

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY

RECEIVED

JAN 13 1984

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME** CUMBERLAND ISLAND NATIONAL SEASHORE MULTIPLE RESOURCE AREA  
HISTORIC (COMPLETE INVENTORY: HISTORIC PROPERTIES, PARTIAL INVENTORY:  
ARCHEOLOGICAL SITES)

AND/OR COMMON

**2 LOCATION**STREET & NUMBER BOUNDARIES OF CUMBERLAND ISLAND NATIONAL SEASHORE  
AS DEFINED BY CONGRESS

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

CUMBERLAND ISLAND ☒ VICINITY OF ST. MARYS

STATE

CODE

COUNTY

CODE

GEORGIA

13

CAMDEN

039

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

MULTIPLE RESOURCE NOMINATION

**4 AGENCY**

REGIONAL HEADQUARTERS: (If applicable)

NATIONAL PARK SERVICE, SOUTHEAST REGIONAL OFFICE

STREET &amp; NUMBER

75 SPRING STREET, S.W.

CITY, TOWN

STATE

ATLANTA

VICINITY OF

GEORGIA 30303

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

CAMDEN COUNTY COURTHOUSE

STREET &amp; NUMBER

CITY, TOWN

STATE

WOODBINE

GEORGIA

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

HISTORIC AMERICAN BUILDINGS SURVEY (DUNGENESS ONLY)

DATE

1958

☒ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

LIBRARY OF CONGRESS

CITY, TOWN

STATE

WASHINGTON

D.C.

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Cumberland Island National Seashore Multiple Resource Area includes all of the property on Cumberland Island owned by the National Park Service (see map). The Multiple Resource Area contains four historic districts (one of which is already listed on the National Register), two archeological districts and two individual historic properties. They are:

Dungeness Historic District  
Stafford Plantation Historic District  
Plum Orchard Historic District  
High Point/Half Moon Bluff Historic District (listed 12/78)  
Rayfield Archeological District  
Table Point Archeological District (Zone A)  
Duck House  
Main Road

Several historic resources on Cumberland Island are in private ownership and are therefore not included within the multiple resource nomination. These are Greyfield, a three-story turn-of-the-century mansion complex built by Mrs. Carnegie for her daughter Margaret, the Stafford stables, and the Stafford silos. A large number of archeological sites have been identified on the island, but have not been sufficiently investigated to determine their National Register eligibility.

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GENERAL DESCRIPTION OF THE NATURAL AND MANMADE CHARACTER AND APPEARANCE OF CUMBERLAND

ISLAND NATIONAL SEASHORE MULTIPLE RESOURCE AREA

The Cumberland Island National Seashore multiple resource nomination covers the area within the boundaries of Cumberland Island National Seashore as defined by Congress. Cumberland Island is the largest and southernmost of the barrier islands that stretch along the coast of Georgia.

The boundary of the National Seashore follows the intra-coastal waterway on the west. On the north, east, and south it extends approximately 3000 feet out from the shoreline. The boundary includes the main island and the small islands of Stafford and Drum Point on the west, but excludes Little Cumberland Island to the north. The main island measures 18 miles in length and from less than 1/2 to 3 miles in width. Elevations range from less than six feet above sea level near Raccoon Keys on the south end to more than 50 feet along the bluffs at Terrapin Point at the north end of the island. The island is covered with a lush vegetation of saw palmetto, palm, live oak, hardwoods, and pine. Spanish moss and several species of vines hang from the forest canopy that shades the island. The physiography of the island includes fresh water lakes, ponds, and streams as well as brackish ponds and streams. Along the western side of the island salt marsh predominates while the eastern or ocean side is dominated by high dunes and a gradually sloping wide sandy beach.

Although humans have resided on Cumberland Island for nearly 5000 years, evidence of these various occupants is soon lost to the verdant vegetation that covers the island. Prehistoric cultures left middens, some several hundred yards in length, along the western edge of the island. The locations of early Spanish and English occupation of the island can be guessed at, but only one site has been tentatively located.

<sup>British</sup>  
The oldest surviving structures on Cumberland Island date to the first half of the 19th century. The Tabby House and the Miller-Greene cemetery within the Dungeness district [REDACTED] are associated with this period. Some of the outbuildings at Stafford may date to the years before the Civil War, and the Chimneys to the east of the main house mark the location of the slave quarters. Over twenty

More than

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standing chimneys are a dramatic monument to the antebellum era. Further north at Plum Orchard the grave of Peter Bernardy and the ruins of a tabby house believed to be his also date to this era. The slave cabin ruins at Rayfield [REDACTED] are the northernmost remnants of pre-Civil War settlement. The main road running the length of the island dates to the early years of the 19th century. Constructed to link the plantations that developed in the years after 1800, it remains the primary north-south axis on the island today. Roads and paths branch off it to the beach to the east and to the mansion complexes of the Carnegies to the west, as well as to the more modern homes of current residents.

The island is dominated by the mansions and support buildings built in the last decades of the 19th and the first decades of the 20th centuries by Mrs. Thomas Carnegie for herself and her children. From south to north they are Dungeness, Greyfield, Stafford, and Plum Orchard. A fifth complex at High Point was originally a hotel that later came into ownership of the Candler family. No single style predominates. The mansion at Dungeness, built on the ruins of the early 19th century mansion of the same name, was originally Queen Anne in style when built in 1884, but became an eclectic Italianate form when it was later expanded. Greyfield is southern-influenced Colonial Revival style. The Stafford mansion, built to replace the antebellum structure that burned in 1900, exhibits Craftsman influences, and Plum Orchard is Neoclassical Revival. The support structures surrounding the main houses, are for the most part, wood frame on brick piers. A few of the structures are stuccoed, but the vast majority are covered with siding or clapboard. Surrounding each main house are servants quarters and support buildings required to maintain the Carnegies' upper class standard of living and the island's self-sufficient status.

## GENERAL DESCRIPTION OF CUMBERLAND ISLAND DURING THE PERIODS IT ACHIEVED SIGNIFICANCE

Period 1: (3000 BC - AD 1562) The prehistoric period, dating from approximately 3000 BC to the mid-1500's, is represented by occupation sites along the [REDACTED] the island. The first defined cultural period is the Bilbo which began about 2000 BC. Following this was the Deptford period, lasting from approximately 1000 BC to AD 500, and during which time the still-visible burial mounds were deposited. These and later cultural periods remain poorly-defined archaeologically, however, all were aquatically-oriented cultures who exploited the sea and salt marshes. These aboriginal

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peoples began to lose their cultural affiliation with the Georgia coast as northeast Florida influences are increasingly found after AD 500.

When the entire collection of prehistoric ceramics recovered from Cumberland Island is considered, a continuous activity period is revealed. The earliest dating evidence for use of the island is the presence of fiber tempered ceramic wares dating to the Bilbo phase, ca 2000 BC. These wares represent 1.1% of the total prehistoric assemblage and indicate some early activity on the island, although during this period heavy use of the island probably did not occur.

During the Deptford period a heavier use of the island is evidenced by the presence of a larger percentage of ceramics which can be associated with this time period. When sand tempered ceramics are combined with Deptford wares an increase in activity is evident. These wares account for 22.1% of the total prehistoric ceramic assemblage.

Following the Deptford period, the Wilmington period shows a slight increase in activity. When sherd tempered and Wilmington ceramics are combined there is an increase to 23.4% of the total assemblage. This slight increase may indicate a continuation of the Deptford tradition.

The Savannah and St. Johns ceramics account for only 2.9% and 2.2%, respectively. These small percentages may indicate a very short activity period or items obtained through trade rather than occupation of the island by these cultures.

By far the largest percentage of prehistoric ceramics from Cumberland Island can be associated with the Guale Indians. The San Marcos ceramics, when combined with grit and quartz tempered wares, account for 46.7% of the total ceramic assemblage. This may indicate a very heavy use of the island by this culture.

The presence of other ceramic types on Cumberland Island provides evidence for contact with peoples not living on the island. These wares, i.e., Swift Creek, Weeden Island, and Etowah Stamped, account for only 1.6% of the total prehistoric ceramic assemblage and may indicate, as with Savannah and St. Johns types, items obtained through trade rather than activity on the island by these cultures.

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Period 2: (1592-1733) The historic era begins with the arrival of Europeans in Florida in the early 16th century. The French were the first Europeans to set foot on Cumberland Island in 1562. The Spanish quickly took control of this coastal area, driving out the French, and constructing a small fort [redacted]. Franciscan missionaries established two missions on the island, one in 1587 [redacted] and another after 1595 [redacted]. Though the number of mission settlements on Cumberland Island fluctuated, coastal missions flourished until the late 17th century, when English and Spanish border disputes caused the abandonment of Spanish missions above the [redacted].

The half century after 1690 marked the struggle between <sup>Britain</sup> England and Spain for control of the "debatable land" between the Savannah and St. Mary's Rivers. The founding of Savannah in 1733 established <sup>England's</sup> claim to the area and the contest reached a climax nine years later.

Period 3: (1733-1776) Following British General James Oglethorpe's settlement of Savannah, Cumberland Island became a strategic coastal defense point. Oglethorpe established a fort, St. Andrews, [redacted] the island in 1736 and four years later ordered a second fort [redacted] of Cumberland. Both played a role in the final conflict that in 1742 saw the Spanish attack on Fort Frederica repulsed. Fort St. Andrews was burned during the campaign and never rebuilt. Fort Prince William remained an important outpost until the late 1750s. By 1761 its garrison had been reduced to a <sup>British</sup> sergeant's guard of four regulars. In addition to the two forts, <sup>British</sup> English activity on the island was limited to naming the island after the Duke of Cumberland, establishing a garrison town of Barrimacke [redacted] and the construction of a hunting lodge for Oglethorpe [redacted].

<sup>British</sup> The 1763 Treaty of Paris ended European hostilities and opened the "debatable land" for <sup>British</sup> English settlement. The British crown awarded this land, including Cumberland Island, to the Georgia colony. The first permanent settlements on the island took place shortly after this when several individuals received English land grants beginning in 1765. Property advertisements mentioned the island's agricultural and timbering qualities. The island was only thinly inhabited, however, and had yet to experience any sizeable homesteading or extensive cultivation by the eve of the Revolution.

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*the South*

Period 4: (1776-1881) The American Revolution began a stable era in coastal Georgia. In 1783, General Nathanael Greene, a Revolutionary War hero who played a large part in defeating the British in Georgia, purchased half interest in 10,870 acres on Cumberland Island, intending to exploit its timber potential. General Greene died before establishing a permanent residence on the island and his wife inherited the property. Greene's widow and her new husband, Phineas Miller, engaged in timbering and cotton planting and constructed an elegant four-story tabby mansion [redacted] around 1803. The house and its surrounding gardens, known as Dungeness, were described by many visitors to the island. The Greene-Miller descendants owned Dungeness and smaller plantations called Oakland, Rayfield, and Littlefield. Timbering and cotton planting were the two principal income-producing activities on the island during the early 1800s. Other landowners, the Bernardys, Staffords, Grays, Downs, and others, maintained plantations called Spring Garden, Plum Orchard, High Point, Longwood, and Fairmount. Dungeness declined due to financial difficulties, and Robert Stafford, whose father and uncle had purchased property on the island about 1800, acquired acreage from it and from other plantations. By the 1840s, he had become the largest landowner on the island.

The years from 1800 to 1860 saw the most intensive use and development of Cumberland Island during its entire history. The island in the antebellum years was agricultural in nature, cotton, oranges, olives, and other tropical crops and the harvesting of timber providing the main sources of revenue. The land was owned by only a few families, the two dominant landowners during the entire period being the descendants of Nathanael Greene and Robert Stafford. The white population on the island was probably never greater than 60, while the number of blacks increased from about 200 in 1835 to 455 in 1850. These figures illustrate the expansion of cotton production during the antebellum years. By 1860 there were approximately thirteen plantations on the island.

*Civil War*

The ~~war~~ years marked the end of an era for Cumberland Island and the landowners who resided there. Between 1865 and 1880 the total population of the island declined to less than 100. Phineas Miller Nightingale, owner of Dungeness, fled the plantation at the beginning of the war. In considerable debt, he returned to his ruined plantation ~~the~~ the main house had been burned in 1865 or 1866 ~~but~~ but did not attempt to rebuild, and in the mid-1870s sold it to cover debts incurred in other business ventures. Stafford

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continued to live on the island until his death in 1877. His land passed to two nephews who five years later sold it to Thomas Carnegie. The Carnegie era, beginning in 1881 with the purchase of Dungeness, followed by acquisition of 90% of the island in the years that followed, is the fifth period of Cumberland Island history.

Period 5: (1881-1930)

Little is known about Thomas Morrison Carnegie, a business man and younger brother of Pittsburgh steel baron, Andrew Carnegie. At his wife's insistence, Thomas and Lucy Carnegie acquired 4,000 acres on Cumberland Island in 1881. This acreage included the ruins of Dungeness, the early 19th century plantation house, with its stables, outbuildings, gardens, orange and olive groves, and most of the original plantation lands. For the next several years the Carnegies concentrated on building an eclectic late Victorian residence on the site of the old Dungeness mansion and accumulating more land on the southern end of the island. The Carnegies completed the new Dungeness in 1885 and restored the old gardens, walks, and lawns. Upon Thomas Carnegie's death in 1886 his widow took charge of the continued acquisition of property, and is credited with the restoration and construction of other estates on the island: Stafford Place, the Cottage (destroyed by fire in the 1940s), Greyfield House, and Plum Orchard as homes for her nine children and their families. Erasing the earlier plantation boundaries, nearly the whole of Cumberland Island became a small fiefdom under the control of Mrs. Carnegie. From Dungeness, the heart of the operation, Mrs. Carnegie directed construction, maintenance, and planting of the old plantation fields. She paid all of the island's employees; only family servants were paid by the respective occupants. The island served as a second home for Mrs. Carnegie, who also spent a great deal of time travelling on her yacht. It is unclear as to how often her children visited the island.

During the height of the Carnegie era, Mrs. Carnegie's steam yacht travelled daily between Cumberland Island and Fernandina Beach, Florida, carrying supplies and passengers. The Carnegies had made available every sort of recreational activity; they built beach houses along the shore and constructed new roads to facilitate hunting and riding. William Carnegie,



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a golf enthusiast, had a nine-hole golf course constructed at Stafford Place. Fifty to sixty horses were kept in the Dungeness stables, and the Carnegies later purchased electric-powered cars. The island had a polo field, squash courts, tennis courts, and a fleet of boats. Mrs. Carnegie had a "Casino" constructed at a cost of \$8,000-\$10,000, housing a swimming pool and dressing rooms, a squash court, and billiard room. Archery and croquet were also favorite activities. Hunting in the well-stocked forests was one of the most popular pastimes. The Duck House on the Plum Orchard beach served as a private hunting camp for the Carnegie men.

The island was quite self-sufficient. A great variety of vegetables and fruits grew in greenhouses and on reclaimed marshland. Poultry was raised in great quantities, forty milk cows produced milk, and the island supported 400-500 cattle, which provided much of the meat consumed. Ice also was kept in an icehouse on the island, and there was a bakery and a woodworking shop as well. Mrs. Carnegie employed a staff of 200-300 employees. Though not an income-producing operation, Carnegie employees were able to produce most of the Carnegie needs.

The north end of the island, not owned by the Carnegies, supported a hotel built in 1875 and a popular resort during the 1890s and early 20th century.

The 16,000 Carnegie acres of Cumberland Island passed to the children upon Mrs. Carnegie's death in 1916, and could not be sold while any of them lived. Lack of interest in the island and financial pressures created by the Depression led to the deterioration of the Carnegie properties. The Coast Guard established an outpost on the Island during World War II. The buildings were largely neglected and Dungeness burned in 1959.

The Lucy Coleman Carnegie trust ended in 1962 and the property was divided and sold. In 1972, Congress established the Cumberland Island National Seashore and the National Park Service has since acquired most of the island with the exception of a number of reserve life estates at Dungeness, Plum Orchard, and Stafford, and some scattered individually owned properties. The National Park Service currently maintains a number of campsites and a wilderness area on the island, with daily visitation limited by a ferry that runs from the park headquarters at St. Marys.

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The five thousand years of human history on Cumberland Island is represented today by resources from the earliest and latest periods. Prehistoric middens, occupation sites, and burial mounds on the [redacted] of the island provide information on the aboriginal inhabitants of Cumberland Island in the years before A.D. 1500. The mansions and their associated outbuildings date for the most part to the years since 1880 when most of Cumberland Island was the private preserve of the Carnegies. The few resources related to other periods include the remnants of the slave quarters at Stafford (the Chimneys), the site of the slave cabins at Rayfield, the Miller-Greene cemetery and the Tabby House at Dungeness, the High Point complex (a hotel and private club prior to acquisition by the Candler family), the Tabby House ruins and Bernardy grave at Plum Orchard, and the small black settlement at Half Moon Bluff.

The historic and archaeological resources of the Cumberland Island National Seashore are contained within four historic districts, two archaeological districts, and two individual sites. The Main Road is the historic avenue running the length of the island which has linked the various plantations or estates for over 100 years.  
*more than*

The Dungeness Historic District encompasses archaeological and historic resources dating to several periods. The archaeological sites include a prehistoric shell midden [redacted] built, and the Dungeness Wharf, extensively used during historic times and considered the traditional location of the Spanish mission of San Pedro. The Greene-Miller cemetery and the Tabby House are associated with early 19th century occupation of the area by Nathaniel Greene and his descendents. The ruins of the Dungeness mansion, built on the site of the earlier Greene-Miller residence, the numerous outbuildings, a cemetery, and the ruins of the gardens are all associated with the Carnegie era.

The Stafford Plantation Historic District contains the Stafford House, built in 1901 for William Coleman Carnegie on the site of the plantation residence of Robert Stafford, Jr., support buildings and a cemetery associated with both the Stafford and Carnegie eras, ruins of slave quarters known as the Chimneys remaining from the Stafford era, and an archaeological site [redacted]

Plum Orchard Mansion, built in 1898 for George Lauder Carnegie, stands out as the architectural jewel of the island and the focus of the Plum Orchard Historic District. Several outbuildings, a dock, a cemetery, and a prehistoric archaeological site are included within the district, as well as the ruins of the early 19th century Bernardy plantation house and associated grave.

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The Rayfield Archaeological District is represented by the ruins of sixteen slave cabins. These were located on plantation property once belonging to the Staffords. Table Point is a large prehistoric archaeological zone.

The High Point/Half Moon Bluff Historic District comprises a late 19th century resort complex, now a private estate, a historic black settlement, and four archaeological sites. This district was listed on the National Register on December 22, 1978.

The Duck House is a specialized structure built and used by the Carnegies, and situated in an isolated location rather than within the mansion compounds.

Detailed descriptions of each of the historic districts and the archaeological and individual sites follow.

**Methodology**

The planning process for the Cumberland Island National Seashore began in 1975 with a cultural resource survey of the island in compliance with Executive Order 11593. The published report identified archaeological and historic sites potentially eligible for the National Register. An inventory of the historic structures was performed in 1976 and historic structure numbers assigned for National Park Service planning purposes. Further historical research was published in 1977 in the historic resources study and historic structures report. Discussions ensued with the Georgia Department of Natural Resources, Historic Preservation Section, over the proper format for National Register listing. The historic district format was deemed most appropriate at the time and the High Point/Half Moon Bluff Historic District was listed in 1978. With the introduction of the multiple resource nomination concept, the Historic Preservation Section and the National Park Service agreed that this type of nomination would be the most effective. The current nomination was compiled from the published archaeological and historical reports and previous draft nominations. As further information becomes available, particularly regarding the island's archaeological resources, the nomination may undergo later amendments or additions, in accordance with the multiple resource nomination guidelines.

**Boundaries**

The boundaries of the historic districts were drawn to encompass all of the associated historic structures and any archaeological features related to or located within or reasonably near the historic complexes.

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There was insufficient data available to nominate isolated archaeological sites, with the exception of the Table Point archaeological zone. Boundaries were drawn for all properties to correspond as closely as possible to natural features, roads, fences, or other visible landmarks and may include more acreage than that occupied by the properties for this reason.

# 8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input checked="" type="checkbox"/> PREHISTORIC	<input checked="" type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input checked="" type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input checked="" type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) leisure/resorts	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

## OVERALL SIGNIFICANCE OF THE CUMBERLAND ISLAND MULTIPLE RESOURCE AREA

Cumberland is known as one of Georgia's "golden isles," a string of small islands dotting the Atlantic coast. The islands shared a similar history of French, Spanish, and British occupations during the sixteenth, seventeenth, and eighteenth centuries. British fortifications at Fort Frederica on St. Simons, show the apprehension over Spanish occupation of the territory further south. The British first saw the opportunities for timbering in these islands, later settling them and planting sea island cotton under a plantation/slave-labor economy. When this form of life was destroyed by the Civil War, the golden isles found a new use as resorts and winter homes for the wealthy. Remnants of plantation buildings, resort hotels, and vacation mansions are found today on St Simons, Sea Island, Jekyll, Sapelo, and Ossabaw Islands, as well as Cumberland.

The archaeological resources included within the Cumberland Island Multiple Resource Area are significant for their potential for increasing our knowledge of the prehistoric aboriginal cultures of the coastal area. The historic resources define the important role Cumberland Island played in the early exploration and settlement of this region, antebellum plantation and slave cultures of the barrier islands, and the "gilded age" of large estates and resorts during the late 19th and early 20th centuries.

The prehistoric cultures inhabiting the island from approximately 3000 BC into the 16th century left substantial deposits along the western coastline. Investigation of these sites will help answer questions about barrier island estuarine occupations and the relationship and interaction between the mainland and the barrier island cultural occupations.

The multiple resource complexes at Dungeness, Stafford, and Plum Orchard illustrate the prehistoric and historic settlement pattern on the western side of the island. In all three cases, the mansions were located on or very near ruins of earlier plantation houses. Prehistoric occupation sites are located all along the western shoreline. The more protected western side, with its proximity to the mainland was apparently the preferred residential location during all periods.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheets

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

## UTM REFERENCES

Figure 1 displays four examples of UTM coordinate labels, labeled A, B, C, and D. Each example consists of three rectangular boxes arranged horizontally, labeled 'ZONE', 'EASTING', and 'NORTHING' below them. The boxes contain tick marks representing coordinate values.

- Example A:** The 'ZONE' box has 10 tick marks, with the 5th mark from the left labeled '18'. The 'EASTING' box has 10 tick marks, with the 5th mark from the left labeled '500'. The 'NORTHING' box has 10 tick marks, with the 5th mark from the left labeled '5000000'.
- Example B:** The 'ZONE' box has 10 tick marks, with the 5th mark from the left labeled '18'. The 'EASTING' box has 10 tick marks, with the 5th mark from the left labeled '500'. The 'NORTHING' box has 10 tick marks, with the 5th mark from the left labeled '5000000'.
- Example C:** The 'ZONE' box has 10 tick marks, with the 5th mark from the left labeled '18'. The 'EASTING' box has 10 tick marks, with the 5th mark from the left labeled '500'. The 'NORTHING' box has 10 tick marks, with the 5th mark from the left labeled '5000000'.
- Example D:** The 'ZONE' box has 10 tick marks, with the 5th mark from the left labeled '18'. The 'EASTING' box has 10 tick marks, with the 5th mark from the left labeled '500'. The 'NORTHING' box has 10 tick marks, with the 5th mark from the left labeled '5000000'.

**VERBAL BOUNDARY DESCRIPTION**

See individual district and property descriptions

**LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES**

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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**11 FORM PREPARED BY**

NAME / TITLE

## Ann Huston and Lenard Brown, Historians

November 1983

## ORGANIZATION

DATE \_\_\_\_\_

National Park Service

(404) 221-2635

STREET &amp; NUMBER

TELEPHONE

75 Spring Street

CITY OR TOWN

STATE

Atlanta,

Georgia

## 12 CERTIFICATION OF NOMINATION

### STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES ☒

NO. 100-100000

**NONE**

NONE  
*Elizabeth P. Lyon*  
STATE HISTORIC PRESERVATION OFFICER SIG

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is \_\_\_\_\_ National ☒ State \_\_\_\_\_ Local.

FEDERAL REPRESENTATIVE SIGNATURE *Edmund C. Bremer*

TITLE Chief Historian National Park Service

DATE Jan. 13, 1984

**FOR NPS USE ONLY**

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE \_\_\_\_\_

DATE \_\_\_\_\_

KEEPER OF THE NATIONAL REGISTER

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Further historical and archaeological research may locate the earliest European settlement of the island; sites of Spanish missions, English <sup>British</sup> fortifications, and related villages can help to explain the relationships among the various inhabitants of the island during this early historic period.

Ruins of slave cabins at Rayfield, a few outbuildings and chimneys remaining from slave quarters at Stafford, the Tabby House, and scattered remains of antebellum plantation houses at Dungeness, Stafford, and Plum Orchard are the only remainders of the pre-Civil War era. It was during this period that the island was most extensively and intensively utilized, with plantings of sea island cotton, fruits, and vegetables. Traces of the smaller plantations have largely vanished, but archaeological investigations may uncover new data associated with this period.

The Carnegie era, from 1881 to the 1920's, is the island's most visibly significant period. The Stafford and Plum Orchard mansions, the Dungeness ruins, and their associated outbuildings exemplify the wealth and influence of this family that once owned 90 per cent of the island. Though the grounds and many of the structures have deteriorated and become overgrown, the important associations of Cumberland Island with this era of luxury and leisure are found in the standing structures, landscape features, and historical record.

Remnants of other occupancies are found at Half Moon Bluff in the black community inhabited by descendents of slaves who settled in the area after the Civil War, and at High Point, once a middle-class resort visited by Georgians at the turn of the century.

The main road connecting the Carnegie estate at Dungeness with those of their children at Greyfield, Stafford Place, and Plum Orchard and continuing to the north end of the island is a historic feature of which parts may survive from the early 19th century.

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GENERAL DISCUSSION OF AREAS OF SIGNIFICANCE

Archaeology -- Prehistoric and historic archaeological sites on Cumberland Island have the potential for yielding useful information about early settlement patterns, subsistence activities, and cultural relations. Investigation of prehistoric sites along [REDACTED] may provide data that will help determine whether the barrier islands and the mainland represent differing social groups, or whether there was seasonal exploitation of one group by the other. Ceramic analyses will provide information about local indigenous modifications, diffusion, and migration. The relationships between the estuarine subsistence economy and interior portions of the Georgia coastal plain can be more adequately explained through research at the coastal sites. Investigation of the historic archaeological sites on the island could add valuable knowledge about the 19th century plantation era as it relates to Cumberland Island and possibly to other barrier islands, and also Spanish utilization of the island. The slave cabin ruins at Stafford and Rayfield are among the few identified black resources on the island, outside the High Point/Half Moon Bluff Historic District. These sites provide data about early 19th century black cultural institutions and the impact of slavery on the island. Remains of 19th century plantations can shed light on the economy, social patterns, and historical figures and events of this period.

The first period of historical activity is represented by the high concentration of Hispanic earthenwares of the late 16th and early 17th centuries recovered at [REDACTED] (NPS 9 CAM 6). This site has been recognized as the traditional location of the Spanish mission, San Pedro de Mocamo, and the large amount of Hispanic ceramics recovered would tend to confirm this. The 1980 field season revealed a concentration of Hispanic ceramics between the 175 and 300 grid markers and the 450 and 525 grid markers. Limited test excavations conducted in 1975 failed, however, to reveal sub-surface evidence of Spanish activity. Ehrenhard (1976:102) has suggested that the site has probably been destroyed by erosion.

The second and third periods of concentrated historical activity on Cumberland Island occurred during the 19th century. The second period extended from the very late 18th century to no later than 1860, and the third began no earlier than 1850 and extended into the early 20th century. These dates are based on rather broad ranges derived mainly from ceramic and bottle types, and occupation at individual sites may vary within these ranges.



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Evidence for occupation dating to the second period was recovered from the Terrapin Point and Deptford Tabby House sites. The Terrapin Point site was probably occupied in the early 19th century to no later than 1860. Although historical records indicate that this was the location of the 18th century British fort, Ft. St. Andrew, no evidence was found which could be associated with an 18th century fort.

The Deptford Tabby House site (the presumed Bernardy house) was also occupied in the first half of the 19th century, probably sometime between 1830 and 1860. The Deptford Tabby House structure, represented by the remains of a tabby foundation, was probably built at this time.

Five sites were tentatively identified as late 19th and early 20th century. These include the [redacted] (NPS 9 CAM 6), [redacted] (NPS 9 CAM 20), and the [redacted] sites. Historic activity was limited to [redacted] NPS 9 CAM 20, and [redacted] although artifacts found at [redacted] are clearly associated with the late 19th and early 20th [redacted]

Exploration/Settlement Cumberland Island, located almost at the Florida border, was in an area that was in nearly constant dispute by European powers from the sixteenth to the eighteenth centuries. Though first explored by a French party in 1562, the Spanish claimed the Floridas and soon took

possession of Cumberland Island establishing fortifications and missions on the island. Pressure from English colonists in the north began to force the Spanish south to their stronghold in St. Augustine in the early 1700s. When James Oglethorpe arrived in Savannah in 1733 to settle the new English colony of Georgia, he immediately engineered coastal fortifications as far south as the St. Johns River, further securing the British claim to the area including Cumberland Island. The presence of English forts and records of invasions of the island during the 18th century show the importance of this coastal zone to both the English and Spanish crowns, until Spanish Florida was finally ceded to England in the treaty of 1763. Preliminary archaeological investigations in the [redacted] area revealed a large number of Hispanic ceramics, suggesting that this may have been the site of the Spanish mission, San Pedro, although much of the site has probably been destroyed by erosion. Definite locations of other missions and forts are as yet undetermined.

Agriculture Early European profit-making activities on Cumberland Island were largely limited to timbering. The abundance and quality of live oak and red cedar trees on the island attracted General Nathanael Greene and others to the island which remains heavily forested today. As the island became inhabited by permanent settlers in the late 18th century,

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cotton planting gained in importance. Cultivation of sea island cotton on the barrier islands was an increasingly important activity during the antebellum years. Cumberland was one of the first islands to grow sea island cotton, and crop experimentation by the Millers and Louisa Shaw at Dungeness resulted in yields of up to 1,400 bushels per day. *near 2. holes*

Though land ownership was divided among large and small plantations, almost all were dependent on slave labor for the cultivation of crops. Land use patterns, historical records, and archaeological remains indicate the presence of a large black population on the island. This economy allowed the construction of substantial plantation houses, remnants of which are found at Dungeness, Stafford, and Plum Orchard. Horticulture provided an additional, small source of revenue through the growing of vegetables, flowers, and tropical fruits such as oranges.

Cotton plantations were ~~located~~ on many of the Georgia and South Carolina coastal islands during the first half of the 19th century; Cumberland Island is representative of this type of economy and the pattern of dispersed plantations of varying sizes containing a white family and a large number of black slaves. The Carnegies continued the pattern of scattered residential complexes with adjoining employees quarters. They also practiced agricultural experimentation, although they farmed mainly for self-sufficiency purposes and utilized the plantation fields in common.

Leisure/Resorts *h* The Pittsburg Carnegies are well-known for their wealth and philanthropic works. Thomas Carnegie, brother of Andrew Carnegie, began his acquisition of Cumberland Island property with the purchase of Dungeness in 1881. The Carnegies' active use of the island as a winter home and vacation spot extended until the 1920s. This was an era during which the resorts of the very rich were firmly established and the middle-class was beginning to enjoy leisure time and vacations in the mountains or at the seashore. Cumberland Island exemplifies the lifestyle of the elite with its complex of mansions at Dungeness, Greyfield, Stafford, and Plum Orchard, and the more plebeian vacation accommodations found at the High Point Hotel.

The late 19th and early 20th centuries were the golden era of wealthy resorts such as Tuxedo, Newport, the Berkshires, Bar Harbor, Sulphur Springs, and Palm Beach. The attraction of these areas ranged from the cool, pure mountain air, the healthful vitality of the springs, and the sun and sand of the seashore. The wealthy paid annual visits to these spots to enjoy

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the conviviality of the social season. Riding, hunting, yachting, sunbathing, tennis, and golf were primary pastimes, and lavish residential and entertainment establishments the rule. In contrast to the splendor of such well-known colonies as Newport were the private vacation retreats such as Jekyll Island and Cumberland Island. Here, access was limited by ownership or invitation, the accommodations, though plush, were not extravagant, and the social pace was slower. The network of riding trails, complex of service buildings, well-stocked forests and ponds, hunting lodges, and the Stafford airstrip and golf course attest to the Carnegies' level of living and entertaining on the island.

The "golden isles" of Georgia were noted for their gracious and hospitable plantations since the beginning of the 19th century. The Spaldings of Sapelo, and the Morels of Ossabaw were famous for their sporting events and house parties during the pre-Civil War days. During the late 19th century the Rauer family of Savannah purchased St. Catherine's Island and built a fine country estate and game preserve. Jekyll Island became the retreat of the Millionaires Club, whose membership roster included the names of Astor, Morgan, Carnegie, Pulitzer, and Rockefeller. The 20th century saw the development of vacation homes and resorts by wealthy northern industrialists on Ossabaw, Sapelo, and Sea Islands.

While the Carnegies occupied the southern portion of Cumberland Island, tourists had been visiting the north end, known as High Point, since the end of the Civil War. High Point became a favorite location for annual meetings and professional conferences as well as summer vacations. Probably catering to a class with less wealth than any of the elite resorts, High Point was primarily frequented by Georgians.

Community Planning Cumberland Island during the Carnegie years evolved in essence as a planned community. Mrs. Carnegie, upon the death of her husband, directed construction of Greyfield, Plum Orchard, the Recreation/Guesthouse at Dungeness, and numerous service buildings and recreational facilities. The island community thus created was a network of five mansions (including the Cottage, which was located on the Dungeness grounds, and the Old Stafford Place) inhabited by Mrs. Carnegie and her children, connected by the Main Road, maintained by a huge staff of workers, sustained by local food production and daily steamer trips to the mainland, and placed in a setting of well-stocked forests of game, ponds, lush vegetation, riding trails, and beaches. Mrs. Carnegie was assisted by an estate manager who resided on the Dungeness grounds at the Grange. Although the island was considered the winter home of the Carnegies, it had the capacity for being a year-round residence. With Lucy Carnegie's death, the island community slowly disintegrated.

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Architecture The mansion and outbuilding complexes built by the Carnegies on Cumberland Island represent a life-style of luxury characteristic of early twentieth century resort areas and upper-class hideaways. The splendid homes, support structures, and amenities scattered over the island indicate the Carnegies' wealth and social standing.

The Greene-Miller mansion and gardens at Dungeness were a nineteenth century attraction to Cumberland Island visitors, even when they lay in ruins following the Civil War. The Carnegie residence, erected on the site of the earlier house, was a large Queen Anne/Stick style building, with later additions enlarging it to a 50-room eclectic Victorian mansion. The firm responsible for the addition to Dungeness was the prominent Boston firm of Peabody and Stearns. Noted for many outstanding northeastern residences and for the 1893 Chicago World's Fair Machinery Building, by the 1890s Peabody and Stearns had become one of the most important and busy firms in the country. While their earlier efforts tended toward Georgian, Palladian, and Richardsonian Romanesque forms, they also designed in the current academic styles. This firm also designed the Plum Orchard mansion and additions. Dungeness was appropriately furnished and landscaped; the interior of the mansion featured marble floors, cathedral glass, polished pine ceilings and wainscoting, and oak mantels. The Dungeness grounds contained other major structures: the Cottage, a daughter's residence; the Grange, the estate manager's house; and the Recreation/Guesthouse, a huge Queen Anne building containing a pool, steamroom, baths, recreation room, squash court, and guestrooms. The numerous outbuildings include such service buildings as the estate manager's office, the tabby house remaining from the Greene-Miller era, chicken houses, woodworking shop, stables, silo, carriagehouse, water tower, etc. Servants quarters were scattered among the service buildings and clustered in a complex of dormitories and kitchen facilities known as "the village." This vast network of buildings illustrates the number of employees and variety of functions required to serve the Cumberland Island estate to the Carnegies' luxurious standards.

Plum Orchard stood second to Dungeness in grandeur. This residence, with later additions, contained thirteen bedrooms, a swimming pool, squash court, and elegant furnishings. A number of outbuildings also served Plum Orchard, most of them located to the rear of the main house, and including two unique octagonal structures. The Plum Orchard interior featured a grand entrance with an elaborate stair, fine woodwork, and elegant furnishings and fixtures.

Columbian Exposition

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Stafford Place is less grandiose than either Plum Orchard or Dungeness, but had a separately housed pool, a golf course and golf cottage, an airstrip, and several outbuildings. Of the three mansions, Stafford's interior is the most rustic, containing an unexpected sparseness of woodwork and detailing.

The Duck House, an unpretentious hunting camp and men's retreat located in the sand dunes, is a surviving isolated structure built to serve the recreational pleasures of the Carnegies and their guests.

**Landscape Architecture** Cumberland Island's landscape features range from the Main Road, the island-long shell-base corridor overhung by natural vegetation, to the elaborately landscaped grounds of the Carnegie estates. The mansion and outbuilding complexes scattered along the west side of the island in a sense continue the earlier plantation-era dispersed pattern of main house/outbuildings/slave quarters. Each of the elegant Carnegie mansions was set off by its well-kept landscaped grounds, with the outbuilding compounds for each complex discreetly situated nearby.

Dungeness was the jewel of the island both because of its architectural complexity and its garden-like setting. The earlier Greene-Miller plantation had featured an elaborate and exotic garden that the Carnegies restored and complemented with their own landscaping features. A 150' entrance drive with cast-stone piers and retaining walls led from the Main Road to the mansion grounds. A pattern of verandas and terraces with cast-stone walls, benches, and ornaments surrounded the house. On the southeast side were the sunken formal gardens and possibly a vegetable garden. The formal garden contained a small waterwheel house, fountains, pools, and steps. A smaller garden lay off the estate manager's office (the Tabby House), connected to it by a tabby pergola. The Carnegies imported tropical and exotic plants that they propagated in greenhouses. A children's playhouse sat under the trees near the chicken houses. The gardens are overgrown now and the buildings deteriorated, but the extent and grandeur of the mansion setting is still visible.

The landscape plans at Plum Orchard and Stafford were much less elaborate than those of Dungeness. A tabby wall encloses the Stafford mansion and grounds, separating it from the support buildings to the immediate west. Palm and other plantings surround the house; there is a fountain base in the front and a small pool, walkway, and greenhouse at the rear. Tall palms and live oak trees grow symmetrically along the circular drive leading to the Plum Orchard mansion. The support buildings are arranged around an oval drive at the rear.

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The small cemeteries that dot the island are another landscape feature. Graveyards are found at all three mansion complexes, containing the remains of Carnegie, Stafford, Bernardy, Miller, and Shaw families, and others. Most of the graves are marked by horizontal slabs or simple vertical monuments.

The use of tabby is very evident in the landscape features at Dungeness and Stafford. This structural material made of shells was extensively used in the plantation era, as seen in the tabby structures, walls, and traces of the earlier main house foundations at Dungeness, the Bernardy House ruins at Plum Orchard, and the tabby wall at Stafford. Most of the island's graveyards are enclosed by low tabby walls, as well.

Transportation <sup>more than</sup> The Main Road, running the length of the island and linking the major estates, is and has been for over one hundred years, the major feature uniting the various parts of the island. Portions of the road probably follow the same path as in the early 1800s, according to map documentation, and the present road has existed since the Carnegie years. Varying in width from 8 to 10 feet, the road is lined by vegetation and covered by a live oak canopy. Many of the Carnegies' bridle paths and other trails ~~still~~ exist as well. Boat dock facilities at Dungeness, Plum Orchard, and High Point illustrate the isolation of this island, which is only accessible by boat or ferry.

PRESERVATION ACTIVITY WITHIN THE MULTIPLE RESOURCE AREA

The historic structures inventory, performed in 1976, was the first step in identifying Cumberland Island's cultural resources and assessing their significance. After evaluation, categories of significance and levels of preservation effort were assigned to each structure within the framework of the National Park Service planning process. Many of the buildings were badly deteriorated from neglect, termite-ridden, and overgrown.

Since acquisition by the National Park Service, a number of buildings have been restored or rehabilitated for adaptive use. Among these are the Captain's House, the icehouse, now used as a Visitor Center, the Dungeness dock and boathouse, the Tabby House, restored as the estate manager's office, and many of the Dungeness outbuildings. The ruins of Dungeness were stabilized and the slave cabin chimneys at Stafford have been braced. Several of the reserve life estate holders have undertaken major renovation efforts, notably at the Grange and at other residences. Some of the private work has been sensitively done, some has not.

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The National Register nomination will become an integral part of the National Park Service's planning effort on Cumberland Island to identify and rank the buildings most deserving of the limited preservation funds available for cultural resource management. The management objective for above-ground structures is to protect, preserve, and utilize those significant structures in sound condition and to record and allow to deteriorate those structures that are in advanced stages of decay. Significant archaeological resources will be protected and preserved, while sites that are being destroyed by natural causes will be scientifically salvaged.

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Multiple Resource Area  
Thematic Group

dnr-11

Name Cumberland Island National Seashore MRA  
State Camden County, GEORGIA

Cover August

Nomination/Type of Review

Date/Signature

1. Table Point Archeological District

Substantive Review

Keeper

Attest

Yvonne S. Stewart  
11/23/84

2. Dungeness Historic District

Entered in the  
National Register

Keeper

Attest

Delores Byers 2/13/84

3. Rayfield Archeological District

Substantive Review

Keeper

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4. Plum Orchard Historic District

Substantive Review

Keeper

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Yvonne S. Stewart  
11/23/84

5. Main Road

Substantive Review

Keeper

Attest

Luan Mui 2/13/84

6. Duck House

Entered in the  
National Register

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7. Stafford Plantation Historic District

Substantive Review

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Keeper

Attest

9.

Keeper

Attest

10.

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