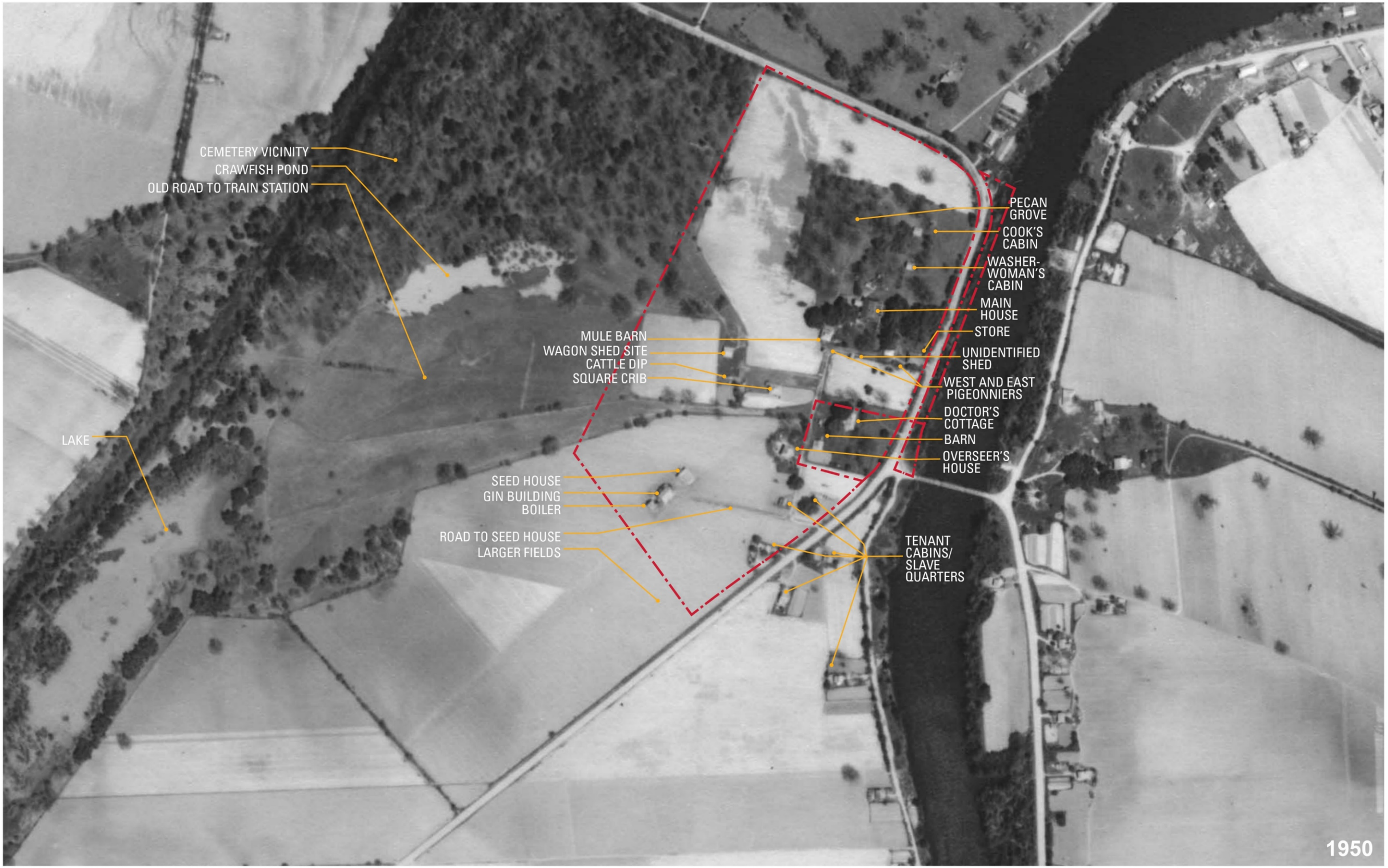


Figure 30 1950 Aerial (LSU).

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Figure 31 1952 Aerial (USGS).

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1958

Figure 32 1958 Aerial (CARI).

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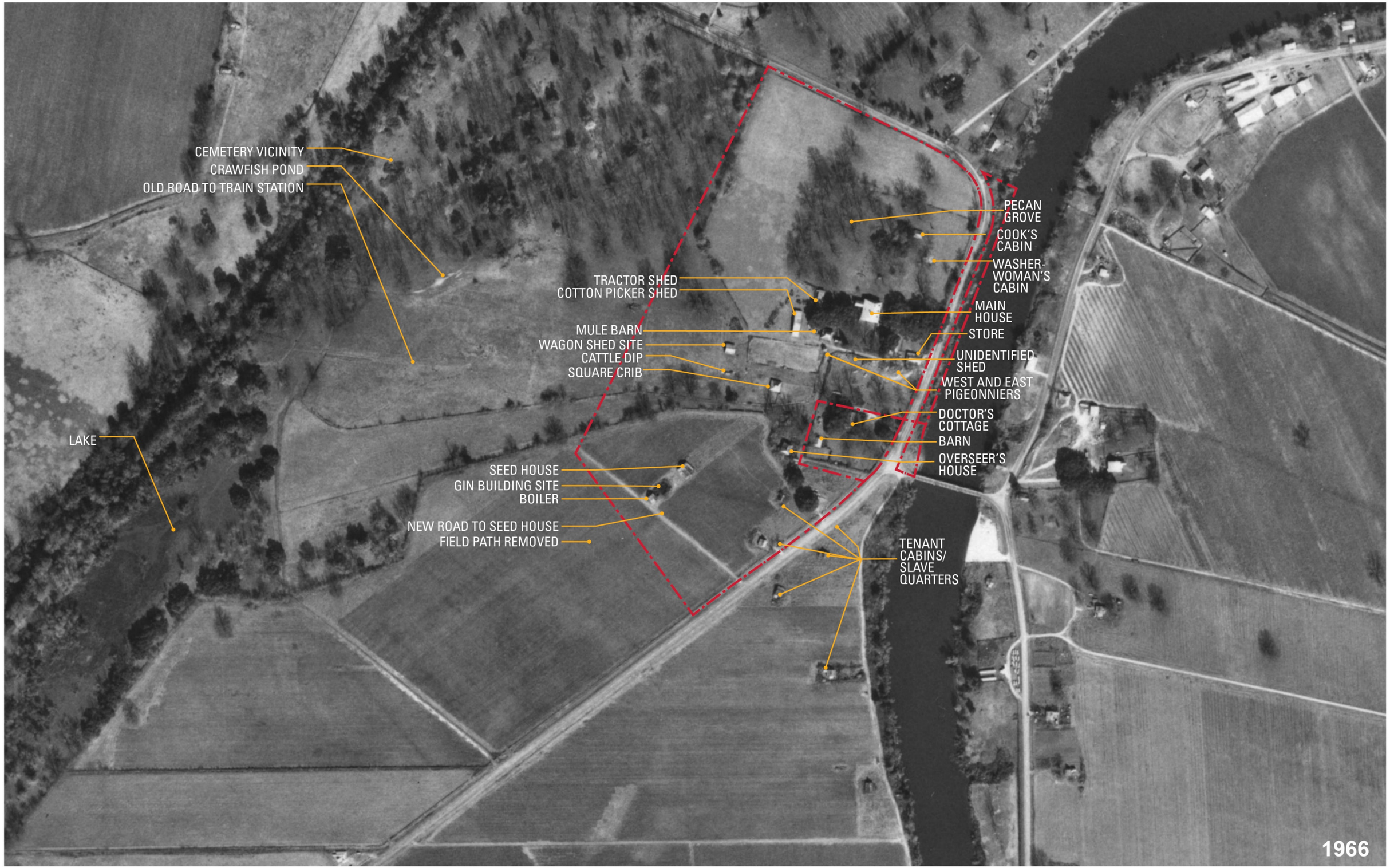


Figure 33 1966 Aerial (LSU)

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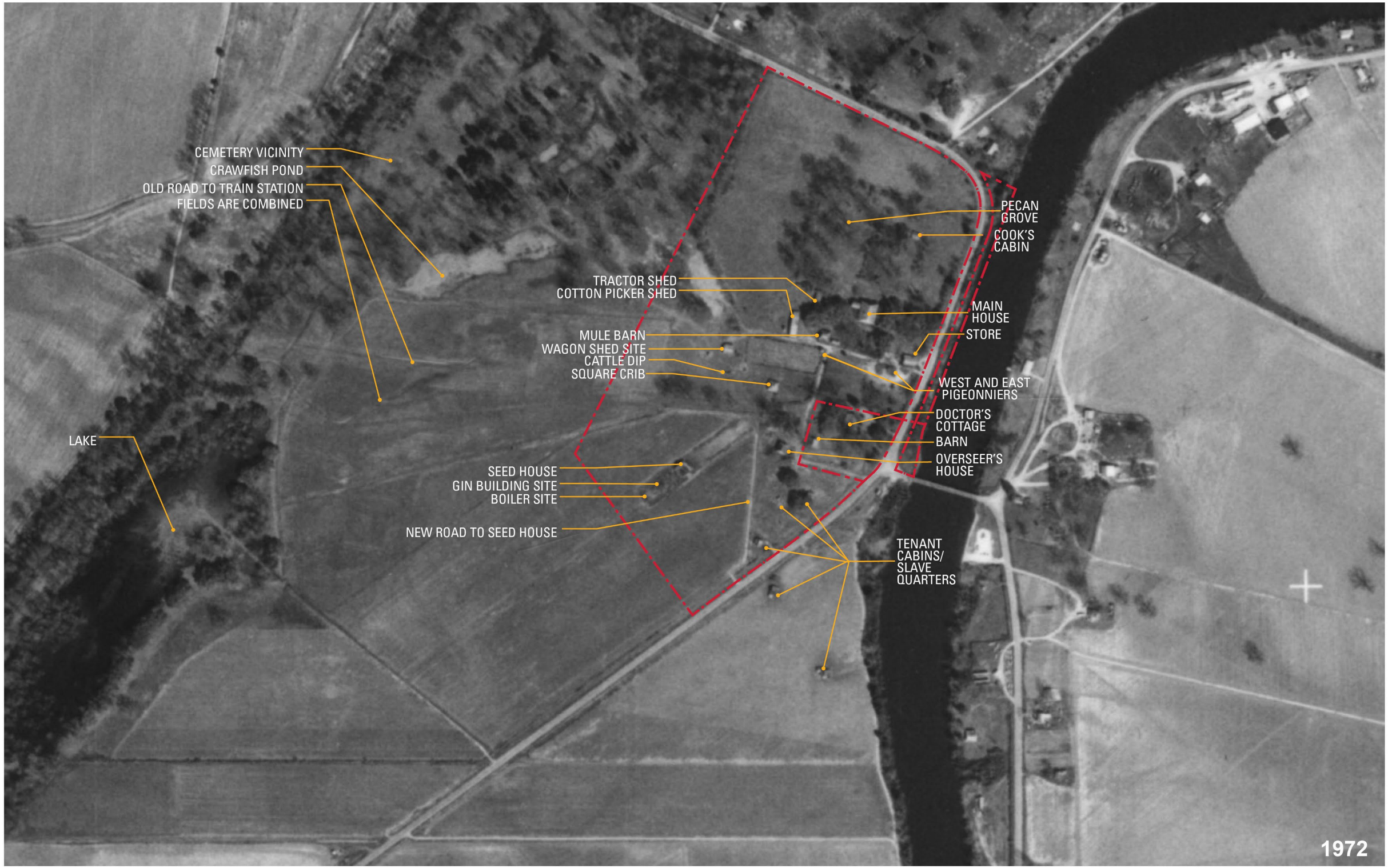


Figure 34 1972 Aerial (LSU).

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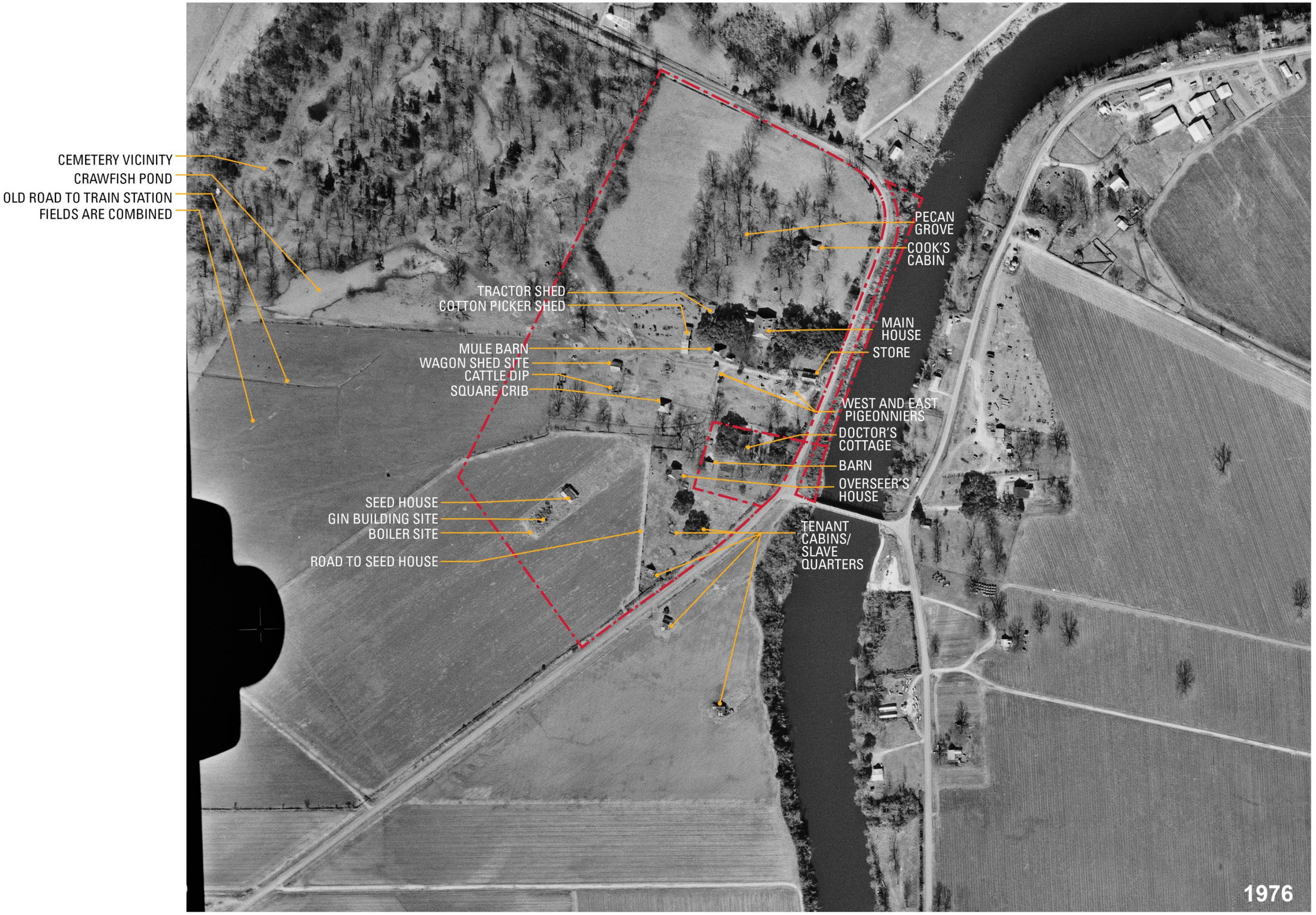


Figure 35 1976 Aerial (USGS).

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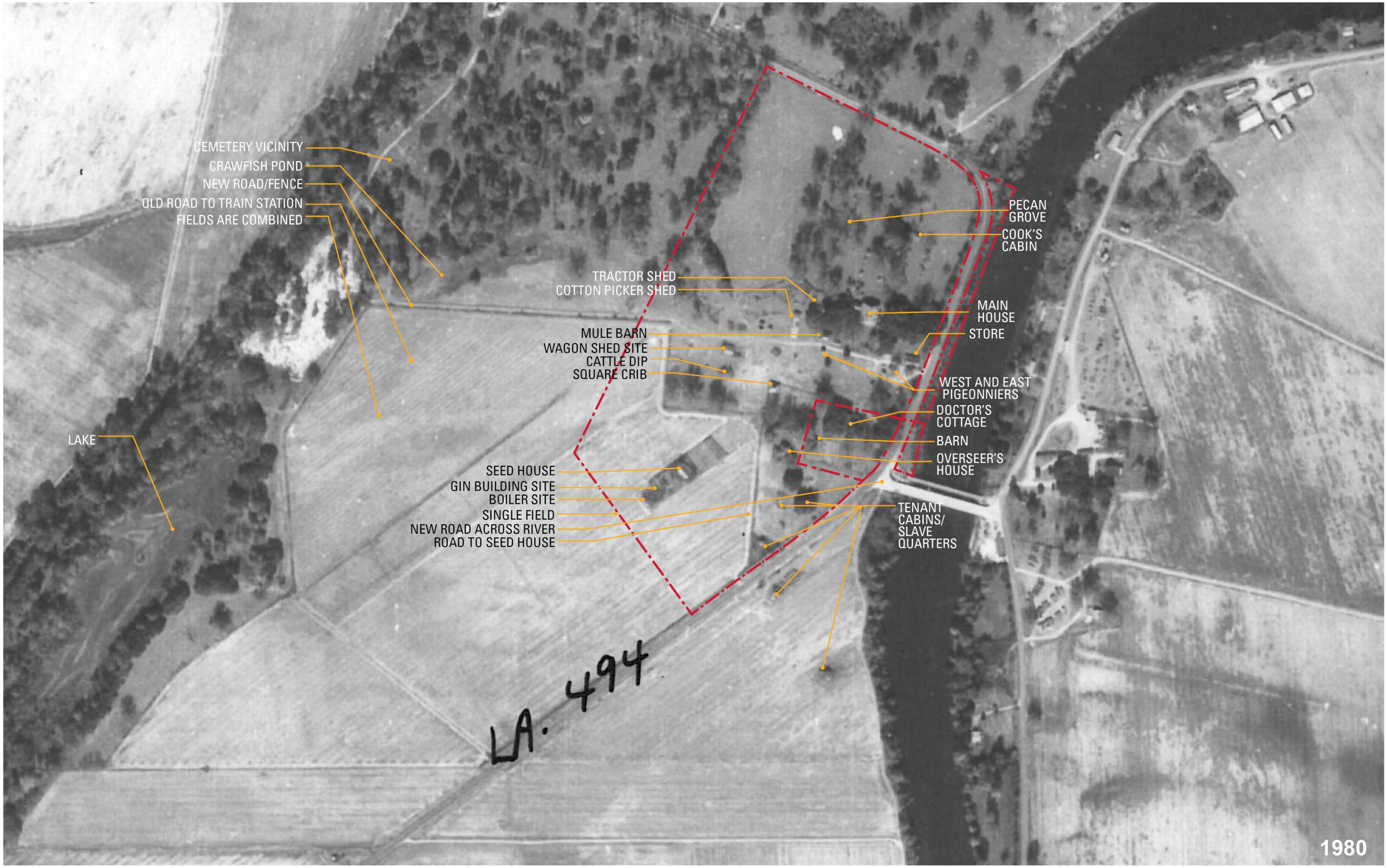


Figure 36 1980 Aerial (CARI).

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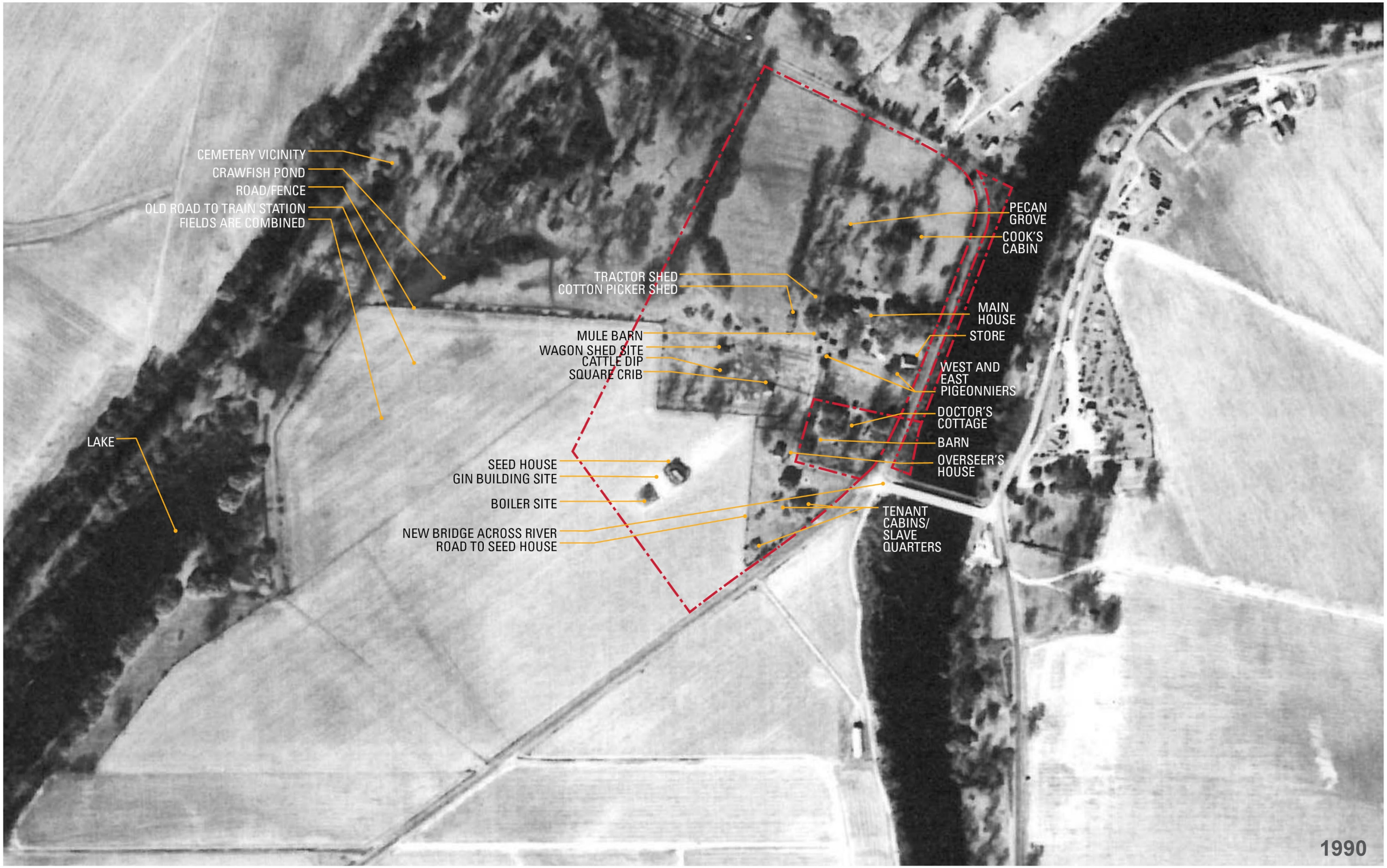
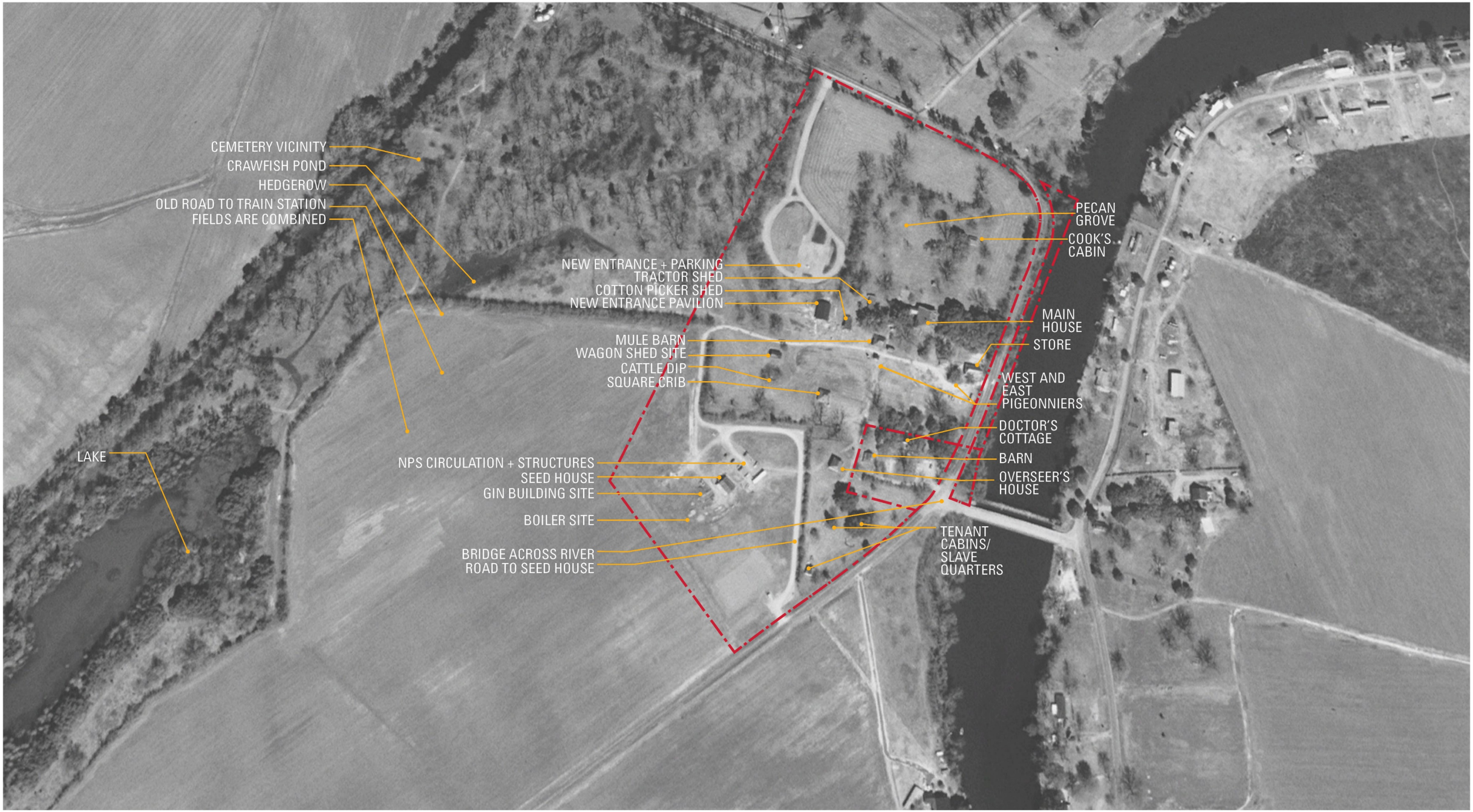


Figure 37 1990 Aerial (CARI).

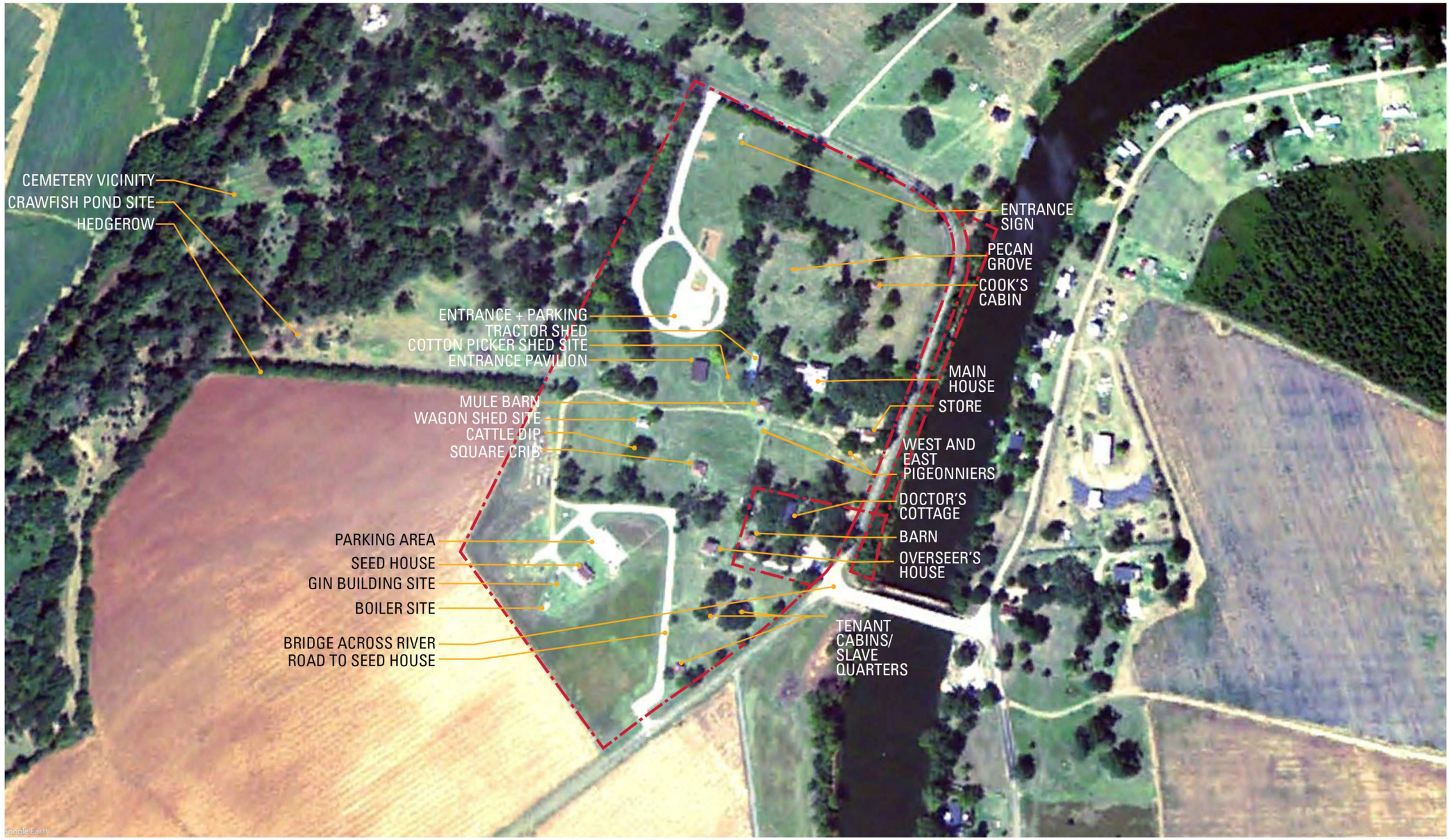
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2004

Figure 38 2004 Aerial (Google).

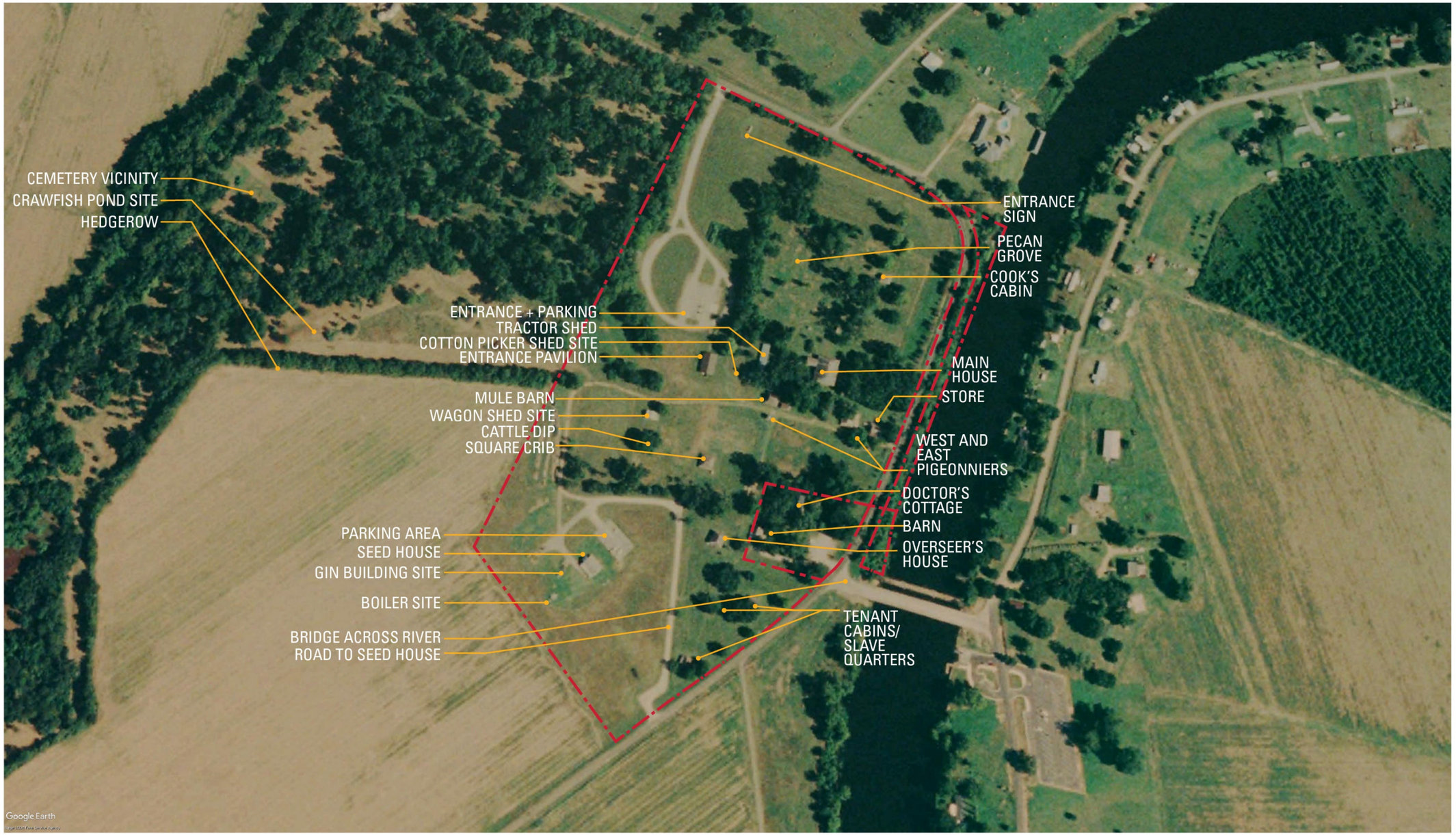
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2006

Figure 39 2006 Aerial (LSU).

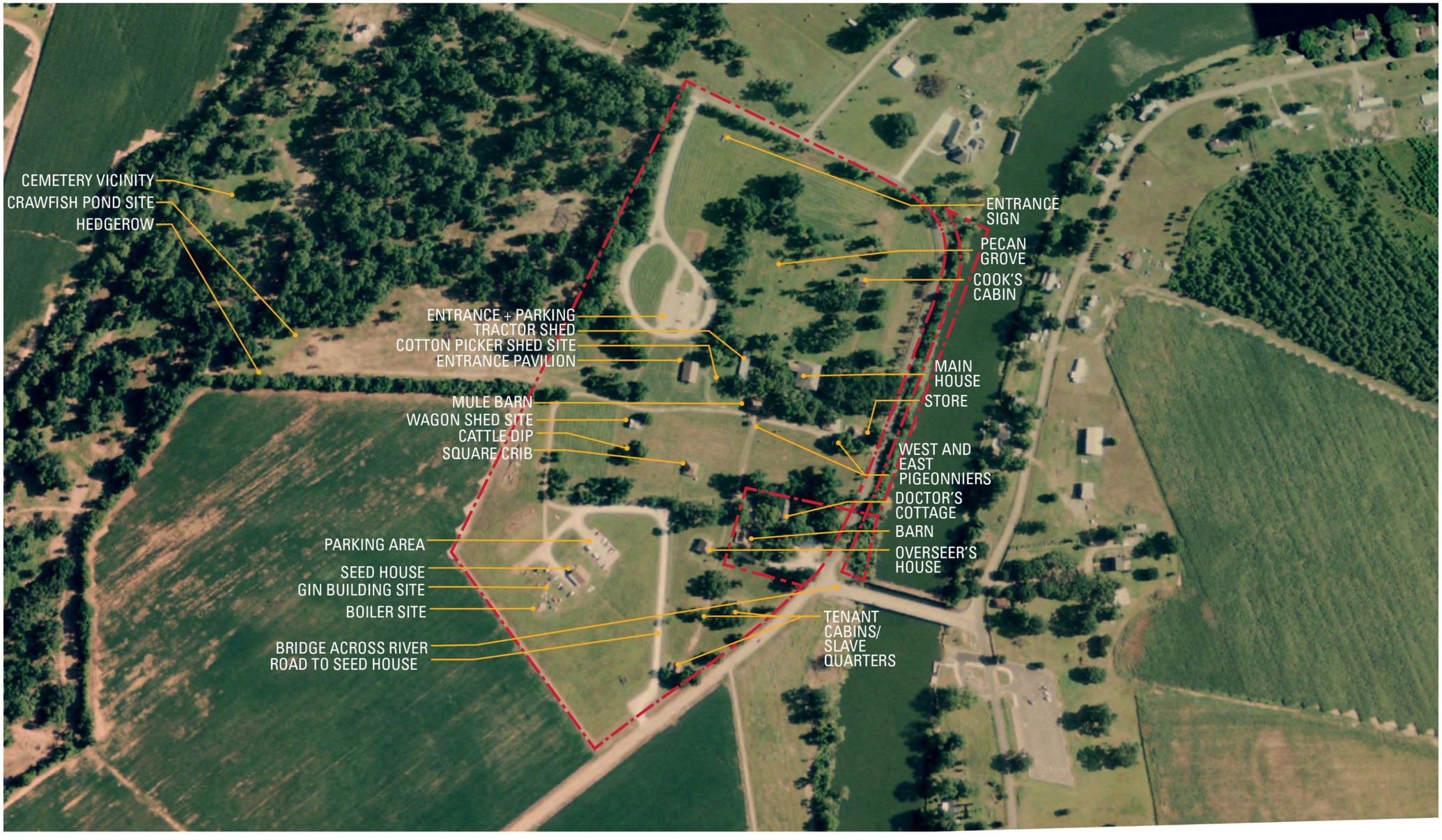
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2007

Figure 40 2007 Aerial (Google).

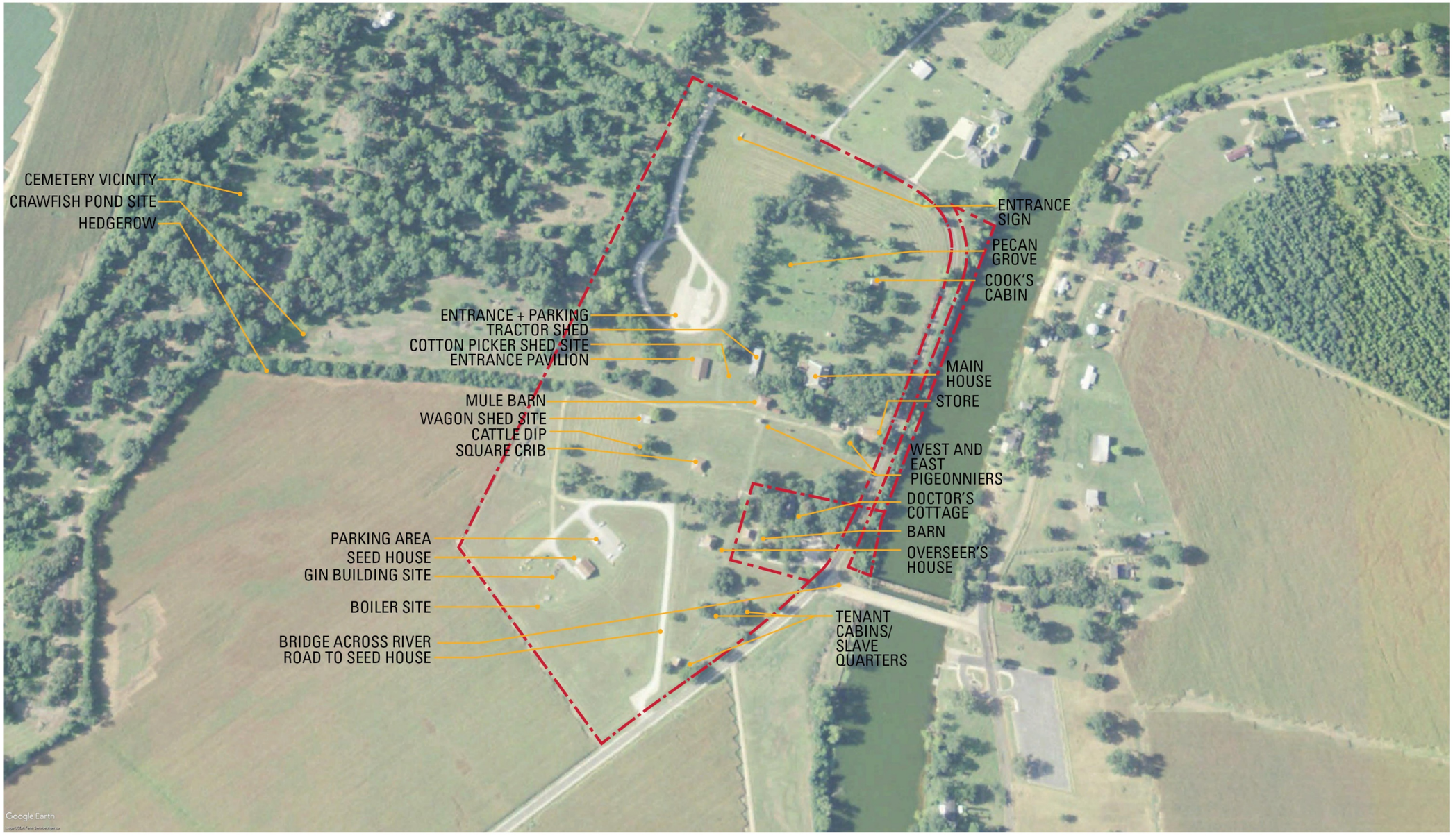
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2009

Figure 41 2009 Aerial (Google).

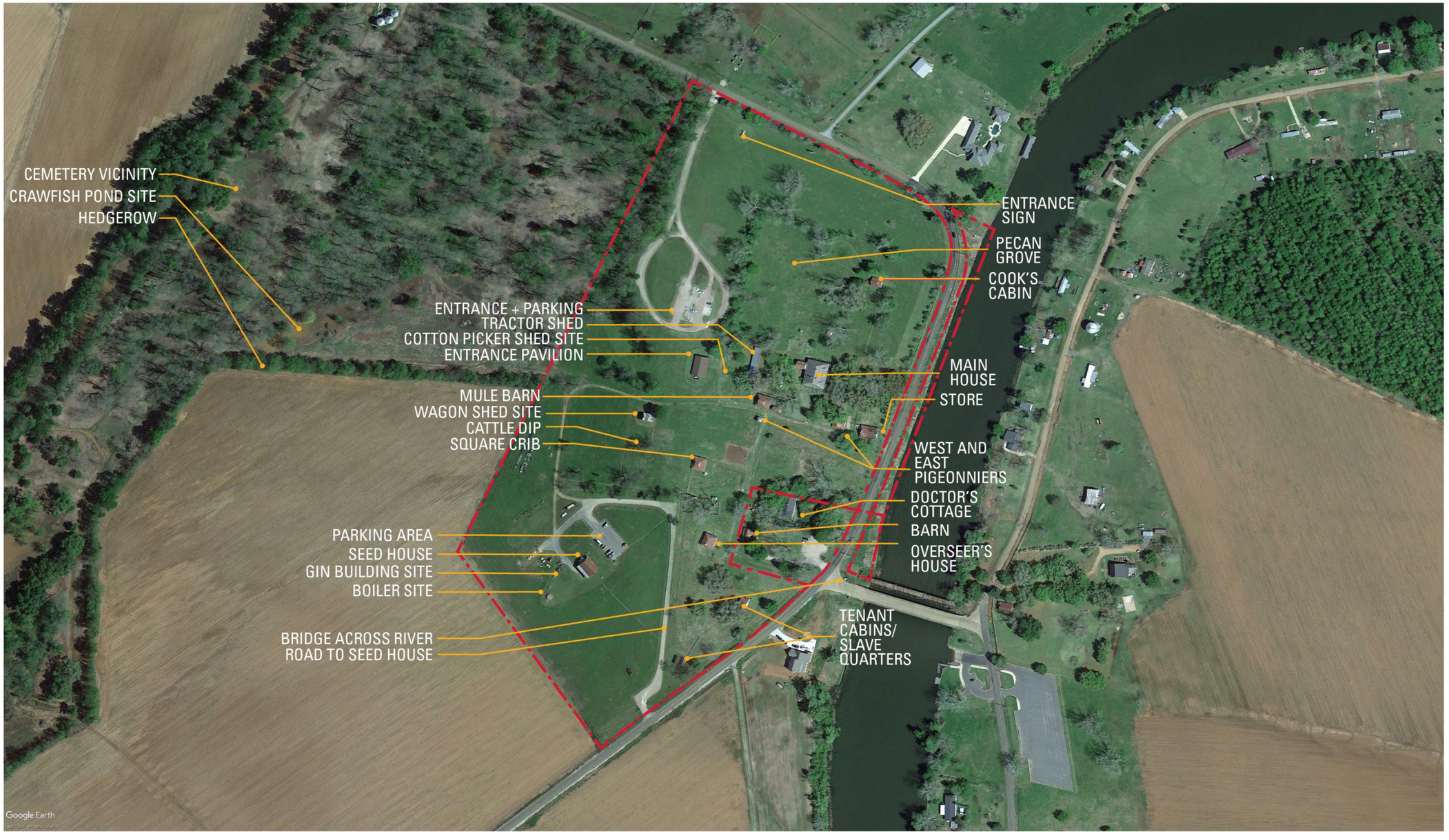
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2010

Figure 42 2010 Aerial (Google).

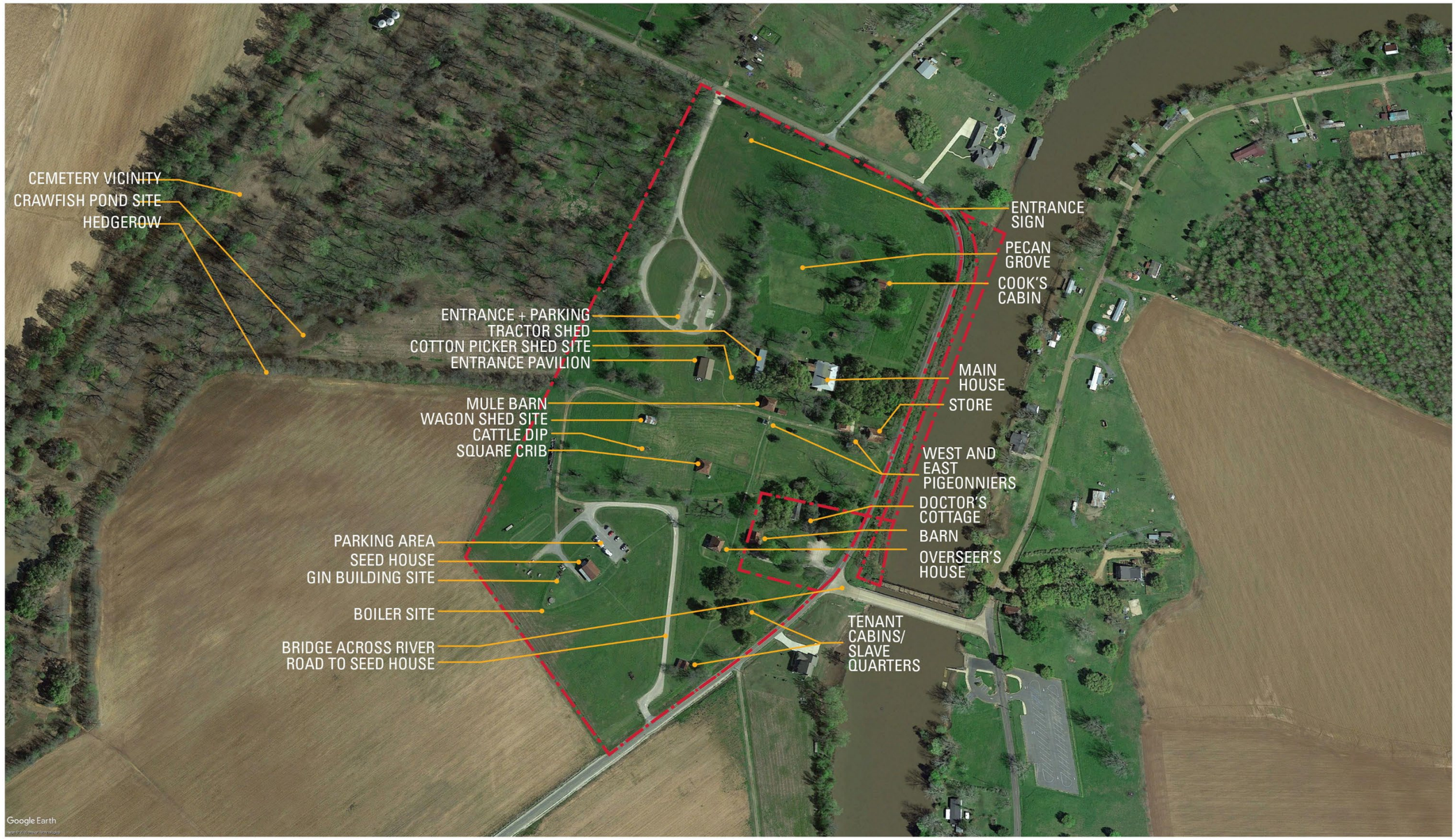
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2013

Figure 43 2013 Aerial (Google).

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2016

Figure 44 2016 Aerial (Google).

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Figure 45 2017 Aerial (USGS).

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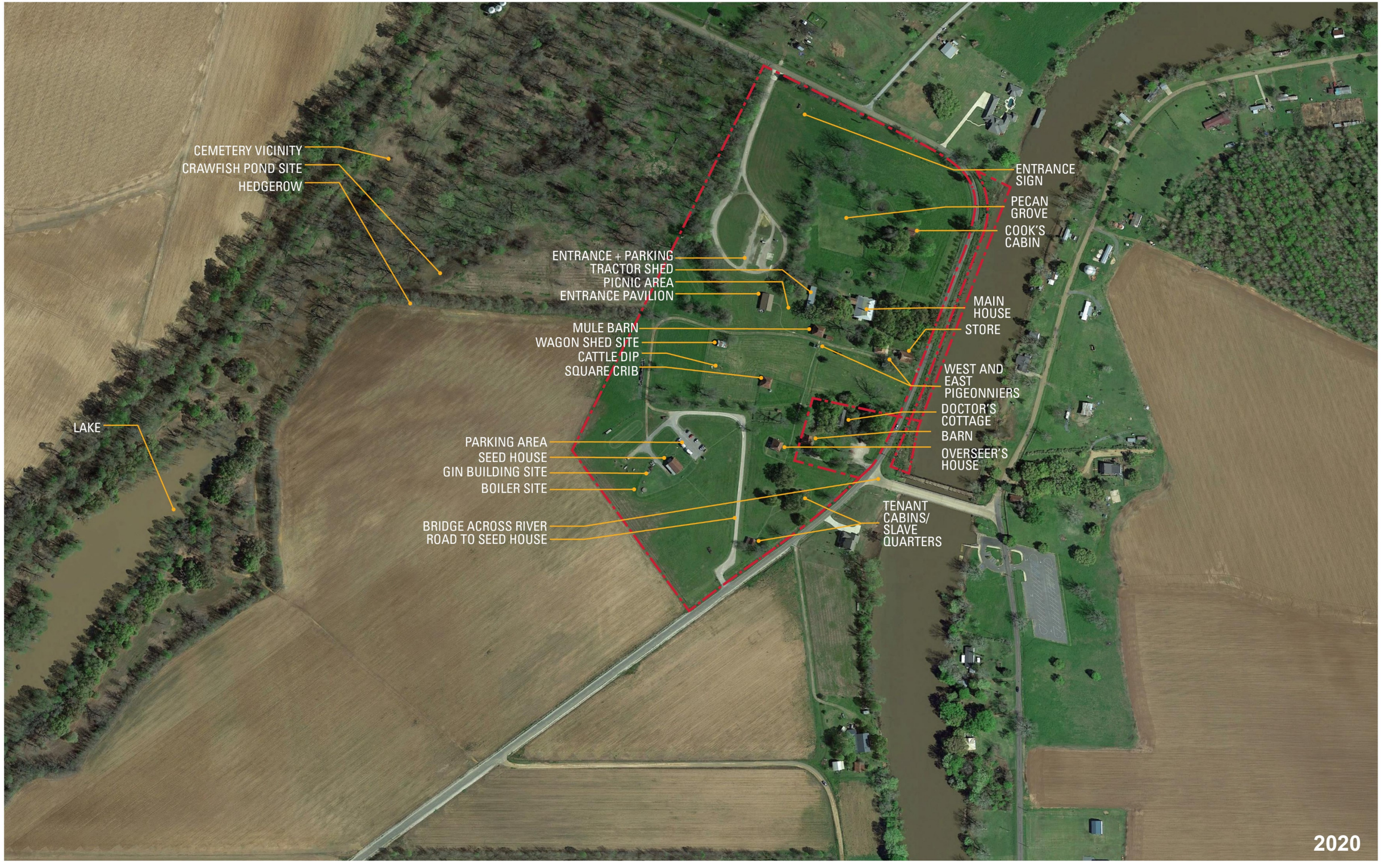


Figure 46 2020 Aerial (Google).

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Phanor Prud'homme's Plantation
Period Plan Circa 1860

Natchitoches Parish, LA

Cane River Creole N.H.P.: Oakland Cultural Landscape Report

Narcisse Prud'homme's Land

John Bte. Prud'homme's Land

Antoine Prud'homme's Plantn

Octave Metoyer's Plantn

F. Roubieu's Plantn

Achille Prud'homme, Scroggins and Gonyre's Land

Schelettre's Land

River Road

Cane River

Red River

Lane/ Bon Dieu Road

Savane

Lane

Yard

Levee & Drain

Field- Divided into Cuts

Grand Furrow

Right Bank

Left Bank

Sandy Ridge

Woods & Swamp

Cut Off

Key:

- Plantation boundary
- Section lines
- Flow in river/ bayou
- Road or lane (known location)
- ? - Road or lane (uncertain location)
- Fence
- Drain
- L- Landing (exact location unknown)

Major Buildings

Building location known

- 1- Main House
- 2- Cottage/ Doctor's House
- 3- Overseer's House
- 4- Mdm. Benjamin Metoyer's House
- 5- Square Crib
- 6- New Steam Powered Gin
- 7- Forge

Building location uncertain

- A- Slave quarters (layout unknown)
- B- Langlais' Cabin
- C- Old Mule Gin
- D- Old Steam-Powered Gin
- G - Fruit and vegetable garden

Notes:
-Property lines from 1818 survey
-Topographic features and water boundaries from 1983 USGS Quadrat
-Plan compiled by Ian Firth and Eric Baugher: April 21, 2003

North

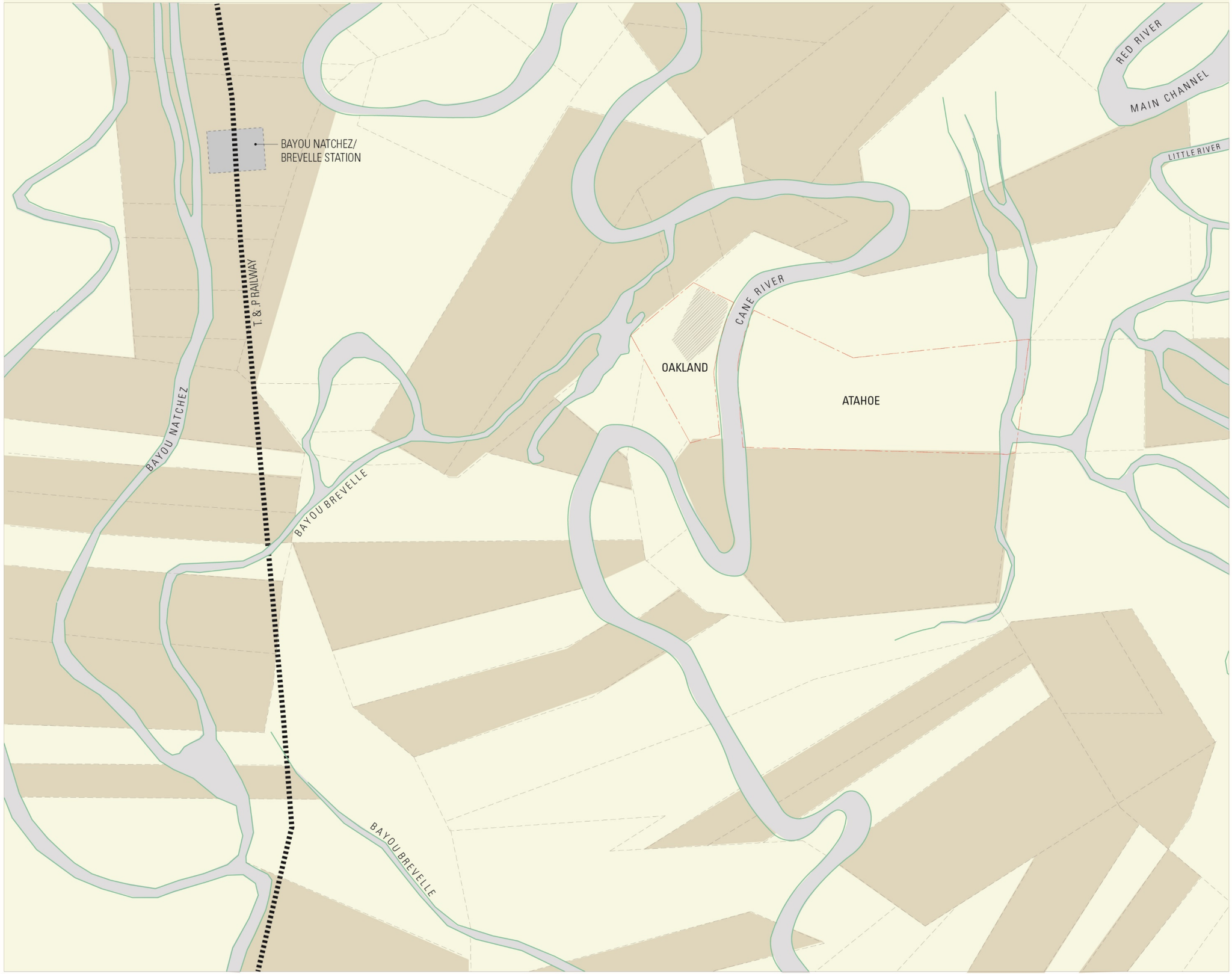
0' 100' 200'

Scale: 1"= 100'

Contour Interval= 5 feet

Figure 47 Plan of Phanor Prud'homme's Plantation, circa 1860 showing land ownership on both sides of river (Firth Turner CLR 1).

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Oakland and Atahoe Plantations Circa 1880s

Cultural Landscape Report
Oakland Plantation

Cane River Creole National Historical Park
Natchitoches Parish, LA

Legend

- 1880 Site Boundary
- Current Site Boundary
- Lot Lines
- River
- Railway
- Fields

Notes

1. In 1875, Alphonse I donated R.O.W across property to T. & P, Railway.

Sources

1. Part of Natchitoches map, circa 1890s, CARI.
2. Firth, Ian and Eric Baugher, "Phanor Prud'homme's Plantation: Period Plan Circa 1860", *Cane River Creole N.H.P.: Oakland Cultural Landscape Report,* 2003.
3. Mark H. Took, P.L.S, "Section 104, T8N—R6W," Nowlin & Associates, Consulting Engineers & Land Surveyors Natchitoches, LA, CARI, 2010.

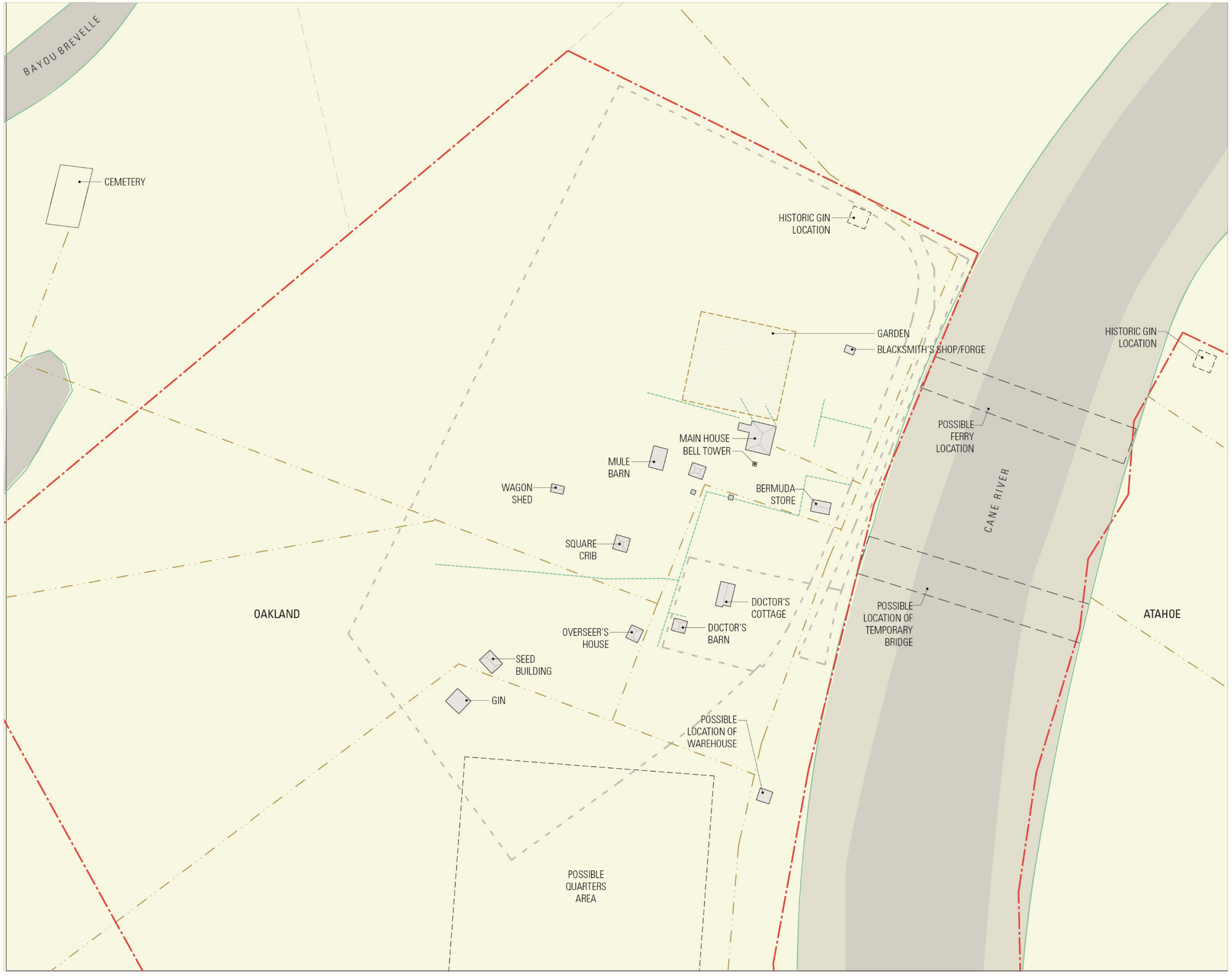
Drawn By

Ashley Braquet, ArcMap, LandFX CAD and Illustrator, 2020

suzanne turner ASSOCIATES
LANDSCAPE ARCHITECTURE

Figure 48 Period Plan, circa 1880, of Oakland and Atahoe Plantations showing land ownership on both sides of river after property was divided (STA).

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Oakland and Atahoe Plantations Circa 1880s Enlargement

Cultural Landscape Report
Oakland Plantation

Cane River Creole National Historical Park
Natchitoches Parish, LA

Legend

- 1880 Site Boundary
- Current Site Boundary
- Lot Lines
- River
- Temporary Bridge
- Buildings
- Dirt Path (Conjecture)
- Field
- Garden
- Drainage

Notes

1. The steam gin located in the NE corner of property in 1860 plan burned around 1865. A new gin and press was constructed, circa 1866, southwest of the main house.
2. In 1878, Alphonse I purchased the rights to operate a ferry across Cane River. The exact location of the ferry, dock, and warehouse is unkonwn, however passage across the river was hand drawn on the 1890s map and is referenced here.
3. The enslaved constructed flood controll levees along Bayou Brevelle in the 1860s.
4. The enslaved cemetery was established by 1853.
5. The mule barn demarkated here burned in 1927.
6. Drainage based on current drainage.

Sources

1. Part of Natchitoches map, circa 1890s, CARI.
2. Firth, Ian and Eric Baugher, "Phanor Prud'homme's Plantation: Period Plan Circa 1860," *Cane River Creole N.H.P.: Oakland Cultural Landscape Report*, 2003.
3. Stephen Drew Wise, "Bankline Stabiliztion Compliance," SEAC, US DOI, NPS, 2010, CARI.
4. Carrie Mardorf and Ron Bolton, "Oak CLR - EC Redlines," Park correspondence, CARI, February 5, 2021.
5. Mark H. Took, P.L.S, "Section 104, T8N—R6W," Nowlin & Associates, Consulting Engineers & Land Surveyors Natchitoches, LA, CARI, 2010.

Drawn By

Ashley Braquet, ArcMap, LandFX CAD and Illustrator, 2020

suzanne turner ASSOCIATES
LANDSCAPE ARCHITECTURE

Figure 49 Period Plan enlargement, circa 1880, of Oakland and Atahoe Plantations, showing land ownership on both sides of river after property was divided (STA).

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Oakland Plantation
Tenant Farming
Circa 1920s

Cultural Landscape Report
Oakland Plantation

Cane River Creole National
Historical Park
Natchitoches Parish, LA

Legend

- 1920 Site Boundary
- Current Site Boundary
- Contours
- River
- Buildings
- Field
- Fences
- Gravel Road
- Dirt Road
- Trees
- Residential Yard
- Agricultural Yard
- Drainage

Notes

1. The river was dammed in 19xx at the north end near Natchitoches, and to the south of Melrose Plantation. This effectively ended river travel, and all goods came by train thereafter.

Sources

1. Aerial photography, LSU Geography Department,1941.
2. Knight Survey, 1919, CARI.
3. Firth, Ian and Eric Baugher, "Phanor Prud'homme's Plantation: Period Plan Circa 1860", *Cane River Creole N.H.P.: Oakland Cultural Landscape Report*, 2003.
4. Carrie Mardorf and Ron Bolton, "Oak CLR - EC Redlines," Park correspondence, CARI, February 5, 2021.
5. Mark H. Took, P.L.S, "Section 104, T8N—R6W," Nowlin & Associates, Consulting Engineers & Land Surveyors Natchitoches, LA, CARI, 2010.

Drawn By

Ashley Braquet, ArcMap, LandFX CAD and Illustrator, 2020

suzanne turner ASSOCIATES
LANDSCAPE ARCHITECTURE

Figure 50 Period Plan circa 1920 (STA).

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Oakland Plantation
Mechanization of Agriculture
Circa 1960

Cultural Landscape Report
Oakland Plantation

Cane River Creole National
Historical Park
Natchitoches Parish, LA

Legend

- 1960 Site Boundary
- Site Boundary
- Contours
- River
- Buildings
- Field
- Fences
- Paved Road
- Dirt/Gravel Road
- Trees
- Residential Yard
- Agricultural Yard
- Drainage

Sources

1. Aerial photography, LSU Geography Department,1966.
2. Carrie Mardorf and Ron Bolton, "Oak CLR - EC Redlines," Park correspondence, CARI, February 5, 2021.
3. Mark H. Took, P.L.S, "Section 104, T8N—R6W," Nowlin & Associates, Consulting Engineers & Land Surveyors Natchitoches, LA, CARI, 2010.

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Ashley Braquet, ArcMap, LandFX CAD and Illustrator, 2020

suzanne turner ASSOCIATES
LANDSCAPE ARCHITECTURE

0 250' 500' N

Figure 51 Period Plan circa 1960 (STA).

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Oakland Plantation
NPS Stewardship
Circa 2004

Cultural Landscape Report
Oakland Plantation

Cane River Creole National
Historical Park
Natchitoches Parish, LA

Legend

- 2000 Site Boundary
- Contours
- River
- Buildings
- Field
- Fences
- Paved Road
- Dirt Road
- Gravel Road
- Trees
- Residential Yard
- Agricultural Yard
- Drainage

Sources

1. Aerial photography, Google Earth, USDA, 2004.
2. Carrie Mardorf and Ron Bolton, "Oak CLR - EC Redlines," Park correspondence, CARI, February 5, 2021.
Mark H. Took, P.L.S, "Section 104, T8N—R6W," Nowlin & Associates, Consulting Engineers & Land Surveyors Natchitoches, LA, CARI, 2010.

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Ashley Braquet, ArcMap, LandFX CAD and Illustrator, 2020

suzanne turner ASSOCIATES
LANDSCAPE ARCHITECTURE

Figure 52 Period Plan circa 2000 (STA).

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CHAPTER 2: EXISTING CONDITIONS

Overview of Organization

In order to maintain a consistent organization within the Existing Conditions, Analysis and Treatment Recommendations sections of this report, and also to simplify the complexity of Oakland's layered landscape as a whole, the author has organized Oakland's existing landscape (the 45 acres owned by the NPS) into four zones (**Figures 57-61**): 1) Visitor Service/Park Entrance Zone, 2) Historic Residential Core, 3) Historic Agricultural Core, and 4) Lakefront Zone.[38] Each Zone will be described in detail, including sub-landscapes or character areas within the historic residential and agricultural zones, through text, photographs, and keyed plans. After description and photographic documentation of the individual zones and character areas, the section concludes with a summary of existing conditions organized by Landscape Characteristic: Natural Systems and Features, Topography, Land Use, Spatial Organization, Views and Vistas, Vegetation, Circulation, Buildings and Structures, and Small-Scale Features.

The Existing Conditions narrative [Phase 2] picks up where the 2002 CLR left off, focusing on contemporary impacts of NPS-era preservation and stabilization efforts, park infrastructural improvements, the installation of new visitor use facilities and services, and on-going and evolving park maintenance efforts, as well as on surrounding changes to context and land use. In that respect, this section serves as an update of the 2002 Existing Conditions and is focused on current Park Service management and cyclic maintenance practices and recent and future preservation and planning initiatives as they impact the landscape. Because the landscape at Oakland now functions (and is managed) as a historic landscape site devoted to visitor use and interpretation, rather than as a functioning agricultural landscape with inhabited residences, the existing conditions narrative is organized from the point of view of a visitor arriving on site.

The narrative and images are organized to highlight the current visitor experience of arriving and moving through the landscape at Oakland, first by car and then on foot: from entrance at the Visitor Service Zone with its Entrance Pavilion (c. 2003) to the rear [west] of the Main House complex, along the established foot paths (c. 2005) to the Farm Lane and east towards the Store and Historic Residential core, circulating around the Main House to the north, rear and south, and then south and west towards the Historic Agricultural Landscape, and finally returning to the Lakefront Zone, a narrow tract between the river embankment and Hwy 494 that preserves the viewshed of Cane River Lake, but is not currently accessible by formal pathway or connection.[39] This narrow Lakefront Zone is treated as a separate entity because it was acquired as two smaller tracts in the original NPS purchase (1997), and is non-contiguous and physically separated from the two larger parcels that make up Oakland's historic core by Hwy 494 and its right-of-way. Obviously, this area offers its own unique management and access challenges, including bank stabilization, volunteer vegetation and viewshed management, in addition to visitor-use connectivity. In the future, park management would like to establish a formal trail connection and road crossing to allow

[38] The Visitor Service/Park Entrance Zone corresponds to the Development Management Area designated in the 2001 GMP; the remaining three zones-- Historic Residential Core, Historic Agricultural Core, and Lakefront Zone--comprise the Core Plantation Management and Administrative Adaptive Use Management Areas designated in the GMP [see Figure 28].

[39] In the nineteenth century, Cane River (Lake) was the transportation lifeblood of Oakland's commercial activities and served as the "front door" entrance to the property while the river was still navigable (until early 20th century). However, focus on the river shifted during the course of the twentieth century with the advent of automobiles and an improved network of roads and highways that, even when they parallel the river/lake's edge, as Hwy 494-119 does in front of Oakland today, tend to physically separate riverfront properties from their once contiguous waterfront edge.

visitors to access the lakefront near the bridges at the southern end of the property. This would allow Cane River Lake to become a stronger part of the park's interpretative program and would give visitors physical access and views to the lake and steel-truss bridge (1912). The historic Slave/African American Cemetery near Bayou Brevelle, on family lands not currently owned by the NPS but within legislatively authorized boundaries, is another feature of significant archeological and interpretive value to Oakland's story identified in the 1997 CLI and 2001 GMP for future land acquisition. Park planning maps in both the 2001 GMP and the 2007 Long Range Interpretive Plan show proposed connections to this site to the west of current park boundaries.



Oakland Plantation Existing Conditions Plan 2020

Cultural Landscape Report
Oakland Plantation

Cane River Creole National Historical Park
Natchitoches Parish, LA

Legend

- 2020 Site Boundary
- Contours
- River
- Buildings
- Field
- Net or Barbed Wire Fence
- Picket Fence
- Board or Rail Fence
- Paved Road
- Gravel Road or Path
- Mowed Path
- Trees
- Residential Yard
- Agricultural Yard
- Drainage
- Seasonal Planting

Sources

1. Aerial photography, Flash Earth, Microsoft, 2020 and 2017.
2. Carrie Mardorf and Ron Bolton, "Oak CLR - EC Redlines," Park correspondence, CARI, February 5, 2021.
3. Mark H. Took, P.L.S, "Section 104, T8N—R6W," Nowlin & Associates, Consulting Engineers & Land Surveyors Natchitoches, LA, CARI, 2010.

Drawn By

Ashley Braquet, ArcMap, LandFX CAD and Illustrator, 2020

Edited By

Alyssa Gill, LandFX CAD and Illustrator, 2020

suzanne turner ASSOCIATES
LANDSCAPE ARCHITECTURE

Figure 53 Existing Conditions plan (STA).

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Oakland Plantation
Existing Conditions Plan 2020
Enlargement 01

Cultural Landscape Report
Oakland Plantation

Cane River Creole National
Historical Park
Natchitoches Parish, LA

Legend

- 2020 Site Boundary
- Contours
- River
- Buildings
- Hog/Barbed Wire RR Tie Fence
- Picket Fence
- Board or Rail Fence
- Rubber Mat Path
- Paved Road
- Gravel Road or Path
- Mowed Path
- Trees
- Residential Yard
- Agricultural Yard
- Drainage
- Seasonal Planting

TREE SPECIES
LO - Live Oak (*Quercus virginiana*)
WO - Water Oak (*Quercus nigra*)
PI - Pine (*Pinus sp.*)
PE - Pecan (*Carya illinoinensis*)
CT - Chinese Tallow (*Triadica sebifera*)
CB - Chinaberry (*Melia azedarach*)
HO - Holly (*Ilex sp.*)
CM - Crepemyrtle (*Lagerstromeia indica*)
JJ - Jujube (*Ziziphus jujuba*)
FM - Paper Mulberry (*Broussonetia papyrifera*)
HB - Hackberry (*Celtis occidentalis*)
PL - Plum (*Prunus domestica*)
LC - Locust (*Gleditsia tricanthos*)
JV - Eastern Red Cedar (*Juniperus virginiana*)
JM - Japanese Magnolia (*Magnolia x soulangeana*)
BA - Bois d'arc (*Maclura pomifera*)

Sources

1. Aerial photography, Flash Earth, Microsoft, 2020 and 2017.
2. Carrie Mardorf and Ron Bolton, "Oak CLR - EC Redlines," Park correspondence, CARI, February 5, 2021.
3. Mark H. Took, P.L.S, "Section 104, T8N—R6W," Nowlin & Associates, Consulting Engineers & Land Surveyors Natchitoches, LA, CARI, 2010.

Drawn By

Ashley Braquet, ArcMap, LandFX CAD and Illustrator, 2021.

Edited By

Alyssa Gill, LandFX CAD and Illustrator, 2021.

suzanne turner ASSOCIATES
LANDSCAPE ARCHITECTURE

Figure 54 Existing Conditions enlargement of Main House (STA).

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Oakland Plantation
Existing Conditions Plan 2020
Enlargement 02

Cultural Landscape Report
Oakland Plantation

Cane River Creole National Historical Park
Natchitoches Parish, LA

Legend

- 2020 Site Boundary
- Contours
- River
- Buildings
- Hog/Barbed Wire RR Tie Fence
- Picket Fence
- Board or Rail Fence
- Rubber Mat Path
- Paved Road
- Gravel Road or Path
- Mowed Path
- Trees
- Residential Yard
- Agricultural Yard
- Drainage
- Seasonal Planting

TREE SPECIES
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Drawn By

Ashley Braquet, ArcMap, LandFX CAD and Illustrator, 2021.

Edited By

Alyssa Gill, LandFX CAD and Illustrator, 2021.

suzanne turner ASSOCIATES
LANDSCAPE ARCHITECTURE

Figure 55 Existing Conditions enlargement at Doctor's Cottage (STA).

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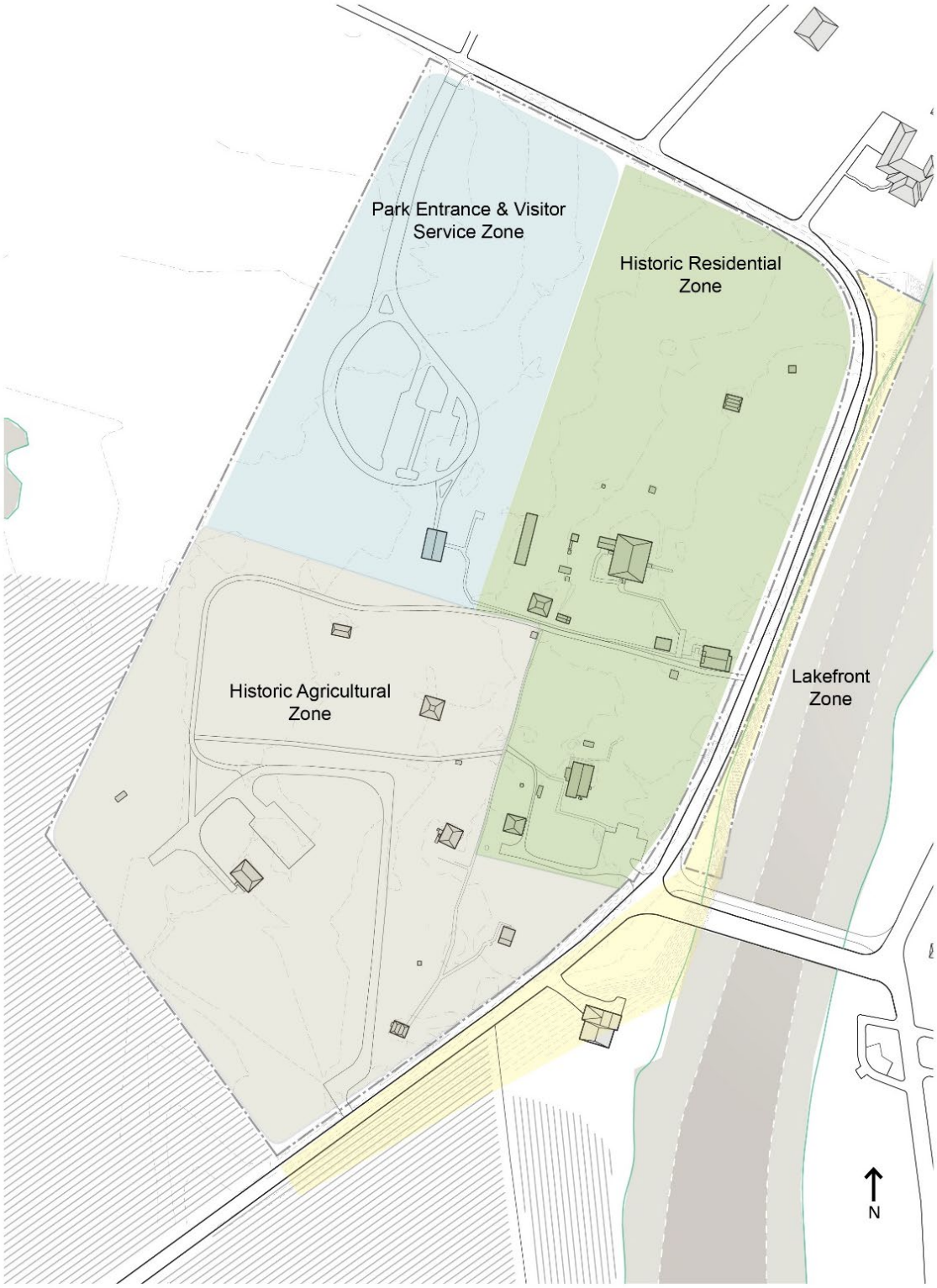
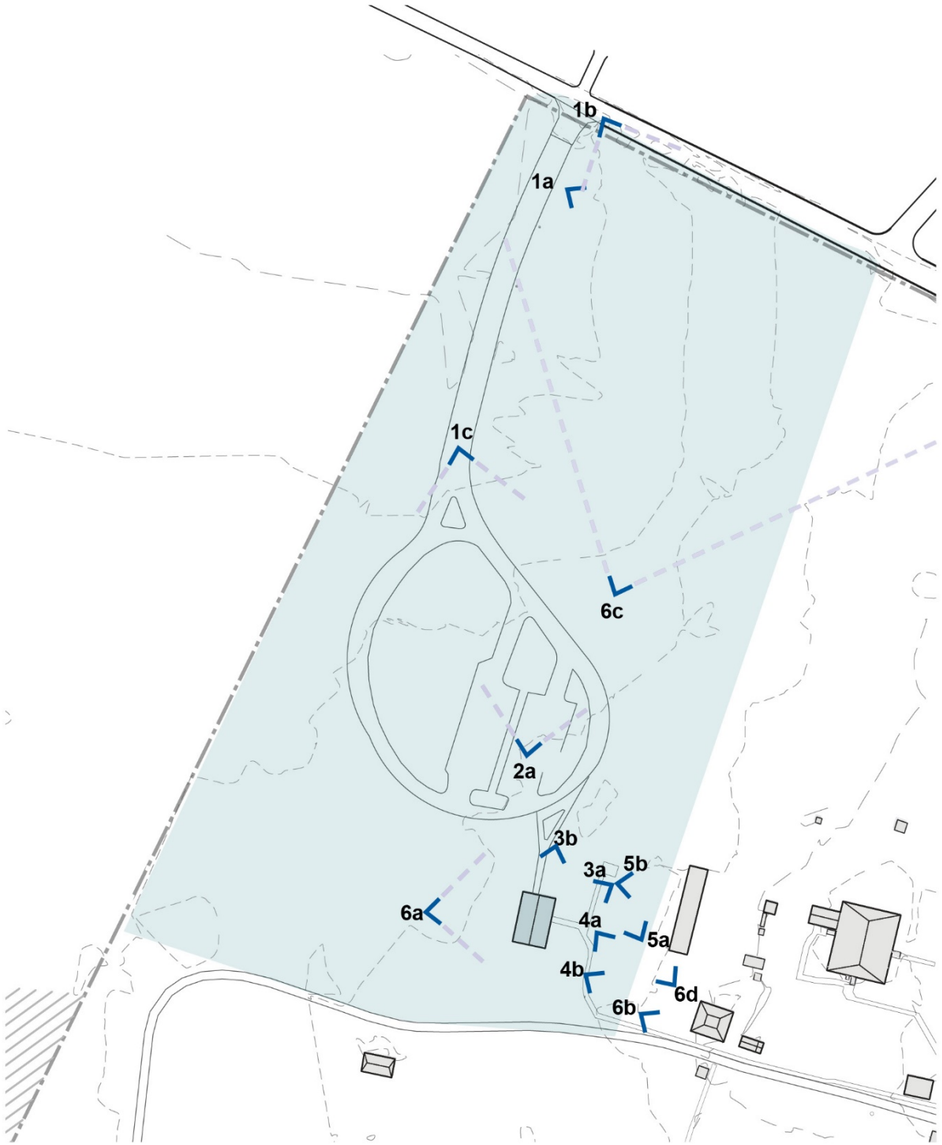


Figure 56 Zone map of Oakland (STA).

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PARK ENTRANCE & VISITOR SERVICE ZONE

1. Pa
2. Vis
3. Vis
4. Pa
5. Pic
6. Vie

1. Park Entrance Drive & Signage
2. Visitor Parking Area
3. Entrance Pavilion
4. Paths & Signage
5. Picnic Area
6. Views and Vegetation Management























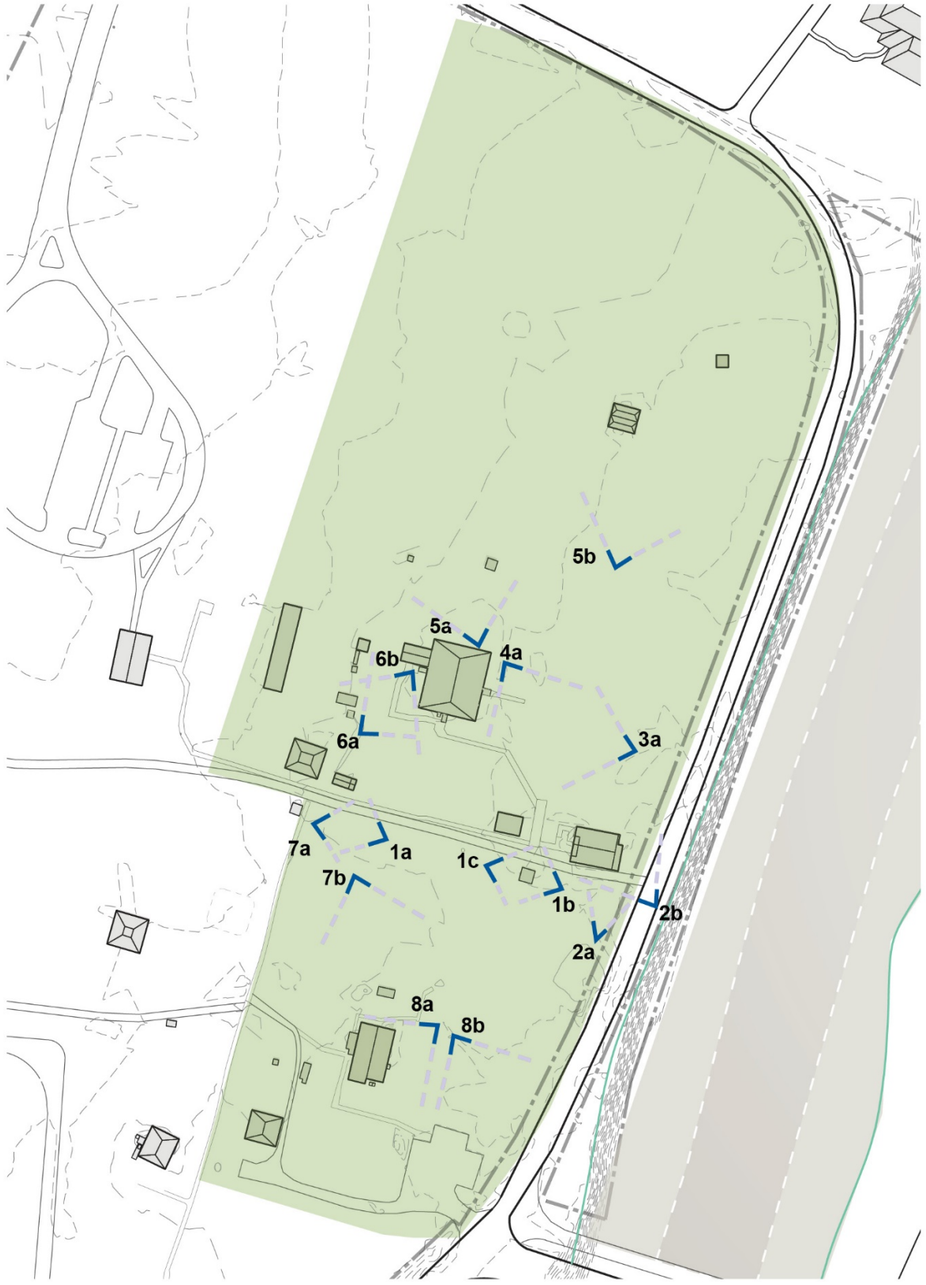






Figure 57 Park Entrance & Visitor Service Zone and photo key (STA).

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HISTORIC RESIDENTIAL ZONE

1. Farm Lane, Pigeonniers & Outbuildings
2. Store and Lane Entrance
3. Live Oak Allée & Front Lawn
4. Bottle Garden
5. North Meadow (Pasture), Cook's Cabin & Orchard
6. Main House, Rear & Side Yards, and Rear Farm Dependencies
7. South Pasture/Farm Yard
8. Doctor's House, Yard & Dependencies























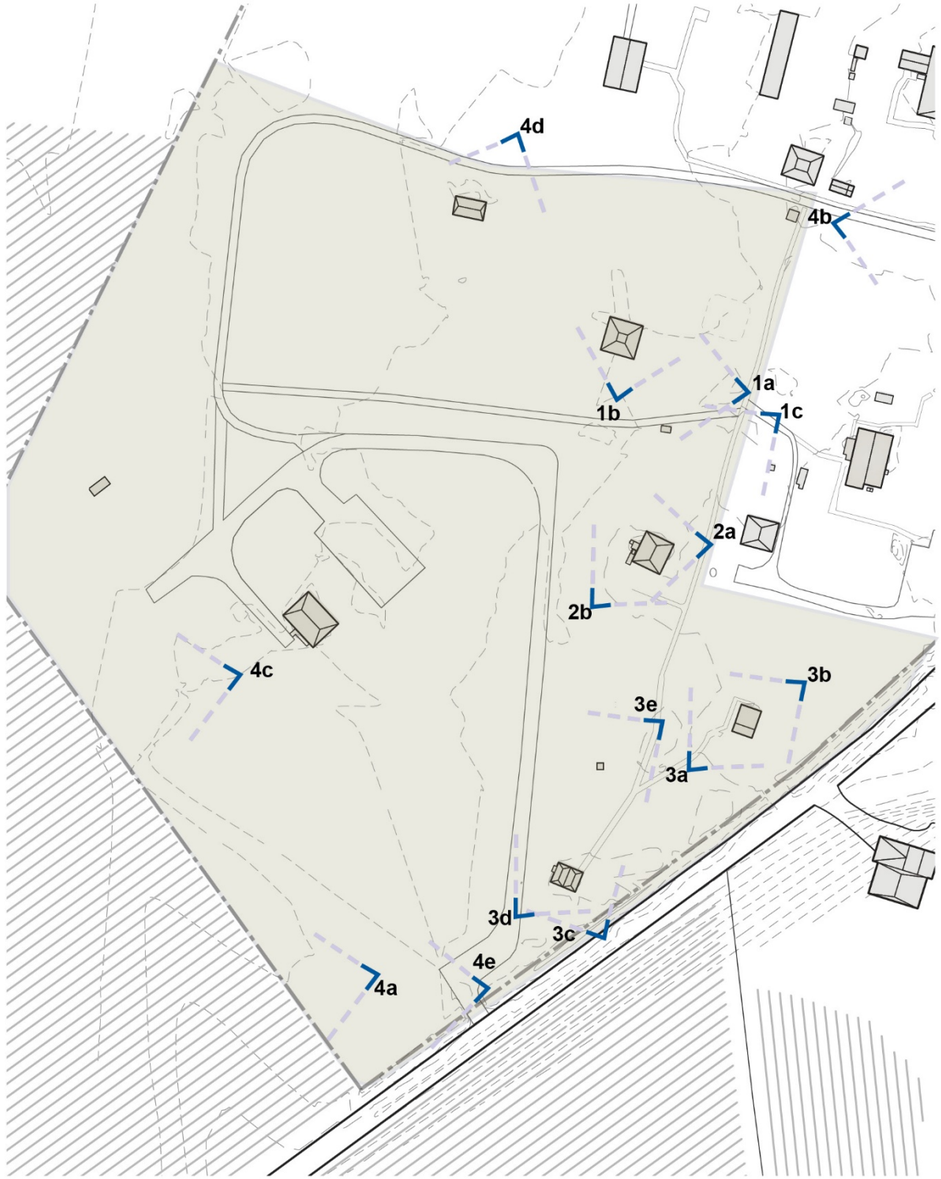








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HISTORICAL AGRICULTURAL ZONE

1. Back Pastures & Farm Enclosures – Corn Crib & Corral Area
2. Overseer's House
3. Quarter's Area – Tenant Cabins/Slave Quarters
4. Agricultural Fields, Seed House, Gin Site, & Wagon Shed – Park Maintenance Area & Service Road

N

























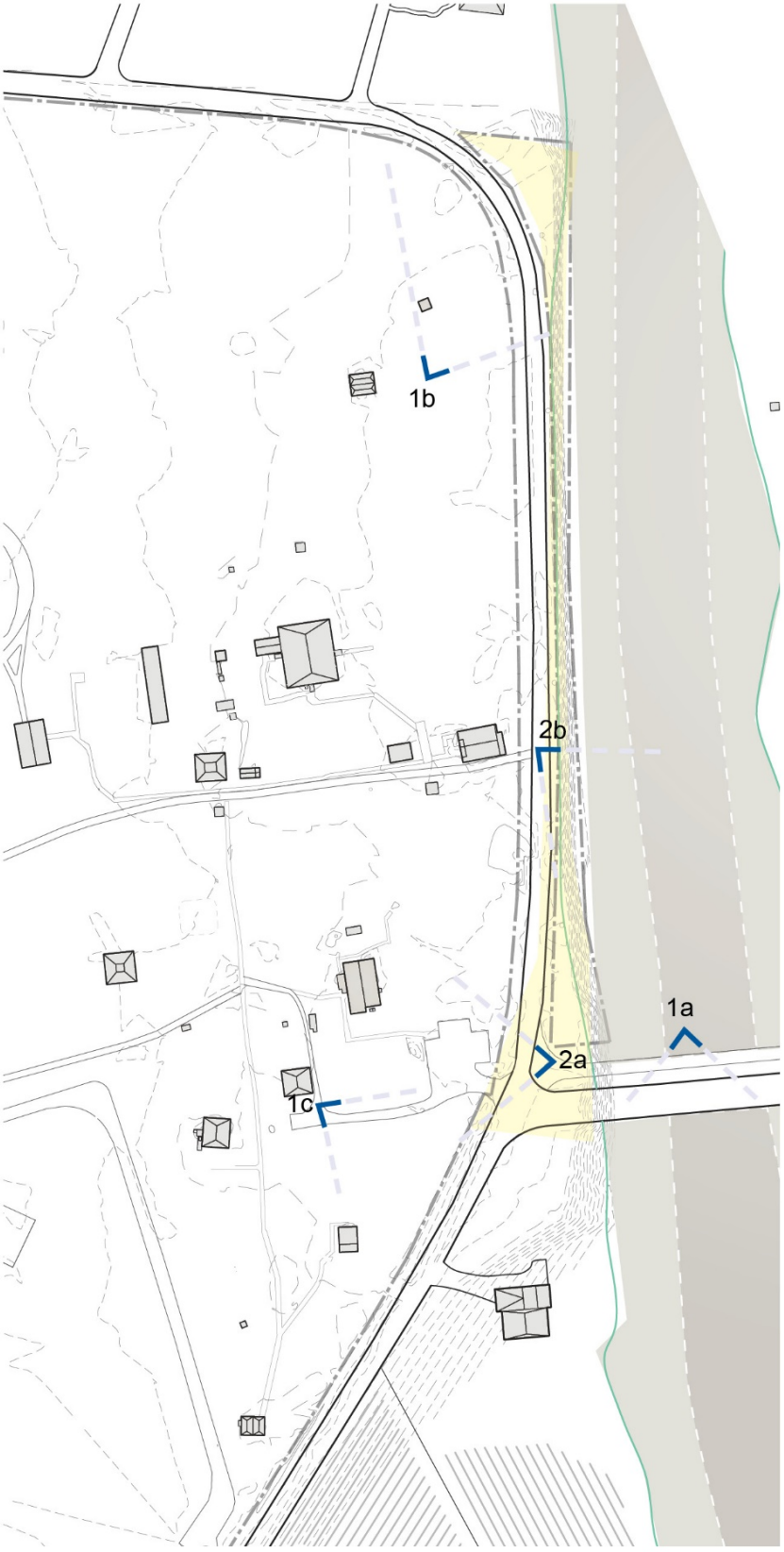






Figure 59 Historic Agricultural Zone and photo key (STA).

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LAKEFRONT ZONE

1. Viewsheds
2. Trail Circulation

N

Figure 60 Lakefront Zone (STA).

Visitor Service/Park Entrance Zone

The approximately 5-acre Visitor Service/Park Entrance Zone is located in the northwest quadrant of the property, entered by a gravel drive leading from Hwy 494 (**Figure 58**). This area, designated in the park's initial GMP planning process as the Development Management Area, includes an entrance gate, park entry sign, and gravel drive which leads from Hwy 494 south along a one-way loop to a series of gravel parking bays (and a paved handicap bay with 2 spaces) that give access to the open-air Visitor Pavilion built at the western edge of the Historic Residential Core. From the Entrance Pavilion, mown and rubber-mat paths lead across the field to the southeast towards the historic Farm Lane and Historic Residential Core. A picnic area with tables for visitors has been created to the rear [west] of the Tractor Shed (c. 1952), in a shaded area facing the pavilion.

Although this area is now primarily devoted to visitor entrance, services and orientation, it occupies a former pasture or backfield area west of the Main House and rear yards, near an adjacent wooded area referred to as the Savane in archival records (this is now largely on neighboring property to the west).[40] This area was identified as a potential park entrance in the initial GMP planning alternatives (2000) and eventually selected as part of the preferred development strategy, creating a "back door" or "back of big house" alternate entry point to the park that would de-emphasize or suspend the visual primacy of the big house and, hopefully, the visitor's subsequent rush to it upon arrival, by placing them in the fields to the west.[41] It was also intended to convey an approach to the property that was more in keeping with the perspective of the enslaved or tenant workers who would almost certainly have approached from the south—and the vicinity of the historic Quarters area—rather than from the front. However, this is not exactly what happens here, and this new approach does create some interpretive and logistical challenges for the park and for visitors. Namely, it deemphasizes the property's historic approach and orientation to the lakefront and creates a certain degree of confusion about where the entry point to the park actually is, as many visitors approach the site from the south travelling along Hwy 494 after exiting I-49. As views of the property and lake edge become visible along the drive north, visitors frequently pull off at the other drive entrances or staff parking area along Hwy 494 to take pictures, thinking that they have arrived, while the official park entrance is hidden away in the northwest corner of the site, out of view around a bend to the north.[42] Visitors arriving from Natchitoches along Hwy 494 from the north frequently overshoot the park entrance drive entirely, unaware until they end up in front of the entrance gate and allée leading to the Main House. In 2020, the Heritage Area replaced most of the auto-directional signs, which now each feature an NPS arrowhead to more clearly identify the park sites, along with arrows to indicate direction. The new signs, however, were placed in the same locations as the previous signs. They are intended to announce the park entry from either direction. While the NPS branding is useful, the signs are poorly located and are frequently hidden by vegetation.

Furthermore, the current approach does not correspond to or reinforce the historic sense of arrival from the lakefront or across the open fields from the south, but funnels visitors rather informally into the rear yards and back spaces of the Main House, or east along the Farm Lane to the Store and a side entry to the

[40] See CLR Part 1 for discussion of the savane, and former wooded pasture areas.

[41] This is typical of many historic plantation sites open to the public where the house, entrance allée and gardens take front and center stage, and the agricultural fields and landscapes of labor are sometimes cropped out or missed entirely as part of the visitor experience. It seems that the Park hoped to reframe the approach narrative here.

[42] There are at least 4 drives, lanes or apparent pull-offs encountered when travelling from the south along the property en route to the main visitor entrance, including the maintenance drive to the Seed House/Gin at the southern end of park property, the staff parking lot and driveway just south of the Doctor's House and opposite the bridge, the gated entry to the historic Farm Lane just to the south of the Store, and the former drive entrance/pull out to the Main House from in front of the entrance gate, a frequent photo stop for tourists wanting a postcard shot of the house and Live Oak Allée.

Main House and front lawn. Ironically, because the entrance zone is located far from the landscapes of labor associated with the Overseer's House, Tenant Quarters Area, and the Seed House/Gin site near the southern end of the property, visitors are probably less likely to visit these key interpretive areas on a hot summer day, when the shade of the Main House lawn and allée beckons from the Farm Lane. The best and most expansive views of Oakland's former agricultural landscape are experienced from the southern end of the site, and the most engaging views of Oakland—its vernacular clustering of houses and dependencies silhouetted against the live oaks—is also experienced arriving along the highway from the south, but little of the former agricultural fields are included in current park boundaries.



Figure 61 Views of park entrance along Hwy 494 (approaching from south), showing trees along northern boundary fence and hidden park sign (above), and entry gate (below) (STA 2017).

When approaching along Hwy 494 from the south, the entrance drive is difficult to see and presents an almost blind turn to the south [left], blocked from sight by a row of mature trees (largely hackberries) that have volunteered along the northern property line fence (**Figure 62, top**). From this direction, the park's entry sign is likewise blocked from view in the field behind this row of trees. Visitors arriving from Natchitoches to the north experience a similar sequence, with the visitor entry drive and park entrance sign blocked by vegetative growth along the highway right-of-way.

New residential development has sprouted along the edge of Hwy 494 just to the north of the park entrance and is visible from several areas in the northern interior of the site. From the entrance, the gravel drive proceeds south through a mown open field to the Entrance Pavilion and parking area. A line of trees and volunteer vegetation to the east indicates the location of a former fence line marking the edge between the North Meadow/Front Pasture/Pecan Grove areas to the north of the Main House and the Visitor Service Zone to the west. Thick successional woods—the former Savane area referenced previously—border the property line and boundary fence to the west of the entrance drive.

The Visitor Service Zone landscape is maintained as an open grassy meadow mown regularly to a height of 6-8" at its remote edges (and bush-hogged when grasses reach 18-24"), with more closely mown swathes maintained around the Entrance Pavilion and along visitor paths and roadway edges for visibility, safety and convenience.[43] A picnic area has been created to the rear of the Tractor Shed, in the shade of mature trees. A system of interlocking and porous rubber-mat paths connects from the parking area to the pavilion and southeast towards the Farm Lane and Historic Residential Core (**Figure 64**). The Entrance Pavilion houses restrooms, water fountains, introductory interpretive exhibits, and additional picnic table seating under the cover of its roof (**Figure 63**), but is open sided, allowing views of the parking lot, tractor shed to the east, and woods to the west, none of which are particularly attractive or note-worthy.



Figure 62 Entrance pavilion from northeast corner (STA 2016).

[43] The park does occasionally allow the grasses to grow longer if conditions are especially wet or when other projects demand maintenance attention elsewhere, but the area can become quite unsightly and is a known habitat for rats.



Figure 63 Path to Historic Residential Core, showing current mowing patterns and rubber-mat path system (STA 2020).

Historic Residential Zone

<u>Historic Farm Lane, Pigeonniers, and Outbuildings</u>

The Historic Residential Zone is located in the heart of the property (Figure 59). From the Entrance Pavilion, visitors walk along the mown/mat path system across a meadow to the southeast towards the graveled Farm Lane, which serves as an east-west organizing spine connecting the backfields at the rear [west] of the property to Hwy 494 and the lakefront to the east (**Figure 64**). As visitors walk from west to east along the gravel lane (or on a parallel rubber mat pathway now largely overgrown by grasses and weeds), the lane gives access to various farm structures, Main House dependencies and outbuildings along the way—the Mule Barn, the West Pigeonnier, the Carpenter's Shop, the Carriage House, the East Pigeonnier—before connecting to Hwy 494 just south of the Store at the lane's gated eastern end (**Figure 70**).[44] The lane delineates the southern edge of the Main House and dependency yards to the north. In fact, the post-barbed-and hogwire fence enclosure that extends from the Carpenter's Shop along the lane's northern edge, past the Main House side yard to the Carriage House and Store, defines the southern edge of the Main House's rear yard, south side yard and front lawn/Live Oak Allée.

[44] The Farm Lane would have been accessed historically from its eastern end, where it intersects with the highway and lakefront, just south of the Store. However, this entry is no longer accessible to park visitors and remains gated.



Figure 64 Farm Lane looking west towards Entrance Pavilion, with West Pigeonnier on left and Mule Barn on right (STA 2016).

The interior of the Mule Barn, which is the first structure encountered walking along the lane from the Entrance Pavilion, is open to the north and south, and visitors may pass through its stalled interior from the Farm Lane into the rear yards of the Main House. Because of the fence line that connects to it, the Carpenter's Shop is closed off from the lane and only accessible from inside the yard of the house. Just across the lane to the south, the West Pigeonnier sits along the edge of the field that extends to the Corn Crib. During a July 2020 site visit, both the East and West Pigeonniers were inaccessible to visitors, encircled by orange plastic safety fencing due to concerns over past arsenic storage and possible contamination (**Figures 66-67**). Further east, just south of the Main House, a sagging metal gate (Bell Gate) leads from the lane into the south side yard of the Main House (**Figure 67**), where the wooden bell tower documented in family photographs once stood (**Figure 113**).



Figure 65 View from Mule Barn [right] looking south towards West Pigeonnier [surrounded by orange safety fencing], with Corral Shed and Overseer's House visible in distance, Farm Lane at center and left, and antique hay rake in foreground (STA 2020).

To the south of the lane, views open up first towards the agricultural landscape of pastures, fields, and livestock enclosures near the Corn Crib and Corral, but beyond the West Pigeonnier and the dogleg junction of the lane that leads south towards the Overseer's House and Tenant Quarters Area, the shaded enclosure of the Doctor's Cottage comes into sight in the distance, across the South Meadow/Farm Yard area (**Figure 87**). Further to the east approaching the lakefront, the Carriage House (to the north) and East Pigeonnier (to the south) stand across the lane from each other (**Figure 69**). The Carriage House is oriented towards the lane along its south façade and towards the house and side yard to the north, allowing carriages to enter from the entrance allée side historically, and cars and farm machinery to enter from the lane side in later periods.

Between the Carriage House, East Pigeonnier and Store, the lane widens out to form a kind of loosely defined service area/visitor gathering area with benches and a handicap ramp to the rear of the Store (**Figure 68**).[45] From this point, visitors can enter the Store from its rear porch entrance, walk along the Lane towards the front of the Store, or enter the allée/front lawn of the Main House along the visitor path to the north (**Figure 68**). In 2018, the Farm Lane was re-graveled along its length with a light grey chert and

[45] Aerial photos dating from 1966-2006 show the farm lane wrapping around the east Pigeonnier to the south (or encircling it), rather than following the current (and more historically accurate) straight alignment between the store and Pigeonnier (see Figures 34-40). The 1941 and 1950 aerials depict a straight lane alignment and what appears to be a wash house or other outbuilding, now non-extant) near the middle of the farm lane along its southern edge (see Figures 30-31).

has since become the preferred walk surface for most visitors, even though it is not ADA-accessible.[46] The modular rubber mat path that parallels the lane's northern edge has subsequently become obscured by grass and weeds growing through its porous grid after the park stopped spraying and string-trimming it and the re-graveled lane gave visitors an alternative walk surface. This rubber mat path system is used throughout the park to define visitor pathways, but it does not blend well with the natural setting or recede visually into the rural surroundings due to its unnaturally green color and coarse visual texture (**Figure 64**).







Figure 66 Top image shows view from Carpenter's Shop on left looking east along Farm Lane towards Carriage House & East Pigeonnier (STA 2020). Middle image show view looking toward side of Main House from Bell Gate (STA 2020). Bottom image shows East Pigeonnier with orange safety fencing in view (STA 2020).

[46] In 2016 photos, lanes are worn and not freshly graveled, presenting an understated rustic appearance. This presented challenges to drainage and visitor access: standing water and mud were common throughout spring and summer. Historic photos of the entrance drive depict a tan or brown aggregate along the Allée, blending with the soil.



Figure 67 Above: Rear of Store showing informal visitor gathering area, handicap ramp, signage, and uneven surfaces (STA 2020). Below: Visible on side of Store are Utility boxes, a temporary construction dumpster, and wooden benches (STA 2020).



Figure 68 Above: View west along Farm Lane from between Carriage House [right] and East Pigeonnier [left], with West Pigeonnier and Carpenter's Shop visible in background (STA 2017). Below: Recently resurfaced Farm Lane looking west from same location with Corn Crib, West Pigeonnier, and Carpenter's Shop visible in distance (STA 2020).

Store and Farm Lane Entrance

To the east of the Carriage House and East Pigeonnier, the Farm Lane intersects Hwy 494 just south of Prud'homme's Store. The lane is gated here, blocked from direct highway access by a double metal service gate (**Figure 70**). The Store faces Hwy 494, and its recently restored historic gas pumps and Esso sign are prominently displayed in the yard to the east, reminders of its twentieth century commercial activity (**Figure 71**). The front yard area of the Store is not easily accessible from the side without crawling over a fence or scrambling up onto the porch from the Farm Lane—the rail fence of the Main House lawn encloses along the northern yard edge and a wire mesh fence encloses to the gate at the south lane entrance. The Store cistern and pump sit under the porch overhang along the front façade. From the front yard of the store, views of the lake are partially obscured by volunteer vegetation along the lake embankment and Hwy 494 right-of-way, but residential camps and new development along the opposite (east) bank can be glimpsed through gaps in the overgrowth. A painted Esso sign on the south façade of the Store is a recent restoration, and there are a number of utility/service boxes (A/C) near the foundation along the Farm Lane. At the time of the last site visit (July 2000), a blue construction dumpster sat in the grass south of the store and lane (**Figure 68**), but it has apparently since been removed. The area to the rear of the store presents a rather unsightly mixture of paving surfaces, path materials, turf grass and gravel.



Figure 69 Southeast corner of Store with Farm Lane and gate in foreground, restored Esso sign on side, and damaged Osage Orange tree to left (STA 2020).



Figure 70 Photographs showing area around store with restored gas pumps above and water pump below (STA 2020).

Live Oak Allée and Front Lawn

Between the rear of the Store and the Carriage House, the visitor path (constructed with obtrusive rusty brown composite wood material) turns north to enter the Live Oak Allée and front lawn area of the Main House (**Figure 72**). A wooden rail fence defines the edge of the lawn here, which is accessed through a metal gate via a visitor path that leads north and west towards the south façade of the Main House. A limewashed live oak, recently repainted as a test by the current park Superintendent, sits just to the west of the path along with a sugar kettle display near the edge of the south side yard. A border planting of crape myrtles marks the spatial boundary between the south side yard and the front lawn enclosure/allée area and likely marks the line of a former fence enclosure, though there is no evidence to confirm precisely when the area would have been enclosed. To the east of the front lawn entrance, a prominent drainage swale cuts perpendicularly across the lawn from the Live Oak Allée to a remnant clay culvert pipe embedded in the grass near the rear of the Store. This short swale connects to a longer swale that runs perpendicular to the river and parallels the Live Oak Allée along its southern edge. This drainage feature served to convey rainwater away from the crowned entrance drive towards a now somewhat obscured drainage ditch along the Farm Lane that conveyed water back towards the backswamps and Bayou Brevelle to the west.

The Live Oak Allée forms one of the most distinctive landscape spaces in the residential core, and from its centerline axis provides dramatic enframing views of the house to the west and Cane River Lake, viewed through the entrance gates, to the east (**Figure 73**). Although the oak-lined allée once served as a grand entrance drive to the house from Hwy 494, the entire area is now grassed and gated at its eastern end, which makes the high dappled space feel more like a semi-enclosed and shaded extension of the lawn areas to the immediate north and south. The allée is defined by four stately (but aging) pairs of mature live oaks shading its length, and a pair of younger replacement trees inter-planted or in-filled under the older trees near the western end. Visitors walk east along the allée to the entrance gate at Hwy 494 for views of the lake, or west to the picket fence and gate surrounding the Bottle Garden at the front of the Main House (**Figure 75**). Looking south from the allée, the north façades of the Store and Carriage House define the southern edge of the Main House lawn, and to the north, one glimpses distant views across the North Meadow/Front Pasture area. At the lakefront end of the allée, visitors can see the "Oakland 1821" entrance sign, rustic turnstile gate, and the rail fence that was modified for the filming of *The Horse Soldiers* (1959), as well as glimpses of the lake and development on the opposite shore though the overgrown vegetation along the embankment (**Figure 73**). The historic turnstyle gate t was repaired in 2020 as part of a fence repair project and is functional. Crape myrtles line the rail fence along the interior lawn edge, several of which have been lost in recent years to Hurricane Laura and one to a careless driver who crashed into the fence (c. 2017). A plank (cattle) grate at the front entrance gate has some damaged planks and needs repair. [47] Walking west along the allée, visitors approach the Bottle Garden's picket fence enclosure and the Main House, which is currently accessed not from the Bottle Garden and front gallery stairs, but from a path along the south side yard that leads to the south gallery stairs and an accessible visitor lift to the Main House gallery (**Figure 72**).

[47] These planks cover a historic "cattle gap" constructed of steel bars above a ditch. These features are not visible to the visitor.



Figure 71 Views of Main House front lawn and south side yard, showing composite wood plank path in top photo, and whitewashed oak and sugar kettle in lower image with visitor path leading to south gallery stairs and Main House (STA 2020).



Figure 72 Live Oak Allée looking east along former Main House drive to Oakland entrance gate and Highway 494 (STA 2020).







Figure 73 Gates, rail fence, and signage near the historic front entrance to the Main House (STA 2017).



Figure 74 Live Oak Allée with Bottle Garden and Main House in background (STA 2020).

The Bottle Garden

The Bottle Garden, which is referred to as the parterre garden in earlier reports, is the subject of a separate CLR effort already underway, so it will be treated only summarily here. The Bottle Garden sits on axis with the Main House and is enclosed along its eastern edge by a white picket fence and gate that can (with permission) be entered from the western end of the Live Oak Allée (**Figure 75**). Its central brick path sits on axis with the allée, front gallery stairs and Main House door, and from the front gallery, visitors can overlook the parterres and Live Oak Allée to the east from an elevated vantage point. The north and south sides of the garden are enclosed by woven-wire fencing with wire garden gates leading to the south and north side yards (**Figure 76**). The central brick path is constructed of a bold soldier course pattern with contrasting basketweave edge, leading to a herringbone patterned landing and brick stairs that ascend to the front gallery (**Figure 77**). The individual parterre beds are edged by upended and colored glass bottles of assorted provenance assembled over the years from the family's cellars, with dates ranging from the late-eighteenth century to the mid-1990s (**Figure 76**). The plant material in the parterres is rather sparse and there are signs of erosion, poor drainage, and bare earth near the gallery edges, along the brick pathway edges, and on the inner turf parterre paths. Horticultural species noted include canna lilies, Louisiana iris, crinum lilies, spider lilies, ferns, nandinas along the picket fence, camellias along the gallery foundations, and crape myrtles framing the gallery stairs, but overall, the garden felt scruffy and a bit unkempt on the most recent site visit and there were signs of invasive weeds and seedlings scattered in the beds. Due to the fragility of the bottles, their susceptibility to damage and theft, and the garden's deteriorated condition, the Bottle Garden is currently off-limits to visitors but can be viewed from outside the fenced enclosure or from the gallery above. The Bottle Garden fence panel was damaged by a fallen tree limb during Hurricane Laura, and other segments of the picket fence are loose or rotten.



Figure 75 Bottle Garden showing bottle edging within parterres (above) and south gate and wire fencing below (STA 2020).

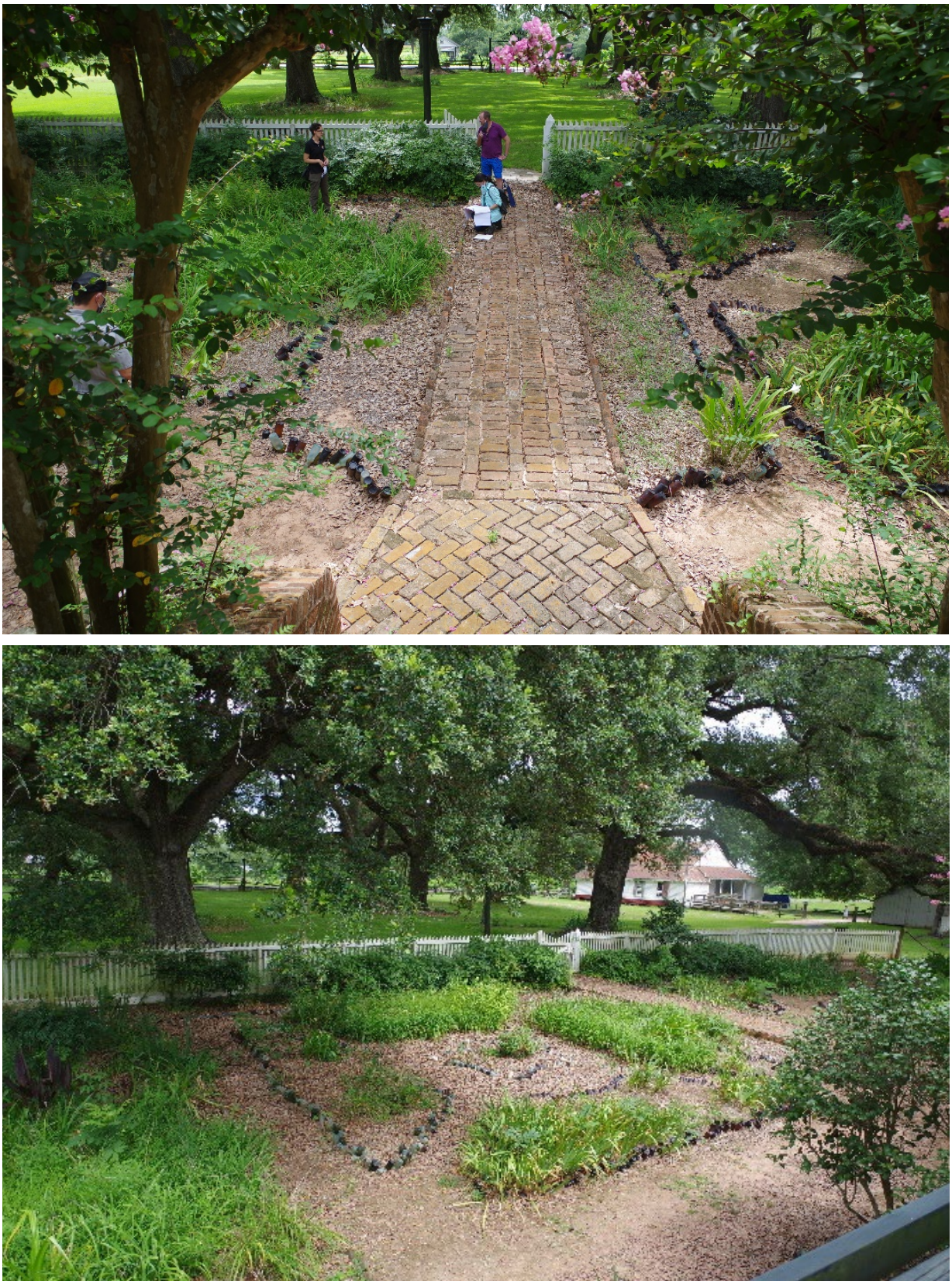


Figure 76 View from front porch of Main House showing the Bottle Garden and brick walkway (STA 2020).







Figure 77 North Meadow/Front Pasture showing outbuildings, the Cook's Cabin/Fishing Camp area, mown paths, and replanted Pecan Grove (STA 2020).



Figure 78 Cook's Cabin/Fishing Camp at center with mown path, pecan, oak, and catalpa trees (STA 2020).

North Meadow/Front Pasture, Cook's Cabin/Fishing Camp Area, & Pecan Grove/Orchard

North of the Bottle Garden and Main House, the North Meadow/Front Pasture, Cook's Cabin/Fishing Camp area, and Pecan Grove/Orchard extend northward towards Hwy 494, as the road bends west to form the northern property boundary. The Cook's Cabin nestles within a grove of mature catalpas, oaks, and pecans near the middle of the meadow, visible across tall grasses. In the distance, glimpses of residential development along the highway peak out from beyond the vegetation as contemporary impositions on the viewshed **(Figures 78-79**). As in other less frequented areas of the park, grasses in the North Meadow, Fishing Camp and Pecan Grove areas are generally maintained to a height of 6-8" by periodic mowing (and bush-hogged when grasses reach 18-24"), with more closely mown paths leading to the Cook's Cabin, and neater swathes providing buffers and visitor access to dependencies (Turkey house, Privy) and landscape features, including the minnow pond depression to the west of the Cook's Cabin. The entire North Meadow/Front Pasture area, which contains some coarse and aggressive Johnson grass, can grow unsightly at times and has elicited complaints from neighbors in the past, according to park staff. There are mature trees (pecans, catalpas, oaks) clustered in the North Meadow near the Cook's Cabin, and the trunks of some are overgrown with vines. The Pecan Grove stands to the west of the Cook's Cabin and minnow pond and is connected by a continuation of the mown path. The NPS began replanting a portion of the former Pecan Orchard as early as 2013 and has continued to add a variety of cultivars to replace declining specimens visible in earlier photos, including a major replanting effort in 2016.[48] Several large specimens (3-4) have been lost in recent years to disease, decline, or hurricane damage.

The side yard along the north face of the house is more closely mown. Along its border with the meadow, fruit trees have been planted or have survived from earlier plantings (plums-*prunus*, Fig-*ficus*). Remaining specimens of the fruit-bearing species known to have existed in this area historically are visible in twentieth century photos (**Figure 80**). The Turkey House and Privy stand along this grassy verge between the North Meadow and the side yard, and one of the house cisterns sits beneath a wooden cover near the northwest

[48] It is unclear when the Pecan Grove was first established and whether it was conceived as a commercial enterprise paralleling that of the Fishing Camp, or mainly for family use. It does, however, occupy the area that was identified by Firth & Turner as the probable site of the Main House gardens during the late-eighteenth century.



Figure 79 North side of Main House showing fruit trees (fig) and shrubs, covered cistern, and kitchen wing (STA 2020).

corner of the house (**Figure 81**).[49] The 1987 HABS Site Plan (**Figure 25**) and a 2002 HABS photo of Oakland's entrance gate (**Figure 24**) show a fence line defining the boundary between the north side yard and North Meadow area. This feature does not appear in images prior to 1976 and has been removed by the NPS since the 2016-17 site visits.[50]

Main House, Rear & Side Yards and Rear Dependencies

To the rear [west] of the Main House and its kitchen wing, clustered arrangements of outbuildings form a series of loosely defined yards, with several mature specimen trees (live oak, pecan, locust) forming arching canopies or ceilings over the grassy spaces between these structures. According to family recollections provided to the park staff, the collection of outbuildings was moved to this location, though the exact date is unknown. These outbuildings are in alignment with the former road that led to the north gin. Fence lines connect a number of dependencies and define a series of controlled enclosures moving east to west. To the immediate rear of the kitchen wing, the Wash House, Fattening Pen, and Storage Shed sit in a row paralleling the rear façade of the house, creating an irregular rear yard space defined by the western elevation of the house and the east facades of the outbuildings. A large live oak arcs over the rear yard space, forming a high canopy. A collection of iron kettles (pots) rests overturned among the roots of this tree (**Figure 82**).

[49] The privy was relocated to this area by the NPS from behind the Tractor Shed, presumably for interpretive reasons.

[50] Historic family photos (Figures 16-17) and aerials from 1941 and 1950 (Figures 30-31) depict a number of fencelines and gated enclosures within the North Meadow/Fishing Camp area at mid-century that are no longer present. In addition, the 1987 HABS Site Plan and 2002 HABS photos by Boucher and Buono depict a fence or remnant fence line along the edge of the north side yard marking the boundary with the Pecan Grove, orchard, and former garden areas. However, this feature does not appear in photos or aerials prior to 1976, which suggests that it might be a late twentieth century addition.



Figure 80 Privy and turkey shed near Pecan Grove and covered cistern north of Main House (STA 2020).

Further south along this roughly axial line of dependencies sit the Chicken Coop and Setting Pen, and beyond, anchored off the Farm Lane, the Mule Barn. To the east of the Mule Barn, the Carpenter's Shop sits along the northern edge of the Farm Lane, at the southwest corner of the yard as it wraps to the south.[51] To the rear [west] of the Carpenter's Shop, an antique hay rake is displayed in the grassy space defined between the rear façade of that structure and the east façade of the Mule Barn; this space opens to the Farm Lane on the south side (**Figure 83**).



Figure 81 Photographs of rear dependencies of Main House. Top image shows a storage shed, fattening pen and wash house (STA 2020). Middle image from left shows the carpenter's shop, mule barn, setting pen, and chicken coop (STA 2017). Bottom image shows the view looking north at rear dependencies with Main House on right and large live oak (STA 2020).

[51] Unlike the Mule Barn, the Carpenter's Shop can only be accessed from the Main House yard, not from the Farm Lane.

To the west of this immediate rear yard, a second rectangular yard (tractor shed yard) is defined by the rear/west facades of the previously mentioned outbuildings, which form the eastern edge of the space, the Tractor Shed, which forms its western edge, and the Mule Barn, which forms the southern edge (**Figure 83**). This space opens at its southwest corner towards the Entrance Pavilion and serves as an informal point of entry (or exit) to the rear yards.



Figure 82 Top image shows view between Mule Barn and Carpenter's Shop. Middle image shows view facing south with Main House on left, rear yard dependencies at center and Mule Barn on right (STA 2020). Bottom image shows the tractor shed located behind the rear dependencies



Figure 83 Cisterns and rubber mat path system at rear of the Main House (STA 2020).

Returning towards the rear of the house and kitchen wing, the rubber mat path system wraps around the structure from the south, providing an informal gathering area in the yard and visitor access to the rear stair and gallery (**Figure 84**). Climbing the stairs to the rear gallery (or exiting from the house), visitors receive the most comprehensive overview of the rear yard and outbuilding arrangements, as well as views of the historic cisterns under the house. One of the cisterns is clearly visible beneath the kitchen wing, and the larger one is hidden behind a slatted wooden door beneath the gallery to the south of the rear stairs (**Figure 85**). The historic cisterns are no longer functioning but are interpreted as significant and once operable landscape features. Flexible drainage pipes have been added to the downspouts along the front and rear elevations of the house and at corners to channel rainwater away from the foundations.[52]

South of the Main House, the south side yard is maintained as a grassy open lawn, wrapping around the house from the front and rear yards (**Figure 86**). This yard serves as the current point of visitor entry for the house, which is accessed either via the south gallery stairs or a service lift appended to the south façade of the structure. The house and gallery are accessed by the visitor path that leads from the rear of the Store and crosses this space towards the rear yard. The lawn here blends almost seamlessly with the rear yard area, and a mature pecan tree shades its western edge. A row of crape myrtles defines the eastern edge of this space near its intersection with The Bottle Garden and the east façade of the house (**Figure 72**). The fence line along the Farm Lane defines the southern edge of this yard space, and the metal gate (Bell Gate) that gave access to this yard historically is still present, although sagging and somewhat dilapidated, at the center of the fence line. A rustic wooden bell tower (**Figure 113**) once sat within this yard near the gate, still referred to as the "Bell Gate" to signal time to distant workers in the field.

[52] These black corrugated pipes are conspicuous, unattractive and a potential tripping hazard, but they are provisional attempts to deal with rainwater and drainage concerns in the absence of functional cisterns.





Figure 84 Rear gallery and stair to the Main House, and below, a large cistern hidden under the rear gallery (STA 2020).



Figure 85 Rear of Main House and south side yard, showing rubber mat path to side gallery stairs and lift access (STA 2020).



Figure 86 South Meadow/Farm Yard area looking toward Doctor's Cottage (STA 2020).

South Meadow/Farm Yard

From the Main House yards, visitors can exit west towards the Entrance Pavilion through the tractor shed yard or walk southeast to rejoin the Farm Lane near the Store and Carriage House, or alternately, from between the Carpenter's Shop and Mule Barn. Just to the east of the West Pigeonnier, the east-west Farm Lane is intersected by an NPS-era graveled drive and visitor path that turns (doglegs) south towards the Doctor's Cottage and the southern portion of the Historic Residential Core.[53] The South Meadow/Farm Yard lies along the southern edge of the Farm Lane near its eastern end, between the East and West Pigeonniers, and the shaded landscape of the Doctor's Cottage yard is visible across the meadow to the south (**Figure 87**). This meadow area is defined to the east by a fence line along Hwy 494, and to the west by the Farm Lane extension and visitor path that turn south at the West Pigeonnier.

Along the fence line at Hwy 494, park staff have replanted/restored an earlier row of jujubes (*Ziziphus jujube*), Chinese date trees, which have cultural significance in the Creole traditions of the region (**Figure 88**). At least one large tree is original, some are resprouted from original roots, and approximately five are new plantings. A mown path cuts across the meadow from the Farm Lane near the rear of the Carriage House to a gate in the northern boundary fence of the Doctor's Cottage yard (**Figure 92**). The field is largely grassy and open except for a large red cedar tree that stands near the southern juncture of the Farm Lane,

[53] The historic agricultural zone is accessed from the Farm Lane by a gravel drive and walking path extension that leads south past the Corn Crib to the rear of the Doctor's House and then by pathway to the Overseer's House and Tenant Quarters Area.

opposite [east of] the West Pigeonnier. As in other outlying areas of the park, the grass is maintained at a taller height here (18-24"), apart from the more closely mown visitor path. An electric (night} light pole stands near the middle of the field and the meadow is defined by fence lines to the east and south. Because of its central location between the two main residences and near the lane and highway, the historical function of this space seems to have varied over time as seen in historic aerials, suggesting that it variously served as a pasture, meadow, or cultivated area up until mid-century (1950s-60s) and then as an extended service area or farm yard for the Main House and Doctor's Cottage after 1960 (see 1966 aerial). The 1987 HABS Site Plan shows a partial fenced enclosure in the northwest corner, which suggests that part of it may have served as a garden for the Doctor's Cottage, but this is not certain. It does seem to belong more to the Historic Residential Core.



Figure 87 South Meadow, with jujubes or Chinese dates planted along the highway (STA 2020).



Figure 88 Rear service lane entrance to the Doctor's House yard, with Overseer's House and Quarters path visible to right (STA 2020).

Doctor's Cottage, Yards, & Dependencies

Although south of the Main House, Store, and Farm Lane, the Doctor's Cottage also belongs to what is classified here as the Historic Residential Core, due to its continuous, and somewhat independent, history of residential occupation (it could be classified as a distinct character area within the residential core for management and interpretive purposes). Walking south along the Farm Lane past the Corn Crib and Corral areas to the west, the Doctor's Cottage and its rear yards come into view near the intersection of the lane and the visitor path that leads south to the Overseer's House and Tenant Quarters Area (Quarters Path) (**Figure 89**). This once separate parcel is surrounded by fences on all sides, and is divided into distinctive rear, front and side yards. The yards are shaded by a canopy of mature trees. To the south of the inner fenced yard, a graveled drive enters from Hwy 494 (leading to the staff parking area) and passes through an outer fenced enclosure along the southern edge of the tract, turning north between the barn and outbuilding sheds at the rear of the house to reconnect with the Farm Lane at the intersection of the lane and walking path to the Quarters area (Quarters Path). There is a metal farm gate in the rear fence through which the drive and visitor path passes into the rear yards (**Figure 91**). The Grist Mill Shed and Privy sit to the west of the rear drive as it encircles the house in an outer fenced enclosure near the western fence line. These sheds face east towards the Chicken Coop, which sits on the other side [east] of the drive, facing west towards the rear of the house (**Figure 90**). There is a picnic table in the rear yard, presumably for staff use (the Doctor's Cottage is used for park staff offices). Currently, few visitors seem to continue into the front yard of the Doctor's Cottage from this more staff- and maintenance-oriented area to the rear of the house and around the barn (**Figure 93**). The park is exploring options to create an alternative trail segment to the

east of the Doctor's Cottage, through the former front yard, to connect the Store with the Quarters through a less-maintenance and administrative area. Currently, the enclosed front yard forms a sort of circulation dead end that requires back-tracking to the north or west due to the fencing that encloses it on all sides. The graveled staff parking lot to the south of the front yard fence creates a further physical impediment and a visually incompatible element for park visitors wishing to continue south to the Tenant Cabins/Slave Quarters Area (**Figures 92, 94**).

The access path departs from the rear drive near the Chicken Coop and passes east through a second fence line (inner enclosure) to the rear yard of the house. A wooden handicap ramp leads to the rear of the house from the west. To the northeast of the house is a small, detached garage with a cistern (or well) behind it [to the west], and the visitor path passes between this garage and the north façade of the house to enter the front yard, which faces east towards Hwy 494 and the lakefront (**Figure 91**). To the north and east of the garage, a gate in the north yard fence provides access to a mown path that cuts across the South Pasture towards the Farm Lane and Carriage House (**Figure 92**). The front yard is shaded by mature trees, including a magnolia, live oaks and crape myrtles. There are also holly trees and a number of ornamental shrubs, including nandina and quince planted near the front and south sides of the house. Ephemeral bulbs, including spider lilies and paperwhites, which have been formally identified as Narcissus *tazetta* 'Italicus,' grow along the fence lines. As at the Main House, flexible drainage pipes have been added to the downspouts to funnel water away from the house, and there are a number of utility/service boxes (A/C) near the house foundations.



Figure 89 Dependencies in rear yard of Doctor's House. Image above shows the Doctor's Privy on left and the Grist Mill Shed on right (STA 2017) and image below shows the Doctor's Chicken Coop (STA 2017).





Figure 90 Image above shows the rear yard of the Doctor's Cottage with handicap ramp, picnic table, and garage (STA 2020), and image below shows the view looking southwest towards the front of the Doctor's Cottage (STA 2017).







Figure 91 Yards at Doctor's Cottage. Top image shows view looking north towards the Carriage House, with seasonal spider lilies in view (STA 2017). Middle image shows the front yard with mature trees shading the yard (STA 2020) Bottom image shows view to southeast toward staff parking lot, with new residential development visible in background (STA 2020).



Figure 92 Photograph of path from Farm Lane to Quarters area near Doctor's Barn (STA 2020).

The graveled staff parking area is visible just to the south of the yard's southern fence and is accessed from Hwy 494 via the drive that encircles the rear of the property near the barn, which sits in the southwest corner of the tract (**Figures 93-94**). Along the eastern property line, the inset and gate marking the original drive entrance is still present in the fence line along Hwy 494, and the topographic trace of the original drive visibly arcs across the front lawn towards the garage (**Figure 94**).







Figure 93 Top image shows the former Hwy 494 entrance to Doctor's House and garage (STA 2017). Center and bottom images show the current staff service drive and parking lot from Highway 494 (STA 2017).



Figure 94 Gravel service drive and visitors path behind Doctor's Cottage, with small wooden bridge crossing drainage swale in center, and Overseer's House and farm dependencies (corral shed) in background (STA 2017).

Historic Agricultural Zone

Back Pastures & Farm Enclosures - Corn Crib, Jug Cistern and Corral Area

The Historic Agricultural Zone is located in the southern portion of the property (Figure 60). As previously noted, from the Doctor's Cottage front yard, visitors are presented with a bit of a circulation impasse due to the lack of a gate or point of egress in the fence line along the southern edge of the yard, which would lead them towards the historic agricultural landscape and Quarters area to the south and west. As a result, visitors must backtrack through the rear yard to visit the historic agricultural zone, which extends south and west from the junction of the Farm Lane and the footpath that leads south past the Doctor's Barn to the Overseer's House and Tenant Cabins/Slave Quarters area. (**Figure 93**). Alternately, they may opt to take the path that cuts through the north yard fence across the South Pasture to the Farm Lane, missing the Overseer's House and Quarters Area entirely.[54] In any case, the circulation system is most convoluted in this area, and requires some backtracking no matter which path is taken. Returning to the Farm Lane service drive extension at the rear of the Doctor's Cottage yard, visitors may walk slightly east along the path to visit the Corn Crib and Jug Cistern, which sit within a partially fenced enclosure to the north and west of the lane where it turns west towards Bayou Brevelle and the backswamp (**Figure 96**). Here as the drive passes west, it divides the Corn Crib area and its fenced pen to the north from the Corral and Corral Shed area to the south. Each of these paddock or pen-like areas is defined by a system of wooden rail fencing around the perimeter edges, creating a number of nested livestock enclosures, pens, and openings within the interior spaces. Railed enclosures extend south and east from the Corn Crib's western facade, and a rail fence line extends eastward from its northeast corner to the Farm Lane, defining a kind of inner yard or pasture area that faces east. The distinctive Jug Cistern sits just to the southeast corner of the Corn Crib in this inner yard. The Corral and Corral Shed sit just to the south of the Corn Crib, across the Farm Lane. The Corral enclosure has a tighter and more constricted arrangement of fencing creating an inner chute and openings for moving or containing livestock.

[54] For some visitors, this may be a point of frustration, exhaustion, or turning where they opt to return to the farm lane and Entrance Pavilion, rather than continue on to the historic agricultural zone to the south and west.







Figure 95 Photographs of back pastures and farm enclosures. Top image shows the Corn Crib and jug cistern with wooden rail fence to left (STA 2017). Middle image shows the Corral and Corral Shed (STA 2017). Bottom image shows view to the northeast of the Corn Crib with rail fence enclosure (STA 2017).



Figure 96 Overseer's House with cistern visible on right, seen from across the post and wire fence located at rear of Doctor's Cottage (STA 2020).

Overseer's House

Returning south along the Farm Lane service drive extension, visitors come to a wooden footbridge crossing a drainage swale near the rear of the Doctor's Cottage, which connects the lane to a footpath leading to the Overseer's House and Quarters Area to the south (**Figure 95**). At this awkward intersection of drive, lane, and path, the Overseer's House comes into full view, sitting in the edge of the former agricultural fields to the southwest of the Doctor's Barn (**Figure 97**). There is rubber matting that runs parallel along the west edge of the Farm Lane; this matting contributes to the awkwardness one experiences at this juncture. The Seed House and Gin area are visible in the background to the west of the house. The Overseer's House sits nakedly in the landscape, with no fenced enclosure, shade trees, or landscape features, apart from two small crape myrtle trees planted to the southeast corner along the path edge. In the yard to the north of the house sits its cistern, connected to the roof by a metal downspout. The house, which contains interpretive exhibits for visitors, is currently accessed from the rear by means of a service lift and stair. There are no distinguishing landscape features around it save for the cistern. Spider lilies are known to pop up seasonally in the front yard area, along the edges of the former front walkway. [55]

[55] A 2016 site visit photo shows spider lilies lining the former front walkway to the house.



Figure 97 South façade of North Tenant Cabin (STA 2020).

Quarters Area, Tenant Cabins, & Gabe Nargot Cabin Ruins

Continuing along the Quarters Path to the south, the path turns slightly east past the Doctor's Barn, and the North Tenant Cabin comes into view across the fields, nestled under a large live oak tree (**Figure 98**). To the east of Hwy 494 in the distance, a contemporary residence along the lake edge intrudes upon the otherwise agricultural viewshed in this area (**Figure 99**). To the west, open views extend across the fields towards the Seed House and agricultural fields beyond, the most sweeping and expansive views on the property, and the only ones that capture the former agricultural nature of the plantation landscape. As the path approaches the North Tenant Cabin, the cistern to the northeast corner of the structure becomes apparent, with a downspout connecting it to the roofline. The path wraps under the live oak to the front of the house [south facing]. The north cabin is furnished and open to the public, providing a glimpse into the lives of the tenant farmers and formerly enslaved who once labored on the property and made their lives in these modest dwellings. According to park staff, few visitors walk beyond the north cabin because the south cabin is not accessible to the public.

For the intrepid or determined visitor, the path continues to the south across a grassy meadow, bending around a cluster of live oaks, passing the brick ruins of the Gabe Nargot cabin, and terminating in front of the South Tenant Cabin near the south property line (**Figures 99, 100**). To the rear of the South Cabin, an opening in the fence along the park maintenance drive provides access to the drive and a mown path for staff use that cuts west across the fields towards the distant Seed House and Gin area. However, it is unlikely that visitors take this walk because the park does not encourage it and the service drive cuts this area off from the fields to the west, making it appear even further off limits. The Quarters area is mown and maintained as elsewhere with longer grasses in the central areas and mown swathes along the path, fence lines and around the structures themselves. The residence previously noted along the lakefront to the northeast is highly visible from the south end of the Quarters Area (**Figure 99**).





Figure 98 Photo above shows view looking southeast with modern residence along lakefront and North Tenant Cabin on right (STA 2017). Photo below shows rubber mat path through Quarters Area looking south toward Gabe Nargot Cabin ruins and South Tenant Cabin (STA 2020).



Figure 99 Photographs showing Quarters Area and Tenant Cabins/Slave Quarters within historic agricultural zone. Top image shows the ruins of the Gabe Nargot Cabin (STA 2020). Middle image, shows view looking south to the South Tenant cabin with agricultural fields in background (STA 2017). Bottom image shows view of the South Tenant Cabin with Seed House visible in background (STA 2020).



Figure 100 View from park maintenance drive looking south across adjacent agricultural fields (STA 2017).

Agricultural Fields, Seed House/Gin Area, Wagon Shed - Park Maintenance & Service Drive

At the southern end of the site, a gravel service drive leads from a service gate at Hwy 494 northwest past the rear of the South Tenant Cabin and Overseer's House and through open fields towards the former Gin site and Seed House, which has been rehabilitated for park maintenance activities and auxiliary services (**Figure 102**). A gate in the fence to the rear of the South Tenant Cabin leads across the service drive to the Seed House along a mown path, but the park does not encourage visitors to access the area around the Seed House and gin stand. The path does not appear to be used frequently; visitors who make it to the south end of the Quarters area probably return towards the Farm Lane and Main House, skipping the former Gin site and agricultural fields entirely, both because the area is occupied by maintenance equipment and storage and appears off-limits, and is exposed, unshaded, and a far walk in hot weather.

The small fragment of agricultural land contained within park boundaries around the Seed House and gin stand is physically remote and largely inaccessible to the public. Maintenance activities, service drives, and staff parking occupy this historically significant area and hinder visitor access and understanding of the landscape of labor; the service drive leading to the Seed House cuts the agricultural area off physically from the Historic Residential Core, and contemporary maintenance activities that occur on this landscape convey a message to the public that the agricultural landscape—most strongly associated with the labor and legacy of the enslaved, sharecroppers, and tenants of color—is secondary to that of Main House and garden. During the historic period, the Seed House and agricultural landscape were purposefully sited away from the Main House. This physically remote location later made this area suitable for park maintenance

operations. The unintended consequence today, however, is that this area is perceived as secondary, and visitor interpretation of the enslaved labor and agricultural landscape reads as an afterthought. This situation is problematic, especially given the current national dialogue on race, diversity and equity, and the park's aspiration to be inclusive in its interpretation of the lives and lifeways of all past inhabitants of Oakland, laborer and enslaver alike.







Figure 101 Photographs of Agricultural Fields, Seed House, Gin Site, and Wagon Shed. Top: Service Road leading to the Seed House (STA 2017). Middle: Seed House, with staff parking visible (STA 2017). Bottom: Seed House and noncontributing utilities (STA 2017).



Figure 102 Photographs of former Gin Site, cistern and Seed House. Top image shows view looking north at the Gin cistern in foreground and Seed House in background (STA 2017). Bottom image shows the Gin Cistern with agricultural fields behind (STA 2017).



Figure 103 Above is the park service road connecting the Seed House and Wagon Shed, and below is the Wagon Shed and a temporary tented staging area, presumably used during the reconstruction of the cattle dipping vat (STA 2017).

To the northeast of the Seed House is a gravel parking lot for park staff and long-term volunteers using the RV hookups or participating in auxiliary activities that occasionally occur here. Various utilities, propane tanks, RV hookups, and other non-contributing elements are scattered in the grassy landscape surrounding the structure (**Figure 102**). The Gin Cistern (part of the former Gin/archeological site) sits at the edge of the fields to the south of the Seed House, and the brick pedestals or foundations of the former gin stand are also visible nearby (**Figure 103**). Open views of agricultural fields on the adjacent lands (non-NPS but within the park boundary) extend to the south; this is the only part of current park property to capture the feeling and openness of the once expansive agricultural landscape at Oakland (**Figure 101**). From the Seed House, a gravel drive continues west towards the woodlands near the back of the property, then loops north and east to the Wagon Shed and nearby cattle dipping vat (reconstructed), to reconnect with the Farm Lane just south of the Entrance Pavilion (Figure 104). The Wagon Shed and cattle dipping vat area near the rear of the property are also infrequently visited. The park does not encourage visitors to enter the dipping vat area due to soil contamination; this area has been fenced off with orange safety fencing.



Figure 104 View from Hwy 119 bridge looking south at Cane River Lake (STA 2020).

Lakefront Zone

The Lakefront Zone (Figure 61) protects the historic viewshed and access to Cane River Lake (**Figure 105**) along the eastern edge of the property,[56] It is separated from the Historic Residential Core by Hwy 494-119, which presents a physical but not a visual barrier. The embankment has become somewhat overgrown with volunteer vegetation, especially along its southernmost reach, so views of the lake are currently limited from inside the property. Residential development along the opposite side of the lake is especially visible from the entrance allée and store yard, where gaps in the vegetation allow glimpses of the lake (**Figure 106**). A large contemporary residence near the southern end of the site further impacts the lakefront viewshed (**Figure 99**) and suggests probable future encroachments (recreational, residential) if left unchecked. Opposite the Doctor's Cottage, the zone provides potential access to the probable location of the former Oakland dock and warehouse site, as well as to the currently inaccessible 1912 steel-truss Bermuda Bridge (**Figure 107**), which has been highlighted for future stabilization and pedestrian use in a number of previous park planning documents (1997 CLI, 2001 GMP, Heritage area NR nomination draft). To provide future trail access to the bridge and dock area, a pedestrian cross walk would have to be developed across Hwy 494 here. The embankment was modified in 2010 by a series of engineered gabions meant to stabilize and prevent further erosion, but this has created new management challenges for the park. Volunteer vegetation growing up through the gabion structure must be managed using a boom mower and extension; it is also likely that roots from the vegetation have begun to undermine the gabion structure (**Figure 106**).

[56] This area was apparently acquired as two separate but adjacent parcels during the NPS purchase (1997-98). Details of the NPS land acquisition are addressed in the Historic Resource Study (2000, 9-2).



Figure 105 Views along lakefront and Hwy 494, showing lakefront stabilization project under construction (top) (CARI 2010), and volunteer vegetation growing through gabion structure along Cane River (STA 2020).

Summary of Existing Conditions by Landscape Characteristics:

Landscape Characteristics

The NPS *A Guide to Cultural Landscape Reports* defines landscape characteristics as "tangible and intangible characteristics of a landscape that define and characterize the landscape, and that, individually and collectively give a landscape character and aid in understanding of its cultural value."[57] Further, the guide identifies thirteen specific landscape feature categories. These include natural systems and features, spatial organization, land use, cultural traditions, cluster arrangement, circulation, topography, vegetation, buildings and structures, views and vistas, constructed water features, small-scale features, and archeological sites. The following sections discuss Oakland's existing conditions according to its landscape characteristics.

Natural Systems and Features

Natural systems and features are "natural aspects that often influence the development and resultant form of a landscape."[58] Cane River Lake and its associated alluvial landscape of fertile natural levee, backswamp and bayous played a critical role in Oakland's (Bermuda) historical evolution and setting. The embankment along the lake to the east of Hwy 494, although currently overgrown with volunteer vegetation and generally inaccessible, preserves a viewshed and physical connection to the former river that is a significant connection to the past and to the historic /former riverfront activity that was once essential to the life of the plantation. The modern bridge that crosses the present-day lake near the south end of the property provides some of the best views of the historic/former riverfront setting and of the 1912 steel-truss Bermuda Bridge (**Figure 107**). Although the property no longer includes the formerly timbered backswamp areas along Bayou Brevelle or the constructed ponds, these features still exist on adjacent family lands and provide visual backdrop across the fields of the woodlands to the west and southwest.

[57] Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques,* (U.S. Department of the Interior, National Park Service, Washington DC, 1998), 53.
[58] Page, *A Guide to Cultural Landscape Reports*, 53.



Figure 106 Historic 1912 Bermuda Bridge with overgrowth of vegetation (STA 2017).

According to the CARI Historic Resource Study (HRS 2000), "the alluvial bottomlands of the area were dominated by willow (*Salix nigra*), Eastern cottonwood (*Populus deltoids*), sycamore (*Platanus occidentalis*), American sweetgum (*Liquidambar styraciflua*), and a mixed deciduous hardwood canopy of oaks (*Quercus* sp.), hackberry (*Celtis occidentalis*), elm (*Ulmus* sp.), and pecan (*Cary illinoinensis*). These woods were interspersed with Southern magnolia (*Magnolia grandiflora*) and other evergreen and deciduous trees and shrubs" (HRS 1-6). Furthermore, "The climate of the Cane River region is humid-subtropical with short winters and long, humid summers. Rainfall is fairly consistent throughout the year, with some deluges during thunderstorm activity or when the remains of a tropical system cross the area, particularly in the summer. Windstorms are usually associated with frontal activity and occasional tornadoes. The region is far enough inland to escape the strongest winds of a hurricane if one comes ashore in Louisiana or east Texas" (HRS 1-7), although several recent hurricanes (Laura and Delta) have caused some significant damage to structures and vegetation. The site also experiences some spot flooding during heavy rains due to micro-depressions and impoundments that interrupt the historic flow of water and drainage away from the river towards Bayou Brevelle. According to park staff, this is especially pronounced in the North Meadow/Pecan Orchard area, Visitor Use Area, and where new road grading (parking, entry drive, service drives) or the construction of visitor infrastructure has interrupted the normal east to west patterns of hydrological flow.[59]

[59] For additional discussion of the potential impacts of global climate change on park resources, see HRS 10-3 to 10-7.

Topography

Topography is defined as the "Three-dimensional configuration of the landscape surface characterized by features and orientation."[60] Although Oakland's landscape appears to be topographically featureless and flat, the property grades gradually and subtly downwards (declines) in elevation from the natural levees along Cane River Lake in the east to the former forested backswamp areas along Bayou Brevelle to the west. Since Bayou Brevelle lies off-site on adjacent property, the park has little control over drainage beyond the western property boundaries.

Surface drainage generally moves in an east to west direction across the property, except where it has been locally manipulated to move north-south. Historically, drainage ditches extended perpendicularly back from the river's edge along property lines, lanes, or field edges to convey water away from the residential zone and agricultural fields towards Bayou Brevelle, but most of these have been lost in the twentieth century due to agricultural mechanization, new infrastructure (surfaced drives, etc.) that interrupt historic flows and create impoundments in the landscape, lack of maintenance, or inadvertent regrading from the accumulation of grass clippings and soils in former ditch lines. One notable exception is the network of swales still visible in the front lawn/allée area that convey water away from the crowned entrance drive to the northwest and south/southwest. In fact, it seems likely from conversations with current park maintenance staff that these swales, which captured runoff from the front lawn and side yard of the house, connected historically to a network of larger ditch lines or swales that extended back perpendicularly from the river along the southern edge of the Farm Lane and along the lane to the rear of the Doctor's Cottage (where the pedestrian footbridge to the Tenant Quarters Area crosses a swale today), conveying surface waters towards the backswamp areas along Bayou Brevelle.

The minnow pond in the North Meadow/Fishing Camp area is the other notable example of a constructed topographic feature that is still generally distinguishable from the surrounding grades, even though its depression is now cloaked in meadow grasses. Due to the relatively shallow natural gradient and increasing heaviness of the soils towards the rear of the property, the landscape can become quite muddy and wet during heavy rain events and certainly in the many micro-depressions created from former farm or on-going maintenance activities (tire and machinery ruts).[61] It appears that there are micro depressions around the foundations of the Main House and, as previously noted, the Bottle Garden. The greater issue at the Bottle Garden is the build-up of the surrounding landscape through grass clippings over time. This is evident at the Bottle Garden fence where the grassy area has been built up over time and slopes down into the Bottle Garden, which is likely at the historic grade. Based on the discovery of brick pavers on the first level, it is known that the ground level of the house is the historic ground level, which also matches the grade of the Bottle Garden. Filling of the cisterns under the Main House has also contributed to erosion of the Bottle Garden, where all the water from the roof is dumped into the Garden (creating mud that sits for several days) and into surrounding grounds, instead of the cisterns. Water then flows to the lowest point, which is into the Garden and under the house.

Land Use

Land use is the "organization, form, and shape of the landscape in response to the land use."[62] The broader landscape around Oakland, particularly to the south, remains largely agricultural, so visitors still experience a landscape of agricultural fields extending to distant woodlands arriving along Hwy 494 from the south.

[60] Page, *A Guide to Cultural Landscape Reports*, 53.
[61] This was noted by park maintenance staff during site visits.
[62] Ibid.

However, land use patterns to the east and north have discernably shifted in the latter half of the twentieth century due to the subdivision of larger farm properties and development of smaller residential and recreational (camp) tracts with access to the lake and highway. This has occurred along both sides of the lake and along the northern edge of Hwy 494 to the north of park boundaries. Many of these modern residential properties now intrude upon the viewshed at Oakland (see **Figures 99 & 108**). Beyond the park entrance to the northeast, in the direction of Natchitoches, the land use becomes noticeably more suburban, with a number of gated new developments cropping up in former fields. To the west, the areas along Bayou Brevelle remain largely wooded. Obviously, the park property itself is no longer residential or agricultural, but is managed as a heritage site and public park land accessible for day use by visitors.

Spatial Organization

Spatial organization is the "arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces."[63] As previously noted, the Historic Residential Core includes several distinct character areas (or sub-landscapes) that developed either simultaneously or sequentially in time and have their own distinctive spatial arrangements: 1) the Main House with its associated live oak allée/front lawn, parterre garden, side and rear yards, and rear dependency enclosures; 2) The Store with its enclosed front yard, commercial orientation to the highway, and proximity to the Farm Lane entrance. 3) the Farm Lane and dependencies along it, which serve as a central east-west organizing spine, and 4) the Doctor's Cottage with its associated yards and outbuildings/dependencies. At the Main House, the Live Oak Allée and Bottle Garden (parterre) are centered on the front gallery and house, establishing a formal landscape axis from the east. To the west of the house, the outbuildings and dependencies are organized along a north to south axis and connected by fencelines to create a series of rear yard enclosures. The Store sits at the southeast corner of the Main House front lawn, and immediately north of the entrance to the Farm Lane. The North Meadow with its Cook's Cabin/former Fishing Camp area to the east, Pecan Grove to the west, and former pasture (Front Pasture)/Old Gin site to the north is perhaps less distinctive as a discernible character area(s) because of its overlapping functions (it has housed both residential and agricultural functions over time), loss of fencelines and enclosures, and layered developmental history, but it could be considered either an independent area for management purposes or subsidiary to the Main House in terms of spatial organization.

Like the Main House, The Doctor's Cottage, associated yards and outbuildings (Barn, Coop, Shed, Privy, Garage) present a distinct spatial arrangement with the house and garage to the middle of an inner fenced yard and the barn and outbuildings in an outer enclosure that wraps to the rear and south. The house had its own driveway entrance from Hwy 494, which is still visible as a trace across the front lawn. Indeed, the Main House, Store and Doctor's Cottage are all independently oriented towards the river (and highway) in a line from north to south. The Farm Lane bisects the two primary residential landscapes and serves as the primary east-west circulation route, connecting the highway and lakefront through the Historic Residential Core to the agricultural landscapes and backswamp beyond. The South Meadow/Farm Yard, defined by the Farm Lane to the north and the Doctor's Cottage enclosure to the south, is less distinct as a unique character area – in fact, it could be considered an extension of the residential landscape or the agricultural landscape, depending on how its historical function is interpreted—but it is treated as part of the Historic Residential Core here.

Formal spatial arrangement is somewhat less clear or legible within the historic agricultural zone (which includes at least a portion of the former Quarters area) due to the twentieth-century alignment of Hwy 494

[63] Page, *A Guide to Cultural Landscape Reports*, 53.

to the south, which bisects part of the former property (in all probability the former Quarters area) and the subsequent loss of key features (agricultural lanes and turnrows, fence lines, ditches) from property line shifts, agricultural mechanization, and field consolidation in this area over time.[64] The Corn Crib and Corral areas to the west of the Farm Lane's southern dogleg are organized into distinctive enclosures or pens by rail fence lines that define their perimeters, but moving south along the lane and visitor pathway, the spatial organization becomes less distinct moving towards the former Quarters Area. Indeed, the Overseer's House sits on the edge of the fields to the southwest of the Doctor's Cottage, facing east but not directly overlooking the Tenant Cabins/Slave Quarters, which are sited further south among a meadow of scattered live oaks. Because there are only two cabins and the ruins of a third remaining, the sense of deliberate spatial organization or historical logic among these structures—Overseer's House and Tenant Cabins/Slave Quarters—is not readily apparent and has probably diminished over time.[65] The park visitor path running between them is what connects them spatially today.

The park maintenance drive and fence line that extends along it from Hwy 494 to the Seed House and Gin area cut off the former Quarters Area (Overseer's House and Tenant Cabins/Slave Quarters) from the agricultural landscape to which it once intimately belonged, all part of the plantation's former landscape of labor. As a result, these structures now seem more oriented to Hwy 494 than to the fields or to each other. And consequently, the Seed House and Gin area seem more oriented to the modern service drive alignment than to historic field patterns, a turnrow or agricultural lane, as they probably were historically.[66] The newer service road alignment bisects this area from the residential core to the north and east and makes it feel somewhat remote and inaccessible. For organizational purposes then, distinctive character areas within the historic agricultural landscape could include 1) the Corn Crib and Corral enclosures, 2) the Quarters Area, including the Overseer's House and the Tenant Cabins/Slave Quarters, and 3) the former Cotton Gin site and Seed House in the southwestern fields.[67]

The Visitor Service Zone is organized from north to south by the new entrance drive sequence and the north-facing orientation of the Entrance Pavilion, but none of this reflects historic patterns or spatial arrangements.

Views and Vistas

Views and vistas are "features that create or allow a range of vision which can be natural or designed and controlled."[68] Views of the lakefront and bridges from the east of the property are partially blocked by volunteer vegetation that has grown up along much of the former river embankment, partially as a result of

[64] The 1941, 1950, and 1966 aerials show a number of other tenant houses to the south of Hwy 494.

[65] It seems likely that the historic Slave Quarters area was reconfigured with the rise of sharecropping and tenant farming, with some cabins moved or relocated to other areas of the property and fields to meet the evolving needs of sharecropper tenants for privacy or greater autonomy, or the family, who may have adapted some for alternate uses within the residential zone. Furthermore, by the mid-twentieth century, the Overseer's House and Tenant Cabins/Slave Quarters functioned as independent residences (though still owned by the Prud'homme family) with their own yards, driveways, and possibly gardens, as evidenced by photos and aerials from mid-century. This probably served to diminish further any perceived historical spatial relationship among them.

[66] Mid-century aerials show two different but more direct lane routes from the highway to the Seed House/Gin area, straight and almost due west (1941, 1950), and then straight and northwesterly (1966). The current dogleg alignment to the north with a 90 degree turn to the west behind the Overseer's House first appears in the 1972 aerial. Until the 1960s, the lane to the Gin site bisected the Quarters area between the North and South Tenant Cabins/Slave Quarters.

[67] An argument could be made for treating the Overseer's House as a separate character area distinct from the Tenant Quarters to the south, since it had a distinctive enclosed and vegetated landscape by the mid-twentieth century that no longer remains.

[68] Page, *A Guide to Cultural Landscape Reports*, 53.

a bank stabilization project that was implemented around 2010. As part of that project, native trees and grasses were planted along the riverbank and structural gabions with the assumption that existing park staff could maintain this area, but invasive vegetation quickly took over which, ironically, made vegetation management more difficult. The park removed the row of river birch that were planted as part of this effort in 2019, which has made mowing (and viewshed maintenance) somewhat simpler. Modern residential development (houses, mobile homes and camps) along the opposite bank of the lake encroach upon the viewshed to the east, and residential development along Hwy 494 encroaches upon the viewshed to the north looking across the meadows near the former Fishing Camp area and Pecan Grove (**Figure 108**). Views remain largely agricultural to the south of the property and wooded to the west, although a large modern residence along the lake south of the bridge presents a stark and jarring imposition on the viewshed within the former Quarters/Tenant Area.

Interior views vary based on the relative transparency or density of shrub level, understory, or canopy vegetation in and between yards and volunteer vegetation along fence lines, but in general interior views have become more open and transparent since park service acquisition due to the clearing of significant overgrowth that had enveloped many of the structures after the family stopped maintaining them and areas of the property they were no longer using between the 1960s and 1990s. One exception is the Doctor's Cottage front yard, which appears to have become much more heavily canopied since mid-century as plantings likely installed then have matured and created a shadier condition than is seen in earlier aerial photos. Also, the landscape around the Overseer's House is now largely open and devoid of vegetation or enclosure, although Metoyer family photos and aerials from mid-century (c. 1950) show a distinctive treed yard enclosure, with a boundary of trees (largely pecans) buffering it from the corral shed to the north (**Figures 7, 29**).



Figure 107 Views from property to modern houses and overgrowth of batture vegetation (STA 2020).

Vegetation

Vegetation is defined as "indigenous or introduced trees, shrubs, vines, ground covers, and herbaceous materials."[69] As noted above, understory and fence line vegetation seems to have declined somewhat in the last twenty years, probably due both to NPS removal of previous overgrowth and also to a park maintenance regime that favors string trimming, frequent mowing and herbicide application along fence lines. As a result, the interior of the site seems more open than one might expect and vegetation is thinning noticeably in certain areas, probably both from age and natural decline, and also from over-maintenance (maintenance that does not approximate the more varied, manual, or less intensive management methods of the historic occupancy period, which would have included haying, grazing, harvesting, scything, some mowing, pruning-garden horticulture, etc). In general, the entire site is mown on a differential schedule (dictated largely by weather) and to varying heights, with outlying areas, meadows and fields maintained to a height of 2-3' in extremes, 6-8" more commonly, and pathways, yards, lawns and visitor use areas around structures and archeological sites maintained more closely and frequently. Mature specimen trees (live oak, pecans, magnolia) tend to be clustered in the residence yards, with some smaller understory trees (crape myrtles) and ornamental shrubs (nandinas) along boundary fences, building foundations or within the Bottle Garden, which also has the most ornamental or flowering species (iris, crinum and spider lilies, ferns, the only two camellias on the property), forming the interior of its parterre beds. However, as earlier noted, the Bottle Garden seems to be suffering from a general loss of ground cover vegetation due to lack of maintenance, pest problems, or issues with drainage and erosion.

The Live Oak Allée at the Main House forms the most distinctive and formal vegetative space, complimented by a row of crape myrtles along the front fence line (**Figure 109**). The heavily shaded yard of the Doctor's Cottage is another distinctive area combining mature canopy trees (oaks, magnolias) with a few surviving shrubs (nandina, quince) and understory specimens (crape myrtles, holly). The Pecan Grove to the north of the Main House has been partially replanted by the NPS (2013-16), but the trees remain young and some have died and/or were damaged by Hurricane Laura, so it will take some time and probably a new concerted replanting strategy to restore a sense of the structure, high shaded canopy, and extent of the former orchard to this meadow-like area. A scattering of live oaks, catalpas and hackberries cluster near the Cook's Cabin to the east, and volunteer species (hackberry, elm, cedar) inhabit the fence lines along the northern boundary fence and a remnant former fence line to the west of the Pecan Grove. According to park staff, two large chinaberry trees and a hackberry were recently removed from near the Cook's Cabin and Turkey Shed after being uprooted by Hurricane Laura.

A single pecan tree stands in the front yard of the store, shading the gas pumps (historic photos also show an Osage Orange that once stood next to the pumps, **Figure 18**). Another large Osage Orange (Bois d'Arc) still shades the East Pigeonnier and the edge of the Farm Lane, but it was damaged during a recent hurricane and is in decline.[70] A scattering of live oaks shades the Quarters/Tenant Cabin area, with hackberry and other volunteer species along the fence line with Hwy 494. There is also a significant arching live oak that canopies the rear yard of the Main House and creates a sense of spatial definition, as well as a large pecan near the southwest corner of the south side yard. Scattered volunteer trees stand along the fence lines to the rear of the property and near the wagon shed and cattle dipping vat. As noted, the lakefront embankment is largely overgrown with volunteer vegetation.

[69] Page, A Guide to Cultural Landscape Reports, 53.

[70] Bois d'Arc was a culturally significant source of hardwood for structures and fenceposts, and was commonly cultivated and prized on rural farm properties. The historic rustic bell tower was said to be built of bois d'arc wood (Figure 113).



Figure 108 Historic Live Oak Allée and former entrance drive looking east toward Cane River Lake (STA 2017).

Circulation

Circulation is made up of the "spaces, features, and materials that constitute systems of movement."[71] The property has both a modern and historic layer of vehicular circulation. The new park entrance drive enters the property from the north at Hwy 494 and passes south to the visitor parking area and Entrance Pavilion located to the rear of the Historic Residential Core. At the southern end of the property, a park maintenance drive extends north and west from Hwy 494 to access the Seed House/former Gin site, before looping along the back of the property to pass the wagon shed and rejoin the Farm Lane near the rear [south] of the Entrance Pavilion. Just south of the Doctor's Cottage near the junction of Hwy 494 and 119 (where the bridge crosses the lake), another service drive enters the property from Hwy 494 to access the staff parking area located in the yard south of the Doctor's Cottage before passing through the rear yard to rejoin the north-south (dogleg) extension of the Farm Lane. The Farm Lane represents a reestablishment of a portion of the former historic lane that moved between the historic/former riverfront and the constructed ponds and backswamps along Bayou Brevelle. It serves as a central east-west organizing spine for the property but doglegs to the south at the West Pigeonnier and then returns to a west-southwest orientation to the rear of the Doctor's Cottage to follow a once vegetated swale line between the Corn Crib enclosure and the Corral towards the rear of the property (see 1941 and 1950 aerials, **Figure**s 30-32). The drive loop that extends between the Seed House west and north towards the Wagon Shed then returns east to reconnect with the Farm Lane at the West Pigeonnier was created by the NPS in the early 2000s,

[71] Page, A Guide to Cultural Landscape Reports, 53.

presumably to facilitate access to storage or maintenance staging areas near the rear of the property, but it does not show up on aerial photos dating back to 1941 and is, hence, non-historic. All park drives, lanes, and parking areas were resurfaced with a grey crushed limestone in 2018.

Visitor pathways composed of a modular rubber mat path system connect from the Visitor Pavilion and entrance zone to various points of interest in the historic residential zone—along the north of the Farm Lane, north around the Main House yards, and south along the Farm Lane to the Doctor's Cottage, Overseer's House and Quarters Area. Mown paths provide access across meadow spaces to the Cook's Cabin/Fishing Camp area, Pecan Grove and the various livestock enclosures and other areas within the historic agricultural landscape. In the front lawn and allée area, visitors can walk along the grassy surface of the formerly graveled drive, but this area is now inaccessible to vehicular traffic and blocked at its eastern end by gates.

Buildings and Structures

Buildings and structures include "three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials."[72] In the Historic Residential Zone, the Main House and Doctor's Cottage serve as the primary residential anchors, with many of the secondary structures (dependencies and outbuildings) organized in relationship to them or to the Farm Lane. The Store sits to the southeast of the Main House near the lakefront along Hwy 494, at the entrance to the Farm Lane.

In the Historic Agricultural Zone, a number of farm buildings associated with equipment storage (wagon shed) or livestock enclosure (corn crib, corral shed) sit in the open fields to the west and south of the Historic Residential Zone. The Overseer's House and Tenant Cabins/Slave Quarters are located further south near the southern property boundary at the edge of former agricultural fields. The Seed House and former Gin site sit in the fields to the southwest, a reminder of the much more extensive agricultural landscape that was once part of the family property.

Constructed Water Features

Constructed water features are "the built features and elements that utilize water for aesthetic or utilitarian functions."[73] The former minnow pond, which is now a dry, grassy depression in the meadow west of the Cook's Cabin, was once a significant constructed water feature on the current property. However, its liner failed at some point, and it no longer holds water, except during incredibly rainy seasons. Visitors can walk around the perimeter of the pond, which is edged by orange day lilies, on a mown path that leads from the Cook's Cabin. The pond depression now serves as a reminder of the family's former Fishing Camp enterprise from the early-twentieth century (1920s).

Other constructed water features also include the drainage ditches and swales apparent near the edges of the Main House front lawn and live oak allée, to the rear of the store, and the once vegetated swale line that cuts between the corn crib and corral areas (a pedestrian footbridge now crosses this swale to the rear of the Doctor's Cottage), which historically cut across the fields to the southwest to connect to the constructed ponds and backswamp areas along Bayou Brevelle, features not on current park property (**Figure** 30, 1941 aerial, swale alignment).

[72] Page, A Guide to Cultural Landscape Reports, 53.
[73] Ibid.

There is a constructed (crawfish) pond off site to the west on former family land near Bayou Brevelle, but as it is no longer part of the Oakland unit, its condition is unknown. If the NPS were to acquire the former family lands extending back to Bayou Brevelle, this feature might need to be re-evaluated.

Small-Scale Features[74]

Small-scale features are "elements that provide detail and diversity combined with function and aesthetics."[75] Small-scale features include numerous fence lines and gates, the gas pumps and Esso sign in the front yard of the Store, the various cisterns (Store, Main House, Doctor's Cottage, Overseer's House, North Tenant Cabin, Jug Cistern at the Corn Crib), the "Oakland 1821" Entrance Gate sign and wooden plank grate, the rustic turnstile gate, and various farm or museum artifacts displayed (sugar kettles, antique hay rake near Mule Barn) throughout the site. The fence lines and enclosures of the Corn Crib area and Corral represent former livestock areas between the residential zone and the former agricultural landscape. And the rail fence along Hwy 494 serves as a reminder of the property's role in the 1959 film *The Horse Soldiers*. The picket fence along the front of the Bottle Garden is another distinctive element in the Main House landscape.

[74] In Fiscal Year 2021, the park provided conservation treatment for the large machinery at the Wagon Shed, as well as for the Hay Rake between the Mule Barn and Carpenter's Shop. As recommended by the HFC conservation survey in 2019, these objects were treated and have been placed on mounts, supports, and axle stands. The objects are scheduled to receive cyclic conservation treatment on a five-year basis.

[75] Page, A Guide to Cultural Landscape Reports, 53.

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CHAPTER 3: ANALYSIS AND EVALUATION

This chapter provides an evaluation of Oakland Plantation's historical significance and an analysis of its integrity using guidelines developed by the NPS. When a site possesses both historical significance and retains a level of physical integrity capable of conveying its historical and cultural associations, this implies a certain continuity of land use and management over the years, and at least partial preservation of significant landscape features and spatial relationships from periods in the landscape's past. In the case of Oakland Plantation, the property has a long and continuous history of vernacular agricultural land use dating to its origins in the early nineteenth century.

The NPS defines historical significance as "the meaning or value ascribed to a structure, landscape, object, or site based on the National Register (NR) criteria for evaluation."[76] This meaning or value is evaluated and then articulated through the development of a Statement of Significance. Evaluation of a property using the NR criteria, summarized in the next section of this chapter, may find that a property has historical significance, while it lacks physical integrity. Historical significance typically, however, "stems from a combination of [historically significant] association and integrity." [77] In order to be eligible to the National Register of Historic Places, a landscape must meet one or more of the four criteria for historical significance, in addition to possessing an adequate level of integrity.

The NPS defines integrity first as, "the authenticity of a cultural landscape's historical identity, evidenced by the survival of physical characteristics that existed during its historic or prehistoric period," and secondly as, "the extent to which a cultural landscape retains its historic appearance."[78] In order to assess a historic property's integrity, seven aspects of integrity are evaluated. These aspects, elaborated upon later in this chapter, include *location, design, setting, materials, workmanship, feeling, and association*. In addition, landscape characteristics and features are evaluated. These include *spatial organization, views and vistas, natural systems and features, topography, land use, circulation, vegetation, small-scale features, natural systems, cultural traditions, buildings and structures, cluster arrangement, small-scale features, constructed water features, vegetation,* and *archeological sites*. Integrity is assessed by comparing the existing conditions of these seven aspects and the landscape characteristics with their conditions during a determined period from the past, a period known as the Period of Significance (POS).

Period of Significance and Statement of Significance Summaries

1979 National Register Listing

The four primary criteria[79] used to evaluate a property's historical significance are summarized as follows:

> (A) association with "events that have made a significant contribution to the broad patterns of history"
>
> (B) association with "the lives of persons significant with our past"

[76] Page, *A Guide to Cultural Landscape Reports*, 137.
[77] Page, *A Guide to Cultural Landscape Reports*, 137.
[78] Page, *A Guide to Cultural Landscape Reports*, 137.
[79] Significance may also be evaluated by additional criteria consideration, which provide for the evaluation of more complicated, unique, or nuanced landscape significance.

(C) the embodiment of "distinctive characteristics of a type, period, or method of construction" and/or characteristics that represent the work of a master, possess artistic values, or represent a distinguishable entity

(D) sites that "have yielded, or may be likely to yield information important in prehistory or history."[80]

Oakland Plantation was listed to the National Register of Historic Places (NR) in 1979, twenty years before the NPS assumed ownership of the current and much smaller Oakland Unit. The property was nominated under NR criteria A and C, for its "architectural and social significance."[81] The 1979 NR nomination focused on local and statewide significance and established the POS as 1800-1899, emphasizing the period between 1818-1821 likely to reflect when the first buildings of the plantation were constructed.

Because Oakland's nomination occurred before the broad recognition of the contribution of cultural landscapes to historic significance and prior to the establishment of a methodology for assessing landscape integrity, the document focused almost exclusively on descriptions of Oakland's Creole architectural heritage and its agricultural history.[82] Of the architecture, the 1979 Statement of Significance noted that Oakland is "one of the finest examples of a raised cottage plantation house in the area of Natchitoches Parish," and "has the second most complete collection of surviving outbuildings of any plantation in the parish."[83] The Statement of Significance ascribed the property's social significance to its ownership "by the same family throughout its entire history, something unusual in Louisiana." [84]

2001 National Historic Landmark Designation

The National Historic Landmark (NHL) program uses numerically designated criteria that are similar in content to the NR criteria. The NHL criteria are, however, slightly more expansive:

Criterion 1: "Properties that are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained."

Criterion 2: "Properties that are associated importantly with the lives of persons nationally significant in the history of the United States."

Criterion 3: "Properties that represent some great idea or ideal of the American people."

Criterion 4: "Properties that embody the distinguishing characteristics of an architectural type or specimen exceptionally valuable for a study of a period, style, or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction."

[80] Page, *A Guide to Cultural Landscape Reports*, 71.
[81] Mrs. James Alphonse Prod'homme, Mr. and Mrs. R. L. Williamson, "National Register of Historic Places Inventory Nomination Form," (Washington D.C.: U.S. Department of the Interior, National Park Service, 1979), 5.
[82] Prior to the 1990s, most properties were evaluated and assessed based largely on their architectural features so many pre-1990s nominations lack significant description of landscape elements as contributing features.
[83] Prod'homme, Williamson, and Williamson, "National Register of Historic Places Inventory Nomination Form," 3.
[84] Prod'homme, Williamson, and Williamson, "National Register of Historic Places Inventory Nomination Form," 3.

> Criterion 5: "Properties that…collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture."
>
> Criterion 6: "Properties that have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States…"[85]

The National Historic Landmark (NHL) nomination prepared from 2000–2001 used the property's NR designation under criterion A (association with significant events of the past) and criterion C (embodiment of distinctive characteristics of the past) as the starting point for considering the property's significance as a landmark. The NHL Statement of Significance asserted that "[Oakland] is of architectural significance as one of the nation's most complete expressions of the rural French Creole building tradition. It is significant in the history of American agriculture as one of a very limited number of large plantation complexes remaining in the South."[86] Consequently, Oakland received NHL designation under Criteria 1, 4, and 5, and under the themes of Developing the American Economy (Extraction and production) and Expressing Cultural Values (Architecture, landscape architecture, and urban design). The NHL designation expanded Oakland Plantation's level of significance from statewide to national. The designation also dramatically expanded the property's dates of significance. It expanded the Oakland's agricultural significance from 1818-1821 to 1818-1950, to capture the NR's fifty-year cutoff, noting that "Oakland continued to operate as a cotton plantation up to and past this date."[87] It expanded the property's architectural significance from 1818-1821 to 1818-mid-19th century.[88]

Evaluation of NR and NHL Designations

Within the 1979 NR and 2001 NHL Statements of Significance, the lack of discussion about the historic/former riverfront setting and cultural development patterns that occurred in response to riverfront and backswamp, hierarchical patterns of residential and commercial development on the property, which supported the property as a working plantation, and absence of meaningful discussion of the enslaved and tenant labor force that made the commercial operation achievable and profitable is problematic. These former Statements of Significance offer a narrow and limited perspective of Oakland's historical significance, and as a result, an incomplete evaluation and limited understanding of its integrity.

Oakland's historical record (family photographs, farm records, deeds, museum artifacts) heavily privileges the viewpoint of planter and slaveowner over that of tenant and enslaved person; the existing NR and NHL documents reflect this limited view. Landscape archeology might help to rectify some of this disparity and yield important clues to a past not recorded through text or image. In the interim, this CLR recommends that the 1979 NR nomination, which includes little to no discussion of the landscapes of enslavement and tenancy, or indeed the cultural landscape at all, is outdated and deficient as a baseline preservation

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[85] "Determining the Eligibility of a Property for National Historic Landmark Designation," National Historic Landmarks, https://www.nps.gov/subjects/nationalhistoriclandmarks/eligibility.htm#:~:text=National%20Significance,-Nationally%20significant%20properties&text=Be%20the%20property%20most%20strongly,or%20significant%20development%20in%20engineering, August 29, 2018, accessed May 21, 2021.

[86] Fricker et al, "National Historic Landmark Nomination: Oakland Plantation," 2000.

[87] Johnathan Fricker, Donna Fricker, Paul Hawke, Frank J. Miele, and Henry, Patty, "National Historic Landmark Nomination: Oakland Plantation/Jean Pierre Emmanuel Prud'homme Plantation," (Washington D.C.: U.S. Department of the Interior, National Park Service, 2001),15.

[88] Fricker, et al, "National Historic Landmark Nomination: Oakland Plantation,"15.

document for protecting Oakland's landscape and in need of serious revision. Likewise, the 2001 NHL nomination requires revision.

The discussion of agriculture in the NHL Statement of Significance states that "The plantation system represents a significant chapter in the history of American agriculture," and provides global context, noting that this system "has its origins in India in the eighth century, and that this system spread far and wide, developing "in North Africa and various parts of the New World."[89] The statement acknowledges that "Plantations are an important aspect of American agricultural history," and "revolve around a cash crop grown at a large scale for profit." The statement notes that "A successful plantation region requires…abundant, landless, and cheap rural labor."[90] Finally, it states that "the phrase 'southern plantation' conjures up all sorts of images, particularly the grand white-columned mansion…"[91] Nowhere in the 2001 Statement of Significance do the authors directly acknowledge the plantation's foundational relationship to the institution of slavery, which evolved to sharecropping and tenancy farming, although in the document, "Sharecropping and Tenant farming" is a checked box listing one of Oakland's historic contexts.[92]

The NR and NHL significance sections note the continuity of Prud'homme family ownership and management to historical significance, but they do not include explicit mention or description of the multiple generations of enslaved, sharecropper, and tenant laborers who made the plantation enterprise economically viable. This is understood today as an egregious oversight. Nor does the NHL contain any mention of the Cane River Lake setting and the seminal role this former river played in shaping the plantation landscape.

The NHL documentation does at least list the Bottle Garden and Live Oak Allée as contributing sites, but it provides no description of these features or statement of their significance. In fact, the NHL lists criterion numbers for which it designates the property (1, 4, and 5), but it provides no associated narrative. In both the NR and NHL designations, descriptions of the Bottle Garden and Live Oak Allée, the most distinctive designed landscape spaces on the property, should be expanded. These features should be reassessed as contributing elements to historic significance, along with expanded descriptions of the house yards, farm enclosures, historic fence lines, Doctor's Cottage landscape and other historic landscape elements. Once the separate Cultural Landscape Report for the Bottle Garden which is underway is completed, that garden's significance as a unique or rare example of its type (perhaps another expression of Creole heritage) will likely need to be reassessed and the descriptions revised and expanded within the documentation.

At a broader scale, the two documents must include a thorough and richer discussion of Cane River Lake, and the role the former river played in shaping Oakland Plantation's landscape rhythm and hierarchy. Furthermore, the NHL evaluation of landscape integrity is not based on the NPS categories of *location, design, setting, materials, workmanship, feeling, and association*.

Although the 2001 GMP and 2006 Long-Range Interpretive Plan begin to address Oakland's more complex cultural landscape, management and planning documents must be supported by accurate and more adequate federal designations.

[89] Fricker, et al, "National Historic Landmark Nomination…," 17.
[90] Fricker, et al, "National Historic Landmark Nomination…," 17.
[91] Fricker, et al, "National Historic Landmark Nomination…," 17.
[92] Fricker, et al, "National Historic Landmark Nomination…," 14.

In general, the NR and NHL documentation for Oakland, as well as the original LCS (now CRIS) inventory, focus almost exclusively on the site's historic structures (houses, quarters, cabins, outbuildings, farm structures), apart from two archeological sites (the former gin stand pedestal site and the Gabe Nargot cabin ruins) and several small-scale features (the house entrance gate and historic cisterns associated with various buildings). Significant landscape features from both the Historic Residential Core and Historic Agricultural Core should be added to these documents and to the CRIS inventory, including the Farm Lane, the Live Oak Allée, the Bottle Garden , the viewshed to Cane River Lake, possibly the 1959 rail fence along the front lawn area, and the restored gas pumps & Esso sign from the Store yard, along with confirmed archeological sites, including the blacksmith/forge site and the historic Slave/African American Cemetery (off-site). The documentation in this CLR will enhance the CRIS inventory by providing the information required to update the CLI for the property and accurately record all contributing landscape features.

Period of Significance (1821-1960)

Oakland's vernacular landscape, in its entirety (spanning its legislative boundaries), represents a continuum of evolution through time, rather than a static moment. This CLR recommends a start date of 1821 and an end date of 1960 for the Period of Significance. This start date corresponds to the year that the earliest landscape features, such as the Live Oak Allée and parterre garden, were established.[93] This end date corresponds with the end of sharecropping and tenancy at Oakland—when the last tenant farmers vacated the property,[94] mechanized harvesters, herbicides, pesticides, and fertilizers were becoming increasingly available and widely used, and leasing fundamentally transformed traditional family agricultural practices—and when field patterns began to change and highways brought new development to the region. Furthermore, apart from minor fence line or lane repairs and realignments, no significant additions to landscape features or buildings on the part of the Prud'homme family appear to have occurred after 1960, and photos substantiate a general increase in volunteer vegetation and decline in building maintenance after that date.[95]

Establishing 1960 as an end date at Oakland parallels a decision made at the Magnolia Unit to use the end of tenancy as a bookend date.[96] It is also in keeping with the recommendations of the 2001 CARI GMP final draft, which provided five alternative approaches for managing the park, two of which recommended that the landscape should "reflect the continuum of history up to about 1960, when both plantations had ceased being family-run plantations."[97] Additional research conducted for the Magnolia CLR yielded a later date for the end of tenancy there, and as a result, the Period of Significance for Magnolia has been extended to 1976 to better align with the end of the tenancy period. However, the end date for the Period of Significance at Oakland remains 1960 based on available evidence that this date marked the end of residential tenancy there.[98]

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[93] The Prud-hommes claim that the family farmed the property prior to establishing permanent dwelling there in 1821. This CLR did not discover substantiating evidence of this claim, however, if conclusive evidence later corroborates this claim, the Period of Significance should begin prior to 1821.

[94] Although the precise date of the last tenant's departure remains uncertain, oral history (with brothers Alphonse III and Kenneth Prud'homme) suggests either 1959 or 1960, and aerial photos from the late 1950s to early 1970s document the changing management and ultimate abandonment of the Tenant/Quarters landscape during this period.

[95] The NPS did, however, remove a late 1950s or early-1960s cotton picker shed in the early 2000s, presumably because it fell outside of the period of significance.

[96] The end of tenancy at Magnolia extended until 1976, a full sixteen years later than at Oakland; hence, the end date for Period of Significance at Magnolia has been determined to be later (1976).

[97] GMP draft, 2001, vi.

[98] CARI Superintendent Carrie Mardorf has been told by Mr. Elvin Shields, one of the last tenant farmers at Oakland, that he was asked to leave the property in 1963-1964. This information was obtained during final editing of this CLR and is being confirmed.

An updated NR Statement of Significance that acknowledges the complexity of Oakland's layered landscape and addresses the inadequacies of the earlier statements is outlined in this section. The outline serves as a framework and should be further developed within a formally updated NR nomination. NHL numeric criteria designations are denoted at the end of relevant sections, in order to guide updates to that document, as well. The Statement of Significance outline/framework follows:

Oakland Plantation, including the approximately 45 acres within current park boundaries and the 144-acres within the property's legislative boundaries, is historically significant under Criteria A, B, C, and D:

The setting of Oakland on Cane River Lake (formerly Red River and Cane River, respectively), illuminates a distinctive cultural response to the river, which in effect, shaped the landscape that would become Oakland Plantation. The continuity of land use and labor, comprised of multiple generations of enslaved, sharecropper, and tenant laborers working and dwelling on the landscape and making the plantation enterprise economically viable, under the possession of multiple generations of the Prud'homme family (the enslavers and plantation owners) who continuously owned and dwelled on the plantation, provides an unusually complex and detailed window into the past.

As a cultural landscape, Oakland Plantation retains historic **significance** on multiple accounts:

> **Criterion A (Criterion 1)**: For its two-hundred-year continuum of evolving vernacular agricultural, social, and rural environmental history; for contributions to the preservation and understanding of historic cotton agriculture in the Cane River Valley and the plantation economy at large within the United States. The Plantation Store/Post Office is a well-preserved example of the rural commissary that emerged after Emancipation to facilitate the exchange of goods and services between sharecroppers, tenants, and landowners, as a clearinghouse for farm operations and business transactions, and ultimately, as a de facto community center.
>
> **Criterion B (Criterion 2):** For its continuity of occupation, until mid-century, by generations of descendants of formerly enslaved Creoles and Africans who transformed Oakland's landscape during the Antebellum era, and whose Creole and African American descendants continued to shape the landscape from Emancipation until the mid-twentieth century as sharecroppers and tenant laborers residing on the land. Indeed, the enslaved labor force collectively built the Creole structures that are well preserved at Oakland, and their contributions to the American fabric should be explicitly recognized and elevated within the historical record and national narrative, as have long been those of generations of wealthy landowners in historical and culturally interpreted settings. The same enslaved labor force, and subsequently, descendant sharecroppers and residential tenant labor, plowed the fields, picked the cotton, tended the gardens, and shaped the landscapes of Oakland with their labor for some hundred and fifty years.
>
> For its two-hundred-year continuum of ownership and dwelling by generations of a single Creole family, the Prud'hommes, which provides a rare opportunity to further research and interpret the cultural and widespread economic power of the institution of slavery and agricultural tenancy.

Criterion C (Criterion 4): For its association with Cane River Lake (formerly Red River and Cane River, respectively) and the associated backswamp, from which arpent patterns or longlot property divisions evolved, running east to west, to ensure that each landowner would have access to river commerce, fertile levee soils, positive drainage, and valuable timber resources on their property. The long pie-shaped wedges ultimately established residential and commercial development and circulation patterns, including the locations of ditch lines and swales, field patterns, and lanes, whose traces are still evident today. Beyond influencing the physical development patterns, the riverfront and its backswamp informed yearly, seasonal, and daily rhythms of living on the land.

For its presentation and preservation of Creole cultural heritage—**its** unique and extensive collection of Creole residential architecture, commercial and farm structures; Oakland's oldest structures represent classic construction techniques of the French Creole tradition in Louisiana, including bousillage, French joinery, and cypress construction. Furthermore, the Bottle Garden , in its original location with its original materials, is one of the last extant Bottle Garden s in the United States.

Criterion D (Criterion 5): For the survival of a portion of the former Tenant Quarters Area with Overseer's House and Tenant Cabins/Slave Quarters, and the survival of a former Slave/African American Cemetery (located within the legislative boundary, but at this writing, not within the park property). Slave cemeteries, generally unmarked, have been and continue to be erased overtime and/or lost to development, and the cemetery at Oakland provides a rare opportunity to preserve and interpret this rare historic asset. Both areas provide the potential to yield important archeological information about former land patterns associated with this significant landscape of enslavement and later sharecropping and tenancy farming, along with potential insight into the daily lives of the generations of sharecroppers and tenant farmers who worked the land after Emancipation, just as their enslaved ancestors had before. Further archeological investigation may elucidate the complex stories concealed beneath the surface of the land.

Assessment of Landscape Integrity

The National Register of Historic Places (NR) establishes the seven criteria by which to evaluate historical integrity: location, design, setting, materials, workmanship, feeling, and association. These criteria provide the descriptive framework for comparing a landscape's existing conditions to its conditions during the period of significance. For vernacular agricultural landscapes, such as Oakland's, location, setting, feeling, and association might seem the most applicable criteria for evaluating integrity. But the remaining three criteria, design, materials, and workmanship, can also be applied here. Oakland's landscape, though not designed in the most technical sense, exhibits architectural and spatial patterns related to the demands of agricultural production and labor, utilizes local materials such as cypress timber and bousillage in construction, and exhibits a high, rare, or vanishing level of vernacular workmanship, especially as the antebellum structures and landscape features were probably all largely the product of enslaved labor and craft, and then maintained, repaired and cultivated in later periods by generations of sharecropper and tenant descendants of the formerly enslaved.

An assessment of the integrity of the landscape at Oakland must be approached from two different scales; first, that of the broader agricultural landscape with its backswamps and wooded pastures, much of which is not contained within current NPS boundaries; and secondly, at the scale of the NPS-owned core historic property, with its various yards, enclosures, residences, dependencies, outbuildings, and peripheral farm

buildings. The integrity of Oakland's landscape is assessed below using the seven categories previously noted: location, design, setting, materials, workmanship, feeling, and association.

Location

Oakland sits in the still largely rural agricultural landscape of the Isle Brevelle, a geographical island defined historically by the Red River (later Cane River) to the east and Bayou Brevelle to the west. Cane River (now Cane River Lake) is the seminal and most important feature for understanding the landscape at Oakland and the location of the plantation itself.[99] The river was the historic lifeblood of the antebellum plantation, and the modern-day lake, a locus of local identity, remains the geographic anchor for the property along its eastern edge. The plantation sits on the fertile natural levees of the former river and the original land holdings extended from the river west to the backswamps along Bayou Brevelle. The backswamps were equally important to the establishment of the plantation because valuable cypress timber was sourced there, and later cattle were pastured.

Some of the historic arpent patterns or longlot property divisions, which extended from the center line of the river to the backswamps along perpendicular transect lines, creating long pie-shaped wedges, are still apparent in the field patterns, older lanes, and ditch lines surrounding Oakland, and within the current property, notably in the axial orientation of the Main House and allée to the lakefront and the generally east-west orientation of the Farm Lane.

The traditional drainage ways and agricultural ditches that once conveyed water back from the higher levee land near the river to the backswamps, following property boundaries or field divisions, have been largely obscured by mechanized agriculture or later developments, such as the park entrance drive, which cuts across the landscape against the historic grain. The fact that visitors now enter this landscape from the rear, away from the river (and by car), and move from north to south, rather than from east to west, complicates the legibility of the historic patterns and their orientation to the river. But at least for now, the river remains the eastern anchor of the property and wooded backswamps still exist on adjacent property and are visible from the site.

Design

Although the Oakland Unit represents a mere fraction of the Prud'homme's former land holdings (and especially of the cultivated agricultural fields), the Historic Residential Core and associated landscapes are largely intact and, thanks to the stabilization efforts of the NPS, remarkably well preserved. The architectural details and construction techniques on display in the primary buildings (Main House, Overseer's House, plantation store) and dependencies (Pigeonniers) are significant expressions of the French Creole style, and are reinforced by landscape features, like the Bottle Garden and Live Oak Allée, that are unique or exemplary expressions of more formally designed spaces within this otherwise rural vernacular property. Most accounts suggest that the Live Oak Allée and Bottle Garden (at least the original parterre layout) were created in the decade or so after the Main House (1818-21), and, as such, present a unified and axial spatial arrangement focused on the Main House that dates from an early period in the agricultural development of the Cane River region. The vernacular landscape grew through accretion and necessity over time, but taken as a whole, represents a remarkable expression of pragmatic function, rural ingenuity and intensive labor, shaped largely by the hands of the plantation's enslaved inhabitants prior to

[99] The present-day Cane River was once the Red River, prior to the 1830s, after the latter waterway migrated east to a new channel. The lake was created from the river in the 1910s, when it was dammed at both ends.

Emancipation, then cultivated and maintained by several generations of sharecroppers and tenant farmers who were often descendants of the plantations formerly enslaved. This is a remarkable legacy of design in the landscape (the Carpenter's shop still stands in the Main House yard as testament to the valued craftsmanship and design skills of the plantation's laborers; and the archeological site of the Blacksmith's shop/forge provides a further interpretive opportunity to expand upon this theme).

Setting

Much has changed in the landscape at Oakland since the agricultural heydays of the 1850s, but much in the natural setting has remained constant. Agricultural land and open fields have in some cases reverted to woodlots or suburban parcels along the river/lake; modern circulation routes have superseded and obscured historic road patterns; farm buildings, dependencies and tenement dwellings have vanished or been relocated within a shrinking agricultural acreage; even the Red River, whose patterns of flooding and deposition created the natural levees and fertile soils that supported plantation agriculture to begin with, shifted courses in the 1830s to create the Cane River (now Cane River Lake). As a result, the property is no longer on the Red River, but on a relic or distributary channel known as Cane River, which was further modified by the construction of dams in the 1910s to create the current Cane River Lake. As the lake became a recreational feature in the twentieth century, land patterns were further modified along its length by the creation of small residential parcels that front directly on the lake (there is at least one such residence within the immediate viewshed of Oakland opposite the drive to the Doctor's Cottage). These newer parcels do obscure the original longlot patterns and the orientation of the older plantation building clusters to the river. But the river and backswamp remain, if not part of park property, at least visible from it. A rural setting still predominates but might be compromised in the future if additional subdivision occurs south of the site and along the lake. Subdivisions have already enveloped the land to the north and west of the park along Hwy 494.

Materials and Workmanship

The assemblage of domestic and commercial architecture, associated yards, landscape and garden features, farm buildings, agricultural fence lines, and livestock enclosures provides a unique window into vernacular building craft and workmanship in the Cane River region. A number of the oldest structures exhibit construction techniques and materials associated with French Creole cultural traditions, including bousillage, French joinery, and cypress timber framing and cladding. Although, there are a few other extant examples of such constructions in Louisiana (Pointe Coupee/False River comes to mind), none is more concentrated than here. In addition, the various fences and fence types (rail, post and wire, picket, barbed, board) represented on the property (some historic, some modern, some reconstructed, some vanished) are indicative of a pragmatic and flexible approach to shaping space and separating function in the agricultural landscape. Whether original, reconstructed, or repaired over time, these small-scale features are significant to the rural vernacular character of the property and should be preserved and maintained.

In terms of designed spaces, the Bottle Garden and Live Oak Allée are perhaps most expressive of the level of horticultural detail and workmanship embellished on the more formal spaces that front the main plantation residence. The brick path in the garden, the picket fence, the paired live oaks along the allée are reminders of the specialized gardening skills and design vision, the desire for order and status, of an earlier generation. The whole property, architecture and landscape, could be viewed as an expression of specialized labor too, first by the enslaved who almost certainly built the original structures, cleared and cultivated the landscapes, and enclosed the fields, and maintained them over time, and later by their

sharecropper and tenant descendants who continued to maintain and transform the Oakland landscape over the course of the twentieth century as day laborers.

Feeling

Even with the significant loss of acreage over time, the property still maintains the feeling of a rural agricultural property, largely due to its relative isolation. The natural setting along Cane River Lake is still an asset in this respect, despite modern incursions visible along its eastern banks. And because it is still surrounded to the south by working agricultural land, it can "borrow" views of the cultivated landscape, even though it no longer contains any actively cultivated ground. The balance of shaded residential yards and spaces with the openness of backfields and pasture also contributes to the sense of dwelling and working, leisure and labor, which have existed historically side by side on the plantation. The thinning and decline of older vegetation could begin to compromise this in the future as interior or perimeter views open up and the sense of shaded enclosure around the residential structures begins to decline.

Association

The associations of the property with dwelling, commerce, and labor are still captured in the range of structures and landscapes preserved here. The Main House, Doctor's Cottage and their residential landscapes speak to the multi-generational occupation and management of the land by the extended Prud'homme family, the Store and Fishing Camp area speak to some of their diversifying commercial ventures after Emancipation and during the twentieth century, and the remnants of the agricultural landscape, including the quarter's area (Overseer's House and Tenant Cabins/Slave Quarters) and gin site, speak to the landscape of labor and the endurance, perseverance, and resilience of the property's other long-term occupants and shapers, the enslaved workers, sharecroppers and tenant farmers, who made the plantation enterprise viable. The recently restored gas pumps and Esso sign in the store yard help to reassert the commercial function and mid-century roadside aesthetic that was common to the rural country store. Taken as a whole, the property offers an intriguing glimpse into this complex former ecosystem and a wealth of interpretive possibilities.

Analysis of Landscape Characteristics and Features

This analysis focuses on key landscape characteristics and features at Oakland—including spatial organization, views and vistas, land use, topography, circulation, vegetation, small-scale features, natural systems, cultural traditions, buildings and structures, cluster arrangement, small-scale features, constructed water features, vegetation, and archeological sites. The analysis considers the contributions of the components of these features in terms of their historic character, significance, and integrity.

A table following this narrative analysis lists the landscape characteristics and features. To aid in cross referencing between the table and narrative, within the narrative analysis paragraphs, underlined headings indicate the landscape character or feature being discussed. Italicized headings and in-text notations indicate the individual components that make up the landscape character or feature being discussed. Italicized items appear in italics within the table, as well.

Spatial Organization

Longlot Patterns/Orientation to Lakefront, contributing

Arpent divisions that emerged in response to former Cane River were the earliest factors that influenced the historic spatial arrangement of the Oakland property. Some of these divisions are still apparent in Oakland's field patterns, alignment of older lanes, and ditch lines surrounding Oakland, and within the current property, notably in the axial orientation of the Main House and Live Oak Allée to the lakefront and the generally east-west orientation of the Farm Lane.

Unfortunately, in terms of preservation, land patterns associated with residential tenancy and its physical connections to the agricultural fields quickly eroded after 1960. The historic patterns were replaced by new land patterns and alignments driven by the demands of industrial scale farming and mechanization, rather than by the human scale of foot path, plow, and mule. NPS-era additions have further obscured historic longlot orientations through the introduction of drive segments that cut across the historic grain and land uses. These additions, which support maintenance activity and storage, staff parking and service drives, and visitor use infrastructure, hinder the perception and interpretation of historic land patterns and land use for visitors and arguably impact integrity.

Although the contemporary park contains a mere fragment of the former agricultural lands, the former cotton fields of the plantation still extend south along LA-494 and east across Cane River Lake, and the wooded backswamps along Bayou Brevelle stand to the west. These now borrowed views are intact reminders of the once expansive plantation holdings. This elevates the importance of the fragment of agricultural landscape that does exist within park boundaries, making it especially critical to preserve and interpret. Despite these alterations, the essential larger orientations at Oakland Plantation are still visible and expressed through the unique spatial organization and arrangement of historic buildings and existing landscape features (yards, gardens, lanes, enclosures, fields), remnant and intact.

Although there are many historical ambiguities and unknowns surrounding the exact location and orientation of fields, turn rows, and crop patterns of the former agricultural landscape, what is clear from research is that in its reduced and fragmented condition, the whole of that landscape is not well represented by current park holdings, nor is it particularly accessible to visitors, cut off both by the service drive and by its relative remoteness from the visitor parking and Historic Residential Core. Furthermore, the park maintenance facilities and storage occupy much of this already limited fragment of agricultural land. This is a continued use of this area as a landscape of labor. This contemporary usage, however, which necessitates limited public access and interpretation, reinforces the unfortunate public perception that the historically significant landscape of labor, as it relates to foundational aspects of the institution of slavery and later, postbellum tenancy/sharecropping, is less consequential to the visitor experience and park interpretation than the historic residential areas. Furthermore, it diminishes the historic integrity of this area. However, this can be rectified.

All of the primary residential and commercial structures (Main House, Doctor's Cottage, Overseer's House, Store) and many of the dependencies are oriented to the east (towards Cane River Lake), and would have been approached historically from the east, either by boat in the days when the former river was the major source of transport and arrival, or later by driveways extending into the residential parcels from the highway to the east (**Figure 30, 31**). The only exceptions are residential structures that were moved or possibly relocated over time and dependencies that historically faced or opened to the Farm Lane or to their respective residences: the Cook's Cabin was relocated to the Fishing Camp area in the 1920s and reoriented facing east; the mule barn (former smokehouse) opens north-south to the Farm Lane and rear house yards; the Carriage House opens north-south to the Farm Lane and to the Main House Live Oak Allée entrance; the East Pigeonnier faces west towards the Main House and West Pigeonnier; and the North Tenant Cabin faces south (but could conceivably have been moved or reoriented at some point after

Emancipation).[100] In contrast, the South Tenant Cabin faces east towards the river and highway, hinting at a former internal lane alignment and drive connection between Hwy 119, the Tenant/Quarters Area, and the Seed House/Gin site visible in the 1941 and 1950 aerials but long since vanished (**Figures 30, 31**).

Field Patterns, contributing

The historic spatial arrangement of the Bermuda/Oakland property was further affected by 1) subdivision in the 1870s—the carving of Oakland and Atahoe Plantations from the earlier Bermuda property; 2) the addition of the Plantation Store/PO along the river road around the same era (c. 1873), which shifted the commercial focus and orientation of the property away from the Main House and backfields towards the road approach; 3) the construction of the steel-truss Bermuda Bridge across Cane River Lake, and the damming of the lake at its northern and southern ends in the early twentieth century, which opened up vehicular traffic from the east bank; and 4) subsequent shifts and alterations in road infrastructure and rural electrification that brought new utilities to the area in the early- and mid-twentieth century. The nineteenth-century acreage was further reduced/altered by subdivision after the death and succession of Phanor Prud'homme in 1919, as evidenced by a survey from that date in park possession (**Figure 9**). At that time, the southern boundary of the Oakland property changed due to a reapportioning or sale of tracts to family members south of current park boundaries (north of the cutoff bend at Metoyer Point), and the Doctor's Cottage tract passed into the hands of Edward Carrington Prud'homme, Phanor's brother. After that point, the Doctor's Cottage and Main House served as separate and distinct family residences, and the Doctor's Cottage developed a more independent landscape and service areas as a result (the garage seems to date from around this period). For this reason, the Doctor's Cottage landscape can be considered a separate component landscape of the broader Oakland landscape.[101]

Mid- to late-twentieth century changes to field patterns, fence lines and circulation in the landscape at Oakland are documented in the sequence of aerial photographs captured from 1941 onward (**Figures 110, 111**). Some of the most notable changes were to the north meadow/front pasture area and to the agricultural area that extended westward from the Tenant Cabins/Slave Quarters to the Seed House/Gin Site. This included changes to fence lines, pastures, and field enclosures, especially in the Fishing Camp area and front pasture to the north of the Main House, where former boundary fences or pasture enclosures have been lost to time or removed during the NPS era. The aerials also document the removal or loss of the second fishing cabin (former Washerwoman's cabin) in the Fishing Camp area after the 1960s. It is unclear whether the blacksmith's shop (forge archeological site) was razed prior to the establishment of the Fishing Camp area or whether that structure too was used as one of the original rental cabins, but the 2000 archeological survey located it immediately southeast of the current Cook's Cabin. The minnow pond depression northwest of the Cook's Cabin is another reminder of this area's former use as a rental Fishing Camp, beginning in the late 1920s, probably to supplement family income during the lean years of the interwar and Depression era.

[100] Little is known about the original number, orientation and configuration of the plantation's slave cabins (later tenant cabins) and their relationship to the Overseer's House prior to Emancipation. During sharecropping and tenancy, cabins were likely moved and reoriented, or even demolished, to provide additional privacy, work yards and garden spaces for the individual tenant families. Additional archeology in this area might reveal more about older cabin configurations and spatial arrangements, and should be a high priority in future Park planning if greater understanding of the landscapes of enslavement and tenancy are to be achieved.

[101] Furthermore, it was acquired by the NPS from Doris Vincent in 1998 as a separate parcel from the Main House tract.

Historic Lane Alignment, contributing

Notable from the aerials is a changing road realignment of the lane to the Seed House/Gin Site (there were at least three different alignments between 1941 to the 1970s), and the loss or removal of the internal lane network connecting the individual tenant houses to the Farm Lane, Seed House/Gin Site, and Hwy. 494, presumably after the tenants began leaving or moving away in the late 1950s. These dwellings also appear to have had their own yards and gardens, although there are no known photos to substantiate this apart from what can be discerned from the aerials. It is also clear from aerials and family photos that the Overseer's House had a fenced and treed yard surrounding it as late as 1966 (see discussion of the Metoyer photos and HABS sketch plan, **Figure 24**).

The exact location and extent of former vegetable and kitchen gardens for the property's various residences—Main House, Doctor's Cottage, Overseer's House, Tenant Cabins/Slave Quarters—is not well documented by photography or visual evidence. Nonetheless, it seems almost certain that each of these former residences would have had its own gardens, front and side yards, and service areas, no matter how modest, and in fact, written records and a few photographs from earlier reports indicate such.[102] The front/rear yard distinctions remain clearer at the Main House and Doctor's Cottage, and these residences also retain their major dependencies, outbuildings, fenced enclosures, drive alignments, and cisterns. These features and the sense of independent enclosure have been almost entirely lost, however, at the Overseer's House and the Tenant Cabins/Slave Quarters, which now appear to sit rather nakedly in open meadow areas at the edge of the fields to the south and west. Although this may reinforce the sense that these structures belonged to the plantation's agricultural landscape of labor and field in the nineteenth century, it clouds the fact that they served as independent residences for much of the twentieth century. The loss of (and lack of photo documentation for) historic vegetable and/or ornamental gardens associated with the various residential structures (Doctor's Cottage, Overseer's House, individual Tenant Cabins/Slave Quarters) has diminished the sense of these areas as independent households, at least during the twentieth century. More recently, some of this loss can be attributed to the consolidation of these once separate residential parcels under a more homogeneous management regime during the park era. Earlier disappearance of the residential fabric of this landscape can be attributed to the loss of historic fence lines and yard enclosures, especially at the Overseer's House, and possibly at the Tenant Cabins/Slave Quarters, which would contribute to the story of each household. Both slavery and tenancy are part of the continuum, but if the landscapes of the two eras are determined through further research to have been significantly different in terms of enclosure and vegetation, spacing and features, research would probably favor the later period (tenancy) for landscape restoration or preservation efforts, due to the greater documentation available (aerials) and longer and more recent period of establishment for this era.

Live Oak Allée – Main House Entrance Drive, contributing

The front lawn/Live Oak Allée of the Main House is one of the most significant and distinctive landscape areas in the Historic Residential Core. Judging by photographs going back to the 1940s, the allée entry area retains a reasonably high degree of integrity to its mid-century or early twentieth century configuration, apart from some minor additions (mainly gates and signage) at the lakefront end (**Figure 22**). The eight mature live oaks and two younger specimens interplanted later create and retain the spatial enclosure of

[102] Mid-twentieth century aerials and family photos show a defined front and rear yard of trees and shrubs, surrounded by a picket fence, at the Overseer's House. Park files contained no analogous photos to document the existence or condition of landscape features, yards or gardens at the Tenant Cabins/Slave Quarters during their occupation (until the late 1950s), apart from the internal driveway network visible in aerial photos. It seems possible that descendants of the last tenants (Helaires or others) might possess family photos taken near these cabins showing landscape features, which might aid in interpretation or restoration efforts in the future.

formal arrival to the Main House that almost certainly dates back to the time of its construction.[103] After the Prud'hommes acquired their first motor car in the 1910s, the drive would have been used as an automobile drive, rather than a carriage drive, but it is unknown exactly what changes this advancement necessitated in the landscape, or how much the front drive was used for routine entry and parking by the family as opposed to the Farm Lane entrance (since the Carriage House is accessible from either side). In the nineteenth century, when the house was accessed more from the former riverfront and by carriage or horseback, the allée would have served as the grand formal entrance for visitors, and probably continued to function as the primary visitor entrance in the twentieth century. Some features, including the Bicentennial Farm sign and Oakland 1821 Entrance gate, were added to this front entry landscape in the 1970s and 1980s, and while they may post-date the period of significance, they do not detract from the overall setting (compatible).

Bottle Garden/Parterre Garden, contributing

Accepting that the Bottle Garden also dates to this early era, the front landscape of the Main House retains a high degree of spatial integrity. The significance and integrity of the Bottle Garden will be assessed and discussed in a separate CLR currently underway.

Pecan Grove/Orchard, non-contributing and compatible

The small existing grove of pecan trees represents a reconstruction by the park (between about 2010-2016) of the much larger original pecan orchard documented in family photographs and aerials. It does not represent the full spatial extent of the original orchard and contains few if any of the original mature trees. Furthermore, in terms of health and vitality, several of the replanted trees have succumbed to disease, storms, or other factors. In its current configuration, it retains little integrity to the original mature orchard but rather serves an interpretive function as a reminder of the family's once commercial pecan enterprise. The loosely gridded and more geometric arrangement of pecan orchard plantings is characteristic of the region and, when the individual trees mature, would provide a lofty shaded counterpoint to the openness of surrounding pastures and fields, as well as a tangible expression of the range of the family's former commercial agriculture ventures on site.

Slave/African American Cemetery, off-site, contributing

Although not within current park boundaries, the Slave/African American Cemetery is a uniquely valuable feature connected to the nearly 150-year continuum of African American occupation, from enslavement to tenancy at Oakland. The cemetery should be preserved, and if possible, added to park holdings through future land acquisition. With its location outside of park holdings, the current condition of its physical integrity is unknown, but its historical, interpretive, and potential archeological significance is indisputable.

Views and Vistas

At Oakland, historic lakefront views and character and rural agricultural views and character are both being compromised by modern residential development and creeping suburbanization. The property is experiencing significant encroachment by residential development to the north and northwest along Hwy 494 and to the east along both sides of Cane River Lake, as well as increasing encroachment and parceling of the land along the lake to the southeast of the property.

[103] Although several sources assert that the allée was planted around 1826 after the Main House was completed, the trees, along with other significant specimens on site, could be dated through core sampling to establish a firmer date for planting.

Views of Cane River Lake, contributing

The viewshed from the property to the lake highlights the role that the former river played in the origins of the plantation. The lakefront is currently an underutilized resource, however, due to its relative inaccessibility. Historic photos suggest that the lakefront was never entirely open but rather a combination of open and vegetated views. The most significant change impacting views and vistas from the property is the growth and creep of residential development along the lakefront to the east and Hwy 494 to the north, which impacts the rural agricultural viewshed from the core of the property, especially along the north and east. Views of contemporary residential development along the lake and Hwy 494 detract from the integrity of feeling and setting in areas near the perimeter of the property. Fortunately, this development is not so obtrusive or prevalent within the Historic Residential Core, which is still well shaded by mature vegetation.

Views of Agricultural Fields, contributing

Views from within the Historic Agricultural Core of land to the south and southwest of the property are especially important. If this land were to be acquired by a residential developer, it would likely compromise both agricultural and woodland viewsheds along Bayou Brevelle from the core of the property.

Natural Systems and Features

Cane River Lake/riverbank, contributing

The Cane River Lake bank is currently overgrown with volunteer vegetation along much of its length and is difficult to manage because of the engineered gabion system that was installed in 2010 to control erosion along the lake edge. However, Oakland's connection to Cane River Lake and the riverbank is integral to the interpretation of the property. Arpent patterns or longlot divisions evolved in response to the value of the river and ensured that landowners would each have access to river commerce and access to positive drainage on their property. These divisions extended from the center line of the river to the backswamps, along perpendicular transect lines, creating long pie-shaped wedges. Therefore, preservation and management of the Lakefront Zone, as well as preservation and management of the evidence of longlots on the property, is an extremely important consideration for the park.

Bayou Brevelle and backswamps, off-site, contributing

The historic landscapes along Bayou Brevelle are no longer on park property or accessible to visitors. However, Bayou Brevelle and its associated backswamps were important to the establishment of the plantation. Valuable cypress timber was sourced there, and later cattle were pastured. The structural and spatial integrity of this area is unknown.

Savane (woodland pasture to west), off-site, contributing

Though not within current park boundaries, the savane is visible to the immediate northwest within the larger legislated boundaries. This area was historically wooded, in contrast to the surrounding grassy pastures and meadows and was used for livestock grazing and perhaps also for timber. It retains its wooded character, and though the age of existing vegetation is unknown, it presumably retains some degree of structural and spatial integrity from the historic period. Future acquisition of some or all of the former savane would diversify historic land cover within the park holdings and offer new interpretive opportunities, as well as greater species biodiversity and habitat variety.

Topography

The topography of Oakland grades almost imperceptibly back from the natural levee along Cane River Lake to the former backswamp areas along Bayou Brevelle, with natural elevations subtly declining from lakefront to bayou. In this low-lying and poorly drained alluvial landscape, agricultural and drainage ditches traditionally followed perpendicular alignments extending back from the primary waterways, with their fertile and higher natural levee soils, to the lower backswamp areas, often along arpent lines or longlot property divisions between adjacent property tracts, fencelines, or perpendicular turn rows extending into the fields. In the broader agricultural landscape surrounding Oakland, many of these historic ditches and drainage ways have been obscured or filled over time by the repeated actions of industrial-scale farm equipment moving across the fields, smoothing out the micro-topography over time, or similarly, in the property's residential core, by repeated industrial mowing in the lawn areas. However, there are still residual traces of historic drainage swales visible within the property (front lawn area, rear of Doctor's Cottage), although their functional integrity and connectivity to Bayou Brevelle have been compromised.

Cane River Lake natural levee/embankment, contributing

Much of the former riverfront batture along the park's eastern edge is now occupied by an engineered gabion structure that was installed by the park in 2010 for bank stabilization to control potential lakefront erosion. The gabion profile, although in places a bit steeper than the original embankment topography, retains the sloping profile of the historic batture and supports volunteer vegetative growth, much as the original embankment did. However, the routine maintenance of this embankment by park staff is now more complex as a result, and the lakefront is currently inaccessible to park visitors. The historic road alignment for Hwy 494 runs along the top of the natural levee parallel to the lake's edge, but it does not interfere with critical views of the lake. There is currently no physical means of access to the lakefront for park visitors. Historically the family had a dock located on the lake across from the Store, presumably with a path or access to it; this route is no longer viable given the gabion structure. Providing visitors with interpreted access between the property and the lakefront would enhance understanding of the importance of the historic river to the plantation's siting and operations.

Bayou Brevelle and backswamps: off-site, contributing

See discussion under Natural Systems and Features.

Land Use

Since 1865, Bermuda/Oakland has undergone three significant subdivisions or reductions in acreage related to inheritance, successions, or sales, which has dramatically reduced the extensive antebellum acreage from nearly 1900 acres to the present 45 acres owned by the park. The present-day NPS acreage includes almost none of the original agricultural fields to the south and southwest of the Main House complex nor the once extensive backswamp areas, although portions of these landscapes are still visible from the interior of the park (and potentially accessible on foot).

Current park holdings are focused on the Historic Residential Core, which includes all of the significant extant residential structures, outbuildings, and associated landscape features (yards, orchard, parterre garden, allée, etc.), historic farm and livestock enclosures close to the historic core, a portion of the historic Farm Lane, and a number of archeological resources associated with the former gin sites and previous vanished structures (blacksmith shop/forge, old gin site, former mule barn, cabin ruins). There are a few meadows, pastures, and fragments of former fields included in park acreage, but little of the cultivated

cotton fields of the antebellum period or even the early twentieth century. The fields that are included in the park, around the Seed House and former Gin site probably supported a variety of crops historically, beyond just cotton fields. Toward the end of the twentieth century, they may have been planted with corn. Even though these former croplands are currently maintained in pasture grasses, they do still evoke the openness and expanse of an agricultural landscape and offer views over cultivated fields to the south that are now off-site but were once part of Oakland's historic fields.

Tourism (Culture and Tourism), contributing

The primary contemporary land use at Oakland is tourism. This perpetuates and reflects the Prud'homme family's endeavors in heritage and tourism beginning in the 1920s and '30s. The property's primary historic land use, however, agriculture, has been lost and is now mainly captured through borrowed views of active agricultural fields to the south and southwest of NPS-boundaries.

Circulation

The park has added a new layer of visitor service infrastructure since 2001 that has to be evaluated as part of the analysis. The reduction in acreage during park acquisition and the construction of a new *Visitor Entrance Drive & Parking*, visitor paths, and entrance pavilion effectively reoriented the main approach to the property to the west to create a new centralized (and controlled) "back entrance." Furthermore, the repurposing (adaptive reuse) of the Doctor's Cottage, Seed House, and Store to house *Staff Parking & Service*, including administrative, maintenance, and visitor use functions, also altered perceived historic circulation routes and land use patterns. These changes have interrupted the rhythm and visual connection of house and dependency structures to field, bayou, and beyond, and have created a less historically accurate (and perhaps less legible) entrance setting than might have been achieved if arrival occurred in a more historically accurate way from the historic/former riverfront and along the Live Oak Allée.[104] Such changes reflect a conscious shift in emphasis by park management away from a historical approach that might appear to privilege the narrative of the big house towards a backdoor or "back-of-big-house" approach that opens up a broader, more poly-vocal range of interpretive narratives (of field work, agricultural labor, and hence slavery, sharecropping and tenant farming).

Farm Lane (Hwy 494 to Corral/Corn Crib Area), contributing

The Farm Lane has long served as the historic circulation spine of the plantation property, connecting it from river to backswamp, and internally connecting the various elements of the historic residential and agricultural cores—the landscapes of dwelling and the landscapes of labor—through a series of secondary lanes, paths or drives. Early site documentation and twentieth century aerials show that the lane extended historically in an east-west alignment from its intersection with the highway just south of the Store to the West Pigeonnier and Mule Barn, then turned or "dog-legged" to the south until it reached the south edge of the Corn Crib enclosure near the rear of the Doctor's Cottage. From here, it made a turn to the southwest to follow a prominent drainage ditch or swale and vegetated fence line that extended from the Corral area across the fields towards Bayou Brevelle (a fragment of this once prominent ditch line is visible where the wooden pedestrian bridge crosses a remnant swale along the path segment to the rear of the Doctor's Cottage). An extension of the lane continued to the south past the Overseer's House to intersect the lane connecting Hwy 494 to the Seed House/Gin site.

[104] Obviously this would have been challenging from a visitor use perspective due to parking and space considerations.

Service Drive to Gin Site/Maintenance Area, noncontributing

The current service drive to the Seed House/maintenance area follows an awkward and almost right angular alignment that dates from the 1970s (**Figure 110**), when the fields to the south were reconfigured for mechanized agriculture or row crops (cornfields) and apparently bounded from the residential core by new fence lines. The 1941 and 1950 aerials show an earlier alignment that ran straight and almost due east-west from Hwy 494, likely following the path of the historic turn row to the gin. This represents a more historically accurate approach to the gin site from the highway, which bisected the meadow between the existing tenant houses and intersected an extension of the farm lane running from the north.[105] This internal system of lanes between the main Farm Lane, Overseer's House, Tenant/Quarters Area, Hwy 494 and the gin site connected the tenants to the landscape of labor, the agricultural fields to the west, as well as to the residential core of the property, where they likely also worked and performed domestic duties for the family.

The portion of the current park service drive that loops to the north and west of the Seed House, connecting to the Wagon Shed, Entrance Pavilion and West Pigeonnier, is an NPS addition and is neither historic nor contributing.

[105] The second alignment variation, which appears in the 1966 aerial, shows the drive entering from Hwy 494 south of the south tenant house, and then running northwest in a straight line to the gin site. This drive alignment no longer bisected the tenant house area but is probably located outside of current park property.



Figure 109 Comparative aerials (1941, 1950, 1966, 1972) of Tenant/Quarter's Area and Gin Site, showing progressive changes to driveways and yard configurations at Tenant Cabins/Slave Quarters, as well as alterations to Gin Site (STA 2020).

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Figure 110 Comparative aerials (1941, 1950, 1966, 1972) of Fishing Camp and Pecan Grove area, showing loss of Washerwoman's Cabin, and changes to fence lines, vegetation, and enclosures over time (STA 2020).

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Visitor Entrance Drive (NPS) & Parking, noncontributing

The current visitor entrance drive, which is oriented north to south, rather than east to west, brings visitors into the back of the property from the northwest corner (away from the river and through a former back pasture area). This automotive arrival sequence, which terminates at the NPS Entrance Pavilion, sets up an awkward and historically inaccurate pedestrian approach (from west to east along a meandering segment of new visitor path and eventually the Farm Lane) to the Historic Residential Core, introducing new segments of visitor circulation that do not correspond to historic alignments. This means that the visitor's first experience of the historic structures is of their rear facades rather than their entrance or public facades (and their first site impression, the blank rear façade of the Tractor Shed).

As a result, the Doctor's Cottage, Main House and Store are now largely approached from the rear by visitors, and access to these structures, when possible, is generally also from the rear or by way of a rear or side yard; the Overseer's House is approached from the front, but entered from the rear, and the North Tenant Cabin can be entered from the front or rear.

Staff Parking (at Doctor's Cottage) & Service Drive, noncontributing

The gravel staff parking lot and service drive encircling the Doctor's Cottage to the south and west are NPS-additions and non-historic. Indeed, the creation of the parking lot and new drive entrance from HWY 494 necessitated a break in the historic outer fenced enclosure of the Doctor's Cottage yard and introduced cars and traffic into an area that was formerly a domestic workyard, garden area, or livestock enclosure area for the Doctor's Cottage, compromising to some degree the spatial integrity and legibility of this former residential workyard.

Rubber Mat Visitor paths & composite landings, noncontributing

The rubber-mat path system that was installed by the NPS in the early 2000s (and is to be replaced soon) is overgrown with grass in certain areas (which does make it less visually obtrusive), but it is a visually dominant and distracting element in the overall visitor experience, both for its unnaturally green color and for its coarse texturing. It is a non-contributing element to the integrity of the landscape, but fortunately is impermanent and could be easily removed. The park is in the process of completing a new park trail system and interpretive waysides to be installed within the next two to three years.

Quarters/Tenant Area Path (Doctor's Cottage to Cabins), noncontributing

The visitor-use footpath that passes to the rear of the Doctor's Cottage and connects the Farm Lane to the Overseer's House and Quarters Area follows the historic path alignment (or Farm Lane extension) visible in mid-century aerials, although it is unclear from the aerials whether this was merely a dirt pathway or a graveled drive historically and by what means (culvert, low bridge, grating) this feature traversed the historic drainage ditch or swale near the Corral. To the south of the Overseer's House, the contemporary visitor path departs from the gridded lane alignment seen in the 1941 and 1950 aerials, following a more free-form and meandering alignment through the meadow towards the South Tenant Cabin.

Cultural Traditions

One of the more interesting cultural traditions practiced at Oakland is the *Limewashing of Specimen Tree Trunks*, which can be observed in historic site photos showing the Live Oak Allée, Store front yard, and Pecan Grove/north meadow areas going back to the early twentieth century **(Figures 5, 10, 11, 14, 18**). The park staff recently re-established the practice on a demonstration basis to determine the long-term

feasibility, durability and best method of application. From both an interpretive and a preservation perspective, it is important for the park to maintain this tradition if possible as a reminder of a once common, but increasingly vanishing regional landscape practice and a unique expression of Creole heritage.

Buildings and Structures

The dates of construction, conditions, and contributing/non-contributing status of existing buildings and structures to Oakland's historical significance have been documented in previous NPS reports and preservation databases (HRS, HSRs, CRIS-HS, NR, NHL), documents which the park may reference for further information or analysis regarding individual structures (especially the primary residences, store, and farm buildings). As a result, the status and integrity of individual buildings and structures is summarized in the table at the end of this section. The following analysis focuses instead on buildings that are known to have been torn down or moved within the landscape over time, buildings and structures that have been substantially reconstructed by the NPS, structures associated with the former Quarters/Tenant Area since these typically have been underrepresented, downplayed, or ignored in previous visual and textual documentation and within the historic record in general, and on the spatial or space-defining contributions of buildings to the landscape in aggregation, the role that they play in defining or reinforcing unique sub-landscapes (yards, allées, passageways, edges) or character areas (Tenant Quarters Area) within the broader Oakland landscape.

It would be clear to any observer that the property contains a remarkable collection of historic residential structures, dependencies and outbuildings, farm buildings, laborer and tenant housing, and commercial structures, many of which date to the nineteenth century and remain in or near their original locations. However, the very nature of vernacular architecture, and particularly wooden architecture, was that it could be moved, recycled, or repurposed according to need, shifting land use, functional or technological obsolescence. It is not surprising then that family oral history, archeology, and examination of aerial photos reveal that a number of the smaller structures have been moved over time or entirely lost, and that there is considerable uncertainty about the location of some structures, especially dependency structures, in earlier eras and certainly prior to 1941, the date of the earliest aerial photo.

For instance, the *Cook's Cabin* was relocated from an earlier location, presumably near the current kitchen wing or rear of the house, to the meadow north of the Main House as a Fishing Camp in the late 1920s. Another cabin, the *Washerwoman's Cabin*, was also moved to the Fishing Camp area at this time (it is visible along with the Cook's Cabin in aerials from the 1940s-60s), but it had vanished by the 1970s—again, its former location is unknown (**Figure 111**). Sometime after indoor plumbing was installed in the Main House, the family moved the *Main House Privy* to the rear (west) of the Tractor Shed; the NPS restored the structure and relocated it to its current location to approximate the historic siting documented in photos (the privy appears in several historic family photographs but appears to be slightly further south than its current location). According to family oral history, at some point a collection of outbuildings located elsewhere (perhaps more dispersed) on the property were relocated to their current location just west of the Main House and aggregated in a row (fattening pen, wash house, chicken coop, laundry, etc.), forming the distinctive rear yard enclosure or configuration present today. Their former locations and the date of this reconfiguration is unknown. In addition, family interviews reveal that the *West Pigeonnier* was moved, though not far from its original location, sometime mid-century, possibly to widen lane access for new larger farm equipment. Little is known about a *Children's Playhouse* or possible *Garden Shed* visible in a 1940s-era HABS photo at the northeast corner of the Bottle Garden (Figure 11), which disappears in later

photographs and is not discernible in aerials. The historic/former riverfront *Dock & Warehouse* also disappear from aerials around mid-century.

The historic Tenant Quarters Area presents a similar case, where the exact location and configuration of original dwellings is unknown, and an area for which there is scant photographic documentation. Were the former slave cabins moved or reconfigured and scattered through the landscape after Emancipation? How many were there originally? Did they have landscapes, yards and gardens of their own? Additional archeology in the area might eventually reveal more clues to some of these questions, but for now, there is much unknown. What remains of the former Quarters Area—two intact but heavily reconstructed Tenant Cabins/Slave Quarters and the foundation ruins of a third bucolically set within a grassy meadow—likely represents only a small fragment of the original Quarters landscape and is more indicative in its present configuration and condition of the end of tenancy and post-1960s abandonment than of an earlier inhabited condition. The spatial integrity of this area has certainly been compromised by the loss of significant architectural fabric and landscape features over time (lanes, fences, yards, vegetation, perhaps other dwellings, etc), yet its untapped significance resides perhaps more in its archeological potential to reveal information not recorded in writing or photograph by the multiple generations of enslaved, sharecropper and tenant laborers to reside there.

Aerial photos taken mid-century do reveal some details about this area and its evolution. In the earliest photos (1941-50s), the existing *North and South Tenant Cabins* are connected to each other, Hwy 494, the gin site, and farm lane by an internal network of interconnected lanes or drives extending west from Hwy 494, but these driveways begin to fade away in aerials taken after 1960, presumably from lack of use after the last tenants (Helaires) moved away from Oakland, and the properties were subsequently abandoned. Without routine maintenance and upkeep, the structures and any distinct landscape elements surrounding them, such as fences or garden enclosures, horticultural specimens or yards, fell into decay and their traces were ultimately lost. The cistern at the northwest corner of the North Tenant Cabin serves as a reminder of the cycles of work and self-sufficiency associated with each of these former residences in the twentieth century; however their proximity to the Overseer's House just to the northwest reminds us of their former existence as part of a larger arrangement of slave quarters or cabins that existed in this area historically. Indeed, it is possible that the gridded lane network visible in the 1941 aerial was a residual trace of the earlier (perhaps even antebellum) spatial arrangement of cabins, but of course, this is merely speculative without further archeology. What does become clear in comparing the 1920 soil survey (Figure 3) to the 1941 aerial is that the historic Quarters Area, whatever its original configuration, was bisected and disrupted by the construction of Hwy 494 sometime between those two dates.

Given their evolution from slave quarters in the early-nineteenth century to sharecropper and tenant houses after Emancipation up until the 1950s, the tenant houses at Oakland are physical reminders of the antebellum plantation landscape and its dependence upon enslaved labor. Unfortunately, the location, number and precise spatial arrangement of the original slave quarters is unknown, but judging by extant examples such as at Magnolia Plantation, CARI's sister unit, cabins were typically configured in a compact linear or gridded arrangement in close physical and visual proximity to the Overseer's House and agricultural fields, but out of the line of sight of the Main House and possibly also the Doctor's Cottage.[106] After Emancipation and the emergence of sharecropping, some of the former slave cabins were almost certainly moved, repurposed, torn down or dispersed throughout the agricultural landscape to serve the needs of a now more autonomous or semi-autonomous population of tenant farmers. As a result, it is not

[106] The Doctor's House was presumptively built around 1835 for one of the Prud'homme sons, but the plantation doctor, Dr. Leveque, took up residence in the 1860s, hence the name.

clear whether the two existing cabins and the ruins of a third (Gabe Nargot cabin) represent the exact location of the original slave quarters, or merely an approximation. Further archeology would be required to establish this. Aerials show that prior to NPS acquisition, there were other tenant houses scattered across the fields to the south of current park property and along Hwy 494 near the river, but several of these have disappeared even in recent years to development along the river. As a result, the Quarters Area probably represents the area of greatest change over time to building number, arrangement and context, but it is still of paramount importance to the integrity and interpretation of the plantation property and its evolution through time.

A number of the farm buildings have been reconstructed or substantially restored by the NPS (*Seed House, Wagon Shed, Cattle Dipping Vat, Doctor's Barn*) but appear to be in their original locations, and hence, can be classified as compatible if not entirely contributing in terms of their integrity and original fabric. For example, the reconstructed *Cattle Dipping Vat* to the south of the *Wagon Shed* is an important reminder of the former presence of livestock and animal husbandry that was essential to the plantation enterprise and farm operations, especially important to park interpretive efforts as livestock are no longer present in the landscape, and workaday features such as this give a more balanced view of farm operations.

Cluster Arrangement

The most notable cluster arrangements at Oakland include the *Rear & Side Yard Dependencies at the Main House, the Rear Yard Dependencies at the Doctor's Cottage,* the *Corn Crib (Square Crib) and fenced enclosure, and the Corral Shed, chute and fenced enclosure*, the status of which are noted in the table following this section. Because the Main House dependencies may have been moved by the family from elsewhere in mid-century and generally do not show up in historic aerials due to the heavy live oak canopy to the rear of the house, it is not clear how long they have been in their current location. Aerials suggest that the dependencies at the Doctor's Cottage have remained in their current location since the 1940s, and that the Corn Crib and Corral Enclosure have also remained constant features since that time. All of these features, despite uncertainty about their location or status prior to 1941, represent the continuum of shifting vernacular land use and convey a sense of the working domestic yards and livestock enclosures appropriate to a rural farm property.

Small-Scale Features

Fencing

The legibility of historic field patterns, livestock enclosures, and specialized yards around structures is connected to the persistence of fence lines over time, and the earlier CLR Phase 1 noted some modifications, additions and losses to historic fence lines and enclosures in the inner core of the property, making recommendations for removal or restoration of these where documentation justified such changes.

Photos of Oakland—some historic, some modern—show numerous types of fencing used on the Oakland property. Historic photos typically dated to the 1930s to the 1960s. However, it is impossible to elaborate on specific dates or periods when certain fence types were used based on photos alone. Aerial photos sometimes clarify the location of fence lines, but they do not aid in identifying specific fence types or necessarily indicate whether the fence was extant or intact at the time the photo was taken. Moreover, it is unusual to discover photos that document the same location more than once.

What can be ascertained is the overall character of the fence types: the various fence types represented on the property are indicative of a utilitarian and flexible approach to shaping space and separating functions within the agricultural landscape. Moreover, these fences reinforced transparency across the landscape, with more private/less transparent fencing (board, picket or rail fencing) occurring only when necessary to enclose animals, or to announce socially valued and ornamental residential areas.

Generally, the following types of fences can be seen on the property: wooden post with wire, mesh, or barb strands, board fencing, picket fencing, and rail fencing. Each of these types created a different feeling on the landscape and served a different purpose. Board or plank fencing appears in areas that held livestock adjacent to the Corral Shed and Corn Crib; this created more secure enclosure, which would have been necessary for large animals. Fences along the Farm Lane, which bisected the property, separating the Historic Residential Core from the beginnings of the Tenant Quarters Area and agricultural fields beyond, seem to have been composed of a mix of wooden post and wire historically. Likewise, fences that enclosed residential work yards, vegetable/kitchen gardens, and small animals seem to have been primarily composed of a mix of wooden post and wire, at least in so much as can be discerned from limited twentieth century photographs of these areas. The usage of post and wire fencing, regardless of the specific type of wire, created a sense of transparency or visibility on the landscape, maintaining sweeping views. This broad visibility would have been important for surveillance on plantation operations.

Picket fencing is used along the front (eastern edge) of the Bottle Garden enclosure and is documented in early twentieth century images of this garden, along with a now-vanished rose arbor arcing above the central metal wire gate (Figure 10). The 1987 HABS drawings also show a fence enclosure around the Doctor's Cottage. It is possible that this, too, might have been a picket fence historically, though there is no definitive evidence that this was the case. Picket fencing would have been low in height, allowing for transparency, while also more formally separating ornamental gardens and entry yards from the working landscape, effectively announcing a transition into a private residence that possessed a degree of importance in the social hierarchy. Picket fencing enclosed the yard at the Overseer's House, as seen in photos from the 1940s and 50s. A wooden rail fence can be seen along the front of the property; this fence was created as a modification to an existing fence in the late-1950s to serve as a movie prop but has become a character-defining feature along the highway and entrance approach to the Main House and store; this fence separated and announced the broader property to the outside world. It is reasonable to assume that board, rail, and picket fencing were more prevalent on the property prior to the advent of modern manufactured wire fencing, but again, this is largely speculativem and the location and type of such fencing is not well substantiated by photographs or site documentation.[107] Presumably, much of the property fencing was changed to post and wire over the course of the twentieth century due to the relative cost savings, greater ease of replacement, and maintenance benefits of this modern type.

Within this CLR, fence types are noted in photograph captions and text, to the degree possible. There appears to have been much variation in styles and material types used at Oakland. Whether original, reconstructed, or repaired over time, these small-scale features are significant to the rural vernacular character of the property. Key areas where fence lines are known to have been lost since mid-century or during NPS management include following: the North Pasture or meadow area around the Fishing Camp/Cook's Cabin (**Figure 14**); along the south edge of the Farm Lane near the East Pigeonnier,

[107] The earliest photo of the Store (Figure 4) does show a picket gate or fence to the front of the structure, and an undated photo taken from the rear of the Main House looking west (Figure 16) shows picket fencing where the current dependency sheds are located, suggesting that wooden picket gates and fencing were once more common on the property and may have been used to bound small animal pens as well as for decorative yard or garden areas.

presumably enclosing a once-cultivated field between the Farm Lane and Doctor's Cottage (**Figure 13**);[108] between the south side yard and the front drive area extending from the Bottle Garden to the Carriage House (**Figures 12, 17**); and a fence line running along the north edge of the Main House yard and boundary with the north meadow, which that shows up in HABS documentation from the early 2000s (**Figure 112**). This latter fence does not seem to appear in images or aerials taken prior to 1976, and thus may not be historic. This fence probably served as a boundary between the Main House yards and the Pecan Grove and Fishing Camp areas in the late twentieth century. It was removed by the NPS.

Fences known to be missing based on historic photographic documentation are discussed in more detail in the following paragraphs, and specific fences, condition, and status are included in the accompanying table.



Figure 111 View from vicinity of entrance gate looking north to Cook's Cabin. A post and wire fence is visible on the horizon (HABS, Jack Boucher 2002).

Fishing Camp/North Meadow Area

Photos of the Fishing Camp area during a rare snow, as well as historic aerials, show two cabins, presumably the Cook's Cabin (extant) and the Washerwoman's Cabin (non-extant), fence lines and gated enclosures bounding this area from the Main House to the south and from the front pasture area to the north (Figure

[108] Figure 13 shows a post and hogwire fence along the south edge of the farm lane near the East Pigeonnier in 1940; the field beyond appears to be cultivated (a garden, perhaps), and hence the fence likely enclosed this area, which later became a work yard for farm equipment post-1960 (see Figure 23).

14).[109] Previous research established the presence of late-nineteenth century grass tennis courts in the area near Hwy 494, but it does not suggest whether they were enclosed or fenced from the Fishing Camp area to the west.

Main House Front Lawn and South Side Yard

Other notable fences include the rail fence along Hwy 494 at the front of the property, extending between the northern corner boundary and the Store yard, which was created as a movie prop for the filming of *The Horse Soldiers* in 1959, and then replicated in more permanent form by the family afterwards. At some point, a rustic turnstile gate was added to this front fence by the family (date unknown) to control and allow tourist access to the site during the annual Pilgrimage events. This feature has been recently restored by the NPS and serves as a reminder of early heritage tourism activities on site. Historic photographs taken near or around the Main House indicate that fence types have changed over time in certain areas or have been lost. Photos of the Main House south side yard show multiple configurations of yards and fence enclosures over the years (with clotheslines, or children's swimming pools, or other features), and no particular arrangement persisting, which is typical of a vernacular property (**Figures 11, 12, 17**).

Overseer's House Yard Enclosure

A historic family photo (Metoyer) shows a picket fence around the front yard enclosure of the Overseer's House in the 1940s or 50s, with tree plantings, shrubs and ornamental vegetation within this fenced area (**Figures 7, 8**). This feature has been lost.

Tenant/Quarters Area

It is unclear from the historic aerials (1941, 1950) whether the tenant landscape had discrete fencing around each cabin parcel prior to abandonment, but it seems almost certain that fencing would have been used by the tenants to enclose individual yards, work areas, and small animal enclosures, especially as the lane from Hwy 494 to the gin site ran directly through this area. Furthermore, the early aerials suggest fences or yard enclosures due to the presence in these images of discrete and noticeably vegetated edges around the individual cabins. Further archeology in this area might yield clues to former yard enclosures and fence line locations.

South Pasture/Farmyard

A 1940 HABS photo of the East Pigeonnier and Farm Lane (**Figure 13**) shows a post and wire fence running along the southern edge of the farm lane towards Hwy 494, presumably enclosing the pasture area or cultivated field (perhaps a garden area for the Doctor's Cottage) visible to the south of the Farm Lane and north of the Doctor's Cottage yard. This area later evolved into a farm yard or storage area for large farm equipment (mechanized cotton pickers) post-1960, and the fence was presumably removed to facilitate easier entry and exit.

Additional Small-Scale Features (commercial artifacts, farm implements/museum artifacts, cisterns, signage)

The park has recently restored the gas pumps and Esso sign that contribute to the interpretation of the Store landscape. These small-scale features help to interpret the commercial function of this structure and evoke the mid-century roadside aesthetic that was common to the rural country store. Furthermore, they help to

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create a noteworthy moment of scenic nostalgia for visitors arriving along the highway. There are a few other small-scale features or artifacts from the extensive museum collection on display in the landscape, notably sugar kettles in the side and rear yards, and an antique hay rake near the mule barn, that add a further touch of rural authenticity to the farm landscape.

The Various Cisterns (Main House, Store, Overseer's House, Doctor's Cottage, jug cistern, gin cistern, North Tenant House) are also significant features of this rural agricultural landscape, and even though not operational in most cases, contribute to the integrity and authenticity of setting, and speak to plantation self-sufficiency and vernacular adaptation in the reuse of natural resources and handling of on-site drainage.[110] This includes a water pump attached to the cistern on the front porch of the Store

The "Bicentennial Farm" sign (c.1985) and 1821 Oakland Entrance Sign & Gate (c. 1970s) post-date the period of significance but are compatible and speak to the emerging role of heritage tourism and the family's involvement in this enterprise to the evolution of Oakland over the course of the twentieth century. The park is currently in the process of reconstructing an *Oakland Plantation riverbank sign* that once stood along the highway edge opposite the Store and Farm Lane entrance and which was documented in at least one historic photo.

The NPS has added Picnic Tables (near Entrance Pavilion to rear of Tractor Shed and to rear of Doctor's Cottage) and *various NPS signage* (entrance, informational, interpretive) as part of contemporary staff and visitor use infrastructure. These features are non-contributing and non-historic.

Missing Small-Scale Features

In addition to several noted fence lines or fenced yard enclosures, the landscape has lost at least one significant and frequently referenced small-scale feature that could aid in the interpretation of farm life and plantation rituals. The Bell Tower in the south yard of the Main House is documented in historic photographs and was constructed of rustic wood (bois d'arc) framing (**Figure 113**). The gate that leads into the side yard of the Main House from the Farm Lane, where the Bell Tower was originally located, is still called the *bell gate* by park staff and family. This gate is an important feature to restore as part of the Bell Tower story. It is currently in poor condition and in need of restoration or reconstruction.

[110] Though it might be cost prohibitive to do so, restoring some of the cisterns (especially at the Main House) to working condition might aid with drainage around the house foundations and would provide more vivid interpretive opportunities.

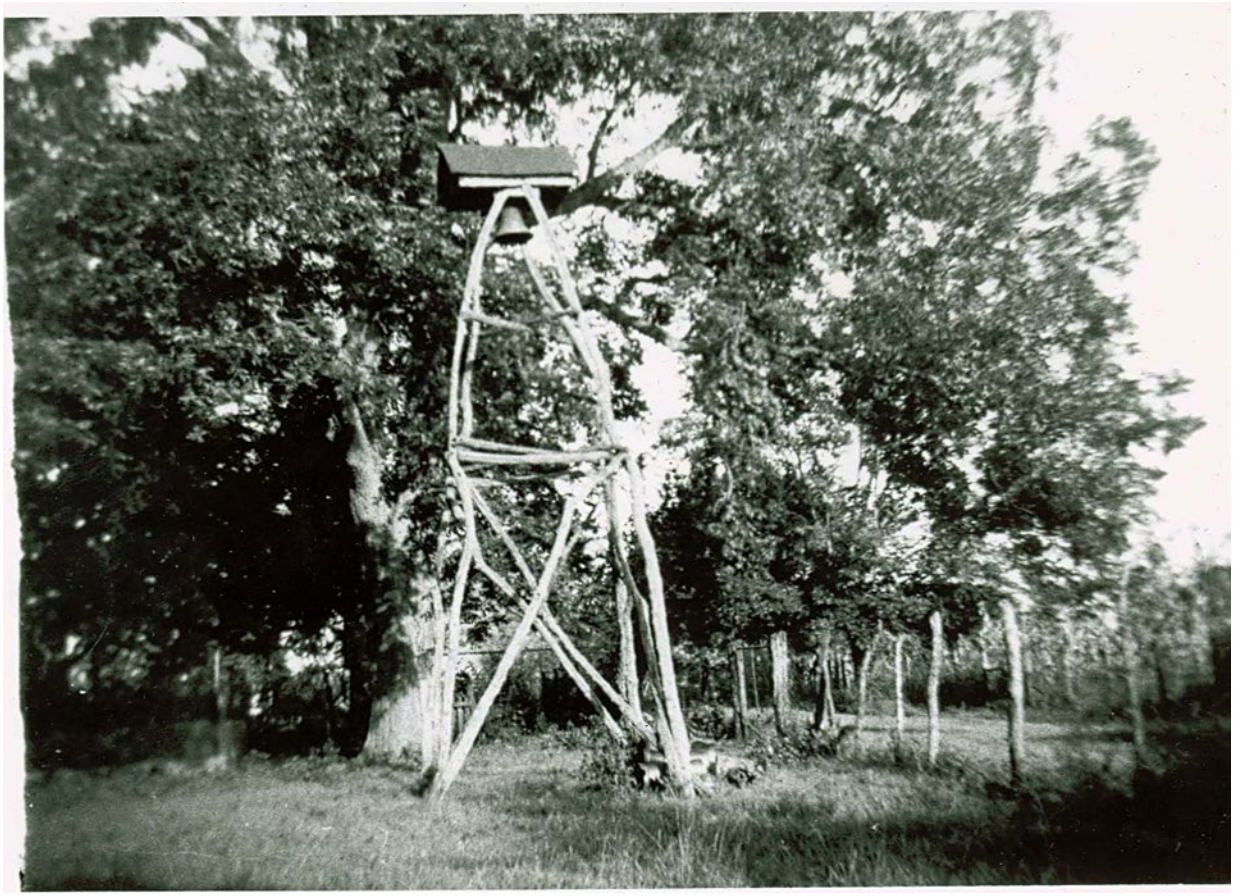


Figure 112 Oakland Plantation Belltower (Vivian Duggan Collection, date unknown).

Constructed Water Features

There is a notable system of *Drainage Swales* still visible in the front lawn area of the Main House, including a long ditch-like depression that runs perpendicular to the river and parallel to the drive edge just to the south of the Live Oak Allée with a short arm that Ts to the south just behind the Store into a short section of exposed clay pipe (**Figure 72**). This swale captures water draining off the south edge of the Live Oak Allée entry drive (the former drive has a crowned or rounded profile when observed in cross section) and front lawn area and conveys it away towards the back of the Store. Additional swales to the north of the entrance allée convey water away from the Main House and front lawn area towards the northwest. To the rear of the Doctor's Cottage near the corral, there is a residual swale (crossed by a pedestrian footbridge) that once extended southwest across the fields and conveyed surface drainage away from the core property towards Bayou Brevelle (**Figures 30, 31**).[111] The other constructed water feature of note on current park property is the topographic depression of the former Fishing Camp *Minnow Pond*, which serves an interpretive role but not a functional one due to the presumed puncturing or loss of its liner at some point in the past; however, this features does still occasionally and temporarily hold water in heavy rain events. The park maintains a mown path around the edge for interpretive purposes. The family's *former Crawfish Ponds* located along Bayou Brevelle, outside of current park boundaries, presumably still also exist in some

[111] This large, vegetated swale appears prominently in the 1941 and 1950 aerials cutting across the fields to the southwest just north of the Seed House but vanishes after the 1966 aerial, presumably due to the transformation and consolidation of field patterns to accommodate large-scale mechanized agriculture.

remnant form or depression but appear to have dried up or atrophied since 2004, judging by the historic aerials.

Drainage Swale remnant (rear of Doctor's Cottage/Corral)

This feature appears to be a remnant of a prominent vegetated drainage swale or agricultural ditch visible in aerials from 1941 to the 1970s, after which it disappears entirely, likely eradicated by the impacts of mechanized farm equipment and the demands of industrial scale agriculture. Although this is speculative, it may have been the chief drainage ditch serving the Historic Residential Core of the property and seems to have extended back to Bayou Brevelle in order to convey water away from the natural levee towards the backswamps and constructed ponds. As such, the original ditch was an expression of the arpent patterning so common to the region and to long lot property parcels, but its functional connectivity to Bayou Brevelle was disrupted and broken after mid-century. It would be difficult to restore this feature to function without adjacent land acquisition because a large portion of its former alignment (and indeed Bayou Brevelle) falls outside of current park boundaries to the west.

Vegetation

Mowing Regimes & General Grounds Maintenance (Historic & NPS)

A general survey of family photos and HABS documentation of Oakland from the 1920s to the 1960s routinely shows a relatively high level of maintenance and upkeep of vegetation and vegetated landscape features, at least near the primary residences. However, this appears to have gradually shifted after the 1960s as tenant day laborers moved away, agriculture became more mechanized, and the family stopped maintaining parts of the property to the same levels as previously. By the time the NPS took over management of the property in 1998, heavy overgrowth had overtaken many of the structures, and landscape features (fence lines, ditches, etc.) were obscured by vegetation. The NPS cleared this overgrowth during early stabilization efforts and now manages the site largely as a closely mown and park-like landscape in the Historic Residential Core, with differential mowing heights to simulate more field-like conditions in outlying agricultural areas, former pastures, meadows, and fields As commonly occurs when agricultural landscapes cease to be working landscapes and become interpretive sites or parks, vegetation may be gradually and almost imperceptibly groomed away by contemporary park management practices, which favor industrial lawn mowers and string trimmers over grazing, haying and more manual methods.[112] Furthermore, a gradual thinning and loss of vegetation (specimen trees, shrubs, volunteer vegetation, annuals, perennials) tends to occur naturally over time due to storm damage, disease, and natural decline.

Loss of agriculture and grazing has reduced the visual variation and subtle contrasts of the landscape's ground plane over time. The current park mowing regime has replaced historic haying and grazing entirely in historic pasture and meadow areas, potentially suppressing native grass species and creating an overall

[112] Recently the park has taken to spraying broad-leaf herbicide along fence lines and other hard to mow areas in order to control weeds, but inconsistent application and/or overspray creates unsightly patches of brown or dead grass that is neither attractive nor reflective of historic fence line conditions. Historically, fence lines were only groomed to the extent that livestock browsed there.

effect that is less farm-like than the historical expression of the property. [113, 114] This practice has also opened the understory and views in some places. The fact that former pasture and paddock areas are no longer grazed or trodden by hoofs decreases texture on the expansive ground plane and creates a more homogenous and manicured lawn or park-like landscape, which diminishes the distinctiveness of these areas from the residential yards, which are typically St. Augustine grass.

Ultimately, without the tangible presence of livestock and farm animals (cattle, chickens, horses) enlivening the various pens, paddocks, enclosures and farmyard scene with their sounds and aromas, and the irregular grazing patterns they produce, it is hard to capture the sense of a working landscape through mowing alone. Even when the structures, landscape features and visual elements remain relatively intact from the agricultural heyday of the property, visitors must use their imagination to "envision" a working landscape of sometimes messy textures (trodden muddy pastures and paddocks, woody or weedy fencerows, volunteer vegetation along boundaries and edges), sounds (the bell tower ringing out, cattle baying or horses neighing) and odors (manure) that are no longer present in the core landscape.

Cultivated, Rowed, or Geometric Vegetative Features

The *Live Oak allée* is the most spatially significant geometric or designed vegetative feature contributing to the historic character of the Main House landscape (its significance has already been discussed under Spatial Organization), with the possible exception of the Bottle Garden. This geometric and formal entrance planting represents one of the earliest designed landscape features on the property and has survived intact for almost 200 years. In addition, the recently replanted *jujube row* along the south pasture fence line and the replanted *Pecan Orchard* to the north of the Main House, both heavily restored or, in the case of the Pecan Grove, almost entirely reconstructed, are significant cultivated features contributing to the character of the historic residential zone and speak to the ethnographic importance of nuts and fruits to the nutrition and cultural practices of plantation residents, as well as their importance as commercial products (the pecans). The NPS has planted new specimens in the pecan orchard area over the last 10 years to restore a semblance of the original grove, but only some of the young trees have survived while others have died or succumbed to storm damage. Furthermore, the current planted zone (as indicated by the distinctive mowing pattern seen in the 2020 aerial) is considerably smaller than the original mature grove seen in earlier historic aerials, especially in its north-south dimension. The *crape myrtles* that line the rail fence to either side of the entrance gate also contribute to the ornamental character of the front lawn and are likely historic but the date of their establishment is unknown. A residual row of crape myrtles in the South Side Yard marks an earlier fence line configuration in this area, but again the date of this planting is unknown. The property currently has no agricultural crops or planted residential (vegetable) gardens, either original or reconstructed, which might contribute to the interpretation of once daily rituals of working and dwelling on this formerly inhabited landscape.

[113] Close, more frequent mowing favors warm- or cool-season turf grasses with shallow spreading root networks, such as johnson grass, while suppressing native grass species in the process. On the other hand, seasonal haying or less frequent mowing at higher blade heights favors clump forming native grasses, whose root systems may be damaged and growth suppressed by frequent close mowing.

[114] Park staff have observed that when haying occurred in 2016, invasive species were prevalent in the former fields and allowed to go to seed. With the mowing operation, the invasive species seed and spread less. However, it is possible that a less frequent or higher-blade mowing regime might encourage the growth of clump forming native grasses, which could return a more authentic landscape variety/texture to the ground plane.

Specimen Trees

The contributions and conditions of specimen trees are summarized in the table at the end of this section. There are several mature specimen trees (two live oaks and at least one pecan) in the rear and south side yards of the Main House which are of a similar size and possibly age class to the Live Oak Allée plantings and which provide significant shade and spatial enclosure to these historic yard areas, contributing to their historic residential character and integrity. There are also mature live oaks to the rear of the Doctor's Cottage and in the Tenant Quarters Area that contribute to the canopied spatial quality and, judging by early aerial photos, remain from before mid-century. A mature pecan tree shades the restored gas pumps at the front of the Store, like trees seen shading this area in historic photos. According to park staff, however, this tree is a later volunteer tree that now occupies part of the former location of the gas pump foundation, which was moved slightly when these features were reset to accommodate this space-defining shade tree. Also significant from a cultural and interpretive perspective are the scattered specimen catalpa trees (*Catalpa bignonioides*) in the Fishing Camp area and the Osage Orange trees (*Maclura pomifera*) to the south and rear of the Store.

Volunteer Trees, Fence Line Vegetation, and Boundary Buffering

Volunteer trees have grown up along various boundary fences and internal fence lines within the property, or in scattered instances, within the former residential yards, pastures and meadow areas. In most cases, unless these specimens compromise the structural integrity of the fence or adjacent structures or block significant historic viewsheds (internal or external), these trees do not significantly compromise the integrity of the landscape. Instead, they reflect historic and vernacular patterns of volunteer vegetation common along fence lines of rural farm properties where grazing, rather than lawn mowing, was the normal maintenance regime. In some cases, volunteer vegetation provides much needed shade and spatial enclosure to former residential yards and should be maintained (the Doctor's Cottage front yard is a notable example). Volunteer vegetation also, in some cases, provides visual buffering along the property boundaries (notably the northern property line along Hwy 494). Along the lake, volunteer vegetation in places blocks the viewshed to the river (especially at the southern end near the Bermuda Bridge and opposite the Doctor's Cottage yard). Historically, it seems that the embankment was never uniformly cleared, so volunteer vegetation along the lake is not problematic, except where a view window is desired for interpretive or visitor use purposes. In some instances, additional volunteer vegetation should be encouraged (or planted) along the property boundaries to buffer or screen out incompatible development and undesirable views.

Bottle Garden

Because the Bottle Garden is the subject of a separate Cultural Landscape Report, a more detailed vegetation survey and documentation of landscape conditions and integrity of this unique feature or character area is reserved for that report. Surveying photographs from the past twenty years, it is clear that ornamental vegetation, especially shrub level species, in the Bottle Garden has thinned, declined, or disappeared and that bare soil and drainage issues (probably related issues) have become more prevalent, especially near the foundations of the front gallery. There are signs of erosion (or subsidence) along the brick walkway edges, and it may need to be lifted and reset after proper drainage has been installed. The roof of the gallery and Main House drains directly down into the Bottle Garden parterres during heavy rain events, which has probably contributes to erosion and the decline or loss of vegetation in this area.[115]

[115] The 1987 HABS drawing set for Oakland provides documentation of the Bottle Garden prior to NPS acquisition, when the Prud'homme family was still actively living in the Main House and maintaining its landscapes. Drawings include the layout of paths and parterre beds, as well as a species key for ornamental plantings within the garden beds and perimeter.

Archeological Sites

The park contains significant archeological sites that were identified in sub-surface studies from the early 2000s, including the former *Blacksmith's Shop/Forge Site*, and the *Gin Site* (near the present gin cistern and pedestal ruins), which contribute to the significance and integrity of the landscape and enhance the park's ability to interpret the narratives of agricultural production and specialized labor that were essential to plantation self-sufficiency. Other sites of potential archeological significance that require further investigation include the *Former Mule Barn*, which burned around 1927, the *Old Mule Gin Site* near the northeastern corner of the property (and possibly off-site), and perhaps, most interestingly for fleshing out the story of labor and laborers at Oakland, the *Tenant Quarters Area*, which includes the Overseer's House and extant tenant/former slave cabins. This area has seen the most change over time and is the most difficult to read from the clues on site due to its long period of abandonment and neglect after the end of tenancy, as well as the fact that some quarter's dwellings were likely moved and reconfigured after Emancipation. Future archeological investigation in the *Tenant Quarters* Area might help to guide the park in balancing the interpretation and presentation of this area between an antebellum, slave quarters narrative (1810s-1865, approximately fifty years of site history) and a later sharecropper/tenant narrative (1865-1960, nearly one hundred years of site history).

Although not currently part of the Oakland Unit, the Slave/African American Cemetery that has been identified on land to the west of the park is a significant and rare component of this former plantation landscape, a repository of memory for the African American and Creole communities that descended from Oakland's enslaved populations. The park would be wise to include this parcel in future land acquisition planning so that it is not lost to future generations and can be incorporated more fully into the visitor experience. Its condition is unknown.

Feature Name	Date of Origin	Contributing	Non-Contributing	Landscape Character Area	Condition
Spatial Organization					
Longlot Patterns/Orientation to lakefront	19th C	X		All	Good
Field Patterns	20th C	X		LCA2	Fair
Historic Lane Alignment	19th-20th C	X		LCA1, LCA2	Good
Live Oak Allée – Main House Entrance Drive	1820s	X		LCA1	Good
Bottle Garden/Parterre Garden	1820s	X		LCA1	Fair
Pecan Grove/Orchard	20th C	Compatible	X	LCA1	Poor
Slave/African American Cemetery	19th C	X		Off-site (west)	unknown
Missing Patterns of Spatial Organization					
Historic field patterns	19th-20th C			LCA2	N/A
Historic dock/landing on historic/former riverfront	19th C			LCA1	N/A
Vegetable gardens, residential	19th-20th C			LCA1, LCA2	N/A
Views and Vistas					
Views of Cane River Lake	N/A	X		LCA1, LCA2, LF	Fair
Views of Agricultural Fields	N/A	X		LCA2	Good
Missing Views and Vistas					
N/A					
Natural Systems and Features					
Cane River Lake/riverbank	No Date	X		LF	Good
Bayou Brevelle and backswamps	No Date	X		Off-site (west)	Unknown
Savane (woodland pasture to west)	19th C	X		Off-Site (west)	Unknown
Missing Natural Systems and Features					
N/A					
Topography					
Cane River Lake natural levee/embankment	N/A	X		LF	Good/Fair
Bayou Brevelle and backswamps	No Date	X		Off-site (west)	Unknown
Missing Topography					
N/A					
Land Use					
Tourism (Culture and Recreation)	1920s	X		Site-wide	N/A
Missing Land Uses					
Agriculture	1818			LCA2	N/A
Residential	1818			LCA1, LCA2	N/A
Circulation					
Farm Lane (Hwy 494 to Corral/Corn Crib area)	19th-20th C	X		LCA1, LCA2	Good
Service Drive to Gin Site/Maintenance Area	1970s-2000s		X	LCA2	Good
Visitor Entrance Drive (NPS) & Parking	c. 2002		X	EVS	Good
Staff Parking (at Doctor's Cottage) & Service Drive	2000s		X	LCA1	Good
Rubber Mat Visitor paths & composite landings	c. 2005		X	Site-wide	Poor
Quarters/Tenant Area Path (Dr.'s Cottage to Cabins)	2000s		X	LCA2	Fair
Missing Circulation Features					
Historic Lane Alignment to Gin Site from Hwy 494	pre-1960s			LCA1, LCA2	N/A
Internal Lanes/Drives, Quarters/Tenant Area	pre-1960s			LCA2	N/A
Farm Lane (Corn Crib Area to Bayou Brevelle)	pre-1960s			LCA1, LCA2	N/A
Cultural Traditions					
Limewashing of Specimen Trees	Unknown	X		LCA1	Good
Missing Cultural Traditions					
Historic Agricultural Practices	1818			LCA2	N/A
Sharecropping/Tenancy	1866			LCA2	N/A

Feature Name	Date of Origin	Contributing	Non-Contributing	Landscape Character Area	Condition
Buildings and Structures					
Historic Bermuda Bridge	1912	X		LF/off-site	Poor
Main House	1820s	X		LCA1	Good
Doctor's Cottage	1835-60s	X		LCA1	Good
Store	1873	X		LCA1	Good
Rear & Side Yard Dependencies (Main House) (7)	19th C	X		LCA1	Fair
Rear Yard Dependencies (Doctor's Cottage) (3)	Unknown	X		LCA1	Fair
Carriage House	19th C	X		LCA1	Good
Carpenter's Shop	19th C	X		LCA1	Good
Doctor's Barn (reconstructed?)	Unknown	X		LCA1	Good
Doctor's House Garage	20th C	X		LCA1	Fair
Pigeonniers (East & West, 2)	19th C	X		LCA1	Fair
Mule Barn (former Smokehouse)	19th C	X		LCA1	Good
Tractor Shed	C. 1952	X		LCA1	Good
Overseer's House	1860s	X		LCA2	Good
Tenant Cabins/Slave Quarters (North & South)	19th C	X		LCA2	Fair
Seed House (reconstructed)	Unknown	X		LCA2	Good
Corn Crib (Square Crib)	19th C	X		LCA2	Good
Corral Shed	19th C	X		LCA2	Fair
Wagon Shed (reconstructed?)	Unknown	X		LCA2	Good
Cattle Dipping Vat (reconstructed)	c. 2016	Compatible	X	LCA2	Fair
Entrance Pavilion (NPS)	c. 2003		X	EVS	Good
Missing Buildings and Structures					
Original Mule Barn	19th C	X		LCA1	N/A
Blacksmith's Shop/Forge	19th C	X		LCA1	N/A
Original Gin	19th C	X		LCA1/off-site	N/A
Steam Gin Barn/Gin buildings	19th C	X		LCA1	N/A
Various Tenant Cabins/Slave Quarters	19th C	X		LCA2/off-site	N/A
Children's Playhouse/Garden Shed	Unknown	X		LCA1	N/A
Washerwoman's Cabin	19th C	X		LCA1	N/A
Cotton Picker Shed	c. 1960	X		LCA1	N/A
Dock & Warehouse (on riverbank)	late 19th C.	X		LF	N/A
Cluster Arrangement					
Rear & Side Yard Dependencies (Main House) (7)	19th C	X		LCA1	Good
Rear Yard Dependencies (Doctor's Cottage) (3)	unknown	X		LCA1	Good
Corn Crib (Square Crib) and fenced enclosure	19th C	X		LCA2	Good
Corral Shed, chute and fenced enclosure	unknown	X		LCA2	Good
Missing Cluster Arrangement					
Overseer's House yard enclosure and rear dependency	20th C			LCA	
Small-Scale Features					
Rail Fence, Main House Front Lawn & Store Area	1959	X		LCA1	Good
Rustic Turnstile Gate (restored)	20th C	X		LCA1	Good
Bottle Garden Picket Fence	pre-1920s	X		LCA1	Poor
Corn Crib & Corral Shed Plank Fencing (restored)	Pre-1960s	X		LCA2	Good
Wire fencing along Farm Lane/Bell Gate	unknown	X		LCA1	Poor/Fair
Boundary Fences (post and wire)	unknown	X	compatible	Site-wide	?
Gas Pumps & Esso Sign (Store), restored	20th C	X		LCA1	Good
Cisterns (various, including pump at Store)	19th C.	X		Site-wide	Fair
"Bicentennial Farm" sign	1980s		compatible	LCA1	Fair
1821 Oakland Entrance Sign & Gate	1971		compatible	LCA1	Good
Gin Stand Foundations (ruins)	19th C	X		LCA2	Poor
Picnic tables (NPS)	2000s		X	VSE, LCA1	Fair
NPS signage (entrance & informational)	2000s		X	Site-wide	Unknown

Feature Name	Date of Origin	Contributing	Non-Contributing	Landscape Character Area	Condition
Missing Small-Scale Features					
Bell Tower	Unknown			LCA1	N/A
Fishing Camp/North Meadow Fencing & gates	c. 1920s			LCA 1	N/A
South Side Yard enclosure fencing (various)	Pre-1960s			LCA1	N/A
Picket Fence yard enclosure, Overseer's House	pre-1960s			LCA2	N/A
Tenant/Quarters Area yard & enclosure fencing	Pre-1960s			LCA2	N/A
South Pasture/Farmyard fencing (former garden area?)	Pre-1940s			LCA1	N/A
Oakland Plantation riverbank sign (under reconstruction)	20th C			LF	N/A
Grass Tennis Courts (north meadow/front pasture)	1890s			LCA1	N/A
Constructed Water Features					
Minnow Pond (depression)	1920s	X		LCA1	N/A
Drainage Swales (front lawn/allée, Main House)	Unknown	X		LCA1	N/A
Drainage Swale (rear of Doctor's Cottage/Corral)	pre-196-0s	X		LCA1	N/A
Missing Constructed Water Features					
Vegetated Drainage Swale/Ditch, corral area to Bayou	pre-1960s			LCA2	N/A
Constructed ponds (crawfish ponds) along Bayou Brevelle	unknown		Compatible	off-site (west)	unknown
Vegetation					
Pecan Grove (newly replanted 2013-16)	2016	Compatible	X	LCA1	Fair/Poor
Catalpas/Pecans/Oaks (Fishing Camp area)	1920s	X		LCA1	Fair/Poor
Live Oak Allée (8 mature oaks, 2 replantings)	1820s	X		LCA1	Good
Live Oak (rear & south side yards, Main House)	c. 1820s	X		LCA1	Good/Fair
Pecan (south side yard, Main House)	unknown	X		LCA1	Good
Live Oaks (rear of Doctor's Cottage)	19th C.	X		LCA1	unknown
Crape Myrtles (along front lawn fence, Hwy 494)	unknown	X		LCA1	Good
Jujube/Chinese Dates (along front lawn fence at Hwy 494)	unknown	X	replanted	LF/LCA1	Good
Fruit Trees (Fig, plums) (side yard)	unknown	Compatible	X	LCA1	Good
Live Oaks (Quarters/Tenant Area)	unknown	X		LCA2	unknown
Missing Vegetation					
Agricultural Crops (corn, cotton)	19th-20th c	X		LCA2	N/A
Full Extent of Agricultural Crops	19th c	X		LCA2	N/A
Pecans at Corral/Corral shed	pre-1960s	X		LCA2	N/A
Osage Orange/Bois d'Arc (front of store & other)	unknown	X		LCA2	N/A
Pecan Orchard (mature specimens)	1920s	X		LCA1	N/A
Fruit trees (orchard species)	19th c	X		LCA1	N/A
Rose arbor over front gate, Bottle Garden	pre-1920s	X		LCA1	N/A
Yard plantings at Overseer's House	pre-1960s	X		LCA2	N/A
Archeological Sites					
Archeology					
Blacksmith's Shop/Forge Site	19th C	Potentially		LCA1	N/A
Gin Site (present gin cistern and pedestal ruins)	19th C	X		LCA2	Poor
Former Mule Barn	19th C	Potentially		LCA2	N/A
Old Mule Gin Site	19th C	Potentially		Off-site?	N/A
Tenant Quarters Area	19th-20th C	X		LCA2	Poor/Fair
Slave/African American Cemetery	19th C	X		Off-site	Unknown

The Oakland Plantation landscape is complex and layered. The present 45-acre Oakland unit represents only a fraction of the Prud'homme family's original landholdings, namely its Historic Residential Core and a small portion of former agricultural land to the south and west. The landscape also retains a portion of the plantation's former Tenant Quarters Area, including the Overseer's House and two Tenant Cabins/Slave Quarters. Yet this significantly reduced property retains much of its integrity as a rural riverfront setting, though some areas bear more integrity to the mid-twentieth century than to the 1800s. The spatial organization apparent between individual residential buildings and their dependencies, former gardens, work yards, drives, and allées, expresses the inherently interwoven balance between the daily rituals of dwelling and labor in plantation life. This organization retains integrity to varying degrees within the Tenant Quarters Area and the Historic Residential Core.

Tenant Quarters Area

Since the construction of slave cabins in the nineteenth century, the Tenant Quarters Area has experienced more alteration and change to its landscape context and spatial configuration than areas closer to the Main House, in the Historic Residential Core. After the departure of the last tenants in 1960, the Tenant Quarters Area landscape declined rapidly. Traces of residential yards, lanes, and features that spoke to its continued inhabitation from the antebellum period (enslavement) to mid-twentieth century (tenancy) began to vanish from the landscape, including numerous tenant cabins scattered in the fields and along the former river on family lands to the south of current NPS-owned property, visible in the sequence of historic aerials dating from the 1950s to the 2000s. This is a story that was repeated throughout the rural plantation South—formerly inhabited sharecropper or tenant cabins, many evolved from former slave dwellings, were vacated by tenants, abandoned by the plantation owners, and left to fall to ruins in the fields.

Historic Residential Core

It may seem that the Historic Residential Core, due to the persistence of key structures and features—the live oak allée, the Bottle Garden, the Farm Lane—from the nineteenth century until present, bears more sustained integrity to an earlier era than the now fragmented Historic Agricultural Core. But it could also be argued that this area, since the mid-century, has experienced even greater change to context and function since the mid-century than the Historic Agricultural Core. While the landscape of labor went into decline, the residential areas continued to evolve and adapt until, and even after, mid-century, to facilitate new commercial ventures and heritage tourism activities as alternative revenue streams for the Prud'homme family, necessitating modifications and adaptations to the landscapes.

Former Agricultural Lands

Like the Tenant Quarters Area, the former Seed House/Gin Site, which is located within former agricultural fields, has also experienced significant alterations to its landcape context. Indeed, The southernmost portions of the property reflect twentieth-century changes wrought by sharecropping, tenancy, mechanization of agriculture, and modern highway construction, rather than continuity of antebellum agriculture. They do, however, remind visitors of the landscapes of labor that made the entire plantation enterprise possible. It is also important to note the extant African American/Slave Cemetery, which sits outside of the park boundaries and to the west of the fields, closer to Bayou Brevelle. The former fields and Tenant Quarters Area together,

with the African American/Slave Cemetery, are an invaluable component of the park and essential to balanced interpretation of Oakland's landscape legacy and the generations of human occupation and resident laborers who shaped the very lands on which they were later laid to rest.

Oakland Plantation, Legislative Boundaries

Taken as a whole—considering the additional 144 acres within the legislative boundaries—the Oakland Plantation property maintains integrity as an expression of rational spatial organization associated with plantation hierarchy. This potent expression of plantation social order, expressed through purposeful spatial organization of landscape and building, is uniquely combined and intact at Oakland. The organization begins with the river, where distinctive land patterning was derived from historic long lot property divisions and land patterns organized in axial relationship to Cane River Lake. The perpendicular alignment of key segments of historic lane, ditch, field and fence line to the center line of the lake are lingering expressions of historic longlot patterns common to the region and to Creole Louisiana, and express the importance of natural environment—the critical transect from river to backswamp—on plantation layout, with the river as source of transport, connectivity and soil fertility and the backswamp areas (Bayou Brevelle) as the source of timber, wildlife, and other natural bounty. Agriculture was established and thrived in the landscape in between, on the fertile alluvial soils nourished by the once meandering river.

A unique spatial expression of plantation social hierarchy was then layered on top of these patterns emanating from the landscape's natural systems and geography. In essence, the planter family lived at the top of the social and economic ladder, and on its widest rung (here to the North, on generously expansive grounds), and their human capital (the enslaved, and later, the descendant sharecroppers and tenants who built and maintained the fabric of the plantation) lived in denser conditions away from the planter family (to the south). Their social intermediaries—doctors and overseers—lived in the middle zone between the Main House and the Tenant Cabins/Slave Quarters, but even this space reflects a social and economic hierarchy. Doctors, who protected the slaveowner's human investment, occupied space slightly above (here north of) the overseers. Overseers, who directly managed the human capital and their production, occupied space slightly below (south of) the doctors. The Store, a post-bellum expression of commerce, exchange, and the new social order established between planter, overseer, and tenant, also sits in the middle ground between the planter and the formerly enslaved, yet it is publicly facing and outwardly oriented towards the expanding commercial opportunities of river and road, while retaining a "private face" or back door oriented towards the Main House.

In summary, if the north to south spatial arrangement from the Main House to Tenant/Slave dwelling expresses Oakland's social and economic hierarchy, its "human pecking" order from leisure to labor, then the east to west transect of land use expresses its natural ordering from river to backswamp. These broad and distinctive patterns retain integrity and merit greater interpretation and understanding on the part of the visitor.

PART 2

CHAPTER 4: TREATMENT APPROACH AND RECOMMENDATIONS

Introduction to the Cultural Landscape Treatment

This CLR Part 2 focuses on landscape preservation treatments for Oakland Plantation. NPS uses the term "treatment" to describe the management plan that results from analysis and evaluation of a landscape's site history and historical context, existing conditions, significance, and integrity. Treatment "articulates a preservation strategy for long-term management of a cultural landscape."[116] In effect, treatment is the work carried out to achieve a cultural landscape's long-term preservation goals. As the Cane River Creole National Historical Park (CARI) continues to refine and fulfill its mission, treatment must align with preservation best practices. Treatment includes recommendations for short- and long-term management, as well as guidance on future landscape planning initiatives that consider the balance that must be achieved between management constraints and the desired visitor experience.

America's current social and cultural climate highlights the need to explicitly address the impacts of systemic racism and historical inequities within the disciplines of public history and historic preservation, to broaden both the range of stories that are told, and the methods that are used to tell those stories. This is another factor that informs treatment recommendations for Oakland's cultural landscape. Traditionally, landscapes of enslavement, which are integral to understanding American history, its present and future, have been undervalued. As a result, many of these landscapes have been lost to development or, especially in rural areas, erased over time and forgotten, only to be misrepresented, misunderstood, or romanticized as purely bucolic settings or repurposed as "back of the house" narratives. Recommendations in this CLR envision ways in which CARI might proactively evolve the management and interpretation of Oakland to reveal to the visitor the foundational aspects of slavery and later, sharecropping and tenancy farming on the evolution of its cultural landscape.

Oakland's cultural landscape also faces environmental threats, including changing river dynamics, impacts from more frequent and intense weather events, pests, and other factors that contribute to processes of landscape deterioration. In response, treatment recommendations seek to enhance the visitor's understanding of the important historic connections between Cane River Lake and Oakland's cultural landscape, to minimize further environmental deterioration, and to aid in protecting the unit's character-defining landscape features.

Collectively, the treatment recommendations seek to preserve extant layers of historic landscape resources and, to the degree possible, to recapture the landscape's historic character through site-wide interventions that support landscape interpretation. Overall considerations include consistency in treating related CARI units and applying existing treatment guidance, cultural landscape treatment goals and objectives, ongoing and planned park projects, and proactively contributing to racial justice and climate resiliency. These considerations form the basis for determining the most appropriate treatment approach for Oakland Plantation's cultural landscape.

Consistent Treatment of Unit Properties

CARI is responsible for the oversight and management of two sister units—Oakland Plantation (Oakland unit) and Magnolia Plantation (Magnolia unit). A Magnolia Plantation CLR, authored by Heritage Landscapes, is

[116] Page, *A Guide to Cultural Landscape Reports*, 81.

currently underway. Given that the two properties have shared management and a related history, their treatments should align. To this end, park management provided the Magnolia Plantation CLR Draft treatment recommendations, developed in 2021, to STA as reference during the development of the Oakland CLR treatment plan. Due to the high degree of overlap and similarity between the management issues and resources of the sister units, and to ensure consistency of management, maintenance, and treatment approach, when appropriate, the Magnolia CLR draft treatment is referenced directly in this report in the form of in-line quotations or longer paragraph quotations that convey relevant textual material, or as cited figures for relevant graphics or drawings. In fact, many of the recommendations related to management, maintenance, and materials for fence types and paths, wayfinding, mowing regimes, and general care of significant trees and other vegetation are parallel and should be consistent between the two units.

Where the Oakland treatment recommendations necessarily differ from the Magnolia treatment recommendations is in the inclusion of broader visionary strategies related to larger issues—making more legible the connection between Cane River Lake and Oakland's cultural landscape by addressing the larger circulation through the property and placing greater emphasis on preserving and making more legible the historic landscape of labor.

Oakland Treatment Goals and Objectives

Treatment goals and objectives include preservation and stewardship to protect Oakland's cultural landscape as a valued heritage asset, responding to contemporary needs and imperatives while conserving it as a place of learning available to the public. Generally, preservation treatment goals align with those outlined in the Magnolia Plantation CLR Draft treatment chapter and are directly quoted below. These goals establish conceptual guidance for landscape projects and management:

- Apply NPS management guidance as directed through cultural landscape preservation documents
- Preserve unique aspects of historic character and contributing features
- Reestablish cohesion between preserved buildings and structures and the broader landscape
- Reinforce historic integrity of landscape character areas (LCAs) to evoke historic spatial organization and land use
- Protect archeologically sensitive soil strata
- Steward the cultural landscape as a place of learning
- Accommodate compatible contemporary visitor uses
- Expand universal access for people of all abilities
- Balance preservation objectives with maintenance requirements for long-term sustainability
- Apply best practices to improve landscape adaptation and resilience[117]

Aligned to these goals is generalized treatment guidance developed for the landscape as a whole (mowing regime, path maintenance and materials, viewsheds, etc.), which is hereafter presented in narrative and tabular format.

Specific landscape preservation treatment guidance aligned to the same goals has been developed for the three primary historic Landscape Character Areas (LCA) defined at the beginning of Chapter 2, Existing Conditions: 1) **Historic Residential Core (LCA1),** 2) **Historic Agricultural Core (LCA2),** and 3) **Lakefront Zone (LCA3 or LF).** These recommendations are presented in the narrative, tables, and are represented within three sets of plans—an overall treatment plan and related enlargements, an overall circulation plan and related enlargements, and an overall vegetation plan and related enlargements. The fourth management zone defined in this report, **Visitor Service/Park Entrance Zone (EVS)**, consists largely of non-historic and noncontributing elements or infrastructure created by the NPS after 2000 for contemporary visitor use. Treatment recommendations for this zone are covered in generalized recommendations developed for the

[117] Heritage Landscapes, Magnolia Plantation CLR Draft, 2021, pp. 198-99.

overall site and are largely relegated to mowing regime, connectivity, and managing the viewshed or visual impact of this area on the historic core.

Historic Residential Core/Plantation Yards (LCA 1) - Landscape Preservation Treatment Objectives

- Retain and enhance discrete historic landscape organization and character formed by yard fences, paths/lanes, dependency structures, and vegetation around the Main House, Store, Doctor's Cottage, and along the Farm Lane
- "Improve stormwater management to support the preservation of buildings, structures, roads, and trails"[118]
- "Replace missing historic fences that are vital for enabling the landscape to reflect historic spatial patterns"[119]
- Integrate compatible, non-contributing landscape features including maintenance equipment storage, visitor parking, paths, and signage into the historic fabric to welcome and support visitor use
- Connect landscape features through a thoughtfully curated network of accessible trails and waysides

Historic Agricultural Core/Quarters Area (LCA 2) - Landscape Preservation Treatment Objectives

- Partially restore mid-twentieth century landscape organization of fences, lanes, and vegetation in Tenant Quarters Area and at Overseer's House to reflect the era of sharecropping/tenancy (pre-1960)
- "Improve stormwater management to support the preservation of Quarters buildings"[120]
- "Expand presence of vegetation, small objects, and furnishings within Quarters landscape to support interpretation of domestic life" at the Tenant Cabins/Slave Quarters and Overseer's House
- "Select plant materials representative of historic residential yards and gardens"[121]
- "Replace selected missing contributing features and historic detailing where feasible"[122]
- Connect landscape features, including the remnant agricultural area surrounding the Seed House and former gin site, through a thoughtfully curated network of accessible trails and waysides, so that the interconnection between the Tenant Quarters Area, Overseer's House, and former agricultural fields (the landscapes of labor) becomes more readily apparent

Lakefront Zone (LCA 3) - Landscape Preservation Treatment Objectives

- Connect landscape features through a thoughtfully curated network of accessible trails and waysides
- Improve physical connectivity to lakefront through trail and crosswalk connections, and explore opportunities for future visitor access and interaction through establishment of dock, wayside, and pathways, and potential rehabilitation and use of Bermuda Bridge as a point of pedestrian access
- Maintain/create selective openings in volunteer embankment vegetation to maintain or open up views to lake from eastern edge of property at points of greatest visitor proximity
- Monitor gabion structure for signs of engineering or embankment failure

Visitor Service/Park Entrance Zone - Landscape Preservation Treatment Objectives

- Connect landscape features through a thoughtfully curated network of accessible trails and waysides
- Monitor impacts of visitor use infrastructure on viewshed to and from historic core
- Maintain agricultural texture and feel of land cover in this zone through differential mowing regime

Treatment Approach

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes (1995) and *The Secretary of the Interior's Standards for the Treatment of*

[118] Heritage Landscapes, Magnolia Plantation CLR Draft, 2021, pp. 199.
[119] Heritage Landscapes, Magnolia Plantation CLR Draft, 2021, pp. 199.
[120] Heritage Landscapes, Magnolia Plantation CLR Draft, 2021, pp. 199.
[121] Heritage Landscapes, Magnolia Plantation CLR Draft, 2021, pp. 199.
[122] Heritage Landscapes, Magnolia Plantation CLR Draft, 2021, pp. 199.

Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017) establish and define four possible treatment approaches and accompanying standards, as follow:

> *Preservation* requires "retention of the greatest amount of historic fabric, including historic form, features, and details as they have evolved over time."
>
> *Rehabilitation* "acknowledges the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character."
>
> *Restoration* allows for "the depiction of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods."
>
> *Reconstruction* establishes a framework for "recreating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes."[123]

Due to the continuum of vernacular evolution (especially early- to mid-twentieth century changes) embodied by Oakland's cultural landscape and the need to repurpose its structures and landscape for contemporary visitor use and park management, the recommended treatment approach is ***rehabilitation***, which includes preservation and maintenance of the property's historic landscape features and building arrangements. Rehabilitation is considered appropriate as a treatment "when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate."[124] The NPS Standards for Rehabilitation, which follow, should be applied to any rehabilitation projects that occur on the property:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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[123] *The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes,* U.S. Department of the Interior, National Park Service, Washington, D.C. 1995; Guidelines for the Treatment of Cultural Landscapes (nps.gov)

[124] *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings,* U.S. Department of the Interior, National Park Service, Washington, D.C. 2017; Rehabilitation as a Treatment and Standards for Rehabilitation—Technical Preservation Services, National Park Service (nps.gov)

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[125]

At Oakland, rehabilitation would allow for replacement of small-scale features such as missing fence lines and, if desired, the plantation bell tower, guided by historic photo documentation, as well as replacement-in-kind of significant specimen tree species and, if staff or volunteer resources and budget allow in the future, selective establishment of small demonstration garden(s) features or crop plantings in appropriate or approximate historic locations in order to diversify and enhance interpretation of traditional cultural activities (farm and residential) and the rituals of labor.126 Rehabilitation would also allow for functional restoration of historic cisterns if practicable and feasible, which would enhance opportunities both for interpretation and sustainable water management.

Because the property is a vernacular agricultural property and has been subject to adaptation and change over the course of its more than 200-year history—labored on by generations of enslaved people, sharecroppers, and tenant farmers under the possession of the Prud'homme family and relations, who owned and occupied the property for generations—this CLR recommends treating the landscape and Period of Significance (POS) as a continuum through time, beginning in 1821 and ending in 1960, so as to encompass both the antebellum period and its reliance on enslaved labor, as well as the post-bellum and twentieth-century farm operation, with its reliance on tenancy and sharecropping.

Summary of Treatment Focus and Priorities

The current visitor arrival experience, which progresses from the Entrance/Visitor Service Zone (EVS) in the northwest corner of the site east along visitor pathways and the Farm Lane towards the Historic Residential Core (LCA1), and eventually south towards the Tenant Quarters Area and agricultural fields (Historic Agricultural Core (LCA2), is problematic to a richer, more engaged, and contextually authentic landscape experience at Oakland. First, it deemphasizes the importance of Cane River Lake to the history and site

[125] Ibid.

[126] According to Park Superintendent Carrie Mardorf, future demonstration gardens would likely need to be in raised beds due to widespread arsenic contamination and safety concerns related to environmental contamination within former agricultural and livestock areas. Staff are not currently allowed to dig into the soils without full PPE; see the park's Contaminated Sites Management Plan and Removal Site Evaluation Plan for additional details.

geography. Secondly, despite the admirable planning intentions of the original GMP, from the perspective of physical proximity, it still inadvertently privileges the narrative and geography of the big house over that of labor and field. The history and evolution of Oakland's landscape could be more clearly understood and interpreted if approached in a more historically accurate manner from the lakefront (LF or LCA3) with a progression to the west, or alternately from the landscapes of labor and agriculture to the south (LCA2), ultimately progressing towards the landscapes of dwelling and home to the north (LCA1). Spatially and symbolically, it is these rhythms and rituals of time and place—the rhythm of the river, the rhythm of the fields, the rhythms and rituals of home—rather than individual structures or discrete landscape features that bound together Oakland's inhabitants, the Prud'hommes, Metoyers, Nargots, and Helaires alike, as well as the enslaved laborers and descendant sharecroppers and tenant farmers over multiple generations. This reimagined visitor approach, schematically illustrated through the accompanying conceptual diagram (Figure 114), would provide the park a unique opportunity to interpret the full richness and complexity of Oakland's landscape history, historic land uses, and the influence of the river on its physical evolution and patterns, and would provide the visitor a more direct experience of the spatial hierarchy and cycles of labor expressed so potently through the purposeful organization of Oakland's cultural landscape as it unfolds from south (landscapes of the enslaved/tenants) to north (landscapes of the plantation owner), passing through the intermediate landscapes of overseer, doctor, and plantation store in the progression north.

In summary, the need to address the visitor arrival experience suggests a broader planning perspective on the landscape at Oakland tied to a reimagined visitor approach and circulation patterns progressing from southeast to north. This, in turn, requires an examination of long-term planning strategies tied to future land acquisition, potential partnership opportunities, and long-range funding cycles and priorities on the part of the park. The following discussion and accompanying drawing (Figure 122, Visitor Approach Overview) proposes and illustrates several long- and intermediate-term strategies (potentially incremental or phased) for reorienting the primary visitor approach at Oakland.

Two of the options envision a land-based approach from the south and require additional land acquisition within the legislated boundaries to accommodate a new visitor parking area to the immediate south or southwest of current park boundaries, along with the development of new trail approaches to the Tenant Quarters Area and/or to the Seed House and agricultural fields, when maintenance can be relocated from the latter area. Related to these two options, one proposed parking location is just south of the Tenant Quarters Area immediately adjacent to Hwy 494; the other is further west and more interior/closer to the Seed House and Gin Site. The third arrival experience option envisions a lakefront walking approach and requires community and/or Parish partnership, shared use of the existing public boat dock and parking lot on the east bank of the lake (off-site, non-NPS) for waterfront and/or automotive arrival, and future rehabilitation of the Bermuda Bridge for pedestrian use; this option would not likely require additional land acquisition.

The construction of a new NPS dock or lakefront interpretive platform near the Bermuda Bridge, combined with a boat concession partnership or agreement, would allow visitor arrival by boat from the park's lakefront edge. Alternately, the park might negotiate a partnership to use the off-site public boat dock for this concession, creating a supplementary option for waterfront arrival potentially achievable independently of the land-based approach strategies discussed above. This option would require that the lakefront, bridge, and dock be linked into the park visitor trail network via a dedicated crosswalk near the Doctor's Cottage and Bermuda Bridge.

In every case, the eventual relocation of maintenance facilities and activities from the Seed House area is the optimal and desirable goal in the long-term, so that the former agricultural fields can be accessed by visitors and transformed into a more active area for park interpretation, education, and demonstration. The optimal land acquisition strategy for achieving this goal would be the purchase of a tract of land within legislated park

boundaries in the wooded former Savane area to the west of the current park entrance. Lastly, the relocation of the existing Entrance Pavilion to the Seed House/Gin Site area (or the construction of a new facility in this area) is envisioned as a potential long-range strategy that could accompany the return of this area to visitor interpretation and use. Relocation of the existing pavilion, if feasible, would provide an option for recycling an existing purpose-built structure that would also be largely visually compatible with the existing Seed House and within the horizontality and openness of the agricultural landscape. In this case, the existing park entrance drive and parking areas (EVS) could be repurposed for use by staff and maintenance, for continued tour bus parking and handicapped accessibility, and for visitor overflow or as an optional means of arrival.

Ultimately, the goal of proposed visitor reorientation is to use the lakefront as a point of entry and orientation into site geography, the Tenant Quarters Area and agricultural fields as an entrée into the rhythms of agricultural labor (daily, seasonal, annual—planting, weeding, harvesting, haying, ginning, repairing), with progression towards the rhythms and rituals of domestic life and home—washing, drying, ironing, gardening, picking, preserving, cooking, painting, repairing, mending, lime washing of buildings and tree trunks—most evident in the Historic Residential Core. Indeed, many of the discrete landscape spaces (yards, pens, enclosures, orchards, fields) surrounding the residential structures are tied to these rituals and might be interpreted through the lens of shared activity and cultural practice (although in some cases, these features need to be reconstructed first).

At the broader landscape scale, the former river lies to the east, and the historic Slave/African American Cemetery to the west, symbolizing metaphorical progressions, rituals, and cycles of life and death at Oakland, with the river as plantation lifeblood (supporting the case for a new dock and arrival via boat or access via bridge), and the cemetery as place of burial and repose (supporting acquisition of this feature in future park planning). Reorientation of visitor arrival, approach, and movement towards the southern end of the site and lakefront would elevate the importance of the landscapes of labor and the interpretation of the critical bottom rung of the plantation social order (slaves and tenants), while emphasizing the importance of the river to the plantation's evolution and spatial arrangement. The Main House would become the logical culmination (rather than the starting point) of this journey from labor to dwelling, field to garden, enslaved to enslaver—an expression of the capitalization of human labor for personal enrichment that is an essential part of Oakland's story, and the larger American story that Oakland represents. Proposed acquisition, preservation, and interpretation of the plantation's former Slave/African American Cemetery on family land to the west would further elevate the importance and centrality of the slave narrative to Oakland's story and provide a more unvarnished window to the intimate cycles of life and death connected to this working landscape and a new starting point (rather than an ending) for grappling with the lingering implications of this most complex human narrative, this "peculiar institution," from America's painful past.

The detailed recommendations that follow envision a multi-tiered approach to treatment that begins at the broadest planning level (site reorientation, visitor experience, future land acquisition, new trails and waysides—already underway) and then focuses downward or inward in scale towards discrete management issues (mowing, horticulture, drainage) related to the individual landscape character areas (LCAs) and management zones previously defined. Given the former river's importance to the development of the site and region, Cane River Lake is currently underutilized and underplayed in the overall site experience—its rhythms, ebbs and flows created this fertile landscape of levee and backswamp and nurtured Creole culture and dwelling over the course of geological, agricultural, and personal time. The river and the backswamp, labor and leisure, work and dwelling, commerce and recreation, all intertwined here to create the living landscape, this place called Oakland.

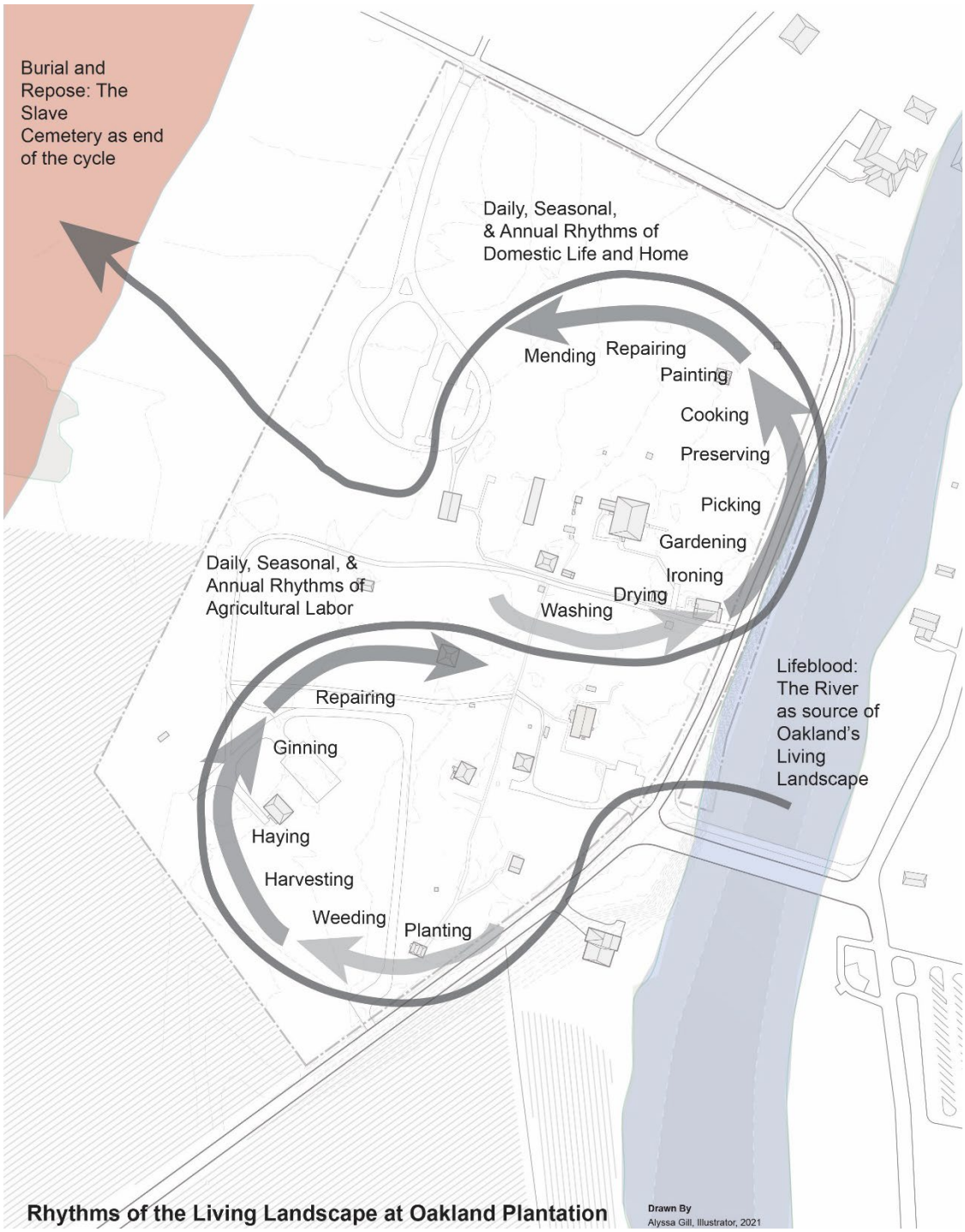


Figure 113 Conceptual diagram showing future visitor approach and movement through Oakland Plantation (STA).

Among the treatment recommendations, a few priorities rise to the surface as critical to the preservation and interpretation of this landscape as both a former working agricultural and layered residential landscape inextricably tied to its formerly riverfront setting. Priorities include the following:

- **Elevate the connection to and importance of Cane River Lake.** Strengthen physical connections between Oakland and the lakefront so visitors will be immediately oriented to and better understand the historic connection between plantation and former river. This includes maintaining or establishing selective open views to the lake through the volunteer vegetation along the lakefront embankment and eastern property edge, creating a crosswalk connecting the visitor trail network to the lakefront and Bermuda Bridge, rehabilitating Bermuda Bridge as a future pedestrian access point and viewing platform, and constructing a new dedicated dock or interpretive platform with wayside on the lakefront near the bridge. Installing new park infrastructure along and/or connecting to the former riverbank will likely require further archeological investigation and should be part of a long-range (10+ years) planning strategy for the park.
- **Make legible and accessible the landscapes of labor (enslavement, sharecropping, and tenancy).** Through circulation enhancements and future land acquisition interventions, improve the visual and physical access to the landscapes of labor and enslavement. This includes restoring lane connections between and within the Tenant Quarters Area and agricultural fields/Gin area and creating connections and access to the historic Slave/African American Cemetery. This latter will require a willing seller, and all recommendations will necessitate further archeological investigation and should be part of a long-range (10+ years) planning strategy.
- **Make legible the "lived-on" and residential quality of the vernacular landscape.** If future funding levels and staffing allow, the park should make every effort to preserve, rehabilitate, and reconstruct fence lines and enclosures, historic connecting lanes, and, if feasible, limited garden features and/or work yard(s) to improve the legibility of discrete residential areas (Main House, Doctor's Cottage, Overseer's House, Tenant Cabins/Slave Quarters) and to help the visitor comprehend the cultural landscape as a layered, dynamic, and "lived-on" vernacular landscape. High priority should be given to the Tenant Quarters Area and to the Overseer's House.
- **Celebrate distinctive vegetation features**. Strengthen the legibility and extent of the Pecan Grove through additional orchard planting; preserve the spatial integrity of the Live Oak Allée through cyclical maintenance/arborist inspections and the development of a replacement strategy; preserve or replace-in-kind significant specimen trees, such as catalpas, live oaks, bois d'arc, and crape myrtles; in residential yards, adjacent livestock enclosures, and meadows, perpetuate the cultural practice of limewashing specimen trees; and develop a work (volunteer) strategy and rotational schedule for limewashing. If feasible with future staffing resources and funding or with volunteer labor, create a limited demonstration garden(s), small crop display, or garden features in proximity to the Tenant Quarters Area and/or to the Gin site and agricultural fields.[127] The latter will likely necessitate archeological investigation.

[127] As previously noted, due to widespread arsenic contamination and accompanying site restrictions and health concerns, any proposed planting beds or demonstration garden plantings would likely need to be raised or in pots.

These priorities can be accomplished through a combination of short- and long-term strategies. The long-term strategies suggest if not actually require, future planning initiatives, such as the development of Environmental Assessments or Development Concept Plans, as well as further archeological investigation.

Treatment Recommendations for Oakland Cultural Landscape

Summary of Recommendations

Treatment Recommendations for Oakland focus on rehabilitation, with the intention of preserving contributing features, enhancing the historic landscape character through selective recapture and/or interpretation of missing features, and a strategic rethinking of circulation. To elaborate, preservation and restoration of contributing and missing features, such as meadows, pastures, corrals, fences and discrete yards, lawns, gardens, allées, signage, etc. aims to restore the lost or degraded sense of spatial distinction, variety, and discreet enclosures; while maintenance of significant specimen tree species and vegetative groupings, and maintenance or buffering of views and vistas (outwardly and inwardly focused) aims to enhance and augment broader historic spatial character and legibility. Collectively, these strategies serve to vividly interpret the varied and interdependent layers of agricultural, residential, and commercial land use and activities over the continuum of the Period of Significance. Circulation strategies aim to: 1) provide a more historically accurate and authentic feeling arrival experience by creating stronger physical connection, visitor access, and orientation to Cane River Lake, the historic lifeblood of the plantation and source of its agricultural fertility and success, 2) preserve and enhance historic spatial arrangements with interpreted site journeys that connect the various landscape character areas, while minimizing the intrusion of non-contributing features, such as visitor infrastructure and on-site park maintenance facilities and activities, and 3) enhance contemporary (nonhistoric) circulation routes (visitor paths and park drives) to provide stable universal access while maintaining, as much as possible, historic circulation alignments and visual compatibility with historic landscape character.

Some recommendations are contingent upon future park planning priorities, initiatives, and funding cycles, and may require additional archeological investigation. These decisions, however, are outside the purview or control of this report. In some cases, recommendations also address features that are outside of current park boundaries but within the legislative boundaries because they are important to the interpretive and educational mission of the park.

For the purposes of organization, general treatments applicable to the entire NPS-owned property are provided in narrative format organized by the most relevant landscape characteristics: *spatial organization, views and vistas, land use, topography, circulation, vegetation, small-scale features,* and *natural systems*. These general recommendations are summarized in tabular format and are keyed to the LCAs established at the beginning of the Existing Conditions chapter and to treatment plan graphics.

Spatial Organization Treatment

Enhance Riverfront Orientation and Create New Visitor Arrival Approach (Options 1-4)

As outlined in the earlier Summary of Treatment Focus and Priorities and illustrated on the accompanying treatment plan (Figure 122), this CLR also recommends the establishment of a new visitor arrival sequence either from the east (lakefront) or from the south (former agricultural fields) to elevate the interpretation of and access to the landscapes of labor (Tenant Quarters Area and agricultural fields) and to provide better orientation to Cane River Lake. This could be accomplished in a number of ways:

Option 1: The park could partner with the Cane River Waterway Commission and Parish to negotiate shared use of the existing public boat dock and parking lot on the east bank of Cane River Lake as a primary point of access and entry to the park. Combined with the rehabilitation of the Bermuda Bridge for pedestrian access, this approach sequence would bring visitors from the parking lot and public boat launch across the bridge and link up to the park trail system via a new crosswalk located near the existing staff parking south of the Doctor's Cottage. A complicating factor to this option is that neither the boat dock nor the bridge is within the park's legislated boundaries or owned by the park so this option relies on cooperative partnerships, negotiation, and the shared use of resources not under park control.

Options 2 & 3: The park could alternately (or in addition) acquire a tract of land to the immediate south and southwest of existing park property (but within the legislated boundaries) for the creation of a new visitor parking and arrival area and establish new trail connections to access the Tenant Quarters Area and the Seed House and agricultural fields, when relocation of park maintenance from this latter area is complete. The treatment plan illustrates two separate options for the location of this parking area, one near the Tenant area and Hwy 494 (**Option 2**), the other in closer proximity to the Seed House, agricultural fields and interior of the site (**Option 3**). The main distinction between these options is that Option 2 would minimize drive length, keeping the parking near Hwy 494, and connect directly via trail to the Quarters landscape, an option not entirely dependent upon the relocation of maintenance from the agricultural fields, but one that might require visual buffering from the Quarters area; whereas Option 3 would push parking further to the west off of Hwy 494 and provide direct visitor access to the Seed House and agricultural fields, which assumes the relocation of maintenance from this area and its return to visitor access. Option 3 is probably the optimal strategy for concealing parking (or at least minimizing its visual impact) from the Quarters area and Hwy 494 but would require a longer drive segment for access.

Option 4: The park could expand its concession services and establish an arrival by boat (waterfront approach) option, creating a new dedicated NPS dock and accompanying trail connection near the existing Bermuda Bridge, or by negotiating use of the existing public boat dock for this purpose. Although the historic plantation dock was located along the riverbank near the Store, the new dock would have to be located further south near the bridge for accessibility due to the extensive bank modifications and steep slopes created by the installation of the gabion stabilizing structure near the original dock location. A new dock would reinforce the connection between the river and plantation commerce and would provide new opportunities for interpretation of Cane River Lake and its impact on site development and landscape patterns (the structure could also serve as a lakefront wayside platform). This waterfront approach option could be implemented independently of, or in addition to, any of the other land-based arrival options (Options 1-3) and would provide the most historically accurate and an especially vivid means of arrival to Oakland.

A new visitor approach from the east or south will strengthen historic ties between the plantation and the river, enhancing opportunities for lakefront access and interpretation, as well as providing a convenient and visible access point to the Tenant/Quarters landscape and to the agricultural fields to the west, once maintenance activities are relocated from this area. A water-based approach (either via boat concession or from across the bridge) would provide a more historically accurate (or more authentic *feeling*) arrival to the property and would also place arriving visitors close to the Tenant Quarters Area and agricultural fields, maximizing the potential for access to and stronger interpretation of the landscapes of labor and agricultural activity prior to visitor arrival at the landscapes of dwelling, surrounding the Doctor's Cottage and Main House.

If a new visitor parking lot and entrance sequence is established on land acquired to the south of current park boundaries (Options 2 & 3), the existing visitor entrance drive and parking can be repurposed for NPS staff use and maintenance parking (after relocation of park maintenance facilities) and, if necessary, can continue to be used for overflow, bus, and handicapped accessible parking by visitors.

Relocate Park Maintenance Facilities and Activities away from Historic Agricultural Core

In keeping with the long-range planning recommendations established in the 2001 GMP (Phase 2), this CLR recommends relocating existing park maintenance activities (workshop, equipment storage, etc.) from the Seed House/Gin Site to a less conspicuous (and arguably less interpretively sensitive) area within the park's legislated boundaries. The optimal location would be in the wooded former Savane area to the west of the current Visitor Service/Entrance Zone (EVS), where the facility's storage yard could be more easily screened from visitor use areas by the existing woodlands, and circulation access to the facility might connect to the existing park entrance drive infrastructure. This, of course, would require additional land acquisition within the legislated boundaries, but would provide a diversification of the park's historic land cover (woodlands in contrast to pastures and fields) and would also increase overall biodiversity. The relocation of maintenance will allow the park to incorporate the Seed House/Gin site and agricultural fields into a larger visitor trail network extending from the Overseer's House and Tenant/Quarters Area, making this critical landscape of labor accessible to visitors for interpretative and educational purposes, and enhancing the park's ability to interpret and demonstrate historic agricultural activities and land use in the future.

In the past, Facility Management has also proposed using the Tractor Shed to store modern equipment and materials; this is an acceptable supplementary storage area as long as materials and equipment do not spill out into adjacent yard spaces, impede visitor use, or create jarring visual incompatibilities within the Historic Residential Core. The Tractor Shed would be an appropriate place to store tractors or farming equipment as this would be a perpetuation of historic use.

Relocatie Visitor Facilities and Activities to the Historic Agricultural Core

The current entrance pavilion might ultimately be relocated to the agricultural zone surrounding the Seed House/Gin site to strengthen opportunities for interpretation or sheltered demonstration in the former fields.

Preserve Historic Long Lot Features, Remove or Repurpose Non-Historic Circulation and Non-Contributing Infrastructure

Preserve and rehabilitate landscape characteristics and features that highlight the plantation's historic orientation to the historic/former riverfront (Cane River Lake) and the vestiges of historic arpent or longlot land patterns (boundary lines, lanes, drainage ditches and swales, fence lines, allées), common to Creole Louisiana and this region, that evolved in perpendicular axial extension from the river (here, east to west).

Remove non-contributing features (largely contemporary circulation routes, drive alignments and visitor paths) that run counter to the predominantly east-west orientation of historic circulation and drainage (with the exception of some historic north-south connecting lane and path segments). These latter non-contributing elements, which include the NPS-era visitor entrance drive and parking area (it may not be currently practical to remove this), the service drive to the Seed House and gin site, and the service drive that extends from the highway to the staff parking area and around the rear of the Doctor's Cottage between the dependency sheds to the Farm Lane, cut across the historic grain (and drainage gradient) of the property from north to south (or south to north), adding a confusing, non-historic (and non-contributing) layer to the visual legibility of historic site patterns and spatial orientation.

To enhance the legibility of the landscape's historic spatial organization and to highlight land use patterns distinguished by clustered or linear arrangements of dependency structures and vegetation, historic drive and path alignments should be rehabilitated, and future visitor circulation should follow these alignments when possible. Aligning new visitor circulation to historic paths and lanes, or to fence lines defining former gardens,

yards, and livestock enclosures, will make the primarily east-west and north-south spatial organization of historic building clusters and circulation patterns that evolved in response to historic longlots more readily apparent to visitors, and is the preferred alternative to introducing new non-historic and competing alignments into the landscape.

Preserve and Enhance Distinctiveness of Individual Residential Yards and Layered Spatial Arrangements

Another broad objective of spatial treatment is to maintain, enhance, or further distinguish the layered spatial arrangement of the various residential and commercial structures within the Historic Residential and Historic Agricultural Cores. Using the 1941 and 1950 aerials as reference, the park should rehabilitate yard enclosures and/or yard, garden, and dependency footprints to convey massing and to better capture the era of daily residential activities within the Historic Residential Core, as resources and staffing allow. The cluster arrangement of dependency buildings to the rear of the Doctor's Cottage and to the rear of the Main House, along with their fence line enclosures and pen spaces, establish a sense of the working yards that surrounded these primary residences and should be preserved.

Working yards and spatial enclosures have been largely lost around the Overseer's House and Tenant Cabins/Slave Quarters but might be re-established by reference to the historic aerials (1941, 1950) and through further archeological investigation in these areas. Archeological investigation should be conducted to capture the variety of pre-mechanized farming activities within the Historic Agricultural Core, especially at the Overseer's House, in the Tenant Quarters Area, and at the Seed House/Gin site.

Reestablishing space-defining features like individual yard fences, working yards, or spatial enclosures at the Overseer's House and/or Tenant Cabins/Slave Quarters and the interconnecting network of lanes within the Tenant Quarters Area would obviously increase maintenance requirements for the park, as well as require new funding, but it is especially important to focus attention on these areas that in the past have been most neglected, the residential landscapes that have deteriorated the most over time, and to elevate their interpretation for the public through selective reconstruction of space-defining features when known. Recreating a sense of residential enclosure to these areas, even without accompanying plantings (documentation of vegetation within the Tenant area is especially limited), would provide a strong spatial contrast to the visual openness and physical connectedness of the agricultural fields. It would also distinguish the Tenant Quarters Area from the more heavily treed and ornamental yards and clustered dependencies of the Historic Residential Core. For the visitor, it would provide invaluable interpretive insight into the daily lives and spatial conditions of the tenant laborers who once called these landscapes both places of work and home.

Views and Vistas Treatment

Preserve and Manage Views Along Hwy 494 and the Lakefront

As a result of development encroachment, and in order to maintain the integrity of outward-looking and perimeter viewsheds, it is important that the park maintain a buffer of volunteer or planted vegetation. Vegetative buffers should occur along Hwy 494 and the northern property line. Selective buffering should also occur along the lakefront to filter incompatible views of modern residences and camps along the eastern bank. Buffering is also necessary in the meadow and orchard areas north of the Main House, in order to preserve the feeling of a rural agricultural and riverfront setting.

It is equally important to provide visual connection and selective views to Cane River Lake from the eastern edge of the property. Volunteer embankment vegetation should therefore be selectively cleared to provide (or maintain existing) views to the lake from the three key areas where visitors will come into close proximity to the lake in the updated circulation system: at the entrance gate/drive to the Main House, along the front yard of the Store and Farm Lane entrance from Hwy 494, and along the embankment to the east of the Doctor's Cottage in order to open up views of the lake and historic Bermuda Bridge.[128]

The park should also provide the visitor with direct access to the lakefront through development of a dedicated dock or floating wayside platform to be located along Cane River Lake near the existing Bermuda Bridge. The historic dock location, opposite the Store, is topographically inaccessible due to the constructed gabion structure along the embankment.

Finally, in future planning, it is imperative to develop land acquisition initiatives, as development pressures will likely increase to the south and southeast of the property, along the lakefront. A large residence is already prominently visible from the Tenant Quarters Area, which should be at least partially screened from the interior of the site by allowing a buffer of volunteer vegetation to establish along the fence line to the east of the Tenant Cabins/Slave Quarters.

Maintain Open Views to Agricultural Fields and to Woodlands along Bayou Brevelle

Maintain open and transparent views of active agricultural fields to the south and southwest of the Seed House/Gin site through sustained clearing of any volunteer fence line vegetation along the south property boundary. Maintain an open viewshed towards the woodlands along Bayou Brevelle from this same area. Agricultural views to the south and southwest and woodland views to the west are important to the historic integrity of setting, so future land acquisition of these areas within legislated park boundaries should receive high priority in future planning efforts. If this land were to be acquired by a residential developer, it would likely compromise both the agricultural and woodland viewsheds along Bayou Brevelle from the core of the property.

The historic Slave/African American Cemetery is located in the woodlands west of the core plantation property. Its acquisition, preservation and interpretation should be a high-level priority for the park as this rare feature could easily be lost to development or neglect without NPS action. At a minimum, the park should provide visual access to this feature through distant views and an interpretive wayside (possibly near the Seed House), but optimally, and if feasible, the park should provide physical access to visitors via a future trail expansion. If land acquisition proves to be impossible, scenic conservation easements should be established.

Preserve Views from Main House and Galleries

It is important to preserve and maintain the filtered, high canopied viewshed from the Main House and front gallery across the Bottle Garden and along the Live Oak Allée and entrance drive to Cane River Lake, as well as open or filtered views from the house and galleries to the north meadow/orchard area and filtered views of back fields and pasture areas to the south and southwest. The park should routinely inspect and care for the live oak trees at the Main House to preserve the majestic canopied viewshed to the lakefront, as well as selectively clear volunteer vegetation along the embankment to provide a viewshed window to the lake near the drive entrance gate. The Pecan Grove or orchard should be reenforced with additional tree plantings so

[128] Historic aerials show that the embankment always had some degree of volunteer vegetation along its length and that open views of the lake from the property were sporadic or selective, rather than uniform.

that when these mature, historically filtered views to the north meadow area will be restored. This will also help to buffer visible residential development along Hwy 119 to the north.

Views from the Main House looking south have varied over time due to differing levels of planting and changing spatial configurations and uses of the south side yard enclosure, as well as varying degrees of tree cover or vegetation management along the Farm Lane and in the south pasture/work yard area north of the Doctor's Cottage. Views to the former agricultural fields and livestock enclosures from the Main House yards are distinctively layered and limited in certain areas due to the presence of numerous dependencies, yard vegetation and fence lines. Volunteer vegetation should be removed from the fence lines along the Farm Lane (mature specimen or important shade trees may be preserved) so that filtered views towards the back fields are preserved from the Main House yards.

Preserve and Enhance Interior Residential Yard Views

In terms of interior views to residential yards, what is most important is to maintain a sense of visual separation between the Doctor's Cottage parcel and yards, the Main House lawn and yards, and the Store and its yard. This should be achieved by preserving or maintaining significant specimen trees and removing volunteer fenceline vegetation where appropriate. Open views from interior residential yards (Main House, Doctor's Cottage) across rehabilitated interior fence lines should also be maintained.

Rehabilitate Enclosed Yard Views at Overseer's House and Tenant Cabins/Slave Quarters

Establish enclosed or screened residential yard views by rehabilitating/reconstructing yard fences and features at the Overseer's House and Tenant Cabins/Slave Quarters. This will require further archeological investigation and park planning initiatives, but again is of considerable importance for providing a more balanced interpretation of these former residential areas and their layered spatial enclosures as they evolved over the course of the twentieth century. Although there is little documentation to illustrate the discrete spatial configuration of the individual tenant cabin landscapes, the outline of the gridded lane network is clearly visible in the earliest aerials (1941, 1950). In those images, the existing North and South Tenant Cabins are visibly connected to each other, Hwy 494, the gin site, and farm lane by an internal network of gridded and interconnected lanes or drives extending west from Hwy 494. These lanes were almost certainly separated from the cabin yards by fences, and the yards may have been further sub-divided into work yards, livestock enclosures or small-animal pens, but this and the type of fencing is difficult, if not impossible, to discern from the aerials due to the image resolution and existing tree cover. Substantial archeological study (and/or ethnography) would be required and advised to guide reconstruction of the lane network, which is clearly visible in the aerials, and yard enclosures, which are only remotely visible.

For the Overseer's House, there is both photographic and oral history evidence illustrating the former yard enclosure and landscape features at mid-century. Photos from the 1940s or 50s show a picket fence enclosing a front yard with shrubs and ornamental plantings (possibly daylilies or irises) near the walkway, although it is difficult to determine exact species (**Figure 7**). A 1997 sketch by former resident Camille Metoyer provides additional detail; in addition to a fenced yard enclosure, the parcel had its own cistern (extant), vegetable garden, hog pen, chicken coops, wash pot and clothes lines, and a storage building to the rear (west) of the house, as well as ornamental plantings to the front (east) and south side of the house, including pink crape myrtles, red rose bushes, white Easter lilies and Jacob's Ladder (**Figure 8**). The 1950 aerial also captures some of the vegetation, dependency features, and vegetated yard enclosure defining the Overseer's House landscape at that time (**Figure 31**).

Land Use Treatment

Interpreting the Working Agricultural Landscape, Future Land Acquisition, and Conservation Easements

As part of future planning initiatives and if budget and staffing allow, the park should implement limited demonstration crops (ex. corn, cotton) near the Seed House to aid in visitor interpretation of the working agricultural landscape.[129] Haying and/or livestock grazing within selective portions of the property might also be reinstated to establish a more historically authentic texturing and graining to the land cover and to establish greater legibility of the historic land uses of the property. Park management acknowledges that this is unlikely given the current climate of financial and resource constraints and would open complex issues of lease management and maintenance, however, it is nonetheless important to consider.[130] These measures will have a meaningful impact on restoring a sense of the working agricultural landscape. They can also be aligned with future land acquisition strategies. As it stands, the park should prioritize land acquisition to the south and southwest of current park boundaries (within the legislated boundaries), so that future land development and/or suburbanization does not obliterate the last remaining vestige of agricultural land use adjacent to park property.

The historic Slave/African American Cemetery is located in the woodlands west of the core plantation property; its acquisition, preservation, interpretation, and visitor access through views and/or trail must be prioritized by the park. If land acquisition proves to be impossible, scenic conservation easements should be established.

Topography Treatment

Rehabilitate Surface Drainage

Because of the relative flatness of the site, the underlying alluvial soils, and shallow drainage gradient extending back from the lake embankment to the former backswamps along Bayou Brevelle (historic site drainage runs east to west), the property does experience areas of standing water and poor spot drainage, excessive runoff from building roofs (Main House especially), and mucky soils in times of heavy rain that create problems for visitor circulation, mowing and maintenance activities, and possibly also for the structural integrity of building foundations over the long term. The historic cisterns that once captured and stored the run-off rainwater from building roofs are now generally non-functioning and/or deteriorated, which compounds these issues near the primary structures. And historic drainage swales designed to carry water away from the Main House and entrance drive and ultimately along the edge of the farm lane to the west towards Bayou Brevelle have either filled in slowly over time with grass clippings and soil residue so that their bottom elevations are higher, making them less effective at drawing water away, or, in the case of the primary historic drainage ditch leading from behind the Doctor's Cottage to Bayou Brevelle (see pre-1960s aerials), have been effectively erased by mechanized farm activities and heavy equipment use post-1960.131

[129] Due to widespread arsenic contamination in site soils and accompanying safety concerns and health restrictions, any proposed garden plantings or demonstration crops would likely need to be contained within raised beds or pots.

[130] The park experimented with haying programs prior to 2016 with mixed success due to the lack of local demand for hay, inconsistency and unpredictability in farmers' mowing schedules, presence of vermin when grasses grew tall, and equipment safety concerns. Nonetheless, park management acknowledged that this practice added to landscape character.

[131] Bayou Brevelle is located outside of Park boundaries to the west and is no longer functionally connected to the remnant drainage features remaining within the Park. As a result, it is inaccessible to Park staff, outside of their management and control, and cannot be relied upon for restoration of positive drainage from the side.

The Main House and front lawn area has a number of historic drainage swales that need to be maintained or enhanced to aid with positive drainage away from the house. Similarly, the historic drainage swale that was once prominent along the southern edge of the farm lane might be reestablished, enhanced, or cleaned out to convey water westward away from the Historic Residential Core and towards the distant back swamp areas. In general, regrading should be minimized where possible to reduce ground disturbance, and SEAC (Southeast Archeological Center) or other specialists knowledgeable about archeological sensitivity should be consulted when ground disturbance is necessary.[132]

Reuse Cisterns for Stormwater Management[133]

Oakland Plantation contains a number of historic cisterns for capture of rainwater at the Main House, Plantation Store, Overseer's House, Doctor's Cottage, Corn Crib, and North Tenant Cabin. Historically, these features provided water storage but also controlled water flows immediately around the structures. Cisterns at the North Tenant Cabin and Overseer's House remain visibly connected to the structure roofs by downpipes and are used for interpretive purposes, but most of the cisterns are deteriorated and non-functioning. A survey and study of the historic cisterns should be conducted in the future to determine if these features are structurally sound and could provide sufficient capacity to warrant reuse in their historic locations.

Monitor Cane River Lake Changes and Bank Stabilization Structures[134]

The park will need to monitor riverbank changes and the stability of the engineered gabion structures along the lakefront to track rates of change and anticipate future remediation efforts. This will be especially important given the desire to provide visitor access to the lakefront and to the historic Bermuda Bridge in future planning visions and as part of the new visitor trail network.

Circulation Treatment

Reorient Visitor Approach to Lakefront/Realign Circulation to Historic Routes

Circulation paths should be reoriented or realigned so that the key residential structures are approached and entered from their front or public façades (generally east-facing), if at all possible, and so that visitors are able to perceive and appreciate the historic orientation of plantation structures to the historic/former riverfront (this is especially true for the store, whose commercial viability relied on proximity to and public access from the highway and riverfront). Thus, when feasible, the Main House should be entered by way of the front gallery along the central axis formed by the oak allée and Bottle Garden, and similarly the Doctor's Cottage should be approached from the front yard rather than the rear, making use of or accentuating the former drive alignment from the highway if possible. Ideally, the store too should be approached and entered from its commercial front rather than from the rear, although this may be problematic given the existing fence line configurations and gates that isolate the front yard of the store from the Main House lawn and Farm Lane.

In general, site circulation (both pedestrian and vehicular) should follow historic circulation alignments as much and as closely as possible (notably the Farm Lane, Main House entrance allée, and historic lane networks within the Tenant/Quarters Area and connecting to the Seed House gin site, shown in the 1941-1950s aerials), to avoid introducing too many non-compatible elements to the landscape, to help the visitor better visualize historic patterns and alignments, and to minimize the introduction of new fabric and axes of orientation within

[132] Adapted with modifications from the Magnolia Plantation 95% Treatment Draft (pp 216).
[133] The section on cisterns is adapted with modifications from the Magnolia Plantation 95% Treatment Draft (pp 216).
[134] Ibid.

the landscape. This will require the removal of a number of existing NPS-era drives and circulation features, and the replacement with a path network that better aligns with historic path routes, as evidenced in pre-1960 aerials, and hopefully, gives visitors future access to the lakefront and the 1912 Bermuda Bridge. The service drive segment that extends from the Seed House west and north and then loops east past the Wagon Shed to rejoin the historic Farm Lane alignment at the Mule Barn is an NPS-era addition and historically inaccurate. This segment of drive should be eliminated (gravel removed) and allowed to revegetate in pasture or meadow grasses. Once maintenance is removed from the Seed House and gin area to a new location, the gravel parking lot to the north of the Seed House should be removed and this area reintegrated visually into the surrounding fields as part of the agricultural landscape.

Enhance Pedestrian Circulation

Remove existing visitor paths constructed from rubber mats, recycled wood timbers (plastic wood), crushed limestone, wood bridge over swale, and mown turf (except in remote or secondary areas of visitation or areas with sufficient surface stability and drainage).[135]

Provide universal access to primary interpretive and visitor amenity locations using six-foot-wide trails, unless constrained by existing site features, to allow for dual direction movement while minimizing the visual intrusion of paths on historic landscape character.[136]

Install barrier-free, raised asphalt visitor paths with rubberized surface overlay following the project specifications provided in the Magnolia Plantation Treatments. Color of the rubberized overlay should match as closely as possible the predominant soil tones onsite (brown or tannish earth tone). New path profiles should include a gravel base excavated to 2 inches deep and built up to minimize ground disturbance, preserving subsurface resources in situ. Paths should rise slightly above the surrounding landscape in order to drain and provide all weather access.[137]

Colored concrete might alternately be employed at key locations for visitor paths and wayside or gathering nodes, but would require a balancing of aesthetic considerations, potential subsurface disturbance, accessibility, and lifecycle costs. Integral coloration should match adjacent soils in order to simulate as closely as possible exposed compacted soil footpaths or swept earth. Coloration could be adjusted to reflect changes in local soils, in the style of paths constructed at the Jimmy Carter Boyhood Farm.[138]

Coordinate circulation improvements with location and installation of new interpretive waysides, which should be thoughtfully positioned in relationship to views and desired spatial organization.[139]

Proposed new trail alignments are described in detail in the LCA1/Historic Residential Core and LCA2/Historic Agricultural Core- Circulation Treatments, summarized in the treatment tables, and illustrated on the treatment plans.

Provide Low-Profile Pedestrian Bridges (without Handrails) for Crossing Swales[140]

At Oakland, the existing wooden pedestrian bridge with raised handrails situated along the trail to the Tenant/Quarters Area near the Overseer's House should be replaced by a low-profile puncheon bridge in

[135] Adapted with modifications from the Magnolia Plantation CLR 95% Treatment Draft (pp 217-18).
[136] Adapted with modifications from the Magnolia Plantation CLR 95% Treatment Draft (pp 217-18).
[137] Adapted from the Magnolia Plantation 95% Treatment Draft (pp 217-18).
[138] Ibid. (See Figures 6.1 and 6.2 in the Magnolia CLR Treatment draft for images of JICA paths).
[139] Ibid.
[140] Adapted with modification from the Magnolia Plantation 95% Treatment Draft for consistency of treatment (p 218).

order to elevate the path above the existing drainage swale while providing a less-visually conspicuous element within the historic viewshed. Puncheon bridges are wooden structures built directly on the surface, without excavation. Construct the sides of the bridge with bumper guide boards at edges of the walking surface to avoid use of handrails. Bumper boards may be top mounted or bolted to the side of stringer boards to facilitate the replacement of decking. This bridge detail would be an appropriate low-profile solution at other swale crossings in the proposed pedestrian circulation system.

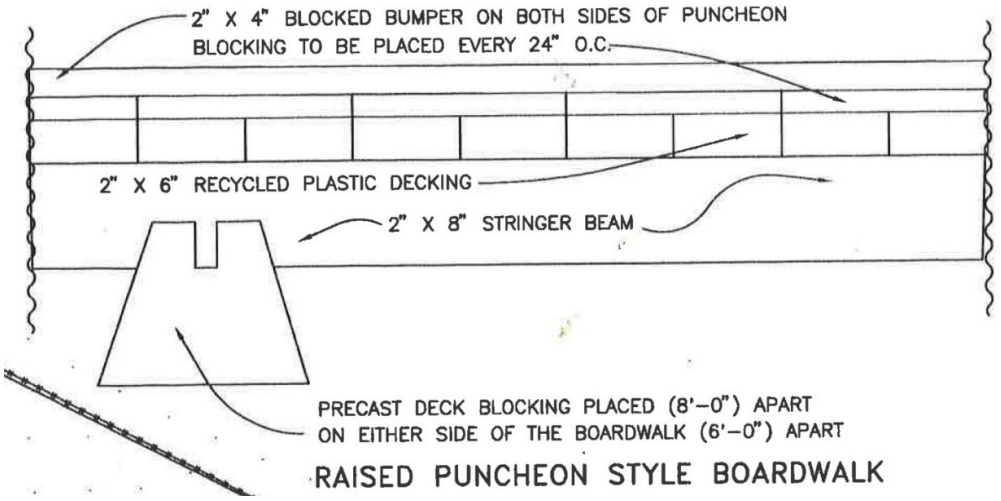


Figure 114 "Detail of a raised puncheon boardwalk with blocked bumpers from a 1997 unimplemented trail project at Magnolia Plantation. Top mounted bumpers, as shown in the detail, or side bolted bumper boards can eliminate the use of rails that introduce new visual elements to the landscape." (Magnolia CLR Treatment Draft, Site Plan/Trail Layout, Sheet 2, 395/80006, CARI).

Provide Mown Paths for Connectivity to Secondary Destinations off the Paved Path Network[141]

Use mown paths to link to secondary visitor destinations beyond the paved path system. Mown paths would help to establish a hierarchy of visitor circulation, limit impermeable pavement within the landscape, and align to historic routes when known.

LCA1/Historic Residential Core – Circulation Treatments

- Use the Farm Lane as the central east-west spine for organizing visitor circulation within the Historic Residential Core and provide a network of accessible paths and trail loops that emanate from the Farm Lane to connect to the Main House lawn and side yards and Pecan Grove/Fishing Camp area to the north, to the front yard of the Store to the east, and to the Doctor's Cottage and yards to the south. The existing rubber mat path system should be removed from along the northern edge of the lane and along the western edge of the lane's southern dogleg (as well as the segments buried underneath the existing gravel drive near the Mule Barn and near the wooden pedestrian footbridge to the rear of the Doctor's Cottage) and replaced with barrier-free trail materials (specified earlier). The new trail can follow current path alignments along the east-west segment of the Farm Lane and

[141] Ibid.

along the north-south segment that provides access to the Corn Crib enclosure, Corral, and Overseer's House and Quarters Area, but visitors should not be allowed to enter the rear yard of the Doctor's Cottage from this path (the gravel service drive should be removed here and the gate closed to visitor access).

- Use the Live Oak Allée entrance at the Main House as a primary path alignment to provide visitor access between the house and front gallery, Bottle Garden central path, and the lakefront end of the front lawn with its shaded waterfront views and historic small-scale features (entrance gate, turnstile gate, rail fence). The surface could be maintained as at present with close mowing (the central crowned alignment seems to remain relatively solid and dry probably due to a historic underlay of gravel), or a portion could be converted to an accessible asphalt path with rubberized overlay if greater accessibility is desired or needed.

- Create a spur trail and loop from the north gate of the Bottle Garden to the Cook's cabin and Pecan Grove. This could be a mown path as currently maintained or might be constructed with rubberized asphalt if needed for durability, access, and drainage. A connection should be provided from this loop to the rear and south yards of the Main House, reconnecting to the Farm Lane either at the Bell Gate (rehabilitated) or at the current gate that gives access to the Main House front lawn near the rear of the store.

- Create a path alignment from the Farm Lane to the front yard of the Doctor's Cottage using the existing gate in the north yard fence for access. This could occur either as a north-south alignment crossing the South Meadow/Farm Yard from the Farm Lane originating at a point near the Carriage House (as at present), or as a west-to east alignment originating from the front of the Farm Lane and moving along the front boundary fence past the Jujube trees and wayside, then turning on axis to follow the exterior north yard fence to the existing gate (as proposed in new visitor trail overlay provided by park). The former driveway alignment from Highway 494 to the garage at the Doctor's Cottage could be reinstated (either graveled or paved) to use as a means of pedestrian circulation between the front of the house and front of the yard where a viewing point of the lake and historic Bermuda Bridge could be established (through interpretive wayside and selective vegetation clearing along the embankment). Alternately, this could serve as a point of access and crossing to and from the lakefront in a future visitor approach strategy oriented to Cane River Lake and the rehabilitated steel-truss bridge.

- Remove the NPS service drive that wraps around the Doctor's Cottage from the staff parking area and Hwy 494 to the Farm Lane because it is non-historic and interrupts the spatial continuity of the rear yard and dependency enclosures. It also provides an obstacle to proposed pedestrian connectivity from the Doctor's Cottage front yard to the Tenant Area to the south (see recommendation below). The drive also appears to cut across a former vegetated fence line or livestock enclosure that extended south and east from the barn, visible in historic aerials (1941, 1950). Depending on the park's approach to visitor arrival and orientation from the lakefront in the future, the existing gravel parking lot (staff parking) could be maintained for staff or visitor use, or it could be removed to restore the integrity of the historic fenced yard enclosure, which would also necessitate closing off the NPS drive entry from Hwy 494 and restoring the fence line opening.

LCA2/Historic Agricultural Core – Circulation Treatments

- Create gated pedestrian openings in the south yard fence enclosures (inner and outer) at the Doctor's Cottage to provide more direct pedestrian access between the Doctor's Cottage front yard and the Tenant/Quarters Area.[142] The existing rubber mat path system should be removed from the Quarters Area and Historic Agricultural Core and replaced with a new barrier-free network of paths aligned to historic circulation patterns. The current path within the Tenant Area is somewhat meandering and does not conform to the more gridded historic lane alignments visible in the 1941 and 1950 aerials. New path alignments should follow reconstructed driveway segments extending from the highway to the Overseer's House and from the highway to the Seed House/Gin site, and interconnect with the Tenant Cabins/Slave Quarters and their yard enclosures via secondary north-south lane segments. These direct (almost right angular) east-west drive segments from Hwy 494 to the Overseer's House and from the highway to the gin site passing through the Tenant Area, as well as the shorter north-south segments connecting the Overseer's House, Farm Lane and Tenant Cabins/Slave Quarters, incrementally vanished from the landscape after 1958, but they are important features for conveying spatial organization and circulation patterns of the tenancy era and should be restored or recreated (along with fence lines or yard enclosures for the individual Tenant Cabins/Slave Quarters and Overseer's House, if possible). This would require further archeological investigation, which is highly recommended in this area in any case due to the lack of knowledge regarding the landscape evolution and changes that have occurred in this area during the progression from slavery to tenancy and later abandonment.

- Remove the existing non-historic service drive alignment to the Seed House/Gin site and replace with the more direct and historically accurate alignment seen in the mid-century aerials (1941, 1950). The historic lane to the gin site passed through the Tenant/Quarters Area south of the Gabe Nargot and North Tenant Cabin and should be restored to enhance the physical and interpretive connection between that area and the agricultural fields where the previously enslaved and later sharecropper and tenant residents labored. The modern drive alignment also cuts across the grain of the property's earlier historic arpent patterning (lanes entered the property perpendicular to the river). In the future, this new drive alignment could also be used to align the proposed visitor path from the Tenant/Quarters Area to the Seed House/Gin site once maintenance activities are removed from that area. Additional archeology should be conducted in the Tenant/Quarters Area as a prelude to making these changes.

<u>Vegetation Treatment</u>

The following section discussing vegetation management strategies for Oakland is adapted in large part from the Magnolia Plantation 95% Draft Treatment Recommendations, with site-specific modifications to the narrative.

Preserve and Improve Historic and Existing Vegetation

Vegetation helps to distinguish specific character areas within the site, creating areas of high canopy or spatial enclosure near the main residential structures (apart from the Overseer's House), field or meadow-like areas that are more visually open and give a sense of former agricultural land use, and buffering or screening effects along boundary fences or between discrete landscape character areas or yards within the interior of the site.

[142] This is in keeping with the park's recent visitor trail overlay proposal.

"The park should continue to manage individual specimens and clusters of plants to sustain and augment these resources. Where possible, remove or minimize invasive species. Where necessary for interpretation, remove incompatible non- contributing vegetation."[143] Riverbank vegetation should be monitored for its impact on the gabion stabilizing structures installed by the Army Corps of Engineers and should be selectively thinned or cleared to maintain open view lines to the lake in key visitor locations (Main House entrance gate area, Store front yard area, Doctor's Cottage front yard).

Preserve Historic Trees, Replace In-Kind as Required

The trees that are left within the property are a combination of the remnants of historical plantings (generally to be maintained and preserved) and volunteer vegetation that has grown up along fencelines since the 1960s (may be removed or retained depending on level of threat, role in screening, or contributions to habitat and species biodiversity). The old and majestic specimen trees at Oakland Plantation, especially the live oaks framing the allée entrance to the Main House and those sheltering the rear yards at the Main House and Doctor's Cottage and within the Tenant/Quarters Area, lend an indelible character to the property. Historic specimen trees (live oaks and pecans in particular) should be monitored for health and preserved for as long as possible through cyclical maintenance and informed stewardship. Specific historic tree recommendations by species or type include the following:

- Live oaks: Remove and replace after decline; consider species propagation to preserve genetic material.
- Pecans: Remove and replace after decline; consider species propagation to preserve cultivar or replace with more heat-tolerant varieties if monitoring suggests this is necessary due to climate stress.
- Crepe myrtles/ornamentals: Remove and replace after decline.
- Fruit trees: Remove and replace after decline; consider species propagation for older trees but may use modern cultivars if necessary due to pests/diseases.
- Perform regular arboricultural assessments combined with pruning and fertilization, preferably on a 3- to 5-year cycle. File arboriculture reports in the park archives and Facilities office for future reference. Tree maintenance/risk assessment should follow ANSI A300 and ANSI Z133 guidance.
- Consult an arborist or horticultural specialist when necessary to provide technical guidance on detailed pruning and pruning requirements for specific specimen trees, such as the live oaks, Osage Oranges, pecans, catalpas, and crape myrtles. The overall goal in pruning should be to balance the maintenance or restoration of desired spatial character of an area with the vigor and health of individual specimens (ex., high arching canopy balanced with stable limb stucture for allee live oaks, multi-trunked habit balanced with vigor of bloom for crape myrtles, vase-shaped habit balanced with vigor of nut bearing for pecans, hedge-like configuration balanced with fruit bearing for jujubes, etc.).
- Request support from arborists when historic trees are damaged by storms, winds, pests or diseases, for timely assessment and guidance on remedial actions. The NPS has an Arborist Incident Response (AIR) Team with training and expertise in storm recovery, tree stabilization, and historic trees.

[143] Magnolia Plantation 95% Treatment Draft, Heritage Landscapes, Mar 2021 (p 221).

- Replace historic trees in-kind and in situ when damaged or deceased. Replacement should favor regional specimens or volunteer/nursery plants from the park if possible, and historic cultivars should be planted if known. When historic species is unknown, new tree selection should be based on increasing the diversity of native species within the property. Reuse same location/hole to replant if possible (via stump grinding or waiting 1-2 years to allow stump to decompose). If this is not possible, retain spacing, spatial organization, and clustering to preserve overall character of original plantings.
- While it is desirable to replace historic trees in kind, the park should monitor for overall vegetation health and climate-related stressors. For instance, if a plant is already on the southern border of its range, a suitable alternative might be advised and required if local climate patterns continue to shift and grow progressively hotter and wetter.
- Install new trees with watering wells formed in the soil, and a circular or square shaped layer of mulch six feet in diameter centered on the tree trunk. Wood mulch should be placed to a depth of 2-3 inches, tapering to a half-inch around the trunk. New mulch is best applied in conjunction with removal of old mulch and weeding of the area in November and December when weed growth is generally reduced. Consult an arborist to determine the appropriate types of mulch for use around different tree species (fruit trees, nut trees, etc.).
- Consult with SEAC (Southeast Archeological Center) or other specialist as required for guidance on archeological sensitivity prior to digging holes for new trees.[144]

Preserve and Foster Fence Line Trees Where Historically Accurate or Desirable for Screening[145]

- Preserve contributing and other desirable trees along fence lines while controlling brush and new volunteer tree growth to provide historic character of aligned, informally spaced trees and small groups of trees, or to provide selective screening where desired. Selectively foster sapling trees in place in order to replace failing or dead trees and continue patterns seen in historic aerial photographs. If new planting is necessary, determine tree selection for fence line trees with a target of increasing the diversity of native species within the property. For example, the addition of historically present trees like sassafras (*Sassafras albidum*) and bois d'arc/Osage Orange (*Maclura pomifera*) would diversify a tree row primarily consisting of hackberry (*Celtis Occidentalis*), pecan (*Carya illinoinensis*), and boxelder (*Acer negundo*).
- Consider a field trial of environmentally sustainable herbicide options instead of glyphosate to control ground plane vegetation along fence lines. Alternative herbicides do not contain toxic ingredients. Suggested options include horticultural vinegar (>20% formulation) such as Green Gobbler and citric acid-based blends such as Avenger.[146]

Remove Non-Historic, Hazard and Invasive Trees

- Remove trees that are not historic or that detract from historic character due to their location, as well as known hazard trees and invasive tree species. The trees that are left within the property are a combination of the remnants of historical plantings (generally to be maintained and preserved) and volunteer vegetation that has grown up along the fencelines since the 1960s (may be removed or

[144] Specifications adapted with minor modifications from the Magnolia Plantation 95% Treatment Draft (pp 221-22).
[145] Adapted with modifications from the Magnolia Plantation 95% Treatment Draft (p 222).
[146] Ibid. Refer to endnote 4 of the Magnolia Plantation 95% Treatment Draft for source of recommendation (p 250).

retained depending on level of threat, role in screening, or contributions to habitat and species biodiversity). General recommendations for removal by species/type are as follows:

- Vegetated fence lines - Remove any tree under 22" DBH, except for trees to be used as screening.
- Invasive species - Remove immediately.
- Hazard trees detrimental to public safety or structural integrity - Remove immediately.

Apply Limewash to Historic Trees for Interpretation[147]

Historic photographs and oral history document the long and continued cultural practice of applying limewash to tree trunks at Oakland, especially to the live oaks and pecan specimens in the Main House yard and near the Store and Farm Lane. The perpetuation of this practice should continue if feasible (either through staff or volunteer efforts) to expose visitors to a unique aspect of the region's cultural landscape and Creole heritage, and to promote the preservation of individual specimen trees and groupings. The presence of limewashing would enhance the interpretation of regional cultural practices and would highlight the presence of important sentinel trees at Oakland.[148] Although CARI staff has continued this practice through limited demonstration or test application in the past, limewashing might best be carried out in the future or on a greater extent as an experiential interpretive process conducted by school groups or volunteers to reduce staff maintenance burdens. Limewash is a labor-intensive process, and the park should consider developing a volunteer partnership to apply treatment to one or more specific trees in an annual cyclical progression or multi-year sequence. The following recommendations may be useful if this practice is carried out.

- Devise a strategy and timetable for limewashing based on park staff and volunteer capacity. Options include limewashing a single historic tree as a demonstration exhibit, all trees within an historic grouping (allée, Pecan orchard), or specimen trees above a certain diameter. Exclude trees along fence rows and boundaries as there is no evidence of limewashing occurring along field edges and because these trees are likely volunteers and not historic.

- The limewash formula for trees should consist of only hydrated lime and water, as recommended by the NPS National Center for Preservation Training and Technology (NCPTT).[149] The solution should be applied around the base of tree trunks to about six feet in height down to the exposed root features. Heights of former limewash may vary. Observe former height if possible and apply to match. Park staff recommends three coats per tree to provide a consistent appearance for up to eight months. The vestige of this practice is also meaningful so infrequent and episodic applications provide an interpretive effect similar to regular, periodic applications. Annual treatment may not be necessary.

- Monitor soil conditions and pH around limewashed trees for any negative effects on tree health over time.

Continue Turf and Field Mowing[150]

The park should retain two mowing regimes, shorter (3-4", B1 Functional-short, in current NPS parlance) and taller (6-8"), to simulate differences between historic land uses and to provide clear visitor walking routes across the Oakland landscape. Shorter grasses along paths and in areas of heavy visitor use increase safety from

[147] Specifications adapted with only minor modifications from the Magnolia Plantation 95% Treatment Draft (pp 222-23).
[148] See endnote 5 of the Magnolia Plantation 95% Treatment Draft for additional references on limewashing (p 250).
[149] See endnote 6 of the Magnolia Plantation 95% Treatment Draft for additional reference (p 250).
[150] Adapted with minor modifications from the Magnolia Plantation 95% Treatment Draft (pp 223-24).

snakes, insects and rodents, while reflecting the more intensive maintenance of the property's historic residential lawns and yard enclosures. Longer grasses lend a pasture-like appearance compatible for historic livestock areas and grazed pastures but may also serve to simulate in some cases the taller heights of crop planting in former agricultural fields where active agriculture is no longer present. These recommended mowing patterns closely align to CARI's current mowing regime.

In the outlying meadows and interstitial pastures and fields away from the residential lawn and yard enclosures, the park should permit broad leaf herbaceous plants to coexist with turf or pasture grasses in order to enhance historic character and to reduce the application of broadleaf herbicides. Some "shagginess" is appropriate in these areas because plantations were working agricultural landscapes with a variety of ground cover textures and management regimes (haying, grazing, pasturing, mowing, scything, etc.), which cannot be fully recreated or simulated with modern mowing and string trimming. Varied mowing regimes targeting specific areas of the landscape may alter the presence of common weeds such as Virginia Buttonweed, Torpedograss, Dallisgrass, Dollarweed, Dichondra, Yellow Nutsedge, and Crabgrass. Lawns mown more frequently and maintained at a lower height may contain fewer weeds than less frequently and higher mown areas.

In keeping with mowing recommendations for Magnolia, the frequency of mowing should align to growth rates such that no more than one third of grass blade height is cut at a time for optimal turf health. Mowing should not be done on wet grass as it can create surface ruts and increase susceptibility to Brown Patch, Pythium Blight, and other fungal diseases. Emergency mowing prior to major storm events like hurricanes should be anticipated in order to reduce clean up and to expedite drying. Proposed detailing of fences responds to facilitating mowing equipment and regimes. Also, to ease mowing effort, the surface of former fields and yards should be smoothed with a tractor-pulled roller or other means on an as-needed basis. Such leveling should reduce damage to equipment and decrease safety hazards for staff. The recommended mowing regimes are as follows:

- Mow mixed species lawns to approximately 3 inches in height to interpret areas of historic residential or commercial use and intensive maintenance and to delineate contemporary visitor use areas and paths in the following locations:
    - In the Entrance/Visitor Service Zone (EVS) around the NPS Entrance Pavilion, along the entrance drive and parking area
    - Along all paved paths at single mower width, on both sides
    - Around the foundation of all buildings
    - Main House front lawn and side yards
    - Store yard
    - Doctor's House yards
    - Around Overseer's House to simulate the historic fenced yard enclosure visible in mid-century aerials (1941, 1950) until that feature can be reconstructed from further archeological investigation
    - Around Tenant Cabins/Slave Quarters in a simple rectilinear pattern to simulate former yard and lane configurations visible in mid-century aerials (1941, 1950)

- A differential mowing pattern might also be used to mark the outline or dimensions of the former Tennis Court (shorter mowing pattern to mark outline or dimension of court, longer grasses around perimeter) if the Park desires to interpret this feature in the future.

- In turfed areas where decorative stones or known archeological foundations remain, maintenance staff should carefully hand weed around them and/or use minimal herbicide application in order not to damage these fragile features and to preserve their spatial arrangement and/or archeological integrity. An example of this would be the patterned arrangement of small stones found at the base of at least one of the allee live oaks near the Bottle Garden. Extreme care should be exercised when operating heavy equipment (tractors, mowers, trucks) immediately adjacent to these features so as not to dislodge them.

- Bush hog mixed species turf when vegetation reaches 12 to 18 inches high. Mow at approximately 6-8 inch height to interpret former pastures and work yards in the following locations:

  - Entrance/Visitor Service Zone (meadow areas northwest, west and southwest of Tractor Shed), apart from more closely mown swathes along entrance drive, parking area, Entrance Pavilion, and paths

  - Fields and meadows north of the Main House, including the Fishing Camp area and Pecan Grove

  - South Pasture/work yard north of the Doctor's Cottage and south of the Farm Lane

  - Back Pastures and livestock enclosures (Corn Crib, Corral), including the area around the Wagon Shed and Cattle Dipping Vat

  - Tenant/Quarters Area, apart from more closely mown swathes around cabins and cabin ruins to simulate historic yard enclosures or edges

Rehabilitate and Manage former Agricultural Fields as Meadow, with Possible Crop Demonstrations in Future[151]

In the agricultural fields surrounding the Seed House and former gin site to the west of the Tenant/Quarters area and south/southwest of the livestock enclosures (Corn Crib and Corral), the park should maintain or augment field grasses and other herbaceous meadow species to interpret former agricultural land use that would have included corn, hay, and other rotational crops. These fields should be managed to promote and sustain native species that give the appearance of hay production and allow visual differentiation through texturing from other pasture, meadow, and livestock areas at Oakland. This is a deviation from the current mowing regime at CARI and might be accompanied by the limited reintroduction of haying to the landscape, or perhaps even limited demonstration crops in the area surrounding the Seed House in the future.

Former agricultural fields can be seeded with species such as White Clover (Trifolium repens), Bur Clover (Medicago polymorpha), Bush Clover (Lespedeza spp.), Carpetgrass (Axonopus spp.), Rescuegrass (Bromus catharticus), and Big Bluestem (Andropopgon gerardii), which were likely present at Oakland Plantation during the period of significance. While traditional fodder grasses like Bahiagrass (Papsalum notatum) and Coastal Bermudagrass (Cynodon dactylon) can be retained, establishing a homogenous cover of these grasses is not recommended as they require additional fertilization, soil additives, watering and insecticides. Generally, grasses should be sown in the spring and forbs hand- broadcasted and raked in by hand in the late summer or fall. A roller can be used to help foster these desired grasses and fauna and will also help to improve drainage

[151] Adapted with minor modifications from the Magnolia Plantation 95% Treatment Draft for consistency of treatment (pp 224-25).

and keep grounds from damaging equipment and ankles when walking off path. Rollers are a historically common implement in agriculture and still used in fields around Oakland.

Mow or bush hog the field to a height of 6 to 8 inches to foster historically desirable grasses.[152] Mow at different angles on consecutive mowings to reduce the pattern of matting from clippings. This will minimize thatch build-up.

Develop a Vegetation Inspection and Maintenance Schedule[153]

Develop a regular schedule of vegetation management actions that include cyclic and rotated elements, through the calendar year, to facilitate ongoing vegetation preservation and specific care.

LCA1/Historic Residential Core –Vegetation Treatments[154]

Preserve Historic Specimen Vegetation, Vegetation Clusters and Arrangements, and Replace as Needed

Preserve vegetation that contributes to the historic character of the Main House, Store and Doctor's Cottage Yards, including significant specimen trees, ornamental understory vegetation, and ephemeral bulbs. Preserve and replace important specimen trees in the Fishing Camp area and rehabilitate historic vegetation patterns (orchard arrangement, fruit tree plantings) in the Pecan Grove/Orchard area, including character, form, or species of individual plants where known. Maintain, enhance or selectively clear fence line vegetation along perimeter fences in the residential core as necessary for viewshed management or buffering of non-historic adjacent land uses. This report will not address vegetation management in the Bottle Garden as this feature is the subject of a separate CLR currently underway.

Specific recommendations are as follows:

- Preserve and maintain through cyclical maintenance (pruning, mulching) and periodic arboricultural inspection the ten specimen live oaks (*Quercus virginiana*) that make up the planted allée leading from the historic/former riverfront to the Main House. The eight mature trees[155], which likely date to the 1820s or 30s, reflect the earliest period of formal (geometric) landscape development at Oakland, and their arrangement along a perpendicular axis with Cane River Lake is expressive of the unique long lot or arpent patterns common to historic/former riverfront properties in the region. These trees are meant to function as a collective spatial arrangement rather than as individual specimens, creating an arching and interlaced canopy that frames the view of the house from the road and riverbank and the view of the river from the house, as well as serving to funnel breezes from the water towards the house. Pruning activities should consider the overall shape of the space formed by the canopies and not just the balance of individual trees and should preserve to the extent possible the framed views at either end. Trees should be replaced in-kind and in situ to replicate the historic lateral and longitudinal spacing of the Allée as individual specimens decline, preferably with seedlings propagated on-site from parent stock to maintain the form, spatial character and genetic lineage of the originals.

[152] See Endnote 11 of the Magnolia Plantation 95% Treatment Draft for specific reference (p 250).
[153] Adapted from the Magnolia Plantation 95% Treatment Draft (pp 225).
[154] From this point, treatment recommendations include some LCA-specific sets of recommendations.
[155] There are two younger trees interplanted within the allée near the middle, presumably as replacements for lost specimens.

- Monitor the allee live oaks and other specimen trees for signs of Formosan termite infestation, which seems to be on the increase regionally due to warmer, damper conditions brought on by climate change.

- Preserve the row of crape myrtles (*Lagerstroemia indica* spp.) along the interior of the cedar rail fence at the Main House front yard, and prune when necessary to provide filtered views of the lake. Several trees have been lost to recent storm events or accidents. These trees apparently sucker readily, according to park staff, so replacements could be generated from the suckers (or cuttings) from the original trees to fill in gaps when necessary.

- Preserve the specimen (2) Osage Orange/Bois d'Arc trees (*Maclura pomifera*) near the East Pigeonnier, Farm Lane and rear of Store. These are included in the park's interpretation of regional cultural traditions and are the subject of a proposed wayside in that area. Replace in-kind upon decline, propagating on-site if possible. Additional specimens could be added to existing fence line vegetation along the north and northeast perimeter of the property or within the informal grove-like cluster surrounding the Fishing Camp area for species diversification and additional interpretive opportunities. Note that this species is currently receiving USDA attention related to climate change, diminishing range and vigor; existing specimens should be monitored for climate-related stress.

- Preserve the Pecan tree (Carya Illinoensis) that shades the gas pumps to the front of the Store until it declines/dies, but do not replace in situ. It was a volunteer that grew up between the original gas pumps and was maintained by the family after the original shade trees in the store yard, located slightly further south, died (**Figure 18**). In 2017, the Park restored the gas pumps and relocated them (and their foundations) to the north of their original location to accommodate this space-defining and shade-creating tree, which stands on the original footing of one of the pumps. If the Park decides to replace this specimen to maintain/restore the shaded yard configuration and spatial character seen in historic photos, the tree should be replanted 4-5' to the south of the current location so that the Park can also reset the gas pumps to their original location. Although replacement with historic cultivars is generally desirable, pecans are known to be susceptible to a warming, wetter climate, which might dictate the selection of a more heat tolerant variety here (this would also hold true for new plantings in the Pecan Grove). In addition, historic photos show limewashing on the tree trunks in the store yard, including pecans and what appears to be an Osage Orange immediately adjacent, a former specimen which might also be replanted. Limewashing would be historically appropriate on the trees (existing or replanted) in the store yard.

- Preserve the large Live Oak in the south side yard between the Carriage House and southeast corner of the Main House. Preserve the adjacent row of crape myrtles (4) and single Japanese magnolia that likely marks a former yard enclosure fence alignment.[156] Preserve the Pecan tree to the southwest of the Main House (near the Carpenter's Shop) and replace in-kind. Cultivar could match one of the historic cultivars from the orchard area.

- Preserve and replace-in-kind the large specimen live oaks (3) that canopy the Main House rear and dependency yard and tractor shed yard. The large oak closest to the back of the house seems to be of a similar size and age class to the allée oaks and may be in declining health according to park staff. Propagate replacement from parent stock if possible.

- Plant additional historic fruit tree cultivars (apricot, peach, citrus) in the yard area to the south of the Pecan Grove near the northwest corner of the kitchen wing to enhance the variety and spatial

[156] Although these crape myrtles may post-date the 1960 POS, judging by photos of this area through time, they do provide some sense of the various yard enclosures and fence line configurations that seem to have existed in this area to the south of the house in the mid-twentieth century. They should be preserved and maintained but do not necessarily need to be replaced upon decline.

arrangement of domestic orchard plantings and to bolster interpretation of plantation self-sufficiency.

- Preserve, monitor and replace Catalpa (*Catalpa bignoniodes*) specimens (6-8) in the informal grove area surrounding the Cook's Cabin (east, north and west) and minnow pond depression as they decline. The catalpas are the subject of a proposed wayside related to the use of webworms (common to catalpa trees) as fishing bait and are important features in the interpretation of the Fishing Camp area and the family's early twentieth century commercial enterprise. Catalpas can be propagated from stem cuttings or from seeds collected from the mature pods. The catalpas in this area are currently intermixed with live oaks and pecans, and these species may be replanted among the catalpas as the grove thins in order to maintain the informal shaded character of this former camp area. Osage Orange could also be added to the mix for species diversification.

- Remove excessive vine growth (ivy, poison ivy, Virginia Creeper) from trees and tree trunks in the Fishing Camp and minnow pond area.

- Preserve and maintain clusters of ephemeral bulbs (spider lilies, daylilies, iris) where they occur along the Main House entrance drive and in the Fishing Camp area (ex., around the edge of the minnow pond where orange daylilies have been observed to emerge after extended rainy periods and delayed mowing), as these are remnants of historic plantings and are frequently markers of vanished features such as walkways, fence lines or building foundations. Adjust mowing regime for seasonality of bloom time in areas with known bulbed species. The park should monitor bulbed species for signs of climate-related stress and replace with more heat tolerant varieties if this proves to be an issue.

- Rehabilitate/replant the historic pecan orchard using historic aerial documentation (1941, 1976) to approximate the configuration and spacing of earlier mature plantings. The NPS has planted some new specimens over the last 10 years to restore a semblance of the original grove, but only some of the young trees have survived while others have died or succumbed to storm damage. Furthermore, the 2020 park aerial reveals that the current planted zone (as indicated by the distinctive mowing pattern seen in that image) is considerably smaller than the original mature grove seen in the earlier historic aerials, especially in its north-south dimension. The earlier aerials show approximately 18 to 20 trees loosely gridded but occupying a significantly larger area than the current NPS replanting. Healthy existing trees may be maintained and supplemented by historic cultivars or genotypes such as Centennial, MoneyMaker and Success, as recommended in the *CARI Vegetation Management Plan* [157] New plantings should be arranged in a loose gridded pattern with alternating trunk spacings established between successive north to south rows, approximating the configuration seen in the historic aerials. The park should follow the detailed cultivar recommendations, planting guidance and seasonal maintenance checklist provided in Chapter 5 of the 2014 *CARI Vegetation Management Plan*, which focuses specifically on the Pecan Grove and its re-establishment.

- Preserve and maintain clusters of ephemeral bulbs (spider lilies, daylilies, iris, etc.) where they occur along the inner fence lines of the Doctor's Cottage yard. Adjust mowing regime for seasonality of bloom time in areas with known bulbed species. The park should monitor bulbed species for signs of climate-related stress and replace with more heat tolerant varieties if this proves to be an issue.

- Preserve and replace in-kind and in situ the two large Live Oaks to the rear (west) of the Doctor's Cottage as they are mature specimens of a similar size and age class to those at the Main House.

- Preserve and maintain existing front yard vegetation at the Doctor's Cottage. Even though the front yard appears to be more densely canopied now then in mid-century aerials showing more juvenile

[157] Bernadette Cooney, Cane River Creole National Historical Park Vegetation Management Plan, NPS, 2014.

or recently planted vegetation, this report recommends the preservation and maintenance of existing front yard vegetation (trees and shrubs) in order to provide critical shade and spatial definition to this former residential yard. The existing front yard vegetation appears to be a mix of pre- and post-1960 planting schemes, judging by historic aerials (1950, 1966 1976), so the park will have to decide whether to maintain/restore the more shaded condition as vegetation declines, or whether to allow the front yard to return to a more open and transparent character apparent in the earliest aerial photos (1941).

LCA2/Historic Agricultural Core – Vegetation Treatments

- Mow Corn Crib enclosure in longitudinal pattern oriented east-to-west to simulate historic pasture graining.
- Conduct further research and archeological investigation to allow full or partial restoration of the picket fence yard enclosure and horticultural yard plantings at the Overseer's House, using historic aerials (1941, 1950), the 1997 Camille Metoyer sketch, and family photos for guidance. Interpret the former yard features and dependencies noted in the Metoyer sketch on the Overseer's House wayside.
- Preserve and maintain clusters of ephemeral bulbs (spider lilies, daylilies, iris, etc.) where they occur along the former front walkway to the Overseer's House and near building foundations, former fence lines or walkways within the Tenant/Quarters Area. Adjust mowing regime for seasonality of bloom time in areas with known bulb species.
- Restore/replant a cluster of pecan trees (3-5) near the southeast corner of the Corral Shed enclosure to mark the former drainage swale that ran through this area across the fields to the southeast, and to provide spatial separation between this former livestock area and the residential yard enclosure of the Overseer's House to the south. Use historic aerials for guidance.
- In Tenant/Quarters Area, use gridded lane divisions visible in 1941 aerial to establish new path network and to demarcate the outlines of the 3 tenant cabin parcels (grid boundaries may be marked with path alone or could be combined with fencing to mark individual yard enclosures if determined appropriate by further research or archeology). Mow the resultant yard or parcel divisions around each of the cabins (Gabe Nargot ruin, North Cabin, South Cabin) in alternating cross-grained patterns (perpendicular or parallel to the grid lines) to distinguish cabin parcels from each other and to establish differential texturing.
- Preserve the mature Live Oaks in the Tenant/Quarters Area (one shading the North Tenant Cabin and the other north of the Gabe Nargot ruin) as they represent former yard or lane vegetation and serve as important shade elements in this otherwise very open landscape.
- Conduct further archeological investigation and research in Tenant/Quarters area to determine possible yard or enclosure configurations and features. If possible, restore/recreate at least one of the tenant yard enclosures and a residential garden as a demonstration area for interpretive purposes.
- Encourage growth of volunteer fence line species (hackberry, cedar, etc.) or plant native fence line species along perimeter fence east of Tenant Cabins/Slave Quarters (along Hwy 494) to buffer views of modern lakefront residence in areas where viewsheds along the new visitor path alignments are most compromised (there are already some volunteer hackberries along the fence that can be maintained for screening). Appropriate segments of fence for screening or buffering will need to be field checked and identified after new path alignments are established.

- Plant selective demonstration crops (corn, cotton, etc.) in the Seed House/Gin site area to better interpret the agricultural activities that took place here historically and to introduce a broader variety of agricultural texturing in this former farm landscape. This recommendation, of course, is contingent on future park resources and staffing capabilities and is tied to the proposed relocation/removal of maintenance activities and storage from this location, a long-range planning initiative proposed in the GMP and re-emphasized in this report. The presence of rotational crop plantings within this former agricultural area would greatly enhance the park's ability to interpret the working agricultural landscape and field activities to visitors in situ, rather than in a remote location (Entrance Pavilion or Tenant/Quarters Area). Note, however, that due to widespread arsenic contamination of site soils and accompanying health concerns and safety restrictions, proposed plantings and crop demonstrations would likely need to be contained in raised beds or in pots.

- Reestablish the line of the former farm ditch/drainage swale prominent in early aerials (1950, 1958, 1966) by planting a scattered row of common fence line species to visually simulate the alignment of this once prominent field boundary, which ran from the Corral area behind the Doctor's Cottage southwest to Bayou Brevelle. Most of the former ditch alignment (and Bayou Brevelle) lies outside of current park boundaries, making functional restoration impossible without extensive land acquisition. It would be simpler and cheaper to restore the line of (volunteer?) vegetation along the former ditch alignment to visually "mark" its presence on the landscape for interpretive purposes than to reconstruct the ditch. Aerials show that the lane to Bayou Brevelle also ran along this tree-lined edge, which was probably also fenced. The remnant of this ditch or swale is still visible to the rear of the Doctor's Cottage, where a wooden pedestrian footbridge crosses it.

Remove Non-Historic Trees

- Remove trees that are not historic and detract from historic character due to their location. Trees to be removed are:

Small-Scale Features Treatment

Small scale features are important to maintaining the feeling and associations of the landscape with the continuum of plantation history and to convey the story of evolving land uses, and date to many different eras in the site's evolution. The Plantation Bell, cisterns, rain gutters, foundations of former structures, fences, gates, gas pumps, kettles, and signs[158] all aid in communicating the layered vernacular history of commercial, residential and agricultural activity engaged in by the generations of enslaved workers, tenant farmers, sharecroppers, and owners who lived and worked on the property.

Inspect, Preserve, Repair, and Restore Historic Cisterns to Working Function

Inspect, preserve, and, if possible, restore historic cisterns to working function to improve drainage around building foundations, to enhance interpretation of historic vernacular responses to water resources and plantation self-sufficiency, and as demonstration features to enliven the visitor experience. In the future, if it hasn't already, the park should pursue funding for a comprehensive survey and condition assessment of existing cisterns to determine which, if any, of them might be efficiently and cost-effectively restored to active function. The persistence of cisterns of this type from the past are somewhat rare, but the sheer number of them surviving at Oakland makes this ensemble even rarer and includes both in-ground and above-ground masonry examples, as well as elevated metal types.

[158] The Sugar Kettles, Esso Sign, and other large-scale equipment on the landscape will receive cyclic treatment in FY 22.

Preserve, Conserve, and Maintain Museum Artifacts from Park Collections for Display in Landscape

A number of museum, farm, and commercial artifacts from the park collections are on display in the landscape at Oakland, including sugar kettles, an antique hay rake, farm implements and tools, and the Store's historic gas pumps and Esso sign to name a few. Some of these items have been preserved or restored and the original displayed, and others have been conserved and placed in the museum collection with a replica made for display. Because the landscape is no longer a working agricultural or inhabited residential landscape, the display of these features within the landscape contributes significantly to the feeling of authenticity of the property, speaking to its layered continuum of residential, agricultural, and commercial land use over time, and providing opportunities for more vivid and engaged visitor interpretation. The park should properly catalog, inspect, and conserve original artifacts, displaying originals when appropriate, and providing appropriate replicas or comparable period pieces when artifacts are especially fragile or unique. If it hasn't already, the park should consider rotating pieces from the collection periodically within the landscape to allow for varied interpretation, and to offered balanced interpretation of both the landscapes of labor and the landscapes of dwelling (antique farm implements or tools in particular come to mind as reminders of agricultural use, whereas period lawn furniture or clotheslines might serve as reminders of residential use).

Rehabilitate Perimeter Fences and Interior Yard, Lane, and Enclosure Fences and Gates[159]

Based on the broader recommendations and conclusions of this report to elevate the interpretation and material expression of the landscapes of labor at Oakland, the overall goal and strategy for fence rehabilitation and maintenance should be two-fold: **1)** to preserve, maintain, and rehabilitate when necessary existing perimeter and interior fence lines and gates in-kind, using historically compatible materials (post and wire mesh for perimeter or boundary fences, and interior field and pasture enclosures; post, wire, and single-strand barb along the farm lane and other areas where this type is known to have been present historically; board fencing for large-animal livestock [cattle] enclosures such as at the Corral and Corn Crib areas; picket around the Bottle Garden enclosure [and possibly around the Overseer's House yard when and if archeology or further ground-penetrating survey allows restoration of this feature]; and modified ornamental rail along the front property line with Hwy 494 and Main House front lawn area); and **2)** to reconstruct or "mark" former yard boundaries or spatial enclosures within the Tenant/Quarters Area (historic fence type unknown and undocumented through photos) and at the Overseers House (mid-century picket fence type documented through photos), in order to strengthen the story and material expression of tenancy in the overall site narrative. This might be achieved through a contemporary but compatible fence overlay (i.e., modified picket at the Overseer's House) or through some sort of interpretive outline "marking" the trace of the former yard enclosures (ex., corner posts or gate marker posts without intervening fencing or mesh), or a combination of the two approaches, guided, of course, by further archeology, in order to richly suggest the historic layout of enclosures and residential spaces in these areas. Specific design details for contemporary fencing or boundary marking within the Tenant/Quarters Area or at the Overseer's House would need to be developed as part of a separate contract or construction details in the future (justification for this approach derived from *The Guide to Cultural Landscape Reports* is provided in the detailed recommendations section that follows).

Obviously, the recommendation to reconstruct or rehabilitate additional fences or spatial enclosures that then need repair and mowing may require greater maintenance funding and/or staffing, but the Park should establish its funding priorities for fence line restoration and maintenance based on future interpretive objectives, rather than strictly on maintenance of what already exists. If the park is able to fund and conduct additional archeology at the Overseer's House and within the Tenant/Quarters Area, especially studies that

[159] Adapted with modifications from the Magnolia Plantation 95% Treatment Draft for consistency of treatment (pp 226-27).

reveal more about the physical layout and former spatial arrangements of these areas, the restoration and interpretive "marking" of these former fence lines (yard enclosures, small-animal pens, etc.) would ultimately enrich the park's ability to convey the story of a working residential landscape of layered complexity and would greatly enrich the visitor's ability to envision the former spatial arrangements and the balance of working and dwelling that co-existed in these areas. Ultimately, this report emphasizes the importance of conducting further archeology within the landscapes of labor (Tenant/Quarters Area, Overseer's House, agricultural fields surrounding Seed House/Gin site), so that unwritten or unrecorded details of the former spatial organization might be revealed and prioritized in future interpretive and reconstruction efforts.

More detailed recommendations for fence line maintenance and rehabilitation follow, and are partially adapted from the Magnolia CLR Treatment draft: [160]

Rehabilitate historically compatible perimeter fences to prevent incursion by livestock, wild animals or trespassing humans. Preserve historic perimeter fenceposts and functional fence remnants. Inspect existing boundary fences on a regular basis for damage and needed repairs. Perimeter fence repairs or alterations may require communication with neighboring landowners or additional survey work to determine ownership and maintenance responsibilities.

For sections of perimeter fence that abut active pasture, barbed wire may be used as necessary to confine neighboring livestock. When repair or replacement is necessary, add simple wood post and hogwire fences along the north, south, and west property lines to provide a controlled edge boundary while maintaining relative visual transparency. This transparency is especially important along the southern and western property line where views to the woodlands along Bayou Brevelle and to adjacent active agricultural fields are essential to the integrity of setting and the visitor's understanding of the former extent of the working agricultural landscape.

The general-purpose hogwire fence recommended for use at Oakland is a galvanized steel wire mesh that can withstand weather and wear and tear from livestock. Hogwire fencing may be woven wire with welded bonds or employ proprietary knots that act as hinges. Typical infill patterns have either uniform square openings (e.g. 6" x 6") or smaller square openings at the bottom and larger openings at the top (e.g. 3" x 6" up to 7" x 6"). Both infill patterns are acceptable; however, fencing with variable-height openings may be preferred in areas where burrowing animal activity is present. Uncolored steel materials are preferred over fence types with colored wire, such as a top red wire. Because feral pigs are not present at Oakland, perimeter fencing may be raised above the ground to facilitate mowing.

Exceptions to post-and-hogwire fencing along the perimeter include the wooden rail fence along the Main House and Store front yard boundaries at LA-494 and, in the interior of the property, segments of wooden board fencing used in former livestock enclosures (Corn Crib enclosure, Corral), picket fencing along the eastern edge (front) of the Bottle Garden, and the single-strand-barbed-over hogwire fencing found along the northern edge of the Farm Lane and south side yard of the Main House. In each instance, the existing fence type should be preserved, repaired and maintained.

For consistency, this report maintains the fence detail graphics developed in the Magnolia Plantation CLR Treatment draft but graphically highlights the details/types that are deemed most appropriate for Oakland based on available information and documentation (the fence types at Magnolia are more complex and nuanced than at Oakland, hence some of them are not applicable). Representative details and specifications for recommended fence types are illustrated in Plans L31, L32 and L33 of the Magnolia Plantation Treatment draft and are provided for reference (**Figures 116, 117, 118**) here. Park management may use the highlighted

[160] Adapted with modifications from the Magnolia Plantation 95% Treatment Draft for consistency of treatment (pp 226-27).

fence type details as a general guide for repair or rehabilitation of existing post and wire, picket, and board or plank fencing at Oakland. The rail fence at Oakland is unique, rustic, and quirky in its detailing (and difficult to capture in a generalized specification graphic); it should be repaired in-kind and maintained incrementally in-situ as necessary to maintain its improvised and rustic character.

The following excerpt from *The Guide to Cultural Landscape Reports* is provided as a guide and a justification for a more contemporary approach to fence line reconstruction (contemporary but compatible) or "marking" of spatial boundaries in the absence of precise documentation, an approach that this report suggests and that may be considered within the Tenant/Quarters Area and at the Overseer's House. The Guide to Cultural Landscape Reports notes that when "there is inadequate information, the replacement [of missing features] reflects a new design that is compatible with the character of the landscape, yet contemporary, so that a false historical appearance is not created."[161] In this case, there is no information that dates photos consistently, and while there is evidence of missing fence lines, it is impossible to know the precise type of fence that would have been used. The Guide elaborates that, "The key to designing a compatible feature is identifying the historic character of the feature and determining a contemporary design which references the historic character in scale, detail, composition, and materials."[162] It provides the example of a treatment recommendation to reestablish a fence around a farmstead but there is insufficient evidence regarding the exact historic design. Based on the knowledge that picket fencing was historically used, the design principles that guide the placement might include siting, use of certain materials, and incorporation of the vertical, uniform character of a picket fence design. In order to distinguish the fencing from an accurate reproduction, a contemporary design (such as a square for the top of each picket might be chosen).163

In conclusion, given the spottiness and inconsistency of historic photographic documentation for property fence lines and the shifting vernacular nature of fence line maintenance and repair over time, this CLR recommends reevaluating the general approach to replacement of fencing to focus on interpretting the authentic character and intent (visibility for plantation surveillance, social hierarchy, announcement of larger property bounds, secure enclosure of large animals), and further, transitioning to an approach that distinguishes contemporary replacements from the presence of historic fences.

Prioritize fence preservation as follows:

1) Maintain and repair existing fence lines and enclosures with in-kind materials and detailing.

2) Reconstruct or "mark" former yard boundaries or spatial enclosures within the Tenant/Quarters Area and at the Overseers House in order to strengthen the story and material expression of tenancy in the overall site narrative. This might include a contemporary fence overlay or interpretive outline on the trace of the former yard enclosures, or a combination of these two approaches, guided by further archeology.

3) Repair, maintain, or reconstruct the north/front pasture fence that distinguished or outlined the north or front pasture from the Fishing Camp Area and Pecan Orchard, clearly visible in mid-century aerials.

4) Install temporary post-and-hogwire fence enclosures with gates around Pigeonniers to replace the orange safety fencing.

5) Replace chain-link or wire mesh along sides of Bottle Garden with picket fencing (seems likely that entire enclosure was originally picket, but not certain from existing documentation). Research for the

[161] Page, Guide to Cultural Landscapes, 90.
[162] Page, Guide to Cultural Landscapes, 90.
[163] Page, Guide to Cultural Landscapes, 90.

Bottle Garden CLR may establish this more definitively. Restore rose arbor over front entrance gate to garden.

Additional fencing recommendations that might be adopted based on the Park's interpretive goals, the emergence of further documentation for their justification, and/or localized (ground-penetrating radar) survey follow:

- Restore picket fencing between rear yard dependencies at the Main House documented in historic family photo to mark former work yards and small-animal pens and enclosures (chicken coops, etc.).
- Mark boundaries of former Tennis Courts with fencing (unknown whether there was a fence here, but likely was). If necessary, signifying this enclosure can be achieved using a mowing pattern to outline the former feature.

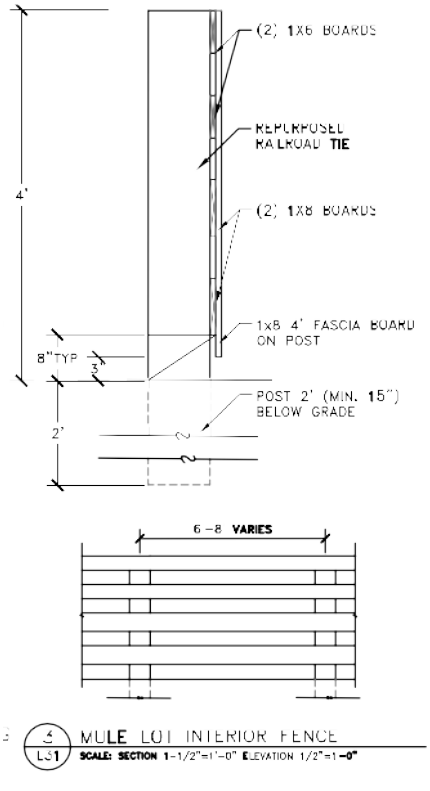


Figure 116 Recommended board fence, detail excerpted from Magnolia CLR Draft Treatment, Drawing L31 (CARI).

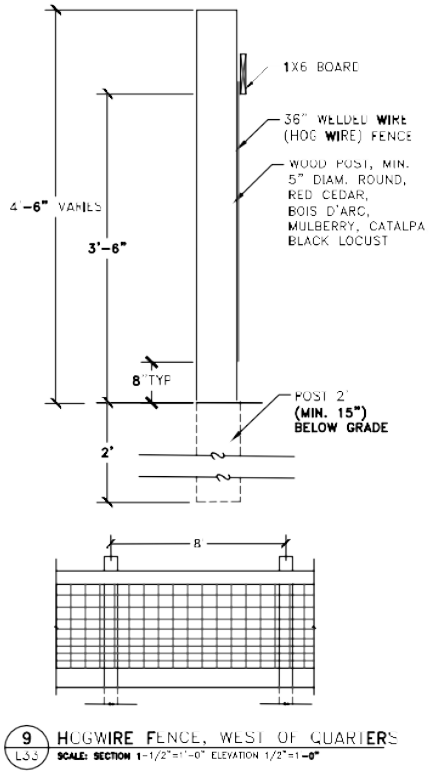


Figure 115 Recommended mesh or wire fence, detail excerpted from Magnolia CLR Draft Treatment, Drawing L32 (CARI).

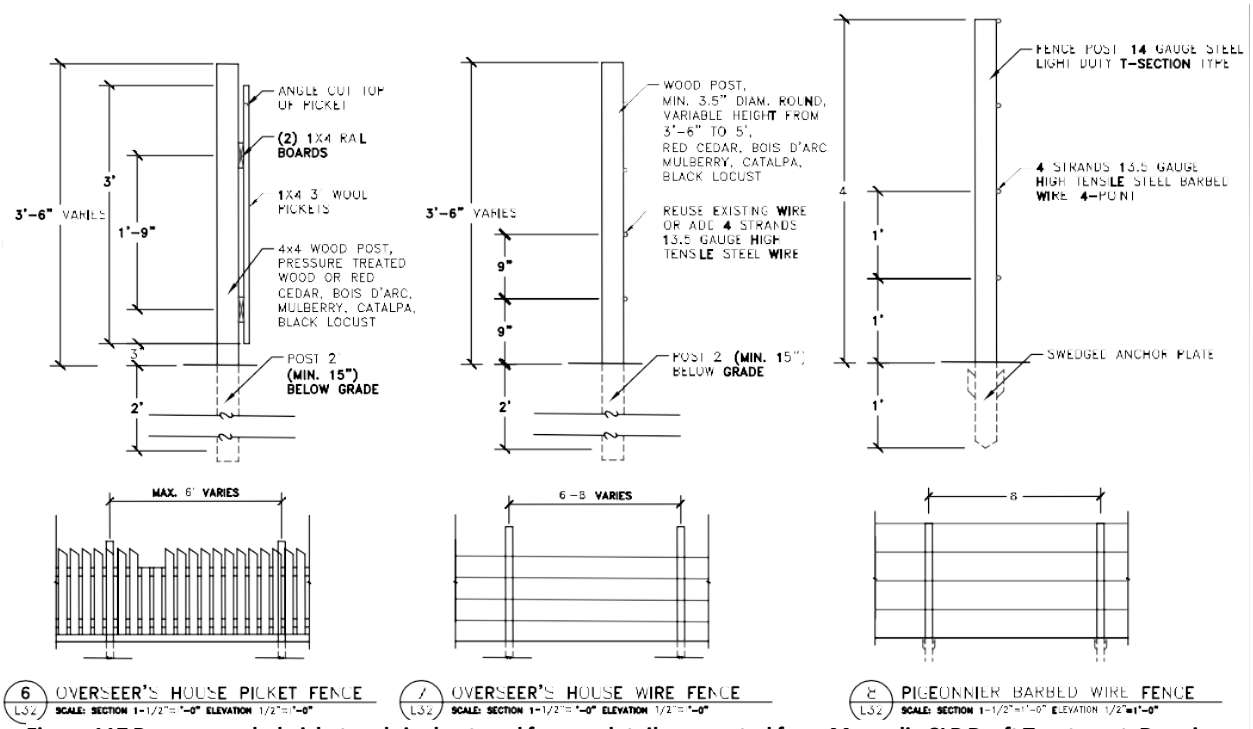


Figure 117 Recommended picket and single-strand fences, details excerpted from Magnolia CLR Draft Treatment, Drawing L33 (CARI).

Provide Wayfinding and Interpretative Signage[164]

When adding wayfinding and interpretive signage, carefully position signs to maintain views and spatial character without unnecessary distraction. Signage should aid visitors in understanding the historic landscape without unnecessary visual intrusion. Coordinate signage projects with future circulation and fence projects so that access to features is ensured without additional modifications to the landscape. Mounting signage armature to existing features such as fences and paving materials helps to reduce mowing around and between new features.

Installation of new signage and waysides should align with CLR recommendations for the preservation and enhancement of contributing features and historic character.[165] This means limiting the visual impact of new non-contributing signage and other supporting elements (mountings, posts, foundations) so as not to draw undue attention to these non-historic features or away from the historic landscape and critical viewsheds, while balancing the need for legibility and visitor access. Signage in open areas (fields, lawns) should be kept low in relation to surroundings, especially when freestanding and not affixed to an existing surface or structure. The following specific observations are related to the current wayside project underway at Oakland[166]:

- Ensure that all signage locations correspond to new, proposed path, lane and fence alignments rather than to existing paths.
- Avoid locating waysides in areas that intrude unnecessarily on historic landscape views or where visual transparency is important.

[164] Adapted from the Magnolia Plantation 95% Treatment Draft (pp 227).
[165] See Endnote 14 of the Magnolia Plantation 95% Treatment Draft for specific reference (p 250);
[166] Refer to CARI Wayside Exhibit Project (PMIS 252555A)

- Add lakefront wayside(s) interpreting the former plantation dock, warehouse, and the 1912 Bermuda Bridge; incorporate additional information on the historical evolution of Cane River (from Red River to Cane River to Cane River Lake) and its historical influence on the evolution of plantation agriculture and longlot land divisions in the Cote Brevelle.

- Consider relocating Prud'homme Store wayside to front yard of store rather than rear, especially if visitor entrance can be rerouted to front as recommended to restore the semblance of public commercial entry.

- Relocate Bottle Garden wayside from front gallery railing to ground mount outside north (or south) garden entrance gate

- Add Cistern wayside to rear of Main House or incorporate cistern information in Creole Adaptation wayside; alternately, provide discussion of Jug Cistern at Corn Crib wayside

- Provide additional waysides to discuss the landscapes of dwelling at Oakland and the seasonal and cyclical activities associated with domestic yards, gardens and dependency structures (chicken coops, wash house shed, privy, setting pen, former location of Cook's Cabin in rear yard, etc.) to enliven the interpretation of human activity and livestock presence in these working yards and to identify the location of historic gardens. Additional waysides (or additional information incorporated into already proposed waysides) would be helpful near the Main House rear yards and dependencies, near the Doctor's Cottage dependencies and barn, at the Overseer's House, and in the Tenant Cabin/Quarters area to discuss seasonal activities and cultural practices associated with these areas and the various inhabitants (slaves, sharecroppers, tenants, overseers, owners) engaged in these various activities.

- Add additional waysides at the western edge of the Tenant area and/or near the Seed House to interpret the landscapes of labor and seasonal and cyclical activities that occurred historically at Oakland (hoeing, planting, weeding, haying, picking, harvesting, seeding, etc.). This is necessary to enrich the narratives of slavery (enslaved labor), sharecropping, and tenancy that are integral to visitor understanding of the former working landscape and plantation enterprise.

- Add wayside(s) interpreting and orienting visitors to the former Slave Cemetery and Bayou Brevelle (currently off-site but within legislated boundaries), preferably in the field west of the Seed House/Gin site when visitor access is restored to this area (or alternately, to the west of the Tenant Cabins/Slave Quarters near the existing service drive).

LCA1/Historic Residential Core – Small-Scale Feature Treatments

Preserve, Repair, and Replace in-kind Cedar Rail Fence and Turnstile Gate along Main House Front Yard

The rustic cedar rail fence and turnstile gate that define the front yard edge along Hwy 494 are unique features to Oakland and contribute to the interpretation of early heritage tourism activities on the property. The fence is one of the property's signature fences and is located in an area of high visibility to (and use by) visitors and passers-by along the highway. Both of these features should be routinely inspected, carefully maintained, and repaired when necessary with in-kind materials and construction. The turnstile gate was restored by the park recently and is functional but needs to be routinely inspected and maintained for damage that might cause injury to visitors due to moving parts.

Preserve Oakland Entrance Gate and Preserve and Conserve Adjacent Farm Signage

Although they post-date the recommended period of significance for the landscape, the 1821 Oakland entrance gates (1970s) and Bicentennial Farm sign (1980s) are part of the continuum of Oakland's site history related to heritage tourism and do not detract from the overall integrity of setting. The entrance gates should be preserved in situ and the Bicentennial Farm sign restored, conserved, and maintained within park collections and a replica installed to replace it in situ.[167] In addition to these non-contributing but compatible features, the park recently funded the restoration/recreation of a historic Oakland Plantation sign that once hung along the lake embankment opposite the Store; this feature is scheduled to be reinstalled along Hwy 494 soon.

Restore Historic Pasture Fence Lines to North and West of Fishing Camp Area and Pecan Orchard

Restore the former north and west pasture fence lines that provided spatial enclosure for the Pecan Orchard and Fishing Camp areas and defined the Front Pasture area visible to the north on historic aerials. The likely fence-type for this enclosure would have been post and single strand barb-over-hogwire (remnants may remain as an indication to guide selection). Any historic and stable fence posts remaining from the earlier enclosure in the overgrown tree line to the west of the orchard area or along the former pasture edge to the north should be preserved in situ and incorporated into the new enclosure.

Rehabilitate Fence Line and Bell Gate Along Farm Lane and South Side Yard

Preserve, maintain and repair as necessary the single strand barb-over-hogwire fence along the northern edge of the Farm Lane to delineate the historic extent of the Main House side yards. Repair or replace in-kind the metal Bell Gate that leads into the south side yard.[168] The current gate is deteriorated and should be replaced with a new functioning gate of the same dimension and metal tubular frame and wire mesh construction when the existing gate is beyond repair. This would allow an alternate point of visitor access to and from the south side yard and rear yards of the Main House.

Reconstruction of Historic Bell Tower[169]

Park staff are considering reconstruction of the historic bell tower which sat just inside the bell gate within the south side yard enclosure at the Main House. The rustic tower was apparently constructed of Bois d'Arc wood and is shown in at least one historic photograph, which provides documentation to guide reconstruction if the park decides to restore this feature. Historically, the bell and bell tower were used to announce time and the rituals of daily labor across the landscape. The original plantation bell is in the Park collections and a functioning replica or historic period bell of comparable size and form (which might be cheaper than a replica) could be acquired and incorporated into the reconstructed tower to provide an element of sound to announce or demonstrate the rituals of farm activity to visitors.

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[167] The park has removed the original National Bicentennial Farm Sign from its failed wooden sign holder, and a new sign holder with a reproduction sign will be installed in FY 22. The extant Sign Holder (with no sign) will be treated in FY 22. The park replaced the two-paneled "Oakland Plantation" signs on the riverbank with reproductions in FY 21.

[168] The Bell Gate is scheduled for replacement in FY 22. The fluted cast iron post in front of the Bell Gate will be removed in FY 22.

[169] Reconstruction of a plantation bell tower has similarly been proposed at the sister unit Magnolia Plantation, but because the landscape at Magnolia does not currently include the Main House, and because the relationship between the residential landscape and agricultural landscape is more intact at Oakland and on-site interpretation more active and immersive, it seems that reconstruction of the bell tower at Oakland might better serve park interpretive goals and reach a broader audience, assuming that the park must choose between competing budgetary priorities and duplicating efforts.

Replace Temporary Safety Fencing around Pigeonniers with gated Post-and-Wire Enclosures

Replace existing orange safety fencing at East and West Pigeonniers with a historically compatible, more transparent, and less visually conspicuous post-and-hogwire enclosure. These structures are currently (and indefinitely) off-limits to visitors due to on-going concerns and mitigation efforts related to potential arsenic contamination from prior farm storage and use. The orange fencing is incompatible with the desired visual character of the historic property. The new non-contributing enclosure fences would be temporary and could be easily removed when mitigation efforts are completed or park concerns are allayed in the future. Enclosure gates should be aligned to the door openings of the structures.

Remove Non-contributing Elements from Areas of High Visibility Near Farm Lane, Highway Viewshed, or Visitor Paths

During previous site visits, a blue construction/utility dumpster was located near the front of the Farm Lane and to the side of the Store in an area of high visibility where many visitors gather and are encouraged to sit (there are wooden benches nearby). In the future, the park should attempt to locate these temporary and non-contributing elements away from key areas of site visitation and the viewshed of the highway. This would also hold true for the informal storage of building materials (remnant rubber mat path modules, piles of lumber, etc.) conspicuously placed along paths in the fields near the Wagon Shed and Cattle Dipping Vat where visitors are allowed and encouraged to visit.

Hopefully in the future, building materials, modern park maintenance equipment, and temporary utility infrastructure can be stored at a new purpose-built maintenance and storage facility located on a newly acquired tract of land within the wooded former Savane area to the west of current park boundaries (see future planning recommendation for relocation of maintenance) or at a consolidated off-site location. Once maintenance and equipment storage are removed from the Seed House and gin site area, non-compatible elements and infrastructure should be removed from this area so that visitor access can be restored to the former agricultural fields and gin site.

Rehabilitate/Preserve Doctor's Cottage Fence Lines

Judging from aerial photos, the inner fence line enclosure at the Doctor's Cottage appears to be a post-1960s addition or an NPS-era recreation of that earlier feature to separate park vehicular circulation and maintenance activity from pedestrian areas. If it is solely an NPS-era addition, it should be removed along with the service drive so that the original extent of the Doctor's Cottage yard can be re-established.[170] If it proves to be a pre-1960 feature, it should be maintained; if it proves to be post-1960, it can either be maintained or removed—its presence creates an inner lawn area and an outer work yard or farm area, which does enhance the interpretation of the Doctor's Cottage parcel as an independent working vernacular landscape with function changing according to need, and does not detract from historic character due to its relative transparency even if it does post-date the period of significance. The existing outer fence line that runs to the south of the service drive and encloses the barn and dependency sheds and separates the Doctor's Cottage parcel from the Tenant area to the south and the Farm Lane to the west, corresponds to the historic outer yard fence alignment visible in aerial photos. This outer fence enclosure should be maintained.

[170] The inner fence line enclosure does appear in the 1987 HABS site plan but cannot be discerned in aerial photographs prior to 1960 (it doesn't appear to be there) or after 1990 (due to the development of heavy vegetative cover in the area). It is possible that the NPS reconstructed it based on the 1987 HABS documentation. Its original date of construction is unknown.

LCA2/Historic Agricultural Core – Small-Scale Feature Treatments

Restore Yard Enclosure at Overseer's House

Metoyer family photos from the 1930s and 40s show a wooden picket fence defining a yard enclosure at the Overseer's House, while aerials from 1941 and 1950 clearly show the distinct perimeter outline created by canopy vegetation growing within the bounded yard. This fence and yard enclosure is no longer present but should be restored to provide visitors a richer interpretation of the mid-twentieth century evolution and layered configuration of independent residential parcels within the larger plantation property. The restoration of the Overseer's House fence enclosure and planted yard will likely necessitate further archeological investigation. The interpretive wayside proposed for the Overseer's House might include historic photos of the fenced and planted yard and Camille Metoyer's sketch.

Restore or Demarcate Yard Enclosures in Tenant/Quarters Area

Aerial photos from the mid-twentieth century also seem to show independent yard enclosures, presumably fenced, at the Tenant Cabins/Slave Quarters prior to the end of tenancy in 1960. If further documentation emerges to substantiate this or the park can conduct future archeological investigation to elucidate the evolution of the Tenant/Quarters Area from the antebellum period to the era of tenancy and its layered history and missing features, independent fence lines and yard enclosures from the mid-twentieth century might also (and likely should) be reestablished for the individual Tenant Cabins/Slave Quarters, along with the connecting lane network that helps to demarcate the individual residences and yard boundaries depicted in the 1941 and 1950 aerials (see also proposed circulation recommendations for this area). If the park uncovers any historic photos depicting the tenant landscape during its active occupation, these should be incorporated into an interpretive wayside and might also be used to guide restoration or reconstruction of missing features.

Preserve, Maintain, and Repair Fence Lines Delineating Former Livestock Enclosures (Corn Crib and Corral Area)

Preserve and repair as necessary the wooden board fencing at the Corral and inner Corn Crib enclosures, and the post and wire mesh fencing defining the perimeters of these former interstitial pasture and livestock holding areas.[171] These features provide important spatial reminders of the historic presence of livestock within the inner core of the property and the perimeter of enclosures should be maintained in keeping with the evidence from historic aerials.

Preserve Gin Stand Foundations and Other Archeological Remnants

Preserve the remnant foundations of the gin stand visible in the fields south of the Seed House for interpretive purposes and to mark the former location of the gin and boiler buildings.

Identify, record, and preserve the locations of any footings or archeological remnants that may become exposed. For unearthed remnants, record locations and protect in situ or protect from potential disturbance by landscape maintenance or visitor use through relocation to nearby protected site after recording. Partially embedded remnants may mark former structures and should be retained in these circumstances.

The following pages summarize the treatment recommendation discussed in the narrative in tabular format. This table can be used to reference specific plans and diagrams.

[171] Two Gates and the Squeeze Chute at the Corral will receive conservation treatment in FY 22.

Treatment Recommendations Table Key	
Code	Recommendation Location or Type
GEN	General Treatment-Applicable to Entire Site
LCA1	Historic Residential Core
	Main House, Live Oak Allée, Dependency Yards
	Pecan Grove/Orchard & Fishing Camp Area
	Farm Lane & Dependencies
	Doctor's Cottage & Yard
LCA2	Historic Agricultural Core
	Overseer's House & Yard
	Tenant/Quarters Area
	Seed House, former gin site & agricultural fields
	Back Pastures & Farm Enclosures – Corn Crib/Corral
LCA3	Lakefront Zone
EVS	Entrance/Visitor Service Zone
LTP	Long-Term Planning
MI	Management Initiative

Treatment Recommendations Table for Oakland Plantation Cultural Landscape			
Spatial Organization Treatment			
Location + Type	Recommendation	Narrative + Graphic Explanation	Overlapping Landscape Character
Enhance Riverfront Orientation and Arrival Approach			
LCA 3 LTP	Negotiate/establish community partnership to use existing public boat launch and parking on the east bank of Cane River Lake for possible boat concession and/or visitor use. Partner with Parish to rehabilitate Bermuda Bridge for pedestrian crossing, lakefront viewpoint, and access to park.	Circulation Overview	Circulation
LCA 2, LCA 3 LTP	Implement new south or east visitor arrival sequence from among options provided to make orientation of the plantation to the historic/former riverfront more legible and to provide easier access to the Tenant Quarters Area and agricultural fields: **Option 1** - use public boat launch and parking, pedestrian crossing of Bermuda Bridge, and new crosswalk near Doctor's cottage to access park; **Options 2 & 3** – create new visitor parking and entrance area on land acquired to south of existing park boundaries and establish new trail connections to Quarters area and/or to Seed House and agricultural fields; **Option 4** – create new NPS boat dock near bridge with boat concession for waterfront arrival.	Circulation Overview	Circulation
LCA 3/LF	Construct a new dedicated boat dock (or lakefront interpretive platform) near the Bermuda Bridge in order to reinforce the historic cultural and economic connection between the plantation and former river and to provide visitor access to the waterfront.	Circulation Overview LCA 1,LCA 3	Land Use Views and Vistas
Relocate Park Maintenance Facilities and Activities away from the Historic Agricultural Core			
LCA 2 EVS	Relocate maintenance activities and equipment storage from the Seed House/Gin site area to newly acquired land in the wooded former Savane area	LCA 1, 3 LCA 2	Circulation Land Use

LTP	west of the current Park Entrance/Visitor Service zone. Connect to EVS via new service drive.		
LCA-2c LTP	Incorporate Seed House/Gin site and surrounding agricultural fields into expanded visitor trail network extending from Overseer's House and Quarters Area and make accessible to visitors for interpretive and educational purposes.	Circulation Landscapes of Labor Enlargement	Circulation Land Use
EVS	Repurpose existing park entrance drive and parking for NPS staff entry, maintenance parking, overflow, bus, and handicapped accessible parking (new south or east entry should also be handicapped accessible).	Circulation Overview	Circulation
Relocate Visitor Facilities and Activities to the Historic Agricultural Core			
EVS LCA 2	Relocate the current entrance pavilion to former agricultural land located in the southwest portion of the property to strengthen opportunities for interpretation and sheltered demonstration in the former fields.	LCA 2 Circulation Landscapes of Labor Enlargement	Land Use
Preserve Historic Long Lot Features, Remove or Repurpose Non-Historic Circulation and Non-Contributing Infrastructure			
LCA 1 LCA 2 LTP	In agricultural and residential areas, preserve and rehabilitate boundary lines, lanes, drainage ditches and swales, fence lines, and/or allées that highlight the plantation's historic orientation to the historic/former riverfront (Cane River Lake) and the vestiges of historic arpent land patterns.	Circulation Overview LCA 1, LCA 3 LCA 2	Circulation
LCA 1 LCA 2 LTP	Remove non-contributing contemporary circulation routes, drive alignments, and visitor paths that run counter to the predominantly east-west orientation of historic circulation and drainage (Exception: historic north-south connecting lanes and path segments).	Circulation Overview LCA 1, 3 LCA 2	Circulation
EVS LCA 2	Relocate the current entrance pavilion to former agricultural land located in the southwest portion of the property to strengthen opportunities for interpretation and sheltered demonstration in the former fields.	LCA 1, 3 LCA 2 Circulation Landscapes of Labor Enlargement	Land Use
Preserve and Enhance Distinctiveness of Individual Residential Yards and Layered Spatial Arrangements			
LCA 1 MI	Rehabilitate yard enclosures, small animal enclosures, and garden footprints in the Historic Residential Core, with attention to the cluster arrangement of buildings to the rear of the Doctor's Cottage and Main House. Use the 1941 and 1950 aerials as reference.	Circulation Overview LCA 1, 3	Land Use Cluster Arrangement
LCA 2 LTP	Conduct archeological investigations around the Overseer's House, Tenant Quarters Area, and around the Seed House/Gin site to identify the arrangement of dwellings, yard enclosures, gardens, small-scale features, and farming activities.	Circulation Overview LCA 1, 3	Land Use Cluster Arrangement Views and Vistas
LCA 2 MI	Create visitor circulation aligned to historic path and drive alignments in the Tenant Quarters Area using the 1941 and 1950 aerials as reference. This might be done prior to archeological research if non-invasive.	Circulation Overview LCA 1, 3	Circulation Cluster Arrangement
LCA1 LCA2 LTP	Rehabilitate historic drive alignments and base new visitor circulation on these alignments when possible to enhance legibility and awareness of historic spatial	Circulation Overview LCA 1, 3	Circulation Cluster Arrangement

	arrangements (clustered or linear) derived from historic longlot patterns.	LCA 2	
Views and Vistas Treatment			
Location + Type	**Recommendation**	**Narrative + Graphic Explanation**	**Overlapping Landscape Character**
Preserve and Manage Views Along Hwy 494, and the Lakefront			
LCA 1 EVS MI	Maintain buffer of volunteer or planted vegetation in three key areas: ▪ Along Hwy 494 and northern property line ▪ along Cane River Lake near the southeast property edge to screen contemporary residential development ▪ in the meadow and orchard areas north of the Main House	LCA 1,3	
LCA 3 MI	Selectively clear vegetation along west bank of Cane River Lake to create/maintain open views to lake in three key areas: ▪ at entrance gate/drive to Main House ▪ at front yard of Store/Farm Lane entrance ▪ at embankment east of Doctor's Cottage to open view to Bermuda Bridge.	LCA 1,3	
LCA 2 LTP	Conduct land acquisition planning for land to the south and southwest of property.	Treatment Overview	Land Use
Maintain Open Views to Agricultural Fields and to Woodlands along Bayou Brevelle			
MI	Maintain open and transparent views of active agricultural fields to the south and southwest of the Seed House/Gin site through sustained clearing of volunteer fence line vegetation along the south property boundary.	LCA 2	Land Use
MI	Maintain an open viewshed toward the woodlands along Bayou Brevelle.	LCA 1, 3 LCA 2	Natural Systems
LTP	Prioritize land acquisition of areas with views to the south and southwest of current park boundaries (but within the legislated boundaries) so that future land development or suburbanization does not obliterate the last remaining vestige of agricultural land use adjacent to park property.	Treatment Overview	Land Use
LTP	Land acquisition in the southwest area of the legislative boundary should include the historic Slave/African American Cemetery, which should be preserved by the park, and interpreted, if not with direct visitor access, with a telescopic viewing station or plexiglass diagram from a key vantage point within the agricultural fields.	Treatment Overview	Land Use
  LTP	If acquisition of areas to the south and southwest is impossible, or in the interim, establish scenic conservation easements in those areas.	Treatment Overview	Views and Vistas
Preserve Views from the Main House and Galleries			
LCA 1 MI	Preserve and maintain the filtered, high canopied viewshed from the Main House and front gallery across the Bottle Garden and along the Live Oak Allée and entrance drive to Cane River Lake	LCA 1,3	Vegetation

LCA 1 MI	Preserve and maintain open or filtered views from the Main House and galleries to the north meadow/orchard area.	LCA 2	Vegetation
LCA 1 MI	Preserve and maintain filtered views from the Main House to the back fields and pasture areas located to the south and southwest.	LCA 1, 3	Vegetation
LCA 1 MI	Routinely inspect and care for the live oak trees at the Main House to preserve the majestic canopied viewshed to the lakefront, as well as selectively clear volunteer vegetation along the embankment to provide a viewshed window to the lake near the drive entrance gate.	LCA 1,3	Vegetation
LCA 1 MI	Reinforce the Pecan Grove or orchard with additional tree plantings which will mature over time and a) help restore historically filtered views to the north meadow area, b) help buffer visible residential development along Hwy 119 to the north.	LCA 1,3	Vegetation
LCA 1 LCA 2 MI	Volunteer vegetation should be removed from the fence lines along the Farm Lane (mature specimen or important shade trees may be preserved) so that filtered views towards the back fields are preserved from the Main House yards.	LCA 1,3	Vegetation
Preserve and Enhance Interior Residential Yard Views			
LCA 1 MI	Preserve or maintain significant specimen trees, and remove volunteer fence line vegetation where appropriate in order to maintain a sense of visual separation between the Doctor's Cottage parcel and yards, the Main House lawn and yards, and the store and yard.	LCA 1,3	Vegetation
LCA 1 MI	Preserve and retain open views from interior residential yards (Main House, Doctor's Cottage) across rehabilitated interior fence lines.	LCA 1,3	Vegetation
Rehabilitate Enclosed Yard Views at Overseer's House and Tenant Cabins			
LCA2 LTP	Conduct archeological investigations around the Overseer's House, Tenant Quarters Area, and around the Seed House/Gin site to identify the arrangement of dwellings, yard enclosures, gardens, small-scale features, and farming activities.	LCA 2	Land Use Cluster Arrangement Spatial Organization
LCA2 LTP	Utilize archeological findings to reconstruct yard fences and features at the Overseer's House and Tenant Cabins/Slave Quarters, in order to establish enclosed or screened residential yard views.	LCA 2	Spatial Organization Cluster Arrangement
Land Use Treatment			
Location + Type	Recommendation	Narrative + Graphic Explanation	Overlapping Landscape Character
Interpreting Working Agricultural Landscape, Future Land Acquisition, and Conservation Easements			
LTP	Implement limited demonstration crops (ex. corn, cotton) near the Seed House to aid in interpretation and visitor understanding of the working agricultural landscape.	LCA 2	Vegetation
	Introduce haying and/or livestock grazing within select portions of the property to establish more historically accurate texturing and graining of the	LCA 2	Vegetation

	land cover and to enhance legibility of historic land uses of the property.		
LTP	Prioritize land acquisition of areas with views to the south and southwest of current park boundaries (but within the legislated boundaries) so that future land development or suburbanization does not obliterate the last remaining vestige of agricultural land use adjacent to park property.	Treatment Overview	Views and Vistas
LTP	Land acquisition in the southwest area of the legislative boundary should include the historic Slave/African American Cemetery, which should be preserved by the park, and interpreted, if not with direct visitor access, with a telescopic viewing station or plexiglass diagram from a key vantage point within the agricultural fields.	Treatment Overview	Views and Vistas
LTP	If acquisition of areas to the south and southwest is impossible, or in the interim, establish scenic conservation easements in those areas.	Treatment Overview	Views and Vistas
Topography			
Location + Type	**Recommendation**	**Narrative + Graphic Explanation**	**Overlapping Landscape Character**
Rehabilitate Surface Drainage			
LCA 1 MI	Enhance and/or maintain historic drainage swales located around the Main House and its front lawn area to promote positive drainage away from the house.	LCA 1,3	Natural Systems
LCA 1 MI	Reestablish, enhance, and/or clean out the historic drainage swale that was once prominent along the southern edge of the farm lane to convey water westward away from the Historic Residential Core and towards the distant back swamp areas.	LCA 1, 3	Natural Systems
   MI	Minimize regrading where possible to reduce ground disturbance. SEAC (Southeast Archeological Center) or other specialists knowledgeable about archeological sensitivity should be consulted when ground disturbance is necessary.[172]		Natural Systems
Reuse Cisterns for Stormwater Management			
LCA 1 LCA 2 LTP	Survey and study the historic cisterns located at the Main House, Plantation Store, Overseer's House, Doctor's Cottage, Corn Crib, and North Tenant Cabin to determine if these features are structurally sound and could provide sufficient capacity to warrant reuse in their historic locations.	LCA 1, 3 LCA 2	
LCA1 LCA2 LTP	Rehabilitate any cisterns that warrant reuse, both to capture and store water and to control water flow and interpret this practice.	LCA 1, 3	
Monitor Cane River Lake Changes and Bank Stabilization Structures			
LCA MI	Monitor riverbank changes and the stability of the engineered gabion structures along the lakefront and track rates of change to anticipate future remediation efforts.		Natural Systems

[172] Adapted with modifications from the Magnolia Plantation 95% Treatment Draft (pp 216).

Circulation			
Location + Type	Recommendation	Narrative + Graphic Explanation	Overlapping Landscape Character
Reorient Visitor Approach to Lakefront/Realign Circulation to Historic Routes			
	Reorient and/or realign circulation paths so that visitors initially approach key residential structures from their front or public façades (generally east-facing), and so that visitors are able to perceive and appreciate the historic orientation of plantation structures to the lakefront.	Circulation Overview Circulation Landscapes of Labor Enlargement Circulation Historic Residential Core Enlargement	Spatial Organization
	When feasible, the Main House should be entered by way of the front gallery along the central axis formed by the oak allée and Bottle Garden. The Doctor's Cottage should be approached from the front yard rather than the rear, making use of or accentuating the former drive alignment from Hwy. 494. The store should be approached and entered from its commercial front rather than from the rear.	Circulation Overview, Circulation Historic Residential Core Enlargement	Spatial Organization
	Vehicular and pedestrian circulation on the site should follow historic circulation alignments as much and as closely as possible, notably the Farm Lane, Main House entrance allée, and historic lane networks within the Tenant Quarters Area and connecting to the Seed House gin site, shown in the 1941-1950s aerials.	Circulation Overview Circulation Landscapes of Labor Enlargement Circulation Historic Residential Core Enlargement	Spatial Organization
	Remove several existing NPS-era drives and circulation features and replace with a path network that better aligns with historic path routes, as evidenced in pre-1960 aerials. Alignment with historic path routes should include providing visitors future access to the lakefront and the 1912 Bermuda Bridge.	Circulation Landscapes of Labor Enlargement Circulation Historic Residential Core Enlargement LCA 1,3 LCA 2	Spatial Organization
	The service drive segment that extends from the Seed House west and north and then loops east past the Wagon Shed to rejoin the historic Farm Lane alignment at the Mule Barn should be eliminated (gravel removed) and allowed to revegetate in pasture or meadow grasses.	Circulation Landscapes of Labor Enlargement	Spatial Organization
	Remove the gravel parking lot north of the Seed House after maintenance is relocated from the Seed House and gin area. Visually reintegrate this area into the surrounding fields as part of the agricultural landscape.	Circulation Landscapes of Labor Enlargement	Spatial Organization

Enhance Pedestrian Circulation			
LCA 1 LCA 2	Remove existing visitor paths that use rubber mats, recycled wood timbers (plastic wood), crushed limestone, wood bridge over swale, and mown turf (except in remote or secondary areas of visitation or areas with sufficient surface stability and drainage).[173]	LCA 1, 3 LCA 2	Spatial Organization
LCA	Provide universal access to primary interpretive and visitor amenity locations using four-foot-wide trails, unless constrained by existing site features, to allow for dual direction movement while minimizing the visual intrusion of paths on historic landscape character.		
LCA 1 LCA 2	Install barrier-free, raised asphalt visitor paths with rubberized surface overlay following the project specifications provided in the Magnolia Plantation Treatments.		
LCA 1 LCA 2 LCA 3	Coordinate circulation improvements with location and installation of new interpretive waysides, which should be thoughtfully positioned in relationship to views and desired spatial organization.	Circulation Landscapes of Labor Enlargement Circulation Historic Residential Core Enlargement	
Provide Low-Profile Pedestrian Bridges (without Handrails) for Swale Crossings			
LCA 2	Replace the existing wooden pedestrian bridge with raised handrails (situated along the trail to the Tenant/Quarters Area near the Overseer's House) with a low-profile puncheon bridge. Utilize bumper guide boards at the sides of the bridges, as well as to replace any decking as necessary.		
Provide Mown Paths for Connectivity to Secondary Destinations off the Paved Path Network			
LCA 2	Use mown paths to link to secondary visitor destinations beyond the paved path system.		
LCA 1 LCA 2	Use the Farm Lane as the central east-west spine for organizing visitor circulation within the Historic Residential Core. Provide a network of accessible paths and trail loops that emanate from the Farm Lane to connect to the Main House lawn and side yards and Pecan Grove/Fishing Camp area to the north, to the front yard of the Store to the east, and to the Doctor's Cottage and yards to the south.	Circulation Historic Residential Core	
LCA 1	Remove the existing rubber mat path system from along the northern edge of the farm lane and along the western edge of the lane's southern dogleg (as well as the segments buried underneath the existing gravel drive near the Mule Barn and near the wooden	LCA 1, 3 LCA 2	

[173] Adapted with modifications from the Magnolia Plantation 95% Treatment Draft (pp 217-18).

	pedestrian footbridge to the rear of the Doctor's Cottage) Replace the mat path system with barrier-free trail materials (specified earlier).		
LCA 1	Create a new trail following current path alignments along the east-west segment of the Farm Lane and along the north-south segment that provides access to the Corn Crib enclosure, Corral, and Overseer's House and Quarters Area.	Circulation Landscapes of Labor Enlargement	
LCA 1	Remove the gravel service drive from the rear yard of the Doctor's Cottage. Do not allow visitors to enter the rear yard.	LCA 1, 3 LCA 2	
LCA 1	Maintain the surface of the Live Oak Allée entrance at the Main House as a primary path alignment with close mowing. For greater accessibility, convert a portion of this path to an accessible rubberized path.		
LCA 1	Create a spur trail and loop from the north gate of the Bottle Garden to the Cook's cabin and Pecan Grove using the currently maintained mowing path. For greater accessibility, durability, and drainage, reconstruct path with rubberized asphalt.	Circulation Historic Residential Core Enlargement	
	Create a trail loop from the front yards of the Main House, through the Cook's Cabin and Pecan Grove, that reconnects to the rear and south yards of the Main House. Finish this loop by either reconnecting at the rehabilitated bell gate, or at the current access gate used at the rear of the store.	Circulation Historic Residential Core Enlargement	
LCA 1	Create a path alignment from the Farm Lane to the front yard of the Doctor's Cottage using the existing gate in the north yard fence for access. Utilize either the north-south alignment crossing the South Meadow/Farm Yard from the Farm Lane, or the west- east alignment along the boundary fence past the Jujube trees.	Circulation Historic Residential Core Enlargement LCA 1,3	
LCA 1	Reinstate the former driveway alignment from Highway 119 to the garage at the Doctor's Cottage with gravel or pavement. Use this path as a means of pedestrian circulation between the front of the house and front of the yard where a viewing point of the lake and historic Bermuda Bridge could be established. This area can also provide access and crossing to and from the lakefront in a future visitor approach strategy oriented to Cane River Lake and the rehabilitated steel-truss bridge.	Circulation Landscapes of Labor Enlargement Circulation Historic Residential Core Enlargement LCA 1, 3 LCA 2	

LCA 1	Remove the NPS service drive that wraps around the Doctor's Cottage from the staff parking area and Hwy 119 to the Farm Lane.	LCA 1, 3 LCA 2	
LCA 1	Maintain or remove the existing gravel parking lot (staff parking) for staff or visitor use. Removing the parking lot will restore the integrity of the historic fenced yard enclosure, which would also necessitate closing off the NPS drive entry from Hwy 119 and restoring the fence line opening.	Circulation Landscapes of Labor Enlargement Circulation Historic Residential Core Enlargement	
LCA 2	Create gated pedestrian openings in the south yard fence enclosures (inner and outer) at the Doctor's Cottage to provide more direct pedestrian access between the Doctor's Cottage front yard and the Tenant/Quarters Area.	LCA 1, 3	
LCA 2	Remove the existing rubber mat path system from the Quarters Area and Historic Agricultural Core. Replace the path system with a new barrier-free network of paths aligned to historic circulation patterns. New path alignments should follow reconstructed driveway segments extending from the highway to the Overseer's House and from the highway to the Seed House/Gin site, and interconnect with the Tenant Cabins/Slave Quarters and their yard enclosures via secondary north-south lane segments.	LCA 2 Circulation Landscapes of Labor Enlargement	
LCA 2	Remove the existing non-historic service drive alignment to the Seed House/Gin site and replace with the more direct and historically accurate alignment seen in the mid-century aerials (1941, 1950).	LCA 2 Circulation Landscapes of Labor Enlargement	
Vegetation			
Location + Type	**Recommendation**	**Narrative + Graphic Explanation**	**Overlapping Landscape Character**
Preserve and Improve Historic and Existing Vegetation			
LCA	Where possible, remove or minimize invasive species.		
LCA	Where necessary for interpretation, remove incompatible non- contributing vegetation.		
LCA 3	Riverbank vegetation should be monitored for its impact on the gabion stabilizing structures installed by the Army Corps of Engineers and should be selectively thinned or cleared to maintain open view lines to the lake in key visitor locations (Main House entrance gate area, Store front yard area, Doctor's Cottage front yard).	LCA 1, 3 LCA 2	Views and Vistas
Preserve Historic Trees, Replace In-Kind			
	Perform regular arboricultural assessments combined with pruning and fertilization, preferably on a 3- to 5-year cycle. File arboriculture reports in the park archives and Facilities office for future reference.		

	Request support from arborists when historic trees are damaged by storms, winds, pests or diseases, for timely assessment and guidance on remedial actions.		
	Replace historic trees in-kind and in situ when damaged or deceased.		
	Install new trees with watering wells formed in the soil, and a circular or square shaped layer of mulch six feet in diameter centered on the tree trunk. Ensure that mulch is applied to the appropriate depth, in conjunction with the removal of old mulch and weeding of the area.		
	Consult with SEAC (Southeast Archeological Center) or other specialist as required for guidance on archeological sensitivity prior to digging holes for new trees.		
Preserve and Foster Fence Line Trees			
LCA	Preserve contributing and other desirable trees along fence lines while controlling brush and new volunteer tree growth to provide historic character of aligned, informally spaced trees and small groups of trees, or to provide selective screening where desired.		
LCA	Selectively foster sapling trees in place in order to replace failing or dead trees and continue patterns seen in historic aerial photographs. If new planting is necessary, determine tree selection for fence line trees with a target of increasing the diversity of native species within the property.		
LCA	Consider a field trial of environmentally sustainable herbicide options instead of glyphosate to control ground plane vegetation along fence lines.		
Apply Limewash to Historic Trees			
LCA 1	Devise a strategy and timetable for limewashing based on park staff and volunteer capacity. Exclude trees along fence rows and boundaries as there is no evidence of limewashing occurring along field edges and because these trees are likely volunteers and not historic.		
LCA 1	Monitor soil conditions and pH around limewashed trees for any negative effects on tree health over time.		
Remove Non-Historic, Hazard, and Invasive Trees			
	Remove trees that are not historic or that detract from historic character due to their location, as well as known hazard trees and invasive tree species. General recommendations for removal by species/type are as follows: **Vegetated fence lines** - Remove any tree under 22" DBH, except for trees to be used as screening. **Invasive species** - Remove immediately. **Hazard trees** detrimental to public safety or structural integrity - Remove immediately.		
Continue Turf and Field Mowing			

LCA	Mow mixed species lawns to approximately 3 inches in height to interpret areas of historic residential or commercial use and intensive maintenance and to delineate contemporary visitor use areas and paths in the following locations: 1. In the Entrance/Visitor Service Zone (EVS) around the NPS Entrance Pavilion, along the entrance drive and parking area 2. Along all paved paths at single mower width, on both sides 3. Around the foundation of all buildings 4. Main House front lawn and side yards 5. Store yard 6. Doctor's House yards 7. Around Overseer's House to simulate the historic fenced yard enclosure visible in mid-century aerials (1941, 1950) until that feature can be reconstructed from further archeological investigation 8. Around Tenant Cabins/Slave Quarters in a simple rectilinear pattern to simulate former yard and lane configurations visible in mid-century aerials (1941, 1950)		
LCA	Bush hog mixed species turf when vegetation reaches 12 to 18 inches high. Mow at approximately 6-8 inch height to interpret former pastures and work yards in the following locations: Entrance/Visitor Service Zone (meadow areas northwest, west and southwest of Tractor Shed), apart from more closely mown swathes along entrance drive, parking area, Entrance Pavilion, and paths Fields and meadows north of the Main House, including the Fishing Camp area and Pecan Grove South Pasture/work yard north of the Doctor's Cottage and south of the Farm Lane Back Pastures and livestock enclosures (Corn Crib, Corral), including the area around the Wagon Shed and Cattle Dipping Vat Tenant/Quarters Area, apart from more closely mown swathes around cabins and cabin ruins to simulate historic yard enclosures or edges		
Rehabilitate and Manage former Agricultural Fields as Meadows; Future Crop Demonstration			
LCA 2	Maintain and augment field grasses and other herbaceous meadow species in the fields surrounding the Seed House and former gin site. Manage fields to promote and sustain native species that give the appearance of hay production and allow visual differentiation through texturing from other pasture, meadow, and livestock areas at Oakland.	VLCA2	
LCA 2	Seed former agricultural fields with species such as White Clover (Trifolium repens), Bur Clover (Medicago polymorpha), Bush Clover (Lespedeza spp.), Carpetgrass (Axonopus spp.), Rescuegrass (Bromus catharticus), and Big Bluestem	VLCA2	

	(Andropopgon gerardii), which were likely present at Oakland Plantation during the period of significance.		
LCA 2	Mow or bush hog the field to a height of 6 to 8 inches to foster historically desirable grasses. Mow at different angles on consecutive mowings to reduce the pattern of matting from clippings. This will minimize thatch build-up.	VLCA2	
Develop Vegetation Inspection and Maintenance Schedule			
	Develop a regular schedule of vegetation management actions that include cyclic and rotated elements, through the calendar year, to facilitate ongoing vegetation preservation and specific care.		
Preserve and Improve Historic and Existing Vegetation			
LCA 1	Preserve and maintain the ten specimen live oaks (*Quercus virginiana*) that make up the planted allée leading from the historic/former riverfront to the Main House.	VLCA1,3	
LCA 1	Preserve the row of crepe myrtles (*Lagerstroemia indica* spp.) along the interior of the cedar rail fence at the Main House front yard, and prune when necessary to provide filtered views of the lake.	VLCA1,3	
LCA 1	Preserve the specimen (2) Osage Orange/Bois d'Arc trees (*Maclura pomifera*) near the East Pigeonnier, Farm Lane and rear of Store. Add additional specimens to the existing fence line vegetation along the north and northeast perimeter of the property or surrounding the Fishing Camp area for species diversification and additional interpretive opportunities.	VLCA1,3	
LCA 1	Preserve the large Live Oak in the south side yard between the Carriage House and southeast corner of the Main House.	VLCA1,3	
LCA 1	Preserve the adjacent row of crape myrtles (4) and single Japanese magnolia that likely marks a former yard enclosure fence alignment.	VLCA1,3	
LCA 1	Preserve the Pecan tree to the southwest of the Main House (near the Carpenter's Shop) and replace in-kind. Cultivar could match one of the historic cultivars from the orchard area.	VLCA1,3	
LCA 1	Preserve and replace-in-kind the large specimen live oaks (3) that canopy the Main House rear and dependency yard and tractor shed yard.	VLCA1,3	
LCA 1	Plant additional historic fruit tree cultivars (apricot, peach, citrus) in the yard area to the south of the Pecan Grove near the northwest corner of the kitchen wing to enhance the variety and spatial arrangement of domestic orchard plantings and to bolster interpretation of plantation self-sufficiency.	LCA 1, 3	
LCA 1	Preserve, monitor and replace Catalpa (*Catalpa bignoniodes*) specimens (6-8) in the informal grove area surrounding the Cook's Cabin (east, north and west) and minnow pond depression as they decline.	LCA 1, 3	
LCA 1	Remove excessive vine growth (ivy, poison ivy, Virginia Creeper) from trees and tree trunks in the Fishing Camp and minnow pond area.	VLCA1,3	

LCA 1	Preserve and maintain clusters of ephemeral bulbs (spider lilies, daylilies, iris) where they occur along the Main House entrance drive and in the Fishing Camp area, as these are remnants of historic plantings and are frequently markers of vanished features such as walkways, fence lines or building foundations. Adjust mowing regime for seasonality of bloom time in areas with known bulbed species.	VLCA1,3	
LCA 1	Rehabilitate/replant the historic pecan orchard using historic aerial documentation (1941, 1976) to approximate the configuration and spacing of earlier mature plantings.	VLCA1,3	
LCA 1	Preserve and maintain clusters of ephemeral bulbs (spider lilies, daylilies, iris, etc.) where they occur along the inner fence lines of the Doctor's Cottage yard. Adjust mowing regime for seasonality of bloom time in areas with known bulbed species.	VLCA1,3	
LCA 1	Preserve and replace in-kind and in situ the two large Live Oaks to the rear (west) of the Doctor's Cottage.	VLCA1,3	
LCA 1	Preserve and maintain existing front yard vegetation at the Doctor's Cottage in order to provide critical shade and spatial definition to this former residential yard.	VLCA1,3	
LCA 2	Mow Corn Crib enclosure in longitudinal pattern oriented east-to-west to simulate historic pasture graining.	VLCA2	
LCA 2	Conduct further research and archeological investigation to allow full or partial restoration of the picket fence yard enclosure and horticultural yard plantings at the Overseer's House. Interpret the former yard features and dependencies noted in the Metoyer sketch on the Overseer's wayside.	VLCA2	
LCA 2	Preserve and maintain clusters of ephemeral bulbs (spider lilies, daylilies, iris, etc.) where they occur along the former front walkway to the Overseer's House and near building foundations, former fence lines or walkways within the Tenant/Quarters area. Adjust mowing regime for seasonality of bloom time in areas with known bulb species.	VLCA2	
LCA 2	Restore/replant a cluster of pecan trees (3-5) near the southeast corner of the Corral Shed enclosure to mark the former drainage swale that ran through this area across the fields to the southeast, and to provide spatial separation between this former livestock area and the residential yard enclosure of the Overseer's House to the south.	VLCA2	
LCA 2	In Tenant/Quarters Area, use gridded lane divisions visible in 1941 aerial to establish new path network and to demarcate the outlines of the 3 tenant cabin parcels.	Circulation Landscapes of Labor Enlargement LCA 1, 3 LCA 2	
LCA 2	Mow the resultant yard or parcel divisions around each of the cabins (Gabe Nargot ruin, North Cabin, South Cabin) in alternating cross-grained patterns	VLCA2	

	(perpendicular or parallel to the grid lines) to distinguish cabin parcels from each other and to establish differential texturing.		
LCA 2	Preserve the mature Live Oaks in the Tenant/Quarters Area (one shading the North Tenant Cabin and the other north of the Gabe Nargot ruin) as they represent former yard or lane vegetation and serve as important shade elements in this otherwise very open landscape.	VLCA2	
LCA 2	Conduct further archeological investigation and research in Tenant/Quarters area to determine possible yard or enclosure configurations and features. If possible, restore/recreate at least one of the tenant yard enclosures and a residential garden as a demonstration area for interpretive purposes.	VLCA2	
LCA 2	Encourage growth of volunteer fence line species (hackberry, cedar, etc.) or plant native fence line species along perimeter fence east of Tenant Cabins/Slave Quarters (along Hwy 494) to buffer views of modern lakefront residence in areas where viewsheds along the new visitor path alignments are most compromised.	LCA 2	
LCA 2	Plant selective demonstration crops (corn, cotton, etc.) in the Seed House/Gin site area to better interpret the agricultural activities that took place here historically and to introduce a broader variety of agricultural texturing in this former farm landscape.	LCA 2	
LCA 1 LCA 2	Restore the line of the former farm ditch/drainage swale prominent in early aerials (1950, 1958, 1966) by planting a scattered row of common fence line species to restore or simulate the alignment of this once prominent field boundary that ran from the Corral area behind the Doctor's Cottage southwest to Bayou Brevelle.	LCA 1, 3 LCA 2	
Remove Non-Historic Trees			
	Remove trees that are not historic and detract from historic character due to their location.		
Small-Scale Features			
Location + Type	Recommendation	Narrative + Graphic Explanation	Overlapping Landscape Character
Inspect, Preserve, Repair, and Restore Historic Cisterns to Working Function			
	Inspect, preserve, and, if possible, restore historic cisterns to working function to improve drainage around building foundations, to enhance interpretation of historic vernacular responses to water resources and plantation self-sufficiency, and as demonstration features to enliven the visitor experience.		
	In the future, pursue funding for a comprehensive survey and condition assessment of existing cisterns to determine which, if any, might be efficiently and cost-effectively restored to active function.		
Preserve, Conserve, and Maintain Museum Artifacts from Park Collections			

	Because the landscape is no longer a working agricultural or inhabited residential landscape, continue displaying museum, farm, and commercial artifacts from the park collections within the landscape to contribute to the feeling of authenticity of the property, speaking to its layered continuum of residential, agricultural, and commercial land use over time, and providing opportunities for more vivid and engaged visitor interpretation.		
	Properly catalog, inspect, and conserve original artifacts, displaying originals when appropriate, and providing appropriate replicas or comparable period pieces when artifacts are especially fragile or unique.		
	Rotate pieces from the collection periodically within the landscape to allow for varied interpretation, and to offer balanced interpretation of both the landscapes of labor and the landscapes of dwelling.		
Rehabilitate Perimeter Fences and Interior Yard, Lane, and Enclosure Fences and Gates			
	Rehabilitate historically compatible perimeter fences to prevent incursion by livestock, wild animals or trespassing humans.		
	Preserve historic perimeter fenceposts and functional fence remnants.		
	Inspect existing boundary fences on a regular basis for damage and needed repairs.		
	For sections of perimeter fence that abut active pasture, barbed wire may be used as necessary to confine neighboring livestock. When repair or replacement is necessary, add simple wood post and hogwire fences along the north, south, and west property lines to provide a controlled edge boundary while maintaining relative visual transparency.		
	Where fencing will be replaced, base fencing types on character and intent of the enclosure: visibility for plantation surveillance, social hierarchy, announcement of larger property bounds, secure enclosure of large animals, and distinguish contemporary replacements from historic and extant fences.		
	Fence Priorities are as follows: 1) Maintain and repair existing fence lines and enclosures with in-kind materials and detailing. 2) Reconstruct or "mark" former yard boundaries or spatial enclosures within the Tenant/Quarters Area and at the Overseers House in order to strengthen the story and material expression of tenancy in the overall site narrative. This might include a		

	contemporary fence overlay or interpretive outline on the trace of the former yard enclosures, or a combination of these two approaches, guided by further archeology. 3) Repair, maintain, or reconstruct the north/front pasture fence that distinguished or outlined the north or front pasture from the Fishing Camp Area and Pecan Orchard, clearly visible in mid-century aerials. 4) Install temporary post-and-hogwire fence enclosures with gates around Pigeonniers to replace the orange safety fencing. 5) Replace chain-link or wire mesh along sides of Bottle Garden with picket fencing (seems likely that entire enclosure was originally picket, but not certain from existing documentation). Research for the Bottle Garden CLR may establish this more definitively. Restore rose arbor over front entrance gate to garden.		
Provide Wayfinding and Interpretive Signage			
	Ensure that all signage locations correspond to new, proposed path, lane and fence alignments rather than to existing paths.		
LCA 3	Add lakefront wayside(s) interpreting the former plantation dock, warehouse, and the 1912 Bermuda Bridge; incorporate additional information on the historical evolution of Cane River (from Red River to Cane River to Cane River Lake) and its historical influence on the evolution of plantation agriculture and longlot land divisions in the Cote Brevelle.	LCA 1,3 Circulation Landscapes of Labor enlargement Circulation Historic Residential Core Enlargement	
LCA 1	Consider relocating Prud'homme Store wayside to front yard of store rather than rear, especially if visitor entrance can be rerouted to front as recommended to restore the semblance of public commercial entry.	LCA 1, 3 Circulation Historic Residential Core Enlargement	
LCA 1	Relocate Bottle Garden wayside from front gallery railing to ground mount outside north (or south) garden entrance gate	N/A	
LCA 1	Add Cistern wayside to rear of Main House or incorporate cistern information in Creole Adaptation wayside. Additionally, provide discussion of Jug Cistern at Corn Crib wayside	N/A	
LCA 1	Provide additional waysides to discuss the landscapes of dwelling at Oakland and the seasonal and cyclical activities associated with domestic yards, gardens and dependency structures to enliven the interpretation of human activity and livestock	N/A	

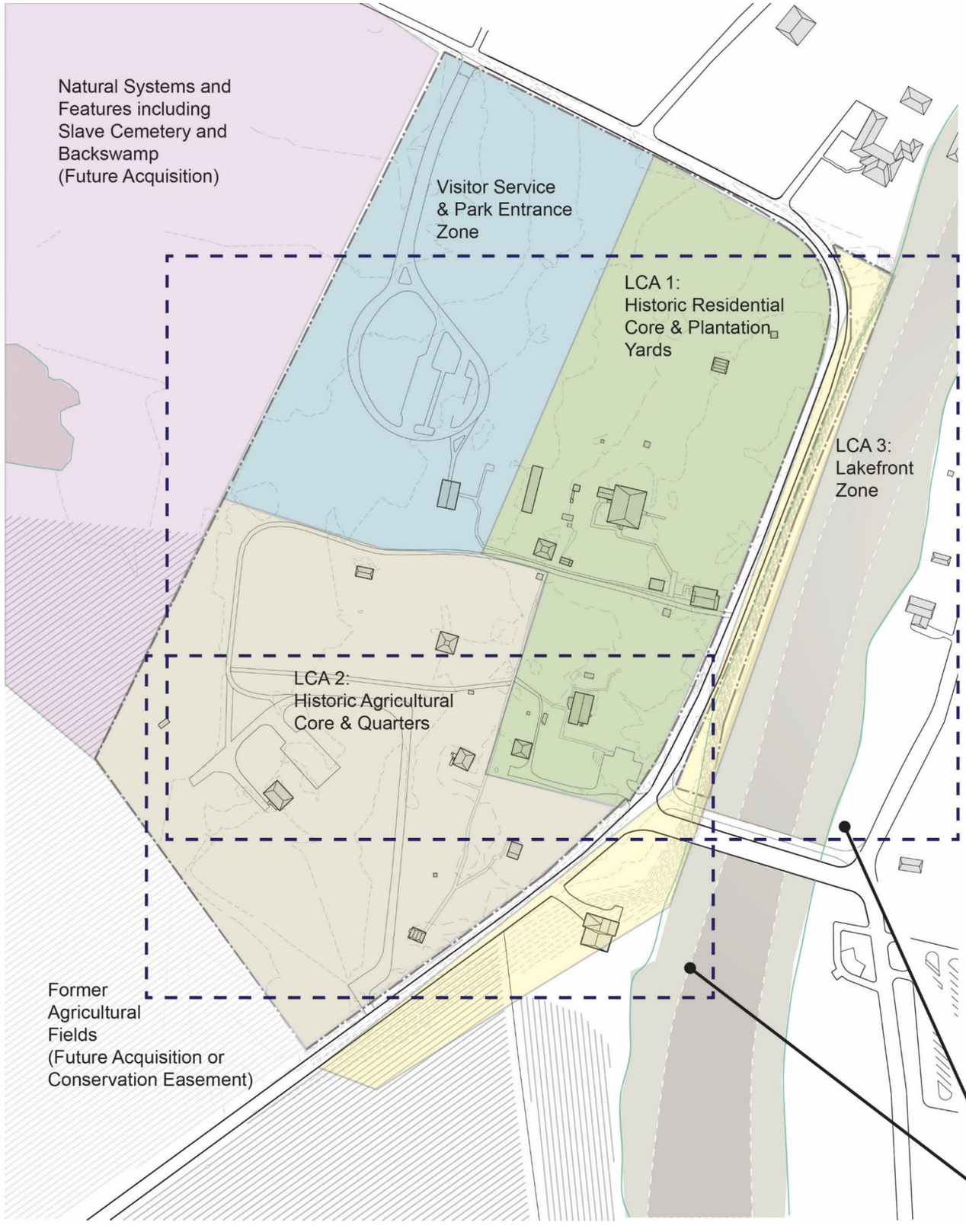
	presence in these working yards and to identify the location of historic gardens.		
LCA 2	Add additional waysides at the western edge of the Tenant area and/or near the Seed House to interpret the landscapes of labor and seasonal and cyclical activities that occurred historically at Oakland (hoeing, planting, weeding, haying, picking, harvesting, seeding, etc.).	N/A	
LCA 2	Add wayside(s) interpreting and orienting visitors to the former Slave Cemetery and Bayou Brevelle (currently off-site but within legislated boundaries), preferably in the field west of the Seed House/Gin site when visitor access is restored to this area (or alternately, to the west of the Tenant Cabins/Slave Quarters near the existing service drive).	N/A	
Small Scale Features LCA1/Historic Residential Core			
LCA 1	Preserve, Repair, and Replace in-kind Cedar Rail Fence and Turnstile Gate along Main House Front Yard. Both of these features should be routinely inspected, carefully maintained, and repaired when necessary with in-kind materials and construction.	N/A	
LCA 1	Preserve Oakland Entrance Gate and Preserve and Conserve Adjacent Farm Signage	N/A	
LCA 1	Restore Historic Pasture Fence Lines to North and West of Fishing Camp Area and Pecan Orchard. Any historic and stable fence posts remaining from the earlier enclosure in the overgrown tree line to the west of the orchard area or along the former pasture edge to the north should be preserved in situ and incorporated into the new enclosure.	LCA 1, 3	
LCA 1	Rehabilitate Fence Line and Bell Gate Along Farm Lane and South Side Yard	LCA 1,3	
LCA 1	Reconstruct the Historic Bell Tower The rustic tower, likely constructed of Bois d'Arc wood, is shown in at least one historic photograph, which provides documentation to guide reconstruction. Historically, the bell and bell tower were used to announce time and the rituals of daily labor across the landscape. A functioning replica can be incorporated into the reconstructed tower to provide an element of sound to announce or demonstrate the rituals of farm activity to visitors.	N/A	
LCA 1	Replace temporary safety fencing around Pigeonniers with gated Post-and-Wire enclosures	N/A	
LCA 1	Remove non-contributing elements from areas of high visibility near Farm Lane, highway viewshed, or visitor paths.	N/A	
LCA 2 EVS	Relocate maintenance activities (building materials, modern park maintenance equipment, and temporary utility infrastructure) from the Seed House/Gin site area to the northeast corner of the Entrance/Visitor Service zone. (Store at a	LCA 1, 3 LCA 2	Land Use Spatial Organization

LCA 1	Once maintenance and equipment storage are removed from the Seed House/Gin Site, remove non-compatible elements and infrastructure from former agricultural fields and Gin Site to restore visitor access.		Land Use Spatial Organization Circulation
LCA 1	Rehabilitate/Preserve Doctor's Cottage Fence Lines	LCA 1, 3 LCA 2	
Small Scale Features Specific Treatments LCA2/Historic Agricultural Core			
LCA 2	Restore yard enclosure at Overseer's House. Consult Metoyer family photos from the 1930s and 40s and 1941 and 1950 aerials to define the distinct perimeter outline created by canopy vegetation growing within the bounded yard.		
LCA 2	Restore or Demarcate Yard Enclosures in Tenant/Quarters Area		
LCA 2	Preserve, maintain, and repair fence lines delineating former livestock enclosures (Corn Crib and Corral Area)		
LCA 2	Preserve gin stand foundations and other archeological remnants for interpretive purposes and to mark the former location of the gin and boiler buildings.		
LCA 2	Identify, record, and preserve the locations of any footings or archeological remnants that may become exposed. Partially embedded remnants may mark former structures and should be retained in these circumstances.		

Treatment Recommendations Overview
Oakland Plantation

Cultural Landscape Report, Oakland Plantation

Cane River Creole National Historical Park
Natchitoches Parish, LA



LCA-1: Historic Residential Core Priorities

1) Retain and enhance discrete historic landscape organization and character

2) Improve stormwater management

3) Replace missing historic fences

4) Integrate compatible non-contributing landscape features

5) Connect features through a curated network of trails and waysides

LCA-2: Historic Agricultural Core Priorities

1) Partially restore mid-twentieth century landscape organization of fences, lanes, and vegetation

2) Improve stormwater management

3) Expand presence of vegetation, small objects, and furnishings

4) Select appropriate plant materials

5) Replace selected missing contributing features

6) Connect features through curated network of trails and waysides

LCA-3: Lakefront Zone

1) Connect features through a curated network of trails and waysides

2) Improve physical connectivity to the lakefront & explore opportunities for future visitor access

3) Maintain/create selective openings in vegetation to maintain views

4) Monitor gabion structure for signs of engineering or embankment failure

Visitor Service & Park Entrance

1) Relocate maintenance operations from LCA-2 to this area

2) Connect features through a thoughtfully curated network of accessible trails and waysides

3) Monitor impacts of visitor use infrastructure on viewshed to and from historic core

4) Maintain agricultural texture and feel to the land cover

Figure 118 Treatment Plan Overview (STA 2021).

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LCA 1, LCA 3

Option: acquire land west of existing entrance to use for new maintenance facilities.

Option: relocate maintenance operations from area aound Seed House

Relocate staff parking/use as overflow for visitors & as handicapped accessible parking/tour buses

Natural Systems and Features including Slave Cemetery and Backswamp (Future Acquisition)

Viewsheds of Cane River Lake

Maintain swale

Viewsheds of Cane River Lake and Bermuda Bridge

Reestablish individual yard fence

STAFF PARKING

Built interpretive dock/wayside

Oakland Plantation Treatment Recommendations LCA-1, 3

Key

Long Term Recommendations

- Proposed Farm Lane Paths
- Proposed Additional Paths
- Proposed Fences
- Filtered Planting
- Selective Clearing
- Rehabilitate Cisterns
- 1 Reinforce & extend Pecan Grove with additional tree plantings
- 2 Enhance fruit tree plantings
- 3 New Gate Openings
- 4 Restore Fence Line
- 5 Create crosswalk
- 6 Relocate Visitor Pavilion near Seed House
- 7 Rehabilitate Gate
- Remove contemporary non-contributing roads
- Interpret swale with vegetation

Operations Recommendations

- 8 Routinely inspect & care for oaks
- 9 Maintain ephemeral bulbs
- 10 Preserve, monitor, and enhance Catalpa plantings

Drawn By

Alyssa Gill, Illustrator, 2021

suzanne turner ASSOCIATES
LANDSCAPE ARCHITECTURE

Figure 119 Treatment Plan Enlargement LCA 1, 3 (STA 2021).

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LCA 2

View of Woods

View of Agricultural Fields

View of Agricultural Fields

STAFF PARKING

Oakland Plantation
Treatment Recommendations
LCA-2

Key
Long Term Recommendations

- Proposed Farm Lane Paths
- Proposed Additional Paths
- Proposed Fences
- Filtered Planting
- Rehabilitate Cisterns
- 1 Relocate Visitor Pavilion near Seed House
- Remove contemporary non-contributing roads, including replacing mat paths
- 2 Create crosswalk
- Interpret swale with vegetation
- 3 Remove maintenance operations
- 4 Implement limited demonstration crops
- 5 Introduce haying/grazing livestock at appropriate areas
- 6 Conduct archeological investigation to facilitate future reconstruction

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Figure 120 Treatment Plan Enlargement LCA 2 (STA 2020).

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Overview

Future Visitor Approach Strategies
Oakland Plantation

Cultural Landscape Report
Oakland Plantation

Cane River Creole National
Historical Park
Natchitoches Parish, LA

Proposed Approaches:

Approach 1 enters through the constructed road south of the Doctor's Cottage to begin exploring the Landscapes of Labor Trail. This option requires a public partnership.

Approaches 2-3 enter through constructed parking lots to the south of the property. These options require land acquisition.

Visitors may optionally arrive via boat (this option requires public partnership). The existing approach may still be utizlied for tour buses and accessible parking.

Key:

- Approach 1: Pedestrian Bridge
- Approach 2: Southern Lot
- Approach 3: Seed House
- Optional Addition: Boat Partnership
- Visitor Circulation Area: Landscapes of Labor
- Visitor Circulation Area: Main House Loop

Sources

1. Aerial photography, Flash Earth, Microsoft, 2020 and 2017.
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3. Mark H. Took, P.L.S, "Section 104, T8N—R6W," Nowlin & Associates, Consulting Engineers & Land Surveyors Natchitoches, LA, CARI, 2010.

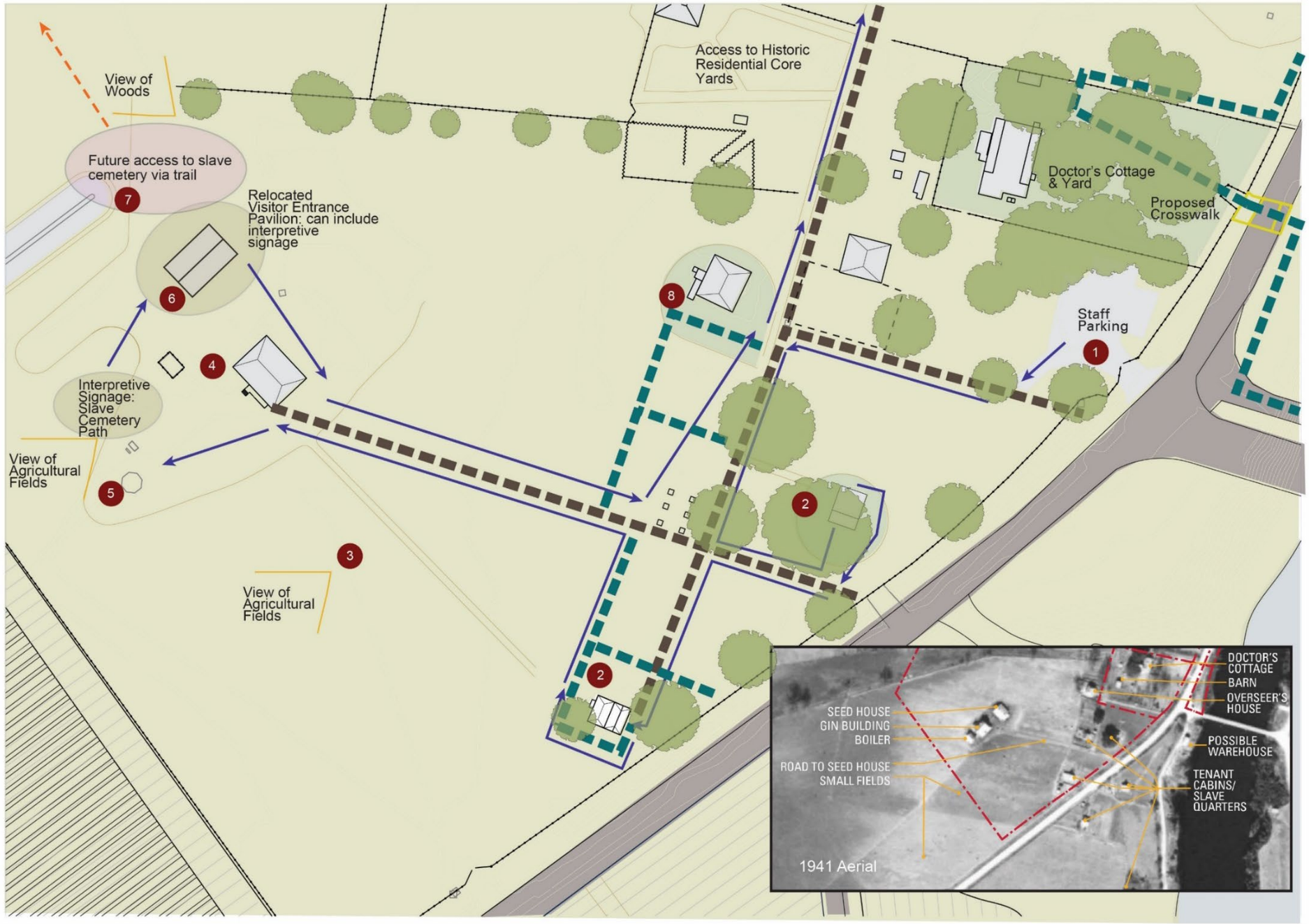
Drawn By
Ashley Braquet, ArcMap, LandFX CAD and Illustrator, 2020

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LANDSCAPE ARCHITECTURE

Figure 121 Circulation/Future Visitor Approach Overview (STA 2020).

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Landscapes of Labor Enlargement

Landscapes of Labor Trail
Future Circulation
Oakland Plantation

Key

- Proposed Farm Lane Paths
- Proposed Landscapes of Labor Visitor Circulation
- Proposed Additional Paths
- Proposed Optional Circulation
- Proposed Area Additions
- Proposed Fences

Visitor Approach

1. Arrival
2. Slave Cabins/Tenant Cabins
3. Fields
4. Seed House
5. Gin Ruins
6. Relocated Visitor Pavilion
7. Proposed Path to Cemetery
8. Overseer's House

After visiting Landscapes of Labor, visitors take the road up to the Main House Loop.

Notes

1) Proposed paths are based on alignments show in 1941 and 1950 aerials.

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LANDSCAPE ARCHITECTURE

Figure 122 Treatment Plan Landscapes of Labor Enlargement (STA 2021).

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Historic Residential Core Enlargement

Historic Residential Core
Future Circulation
Oakland Plantation

Access from Parking Lot

Access from Landscapes of Labor Trail

Views of Cane River Lake

Crosswalk

View of Cane River Lake and Bermuda Bridge

Build dock/lakefront interpretive platform as wayside for visitors

Staff Parking

Key

- Proposed Farm Lane Paths
- Proposed Historic Residential Core Visitor Circulation
- Proposed Additional Paths
- Proposed Optional Circulation
- Proposed Area Additions
- Proposed Fences

Visitor Approach

1. Store
2. Oak Allee
3. Main House/Yards
4. Cook's Cabin
5. Minnow Pond
6. Pecan Grove
7. Back of House
8. South Pasture
9. Doctor's Cottage/Yards

Notes

1) Proposed paths are based on alignments show in 1941 and 1950 aerials.

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Figure 123 Treatment Plan Historic Residential Core Enlargement (STA 2021).

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Vegetation Recommendations Overview
Oakland Plantation

Cultural Landscape Report, Oakland Plantation

Cane River Creole National Historical Park
Natchitoches Parish, LA

LCA-1: Historic Residential Core Priorities

1) Monitor historic specimen trees (live oaks and pecans in particular) for health.

2) Continue historic/cultural limewash practices.

3) Retain mowing regimes.

4) Maintain, enhance, or remove vegetation along fence lines to preserve viewsheds.

5) Rehabilitate historic vegetation patterns, particularly in the fishing camp area and pecan grove.

LCA-2: Historic Agricultural Core Priorities

1) Historic specimen trees (live oaks and pecans in particular) should be monitored for health and preserved for as long as possible.

2) Retain mowing regimes.

3) Maintain, enhance, or remove vegetation along fence lines to preserve viewsheds.

4) Preserve and maintain clusters of ephemeral bulbs.

5) Remove non-historic trees.

LCA-3: Lakefront Zone

1) Monitor vegetation for its impact on the gabion stabilizing structures.

2) Maintain, enhance, or remove vegetation to preserve viewsheds.

Visitor Service & Park Entrance

1) Maintain agricultural texture and feel to the land cover.

2) Retain mowing regimes.

Figure 124 Vegetation Diagram Overview (STA 2021).

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Oakland Plantation
Vegetation Recommendations
LCA-1, 3

Key
Long Term Recommendations

1. Preserve and maintain 10 specimen *Quercus virginiana* of the planted allee.
2. Preserve row of *Lagerstroemia indica* spp.
3. Preserve the large *Quercus virginiana*.
4. Preserve *Maclura pomifera*
5. Preserve row of crape myrtles and Japanese magnolia.
6. Preserve *Carya illinoiensis*
7. Preserve large specimen *Quercus virginiana*
8. Remove excessive vine growth from trees
9. Preserve & maintain clusters of ephemeral bulbs
10. Rehabilitate/restore historic pecan orchard
11. Preserve & replace large *Quercus virginiana*
12. Preserve & maintain front yard vegetation

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LANDSCAPE ARCHITECTURE

Figure 125 Vegetation Enlargement Diagram (STA 2021)

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Oakland Plantation
Vegetation Recommendations
LCA-2

Key
Long Term Recommendations

1. Maintain and augment field grasses and herbaceous meadow species
2. Seed former agricultural fields
3. Mow or bush hog field
4. Mow Corn Crib enclosure
5. Conduct further research and archaeological investigation
6. Preserve and maintain clusters of ephemeral bulbs
7. Restore/replant cluster of *Carya illinoiensis*
8. Mow yard & parcel divisions
9. Preserve mature *Quercus virginiana*

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LANDSCAPE ARCHITECTURE

Figure 126

Vegetation Enlargement Diagram (STA 2021)

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"Trail Route Drawing." Washington D.C.: U.S. Department of the Interior, National Park Service.

Virts, Nancy. "The Efficiency of Southern Tenant Plantation, 1900-1945." *The Journal of Economic History*, Vol. 51, No. 2 (Jun., 1991), pp 385-395, 1991.

Miscellaneous Documents from CARI Archival Collection:

Various historic plans, surveys, and maps, NPS planning documents, family and NPS-era photos from the Park's archival collection, provided as scans to STA [original sources unknown - TBD].

Historic Photos, Plans, Aerials:

Historic American Buildings Survey, Creator, Oakland Plantation, Cane River Creole National Historic Park, and Cane River National Heritage Area Commission. *Bermuda Plantation Prudhomme Family, Cane River, Bermuda, Natchitoches Parish, LA*. Bermuda Louisiana Natchitoches Parish, 1933. Documentation Compiled After. Photograph. https://www.loc.gov/item/la0093/.

Historic American Buildings Survey, Creator, et al., photographers by Boucher, Jack E, and Jon A Buono. *Oakland Plantation, Route 494, Bermuda, Natchitoches Parish, LA*. Documentation Compiled After. Photograph. Retrieved from the Library of Congress, <www.loc.gov/item/la0242/>.

Historic American Buildings Survey, Creator, et al., photographer by Buono, Jon A. *Oakland Plantation, Doctor's Cottage, Route 494, Bermuda, Natchitoches Parish, LA*. Documentation Compiled After. Photograph. Retrieved from the Library of Congress, <www.loc.gov/item/la0273/>.

Historic American Buildings Survey. Oakland Plantation HABS drawings, including Bottle Garden. Compiled by Eugene Cizek et. al., 1987. Retrieved from the Library of Congress.

Historic aerials from various sources, including LSU School of Geography Map Library.

APPENDIX A

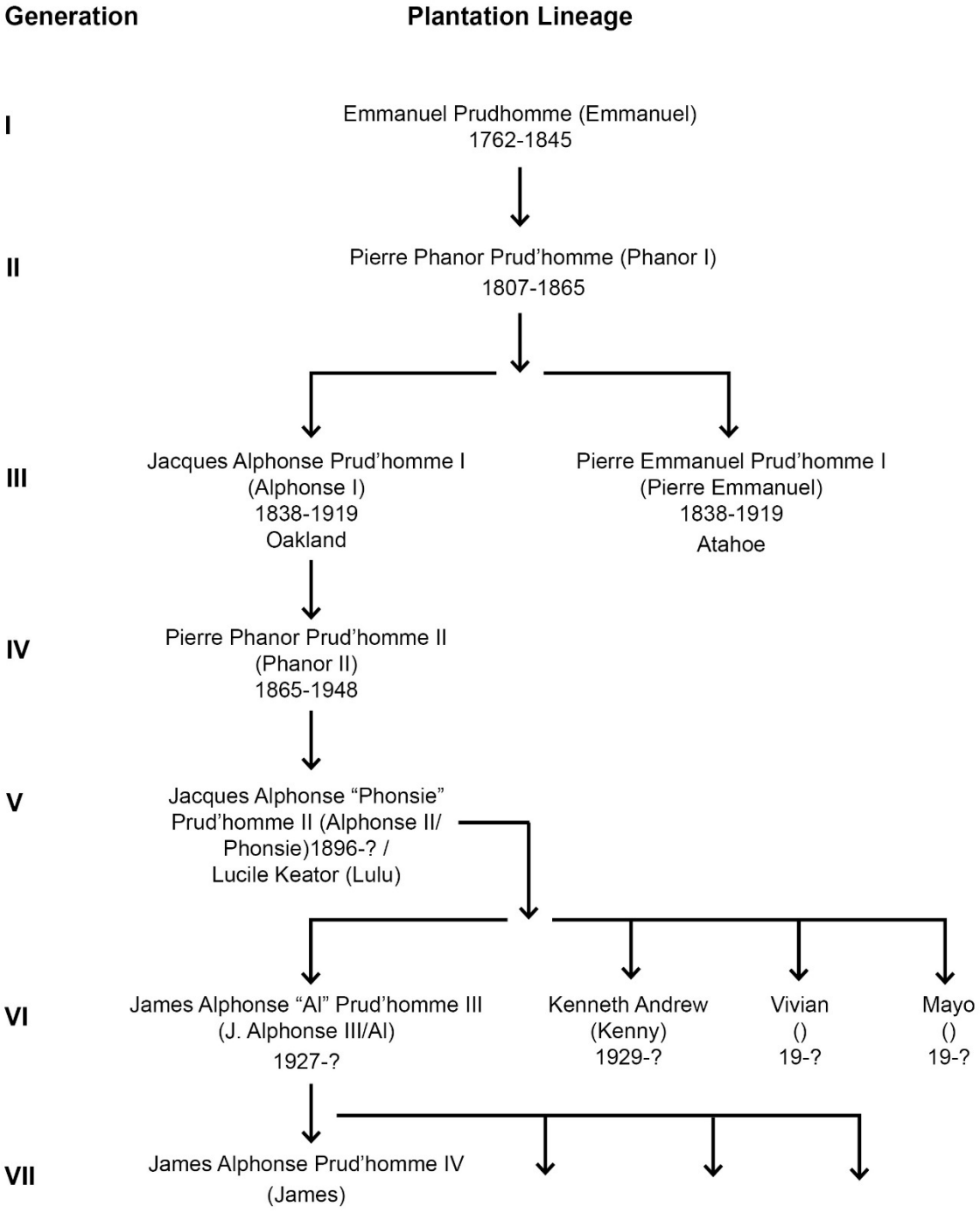


Figure 127 Prud'homme Family Tree (STA)

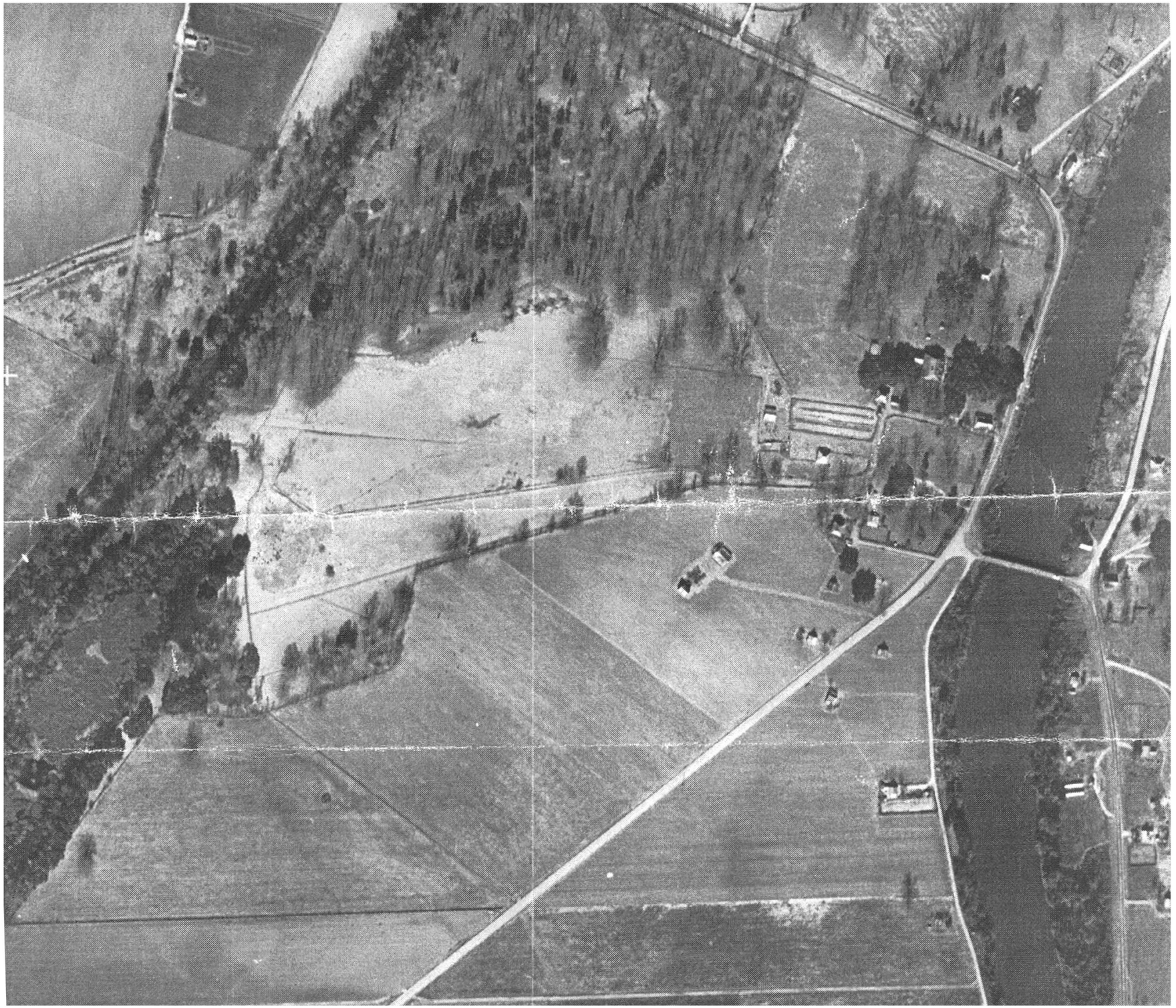
APPENDIX B

Unannotated Aerial Photographs


1941


1950

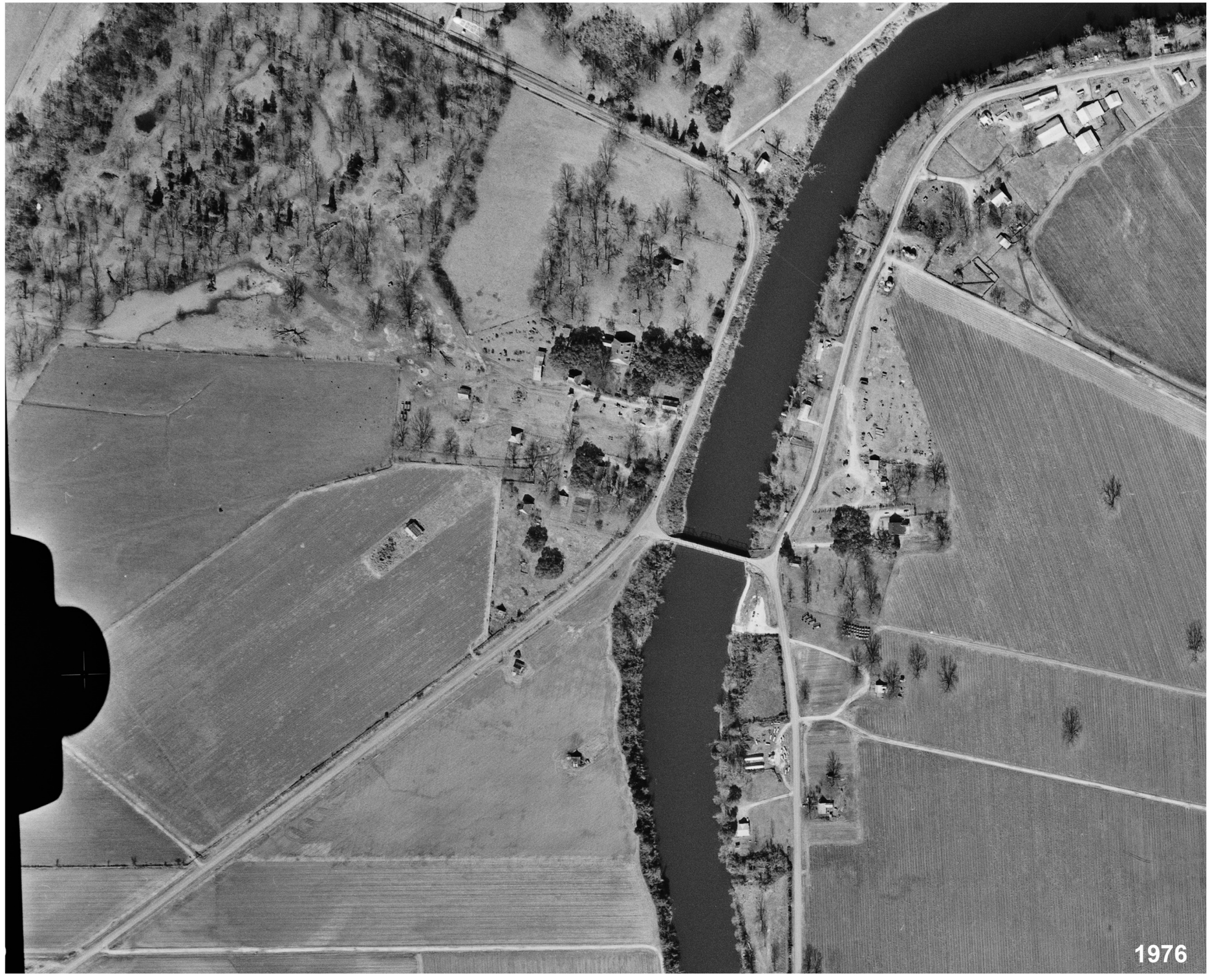

1952



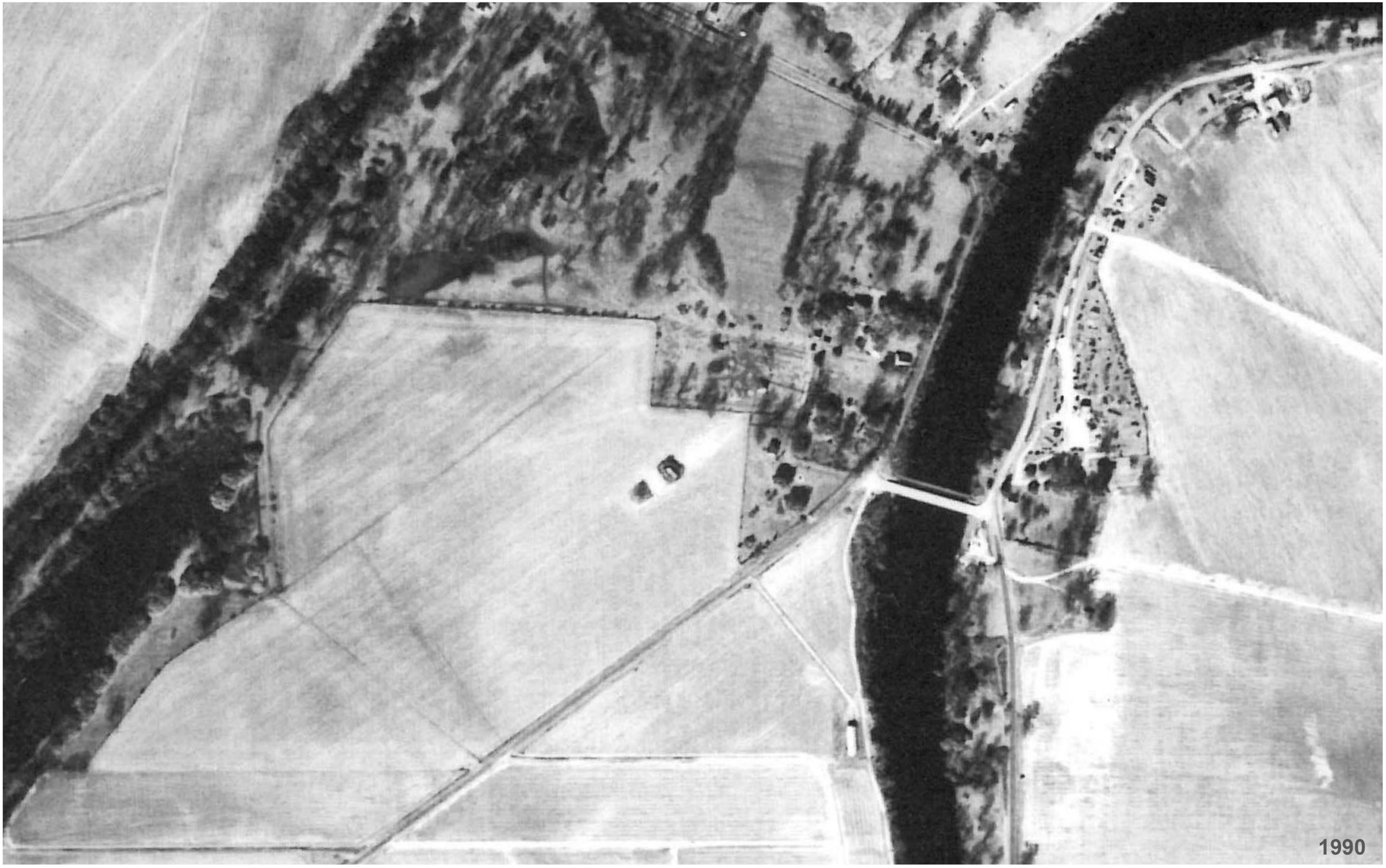
1958


1966


1972


1976


LA. 494
1980


1990



2004



2006



2007



2009



2010



2013



2016



2017



2017


2020

National Park Service
U.S. Department of the Interior

Oakland Plantation
Cane River Creole National Historical Park
PO Box 925
Natchitoches, LA 71458
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