National Park Service
Cultural Landscapes Inventory

2019



The Oaks

Tuskegee Institute National Historic Site

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Cultural Landscapes in the Cultural Resources Inventory System:

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources and cultural landscapes. The set of CRIS records for cultural landscapes is referred to as CRIS-CL.CRIS-CL records conform to a standardized data structure known as the Cultural
Landscapes Inventory (CLI).
The legislative, regulatory and policy directions for conducting and maintaining the CRIS are: Section 110 of the National Historic Preservation Act, NPS Management Policies (2006), Director's Order 28 (Cultural Resources) and Director's Order 28a (Archeology).

The Cultural Landscapes Inventory (CLI)

The CLI is the data structure within CRIS used to document and evaluate all potentially significant cultural landscapes in which NPS has, or plans to acquire any enforceable legal interest.
Each CRIS-CL record is certified complete when the landscape is determined to meet one of the following:
Landscape individually meets the National Register of Historic Places criteria for evaluation; or,
Landscape is a contributing element of a property that is eligible for the National Register; or,
Landscapes does not meet the National Register criteria, but is managed as cultural resources because of law, policy or decisions reached through the park planning process.
Cultural landscapes vary from historic sites, historic designed landscapes, historic vernacular landscapes to historic ethnographic landscapes, but may also fit within more than one type. Those eligible for the National Register have significance in the nation's history on a national, state or local level, as well as integrity or authenticity.
The legislative, regulatory and policy directions for conducting and maintaining the CLI within CRIS are:
National Historic Preservation Act of 1966 (16 USC 470h-2(a)(1)). Each Federal agency shall establish…a preservation program for the identification, evaluation, and nomination to the National Register of Historic Places…of historic properties…

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

Executive Order 13287: Preserve America, 2003. Sec. 3(c) Each agency with real property management responsibilities shall, by September 30, 2005, and every third year thereafter, prepare a report on its progress in identifying… historic properties in its ownership and make the report available to the Council and the Secretary…

The Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act, 1998. Standard 2: An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction or control and/or subject to effect by agency actions (Sec. 110 (a)(2)(A) Management Policies 2006. 5.1.3.1 Inventories: The Park Service will (1) maintain and expand the following inventories…about cultural resources in units of the national park system…Cultural Landscape Inventory of historic designed landscapes, historic vernacular landscapes,… and historic sites…

Cultural Resource Management Guideline, 1997, Release No. 5, page 22 issued pursuant to Director's Order #28. As cultural resources are identified and evaluated, they should also be listed in the appropriate Service-wide inventories of cultural resources.

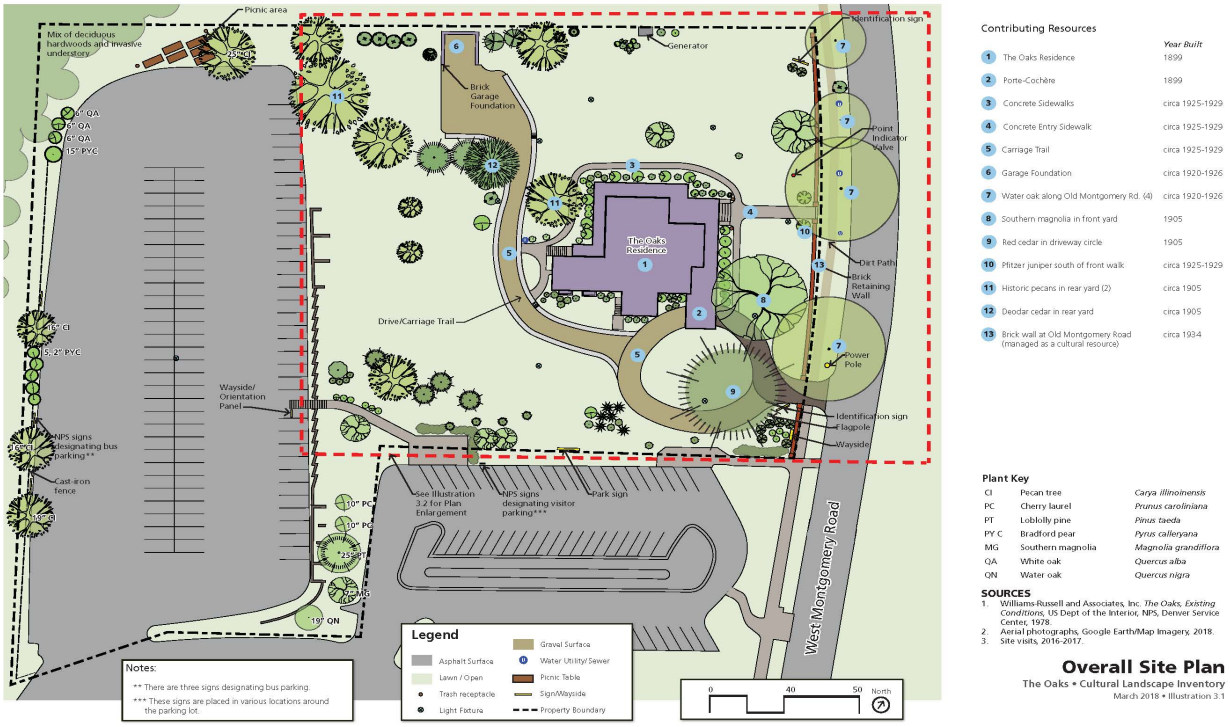
Inventory Unit Description:

The Oaks includes the 2.5 acres the NPS acquired around Booker T. and Margaret Murray Washington's former residence during the establishment of Tuskegee Institute National Historic Site. The site is located in Tuskegee Institute National Historic Site in Tuskegee, Alabama, on West Montgomery Road (Alabama State Highway 126). (Tuskegee University maps and Historic American Building Survey drawings refer to this route as "Old Montgomery Road.") The principal landscape features at The Oaks are The Oaks (the brick residence of the Washingtons), ruins of an outbuilding, walkways, historic plantings, lawn areas, and a visitor parking lot area. Remnants of the historic landscape include elements designed by renowned landscape architect David A. Williston. There is a shared NPS and Tuskegee University parking area east of The Oaks. This parking lot is outside the 2.5-acre project boundary, but the report addressed the perimeter of the lot and the streetscape along West Montgomery Road in the context of visitor access to the site and site integrity.

The period of significance for this landscape at The Oaks is 1899 to 1929. The Oaks is the historic residence of Booker T. Washington, the first president of Tuskegee Institute and his wife Margaret Murray Washington, a prominent leader in the Progressive Era women's club movement. Completed in 1899, the house was Dr. Washington's residence until his death in 1915. The building consists of locally sourced materials manufactured by students as part of their vocational training. During the time the Washingtons lived at the property, The Oaks received many influential visitors and patrons of the school, including numerous prominent businessmen, politicians, and two US Presidents. The Washingtons commissioned David A. Williston to design the landscape including a carriage trail, planting beds, and a rustic summerhouse at the rear of the property. Williston was the first African American graduate of Cornell University's College of Agriculture and the first African American to own and operate a landscape architecture firm in the US. George Washington Carver also assisted the Washington family in selecting appropriate plants for the landscape. Following the death of Dr. Washington in 1915, the residence remained in the family. Margaret Murray Washington remained at the house until her death in 1925. With her oversight, changes at The Oaks included the removal of the carriage house and construction of a brick garage. In the mid-1920s, David Williston's design for the roads on campus informed a new layout for the carriage drive and walkways at the Oaks. This
revised circulation design featured Williston's typical campus roadway details including concrete valley gutters with drop inlets.

The contributing cultural landscape features at The Oaks at Tuskegee Institute National Historic Site support site's integrity of location, setting, and association. The historic Queen Anne style residence retains its original materials, workmanship, and design. There are historic trees and carriage trail details remaining from Williston's design for The Oaks. The loss of characterdefining secondary structures, small-scale features, and vegetation detracts from the site's overall integrity of feeling and design. However, the remaining historic landscape features at The Oaks combined with their well-documented association with prominent historic figures convey a sense of the landscape's historic identity. The condition of the existing historic landscape features at The Oaks range from fair to good. Overall, the condition of the landscape is fair.

Site Plan



Contributing Resources

		Year Built
1	The Oaks Residence	1899
2	Porte-Cochère	1899
3	Concrete Sidewalks	circa 1925-1929
4	Concrete Entry Sidewalk	circa 1925-1929
5	Carriage Trail	circa 1925-1929
6	Garage Foundation	circa 1920-1926
7	Water oak along Old Montgomery Rd. (4)	circa 1920-1926
8	Southern magnolia in front yard	1905
9	Red cedar in driveway circle	1905
10	Pfitzer juniper south of front walk	circa 1925-1929
11	Historic pecans in rear yard (2)	circa 1905
12	Deodar cedar in rear yard	circa 1905
13	Brick wall at Old Montgomery Road (managed as a cultural resource)	circa 1934

Plant Key

CI	Pecan tree	*Carya illinoinensis*
PC	Cherry laurel	*Prunus caroliniana*
PT	Loblolly pine	*Pinus taeda*
PY C	Bradford pear	*Pyrus calleryana*
MG	Southern magnolia	*Magnolia grandiflora*
QA	White oak	*Quercus alba*
QN	Water oak	*Quercus nigra*

SOURCES

1. Williams-Russell and Associates, Inc. *The Oaks, Existing Conditions*, US Dept of the Interior, NPS, Denver Service Center, 1978.
2. Aerial photographs, Google Earth/Map Imagery, 2018.
3. Site visits, 2016-2017.

Overall Site Plan

The Oaks • Cultural Landscape Inventory

March 2018 • Illustration 3.1

Existing Conditions, The Oaks, 2018

Property Level and CLI Numbers

Inventory Unit Name:	The Oaks
Property Level:	Landscape
CLI Identification Number:	550076
Parent Landscape:	550076

Park Information

Park Name and Alpha Code:	Tuskegee Institute National Historic Site - The Oaks - TUIN
Park Organization Code:	5680
Park Administrative Unit:	Tuskegee Institute National Historic Site

CLI Hierarchy Description

Tuskegee Institute National Historic Site includes four federally-owned properties. These include The Oaks, George W. Carver Museum, Park Headquarters, and a maintenance building. The Oaks is a cultural landscape within Tuskegee Institute National Historic Site that is eligible for listing in the National Register of Historic Places. The remaining eligible landscape is the George W. Carver Museum. This building is located within the historic campus. NPS conducted a draft Cultural Landscapes Inventory at that site in 1996.

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

The CLI Level I was completed in 1996. The recorders undertook the field work and data entry for the landscape, however the document never received SHPO concurrence and was not considered complete. This inventory was completed in 2018 and received SHPO and Superintendent concurrence in August 2019.

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 08/01/2019

National Register Concurrence: Eligible -- SHPO Consensus Determination

Date of Concurrence Determination: 10/15/1966

National Register Concurrence Narrative:

See Management Category narrative

Concurrence Graphic Information:

Attachment File Path

CULTURAL LANDSCAPES INVENTORY
CONDITION ASSESMENT CONCURRENCE SHEET – JULY 2019

Park Information

Park: Tuskegee Institute National Historic Site
State: Alabama
County: Macon

Cultural Landscape Information

Inventory Name	CLI ID #	Condition
The Oaks	550076	Fair

Park Superintendent Concurrence

Concur X Do Not Concur ____

Superintendent 8/2/2019 Date

Superintendent Concurrence Sheet

We have reviewed the submitted documentation that identifies cultural landscape features at The Oaks, Tuskegee Institute National Historic Site in Macon County, Alabama. We concur with the findings of the Cultural Landscape Inventory, and understand that these features have the potential to contribute to a National Register of Historic Places nomination for Tuskegee Institute National Historic Site.

Lee Anne Wofford
Alabama State Historic Preservation Officer

8/30/19
Date

AL SHPO Concurrence Signature

Geographic Information

Geographic Information & Location Map

State and County:

State: Alabama

County Macon County

Size (Acres) 2.5

Land Tract Number(s)

101-02

Inventory Unit Boundary Description:

Encompassing 2.5 acres of federal land, The Oaks is located within the boundary of Tuskegee Institute National Historic Site. The CLI boundary includes the parcel identified as tract 101-02 for TUIN. The legal description for the tract reads: commencing at the northwest corner of Section 25, Township 17N, Range 23 E in Tuskegee, Macon County Alabama; thence South 2941.9 feet; thence East 1611.9 feet to the Southwesterly right of way line of West Montgomery Road, said point being the true point of beginning of the parcel of land herein described; thence southeasterly along said right of way line, being a curve concave southwesterly and having a radius of 827.16 feet for 235.8 feet; thence leaving said right of way line south 27°36’ west 203.0 feet; thence south 58°30’ East 106.6 feet; thence south 26°54’ west 94.2 feet; thence south 5°35’ west 83.28 feet; thence North 62°15’ west 363.28 feet; thence north 26°02’ east 381.8 feet to the true point of beginning, containing 2.50 acres.

Boundary Coordinates:

Source:

Type of Point: Point

Latitude: 32.428396

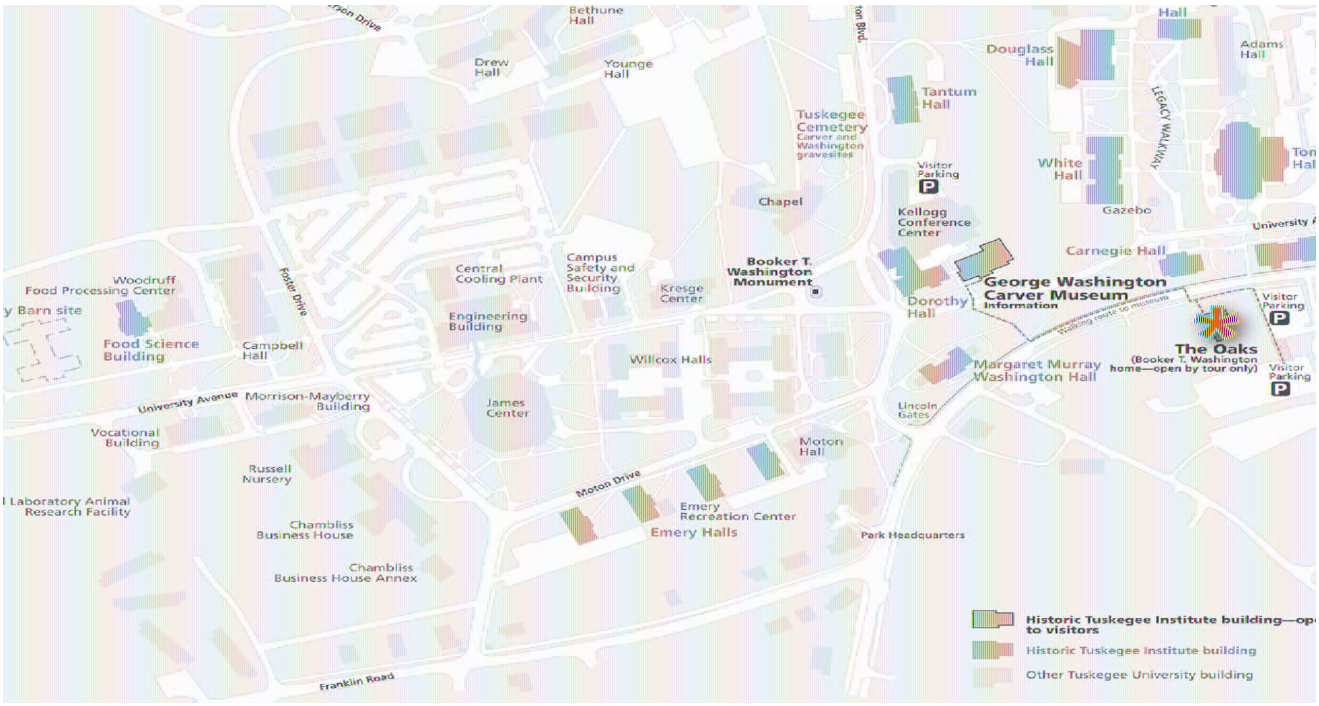
Longitude: -85.705858

Narrative: GIS File Description:
TUIN_boundary.shp—Outline of park boundary; arcview shape file; in park GIS as of 2017
TUIN_tracts.shp —Boundary of tax parcel of individual properties; arcview shape file; in park GIS as of 2017

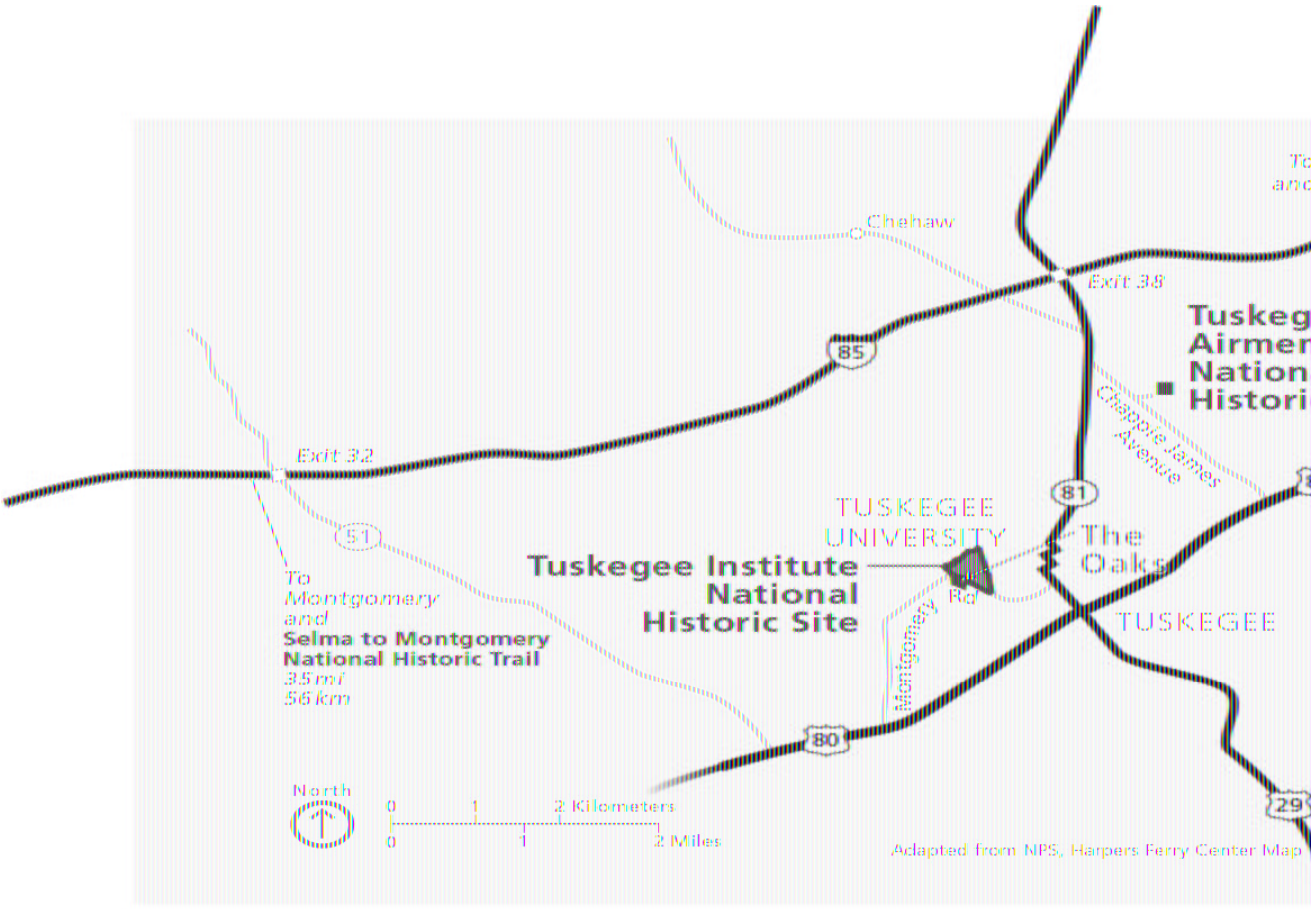
Location Map:



Map of Alabama showing location of Tuskegee Institute National Historic Site.



Map of Tuskegee University showing location of The Oaks.
Map adapted from National Park Service, Harpers Ferry Center Map.



Regional map showing location of Tuskegee Institute National Historic Site and The Oaks.

Regional Context:

Type of Context: Cultural

Description:

The Oaks and the city of Tuskegee are located on the eastern edge of Alabama's "Black Belt," named for the naturally rich agricultural soils, which were well suited for cotton farming. The term colloquially refers to the majority African American populations in much of the region.

Type of Context: Physiographic

Description:

The Oaks is located in the Southern Coastal Plan. West Montgomery Road runs along a ridge and through the Tuskegee University campus. The majority of the campus is located to the north of the road. The Oaks is located across West Montgomery Road from the historic campus, on the south side of the road.

Type of Context: Political

Description:

The Oaks is located in the 3rd Federal congressional district of Alabama.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 08/25/1976

Management Category Explanatory Narrative:

Tuskegee Institute was designated a National Historic Landmark (NHL) in 1965. The 1965 nomination lists The Oaks as a “point of special historic interest” due to its association with Booker T. Washington and his work at Tuskegee Institute. The US Congress authorized theNational Historic Site in 1974 to include the 50-acre original campus, campus buildings, The Oaks, George Washington Carver’s laboratory (now the Carver Museum), and Grey Columns, anantebellum house near the campus. The US Department of the Interior and the Trustees of Tuskegee Institute signed a Memorandum of Agreement (MOA) in August of 1976, and the National Park Service (NPS) officially established the national historic site in 1977. In the MOA, the Department of the Interior agrees to preserve the original campus of Tuskegee Institute at the national historic site. A 2005-2008 Strategic Plan for Tuskegee Institute National Historic Site states, “[t]he purpose of Tuskegee Institute National Historic Site is to protect and preserve the cultural resources of ‘The Oaks,’ the family home of Booker T. Washington, the George W. Carver Museum, and any other lands or interests acquired pursuant to Public Law 93-486.” The period of significance for this landscape at The Oaks is 1899 to 1929.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Memorandum of Agreement

Type of Context: 08-25-1976

Management Agreement Explanatory Narrative:

A MOA dated August 25, 1976 relates to the preservation of the original campus of Tuskegee Institute at Tuskegee Institute National Historic Site.

Tuskegee University Safety and Security Department responds to emergency situations at the national historic site. There is a Memorandum of Agreement with the University that confirms this relationship.

NPS Legal Interest:

Type of Interest: Fee Simple

Narrative:

Located in managed wilderness?: Unknown

Public Access:

Type of Interest: Unrestricted

Explanatory Narrative:

Operating Hours: The national historic site is open year-round Monday-Saturday, 9:00am to 4:30pm. It is closed Thanksgiving, Christmas, and New Year's Day.

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Land Narrative:

The adjacent lots and the historic campus across West Montgomery Road contribute to the setting and feeling of the landscape. The Oaks was the residence of Booker T. Washington, founder and first principal of the adjacent Tuskegee Institute (now Tuskegee University) and Margaret Murray Washington, Director of Industries for Girls at Tuskegee and founder of the Tuskegee Women's Club. At the time the Washington family lived at The Oaks, the Tuskegee Institute Campus was located north, across the street from the property. After the period of significance, the campus developed on the south, east, and west sides of the property. The campus continues to have a close association with Booker T. and Margaret Murray Washington and their residence at The Oaks.

National Register Information

Documentation Status:

Entered Inadequately Documented

National Register Explanatory Narrative:

Tuskegee Institute was designated a National Historic Landmark (NHL) in 1965. The 1965 nomination lists The Oaks as a “point of special historic interest” due to its association with Booker T. Washington and his work at Tuskegee Institute.

Although the NHL nomination does not specifically reference the National Register evaluation criteria in the statement of significance, the narrative suggests that Criterion B is appropriate for The Oaks for its association with Booker T. Washington. The NHL nomination mentions the residence at The Oaks but does not note the cultural landscape features at the site. The NPS List of Classified Structures (LCS) includes six structures associated with The Oaks. Those not included in the National Register nomination are:

HS-06 Drives at The Oaks
HS-07 Concrete Gutters at The Oaks (Valley Gutters)
HS-08 Concrete Walkways around The Oaks
HS-09 Garage Foundation – The Oaks
HS-10 Front Retaining Wall, The Oaks

The CLI proposes that LCS entries HS-06, HS-07, HS-08, and HS-09 should be included as in a revised version of the National Register nomination. (HS-10 is noncontributing but maintained as a cultural resource.)

In 2012, the Alabama State Historic Preservation Office issued a Consensus Determination of Eligibility (DOE) for the historic landscape features at The Oaks (HS-06, HS-07, HS-08, and HS-09). The DOE determined that front retaining wall (HS-10) was noncontributing/managed as a cultural resource.

Though the existing NHL nomination contains a brief description of The Oaks, the document pre-dates the modern form and does not provide for the assessment of the period of significance required by current National Register guidelines. The CLI recommends that the period of significance include the years when Margaret Murray Washington occupied the house after her husband’s death and when David A. Williston designed landscape features at the Washington’s former residence. The current nomination does not list a period of significance per se, but the application implies that the date range ends in 1915 with Booker T. Washington’s death. The overall period of significance for The Oaks cultural landscape is 1899 to 1929, beginning with the construction of the residence and ending when David A. Williston left his position as Superintendent of Buildings and Grounds at Tuskegee Institute. The NPS should update the existing nomination to provide adequate documentation for both the building and the landscape at The Oaks.

Concurrence Narrative:

See Management Category narrative

National Register Eligibility

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

Period of Significance:

Time Period:	CE 1899 - 1929
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Education
Facet:	Higher Education
Other Facet:	None
Time Period:	CE 1899 - 1929
Historic Context Theme:	Shaping the Political Landscape
Subtheme:	Political and Military Affairs 1865-1939
Facet:	The Progressive Era, 1901-1914
Other Facet:	None

Area of Significance:

Area of Significance Category:	Architecture
Area of Significance Category:	Ethnic Heritage
Area of Significance Sub Category:	Black
Area of Significance Category:	Landscape Architecture
Area of Significance Category:	Politics/Government
Area of Significance Category:	Social History

Statement of Significance:

The Oaks is the former residence of Booker T. and Margaret Murray Washington. The Washington family commissioned the construction of the residence at The Oaks in 1898, and it was completed in 1899. Robert Taylor designed the building, and David A. Williston designed the landscape. George Washington Carver helped the Washington family in their design and implementation of landscape improvements at The Oaks. The Washington family maintained a small farm behind the house that included vegetables, flowers, and farm animals. Booker T. Washington wrote about his love for his work in the garden and with his animals. The Oaks was the site for many visiting dignitaries to Tuskegee Institute between 1899 and 1929, including two US presidents. Booker T. Washington died in 1915 and Margaret Murray Washington continued to live in the house and receive important visitors until her death in 1925. Tuskegee Institute then purchased the property from the Washington children. David A. Williston continued to influence the design of the landscape of The Oaks until his departure from that position in 1929.

The cultural landscape at The Oaks is eligible under three of the four criteria of significance defined by the National Register standards for evaluating historic properties: Criteria A, B and C. Under Criterion A, the property is associated with events significant to broad patterns of American history. The Oaks is associated with the establishment of Tuskegee Institute and African American industrial and vocational education. The Oaks is significant under Criterion B for its association with the lives of important historic figures, including African American leaders Booker T. and Margaret Murray Washington and David A. Williston, America’s first black landscape architect. The Oaks is significant at the local level under Criterion C for architecture and the use of local materials.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Historic Designed Landscape

Current and Historic Use/Function:

Primary Historic Function: Museum (Exhibition Hall)

Primary Current Use: Single Family Dwelling

Other Use/Function	Other Type of Use or Function

Current and Historic Names:

Name	Type Of Name
The Oaks	Both Current And Historic
Booker T. Washington Home	Both Current And Historic

Chronology:

Year	Event	Annotation
CE 1880	Established	Alabama State Legislature appropriated a yearly sum of $2,000 to establish a school for African Americans in Macon County.
CE 1881	Purchased/Sold	School purchases 100 acres in Macon County.
CE 1889	Purchased/Sold	Washington purchases parcel from H.C. Ferguson on December 31, 1889.
CE 1893	Purchased/Sold	Washington purchases additional parcel from H.C. Ferguson on June 7, 1893.
CE 1899 - 1900	Built	Student workers began construction of the Washington family's residence.
CE 1900	Inhabited	Washington family moves into house in summer of 1900.
CE 1903 - 1909	Built	c. 1903-1909. Carriage house and barn construction.
CE 1905	Built	c. 1905. Landscape including summerhouse, walkway, and carriage trail installed at The Oaks.
CE 1905	Designed	David Williston prepares landscape plans and design for summerhouse.
CE 1908	Planted	Additional trees and shrubs, recommended by George Washington Carver, added to landscape.
CE 1909	Removed	c. 1909. Well house removed from property.
CE 1915 - 1925	Removed	c. 1915-1925. Summerhouse, carriage house, and barn removed.

Year	Event	Annotation
CE 1920	Planted	c. 1920. Williston plants Macartney roses along western boundary of site.
CE 1920 - 1926	Built	c. 1920-1926. Brick two car garage constructed southwest of the residence.
CE 1925 - 1929	Altered	c. 1925-1929. Carriage trail reconfigured.
CE 1925 - 1929	Altered	c. 1925-1929. Front walkway, perpendicular to West Montgomery Road replaces horseshoe-shaped walkway in front lawn.
CE 1958	Altered	Front loop of carriage trail paved with asphalt.
CE 1966	Altered	c. 1966. NPS installs wheelchair lift to house.
CE 1993	Built	NPS installs south parking lot.
CE 1995	Built	NPS installs irrigation system.
CE 1999 - 2016	Removed	NPS removes hedge on west side of site.
CE 2000 - 2016	Removed	c. 2000-2016. NPS removes rose hedge on western border of site.
CE 2005	Built	c. 2005. NPS adds picnic area southwest of residence.
CE 2007 - 2014	Altered	NPS paves carriage trail with pre-cast concrete pavers.
CE 2014	Altered	NPS repairs retaining wall on north side of parking lot.
CE 2015	Built	NPS adds gate at carriage trail entrance.
CE 2015	Removed	c. 2015. Tuskegee University removes front walkway paralleling West Montgomery Road.

Physical History:

Booker T. Washington Period (1899-1915)

Booker T. Washington
Booker T. Washington was born into slavery in 1856. After emancipation, his family moved to Malden, West Virginia. In the small industrial village of Malden, his stepfather put Booker and his brother to work in the coalmine that supplied fuel to the town's saltworks. Booker educated himself despite the hazardous, long hours working in the coalmine. He taught himself the alphabet and arranged nighttime tutoring sessions with a local schoolteacher. (Norrell 2009, 17-24). With the support of this mother, Booker left his job working in the mine to become a domestic servant to Viola Ruffner, the wife of the owner of the saltworks. Mrs. Ruffner became Washington's private tutor. In 1872, at the age of 16, Washington entered politics by serving as the secretary of the Malden Republican Party organization. During this time, Washington balanced his desire to avoid racial conflict and the desire to engage in the political process. This approach to political life would characterize much of Washington's later career.

Booker T. Washington attended Hampton Normal and Agricultural Institute, a college established in 1868 by the American Missionary Association for Freedmen in Hampton, Virginia. After graduating from the Hampton Institute, Washington returned to teach in Malden.
He served as a schoolteacher until 1881 when General Armstrong, founder of the Hampton Institute, recommended him to the position of principal of the new teacher's school in Tuskegee, Alabama (Norrell 2009 25-42). As leader of Tuskegee Institute, Booker T. Washington became one of the

leading voices of his generation as African Americans faced continued racist extremism, lynching, and the numerous injustices of the Reconstruction and Jim Crow eras. Washington proposed a policy of mutual progress and cooperation through economic advancement of the African American community. He also promoted consensus across divisive societal lines by empathizing with the opposition (Sheely 1957, 1). Washington's influence in American society was so widely recognized that he received an honorary master's degree from Harvard University in 1896 and an honorary doctorate of laws degree from Dartmouth University in 1901 (NPS GMP 1978, 10).

Dr. Washington's engagement with politics, particularly as counsel to President Theodore Roosevelt as an advocate for black farmers and businesses, earned him both public respect and rebuke. Dr. Washington's literary success brought increased acclaim to Tuskegee Institute. His autobiographical work Up from Slavery was an enormous success. It sold 30,000 copies in its first year of publication in 1901 and received international recognition. Washington's principles of self-help and emphasis on dignity even under oppression resonated powerfully across the globe. Washington's acclaim also brought more public interest to the Institute from leaders in education and from wealthy benefactors who eventually provided financial support to the school.

A strong sense of community developed from the construction of Tuskegee Institute. Students built the roads and the buildings of the campus (Norrell 2009, 69). Student labor completed nearly all construction of the first buildings in exchange for paying tuition and expenses. Courses included carpentry, brick-making, sewing, millinery, animal husbandry, and gardening. Tuskegee Institute also required its students to complete specified coursework to meet requirements for general diplomas including mathematics, English, and history.

Dr. Washington recruited the best and brightest within the African American community to teach at the school. The most notable professor was George Washington Carver, the renowned scientist, influential thinker, and humanitarian (Hickerson-Fowlkes 1988, np). Another notable member of the Institute was David A. Williston, a landscape architect and graduate of Cornell University under renowned horticulturalist Liberty Hyde Bailey. Williston was the "first professionally trained black landscape architect in the United States and the first to establish his own professional office" (Pryce 1979, 3). Williston taught at Tuskegee from 1902 to 1906 and served as Superintendent of Buildings and Grounds at Tuskegee Institute from 1910 until 1929.
The impressive faculty also included architect Robert Robinson Taylor, Director of Mechanical Industries (1868-1942). Taylor designed and oversaw the construction of many of the University's buildings including the University Chapel (1896), which was renowned for its "singing windows" depicting eleven Negro spirituals. Carver, Williston, and Taylor would all contribute not only to the design of the campus, but also to the design of The Oaks, Washington's personal residence.

The Oaks
Student workers began construction of the Washington family's residence in 1899. William Henry Baldwin Jr., a trustee of the University, wrote in a letter to William Bancroft that student labor would fulfill all the requirements for construction. The sum of $3,000, a generous donation to Dr. Washington from Mrs. Walter Baker, covered the cost of property acquisition, materials, and the architect's fee for the new residence (NPS HSR 1980, 9-10).

Dr. Washington purchased two adjacent parcels of land for the residence. He obtained the first parcel from H.C. Ferguson on December 31, 1889. He bought the second parcel from H.C. Ferguson on June 7, 1893. The two lots combined constituted 160 feet of frontage along West Montgomery Road. Each lot was 492 feet deep (Pryce 1979, 12). (The current frontage of The Oaks is approximately 236 feet and the acreage is approximately 2.5 acres. The front property line along West Montgomery Road changed when Tuskegee Institute purchased the property from Washington's heirs, and the configuration of the lot apparently changed from its historic configuration to its current one (Pryce 1979, 10).)

Robert R. Taylor most likely drafted the architectural plans for The Oaks residence. Taylor was one of the first African American graduates to receive a degree in architecture from Massachusetts Institute

of Technology. Taylor was responsible for the design of most of the Institute's significant buildings and later became Vice President of the Institute. He billed Washington for the design of The Oaks directly (Weiss 2012, 77, 177). The construction of The Oaks exemplifies the principles of Dr. Washington's educational philosophy: students of the Institute constructed the residence as part of their vocational training and either manufactured or used locally-sourced building materials. The Oaks construction project also served as a training ground for project managers. The assistant foreman for the project, Jailous Perdue, later became the head foreman for other campus building projects including Carnegie Library, Rockefeller Hall, and Hunt Memorial Academic Building (Weiss 2012, 44).

The Oaks residence is a two-and-one-half story brick house built in the Queen Anne style with 15 rooms. The basement and two upper stories are brick masonry construction with tinted pink mortar. The large wrap-around veranda originally had wood floors and steps. Dr. Washington and his family moved into The Oaks during the summer of 1900 (Figure 1). (It is possible that the Washington family moved in earlier during the spring, but records indicate that they did not install a furnace or window shades until that summer (NPS HSR 1980, 11).) A drawing of The Oaks appears in a 1900s Bird's Eye View of the Tuskegee Campus (Figure 2). The Washington residence served as the reception center for the Institute, and the Washington family hosted not only students and faculty but also the numerous influential visitors and patrons of the school (Figure 3).

The first alterations to the house were an addition to the east of the dining room and a conservatory, which occurred sometime before 1908. Another major alteration to the house was the addition of a second story above the kitchen, constructed between 1910 and 1915. This construction included the removal of the roof of the one-story kitchen wing and new construction of a porch west of the addition—each made necessary by the second floor addition. The porch served as a personal study for Dr. Washington. Another permanent modification to compensate the ell-shaped roof and second-story addition included the removal of the south dormer of the main roof to facilitate connecting the new roof with the existing roof. Additionally, builders used brick to fill the removal of the south window of the rear stair hallway to match the surrounding walls (Figure 4 and Figure 5).

The Landscape at The Oaks

David Augustus Williston designed many of the formal landscape features at The Oaks including circulation layout, the front planting beds, and a rustic summerhouse. Williston was born in 1868 in North Carolina (Williams 2002, 5). In 1895, Williston entered Cornell University College of Agriculture and began a course of study under Liberty Hyde Bailey. Williston became the first African American to graduate from the College of Agriculture in 1898.

Williston completed municipal engineering courses after his graduation from Cornell and became an instructor at State College of North Carolina in 1898, and he became a professor of horticulture at Lincoln Institute. Booker T. Washington recruited him to Tuskegee Institute in 1902 as a "horticulture curator," and he taught courses at the Institute and served as Superintendent of Buildings and Grounds from 1910-1929.

Williston's campus designs "favored the English Landscape School" (Wilson 2004, 453). This school of thought "advocated the picturesque, irregular, romantic and undulating gestures in plant massing and landforms" (Wilson 2004, 453- 454; Williams 2002, 19). At Tuskegee, Williston worked with architect Robert R. Taylor to lay out the campus and grounds and with George Washington Carver to select plant materials (Dozier 1990, 137).

In 1905, Washington requested estimates from Williston for work to complete the landscaping at The Oaks. Williston replied:

I have your letter relative to the charges for my services on the improvement of your home grounds. In reply permit me to state that my charges will be named to you $40.00 per acre for the design which will include the following:

(1) [an] arrangement plan

(2) a detailed planting plan
(3) a plan for grading

There are near three acres in your residence site. As to the execution of the named plans, my charges are $5.00 per day. To complete the work, I estimated it would take near sixty days. All over the named time necessary for the completion of the work, I shall make to change. I cannot finish the job before spring as there are many things which cannot be done until the named season.

I submit you a plan of the summer house which can be built of cedar in this locality for $90-$100.00

I trust this is satisfactory (NPS HSR 1980, 13-14).

According to Williston scholar Doug Williams, “[t]his letter indicates one of Williston’s earliest residential designs, and possibly his design introduction not only at Tuskegee but also his career” (Williams 2002, 14). The detailed arrangement plan, planting plan, and grading plan were not located in archival research. The landscape at The Oaks may also have been one of the first collaborations between Williston and George Washington Carver. Records indicate that both Carver and Williston selected plants for The Oaks, and the men collaborated on other Tuskegee Institute projects later in Williston’s career (Williams 2002, 23). Wilson emphasizes the importance of this relationship stating, “[a]s pioneers in their respective trades, the men formed a ‘black brain trust’ that made Tuskegee the premier vocational and agricultural institution for the Negro” (Muckle and Wilson 1982, 83).

According to Wilson, “Williston’s landscape schemes and choice of plant materials clearly reflect the English Landscape School. His formal training in horticulture and sensitivity to the value of native plants may be traced to his teacher, Liberty Hyde Bailey” (Muckle and Wilson 1982, 83). At The Oaks, Williston’s design included informal clusters of evergreen shrubs with hardwood trees, typical to his planting arrangements on campuses as shown in a photo from around 1906 (Figure 6).

Williston’s proposed cedar summerhouse was a gazebo type structure, rustic in design. Williston produced a sketch of the structure for Washington (Figure 7). Williston’s plans for the front of The Oaks also included the addition of a picket fence on the north, east and west property lines, tree plantings along West Montgomery Road and the eastern property boundary, and construction of numerous planting beds. His plantings in the rear of the house were less formal and included pecan, fruit trees, and native trees likely transplanted from wooded areas surrounding the property (Goetcheus 1999, 32).

Williston’s plant palette for The Oaks was similar to the selections he used in planting plans for the campus, where he frequently used native plants in landscape projects. Trees shown on his campus plans included elm, oak, maple, cedar, magnolia, catalpa, fringetree, redbud, dogwood, sweet gum, cherry laurel, and American holly. Williston also made use of yucca, yaupon holly, cross vine, jessamine, sweet shrub, and French mulberry. When available, Williston planted nonnative materials including wax-leaf privet, Japanese quince, winter honeysuckle, and varieties of spiraea (Pryce 1979, 4). Scholars who have studied Williston’s plans state, “Williston’s planting designs were not only cost effective but practical, considering the hot climate where many of his projects were located” (Wilson 2004, 455).

The following is a list of plants Williston installed at Tuskegee Institute (excerpted from Edward Pryce’s 1979 Historic Landscape Report for The Oaks):

Native Trees planted on campus by Williston from 1902 to 1948.
Ulmus alata Winged Elm
Ulmus americana American Elm
Quercus falcata Southern Red Oak
Acer rubrum Red Maple
Quercus nigra Water Oak
Quercus phellos Willow Oak
Magnolia grandiflora Southern Magnolia

Catalpa bignonioides Catalpa
Chionanthus virginiana White Fringetree
Cercis canadensis Red Bud
Ilex opaca American Holly
Juniperus virginiana Red Cedar
Platanus occidentalis Sycamore
Prunus caroliniana Cherry Laurel
Cornus florida Dogwood
Liquidambar styraciflua Sweet Gum

Other native plants used on campus by Williston
Yucca aloifolia Spanish Bayonet
Yucca filamentosa Adams Needle
Ilex vomitoria Yaupon Holly
Eruthrina herbacaea Coral Berry
Bignonia capreolata Cross Vine
Calycanthus floridus Sweet Shrub
Callicarpa americana American Beautyberry
Gelsemium sempervirens Yellow Jessamine
Kalmia latifolia Mountain Laurel

Common shrubs used by Williston
Cydonia japonica Japanese Quince
Exochorda grandiflora Pearl Bush
Forsythia intermedia Border Forsythia
Lonicera frangrantissima Winter Honeysuckle
Spiraea thunbergii Thunberg Spiraea
Spiraea vonhouttei Bridal Wreath Spiraea
Hibiscus syriacus Shrub Althea
Jasminum nudiflorum Winter Jasmine
Ligustrum amurense Amur Privet
Ligustrum japonicum Wax Leaf Privet
Ligustrum sinense Chinese Privet
Nandina domestica Nandina

Non-native coniferous evergreen trees and shrubs used by Williston
Cedrus deodara Deodar Cedar
Juniperus chinensis ‘Pfitzeriana’ Pfitzer Juniper
Thuja occidentalis Eastern Arborvitae
Thuja orientalis Oriental Arborvitae

The Washingtons also enlisted the help of George Washington Carver in landscaping The Oaks. Dr. Washington requested that Carver select trees and shrubbery suitable for the climate and region for The Oaks including some for the chicken yard. He wrote to Carver in 1908,

I wish you would have a talk with Mrs. Washington and decide upon a list of flowers, including rose bushes, etc., which she desires to have purchased for the yard, and send off for what she desires…I want you to go through my yard and in the garden together about two dozen trees or pieces of shrubbery. I want you to make a careful study of the whole
situation and put out such trees and shrubbery as will be suitable for that climate. You can get a good many ideas from the various magazines and outdoor life as well as from the catalogues. I want some trees and shrubber[y] also put in my chicken yard (NPS HSR 1980, 14).

Washington’s study on the second floor overlooked his backyard farm, which included chickens, pigs, vegetable beds, and flower gardens. Washington was the subject of photographs in his garden surrounded by his vegetable beds and livestock. Scholars note the importance of these published images; they “showed that he had not risen above those he served, or in another reading, that his pleasure in such part-time productivity bound him to the gentleman farmer class he was

courting ” (Wilson 2004, 455). According to contemporary accounts, the grounds in the rear of the house were designed for the exclusive use of Dr. Washington. It was his “garden of love. Here he raised magnificent Plymouth Rocks, Braham, and other fowl, ducks, and pigeons, and full-blooded swine, all kept in fine pens and runways; and cultivated flowers, fresh greens and vegetables, largely as a matter of personal enjoyment and recreation” (Drinker 1915, 164).

Dr. Washington stated that he liked to rise early to visit his chickens in the back yard and collect fresh eggs. He wrote about the pleasure the garden behind The Oaks gave him,

My garden, also, what little time I can be at Tuskegee, is another source of rest and enjoyment. Somehow I like, as often as possible to touch nature, not something that is artificial or an imitation but the real thing. When I can leave my office in time so that I can spend thirty or forty minutes in spading the ground, in planting seeds, in digging about the plants, I feel that I am coming into contact with something that is giving me strength for the many duties and hard places that await me out in the big world. I pity the man or woman who has never learned to enjoy nature and to get strength and inspiration out of it.

Aside from the large number of fowls and animals kept by the school, I keep individually a number of pigs and fowls of the best grades, and in raising these I take a great deal of pleasure. I think the pig is my favourite [sic] animal. (Harlan 1972, 355-356).

Former neighbors of the Washington family recalled that Mrs. Washington kept a peacock in the rear yard. A site plan based on research and interviews conducted during the 1979 Historic Landscape Report depicts the approximate location of a picket fence, vegetable garden, flowerbed, and cold frame at the rear of the residence (Pryce 1979, 14). Photographs from the period support this plan including high and low board picket fences (Figure 8).

Historic photographs show vines covering a trellis on the west side of the house as early as 1906 (Figure 5). Carver planned for a vine-covered drive at the rear yard of The Oaks, noting that he was ready to set the vines out just as soon as construction of a wire screen over the carriage trail was completed. The location of this screen was “around the garden fence beginning south of the poultry yard gate and letting it extend entirely around the fence to where the wire joins Mr. Logan’s fence” (Pryce 1979, 14-15). Another photo shows vines on the front of The Oaks in approximately 1910 (Figure 9). These may have been Dutchman’s pipe vine (Aristolochia sipho), but Williston specified additional large leaved vines on campus as well including cross vine (Bignonia capriolata) (Pryce 1979, 4).

Sanborn Fire Insurance Maps from Dr. Washington’s occupancy depict the layout of buildings at The Oaks in 1903 and 1909 (Figure 10 and Figure 11). Between 1903 and 1909, a well existed in two different locations south of the residence; but it does not appear on Sanborn Fire Insurance Maps of the property after 1909. Although the date of construction is uncertain, Sanborn Maps show that the Washingtons commissioned the construction of a carriage house and barn south of the house, near the western property border by 1909.

Circulation on the site included a carriage trail and a walkway, both depicted on a 1911 map of the site (Figure 12). A sidewalk paralleled West Montgomery Road, connecting the site to the adjacent campus. The drives at the residence were paved with chert, a typical drive surfacing at the time due to its ability to compact and its drainage qualities (Figure 13). Chert was readily available near campus, and Williston often used this material in construction projects. Williston’s student, Edward R. Pryce noted, “he paved the roads and paths with white chert dug from pits on campus and edged them with valley gutters made from concrete and local iron stone” (Pryce 1979, 3). Another map dated January 24, 1913 shows the location of the carriage house and barn and sewer lines (Pryce 1979, 13).

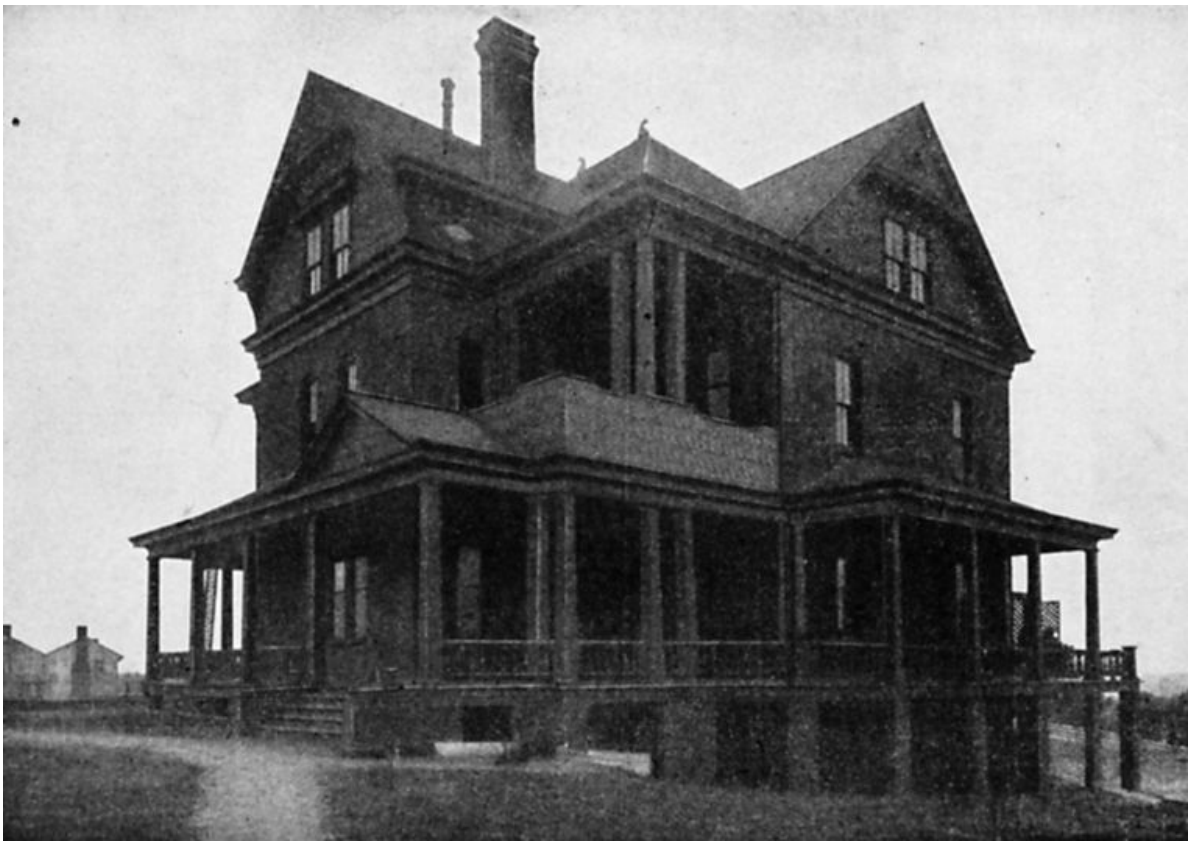
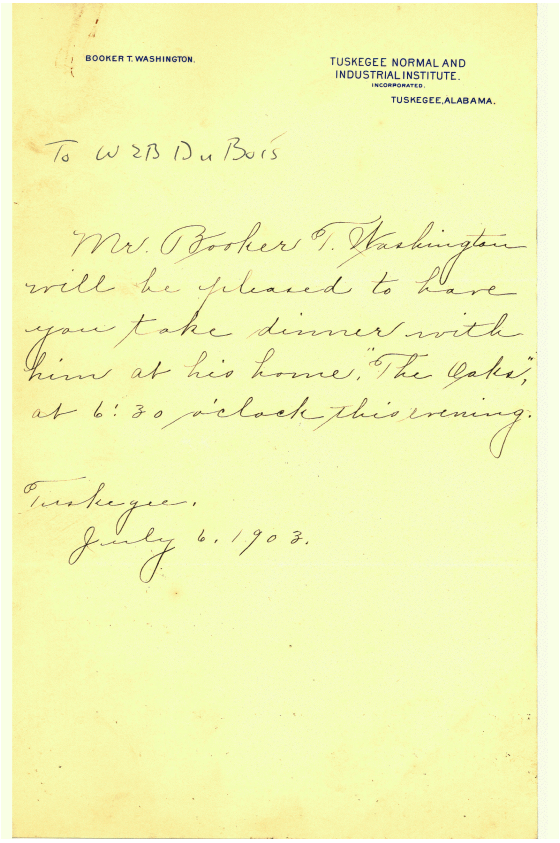


Figure 1. Circa 1900 view of the north and west elevations of the Oaks. Note that none of the landscaping had been installed. The historic circulation pattern of the front walkway appears to be in place, though it is more formalized in later views (see Figure 5). (Schomburg Center for Research in Black Culture, Jean Blackwell Hutson Research and Reference Division, New York Public Library Digital Collections. http://digitalcollections.nypl.org/items/510d47df-7576-a3d9-e040-e00a18064a99).



Figure 2. Circa 1900 view of Tuskegee Campus with The Oaks depicted left center (Tuskegee University Special Collections).



BOOKER T. WASHINGTON.

TUSKEGEE NORMAL AND
INDUSTRIAL INSTITUTE.
INCORPORATED.
TUSKEGEE, ALABAMA.

To W E B Du Bois

Mr. Booker T. Washington will be pleased to have you take dinner with him at his home, "The Oaks", at 6:30 o'clock this evening.

Tuskegee,
July 6, 1903.

Figure 3: Letter from Booker T. Washington to W.E.B. Du Bois including a dinner invitation at The Oaks, Washington, Booker T., 1856-1915. Personal invitation to dinner with Booker T. Washington, July 6, 1903, (W. E. B. Du Bois Papers (MS 312). Special Collections and University Archives, University of Massachusetts Amherst Libraries, Special Collections and University Archives, University of Massachusetts Amherst Libraries, MS 312, mums312-b006-i115).

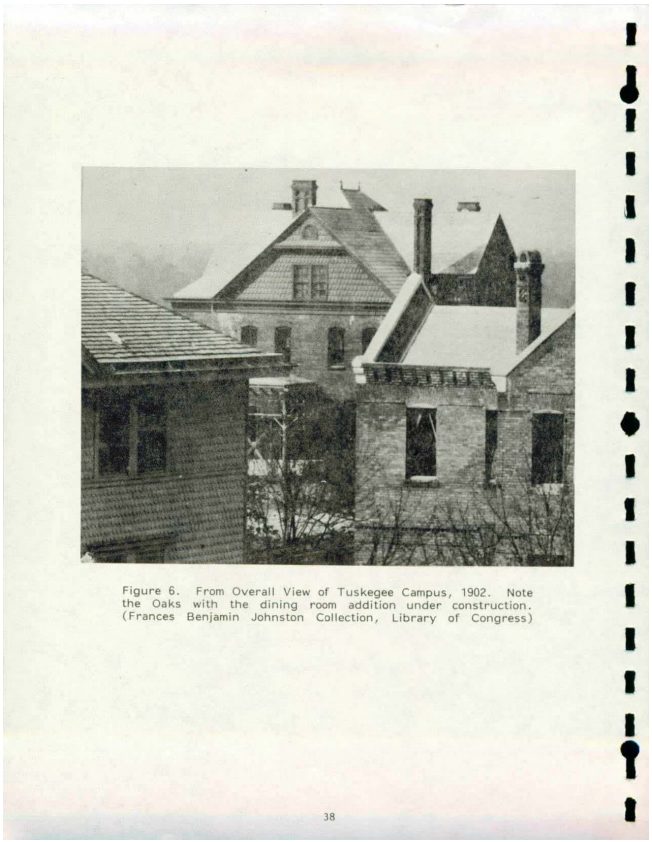


Figure 6. From Overall View of Tuskegee Campus, 1902. Note the Oaks with the dining room addition under construction. (Frances Benjamin Johnston Collection, Library of Congress)

38

Figure 4. View of the east elevation of The Oaks, after 1905 (Historic Structure Report, 36)

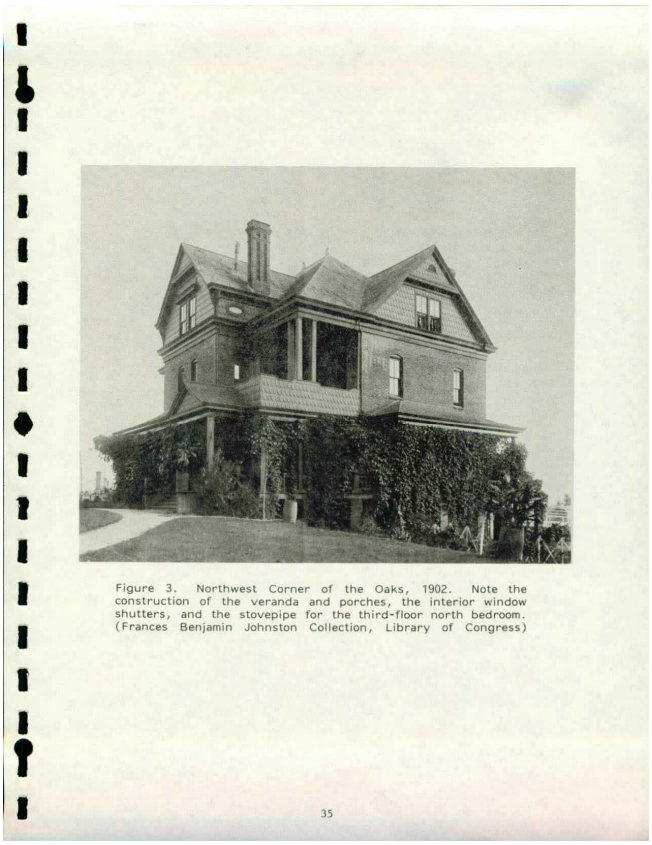


Figure 3. Northwest Corner of the Oaks, 1902. Note the construction of the veranda and porches, the interior window shutters, and the stovepipe for the third-floor north bedroom. (Frances Benjamin Johnston Collection, Library of Congress)

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Figure 5. View of the north and west facades of The Oaks from the northwest corner of the site, after 1905 (Historic Structure Report, 35)



Figure 6. Photograph of the east and north elevations of The Oaks with newly installed landscaping circa 1906 taken from West Montgomery Road, northeast of the site. Note Well House at rear of residence (Library of Congress, LC-DIG-det-4a13440)

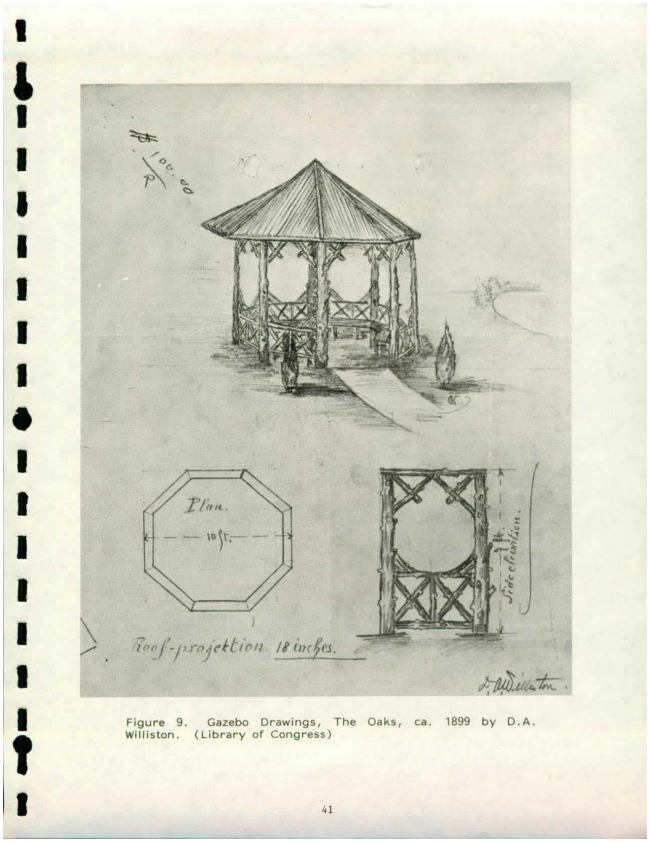


Figure 7. Williston's design of the summerhouse, c. 1905 (Historic Structure Report, 41)



Mr. Washington sorting in his lettuce bed

Figure 8. Dr. Washington in his lettuce bed and the historic picket fence, (Schomburg Center for Research in Black Culture, Jean Blackwell Hutson Research and Reference Division, The New York Public Library. (1916). Retrieved from http://digitalcollections.nypl.org/items/510d47df-9e23-a3d9-e040- e00a18064a99)



Figure 9. Dr. and Mrs. Washington and Book T. Washington's two sons on the front porch of The Oaks, circa 1910 (Library of Congress, LC-USZ62-103180)

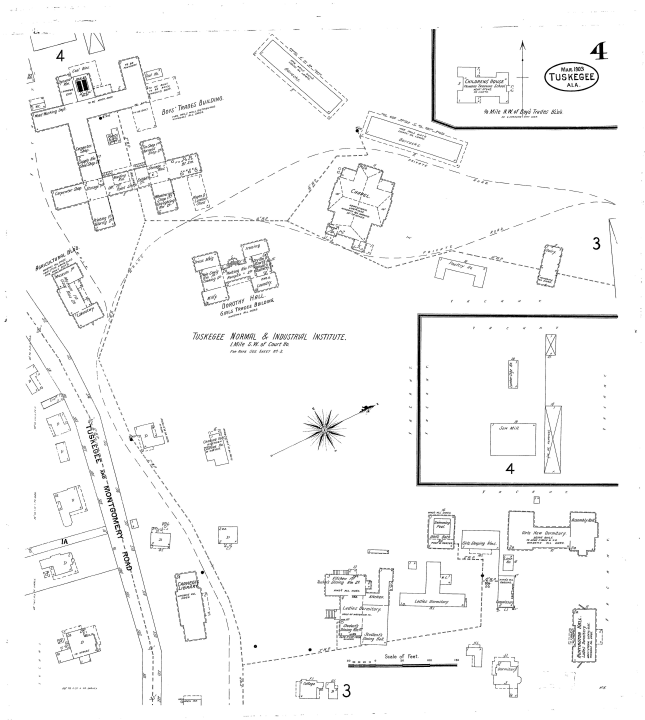


Figure 10. Sanborn Historic Fire Insurance Map (Tuskegee, Macon County, 1903)

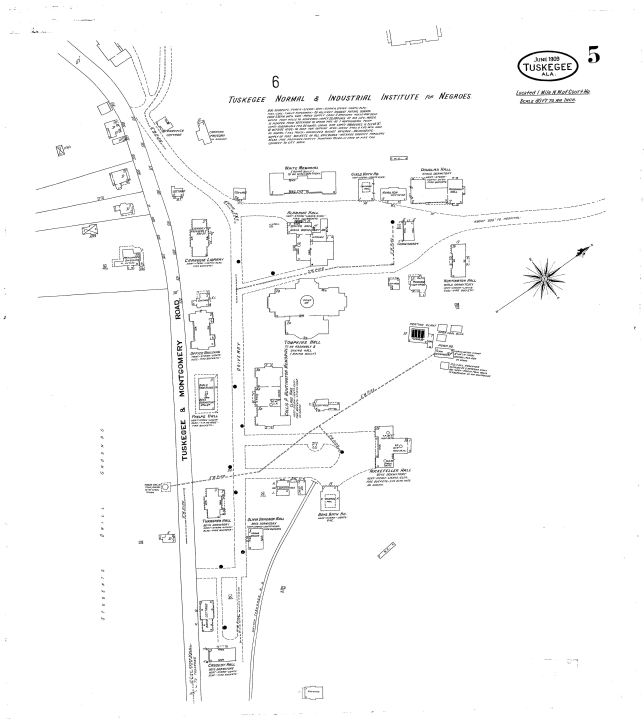


Figure 11. Sanborn Historic Fire Insurance Map (Tuskegee, Macon County, 1909)

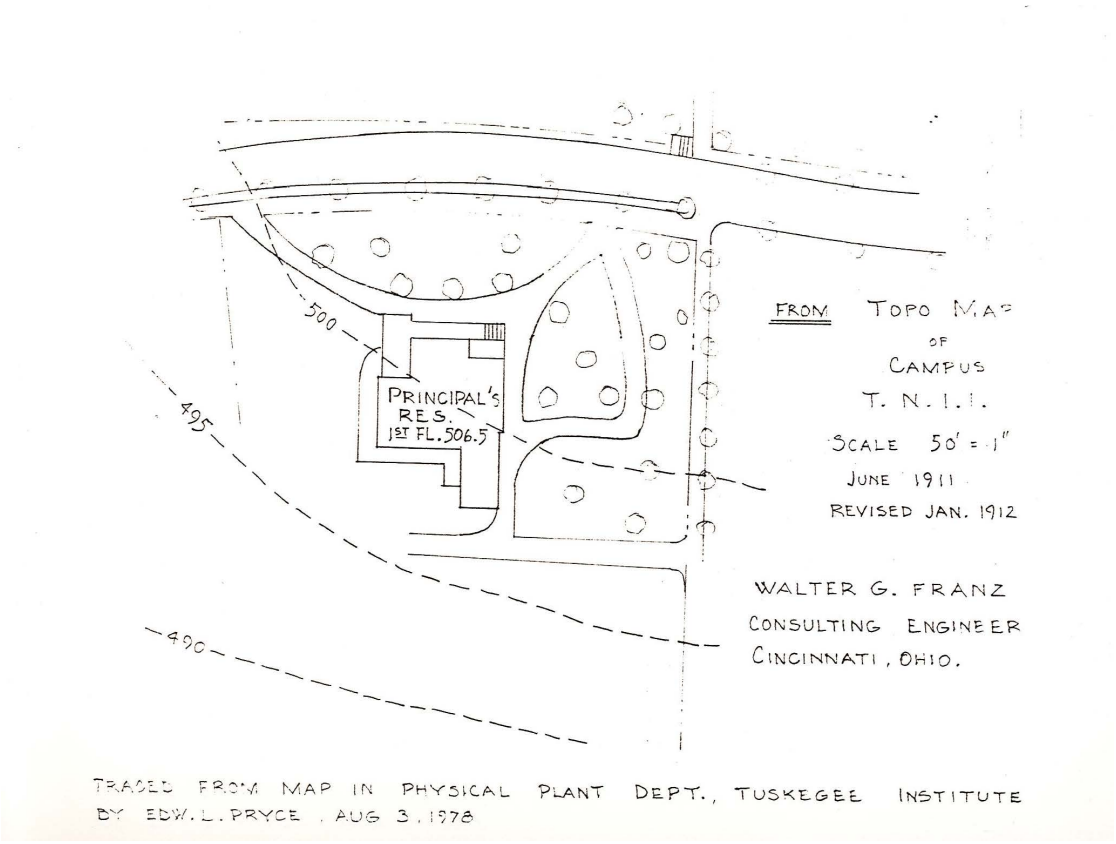


Figure 12. 1911-1912 Map of The Oaks. Traced from Map in Physical Plant Dpt., Tuskegee Institute, by Edw. L. Pryce, Aug. 3, 1978 (From Historic Structure Report, 57)



Figure 13. Booker T. Washington on his horse near the porte-cochère. White chert material paves the carriage trail, (Museum of Modern Art, Photograph by Arthur P. Bedou, 1915, item number 55.2011. Retrieved from https://www.moma.org/collection/works/142307).



Figure 14. Rear yard of The Oaks, facing north, c. 1910 with outbuildings and landscape features annotated. Originally annotated by Edward Pryce, Historic Landscape Report, 47.

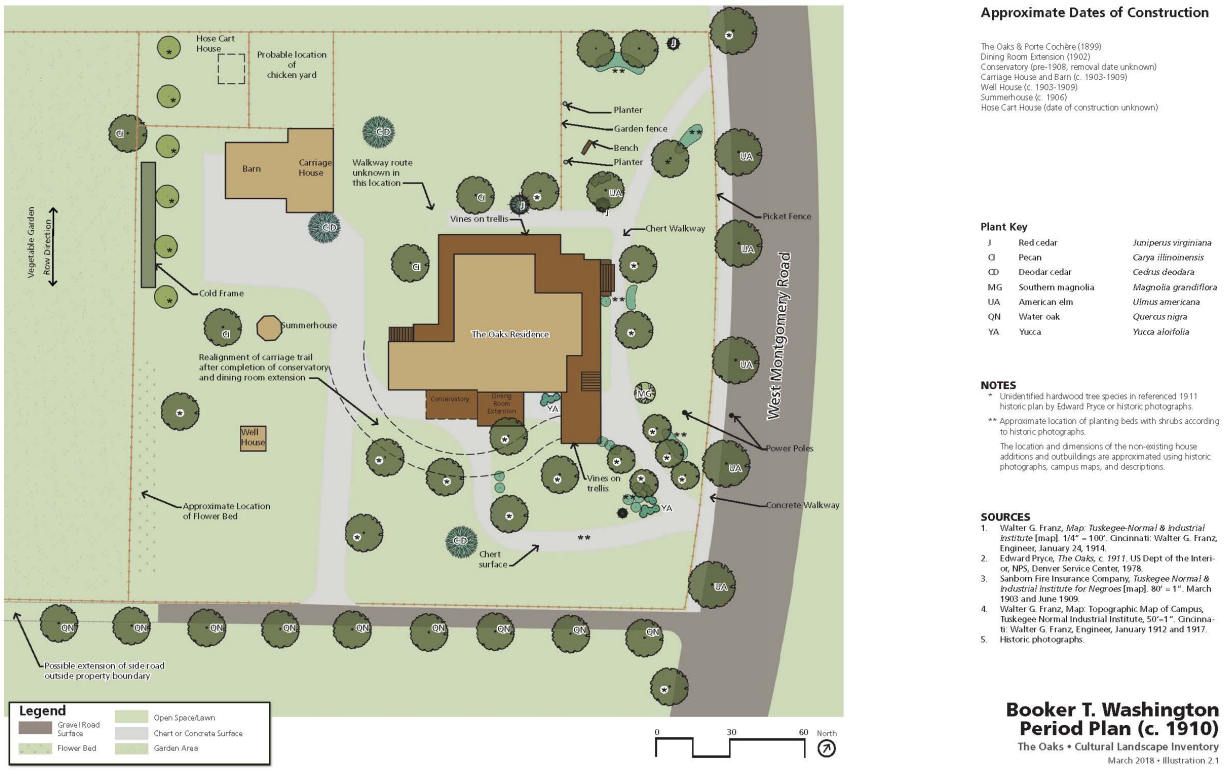


Figure 15. Plan of landscape features at The Oaks, circa 1910.

Margaret Murray Washington Period (1915-1925)

Margaret Murray Washington
Following the death of Dr. Washington in 1915, The Oaks remained in the ownership of his wife, Mrs. Margaret Murray Washington, until her death in 1925. Mrs. Washington continued to advocate for both Tuskegee Institute and the black race in the years following his death. According to scholar Sheena Harris, “[w]hatever thoughts consumed her mind at Washington’s last breath, she knew that she had a great responsibility ahead of her, and because of this she gave herself very little time to mourn” (Harris 2012, 165).

Margaret Murray Washington was born Margaret James Murray in 1861, the child of an African American washerwoman and an Irish railroad worker. Booker T. Washington and Margaret Murray married in October 1892. According to Norrell, their marriage was “a conventional Victorian marriage, with clear boundaries about their separate spheres but a strong commitment to their common purposes” (Harris 2012, 58). As Lady Principal at the Institute, Margaret Murray Washington soon became a surrogate for her husband when he traveled for speaking engagements in his promotion of the school (Rouse 1996, 32).

During this period, Mrs. Washington began to work as a community advocate. Her initial efforts emphasized improving sanitary conditions in the homes of formerly enslaved blacks in the community. Mrs. Washington wrote, “[w]here the homes of colored people are comfortable and clean, there is less disease, less sickness, less death and less danger to others” (Harris 2012, 58). Mrs. Washington’s outreach efforts led her to form the Tuskegee Women’s Club, an organization that hosted mother’s meetings and promoted housekeeping skills to the black women who resided in the communities around Tuskegee. Tuskegee Women’s Club was part of a national movement of middle-class women during the Progressive Era. Across the nation, middle- and upper-class women formed organizations to improve community needs, “invoking

their own maternal duties to protect children and care for the poor" (Frankel and Dye 1991, 1-2). Issues common to these clubs included the improvement of working conditions, sanitation, creating of improved civic assets such as schools, parks, and playgrounds, and maternal and child welfare.

In 1895, a group of black female leaders met in Boston and founded the National Federation of Afro-American Women's Clubs (NFAAWC). The group elected Mrs. Washington president. The NFAAWC promoted an anti-lynching platform and advocated against the defamation of the character of black Americans, particularly women (Rouse 1996, 35). Members of the NFAAWC merged with the Colored Women's League to become the National Association of Colored Women (NACW) in 1896. The constituents elected Margaret Murray Washington Chairwoman of the Executive Board. "The NACW set out to make a difference in the black community through social reforms and ideas of uplift" (Harris 2012, 142).

The Washington family's own residence at The Oaks embodied the idea of the possibility of uplift through hard work. The structure indicated the social status to which Dr. Washington and Mrs. Washington had risen due to their importance at Tuskegee, in the black community, and within philanthropic circles. Noteworthy visitors continued to frequent The Oaks even after Booker T. Washington's death, as Mary Murray Washington had become an eminent black leader in her own right. The NACW held its eleventh biennial conference at Tuskegee and The Oaks in the summer of 1920.

Changes to The Oaks

After Booker T. Washington's death, the landscape at The Oaks changed under the direction of Mrs. Washington. The previously mentioned correspondence between Dr. Washington and George Washington Carver indicates that she had influence over plant selections for the garden and public areas during its initial installation. After Dr. Washington's death, mapping records the gradual removal of the outbuildings in the rear yard of the house. According to interviews conducted in the 1970s, Williston's summerhouse may have been demolished soon after Booker T. Washington's death (NPS HSR 1980, 50). The proliferation of automobile travel likely prompted a change to the south side of the lot. A 1920 Sanborn Insurance Map shows only the house and the "Shed" (carriage house and barn) (Figure 16). Between 1920 and her death in 1925, Mrs. Washington commissioned the construction of the brick garage at the former location of the carriage house and barn, evidenced by a 1926 Macon County Sanborn map (Figure 17). The garage is also included in later site plans drawn during Tuskegee Institute and NPS ownership, in 1978 and 1980, but only the foundation remains at the site. At some point, the Washingtons installed a hose cart house for firefighting equipment near the garage. Since the location of this structure aligned with the garage, it may have a similar construction date. This structure does not appear on any campus maps from the period. The only evidence of this structure is mapping associated with the 1979 Historic Landscape Report.

Although the exact date of construction is unknown, changes associated with the garage construction included the realignment of the carriage trail to facilitate ingress to the garage behind the house and the installation of valley gutters and drop inlets along the edges of the carriage trail (NPS HSR 1980, 50). David A. Williston would have overseen these changes if they occurred prior to his departure from Tuskegee in 1929. Details including chert paving and concrete valley gutters in the carriage trail are typical to his road designs elsewhere on the Tuskegee Institute campus.

Landscape architect Edward R. Pryce, who was familiar with the site from his tenure at Tuskegee Institute, stated that D.A. Williston planted Macartney roses (Rosa bracteata) on the western boundary of the site in the early 1920s (NPS HSR 1980, 51). It is not known if Margaret Murray Washington had any influence over this planting addition. Photographs show that Mrs. Washington retained many of the plantings at the site including the vined trellises along the porch and heavy shrub plantings near the foundation of the residence (Figure 18). Figure 19 depicts the landscape at The Oaks circa 1925, at the time of Margaret Murray Washington's death at The Oaks in June 1925.

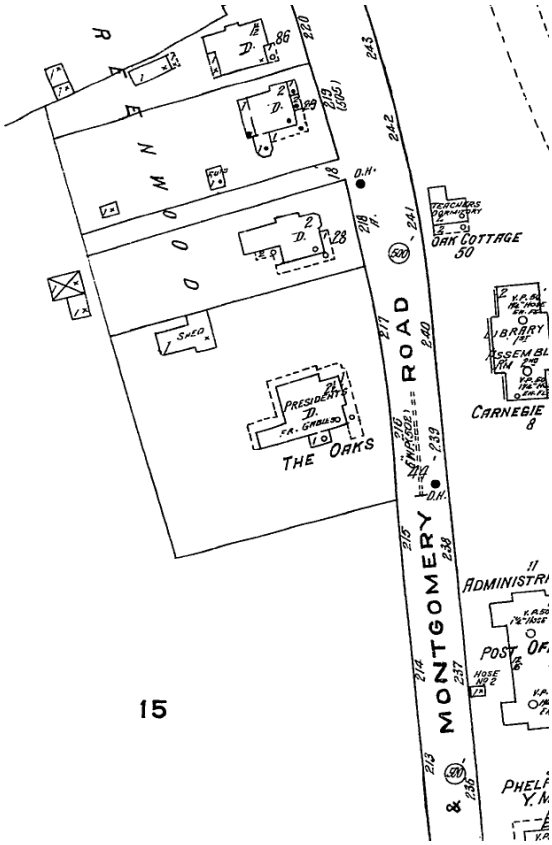


Figure 16. Sanborn Fire Insurance Map, Tuskegee, Macon County, 1920.

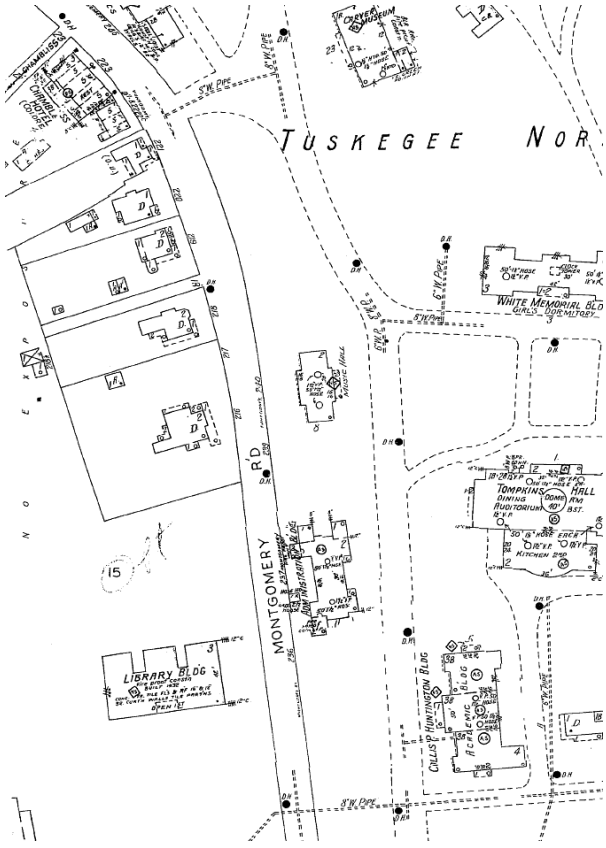


Figure 17. Sanborn Fire Insurance Map, Tuskegee, Macon County, 1926.



Figure 18. The Oaks, circa 1925 taken from the northwest corner of the property. The front walkway still exists, vines cover the house, but the fencing between the front lawn area and the rear yard appears to have been removed. (Tuskegee University Archives, Special Collections, Digital Files)



Figure 19. Plan of landscape features at The Oaks, c. 1925.

Tuskegee Institute Period (1925-1977)

The Board of Trustees of Tuskegee Institute purchased The Oaks from the Washington children and acquired some of the furniture at an auction in 1925 (NPS HSR 1980, 18-19). The majority of alterations to the original structure occurred at different points in time during this period of historical development. The Women's Club of Tuskegee Institute maintained The Oaks for the first ten years, and this group occupied many of the rooms of the residence with the exception of some bedrooms and Washington's study. The Women's Club may have had a hand in initial preservation efforts at The Oaks. Other groups associated with the NACW led efforts to preserve the residences of prominent black leaders. For example, NACW president Mary Tolbert led an effort to preserve Frederick Douglass' residence, Cedar Hill, in the Anacostia neighborhood of Washington, D.C. (Brooks-Bertram and Seals 2005, 163). The Oaks served the Institute in several capacities over the subsequent decades including housing alumni and administrative offices (Goetcheus 1999, 33).

Changes to The Oaks

The circulation at The Oaks changed during this period. Between 1925 and 1930, the Institute replaced the front arched walkway with a straight concrete walk leading from the front door to West Montgomery Road. The changes to circulation at the site may have coincided with renovations to the upper floor of the residence in 1929. The new front walkway is shown on a 1930 campus map (Figure 20). Since Williston was at Tuskegee until 1929, he likely oversaw this change to the circulation in front of the residence. The date of construction of the other walkways around The Oaks is unknown. However, they likely date to the improvements made under the Institute to facilitate use of the residence for the Women's Club and administrative offices.

At some point, workers lowered the elevation of West Montgomery Road, perhaps to install curb and gutter. This elevation change required the construction of a low brick retaining wall along the sidewalk and property line (Figure 21). The construction of this wall likely corresponds with the removal of the front picket fence, which is no longer visible in a 1934 view of the property. The Institute and Women's Club drastically reduced the number of plants around the residence between 1925 and 1934. Figure 21 shows that the landscape in the front is simplified, with lawn panels and overstory trees. Williston's shrub beds, the trellises with vines on the porches, and yucca plants near the drive are no longer at the site. A later postcard shows the Institute added some foundation shrubs along the north side of the house and east of the port-cochère (Figure 22).

By the 1930s, campus maps depict the circulation layout on the site in the context of the campus. A walkway leads from the front steps of the house to the sidewalk paralleling West Montgomery Road. The circular drive on the northeast corner of the site goes under the porte-cochère, behind the residence and south to the garage. Another drive runs from the circular carriage trail southwest to the southern border of the property, but the map does not show the terminus of this driveway (Figure 23). Figure 24 depicts The Oaks during this period.

In 1957, the Institute made another round of renovations to the residence that altered the interior. The most significant changes included stripping and re-varnishing the floors, re-installing the electric system, enclosing the lower rear porches for storage space, and installing a telephone system. Tuskegee Institute also installed a new doorway in the den adjacent to the east-side porch. The Institute enclosed the porch off the den with casement windows instead of historic screening, most likely because it protected visitors from the weather when exiting from the new den doorway. Additionally, in the late 1950s, the Institute installed a new aluminum roof to replace the historic painted, pressed metal shingle roof and standing seam metal roof. The Institute also installed a very thorough fire suppression system in all interior and exterior spaces of the house. The installation of this fire suppression system likely included the addition of the existing post indicator valve, located in the yard north of the residence. Finally, the exterior trim was painted white, instead of the historic brown, to match the other buildings on the historic campus (Goetcheus 1999, 33).

The Institute applied asphalt paving to the circular loop of the carriage trail in 1958 (Goetcheus 1999, 33). Edward Pryce notes in his Historic Landscape Report, "the vegetable garden and the rest of the property to the south [of the residence] was allowed to grow up in weeds and trees" (Pryce 1979, 15).

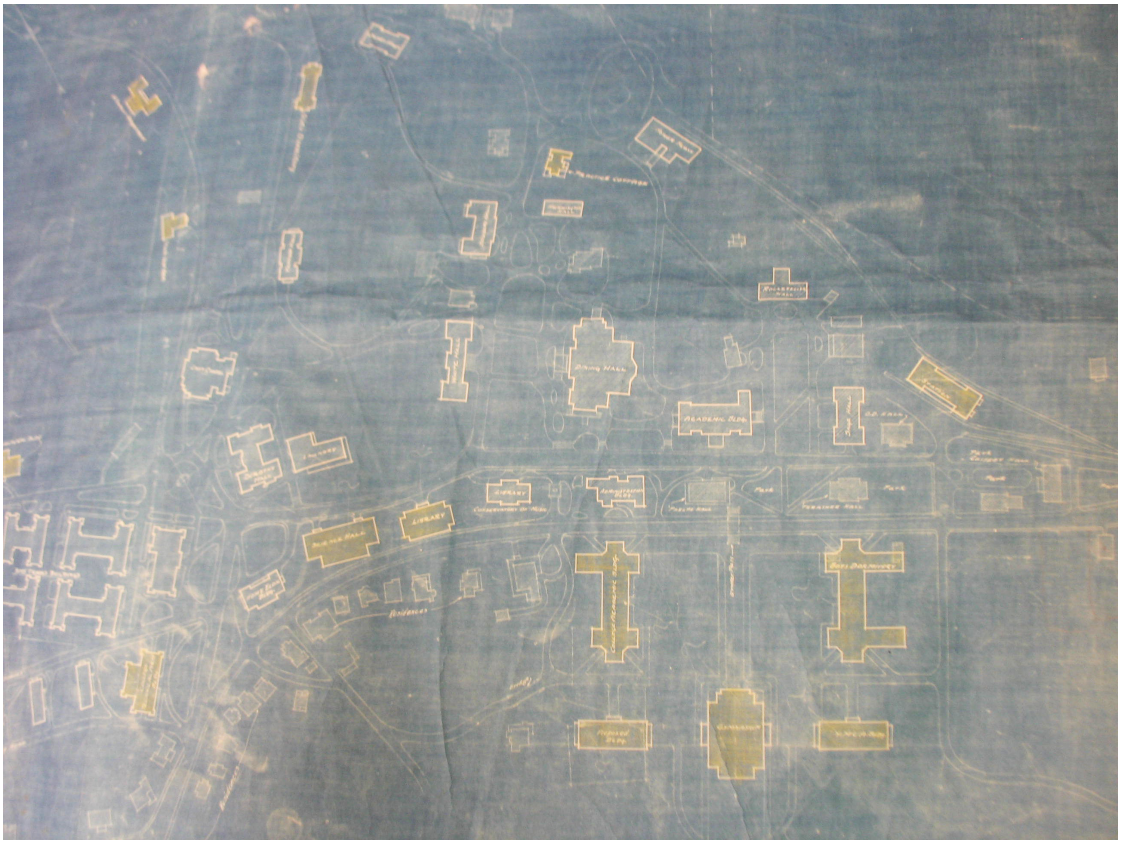


Figure 20. Detailed view of Map of the Tuskegee Campus with Proposed Changes, Taylor and Persley Architects, April 1930. Building shown to the east of The Oaks was never constructed. (Tuskegee University Physical Plant Flat Files).



Figure 21. The Oaks, c. 1934 (Tuskegee University Archives)

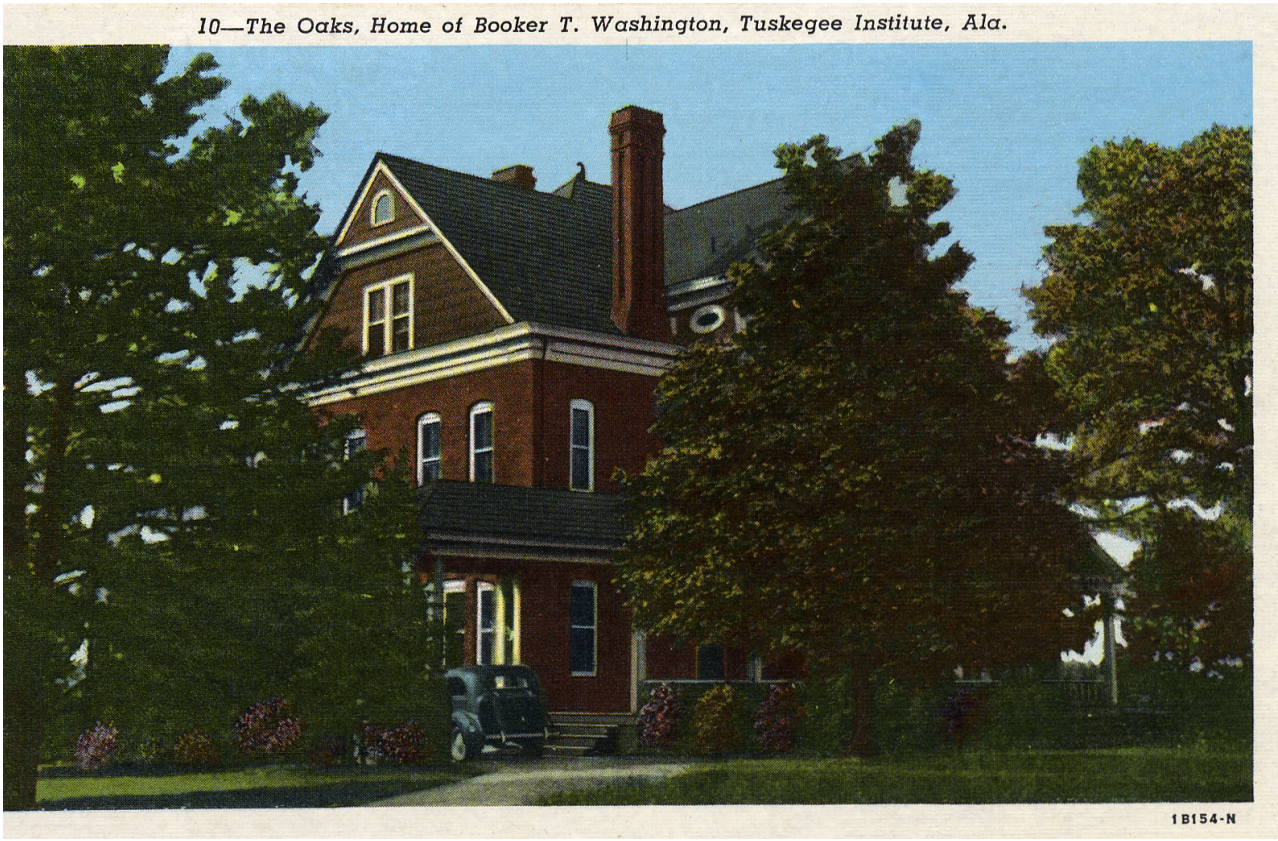


Figure 22. Circa 1930s postcard view of The Oaks, (Tuskegee University Archives).

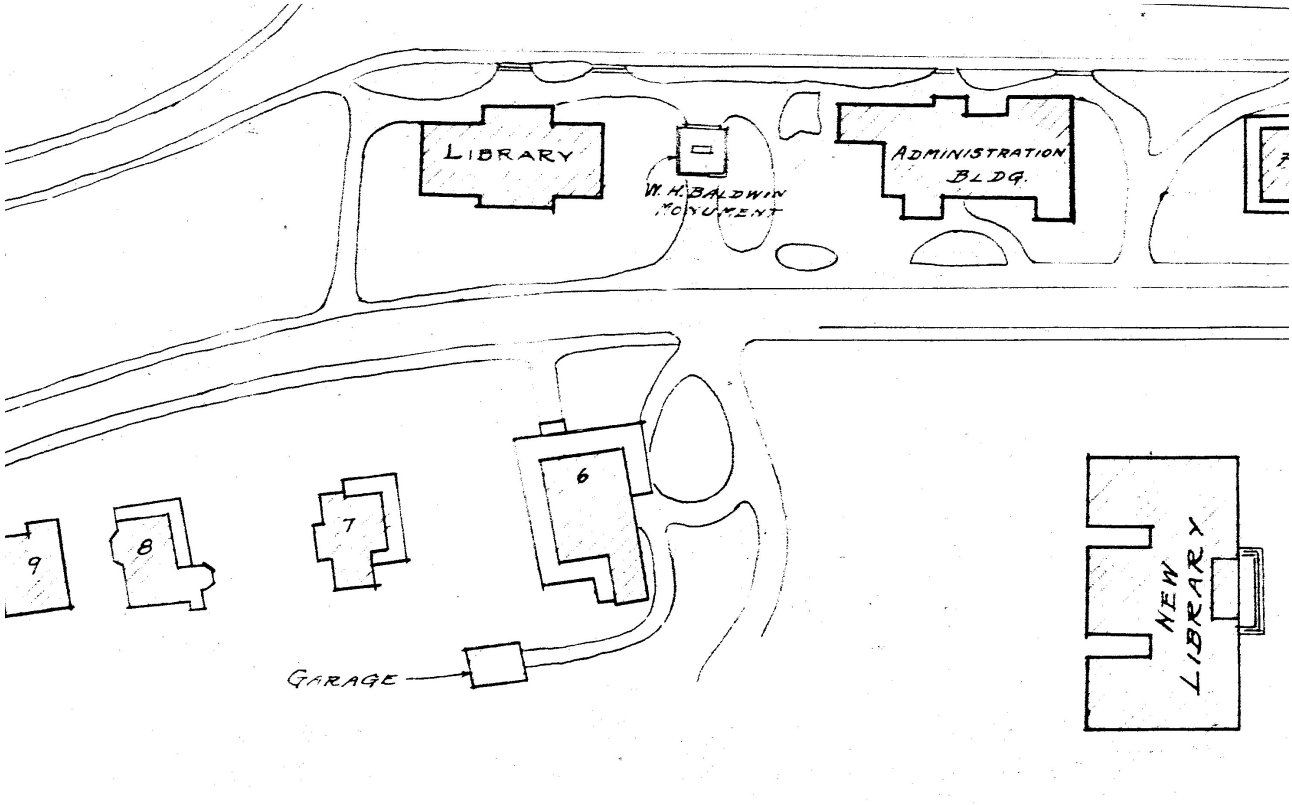


Figure 23. Enlargement of a portion of a 1932 Campus Map showing the layout and of drives and walkways at The Oaks, (Tuskegee University Physical Plant Flat Files).



Figure 24. Plan of landscape features at The Oaks, circa 1935.

National Park Service Period (1977-present)

The NPS established Tuskegee Institute National Historic Site in 1977. This site includes The Oaks as well as the 50-acre Historic Campus District. A Memorandum of Agreement (MOA) between the NPS and the University defines “the respective roles of the Park Service and the University in preserving and interpreting the historic site” (NPS GMP 1978, i.). Under this agreement, the NPS began recordation and preservation efforts at The Oaks. Figure 25 and Figure 26 and Figure 27 depict the landscape at The Oaks prior to landscape improvements by the NPS. Improvements to the residence included repainting of all of the trim work, cornice, square columns on the porches, and vents in the foundations. Sometime before 1996, maintenance crews added a wheelchair lift to the northeast corner of the house at the portecochère.

Several modifications to the landscape occurred during the NPS ownership period. In 1979, Pryce recommended chert as a surface for the carriage trail. After 1979, the NPS reconstructed missing portions of the valley gutters and resurfaced the rear carriage trail to the garage foundation with pea gravel. Figure 27 is the site plan with recommended treatments for the landscape drafted by Williams-Russell and Associates in the 1979 Historic Landscape Report for The Oaks. Per recommendations for the site, the NPS removed a small kiosk located in the front yard sometime between 1979 and 1996. The NPS also removed the hose cart house from the site sometime between 1979 and 1996.

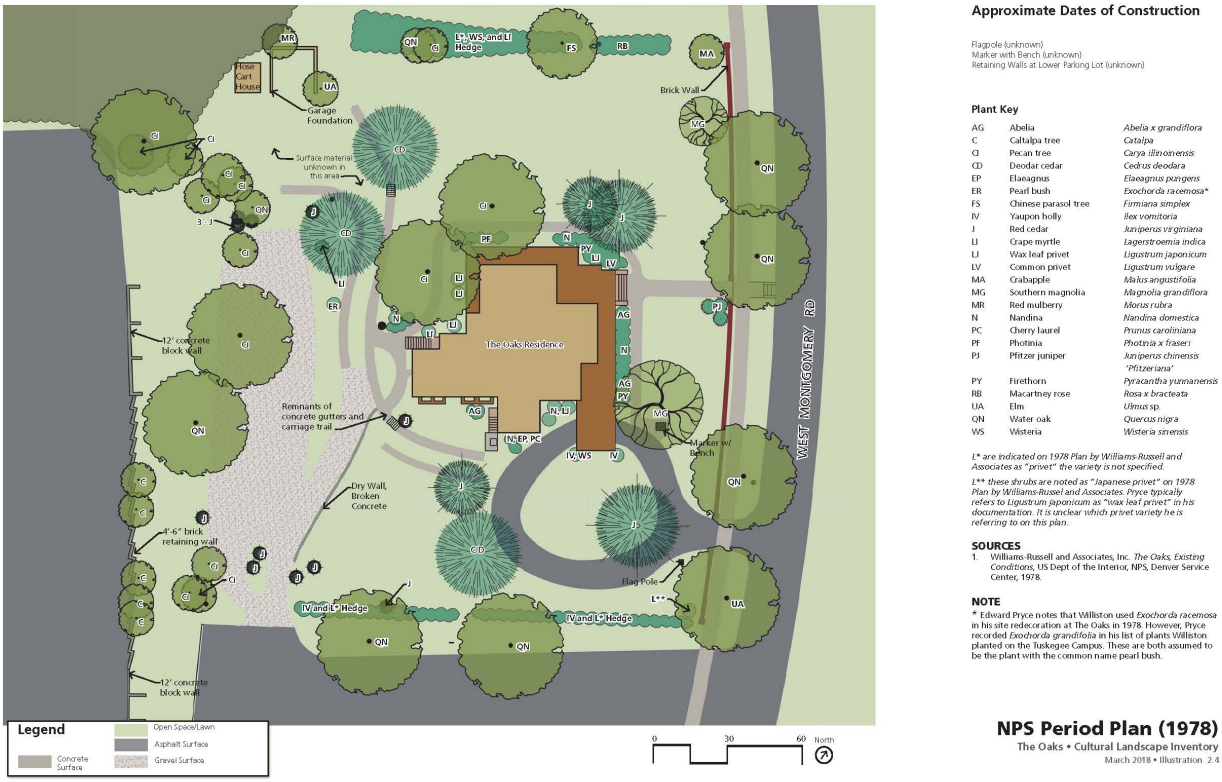
Due to a lack of available administrative records, the installation date of many of the items at the site is undocumented during the NPS Period. In 1993, the NPS redesigned the upper visitor parking lot east of the site on West Montgomery Road. The design included spaces for 33 cars, planting medians, street lights, and steps to the lower parking lot south of the residence. The installation date of this parking lot is undocumented, but the 1993 design matches the current configuration (NPS 1993, np). In 1995, the NPS installed an irrigation system at the site (currently not functioning.)

Maintenance crews also removed a hedge on the west side of the site sometime between 1999 and 2016 (Figure 29) (Goetcheus 1999, 33). The NPS constructed a visitor kiosk on the eastern property line, installed two interpretive panels to the front and rear of the property, and added trash receptacles. Correspondence from NPS staff following a 1996 site visit recommends removing the visitor kiosk to maintain historic views, and the NPS removed the small structure sometime after the visit and before 2016 (Goetcheus and Lawliss 1996, np). The NPS maintained the asphalt surface in the circular portion of the carriage trail through the 1990s (Figure 28). Between 2007 and 2014, crews replaced the portion of the circular entrance drive from the drive apron to the porte-cochère with pre-cast concrete pavers set in an ashlar stone pattern. Crews paved the remainder of the drive with washed river stone and pea gravel. The NPS added a picnic area to the southwest of the residence in 2005.

In 2015, Tuskegee University crews removed the front walkway paralleling West Montgomery Road. Improvements to the south parking lot in 2014 included replacement of some portions of the brick retaining wall on the north side of the parking lot to improve wall stability. NPS maintenance crews added a gate at the carriage trail entrance at West Montgomery Road in 2015.

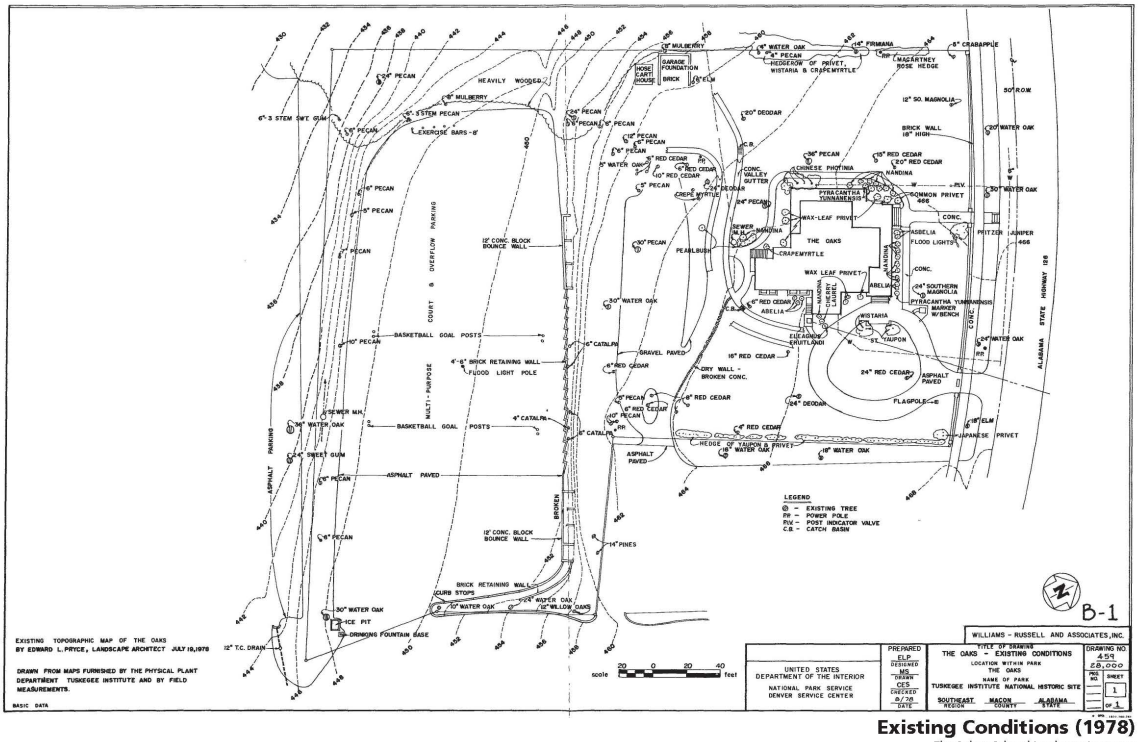
At the beginning of NPS acquisition, the vegetative cover and formal plantings included both historic vegetation dating to the period of significance and newer ornamental plantings. The NPS installed foundation plantings that they continue to maintain. Some of the historic specimen trees remain from the period of significance, but the majority of the original trees have died. According to Southeast Regional Office (SERO) personnel field notes from a 1996 visit, a 1991 hurricane resulted in the loss of three large pecan trees dating from the period of significance and damaged others (Goetcheus and Lawliss 1996, np). Maintenance crews have since removed much of the vegetation that existed along the western property line recorded in photographs during the 1996 SERO visit. During this visit, SERO personnel noted “a Macartney Rose hedge (planted by David Williston)” on the western border of the site (Figure 29). The NPS removed this rose prior to field observation in 2016.

The NPS interpretation of the residence focuses on the domestic life of Dr. Booker T. Washington during the period in which he occupied The Oaks, between 1899 and 1915. The interpretive emphasis on this period is evident in the tour offered by the NPS. The majority of the furnishings are on the first floor. The second story is also open to the tour but features no furnishings, except in Dr. Washington’s personal study. Two parking lots for the NPS superintendent and visitors are adjacent to the property to the south and east of the house.



NPS Period Plan (1978)
The Oaks • Cultural Landscape Inventory
March 2018 • Illustration 2.4

Figure 25. Plan of the landscape features at The Oaks, circa 1978.



Existing Conditions (1978)
The Oaks • Cultural Landscape Inventory
March 2018 • Illustration 2.5

Figure 26. 1978 Existing Conditions Plan, Williams-Russell and Associates, etic TUIN_459_D1583_[id14661].

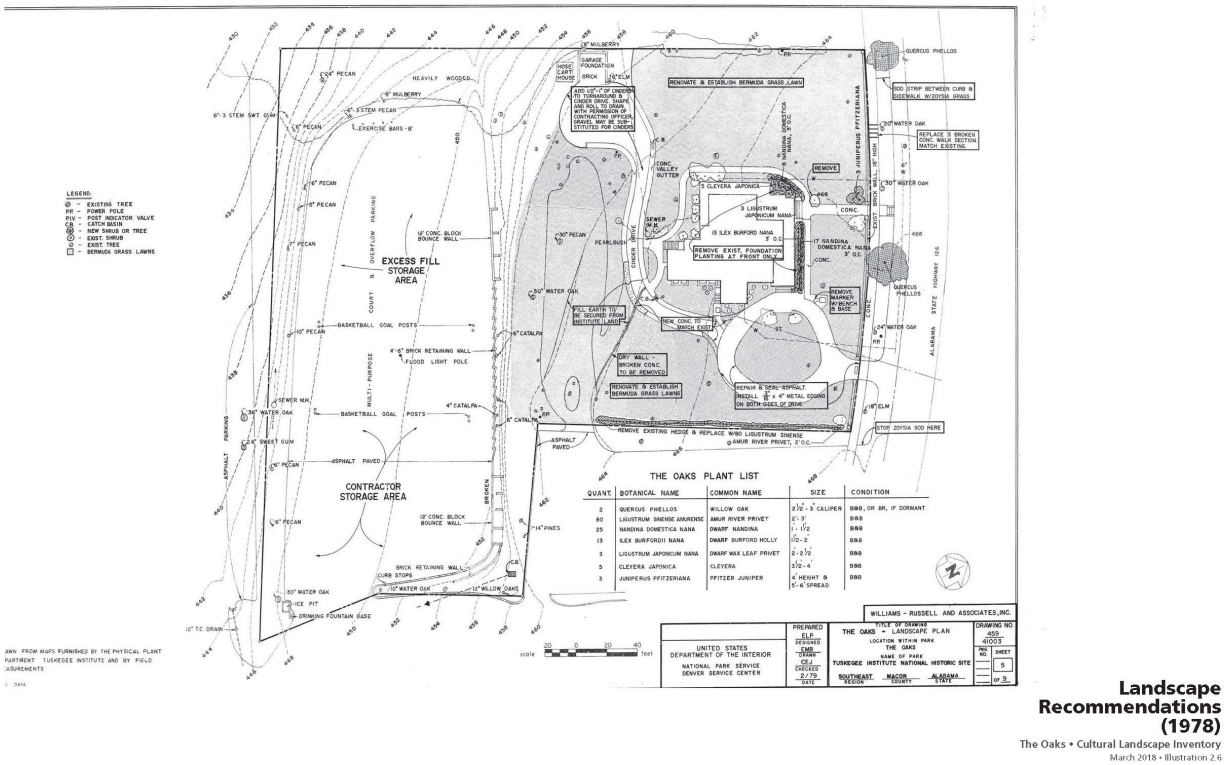


Figure 27. 1978 landscape recommendations by Williams-Russell and Associates (Denver Service Center, ETIC record TUIN_459_41003A_[id14549]).



Figure 28. 1996 photo showing an asphalt entrance drive, eastern red cedar, and foundation plantings east of the residence, (National Park Service, SERO Office, TUIN file slides, TUIN_B7).



Figure 29. 1996 photo showing the western edge of the site including a Macartney rose hedge planted by Williston, (National Park Service, SERO Office, TUIN file slides, TUIN_C6).

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The Oaks is a landscape located at Tuskegee Institute National Historic Site (TUIN) in Tuskegee, Alabama. Booker T. Washington, the first president of the Institute, and his wife
Margaret Murray Washington commissioned the construction of a residence near the campus, and it was completed in 1899. Students, overseen by Tuskegee Institute faculty, made the bricks to be used on the home site, constructed the residence, and provided labor for the installation ofthe surrounding landscape. Tuskegee Institute faculty involved in construction of The Oaks residence and landscape included David Augustus Williston, Robert Robinson Taylor, and George Washington Carver. After Dr. Washington's death in 1915, his wife Margaret Murray Washington occupied the residence until her death in 1925. David A. Williston continued tocontribute to the design of the landscape features at The Oaks until 1929.

Landscape characteristics identified for The Oaks include buildings and structures, circulation, small-scale features, spatial organization, vegetation, and views and vistas. Many of these characteristics have associated landscape features that contribute to the site's overall historic significance and character. The features that contribute were either present during the period of significance or are in-kind replacements of historic features.

The integrity of the cultural landscape at The Oaks is evaluated by comparing existing landscape features and features present during the period of significance, 1899 to 1929, with the existing conditions. Many of the historic characteristics and features remain today. The contributing resources at the site include the historic Queen Anne style residence, the remaining foundation of a rear garage, a carriage trail lined with concrete valley gutters, several small-scale features, and historic plant materials including specimen trees. These resources have been preserved since 1925, when the Tuskegee Institute purchased the property from the Washington children. The US Department of the Interior and the Trustees of Tuskegee Institute signed a Memorandum of Agreement (MOA) in August of 1976, and the National Park Service (NPS) officially established the national historic site in 1977.

The loss of some historic features at the site have resulted in changes to the landscape character since 1929, but some efforts to preserve The Oaks have helped the site retain its integrity, as described below.

Location
The National Register of Historic Places defines location as the place where the historic property was constructed or where the historic event occurred. The Oaks residence is situated on West Montgomery Road, in Tuskegee, Macon County, Alabama where the Washington family commissioned its construction near the turn of the twentieth century. The residence, portecochère, some circulation routes, large specimen trees, and the garage foundation remain in their same location from the period of significance. The historic Tuskegee Institute campus is located across West Montgomery Road, north of the site. Residences to the west of The Oaks no longer exist, and additions to adjacent properties include parking lots and the Hollis Burke Frissell Library Building (1932). Despite the changes to the surrounding landscape, the property retains integrity of location.

Design
Design is the combination of elements that create the form, plan, space, structure, and style of a property. The Oaks residence retains its form, floor plan, and significant interior and exterior features from its original construction and the period of significance. Outside of the residence, porte-cochère, garage foundation, and some elements of landscape architect David A. Williston's design for the property remain at the site. Features original to the Williston design include the carriage trail layout with concrete valley gutters and several specimen tree plantings. The Oaks' spatial relationship to West Montgomery Road and the Tuskegee Institute campus remains consistent with the period of significance.

The legibility of the original design has been diminished by the loss of the outbuildings, fence lines, and the

alteration of materials. Some Williston-designed landscape elements have been changed since the periods of significance. Materials of the carriage trail driving surface have been altered, and the original shrub masses and many of the original canopy trees have been removed from the site. The decline and disappearance of historic vegetation diminishes the design at The Oaks. Overall, the design of the site does not retain integrity to the period of significance.

Setting
Setting is the physical environment of a property and the general character of the place. The surroundings of The Oaks, including land use patterns, characterize the cultural landscape's setting. West Montgomery Road retains its historic configuration, and The Oaks visually remains a part of the Tuskegee Institute campus with its tree-lined roads and brick buildings.

The loss of outbuildings and Washington's garden south of the residence and the removal of a neighboring residence on the adjacent lot to the west of the site have diminished the setting at The Oaks. However, the historic relationship between The Oaks and the Tuskegee Institute remains consistent with the setting during the period of significance. Overall, the property retains integrity of setting.

Materials
Materials are the physical elements that were combined or deposited during the period of significance in a particular pattern or configuration to give form to a property. Due to careful rehabilitation of The Oaks residence, much of the original material remains intact and most repairs included original and historically compatible materials where possible.

Few original plantings exist at the site. Several specimen trees remain, dating to the period of significance. The materials for the circulation system vary from the original design. Concrete valley gutters and sidewalks are consistent with the historic condition, but the gravel surface and concrete pavers in the carriage trail are not consistent with the original chert surface designed by Williston. Under the ownership of the Tuskegee Institute, site managers removed the fences and many of the formal plantings from the front lawn of the property. Because so much of the material from the historic period no longer exists at the site, the materials at the property do not retain integrity to the period of significance.

Workmanship
Workmanship is the physical evidence of the craft and methods of construction used during the specified historic period of significance. The existing workmanship of the architectural detailing of The Oaks residence reflects the period of significance. The steeply pitched roofs, brackets and eave overhangs, elliptical windows, and application of shingle siding are characteristic of a Queen Anne residence and required a high-degree of craftsmanship to construct. The exterior brick of The Oaks residence is in good condition, and the preservation of the tinted red mortar reflects the work of skilled masons. The vegetation at the site, the carriage trail alignment, and the concrete gutters along the carriage trail are the only remaining landscape features from Williston's design for the site. The low brick wall at West Montgomery Road is a modern addition to the site, and it is in need of repair. The workmanship of the landscape features at The Oaks does not retain integrity to the period of significance.

Feeling
Feeling is an expression of the aesthetic or historical sense of a particular time resulting from the presence of physical features that, taken together, convey a property's historic character. The existing house, remaining specimen trees, and the adjacent historic campus influence the feeling of the site. The residence has been rehabilitated to the period of significance and is open to the public. There is an experience of the spatial order of the site at the front of the house, as the house sits close to West Montgomery Road and the Tuskegee Institute campus. The loss of the historic picket fencing that once framed the residential lot's front yard and the visual intrusion of the generator on the property's western border diminish the feeling associated with the period of significance. During the period of significance, Booker T. Washington's view from his study was out to this small farm complete with crops, livestock, and a barn and carriage house. The rear yard is devoid of these features. Despite these changes, the fact that the Tuskegee campus surrounds the property and its location on tree-lined West Montgomery Road helps the site retain integrity of feeling.

Association
Association is the direct link between the property and an important historic event or person. The site exists

today because of its association with Booker T. Washington and Margaret Murray Washington, who were both leading African American activists and educators. Architect Robert Robinson Taylor designed the dwelling, and David A. Williston designed many of the landscape features at The Oaks. George Washington Carver contributed to the selection of plant materials at the site during the period of significance. These men were members of the Tuskegee faculty and were distinguished professionals in their respective trades. The association with Booker T. Washington and Tuskegee Institute are central in the NPS interpretation of the site. The property retains its association as the home of Booker T. and Margaret Murray Washington and with landscape architect David A. Williston.

Landscape Characteristic:

Historic Condition
The residence at The Oaks is the premier historic resource at this site and the most notable structure. Designed by Robert Taylor, the home's construction embodies the educational philosophy of Dr. Washington. Constructed between 1899 and 1900, the building consists of locally sourced materials manufactured by students as part of their vocational training at Tuskegee Institute. Washington and his family altered the house with the construction of various additions between 1905 and 1915. The first alteration included an addition east of the dining room. Before 1908, the Washingtons also added a conservatory east of the dining room. Between 1910 and 1915, alterations included the addition of a second story above the one-story kitchen wing and a new porch west of the addition.

The site of the Washingtons' residence functioned as a self-sufficient homestead. During the period of significance, the site included several secondary structures and functional landscape features, including a well house, carriage house and barn, summerhouse, and hose cart house. By 1909, the Washingtons had removed the well house. Tuskegee Institute provided water service to the site, which likely coincided with the well's removal. Prior to 1925, changes to the cultural landscape at The Oaks included the removal of the carriage house and barn and construction of a brick garage. Historic records do not indicate when the owners removed the summerhouse from the site.

Tuskegee Institute rehabilitated the structure in 1929 and 1957. These renovations included modifications to the interior, updates to electrical and heating systems, and the installation of a fire-suppression system. Additional alterations included a new roof, new paint (white to match the rest of the campus buildings), and the addition of concrete steps on the exterior ground floor porches.

After completing the Historic Structure Report for The Oaks, the NPS rehabilitated the structure in the 1980s. In addition to many interior restoration efforts, the NPS painted the exterior trim, cornice, square columns, and vents brown to comply with the historic paint palette. The NPS repointed exterior brick areas and repaired chimneys. More recent alterations include the addition of a wheel chair ramp to the porte-cochère area. The NPS removed the hose cart house sometime between 1980 and 1996.

Existing Condition
The existing buildings at the site are The Oaks residence, the porte-cochère at the southwest corner of this building, and the ruins of the brick garage at the rear of the property. The remaining secondary buildings and structures have been removed. The carriage house and barn were removed between 1920 and 1926. These were located in the west portion of the rear yard with a surrounding barnyard. The summerhouse was located adjacent to the barnyard, south of the residence. The NPS did not retain the hose cart house. A wood post indicates the former location of the hose cart house on the site. Existing structures include a retaining wall near the lower parking area, a low retaining wall at the northern property boundary, and a power generator located on the western property boundary.

Landscape Features:
The Oaks (Booker T. Washington Home). The Oaks residence is a two-and-a-half story brick

structure located on the south side of Montgomery Road within the historic campus of Tuskegee University. The house is Queen Anne style and contains fifteen rooms, five halls, five bathrooms, and two stairways. The structure is brick construction with tinted pink mortar on the first two stories. The exterior material of the gables, second-story porches, and roof are painted red shingles and the paint color of all of the exterior trim is brown. The floor plan is irregular and asymmetrical with a multi-gabled roofline.

The Greek Revival detailing of the wood cornice features a full entablature with slight eave overhang and brackets on the second story. The windows of the house, except the elliptical windows, are double-hung in configurations of one-over-one, two-over-two, four-over-four, and six-over-six. The second-story window on the north elevation features a bracketed top with a molded cornice. Each of the windows has a single or one-and-a-half row brick lintel and a sill. A five-row brick belt course sits atop the brick foundation, which features ventilation openings in a diamond-shape masonry pattern on the northwest elevation, wood screening on the south elevation, and windows on the east elevation. The front veranda has brick piers and a concrete floor inlaid with red tile. Concrete steps lead to the house at multiple points of entry. The veranda has a hipped roof on the north elevation and on the west elevation. Wood columns with slanted-side piers support the roof of the veranda, which is enclosed by a wood balustrade installed between each column. The house features three of the original five chimneys with ornate brick masonry detailing.

The south and west elevations include two-story wood construction porches. Wood paneling with wainscoting encloses the rear porch. The northwest portion of the house includes a secondstory porch of brick and wood construction. Each of the porches features a hipped shingle roof with the same Greek Revival cornice and slight eave overhang as the main house. A bracketed shed roof with shingles and unbroken semi-circular pediment is above each side-entry door. The entrance stairway at the east elevation from the den has a metal railing; all other railings are wood. The residence at The Oaks is in good condition and is a contributing resource.

Porte-Cochère. The porte-cochère is located at the southwest corner of The Oaks adjacent to the residence's dining room. This structure includes wood posts set on brick piers with a hipped roof. The earliest photographic depiction of this feature dates to circa 1906. The porte-cochère is in good condition and is a contributing resource.

Garage Foundation. Between 1920 and 1926, Mrs. Washington commissioned the construction of a brick garage at the rear of the property, near the location of the carriage house and barn.

Only the brick foundation remains today. The foundations measure 17.5' on the south side, 24' on the west side, and 16' on the north side. The LCS system lists the ruin in good condition. A Consensus Determination of Eligibility Document states that the brick foundation is a contributing feature.

South Parking Lot Retaining Walls. Two four-foot-high retaining walls, one made of brick and the other made of concrete block, reinforce the steep slope on the south side of the property adjacent to the lower level parking lot. The concrete block retaining wall is 12' tall. The brick retaining wall is 4'-6" tall. The NPS installed these walls prior to 1978, and repaired portions of the walls in 2014. These walls are in good condition.

Front Retaining Wall. A red brick retaining wall separates the grade of the front lawn area from the sidewalk zone along West Montgomery Road. Red brick piers are located at the ends of the wall. The cap of these piers includes decorative brickwork. Openings are provided for the carriage trail and front walkway. The wall is in fair condition, and repairs are necessary where some brick is missing. The wall is 12" deep, 18" high, and 218' long. Originally constructed by 1934, the wall is noncontributing but managed as a cultural resource.

Power Generator. There is a power generator located on the western property border. The generator sits on a concrete pad and is 6'-6" high.

Character-defining Features:

Feature Name: The Oaks

CLI Feature ID: 186308

Feature Contribution: Contributing

Lattitude: 32.428222

Longitude: -85.705774

CRIS-HS Resource ID: 91220

CRIS-HS Resource Name: The Oaks

CRIS-HS Resource Number: 91220

FMSS Record Number: 42303

Feature Name: Porte-Cochère

CLI Feature ID: 186309

Feature Contribution: Contributing

Lattitude: 32.428234

Longitude: -85.705587

Feature Name: Garage Foundation

CLI Feature ID: 186310

Feature Contribution: Contributing

Lattitude: 32.426192

Longitude: -85.70619

CRIS-HS Resource ID: 092176

CRIS-HS Resource Name: Garage Foundation - Oaks

CRIS-HS Resource Number: 092176

FMSS Record Number: 16801

Feature Name: South Parking Lot Retaining Walls

CLI Feature ID: 186311

Feature Contribution: Non contributing

Lattitude: 32.427703

Longitude: -85.705722

FMSS Record Number: 57152

Feature Name: Front Retaining Wall (Wall, Retaining, Brick)

CLI Feature ID: 186312

Feature Contribution: Managed as cultural resource

Lattitude: 32.428359

Longitude: -85.7055

CRIS-HS Resource ID: 092191

CRIS-HS Resource Name: Front Retaining Wall, The Oaks

CRIS-HS Resource Number: 092191

FMSS Record Number: 16802

Feature Name: Power generator

CLI Feature ID: 186313

Feature Contribution: Non contributing

Lattitude: 32.428393

Longitude: -85.706148

Landscape Characteristic Graphics:



The Oaks, photo by author



Porte-Cochère, photo by author



Garage foundation, photo by author



Brick retaining wall adjacent to concrete block retaining wall in south parking lot, photo by author



Front retaining wall, photo by author



Power generator, photo by author

Landscape Characteristic:

Historic Condition

The original circulation in the front yard of The Oaks included a circular carriage trail on the eastern side of the property and a semi-circular walkway in the front lawn of the property. A walkway connected the front yard to the rear of the property on the west side of the residence. The circular drive passed below the residence's porte-cochère. This carriage trail extended south of the house and west to the carriage house and barn. Historic photographs show a carriage trail entrance from West Montgomery Road. Photographs also show a sidewalk along West Montgomery Road paralleling the northern property border.

Landscape architect David A. Williston designed many of Tuskegee Institute's roads, paved with chert and lined with concrete valley gutters. Williston applied this treatment along the perimeter of the carriage trail south of the porte-cochère when he reconfigured this drive for vehicular travel in the mid- to late-1920s. The primary access point for vehicular circulation remained at the southeast corner of the property. Additionally a linear concrete sidewalk from the north facade of the residence to West Montgomery Road replaced the semi-circular chert walkway in the front lawn. Tuskegee Institute commissioned the installation of concrete walks to facilitate pedestrian access around the residence. Walkways extending from the front walk wrapped around the north, west, and south facades of the residence. It is not clear if Williston designed the layout of these sidewalks, but construction of the front walkway may have coincided with renovations to the upper floor of the residence in 1929, when Williston was still overseeing landscape development at the campus. The date of construction of the other walkways around The Oaks is unknown. In 2015, Tuskegee University removed a section of the sidewalk paralleling West Montgomery Road just outside the property boundary.

Existing Condition
Much of the circulation that existed at the end of the period of significance is still legible in the landscape. The pedestrian circulation extending from West Montgomery Road to the front of the house is still present, with extensions around the residence. This sidewalk intersects the carriage trail at the southeast corner of the house. Concrete valley gutters are present along the carriage trail south of the porte-cochère. The circular driveway leading to The Oaks from West Montgomery Road is not the historic chert surface. The updated vehicular circulation is now split into two sections. The drive extending from West Montgomery Road to the porte-cochère is a concrete paver surface. The remainder of the carriage trail is topped with large pea gravel. The lower parking area south of the residence is within the property boundary. The lot is asphalt surface and is in fair condition. The upper lot east of the residence is outside the property boundary, but it services the site. Sidewalks link these parking areas to The Oaks landscape.

Landscape Features:
West Montgomery Road Sidewalk. The sidewalk system on West Montgomery Road is outside the property boundary, but it provides access from The Oaks to the Tuskegee University campus. The sidewalks along this road are in good condition from the eastern property line to the drive entry. The remainder of sidewalk on the property line, directly in front of The Oaks, is in poor condition. Visitors accessing the site must walk across a dirt path to access the entry sidewalk to The Oaks. Maintenance vehicles often drive across this area and vehicular and foot traffic compacts the root systems of the adjacent historic trees.

Concrete Sidewalks around The Oaks. The sidewalks at The Oaks provide access to the residence and connect to the carriage trail. The original layout of the sidewalks dates to the mid to late-1920s, and new materials are in-kind replacements of the original material. The front sidewalk is 41' long and 6'-6" wide. This sidewalk extends from the residence's front steps to the top of the steps leading to West Montgomery Road. The sidewalk leading from the carriage trail to the rear of The Oaks is 192'-6" long and 4' wide. The walkway at the rear of the house is 39'-4" long and 4' wide. These sidewalks are in good condition. The Consensus Determination of Eligibility Document states that these sidewalks are contributing features.

Carriage Trail. The existing circular entry drive includes a concrete paved apron at West Montgomery Road. The portion of the carriage trail from the apron at the road to the portecochère is surfaced with concrete pavers set in an ashlar stone pattern. The rest of the carriage trail is washed river stone and pea gravel. The circular drive's inside circumference is 164' and the outside circumference is 244'.

The remainder of the carriage trail is 11’-2” wide. Concrete valley gutters, a trademark of David A. Williston’s work, line each side of the carriage trail section extending from the porte-cochère to the southwest corner of the site, where the foundation of the former garage exists. The concrete valley gutters (LCS 092174, FMSS 66095) are 1’-6” wide. Two drop-inlets are installed in the concrete gutters. The driveway is in good condition and is a contributing feature.

Character-defining Features:

Feature Name: West Montgomery Road Sidewalk

CLI Feature ID: 186314

Feature Contribution: Non contributing

Lattitude: 32.428405

Longitude: -85.705595

Feature Name: Concrete Sidewalks around The Oaks

CLI Feature ID: 186315

Feature Contribution: Contributing

Lattitude: 32.426494

Longitude: -85.705761

CRIS-HS Resource ID: 092175

CRIS-HS Resource Name: Concrete Walkways around The Oaks

CRIS-HS Resource Number: 092175

FMSS Record Number: 547287

Feature Name: Carriage Trail

CLI Feature ID: 186316

Feature Contribution: Contributing

Lattitude: 32.426228

Longitude: -85.7062

CRIS-HS Resource Number: 092173

FMSS Record Number: 42304

Landscape Characteristic Graphics:



West Montgomery Road sidewalk north of The Oaks, photo by author



Sidewalk paralleling the north facade of the residence, photo by author



Gravel carriage trail with concrete valley gutter and drain inlet, photo by author

Landscape Characteristic:

Historic Condition
One of the most noticeable small-scale features of the site was a white picket fence, which surrounded The Oaks home site. This feature was constructed by 1906. The fence added to the residential character of the landscape. Another fence separated the rear yard from the front lawn area. The rear yard included at least one high-board fence and likely others to contain livestock. These fences and other small-scale features have been removed from the site. Additional smallscale features during the period of significance included planters and a bench. The existing small-scale features were introduced to the site after the period of significance and are noncontributing features.

Existing Condition
Most of the small-scale features found on the site today were installed to accommodate the needs of visitors and to interpret the site and are noncontributing. These features include a picnic area, trash receptacles, a flagpole, a fence, light fixtures, a post indicator valve, a wheelchair lift, signs, and gates.

Picnic Area and Trash Receptacles. A picnic area exists near the lower level parking area at the southwestern corner of the site, adjacent to a wooded slope. The area includes nine contemporary wood picnic tables with built-in benches and two trash receptacles. The picnic tables are in good condition.

There are two trash receptacles flanking the entry steps near the north facade of The Oaks. All of the trash receptacles at the site are constructed of composite lumber. The trash receptacles are in good condition.

Flagpole. There is a flagpole at the northeast corner of the site, adjacent to the site’s entrance at the circular carriage trail. The flagpole is in good condition.

Fence. A continuous cast-iron fence with arrow-topped balusters lies along the southern boundary of the site. It is a contemporary feature and is in good condition.

Light Fixtures. Eight modern light fixtures are installed around the residence to illuminate the residence at night. The lights are noncontributing and are in good condition.

Signs. Two waysides exhibits exist at the site. One is located at the base of the stairway in the south lower parking lot. The other is located at the northeast corner of the property at the historic carriage trail entrance. Constructed of metal posts supporting a vandal-proof graphic board, each panel describes The Oaks, Tuskegee Institute, and Booker T. Washington's domestic life. The waysides are noncontributing and are in good condition.

Two reflective park identification signs are located at the property corners along West Montgomery Road. The signs have a light brown background and large white lettering. The signs include the NPS arrowhead logo. The entrance signs are noncontributing and are in good condition. Two reflective metal signs are located along West Montgomery Road to direct visitors to The Oaks and visitor parking. The signs have a light brown background and large white lettering. The sign at the upper parking lot has earth piled up at the bottom, which obstructs a portion of the sign. Smaller signs are located in the lower level parking lot that designates the bus parking area. The signs are noncontributing and are in good condition.

Post Indicator Valve. A post indicator valve associated with the fire suppression system for the building is located at the front yard of the residence, west of the entry sidewalk. The post indicator valve is noncontributing and is in good condition.

Wheelchair Lift. A wheelchair lift provides universal access to the residence and is located under the porte-cochère. The wheelchair lift is noncontributing and in good condition.

Gates. A metal gate is located at the entry to the circular carriage trail. The gate restricts vehicular access to the site by unauthorized vehicles. The gate is metal, painted green, and supported by two wooden posts with copper caps. Another metal gate is located at the rear southwest corner of the property. The gates are noncontributing and are in good condition.

Character-defining Features:

Feature Name: Picnic Area

CLI Feature ID: 186317

Feature Contribution: Non contributing

Feature Name: Trash Receptacles

CLI Feature ID: 186318

Feature Contribution: Non contributing

Feature Name: Flagpole

CLI Feature ID: 186319

Feature Contribution: Non contributing

Lattitude: 32.428267

Longitude: -85.705374

Feature Name: Fence

CLI Feature ID: 186320

Feature Contribution: Non contributing

Lattitude: 32.427159

Longitude: -85.705475

Feature Name: Light Fixtures

CLI Feature ID: 186321

Feature Contribution: Non contributing

Feature Name: Wayside exhibit

CLI Feature ID: 186322

Feature Contribution: Non contributing

Lattitude: 32.428304

Longitude: -85.705437

Feature Name: Reflective metal park sign

CLI Feature ID: 186323

Feature Contribution: Non contributing

Lattitude: 32.427989

Longitude: -85.705463

Feature Name: Post Indicator Valve

CLI Feature ID: 186324

Feature Contribution: Non contributing

Lattitude: 32.428407

Longitude: -85.705808

Feature Name: Wheelchair Lift

CLI Feature ID: 186325

Feature Contribution: Non contributing

Lattitude: 32.428234

Longitude: -85.705619

Feature Name: Gate

CLI Feature ID: 186326

Feature Contribution: Non contributing

Lattitude: 32.428322

Longitude: -85.705426

Landscape Characteristic Graphics:



Picnic area, photo by author



Trash receptacle, photo by author



Flagpole, photo by author



Fence, photo by author



Light fixtures, photo by author



Wayside exhibit at the front entry of the site, photo by author



Park sign at upper parking lot, photo by author



Post indicator valve, photo by author



Wheelchair lift at porte-cochère, photo by author



Northeast entry gate, photo by author

Landscape Characteristic:

Historic Condition
Historically, The Oaks was located across the road from the heart of the Tuskegee Institute campus. The lot west of the site had a residence of similar size located on it. A small picket fence surrounded the front yard and defined the residential space. A second fence separated the front formal yard from the rear yard, which included gardens and livestock areas. There were various outbuildings in the rear yard including a summerhouse, carriage house, barn, and hose shed.

Existing Condition
The orientation of the historic residence to West Montgomery Road remains unchanged from its initial construction. The site continues to occupy a prominent spot overlooking campus. The spatial organization of the front yard retains integrity to the period of significance. The spatial organization of the rear yard lacks integrity since none of the outbuildings remain at the site. The fences that once organized the property as a single residential lot no longer exist.

Landscape Characteristic:

Historic Condition
During the period of significance, the landscape between the residence and West Montgomery Road included lawn panels dotted with shrub beds and mixed tree species. Annual and perennial vines grew on a trellis on the north and west sides of the house. Williston installed young saplings throughout the front lawn area and planted beds with evergreen and woody shrub species including yucca (Yucca aloifolia). Since 1929, much of the vegetation has been lost due to damage or has been removed from the site. Mrs. Washington and Tuskegee Institute did not maintain the vegetable garden at the rear of the house, and the area became overgrown during subsequent decades (Pryce 1979, 15).

Existing Condition
A 1978 existing conditions plan shows more vegetation including specimen trees than is the current condition at The Oaks. Several pecan trees, southern magnolias, and red cedars no longer exist. None of the Walter southern catalpas (Catalpa bignonioides) shown on the 1978 plan remain on site. Foundation plantings implemented during the NPS ownership period are traditional American landscape plants including photinia (Photinia × fraseri), elaeagnus (Elaeagnus angustifolia), Burford holly (Ilex cornuta 'Burfordii'), wax leaf ligustrum (Ligustrum japonicum), and camellia (Camellia sasanqua).

There are no longer vines or trellises on the residence, and the existing plantings are sparse and limited to several trees and foundation plantings. The Williston-designed planting beds no longer exist in their original locations in the front yard or drive circle. The NPS has installed several shrub areas that include yucca (Yucca aloifolia), but these are not in the historic locations. Most of the foundation plantings have changed over time, and site managers have replaced historic shrubs with a variety of evergreen species. Tuskegee Institute cleared vegetation from the rear yard area upon acquiring the property.

Several trees at The Oaks remain from the period of significance and are contributing resources. These include a southern magnolia (Magnolia grandiflora) located at the front of the house, a red cedar (Juniperus virginiana) near the circular drive in front of the porte-cochère, two pecan (Carya illinoinensis) in the rear yard, and a deodar cedar (Cedrus deodora) at the rear of the house. One of the pfitzer junipers that flank the central front walkway (Juniperus chinensis 'Pfitzeriana') is historic, and the other is a replacement plant dating to the 1970s (Gotcheus and Lawliss 1996, np). The four water oaks (Quercus nigra) lining West Montgomery Road may not date to the period of significance. These are likely replacement trees for the original elms in this location. However, due to their location, these trees contribute to the feeling and setting of the site. The lawn between the residence and West Montgomery road remains in its historic configuration. The remaining historic vegetation is in good condition and is a contributing feature.

Character-defining Features:

Feature Name: Water oak (4), street trees on West Montgomery Road

CLI Feature ID: 186327

Feature Contribution: Contributing

FMSS Record Number: 94901

Feature Name: Southern magnolia in front yard

CLI Feature ID: 186328

Feature Contribution: Contributing

Lattitude: 32.157742

Longitude: -85.709436

FMSS Record Number: 94901

Feature Name: Red cedar in circular drive

CLI Feature ID: 186329

Feature Contribution: Contributing

Lattitude: 32.428224

Longitude: -85.705523

FMSS Record Number: 94901

Feature Name: Pfitzer juniper

CLI Feature ID: 186330

Feature Contribution: Contributing

Lattitude: 32.428442

Longitude: -85.705722

FMSS Record Number: 94901

Feature Name: Pecan trees in rear yard (2)

CLI Feature ID: 186331

Feature Contribution: Contributing

FMSS Record Number: 94901

Feature Name: Deodar cedar in rear yard

CLI Feature ID: 186332

Feature Contribution: Contributing

Lattitude: 32.428076

Longitude: -85.706057

FMSS Record Number: 94901

Feature Name: Foundation plantings

CLI Feature ID: 186333

Feature Contribution: Non contributing

FMSS Record Number: 94901

Feature Name: Shrub plantings near wayside at West Montgomery Road

CLI Feature ID: 186334

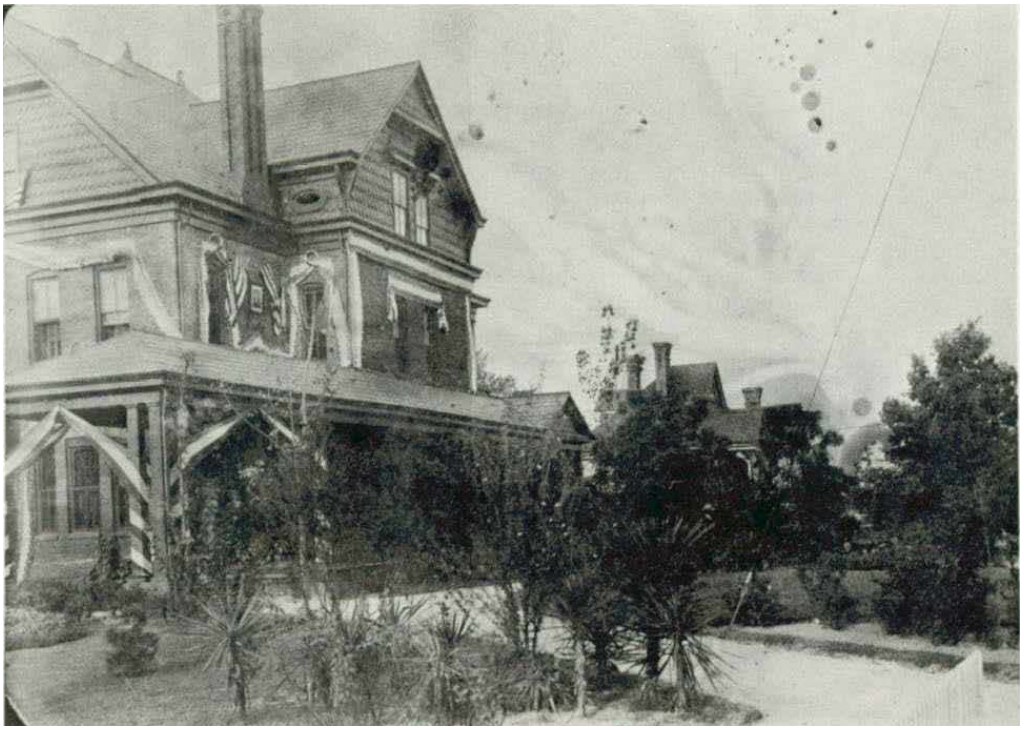
Feature Contribution: Non contributing

FMSS Record Number: 94901

Landscape Characteristic Graphics:



Vegetation, northwest corner of site. Circa 1925, view of The Oaks, looking southeast from the northwest property corner, with Dutchman's vine growing on trellises (Historic Landscape Report, 27).



Vegetation, northeast corner of site. Circa 1907 view of The Oaks and yucca aloifolia planting looking southwest from the northeast property corner, (Historic Structure Report, 56).



Existing vegetation, northwest corner of site, looking toward southeast, photo by author



Existing vegetation, northeast corner of site, looking toward southwest, photo by author



Existing vegetation, southwest corner of the rear yard, looking toward northeast, photo by author



One of the water oak located adjacent to West Montgomery Road, photo by author



Southern Magnolia in front lawn area, photo by author



Cedar in circular drive (tree in foreground), photo by author



Pfitzer junipers flanking front sidewalk, photo by author



Example of a pecan located in the rear yard, photo by author



Deodar cedar in rear yard, with red arrow indicating tree, photo by author



Foundation plantings near southeast corner of The Oaks residence, facing north, photo by author



Shrub bed near wayside at West Montgomery Road, photo by author

Landscape Characteristic:

Historic Condition
The Washington family could look across West Montgomery Road from The Oaks and view the Tuskegee Institute campus that some people called the “Booker T. Washington City.” Dr. Washington could look out of his personal study and see a garden, his livestock, and several outbuildings. Tuskegee University demolished the residence located west of The Oaks in the early 2000s.

Existing Condition
The view from The Oaks north to campus is consistent with conditions during the period of significance. This aspect of the cultural landscape is a contributing feature. Views to the east and west of the residence are altered from the period of significance. There is a large power generator along the western property line. The features that were located south of the residence related to Washington’s garden and animal husbandry activities no longer exist. The view from Dr. Washington’s study today is to a sloped lawn area behind the house and the lower parking lot. The view east of the house includes a library and parking lot, both constructed after the period of significance.

Character-defining Features:

Feature Name: View from Washington's study to his garden and farm

CLI Feature ID: 186335

Feature Contribution: Contributing

Feature Name: View to Tuskegee Institute campus

CLI Feature ID: 186336

Feature Contribution: Contributing

Landscape Characteristic Graphics:



View to Tuskegee Institute campus from front porch of The Oaks, facing north, photo by author

Condition

Assessment Interval (Years): 6

Next Assessment Due Date: 10/15/2022

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 10/15/2016

Condition Assessment Explanatory Narrative:
This determination takes into account both the landscape and the buildings situated therein. The park should consider addressing the impacts below in order to prevent harm to the remaining cultural landscape features. The Oaks CLR should be consulted for treatment and maintenance recommendations.

Stabilization Measures:

Impacts

Type of Impact: Adjacent Lands

Other Impact:

External or Internal: External

Impact Description: The property west of The Oaks is currently undeveloped. Development in this area may negatively affect the setting and feeling at the cultural landscape.

Type of Impact: Planting Practices

Other Impact:

External or Internal: Internal

Impact Description: Maintenance of the site has included inappropriate plant selection for the foundation areas. Ornamental replacement plantings have not referenced historic plant lists.

Type of Impact: Vegetation/Invasive Plants

Other Impact:

External or Internal: Internal

Impact Description: Privet and wisteria are spreading on the south end of the property and needs to be eradicated. Consult Alabama Exotic Plant Council list for guidance.

Type of Impact: Other

Other Impact: Parking lot

External or Internal: Internal

Impact Description: The parking lot south of the residence negatively affects the setting and feeling of the rear yard.

Stabilization Costs

Treatment

Treatment

Approved Treatment: Undetermined

Approved Treatment Document Explanatory Narrative:

Approved Treatment Completed:

Approved Treatment Costs

Landscape Approved Treatment Cost Explanatory Description:

Bibliography and Supplemental Information

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Year of Publication:	1990
Citation Publisher:	University of Michigan (Ph.D. dissertation)
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Citation Author:	Frederick E. Drinker
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Citation Type:	Graphic
Citation Number:	459/20004D
Citation Author:	National Park Service
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