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# Mountain lake colony pinewood estate garden historic preservation

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FLORIDA INTERNATIONAL UNIVERSITY

Miami, Florida

MOUNTAIN LAKE COLONY  
PINWOOD ESTATE GARDEN  
HISTORIC PRESERVATION

A thesis submitted in partial fulfillment of the  
requirements for the degree of

MASTER OF LANDSCAPE ARCHITECTURE

By


Elisabeth Matthies Barón

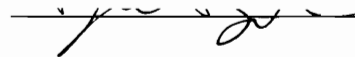
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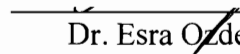
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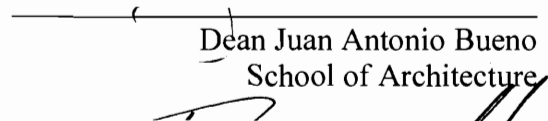
  
Michael Del Giudice

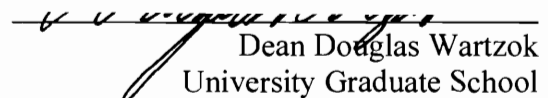
  
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Florida International University, 2001

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## **DEDICATION**

This thesis is dedicated to my loving husband, Luis Fernando, who has contributed much inspiration, thought and support in my writing this thesis, and to my children, Valentina, Diego and Adriana.

## **ACKNOWLEDGMENTS**

I wish to thank the members of my committee, Michael Del Giudice, David Sacks and Esra Ozdenerol, for their support, encouragement, and leadership. Their direction has been respected and appreciated. I wish to particularly thank Esra Ozdenerol. She has been involved with this project from day one. She has encouraged me to work harder than I ever thought I could, and all along has been extremely supportive. I appreciate her direction and, most of all, her enthusiasm.

# **ABSTRACT OF THE THESIS**

**MOUNTAIN LAKE COLONY PINWOOD ESTATE GARDEN**

**HISTORIC PRESERVATION**

by

Elisabeth Matthies Barón

Florida International University, 2001

Miami, Florida

Esra Ozdenerol, Major Professor

Pinewood Estate is a significant resource in the history of the theory and practice of landscape architecture. The purpose of this thesis is to provide a landscape plan to restore the Pinewood Estate to its historic integrity in order to retain and reflect its past.

In order to determine the criteria used to establish how and to what period the estate should be restored to, the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes was followed. This process involved documenting the existing conditions of the estate. Site inventory and analysis and onsite interviews were conducted. Natural and cultural resources were evaluated.

As a case study, McKee Botanical Garden was analyzed and evaluated. The comparison of this case study served as a guideline to determine the best practice for the historical preservation of the estate.

Despite the changes in the landscape at Pinewood Estate over the past seventy years, the garden today still retains William Lyman Phillips design criteria. For the garden to continue to keep its historic fabric, rehabilitation was selected to allow for improvements that make possible efficient contemporary use of the estate.

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# CHAPTER 1

## 1.1 Introduction

The purpose of this thesis is to design Pinewood Estate's garden referring to its history. This research will evaluate the integrity and the current conditions, and select a treatment restoration or rehabilitation that best serves to protect the estate's cultural landscapes. The ultimate goal is to ensure that visitors connect to its past and educate them with its history.

Significant with its history and landscape design, Pinewood Estate is the only remaining William L. Phillips garden open to the public (Favretti 1990). Pinewood Estate is part of Bok Tower Gardens Foundation, Inc., located in Mountain Lake Colony, Polk County, Florida. Charles Austin Buck, vice president of Bethlehem Iron Company, purchased the property in 1929 from the Mountain Lake Colony (Caldwell 1984).

In 1929, Charles Austin Buck hired William Lyman Phillips, who was the local representative in Lake Wales for the landscape architectural firm of Frederick Law Olmsted Jr., to work on the Pinewood property. Phillips, who designed many gardens for winter estates in Mountain Lake Colony, Florida, was involved from the beginning in site planning, designing, building, and planting of the garden (Spain 1991). On December 12, 1985, the estate was listed, under the name of "El Retiro," in the National Register of Historic Places, the official list of culturally significant historic resources in the United States (Spain 1991).

## **1.2 Problem Statement**

When the Bok Tower Foundation acquired the estate in the seventies, much of the original vegetation was no longer there. The last two owners had much less interest in the garden than Charles A. Buck, who was a knowledgeable and a dedicated horticulturist (Wallace 1991). Although the estate's garden has been partially restored, there are still many features missing from William Lyman Phillips' design.

The garden has evolved over time from a sunny landscape of native longleaf pines to an environment of mature oaks trees, which changes its character to largely a shade garden. In addition, the function of the estate has changed, from a private residence to a public garden. It was a winter playground for a very limited number of people with unlimited budget. Today a limited number of people visit the garden. The grounds can only be visited as part of a tour and are closed during the summer time. Maintenance and the change in use play a crucial role in the design decision. Therefore, this thesis addresses new design criteria necessary to adapt to those changes and preserve its history.

## **1.3 Objectives**

The purpose of this research is to provide a landscape plan to restore the Pinewood Estate to its historic integrity to retain and reflect its past.

1. The primary goal of this restoration is to retain and preserve the Mediterranean Revival style composed of Moorish, English, and Italian Renaissance features used in the design of the garden. Each style is significant to a particular period and is still present in the garden today. Guidelines are proposed to determine how and to what period the estate should be restored.

2. Improvements for efficient contemporary use of the estate are established in this restoration, which will increase the probability of the garden's continued maintenance.

3. This thesis utilized William L. Phillips' design as a basis for evaluating all inventory and analysis. Although previous efforts have been undertaken, the estate has been only partially restored. As a result, to accomplish a successful restoration plan that reflects William Lyman Phillips' design, there has to be a balance between historic continuity and adaptations to meet current needs for the property to survive. In addition, any element that is not part of the Phillips design, or an adaptation to facilitate contemporary use, should be removed.

#### **1.4 Methodology**

The methodology used in this thesis followed three steps, as seen in Figure 1.1, in order to come up with a criterion in how and what period the garden such be restored to.

First, extensive site related research was conducted. Existing conditions of the estate were documented in the process of site inventory and analysis. Onsite interviews were conducted and relevant natural and cultural resources were evaluated.

Previous restoration efforts were examined. Finally, the treatment to be used was established by following the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes (National Park Service 1996) complemented with a case study. The recently restored McKee Botanical Garden in Vero Beach, Florida, designed by William L. Phillips and Winton H. Reinsmith, was analyzed and evaluated to establish design guidelines and determine the best practice for the historical preservation of the estate.

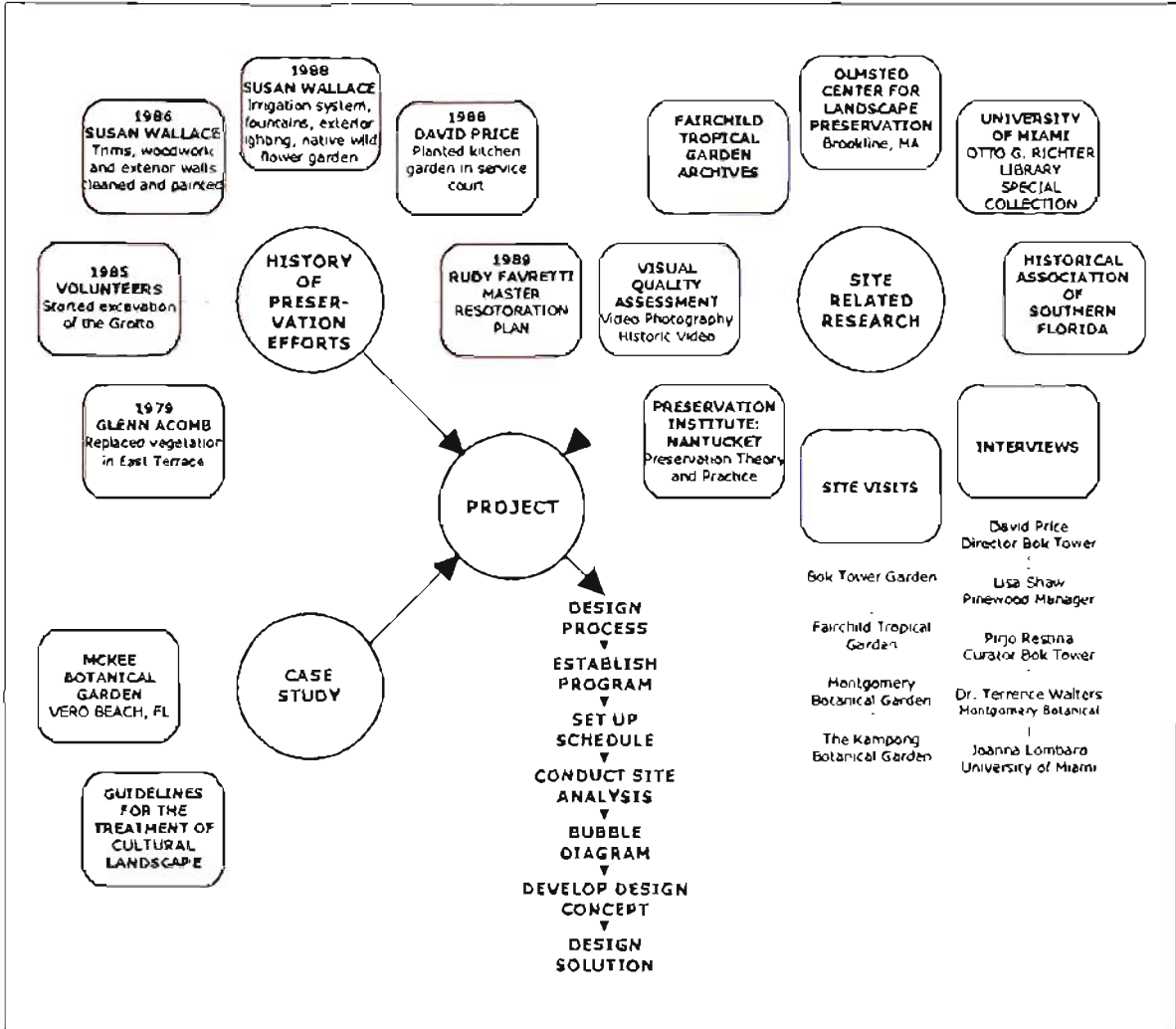


Figure 1.1 - Methodology

## CHAPTER 2

### 2.1 Physical Characteristics of the Site

#### 2.1.1 Vegetation

The Mountain Lake Colony occupies an area of Central Florida that was a longleaf pine/sand hill forest community. The open overstory was formed by longleaf pine and turkey oak, with a dense ground cover of wildflowers, perennial grasses such as wiregrass, and a sparse understory of woody shrubs (Myers and Ewel 1990).

Longleaf pines (*Pinus palustris*) can live for 500 years. They are fire tolerant. Their existence depends on fire every 3 to 5 years. Historically, the longleaf pine was one of the most important tree species in the Southeastern U.S. forest community, as indicated in Figure 2.1. Unfortunately, only three percent of the longleaf pines remain today as a result of timbering practices (Myers and Ewel 1990).

The creation of Mountain Lake Colony resulted in further modification to the longleaf pine ecosystem with the development of citrus grove private estates, and a golf course. Today, only a few longleaf pines remain within the Colony limits. Most of the existing longleaf pines found on Pinewood were incorporated in the planting plan of William L. Phillips, as seen in Figure 2.2.

#### 2.1.2 Soils

The soils of the longleaf pine ecosystem are mostly droughty, coarse drained sands, fertile, calcareous, phosphatic sandy clays, and loamy sands underlain by clays.

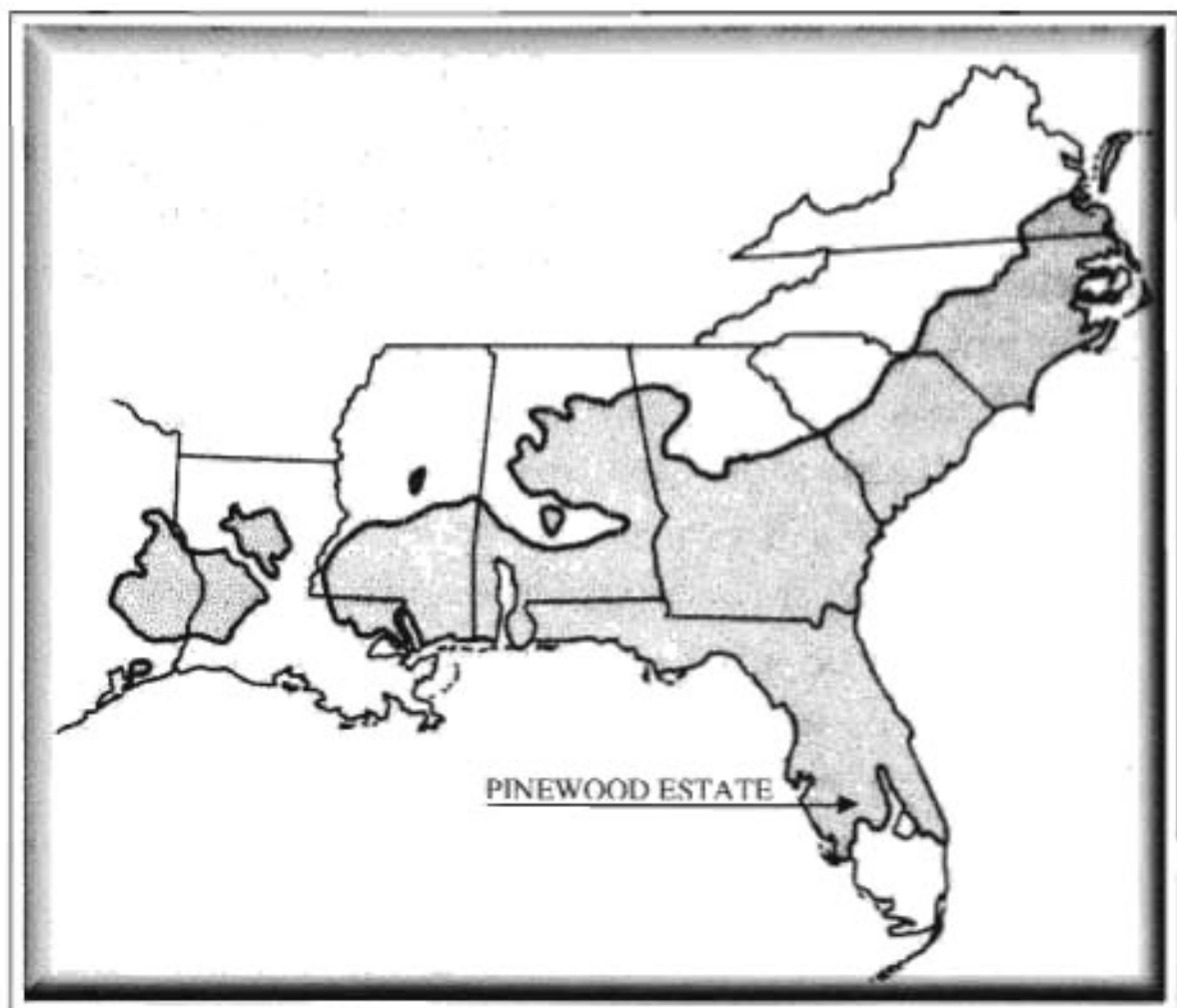


Figure 2.1 - Presettlement range of the long-leaf pine ecosystem  
Source: Ecosystems of Florida. Meyer and Ewel. 1990





Figure 2.2 - Existing longleaf pines according to William L. Phillips Planting Plan # 523  
 Source: Drawing by the author

The effect of fire in longleaf pine soils creates different types in texture, drainage, and fertility. The Lake Wales Ridge, located on a sandhill, (Myers and Ewel 1990) is shown in Figure 2.3.

Soils found within Pinewood Estate have been modified, over time, to accommodate the more horticultural plant species used within the garden.

### **2.1.3 Fauna**

The longleaf pine openstory plant community attracts many species of birds, although no particular type of bird is restricted to this ecosystem (Engstromet 1984).

Most commonly, bird species observed in the old-growth stands are the red-cockaded woodpecker, the brown-headed nuthatch, and the yellow-breasted chat. Other species found in open pine-land habitats, but to a lesser extent, are the red-headed, and red-cockaded woodpecker, common ground dove, loggerhead shrike, eastern king bird and Bachman's sparrow (Myers and Ewel 1990). Since so much of the longleaf pine ecosystem is gone, most associated bird species have lost their habitat.

Other animal species that frequent this ecosystem are the Florida mouse, Sherman's fox squirrel, pocket gopher, and the gopher tortoise (Myers and Ewel 1990).

The Pinewood House Manager, Lisa Shaw, stated that some wildlife still frequent the estate, such as gray foxes, gopher tortoise, wood stork, birds, and butterflies. A species of snake, the indigo, inhabit the rock walls of the grotto and the west lawn pond.

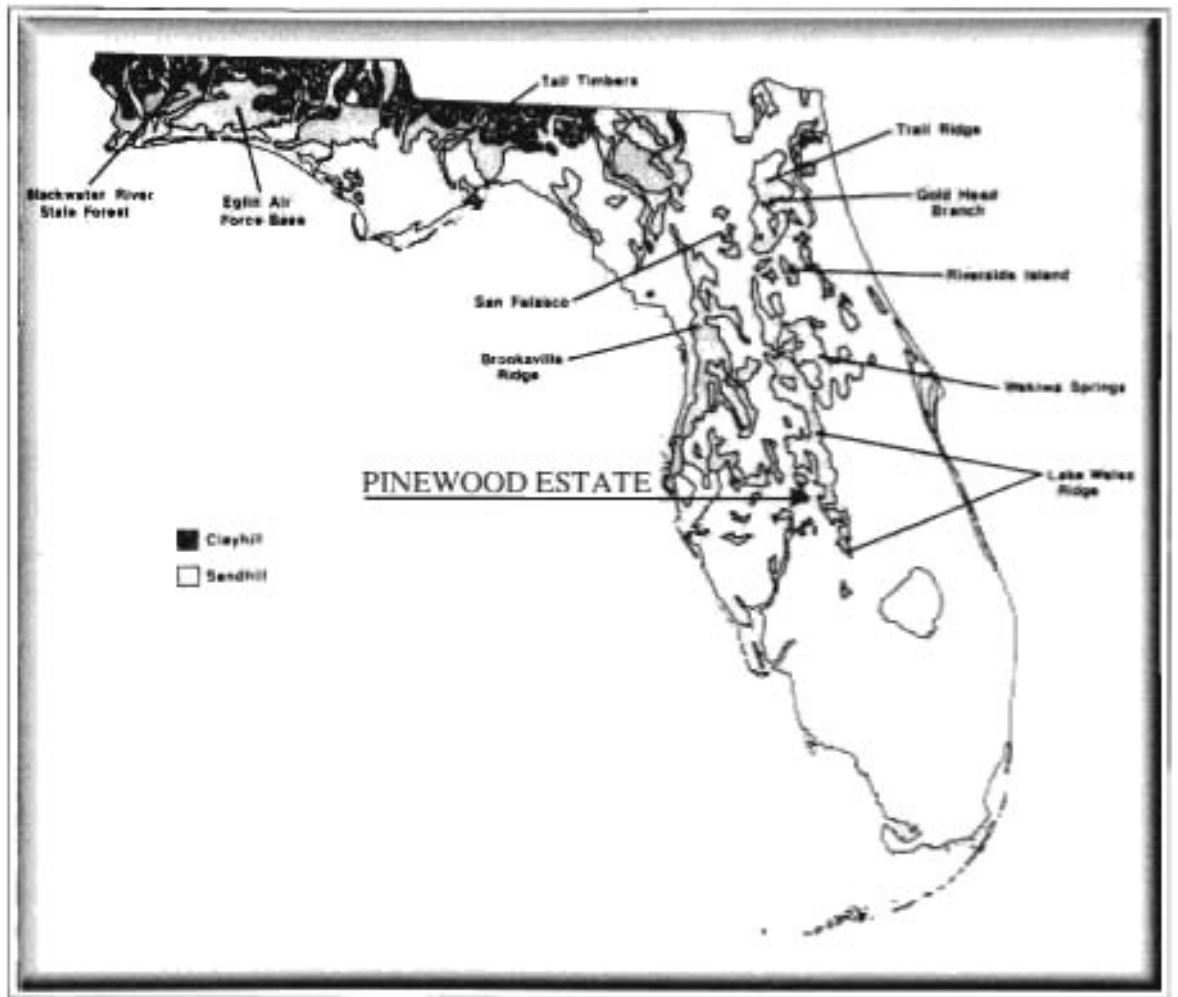


Figure 2.3 · Distribution of high pine clayhill and sandhill in Florida  
 Source: Ecosystems of Florida, Meyer and Ewel, 1990

## **2.2 Overview of the Mountain Lake Development: Geographical Context, Social and Culture History**

Since the beginning of history, man has altered the land to ensure his survival.

The 19<sup>th</sup>-century German geographer Alexander von Humboldt wrote:

“The earth and its inhabitants stand in the closest reciprocal relations, and one cannot be truly presented... without the other. Hence, history and geography must always remain inseparable. Land affects the inhabitants and the inhabitants the land.” (Norton 1989)

In Florida, human settlements have existed for over 10,000 years. Before human occupation, it is understood that the area from southeastern Virginia to east Texas, as shown in Figure 2.3, was predominantly a longleaf pine/sand hill plant community (Myers and Ewel 1990).

The landscape started to change when Florida’s aborigines began agricultural activities about 800 years ago. The European colonization, which started in 1565, caused gradual deforestation with the clearing of woodlands for agriculture, commerce (lumber and fuel), and for phosphate processing (Myers and Ewel 1990).

The early nineteen hundreds saw Florida become the new winter capital of the United States. Located in the subtropical region, it was very attractive for northern dwellers to come south and enjoy the warm winters.

During this time, Florida benefited greatly from the well-advertised climate and the high-powered promotion of tourism. In general, the country was going through a period of great prosperity. In Florida the absence of income and inheritance taxes promoted real estate investments (Caldwell 1984).

The construction of railroads and their connecting roadways played a major role in the early development of Florida cities, such as Lake Wales. Founded in 1911 by the Lake Wales Land Company, the city is located in central Florida, removed from the State's most populated coastal regions. Once connected to the railroad in 1915, Lake Wales, with its citrus and phosphate industries, started to expand. New developments and the influx of tourists added to the city's expansion.

The Lake Wales Land Company used the pine forests to extract turpentine, and to supply the lumber industry. The Company also took advantage of the sandy soil to establish a vibrant grapefruit and orange citrus industry ([www.cityoflakewales.com](http://www.cityoflakewales.com)).

In 1914, Frederick Ruth, a young attorney from Queen Anne's County, Maryland, visited the family's property in Iron Mountain, Polk County, Florida. The family's undeveloped property was adjacent to the Lake Wales Land Co. where planting of citrus groves was already underway. Ruth envisioned the transformation of his property into a "City Beautiful" residential development, similar to Baltimore's Roland Park, where he grew up, complete with spacious residential properties on winding roadways, surrounded by woodland parks and a golf course. To accomplish this vision he purchased, in 1918, Iron Mountain itself and the land surrounding Buck Lake, which totaled more than 2,800 acres.

Since Frederick Law Olmsted Jr. was involved in the design of Roland Park, Ruth selected him and his firm as landscape architects of record for the design of his dream development. Olmsted first visited the Colony in 1914, and by mid-May of 1915, he submitted the first preliminary development plan, which took advantage of the dramatic



topography and vistas of the environment. A second preliminary development plan (Figure 2.4) was presented in December 1916, with the block, lot and grove descriptions as described in the plan (Spain 1991). In addition to these substantial elements, the cultivation of citrus groves became a strong selling point for the Mountain Lake Corporation. Ten-acre lots were sold to the stockholders, and the remaining 500 acres were set aside for the country club, golf course, tourist hotel and winter homes along the shoreline of Lake Buck.

Unfortunately, the real estate boom in Florida started to fade by 1925. Unscrupulous investors and real estate fraud became rampant throughout the state. Two hurricanes devastated Miami, West Palm Beach, and lake Okeechobee in 1926 and 1928.

Finally, in 1929, came the Mediterranean fruit fly infested the region, destroying seventy percent of the state's citrus trees; and in October, the U.S. experience the stock market crash that precipitated the historic depression of the 1930s.

Despite these unfortunate events, the Mountain Lake Corporation remained economically viable throughout this period of economic hardships. Despite all the bad publicity about Florida, residential lot sales and construction continued throughout the decades of the twenties and thirties (Caldwell 1984). It was at this time that Charles A. Buck first purchased and developed the property.

### **2.2.1 Ownership, occupancy and development**

Throughout the seventy-year history of the Pinewood property, there has been a sequence of six owners as shown in Figure 2.5.



Figure 2.4 - Preliminary Plan Mountain Lake Colony, 1927  
 Prepared for Mountain Lake Corporation by Olmsted Brothers,  
 Landscape Architects, Brookline, MA - December 1916  
 Source; Historical Association of South Florida, Miami Florida

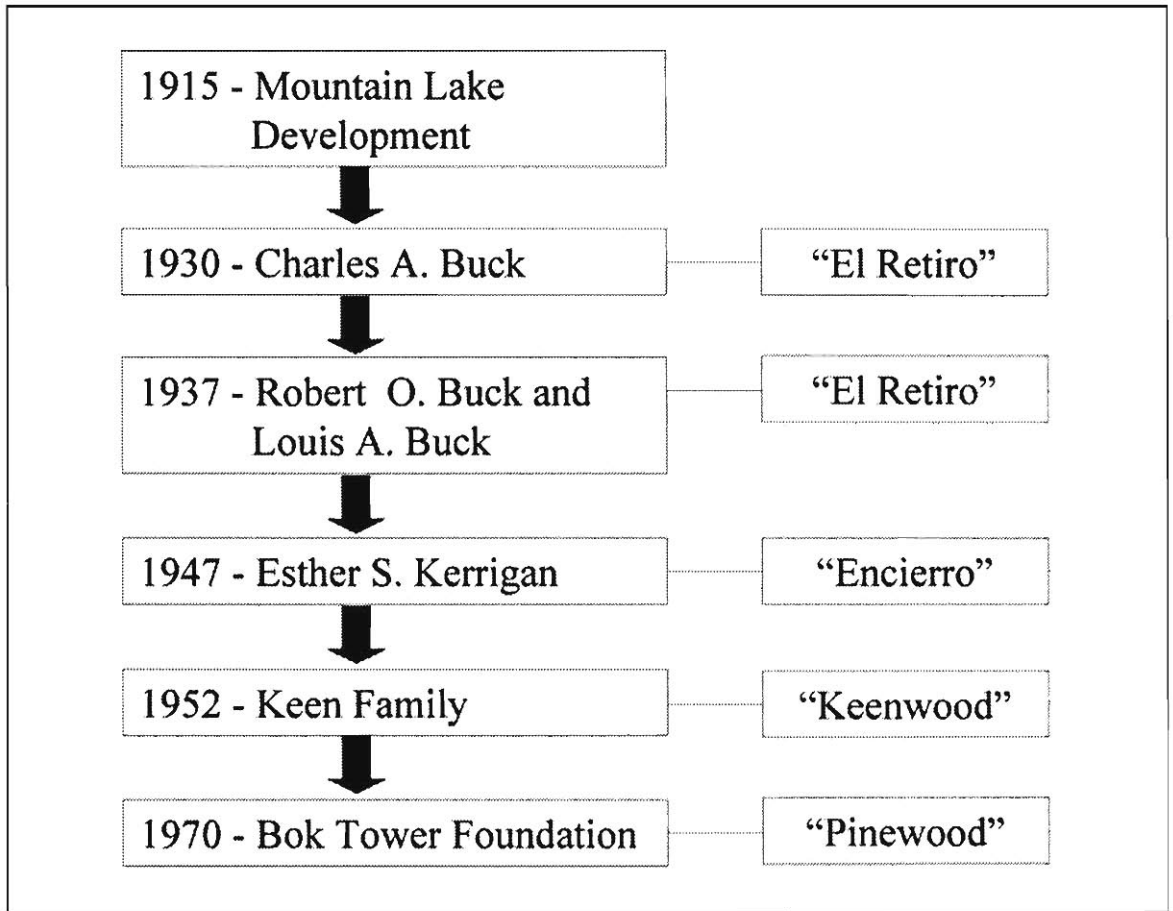


Figure 2.5 - Sequence of Ownership  
Source: Compiled by author



Charles A. Buck was born in 1867 in Bucksville, Bucks County, Pennsylvania. In 1887 after graduating from Lehigh University with a Bachelor of Science degree in Chemistry, he started to work for Bethlehem Iron Company. Bethlehem Iron sent Mr. Buck to Cuba for two years, to serve as a chemist for the Jugara Iron Company, where he was exposed to Spanish architecture and garden design. Upon his return to Bethlehem Iron in 1913, he became the third vice-president of the company. Later in his career, as president of Bethlehem Iron Mines in South America, he was again exposed to Spanish style design (Spain 1991).

Charles A. Buck's relationship with Mountain Lake began in 1925, when he visited the Colony after his wife Josephine passed away. During his visit, he stayed with his sister Gertrude G. Starkey. Later in February 1930, Mr. Buck purchased the property across the street from his sister's home (Spain 1991).

This transaction was registered in the Warranty Deed as Conveys Lot 5, Block 6, Revised plat of 'Mountain Lake' containing 7.59 acres, subject to the restriction that a residence must be built within three years or the first party may repurchase the property (Spain 1991).

At the time Charles A. Buck purchased the property, he was over 60 years old. Fittingly, he named the property "El Retiro" which translates from Spanish as "retreat or retirement." El Retiro was deeded to his sons Robert O. Buck, and Louis A. Buck, on April 15, 1937. Charles Buck died on July 13, 1945 in Bethlehem, Pennsylvania.

In 1947, Esther Slater Kerrigan purchased the estate from the Buck sons and changed the name from “El Retiro” to “Encierro,” another Spanish word that translates roughly as “seclusion or quiet life.” She spent four winters at El Encierro through 1951.

The next ownership change occurred in 1952, the Keen family purchased the property. The Keen family maintained ownership until 1967 when Mrs. Ruth Keen died. During this ownership period, the property was named “Keenwood.”

The current owners, the Bok Tower Foundation (formerly The American Foundation) purchased the property in 1970 from the Keen Family (Spain 1991). The main reason for acquiring the estate was clearly expressed in a letter from Nellie Le Bok to the Board Members, where she expresses her concerns for the future, if the property is purchased for other uses such as a nightclub or shooting ring, which would be contrary to the mission of the Bok Towers Sanctuary. Mrs. Bok was also very fond of the property’s design, and considered it important to preserve it for future generations (Spain 1991). The Foundation changed the name to “Pinewood” to reflect the longleaf pine habitat original to the site, prior to any intervention by man.

## CHAPTER 3

### 3.1 Olmsted Brothers Design Approach

The Olmsted Brothers was the leading landscape architecture firm during the period Fred Ruth developed the Mountain Lake Colony. Mr. Ruth wanted to apply the distinctive planning principles used by Frederick L. Olmsted Sr. in the design of Roland Park into his Florida development. His planning was comprehensive. Olmsted Sr. used the unique site characteristics of the Roland Park area in his comprehensive planning and design, such as streets, property parcels, and open spaces that reflected topography, vistas, and significant natural features. This was in marked contrast to the rigid orthogonal grid imposed on the land in cities throughout the country.

The planning principles used in Roland Park strongly influenced the practice of community and town planning throughout the 20<sup>th</sup> century.

When Frederick L. Olmsted Jr. designed Plat 2 in 1901, he followed the natural contours of the land; preserving and heightening the picturesque succession of hill and valley, open space and forest ([www.livebaltimore.com/history/roland\\_park.htm](http://www.livebaltimore.com/history/roland_park.htm)).

Olmsted Jr. came to Lake Wales in December 1914, where he visited the site. Mr. Olmsted sketched out natural pathways established by the rise and fall of the land and which were proved by animals and the occasional hunter and fisherman (Caldwell 1984). As in Roland Park, the Mountain Lake design was based on embracing and enhancing the natural features of the site.

## **3.2 William L. Phillips Design Approach**

William Lyman Phillips was born in Somerville, Massachusetts in 1885. He attended Harvard University, where he received his Master degree with honors, in Landscape Architecture in 1910. As one of the best students of Frederick Law Olmsted Jr., he started to work with the Olmsted firm in Brookline, Massachusetts after graduation.

In 1913, the Olmsted firm put Phillips in charge of the site design and construction of the town of Balboa, located at the Panama Canal (Jackson 1997).

After the Balboa project, Phillips spent a year in France. He then returned to the Olmsted Brothers firm and, in 1923, he became the firm's local landscape architect representative at Mountain Lake. He remained involved in the Colony until 1932, supervising construction and designing many of the community's residential gardens (Frederick L. Olmsted National Historic Site Archives). As more residences were built, Phillips received many request from clients to design gardens for them independent from Olmsted Brothers firm (Jackson 1997). One of those requests was from Charles A. Buck.

### **3.2.1 Design criteria for Pinewood Estate**

Charles A. Buck hired William Lyman Phillips based on his experience in residential landscape designs. Since Buck and Phillips had each lived in Latin countries, they shared a knowledge and love for the tropics, Spanish influence designs, and a passion for horticulture. As a component of the landscape design, new plant species were continuously experimented with. The Latin American influence is clearly seen in the estate's architecture and gardens (Jackson 1997).

Phillips was involved from the beginning in the site design process, which gave him the opportunity to make the gardens an extension of the house. The house was sited by Phillips to obtain the most favorable views, breezes, and accessibility. Charles R. Wait designed the house in a classical Mediterranean style, which was very popular in Florida during this period.

As in an Italian Renaissance villa, the house is located on the higher point of the site, captivating the long views over the land (Jellicoe 1995). For the garden's design, Phillips primarily makes use of the Mediterranean Revival style. As the name indicates, the style is a combination of two different architectural expressions along the Mediterranean coast, Moorish-influenced Spanish, and Italian Renaissance. He achieved in this garden an important synthesis of his own eclectic style, incorporating diverse stylistic elements such as the Chinese moongate, and the English picturesque garden.

The formal garden of the east terrace is a Moorish style courtyard with the frog fountain arranged on the intersection of two important axes. The main axis runs east-west through the whole property as shown in Figure 3.1. Formal features such as a citrus grove defined by straight avenues ending in circles, and the English picturesque concept is used in the west lawn (Jackson 1990).

In a letter sent on June 5, 1929 to Mr. Charles A. Buck (Appendix A), Phillips proposed his design criteria. The criteria were based on a central long axis that runs from the southeast corner of the property with a roundel (a circular planting) of cypress pines (*Callitris verrucosa*) through the house and ends with a free form pond on the west edge of the site.

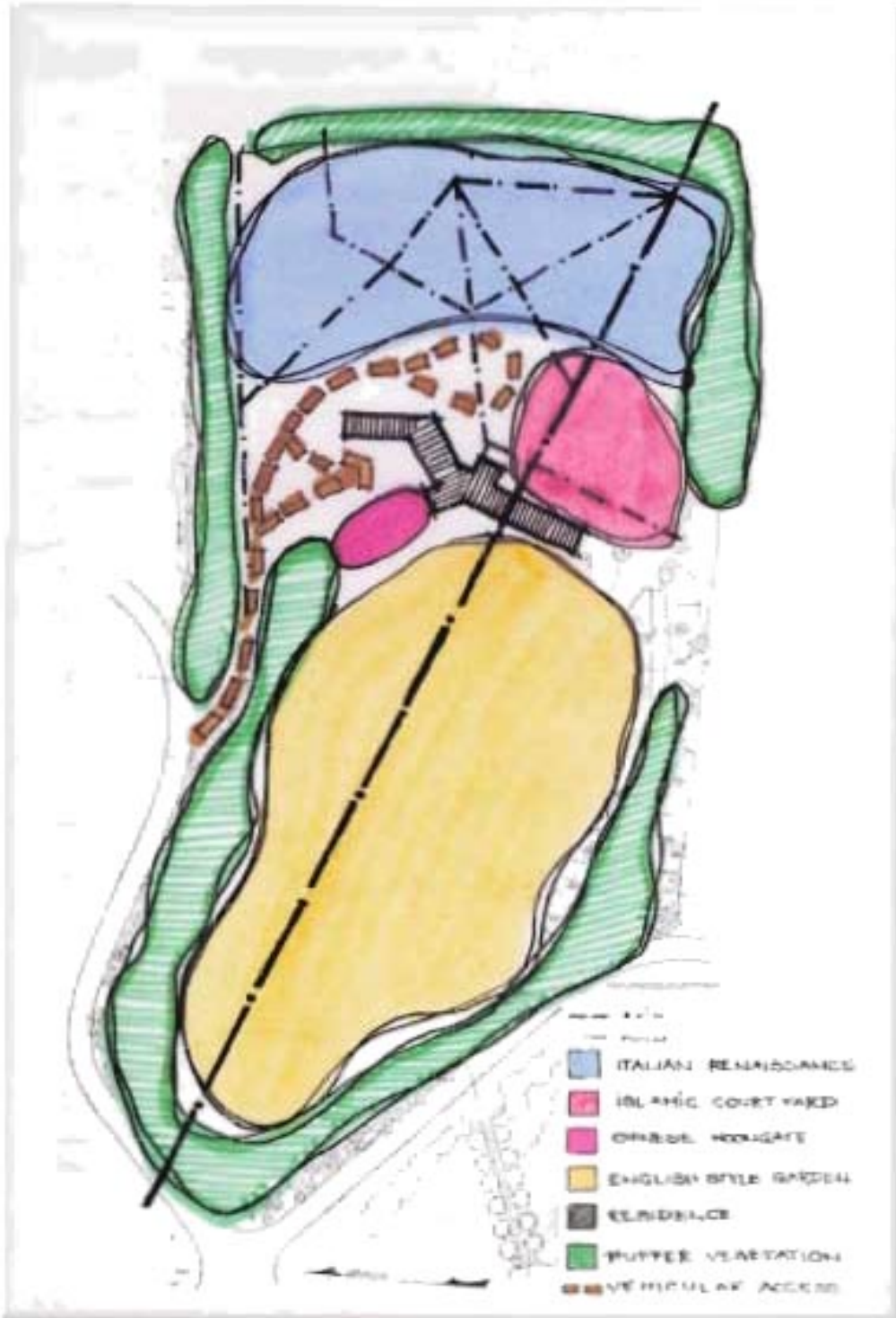


Figure 3.1 - William L. Phillips Conceptual Design Diagram  
 Source: Compiled by the author

He makes a clear distinction in the views along the axis with:

- Long views to the free form pond or Bok Tower
- Short views to the formal cypress pines roundel or frog fountain

Having distinct vistas and spaces, makes the garden look much bigger than its 7.59 acres.

In his memoirs Phillips described his design criteria as a balance between “void and masses,” “light and shadow.” In some instances, he describes the open spaces as comparable to rooms and corridors in a picture gallery, in which the plants are “pictures” adorning the walls (Jackson 1997). This design approach was apparent in the original designs for Pinewood, and can be glimpsed even today.

The existing pine trees played an important role in locating the house. The contours were carefully studied so the top of the pine trees would not interfere with the views from the house (Figure 2.2). To achieve this, the westerly side of the house set to an elevation of about 250 feet, well below the height of the pine trees (Spain 1991).

Phillips suggested two ways to approach the house: either from the northern point of the lot, which would not interfere with the existing vegetation, or from the lowest point of the relocated Colony road, as close as possible to the edge of the property on the northerly boundary (Spain 1991). The curved entrance drive was laid out moving up towards the house—while the vegetation surrounding it was densely planted to prevent a view of the house. In his plan, as shown in Figure 3.2, Phillips designed the formal areas on the entrance side of the house, as a way to welcome visitors, while keeping the informal areas, on the west side of the house, for casual gatherings



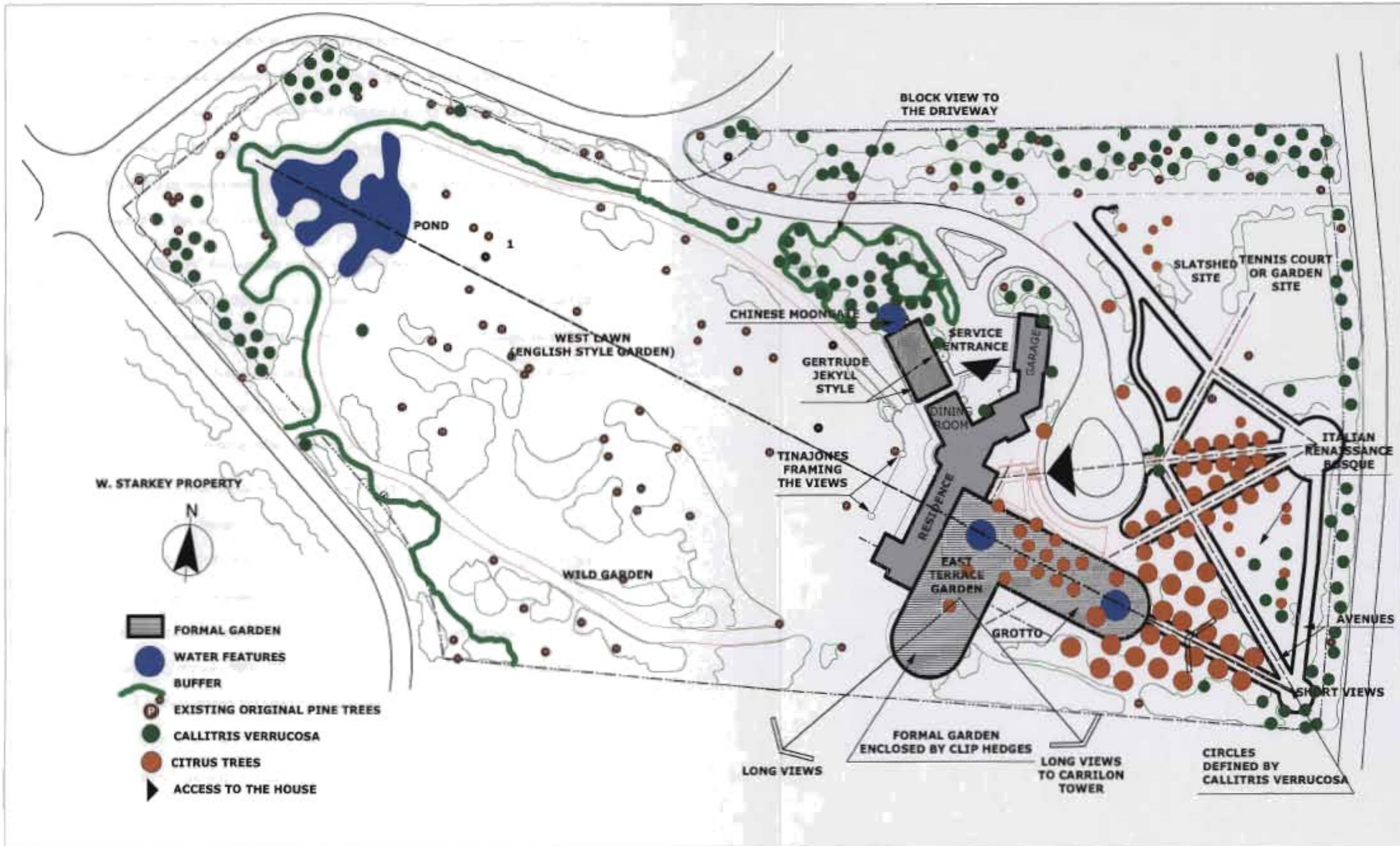


Figure 3.2 - Historic overview of William L. Phillips design ideas  
 Source: Drawing by the author



The west lawn was designed as an English picturesque garden (Figure 3.3). The boundaries were given special attention, in an effort to gain privacy, with mass planting of palms and cypress pines (*Callitris verrucosa*) (Figure 3.4). An exception was made on the east side, where the adjoining property belongs to the Sanctuary. Phillips recommended that it be maintained in a park-like condition, so it would seem that the two properties merged on that side (Favretti 1990).

In most of Phillips' designs, the use of water is a prominent feature. He proposed a free form pond, to create a focal point at the end of the main axis, on the lower part of the site. He used the water to play with the reflection of light and surroundings, as seen in Figure 3.5 (Jackson 1990). Natural sounds were also taken into account in his designs (Figure 3.6). Dripping water, such as the frog fountain and the grotto on the south side of the main axis, produced a calming effect (Jackson 1997).

The formal entrance to the house is located on the higher side facing southeast. Perhaps because of the change in grade, the entrance is off the main axis that runs through the house. As part of his eclectic scheme, Phillips included the moongate garden on the northwest corner, a popular feature in the first half of last century (Figure 3.7). This is an extension of the dining room porch, which was used as an outdoor dining area in special occasions (Favretti 1990). This area has a small patch of lawn, surrounded by a blue, white, and yellow annual flowerbed, influenced by the Gertrude Jekyll's garden style (Favretti 1990). Walls on two sides enclose this garden. The one facing the dining room has an octagonal opening, as seen in Figure 3.7, which exposes the fountain and its water jet.



Figure 3.3 – Comparison of past and present views of the west lawn  
The above figure is a view of the west lawn circa 1993, taken from the Buck family videos provided by Bok Tower Gardens. The figure below is the view of the west lawn today taken by the author









Figure 3.5 – Comparison of past and present views from the pond  
The above figure is a view from the pond circa 1993, taken from the Buck family videos provided by Bok Tower Gardens. The figure below is the view from the pond today taken by the author



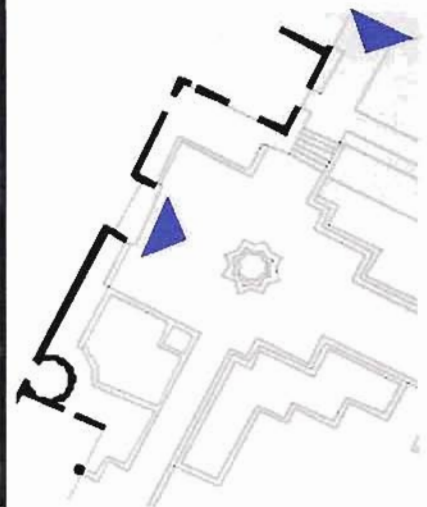


Figure 3.6 – Comparison of past and present views of the Frog fountain  
The above figure is the view of the Frog fountain today taken by the author. The figure below is a view of the Frog Fountain circa 1993, taken from the Buck family videos provided by Bok Tower Gardens.

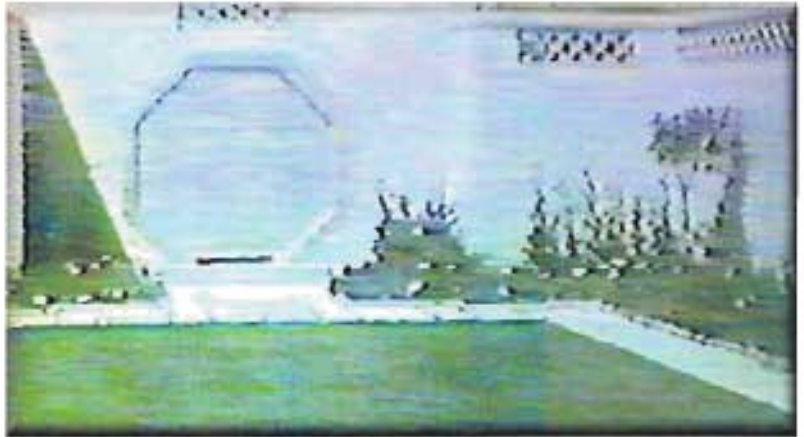
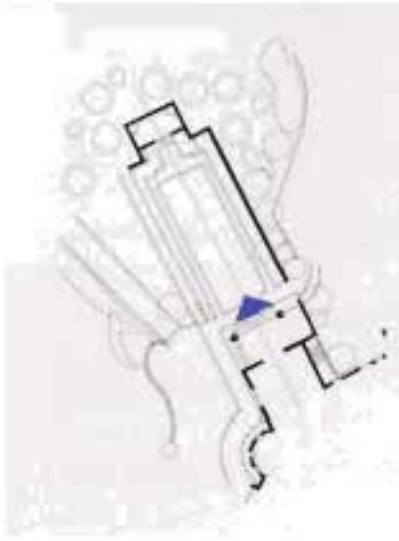


Figure 3.7 - Comparison of past and present views of the Moongate garden  
The above figure is the view of the Moongate garden and fountain today taken by the author. The figure below is a view of the Moongate garden and fountain circa 1993, taken from the Buck family videos provided by Bok Tower Gardens.

Phillips wrote, “The Chinese placed a decorated gate screen behind the opening to keep out evil spirits, who can only travel in a straight line”(Spain 1991).

To create a view on the southeast side, Phillips located the bosque using the basic geometric layout of the Italian Renaissance. The grove is laid out as straight-line avenues finishing in circles (Favretti 1990).

The last planting plan in file #6023, according to the Olmsted Brothers archives, is Plan 523 (Figure 3.8), which has a detailed planting list on the side (Appendix B). It also shows a tennis court that was never built. Instead, this space was used as a vegetable garden, supplying all the vegetables and salads fixing for the household (Spain 1991). On October 1, 1929, C.A. Buck responded in a letter to W.L. Phillips indicating his approval of that scheme for his site at Mountain Lake (Spain 1991).

In September of 1930, the Mountain Lake Corporation had completed the clay drive, a large portion of the rough grading, concreting the pond, most of the irrigation, and the majority of the lower lot plantings (letter from Phillips to C.A. Buck, September 8, 1930 in Appendix A).

### **3.3 Restoration Process**

The gardens had been neglected since Charles A Buck’s death the mid forties. Because of the many years of neglect and hard freezes, much of the original planting material from Buck’s time was no longer there when the American foundation acquired the property from the Keenwood family in 1970. Several restoration efforts have been undertaken and are summarized in Figure 3.9.










Figure 3.8 - William L. Phillips Planting Plan # 523  
 Source: Bok Tower Gardens Archives



- 1970 ACQUIRED BY THE BOK TOWER FOUNDATION
  - 1979 GLENN ACOMB REPLACED VEGETATION IN EAST TERRACE WITH DIFFERENT PLANTING MATERIAL.
  - 1985 LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
  - 1985 VOLUNTERS STARTED TO EXCAVATE THE GROTTO
  - 1986 SUSAN WALLACE PHASE I: TRIMS, WOODWORK AND EXTERIOR WALLS CLEANED AND PAINTED
  - 1988 WALLACE PHASE II: NEW IRRIGATION SYSTEM, FOUNTAINS FIXED, NEW EXTERIOR LIGHTING, NEW PLANTING
  - 1988 DAVID PRICE PLANTED KITCHEN GARDEN IN SERVICE COURT
  - 1990 RUDY FAVRETTI MASTER RESTORATION PLAN
- SUBSTITUTED WILD FLOWER WITH NATIVE WILD FLOWER GARDEN.  
 REPLANTED CURS ALLEE WITH GRASS PATHS AND REPLANTED EAST TERRACE  
 RESTORED CHANNELS  
 RESTORED POND AREA  
 REPLANTED MOONGATE WITH VINES GROWING ON WALLS.  
 ESTABLISHED PEDESTRIAN CONNECTION WITH BOK TOWER  
 REPLACED DAMAGED BENCHES



-  1979 GLENN ACOMB
-  1985 VOLUNTERS
-  1986-88 SUSAN WALLACE
-  1988 DAVID PRICE
-  1990 RUDY FAVRETTI

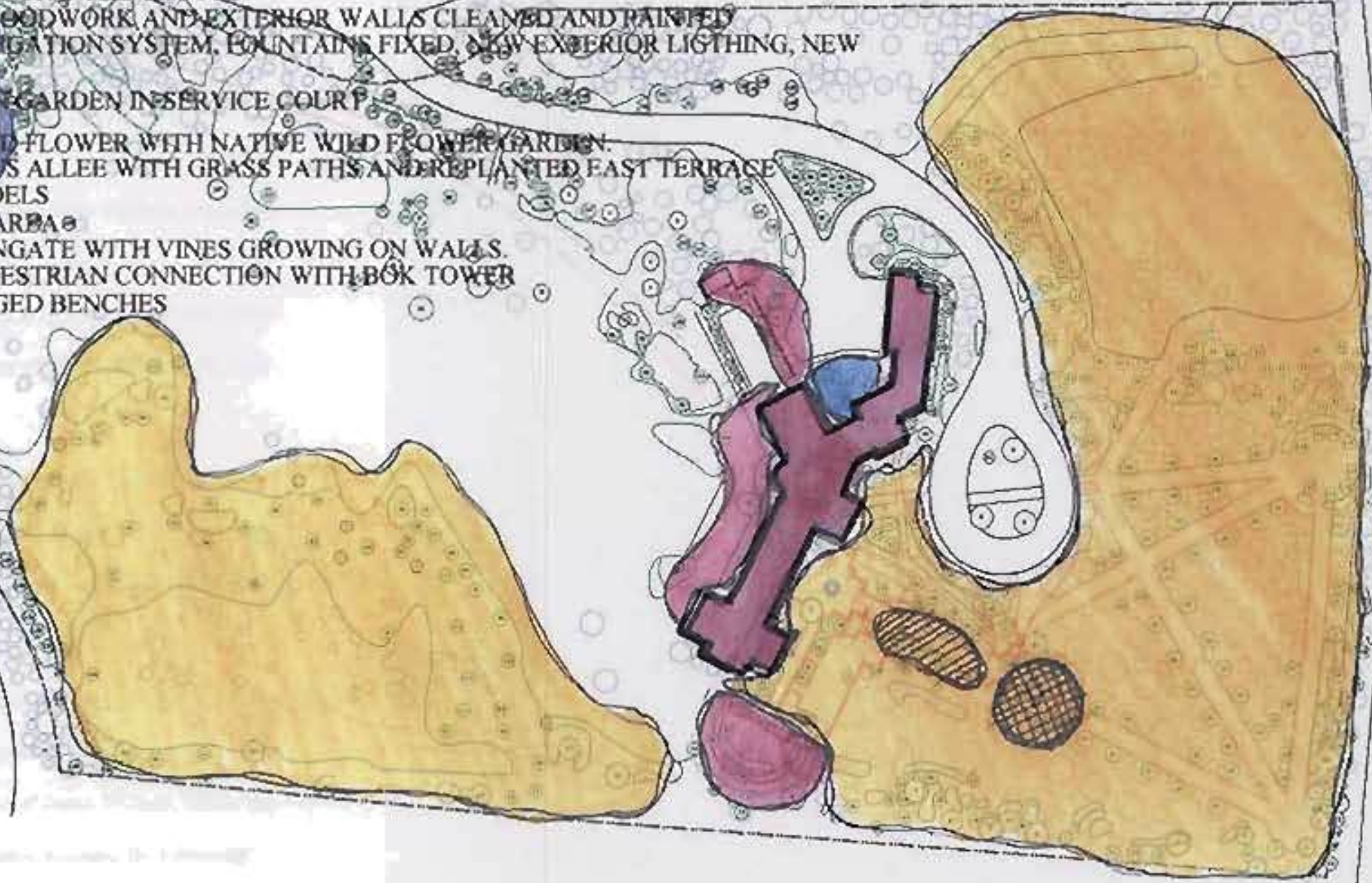


Figure 3.9 - Restoration Process  
 Source: Drawing by the author

Nellie Lee Bok retained Landscape Architect Glenn Acomb, in 1979, to prepare a plan for the restoration of the garden. He re-planted the east terrace, using plant material different from that of Phillips' original design (Spain 1991).

Volunteers started the excavation of the grotto in 1985. This revealed the coquina rock along with the main water jet, and the four fine jets on the perimeter became visible once three-and-a-half feet of sand were removed.

In 1986, Susan Wallace, assistant horticulturist at Bok Tower Gardens, began her restoration effort. She disagreed with Glenn Acomb's plant material substitution. The effect of an allee of upright seedling citrus trees was changed into a mass of dark green blobs (camellias), awash in a sea of mondo grass, which was very different from Phillips' original scheme (Wallace interview June 1989).

"For a time in Pinewood's past, benign neglect allowed a seedling forest to overrun much of the planting, the grotto was filled in with sand and trash, and the beautiful tile steps and benches were hidden under dirt and leaves. Only minimal mowing and pruning maintained the gardens" (Wallace 1988).

The restoration process was done in two phases. Phase I, begun in 1986, addressed only the exterior of the house, which was painted and trimmed, and the woodwork was redone. Phase II, done under the supervision of Susan Wallace, started the restoration of the garden (Spain 1991). The Phase II restoration included the following:

- The citrus allee by the east terrace was replanted
- The semi-circular hedge, which was the southern focus of the north-south axis of the terrace garden, was reconstructed



- The hedges around the flowered parterres in the east terrace were replaced with boxwood
- The vines (*figus pumila*) covering the house and garden walls were removed because of termites eating the wood eaves
- Two large eucalyptus trees by the service entrance in the southeast corner of the house were removed (Spain, 1991)
- The wildflower garden was removed because it requires a lot of maintenance

Following the completion of Phase II, Rudy Favretti was hired in 1990 to create a Master Landscape Restoration Plan: Pinewood (Spain, 1991).

### **3.3.1 Rudy Favretti Master Restoration Plan**

In his analysis, Rudy Favretti feels very strongly about maintaining the overall essence of Phillips' design, which he captured in his plan shown in Figure 3.10. In Favretti's master plan, as seen in Figure 3.11, he categorizes the following three features:

1. The central visual axis and the belt of trees as being the primary features to preserve. These are the elements found in the west lawn and show the influence of the English garden style used in the 18<sup>th</sup> century.

The belt planting is much deteriorated along the property line. The cypress pines (*Callitris verrucosa*) in this area should be replaced according to the original plan.

These are important elements, because they inspire the Mediterranean look.

Since the light condition in the pond area has changed, from a sunny to a shady area, the plant material needs to be modified according to these conditions.

Favretti proposes the use of similar shrubs such as azalea cultivars.



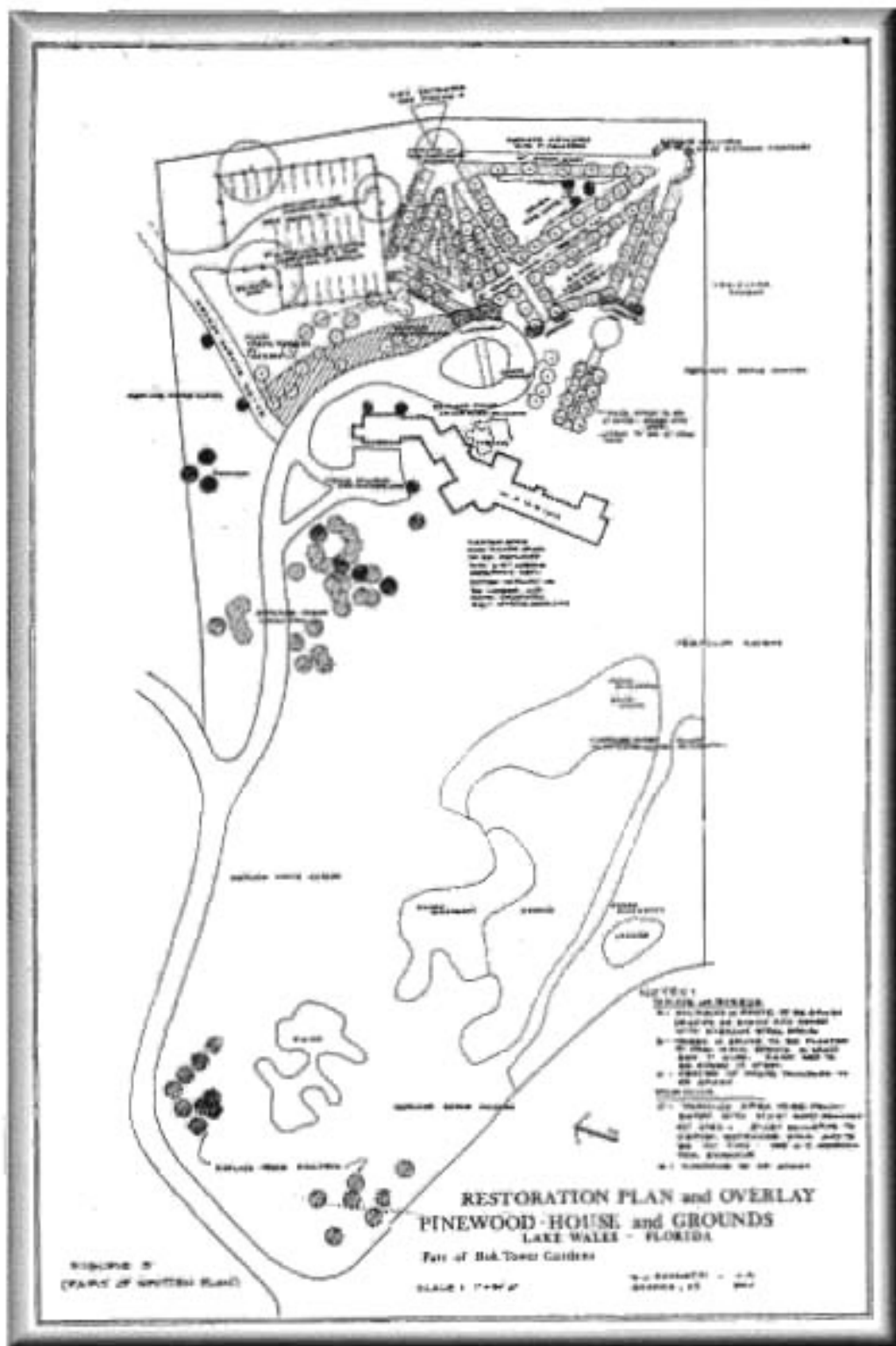


Figure 3.11 - Rudy Favretti's Restoration Plan  
 Source: Bok Tower Gardens Archives

The wild flower garden should be substituted by Florida's native wildflowers.

2. The essence of the original design is still clearly visible today. The two formal gardens, the moongate, and the east terrace define outdoor spaces by using well-defined clip hedges.
3. The last items addressed in his restoration plan analysis, are the vegetable garden and the wildflower area.

Others details to be preserved, according to Favretti's plan, and which are important in defining the character of the site are:

- The large oak trees used to create spatial canopy and to accentuate vistas surrounding the mansion
- The citrus grove within the bosque in the southeast corner of the site
- Mass planting of plants such as: magnolias, jacarandas, azaleas, and several others add interest in the landscape
- The moongate fountain, the frog fountain, the pond, and the grotto, as well as the "tinajones," all of which are critical as accents, termini, or mood "setters" (Favretti Master landscape restoration plan 1990)

His recommendations are based on a change of use of the garden, from a private residence, to a garden open for public access. That implies a maintenance plan and budget substantially different than at the time when Charles A. Buck owned the estate.

Elements in the restoration plan that were implemented were the following:

- The pedestrian connection between Bok Towers and Pinewood Estate, as shown in Figure 3.12, was established

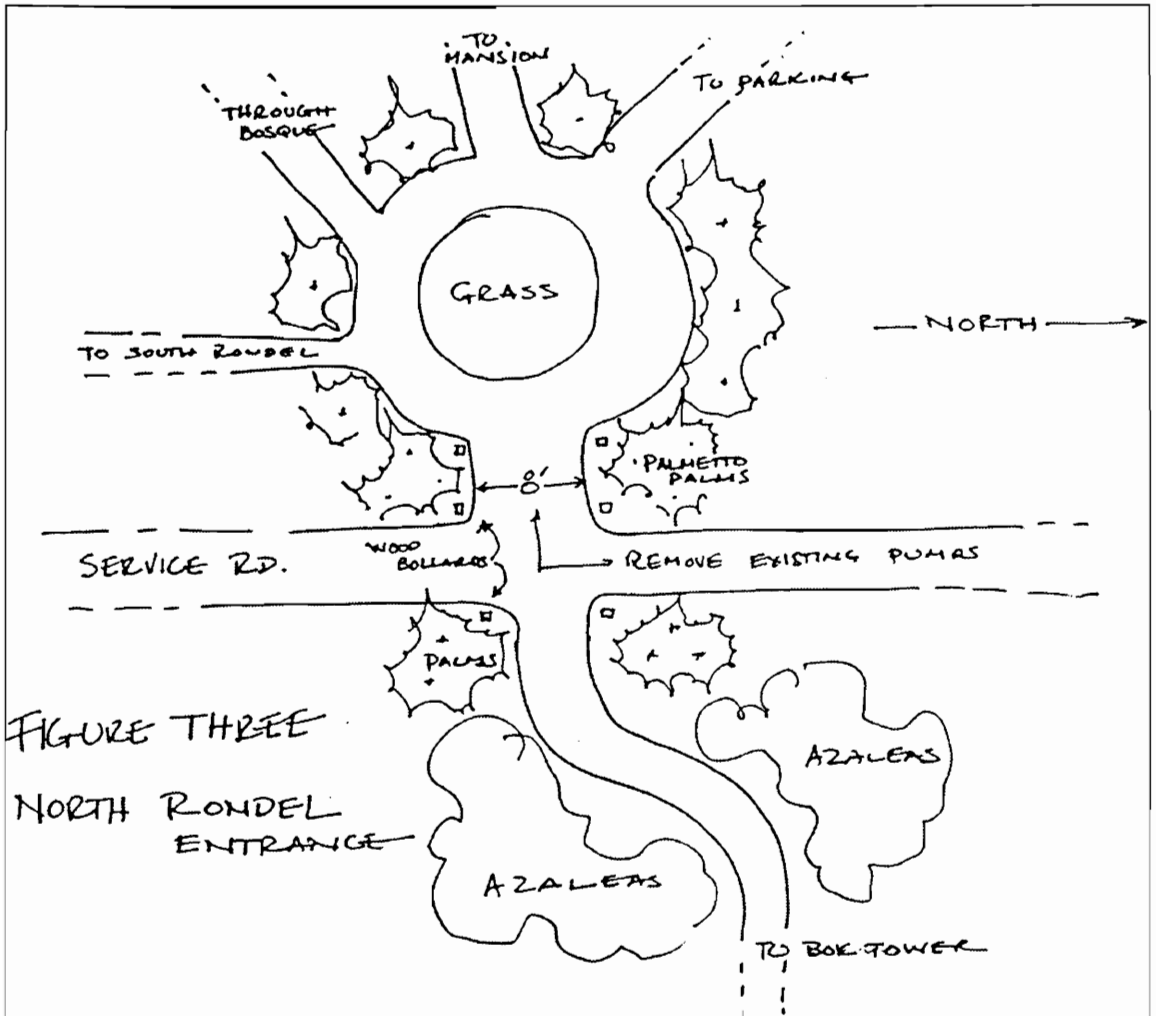


Figure 3.12 - Connection to Bok Tower Gardens Designed by Rudy Favretti  
 Source: Rudy Favretti Restoration Master Plan

- The citrus grove was restored with grass in the center in order to reduce the number of citrus and other plants
- The roundels, as critical elements in the design because they connect the avenues and are the termini to the main axis, were restored
- The wild flower garden was substituted with Florida's native wildflowers
- The pond curbs, edges and floor were repaired
- The vines (*ficus pumila*) on the moongate walls were re-planted
- The fountains were repaired
- Damaged benches were replaced

### **3.4 Case Study: McKee Botanical Garden**

McKee Botanical Garden is an excellent case study, since it has been recently rehabilitated under the Guidelines for Treatment of Cultural Landscapes from the Secretary of the Interior's Standards for Treatment of Historic Properties.

William Lyman Phillips designed this garden in a very similar period as Pinewood, and many of his criteria are visible in both sites, such as the use of an axis as the backbone for vistas and spatial organization. Both properties are listed in the National Historic Register, because of their historic integrity.

The original owner's intended use for these two properties was very different when they were acquired. However, as both properties' use has changed over time, today they share a similar purpose. Pinewood Estate is now part of Bok Tower Gardens, a place



for reflection, and a place that grants visitors an opportunity to connect back to nature, as is the McKee Botanical Garden.

McKee Botanical Garden is located on U.S. Route 1, three miles south of Vero Beach, Florida. By 1919, this area had become a major citrus fruit-shipping center and was experiencing a real estate boom, like the rest of the State of Florida.

Arthur G. McKee and Waldo Sexton established the McKee-Sexton Land Company in 1922 with the purpose of buying 80 acres of a 2,000-year-old oak hammock in order to preserve it from future development by the growing citrus grove industry. McKee and Sexton had a special interest in horticulture, and used the site for personal retreat and enjoyment of the natural landscape.

As times changed, in 1931, the owners decided to create a profitable garden open to the public. They engaged William Lyman Phillips and his assistant Winton H. Reinsmith, to design a botanical garden that would combine existing features into one harmonious setting. This project marked a new trend for Phillips in his work, because he was no longer working as the Olmsted Brothers representative in Mountain Lake Colony. Because of the depression, he had to start to move away from expensive residential work into public work (McKee Botanical Garden Master Plan).

By January 1, 1932, the garden was officially open under the name “McKee Jungle Gardens.” Over the years, many features were added, such as animals and bird displays, as well as a nationally recognized orchid and water lily collection.

The garden’s operation suffered through many financial difficulties, and finally closed in 1976. The property was subsequently sold, and the Vista Gardens

condominiums, together with a golf course, were built on the site. Only 18 acres, the heart of the garden, were spared from development. The Indian River Land Trust acquired this remaining parcel in 1995 to prevent its conversion into a shopping center.

### **3.4.1 Site and Period of Significance**

Under the Guidelines for the Treatment of Cultural Landscape, the site is a *historic designed landscape* since it meets the following criteria:

- Consciously designed by a landscape architect: William Lyman Phillips, who was influenced by Olmsted Brothers criteria and assisted by Winton H. Reinsmith
- Associated with significant persons: Arthur G. McKee, a wealthy and innovative industrialist and Waldo E. Sexton, a trained agriculturist and successful entrepreneur in the Vero Beach area
- Reflects a cultural/historical trend in landscape architecture: The McKee family's initial interest in the site, and later the McKee and Sexton's action to preserve it as a natural area, and protect it from the developing citrus industry, reflected the emerging theories and beliefs about preservation of natural areas, natural study and sciences (McKee Botanical Garden Master Plan 1997)

#### **3.4.1.1 Period of significance**

Phillips started the landscape design for the McKee Botanical Garden in 1931, and revised the plan in 1938. According to photographs and other documents, the period that best reflects the founder's vision of a "designed jungle" is around 1931-1946.

McKee bought out his partner's interest in the garden in 1946, and was active until 1955, a year before he died. His grandson, Arthur M. Latta, became director of the

gardens in 1960 (McKee Botanical Garden Master Plan 1997).

#### 3.4.1.2 Recommended Treatment

According to the Guidelines for Treatment of Cultural Landscapes, four treatments can be used. They are as follows:

- Preservation: defined as “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. It requires retention of a significant amount of historic fabric, including the landscape historic form, features, and details as they have evolved over time”
- Rehabilitation: defined as “the act or process of making possible a compatible use for a property through repair, alterations or additions while preserving those portions or features which convey its historical, cultural or architectural values”
- Restoration: this standard allows for the depiction of a landscape at a particular time in US history, by preserving materials from the period of significance and removing materials from other periods
- Reconstruction: this treatment establishes a framework for recreating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes

In the preparation of the Master Plan, done by Wallace, Roberts & Todd, *rehabilitation* was used since the significant historic features being in poor condition, they could be protected while repairs and replacements could be done for a compatible new use of the property (Figure 3.13).



Figure 3.13 - MacKee Botanical Garden Master Plan  
 Source: Wallace, Roberts and Todd

## CHAPTER 4

### 4.1 Site Analysis

#### 4.1.1 Location

The Pinewood Estate is part of the Bok Tower Gardens, in Mountain Lake Colony, Polk County, and lies among the rolling hills of Iron Mountain, the highest ground in peninsular Florida (Figure 4.1).

Orlando is a city with many tourist attractions, only one hour away from the estate. U.S. Hwy 27 connects the site with Orlando and Miami as well. Tampa and Vero Beach are close by, as shown in Figure 4.2 ([www.boktower.org](http://www.boktower.org)).

#### 4.1.2 Access

The access to Bok Tower Gardens is well signaled from U.S. Hwy. 27 (north/south) and State Hwy 60 (east/west). Interstate 4 crosses the state 25 miles north of Lake Wales, and both the Tampa and Orlando International Airports are approximately one hour's drive away ([www.maptech.com](http://www.maptech.com)).

The Site Analysis shown in Figure 4.3 indicates the access from Bok Towers to the entrance to Pinewood Estate. This is a small-unpaved red clay road with only one sign. The other vehicular entrance to the estate is through the winding roads of Mountain Lake Colony and has only a small sign by the entrance of the driveway.

On the east side of the property, by the red clay road, there is a pedestrian access to Bok Towers. This entrance is very discreet and connects with a curved path into Bok Towers Garden. It is not handicap accessible.



Figure 4.1 - Florida Location Map  
 Source: www.maptech.com



Figure 4.2 - Access Map to Bok Tower Gardens and Pinewood Estate  
Source: [www.boktower.org](http://www.boktower.org)



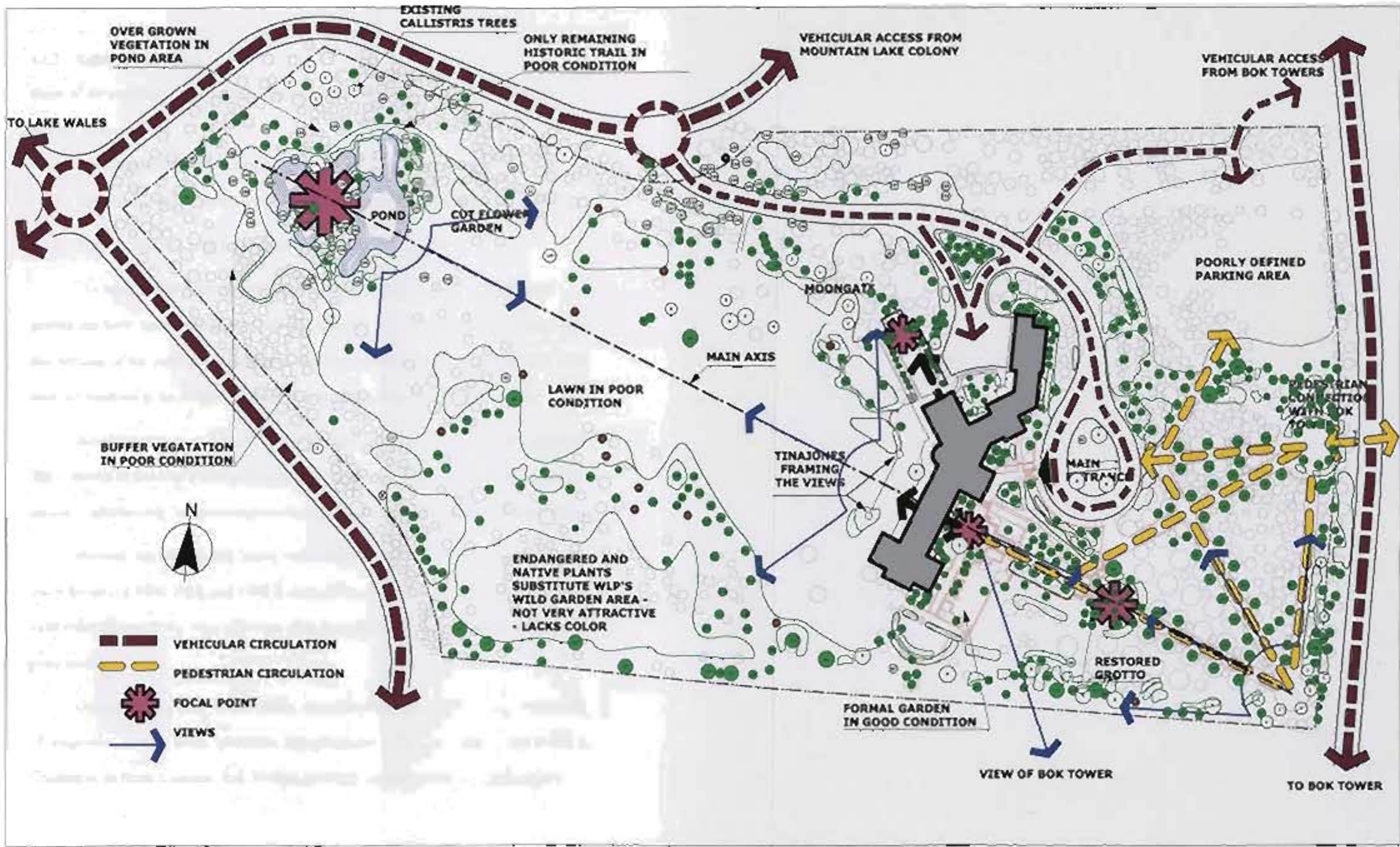


Figure 4.3 - Site Analysis based on current conditions  
 Source: Drawing by the author



### 4.1.3 Existing vegetation

Some of the prominent design criteria found in Phillips' planting plan #523, are still present today, such as:

- The Italian Renaissance citrus grove
- The Moorish style east terrace enclosed by formal clipped hedges
- The English style west lawn surrounded with buffer vegetation

As described by Rudy Favretti in his Master Restoration Plan, over time, the garden has been modified and only partially restored. Trees lined along the paths is all that remains of the citrus grove, with lawn covering the rest of the area (Figure 4.4). This does not conform to the original planting plan, nor reflect the designer's intention.

Susan Gammons, working as Horticulture intern at Pinewood during the spring of 2001, started to develop a plan with a detailed inventory of the current plantings in the garden. Unfortunately, her internship was cut short, and the plant inventory is incomplete.

Because the garden was barely maintained from 1945 to 1985, as well as the many freezes in 1940, 1958, and 1980's, many plants from Phillips' planting plan do not exist today (Spain 1990). Only a few oak trees, palmetto palms, cypress pine and longleaf pines remain.

Gammons, in a letter to the author, described the current landscape as composed of magnolias, mondo grass, camellias, sagos, yaupon holly and azaleas, that evoke a Charleston, in South Carolina, feel. Phillips and Buck shared a passion for using plant



Figure 4.4 – Comparison of past and present views on the east side of the house  
The above figure is a view of the East Terrace circa 1993, taken from the Buck family videos provided by Bok Tower Gardens. The figure below is the view of the citrus grove today taken by the author.

material that exhibits more color, like hibiscus, poinsettias, oleanders, amaryllis, agaves, yuccas, roses, bougainvillea, petunias, ornamental bananas, and silk oak.

The overlay shown in Figure 4.5 compares the current vegetation, as inventoried by Gammons, with Phillips' planting plan from 1931. This shows how different the plant material is today, and how little of the original planting still remains. Many of the fruit trees, such as avocados, pomegranates, dwarf blueberries, wild lime, pitcher plant, tree ferns, jacaranda, palm grass, bamboo, and cotoneasters no longer exist.

Today, the garden is more formal around the house. The original vines that covered some of the walls are no longer there. The original color scheme that included shades of red, pink, and white is not longer present (Gammons 2001).

The current conditions of the west lawn are:

- The vegetation in the buffer zone around the west lawn is overgrown and needs to be cleaned out
- The woodland path, as shown on the original plan, is mostly gone, and only a small portion remains around the pond
- The pond vegetation is over grown and needs to be replaced
- The wildflower garden no longer exists. In its place, there is the so-called native garden, which is not very attractive





## CHAPTER 5

### 5.1 Site and Period of Significance

In order to establish a criterion for the restoration of the estate and what period should it be restored to, Guidelines for Treatment of Culture Landscape was used. The following aspects of the site were taken into consideration:

- Consciously designed by a landscape architect: William L. Phillips was the local representative for the Olmsted Brothers firm in Lake Wales, when he was retained by Charles A. Buck to prepare the landscape plan for the Pinewood Estate.
- Associated with significant persons: Charles A. Buck was, at the time, the president of Bethlehem Iron Company, and had a special interest in the horticulture of trees and flowers. He also collected exotic seeds and plants from South America (Spain 1991).
- Reflects a cultural/historical trend in landscape architecture: In 1930, while the country was going through an economic depression, Mountain Lake Colony was thriving. Phillips designed many gardens in the Colony during this period. His design approach at Pinewood was to preserve as much of the existing longleaf pines, native to the site, while experimenting with exotic plant material, as was the trend at the time.

#### 5.1.1 Period of significance

The most significant period in the garden was when Charles A. Buck visited the estate every winter from the 1930's to mid 1940's. Being a knowledgeable and dedicated

plants man, he was more interested in horticulture than were the subsequent owners. From 1945 to 1985, the later owners provided minimal attention and only basic maintenance to the garden (Wallace 1991).

Based on the information from the planting plan #523 submitted by Phillips in 1931, correspondence between Buck and Phillips about the landscaping plans (Appendix A), and the Buck family movies taken at Pinewood, the period that best reflects the design intentions and the owner's dedication, is around 1935-1940 (Wallace 1991).

### **5.1.2 Recommended Treatment**

As in McKee Botanical Garden, many of the historic features are no longer there. Almost none of the original plant material is left today. What was once a garden with masses of flowers, such as amaryllis, petunias, snapdragons, azaleas, bignonia vines, jacaranda, is no longer there (Wallace 1991).

The change in use of the property will have great influence in the treatment that best focuses on preserving the original fabric. Since the property was acquired by the Bok Tower Foundation, its purpose changed from a private garden, used only for a very limited time every winter, into a place open to the public for seasonal tours that run from October to mid-May, as well as meetings, lectures, chamber concerts, and other special events.

Since the property has a new use, of the four treatments under The Guidelines, as outlined in the Case Study, only *rehabilitation* gives the opportunity to conduct minimal changes in the space, its features and spatial relationships to make possible an efficient contemporary use without destroying the historic fabric. In such focus, the garden can be



transformed into an educational tool for visitors to be able to establish a connection to the past.

The garden has evolved from a sunny garden into a shady garden with beautiful oak trees (*Quercus virginiana*) acquiring historic significance of its own, and shall be retained and preserved. By using rehabilitation, this treatment allows to replace shaded-out under story with more shade-tolerant species.

## **5.2 Program**

The program describes how the physical facilities of the Pinewood Estate should serve. The mission statement of Bok Tower Foundation serves as guideline to arrive at a program that fulfills the garden's intended purpose and functions.

### **Mission Statement**

“The mission of Bok Tower Gardens, which is incorporated as The Bok Tower Gardens Foundation, Inc., a non profit operating foundation for ‘educational, charitable, literary and scientific activities’ is to perpetuate the dream of its founder and friends, to present mankind with ‘a spot which would reach out in its beauty to the people, and fill their souls with the quiet, the repose, the influence of the beautiful,’ and through tree, shrub, flowers, birds, superb architecture, the music of the bells, and the sylvan setting” provide for visitors a retreat of natural beauty, a refuge for the bird, and a place for the student of Southern plant and bird life.” (Bok Tower Gardens)

### **5.2.1 Objectives**

As a result of the previous research and analysis, the history of the property, and the existing conditions, the following specific aims were developed:

- Protect and preserve this historically significant design as an educational tool for future generations

- Reinforce the original intent of the designer
- Create new uses compatible with the preservation of the historic character to attract more people to the garden, and establish a better connection with the community
- Design a small picnic area by the pond that can also be used for educational purposes, such as poetry classes or watercolor painting
- Minimize the impact of new plant material on the existing ground
- Use the site as an endangered plant species laboratory
- Create a potential venue for special events, such as writers retreats
- Offer educational opportunities in garden programming such as botany, horticulture, garden design, environmental issues and local and Florida history

#### 5.2.1.1 Landscape Objectives

- Restore missing features from the selected period of significance, like the woodland path in the west lawn
- Recreate buffer zones around the property lines according to the original planting plan, to visually isolate it from the adjoining roads
- Replace longleaf pines according to Phillips' planting plan
- Develop a landscape design that is reasonable to maintain, but compatible with the historic landscape design
- Follow the design intent of Phillips, but adapting it to current day practices by:
  - Using non-invasive planting
  - Using more shade-tolerant planting
  - Using plants that do not require excessive maintenance



- As in Bok Tower, provide a habitat for birds and butterflies
- Enhance the existing pond by:
  - Adding visually attractive planting materials
  - Adding water lilies to improve water quality and add color
  - Thinning out existing trees to allow more light into the pond
  - Eliminating invasive and overgrown vegetation

#### 5.2.1.2 Access and Circulation Objectives

- Improve the pedestrian linkage from Bok Towers Gardens to Pinewood Estate
- Develop a handicap accessible woodland path around the west lawn, allowing access similar to Phillips' plan
- Create interpretive walk with different points of interest around the trail
- Create different points of interest along the path
- Design a parking area for special events, with capacity for 30 vehicles
- Create a buffer zone around the parking area, so it is not visible from the house
- Provide a fully accessible path from the parking area to the entrance to the house
- Create a new discreet service entrance in the south side through the buffer zone for easy access for trucks and trash pick-up

### 5.3 Conceptual Design Description

Figure 5.1 illustrates the proposed conceptual design for the Pinewood Estate gardens. Because rehabilitation was selected as a treatment, the main features that define the spatial organization are maintained and complemented with elements that respect the overall pattern in the cultural landscape.



Figure 5.1 - Conceptual design diagram  
 Source: Drawing by the author

The new use is intended to complement the spatial organization based on the historical documentation. The Italian Renaissance style citrus grove is designed on an extended axis, in order to tie in the proposed parking lot and vegetable garden, and establish a connection with the house.

The vegetation in the buffer zones and the citrus grove should be restored since most of it is missing. These should be compatible with the habit, form, color, texture, bloom, fruit, fragrance, scale, and context of the historic vegetation. The color scheme and the variety of plant material should reflect Charles A. Buck's passion for horticulture.

The restoration of the pond is very important, not only because it is a focal point on the main axis, but also because in Phillips' designs water was a prominent feature to reflect light and its surroundings (Jackson 1990). Creating an area of activity is important to both, draw attention, and provide a reason for maintaining it.

A new pedestrian circulation following Phillips' design intent will be established. The fully accessible trail in the west lawn will adapt to the new requirements while preserving its historic character. The intent is to connect the house with the pond and a small picnic area, while forming a loop that will allow the visitor to enjoy the entire garden.

#### **5.4 Master Plan Description**

The proposed Master Plan for the rehabilitation of Pinewood Estate is illustrated in Figure 5.2, and can be described in terms of three basic components:





Figure 5.2 - Master Plan  
 Source: Drawing by the author



A. Land Use: establishes the location, size, and relationships of the various activities that will occupy the property. The master plan proposes that the existing structure of gardens be continued and expanded. The new use of the property is integrated with Phillips' design criteria.

The proposed parking area for 30 vehicles is located on the northeast corner of the property, with its main access from the service road adjacent to Bok Tower Gardens. It follows an axis already established in Phillips' plan as a secondary circulation, and serves as a vehicular connection to the existing main driveway. This location does not interfere with or disrupt the gardens. It is connected to the house with a new extended axis complementing the existing pattern of avenues and roundels, as in Phillips' design of the Italian Renaissance citrus grove. In order to minimize the amount of hard surfaces, turf parking will be used (Figure 5.3).

On the south side of the parking area, new dense buffer vegetation will be created to minimize the visual impact of this area from the house and gardens. Adjacent to this buffer zone, a new vegetable community garden that reflects the same use as in Charles A. Buck's time is proposed, but has a new purpose, that is to establish a closer relationship with the community.

The service drive west of the garage will be modified to provide three parking spaces for the handicapped. This location is very convenient because of its direct access to the house and the gardens.



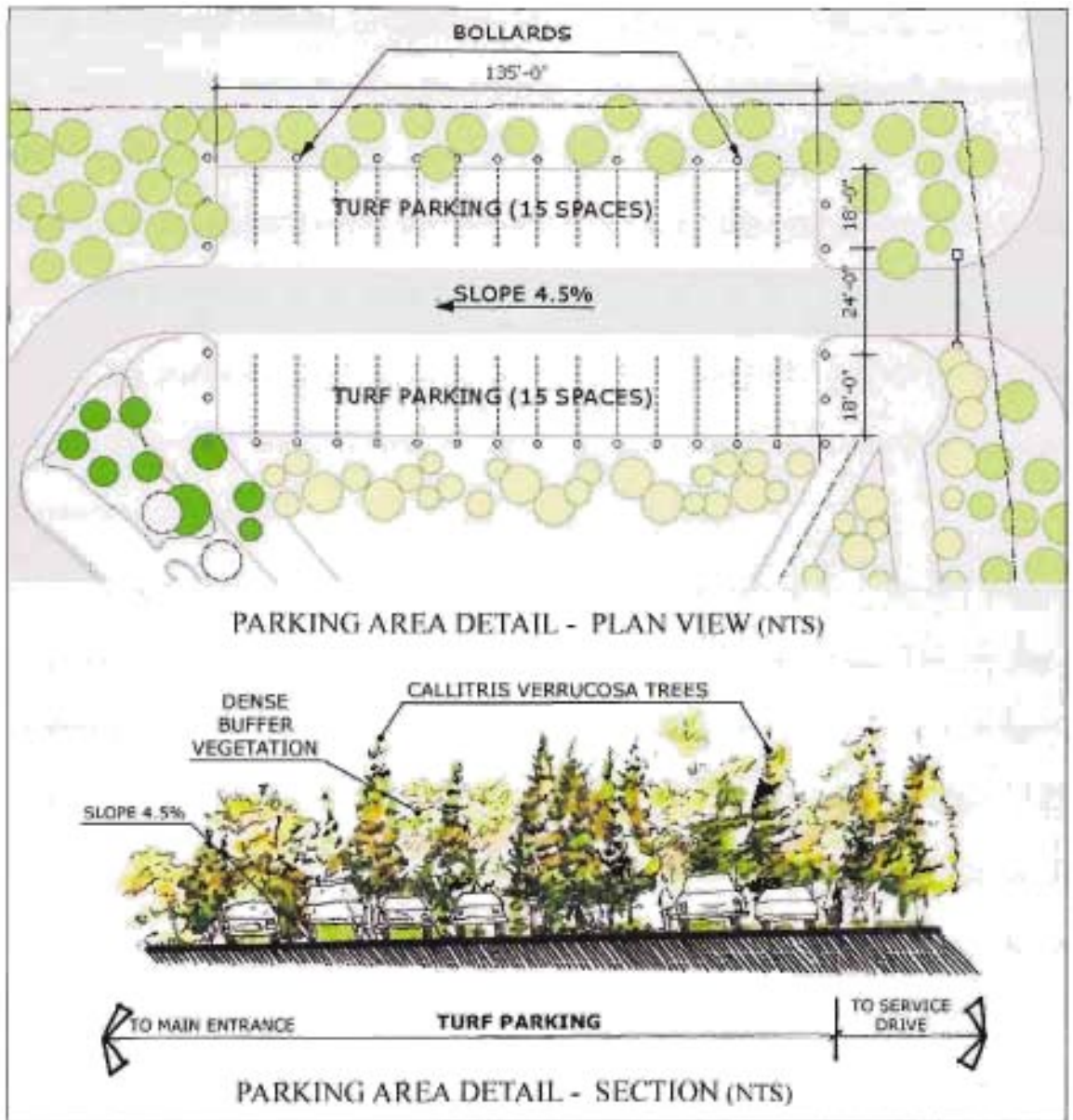


Figure 5.3 - Detail of proposed parking area  
 Source: Drawings by the author

B. Access and circulation: The main vehicular access from Mountain Lake Colony to the house will be retained. From the driveway, leading north, the access to the parking area is improved, maintaining the character and scale of the property. The service entrance on the east side of the driveway will be enclosed with vegetation to prevent the view when the visitors come in the driveway (Figure 5.4).

The pedestrian circulation from Bok Towers Gardens is through the citrus grove located on the east side of the property. The avenues connect to the circles or to the main entrance of the house.

Since the house is located on the same level as the garden, there is a close connection of the east terrace with the frog fountain and the grotto. The proposed woodland path starts from the east terrace and leads the visitor around the west lawn. This path is built on a stabilized crushed stone surface for ease of circulation (Figure 5.5).

The trails, as included in Phillips' original design, have certain areas that would not meet the minimum requirements for handicap access, due to the substantial change in elevation of the existing garden. The proposed trails address this issue, in addition to retaining Phillips' design intent, by following a main path substantially similar to the original, but adapting to some of the existing vegetation, complemented by secondary trails that stem from the main one to allow for a longer development and therefore a handicap accessible slope of 4.5% or less. The secondary trails will also give the visitor the opportunity to enjoy more varied and densely vegetated areas of the garden. The trail on the south side of the property will be extended from the original design towards the house, to complete the loop and allow for a connection to the east terrace garden.

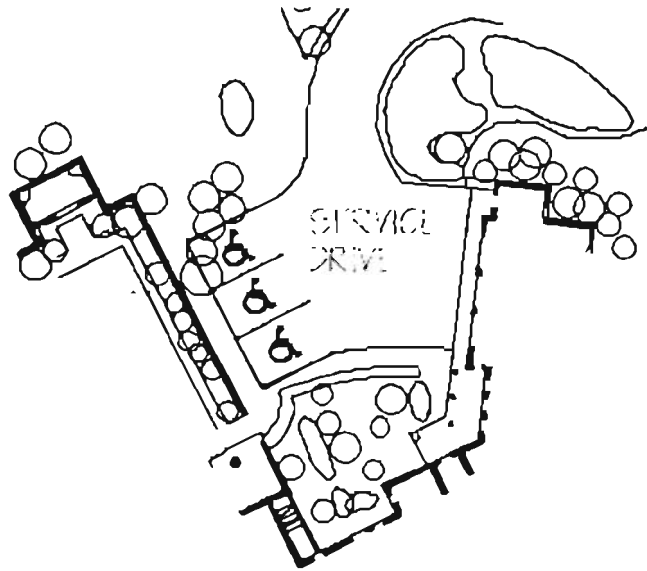


Figure 5.4 - Service entrance with handicapped parking area  
Source: Photograph by the author

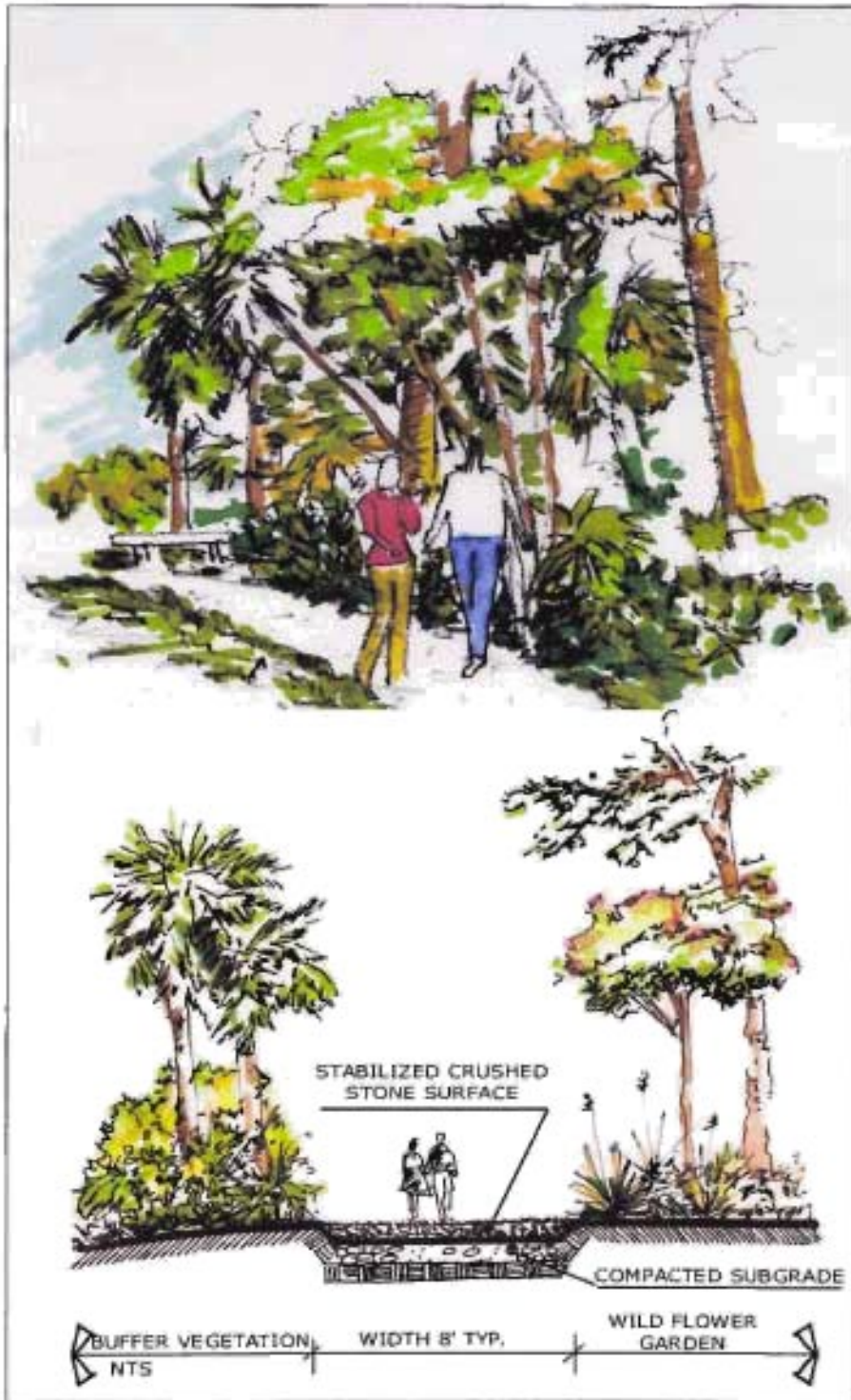


Figure 5.5 - Trail details  
Source: Drawing by the author

C. Landscape Form: the landscape proposed for the garden can be defined in different zones:

- The citrus grove and tropical fruit trees: The existing citrus trees on the southeast side will be preserved and complemented, according to Phillips planting plan #523, with different variety of citrus such as orange, grapefruit, lemon, tangelo and fruit trees such as loquat, as shown in Figure 5.6.

The citrus grove on the northeast side has a different variety of citrus combined with very different trees such as eucalyptus, acacias, litchi, and jacaranda.

- The vegetable garden: The vegetable garden shall be planted especially for children to create awareness of the environment.
- The buffer vegetation on the north and east boundaries: This area should be restored with cypress pines, carolina cherry, and silk oak according to Phillips' planting plan.
- The west lawn: In this area the existing landscape is preserved and enhanced with different points of interest compatible historic landscape design composed of:
  - The wild flower garden: this is a very important element to restore the color missing in the garden. The agaves and the ground cover are elements that should be restored. Some of the flowering trees such as the silk oak, bottlebrush, acacias, and camphor would add color to this area. The existing native longleaf pines are preserved and the missing according to Phillips' planting plan should be added.



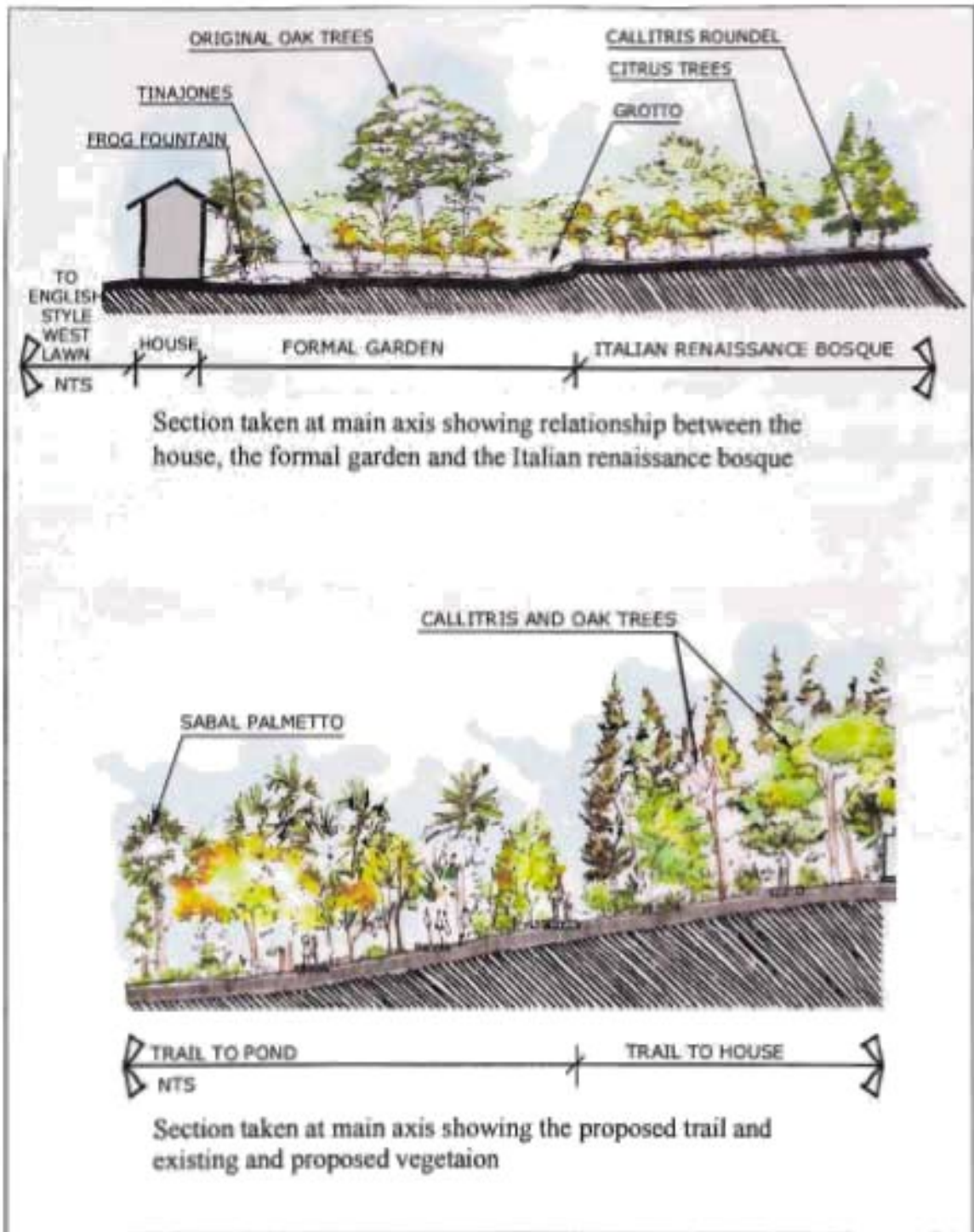


Figure 5 6 - Sections taken at the main axis  
 Source: Drawing by the author

- The pond: Cabbage palms, wax myrtle, oak trees and yaupon holly are predominant trees around the pond area. As shown in Figure 5.7, the existing vegetation will be thinned out to allow more light in this area and water lilies will be planted in the pond to add more color and reinforce the pond as focal point attracting visitors down to this area.
- The bamboo area: Since this area is right behind the pond, the restoration of the bamboo area is important, since its add the tropical look Buck was so fond off. It is very attractive and a good buffer vegetation.
- The *Callitris verrucosa* trees on the north side of the trail: as the trail takes the visitor around the garden, the *callitris verrucosa* trees are an important element in Phillips' design, since it reflects the Mediterranean look, so popular during that time, and therefore should be restored (Figure 5.8).



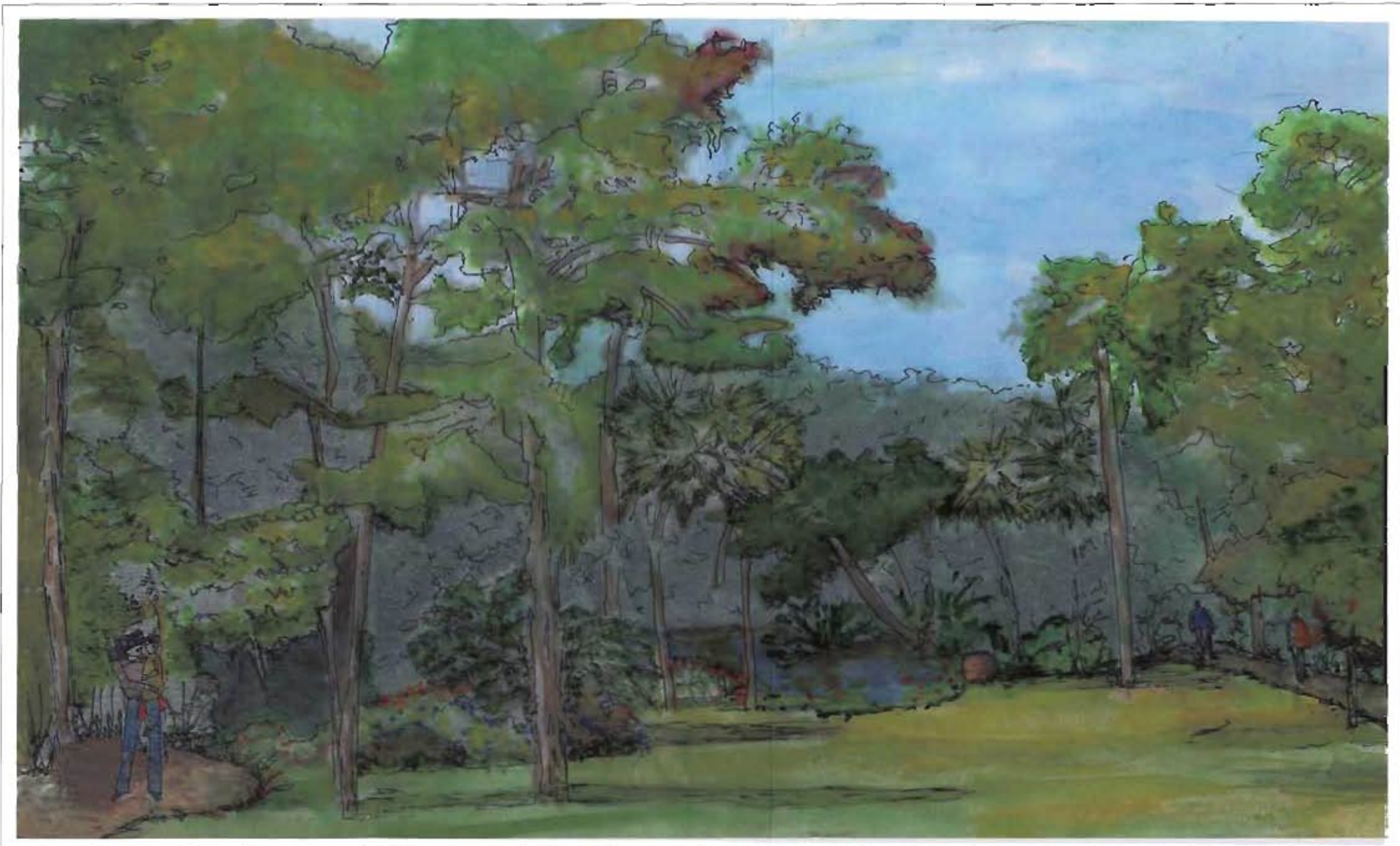


Figure 5.7 - Proposed view of the pond area  
Source: Drawing by the author



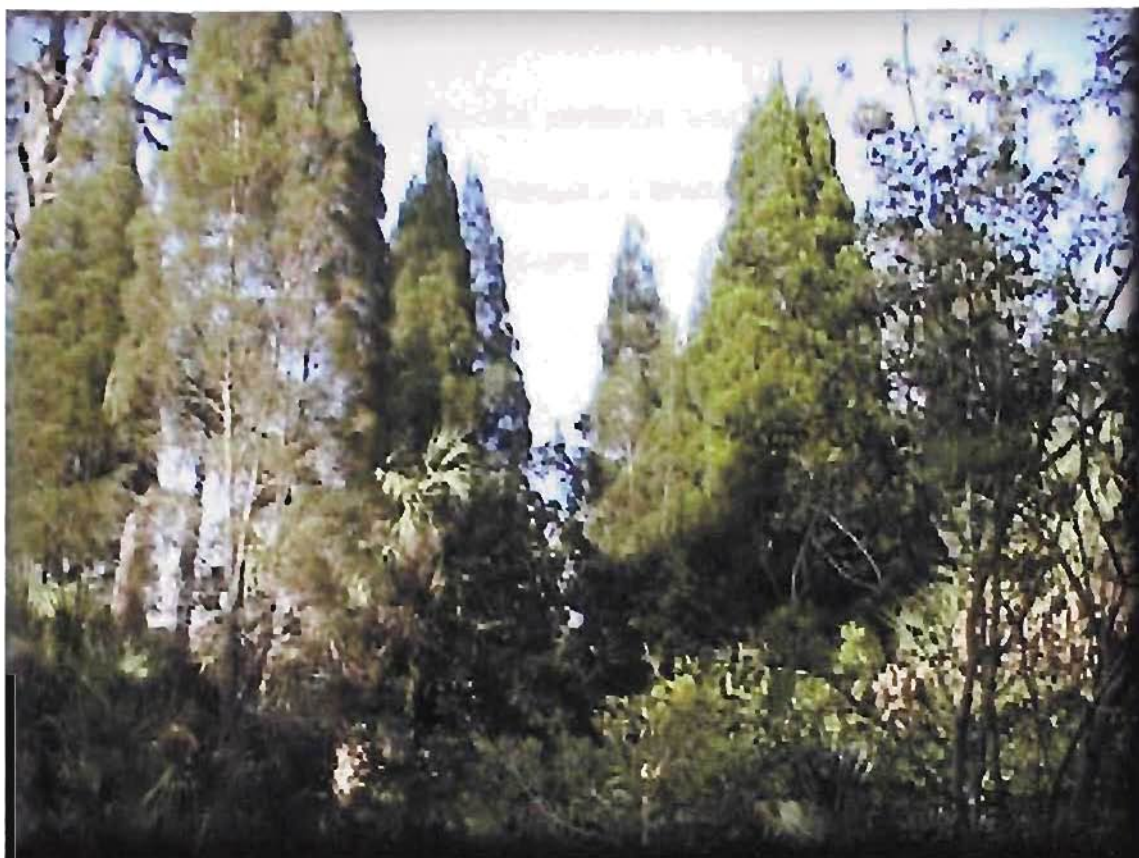


Figure 5.8 - *Callitris verrucosa* trees  
Source: Photograph by the author

## CONCLUSION

Historic landscapes are cultural resources as important as historic buildings and districts; they are an expression of a particular timeframe, cultural richness, and a changing relationship with the environment. Unfortunately, historic buildings have a greater survival rate than cultural landscapes since nature is ephemeral and constantly changing.

This thesis provided a landscape plan that will rehabilitate the Pinewood Estate to its historic integrity in order to retain and reflect its past. Of the four preservation strategies established in the Guidelines for Treatment of Culture Landscapes, rehabilitation was determined the most appropriate for this thesis project. The period chosen to rehabilitate the garden that best reflects Phillips' design criteria, was when Charles A. Buck visited the estate every winter from the 1930's to mid 1940's. Through this rehabilitation process, all significant features were retained and preserved while permitting improvements that allowed for contemporary use of the garden, such as handicap access and additional parking. The physical change will help the potential growth and preservation of the estate in the future.

Retaining and preserving the Mediterranean Revival style accomplished the primary goal of rehabilitation. William Lyman Phillips achieved in this garden an important synthesis of his own eclectic style, incorporating diverse stylistic elements such as the Chinese moongate, and the English picturesque with follies that frame the vistas, construed with Moorish and Italian Renaissance garden elements. In order to bring back



the Mediterranean look, the *Callitris verrucosa* trees and tropical vegetation is restored according to his planting plan.

Being involved from the beginning in the site planning of the estate gave him the opportunity to take into consideration the existing vegetation and the best views from the house. He enhanced vistas so that the estate seems more expansive than the actual 7.59 acres. The backbone of his design is the use of the axial vistas defined by focal points such as the pond. Through this research, this area is redesigned with new uses and interest points inviting the visitors to connect with nature.

This rehabilitation attempt through this thesis recognized William L. Phillips' inspirational, peaceful, inviting garden as complement to the activities normally carried out at Bok Tower Garden, but within a more intimate environment.

The garden of Pinewood Estate combined with the numerous other Phillips work throughout Florida, constitutes an important body of work in the history of American landscape architecture.

#### FUTURE RESEARCH

Continued research should be undertaken to help maintain Pinewood's estate as sustainable despite the vagaries of the economy.

The documents of Olmsted Job #6023 are located in the Library of Congress in Washington; D.C. (Appendix E) should be electronically accessible. This file contains besides the plans and drawings, the correspondences between the Olmsted firm and the client. This is valuable information since they explain the design intent and details used in the project.

Since Phillips and Buck were so involved in horticulture and introduced exotic plant material from different countries, more research should be done on plant material and horticulture practices during that period, to avoid invasive species such as cherry laurel or brazilian pepper to take over. This information should be used to decide what plant material should be restored according to the planting plan #523.

People involved in the maintenance of the garden during Charles A. Buck times, such as friends or descendents that frequented the estate, family members, former horticulturist Susan Wallace and David Price, director of Bok Tower Gardens should be contacted.

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[www.nps.gov](http://www.nps.gov)



## **APPENDIX A**

Letters from William Lyman Phillips to Charles A. Buck. 1929-1932

JUN, 8 2 53 AM '29

ACK'D \_\_\_\_\_

ANS'D \_\_\_\_\_

Box 636, Lake Wales, Fla., June 8, 1929.

Mr. O. A. Buck,  
Bethlehem Steel Company,  
Bethlehem, Pa.

Dear Mr. Buck,

Enclosed herewith is a study for a general plan for your lot at Mt. Lake. Let me apologise first for sending you such a miserable patched up blue print; but that is all the country here affords; and second for being so long about it. The fact is that the problem has not been one of the easiest to see into.

I have satisfied myself that the following facts and considerations constitute the leading controls on the layout;

1- The dominant distant views lie over the southwest corner of the lot. But to face a house directly towards these views would put it askew with the dominant axis of the lot, as determined by greatest dimension and by the conformation of the surface, and would almost certainly produce an effect of misfit. It seems desirable therefore to devise a house plan which would relate both to the distant views and the near view (i.e. to the long axis of the lot), but having its dominant mass related to the latter.

2- The outlook from the higher levels of the lot, say above the 235 foot contour, is distinctly less interesting than at lower levels owing to the fact that at the higher levels the views (both of the distant landscape and of the lower parts of the lot itself) are blocked off by the tops of the pine trees, whereas at lower elevations (beginning at about the 275 foot contour) you look out under the tree tops between the trunks of the pines. This consideration leads me to think that the westerly side of the house should be 270 to 300 feet from the upper road, and that the house floor in that location should be as close to the existing surface as convenient.

3- There should be a drive entrance from the upper road, taking off it at as low a point (as far to the north) as the existing trees will permit. A second drive entering from the relocated Corporation road and running close to your northerly boundary appears to be worth considering. It should prove to be convenient, could be made a feature of interest, and would be useful for surface drainage.

f

June 5, 1929

4- The best general scheme for the place appears to be to treat the area below the house as a broad informal lawn, keeping all formal areas and formal arrangements of trees (such as a citrus grove) above the house terrace. The informal lawn could be enclosed by planted borders of generous width and considerably enriched in detail as by a liberal scattering of palms and flowering trees and shrubs on the inner side, the mass of the plantings being made up of native plants. On the northerly and southerly sides these borders may for the most part be dense enough to prevent passers-by from looking in. On the southerly side, however, where the adjoining property belongs to the Sanctuary and will be maintained in a park-like condition, or at least open and un-built on, it would be logical not to express any definite boundary but to adopt a merging treatment, as by a scattering of live oaks, partly on your lot, partly on the Sanctuary land, the latter being planted by the Sanctuary as could doubtless be arranged for.

My study is presented mainly as an expression of the kind of Arrangement that results from an attempt to recognize in planning the controlling conditions and considerations as set forth above. In so far as the treatment of the lower part of the lot is concerned I do not believe that further study is likely to evolve anything substantially different, and I think we could safely proceed to work up planting plans and do some planting this summer. We could even establish a centipede grass lawn, for on the lower part of the lot there appears to be no grade changes in prospect other than the obliteration of the abandoned road, which work is now being done. If you like the idea of the pool or pond at the lower end of the lot--and it strikes me that a bit of water there would be a very attractive feature--we could go ahead with that.

In the planning of the house and of the grounds immediately about it there are more possibilities of variants. The scheme I have drawn up suggests one way of recognizing the controlling conditions as described. It exhibits the relation of the dominant mass to the long axis of the lot, the bringing of the total house mass into relation to the southerly views by running out a wing to the northwest, and the reconciliation of the obliquity of the house to the boundaries of the upper part of the lot by means of more or less formal areas of irregular shape. The troublesome point in this solution is the handling of the entrance court. The slope of the ground and the desirability of keeping the house at a minimum grade, as discussed above under heading (2), leads to a difference of grade between the entrance court and the first floor of the house, a difference of 6 feet in the present scheme. The drive and the back side of the forecourt would be out into the surface, the sides of the out being held by retaining walls in order to avoid grading down on the pine trees. My thought is to carry this walling around the south and west sides of the court, tying it on to the house by the roofed entrance passage and by contact with the garden structure marked "solarium" on plan, which is in turn connected to the house by an arcade. The space between the courtyard wall and the living room, enclosed on the south by the arcade and solarium, could be treated as a shady patio. The space between the courtyard wall and the house north of the entrance would be a drying yard, service court, etc. This sort of thing is capable of being worked up into a very picturesque and pleasant composition.

June 5, 1929.

The precise form taken by the house plan has so much bearing on a general plan for the grounds, and this particular problem presents so many possibilities for interesting adaptations to site, that it seems to me it would be well to call in an architect this summer and have him make some preliminary studies even though you do not contemplate building this year. In general the buildings at Mt. Lake are put up under too great pressure. They are authorized late in the winter season, designed in a hurry and pushed into construction which has to be done in a great rush in order to have them ready for occupancy the next winter. There is little or no chance for collaborative planning by owner, architect, and landscape architect. Your present intention offers an opportunity for more thorough-going procedure, and hence a better, more interesting result. Furthermore we might, if we could settle on a house plan this summer, extend the planting nearer to the house site than we would dare to do if the house were left in question. If you are willing I should like to invite Mr. C. R. Wait to collaborate on some preliminary studies for the house. Mr. Wait was, as you may recall, the architect for Mr. Starkey's house. I think he is more likely to take a liberal and co-operative attitude in problems of this sort than any of the other architects who are doing work at Mt. Lake.

I should of course appreciate any expression of your reactions to the plan, and any indication of your wishes in regard to preliminary developments.

Sincerely yours,

(Signed) W. L. Phillips

Copy to Brookline  
Calif.

REGISTERED MAIL

OCT 4 8 58 AM '29

ACK'D \_\_\_\_\_  
ANS'D \_\_\_\_\_

Box 636, Lake Wales, Fla., Oct. 1, 1929.

Mr. C. A. Buck,  
Bethlehem, Pa.

Dear Mr. Buck,

I am pleased to learn that you liked the scheme for your place at Mt. Lake and are disposed to consider it further. I have written to Dr. Whit describing the problem to him and asking him to send you direct the information you desire regarding his fees.

Our own charges are not usually made on a fixed fee or percentage basis, but are determined according to the cost to the office of rendering service on each job; they are essentially per day or per hour charges for principals and assistants plus out of pocket expenses. I consider that our bills on Mt. Lake work during the construction period will not normally exceed 10% of the cost; that is to say, on a job for which contractors' bills amount to \$30,000 our bills should not be more than \$3,000. I specify "during the construction period" because there are several places where we have remained in a sort of supervisory position and in those cases our charges have a less obvious relation to outlays that may be made subsequent to the initial development.

I had guessed, by comparing the size and character of your layout with other jobs done at Mt. Lake, that the work indicated by Plan 501, outside of the roofed structures, would cost about \$25,000. However, after running through a rough estimate of the plan, I conclude that \$35,000 would be more nearly the figure. You will of course appreciate the provisional nature of the plan and the fact that this is a very approximate estimate. I am enclosing a copy of it so that you may see how the costs are distributed and in what way reductions in expenditure would affect the character of the layout.

In the planting estimate I have made fairly liberal assumptions regarding the extent of planting and size of material, but nothing extraordinary. The planting program could be reduced



Oct.1,1929.

somewhat as to extent and as to size of material, or it could be increased. Your preference must be the guide there, though it is fair to point out that we have a sizable area to treat, as lots go at Mt. Lake, and it is bound to involve considerable expense to do the job in a thorough-going way.

If it is possible to come to fundamental decisions soon so that we could do some planting this Fall I can see advantages in doing so. Fall and winter planting is decidedly the best and most economical for almost everything except palms and if we assume you intend to build for occupancy in the season 1930-31 you would be able to come to a fairly well-established place.

Sincerely yours,

(Signed) W.L. Phillips

Copy to Brookline  
Calif. ✓

NOV 4 9 27 AM '29

ACK'D \_\_\_\_\_

ANS'D \_\_\_\_\_

Box 636, Lake Wales, Fla., Oct. 30, 1929.

Mr. C. A. Buck,  
Bethlehem, Pa.

Dear Mr. Buck,

Acting upon your letter of Oct. 7th we have worked out a general planting scheme (#502 enclosed herewith) for the lower part of your lot, and on a separate sheet (# 603) have indicated the parts of that scheme which seem worth while to undertake this Fall.

The latter plan contemplates creating with relative promptness a fairly continuous border of native shrubs and trees around the southerly and lower westerly edges of the property. To this border, in a subsequent operation or at such times as you see fit, would be added palms and various other trees and shrubs and small plants of sorts appropriate to increase the variety and richness of form and color in the plantation. This procedure is based on the fact that borders made up solely of nursery stock are slow to take on appreciable height and bulk and are relatively expensive. By planting a framework of collected material at this time of year we get, by the next season, a substantial and impressive-looking growth, and we create conditions of ground shade and wind protection favorable to the growth of all plants in the grouping. Some of the things in the plantings of native material are to be regarded mainly as nurse plants; they will become displaced or suppressed by stronger-growing elements as time goes on, but until suppressed they contribute their share to the amelioration of cultural conditions--for most plants prefer the company of others--and they serve to cover the bareness of the ground, which is such a disagreeable feature of immature massings.

On plan 603 you will notice that the mass plantings are indicated by a key number followed by a quantity number, as 11-15, which means Carolina Cherry 15 plants. Individual plants are indicated by a key number in a circle. Unnumbered circles scattered through the beds designate locations for trees to be planted later in general accordance with plan 602, and space will be left for them in the first planting.

I consider it desirable to undertake this preliminary

Oct. 30, 1929.

planting this Fall because I have found that plantings of collected material do better under Fall planting than at any other season.

We estimate the cost of carrying out plan 503, with irrigation pipes as indicated, to be as follows:

Clearing and grading -----	\$400.00
Plants - -----	1100.00
Labor, fertilizers, mulch, etc. ---	650.00
Irrigation system-----	1800.00
Total	\$ 3950.00

This is not a guaranteed estimate but we have gone over the plans with the Mt. Lake Corporation planting department and believe that the work can be done satisfactorily within the total cost named.

I have not included any grass planting in this estimate because there seems to be no advantage in planting grass during the next two or three months.

Referring to your suggestion that certain areas be covered with wild flowers instead of grass; We have done a certain amount of experimenting along that line but have never evolved anything very satisfactory or interesting. The native flora appears to be poorly adapted to such uses, and the character of maintenance needed to preserve any specific qualities in a semi-wild ground cover is apparently beyond the comprehension of the class of labor we have available. We have tried leaving areas of existing native herbaceous growth, more or less separated off from kept lawns by shrub plantings. That treatment cannot be said to be thoroughly satisfactory either; there is a tendency to substitute lawn sooner or later. The finer flowering plants are too inferior in quantity to the coarser, weedlike grasses and other plants, or too undependable in occurrence, or do not bloom in the winter, so that the effect is too apt to be shabbiness. I should be glad to make further experiments, say within the areas outlined in red on the print of plan 502, but I should expect that the attainment of a worthwhile effect would require an unusual amount of attention from myself and my assistants--in other words I should expect that such a treatment would be considerably more costly than a lawn treatment.

Inasmuch as we propose to defer the lawn planting till late winter there is no necessity of deciding on the wild-flower effect at this time. All we need to know is whether or not you care to have us go ahead on the work as estimated above.

Yours very truly,

(Signed) W.L. Phillips

Copy to Brookline  
Calif.

OLMSTED BROTHERS  
RECEIVED

MAY 12 9 04 AM '30

ACK'D \_\_\_\_\_ BY \_\_\_\_\_

AND \_\_\_\_\_ Box 636, Lake Wales, Fla., Apr. 7, 1930.

Mr. C. A. Buck,  
Bethlehem, Pa.

Dear Mr. Buck,

I have your letter of Apr. 28 in regard to the one-time fountain of Santiago.

It is hard to form an opinion of the effect of the fountain without a photograph of the whole thing, but I judge from what Mr. Serrano says that it might be out of scale for your place. The pool alone might be used, though the plan as it stands suggests no obvious position for it, but getting such heavy stones transported here and setting them up would probably involve a very high cost for a kind of effect that could be obtained at much less expense in some other way.

I have had the additional planting of the lower part of the lot staked out but have not yet authorized the work to proceed because I haven't had a chance to check it over personally on the ground.

Walt's drawings for the house were most interesting. Congratulations.

I duly received your letter of Apr. 11th and will take care of the tinajones when they arrive.

We had a rainy April and are now well into the usual hot dry May, though there is a prevailing east wind which gives a delightful cool undertone to the weather. I notice that avocados hereabout have set fruit quite abundantly this year and am anxious to try out the whole list on your place.

Sincerely yours,

s/W. L. Phillips

Copy to Brookline ✓

Calif.

Box 636, Lake Wales, Fla., July 15, 1930.

Mr. C. A. Buck,  
Bethlehem, Pa.

Dear Mr. Buck,

I have your letter of the 12th with the copy of your letter of the same date to Mr. Handelman confirming the acceptance of five large Camellias. There is always a place for these fine plants and though I have not selected locations for them, not having as yet gone into the details of planting near the house, where it would presumably be best to use them, you may count on my attention to this matter. The actual planting would be done very late in the year, not before December certainly.

The plans for planting the lower part of the lot have been carried out with the exception of the borders and territory immediately about the pond. The concreting of the pond was completed last week, and Stabler will now finish up there as soon as he can. I am well pleased with the prospective effect of the pond treatment for that end of the lot. It seems to be just what was needed to make an interesting landscape composition out of what would otherwise be a tame one. The lower border plantings, by the way, unquestionably show good effects from the liberal mulching and fertilization given them earlier in the year. The same could be said of Mr. Starkey's.

Progress in grading around the house has been delayed by work on cistern pools and dry wells and other activities of the house contractor. But that is nothing to be concerned about. We don't usually undertake to finish up the grounds near the house until the builders are substantially through with their work. I should think we ought to be able to get on to the planting of the upper part of the lot in September.

I have been meaning to get some progress photos of the place but what with the constant scramble to keep up with urgently pressing tasks I have not been able to get around to it. I promise to do that however, and very soon.



July 14, 1930.

Referring to the last paragraph of your letter, we plant throughout the year in Florida, not because all seasons are indifferently good but because we can get away with it and it prevents some piling up of work in Spring and Fall. Some plants have definitely best seasons for planting, as Oaks (Winter) Cabbage Palms (Summer) Camellias (Winter). I have seen citrus moved at all times of the year, but summer is clearly the poorest because of the occurrence of periods of intense dry heat, which is injurious to the new lush growth and the unshaded bark. These trees have periods of flush growth and hardening at intervals of a few weeks and it seems to be the aim to cation them just before a period of growth. Probably the best time to move them is just before the spring bloom breaks, which corresponds with the foregoing rule and also gives you some fruit the next winter. For the general run of plants, especially collected material, the cooler months are best, and I like Fall planting better than Spring. Then there is less wilting and bark injury than in summer and the plants have a chance to make root growth ready to start of the normal Spring growth. Of course, from the point of view of the winter resident, if he can get his planting done in Spring he has more to show by the next winter than if he delays till Fall, but as between July and October there is little to be gained by the former except that the work is gotten out of the way.

I have not changed the plans you saw last winter except in very minor details, as the quantities and exact placing of individual plants. I intend soon to review the planting scheme for the upper part of the lot and to consider more closely the arrangements near the house, and will let you have copies of any new plans.

Referring to your post scriptum, it would indeed be a pleasure to visit you at Bethlehem, but I do not see much chance to get away from here at all this summer. If I do go North I shall not fail to communicate with you.

With kindest regards,

Sincerely yours,

s/ E.L. Phillips

Copy to Brookline ✓

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GLIMSFED BROTHERS  
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SEP 11 9 02 AM 30

ACK'D \_\_\_\_\_ BY \_\_\_\_\_

ANS'D \_\_\_\_\_ BY \_\_\_\_\_

PREPARED BY \_\_\_\_\_

Box 636, Lake Wales, Fla., Sept. 8, 1930.

Mr. C. A. Snook,  
Bethlehem, Pa.

Dear Mr. Snook,

Your letter of the 2d was duly received. I am glad to know that the tinajones are on the way. It may be, as you say, difficult to place ten of them, but we can cross that bridge when we come to it.

There are several questions I want to take up with you. I will number my paragraphs for reference.

1. I have been studying hard of late on the treatment of the ground east of the house and south of the drive turn. The scheme I was going on last Spring involved a terrace plane and two banks parallel with the house. I have had it graded out and it does not look promising, it does not compose well with the surroundings. One feels the need of a larger flat area at the house floor level, wide enough to bring both the center hall and the living room porch into relation with the same ground space unit, and the need of pushing the flat area strongly into the hill. I have worked out a new scheme for this area which is shown in relation to the whole place on the enclosed general study, No. 510, and in some detail on the enclosed plan No. 509. I have also worked it out by means of a model, and on the model it certainly looks very good; I regret that the photos of it I have gotten so far do not give a good enough idea of it to warrant me in sending them to you. The idea is to create a wedge-shaped flat area, the sloping side of which would play into the sky lines above the grounds, and, from the porch, lead the eye to a terminal feature on the axis of the hall. There would be a sizable piece of pavement near the house (for outdoor conferences, as at Mr. Starkey's) and the whole thing would be quite heavily shaded by a big live oak, tall seedling oranges, big date palms, *Acacia macracantha*, etc., and such shrubs as could either be kept below or above eye level, so that the effect would be informal and intricate, and yet the place would be comprehended as a single unit. The effect of thrusting into the hillside would be accentuated by a grotto at the upper end, a roundish, rock-lined pit overhung with shrubs, kept damp and mossy by a single fine jet breaking in the air above it; there could be a pool, and a "spring" which could be operated on occasions.

Sept. 8, 1930.

2. I am somewhat at a loss to present this scheme to you in the proper light, because I am afraid it looks on paper too formal and gardenesque for your tastes, and appears to have too much "construction" about it. In reality it could be as free and easy as you please. The main objection, as I see it, would be that for about three years it would look pretty blank and bare. That temporary effect could be mitigated by having grass instead of pavements and gravel walks at the start and only putting them in after a fairly shady condition had been attained. Grass however as a permanent floor would be quite inconsistent with that kind of design.

3. We have also given study to what I am calling the "dining room terrace"—that part of the terrace which lies inside the partition wall that screens off the garage court. In general my conception of this has not changed. It is a simple turf panel, probably with narrow flower borders on either side, a low broad hedge on the southerly side, and an interesting terminal at the outer end. The terminal constitutes the main problem. On the third of the enclosed plans, No. 511, we have tried the Chinese gate motive. You look through an opening in the wall onto a decorated gate screen. The gate screen, in China, is used to keep out evil spirits, who can only travel in a straight line, so that a simple detour is enough to keep them out. Aside from this very practical advantage the arrangement is interesting aesthetically since it makes a composition with a great deal more relief and play of light and shade than would be possible with a simple panel on the wall. The decoration of the gate screen could be done with colored tiles—I can get some quite good Mexican ones in Tampa—and we could have a squirt of water rising from a tiled floor between gate and screen. We could have a colored light, from a source behind the wall, directed on the jet, and another of different color on the panel, which ~~gives~~ to give an exotic effect, looking out from the dining room in the evening.

4. Another thing I have thought of for the terminal feature is an aquarium set into the octagonal opening. That would be novel and decorative by daylight, but especially so after dark, for we could have it lighted from behind so that the fish would be seen in silhouette moving in a glowing field.

5. I figure roughly that the construction work (walls, etc.) on the dining room terrace could be done for about \$3200. If we used stoneware with a stucco wash only, which seems to me quite appropriate, we might do a little better in cost. The construction in the garden-like area back of the house, discussed in paragraphs 1 and 2, might cost around \$6000. This brings me to the question of how we stand on estimates in general. On Oct. 1, 1929 I gave you a total estimate amounting to \$32,785.00—I am enclosing a copy of this to save you the trouble of digging it out of your files. One day last winter when you were in our office here I did some figuring on a scrap of paper, which I still have, the total of which was \$23,130. Unfortunately I did not note what the items were, but it is pretty clear that I did not include such items as the two mentioned at the head of this paragraph, or if so did not allow enough. My present sizing up of the job is as follows:

Sept. 6, 1930.

6. Estimate of Sept. 6, 1930

Grading, rough-----	\$2000.00
Grading, fine-----	500.00
Irrigation-----	3000.00
Drive-----1640 sq. yds. @ \$1.25	2050.00
Pond-----	1800.00
Dining room terrace-----	3200.00
East garden-----	6000.00
West terrace, mainly paving, 660 sq. ft.	335.00
Misc. masonry, steps, etc. -----	500.00
	Total \$19380.00

The total of the planting estimates was \$12,163.00, of lawn estimates, \$1500, which added to the above total gives a grand total of \$33,043.00, closely comparable with the estimate of Oct. 1, 1929.

7. The totals of the Mt. Lake Corporation charges to July 15, 1930 were as follows;

Drive (red clay in place, truck time to be added)	\$484.25
Grading-----	541.56
Irrigation-----	1864.10
Pond, -----	1688.57
Planting-----	4362.98
	Total \$ 8916.46

These figures looked reasonable at that time. They had all the clay on the drive, a large part of the rough grading was done, the concreting of the pool was done, about 3/3'ds of the irrigation was in, and the planting of the lower part of the grounds was largely done. Since July 15th we have been pushing along quite actively, have fixed up the margins of the pond, have added to the lower planting, and have gotten the lower lawn fine graded to the point where grass planting can be started. We are going on up the north boundary with the border planting. A considerable amount therefore has been spent on the same area as reported on by July 15, but I think we are keeping within the estimates as far as we have gone.

Sept. 8, 1930.

8. If the total of the estimates as given in paragraph 6 is more than you want to spend we shall probably have to seek a less costly solution for the area just east of the house and south of the drive, which could be found by, say, substituting a bank and hedge for the wall on the southerly side and by reducing the paved area, omitting edgings etc. Or we could simplify the planting of the hillside above the drive, where, as you recall, we had a great variety and considerable quantity of material, though none of it was large.

9. Notice that on the left hand side of the lower lawn I have indicated a considerable "wild flower" area. This was a thing which you originally proposed, and I made an adverse report on it. Since then we have found two or three plants which are fairly satisfactory in masses as ground covers and I think that by the liberal use of them we could do the trick. I am sure that the general composition of that part of the grounds will be better if we can have such a treatment. Anyhow I have had the ground grub-hoed instead of cultivated, leaving the lupins, parsnips, gopher apples etc, and we will try it out.

10. Please let me know what you think of all this. I am particularly anxious to get settled on the design for the garden area east of the house, not only because I would like to have the work there started soon, but because the layout of the grounds above depends on it somewhat, and because I need a little more dirt for filling which the additional excavation there would yield.

11. In the event that you approve of the designs, subject to possible development in details, the question arises as to how to have the construction work done. I have in mind your preference for lump sum contracts, and at the time I consider that Miller would be the logical man to do the work. Not that Miller would not give me a lump sum price, but I have found on several occasions that he estimated rather absurdly high on my garden walls, edgings, etc. and I feel pretty confident that we should come off better if we let him go ahead on his cost plus ten percent method. There is little change of the men loafing on the job at this time of year, on account of the general rush that is on. For any tile work I could place separate contracts, payable by you direct. For odd things, such as the grotto, isolated steps, etc., the Mt. Lake Corporation will be more satisfactory.

I might add that the place promises to have a very fine and a very livable appearance. Everyone, down to the dirt-pushers, is enthusiastic about it.

Yours very truly,

Copy to Brookline ✓

s/ W.L. Phillips

Calif.



WILMSTED BROTHERS  
 REAL ESTATE

SEP 15 9 19 AM '30

ACK'D \_\_\_\_\_ BY \_\_\_\_\_

ANS'D \_\_\_\_\_ BY \_\_\_\_\_

Lake Wales, Fla., Sept. 9, 1930.

Mr. C. A. Buck,  
 Bethlehem, Pa.

Dear Mr. Buck,

In my letter yesterday I meant to raise the question as to whether or not there is any likelihood of your wanting a tennis court. If there is such a likelihood I think we had better reserve a space for it somewhere, and the best place, it seems to me, would be in the northeast corner of the lot as shown on the enclosed sketch. It would be out of the way there—that is to say it would not spoil any very valuable landscape effects—yet sufficiently convenient. And it could be gotten in without cutting any pines.

This question affects our planting work, so I shall be glad to have your opinion as soon as convenient.

There were one or two points about the estimates which I should have explained more fully. I am planning to use an asphaltic macadam treatment on the drive, with a brown pea gravel surface. We have not had experience here sufficient to enable us to predict the cost exactly, but Linderman thinks it should not cost more than \$1.25 per yard complete, which figure I used. The curbing, listed in my estimate of Oct. 1, 1929, would not be necessary.

You will perhaps wonder why I allowed so much for grading, \$2500, when I said that on July 15 the rough grading was largely done, and yet they had charged only \$541.00. That is because it has been my experience that grading entails a great deal of fussing around after the approximately correct amount of dirt is in place, and is one of the most troublesome things to get properly done here. I therefore made an ample allowance for it.

The irrigation work will probably run quite a bit under \$3000, but I thought it safer to retain that figure.

Yours very truly,

Copy to Brookline  
 Calif.

s/ W. L. Phillips

OLMSTED BROTHERS  
RECEIVED

OCT 3 9 17 AM '30

ACK'D \_\_\_\_\_ BY \_\_\_\_\_

ANS'G \_\_\_\_\_ BY \_\_\_\_\_

DATE \_\_\_\_\_

Box 636, Lake Wales, Fla., Sept. 30, 1930.

Mr. C. A. Buck,  
Bethlehem, Pa.

Dear Mr. Buck,

Your adverse decision on the covered walk and arbor threw me somewhat out of gear on my garden plans. I had thought of that feature from the first as an essential element in the conception of the house plan and layout and I did not immediately see how to do without it.

However, after considerable study I have come to the conclusion that a good-looking open arrangement can be made. That conclusion has resulted in a revision of the garden plan as well as of the entrance itself, and will no doubt require some added emphasis of the actual house portal, and it implies a good measure of that delay in time for the growth of green screens instead of masonry ones which you say you do not object to. I believe though that it will result in something quite satisfactory from a technical viewpoint, and more in line with your tastes.

The enclosed plans, having been made for working use, are not too good for explanatory purposes, but taken in connection with the pencil sketch they should show clearly enough the proposed treatment of the entrance. A partition wall will run out from the house at about the height of a low parapet wall extending around the upper part of the drive loop where the latter is in fill. A flight of steps flanked by posts with flower pots on top will lead down to the house. Behind the walls there will be high thick hedges of Carolina Cherry, or orange trees, or whatever other vegetation is needed for composition and to complete the screening effectuated in part only by the walls. The walls themselves will eventually be covered in large part by vines; it has not seemed possible to do away with them entirely because they are needed at points where the layout is crowded for space, and needed also for compositional reasons. I mean to say that because there is no obvious entrance point on the house it is necessary to create one outside of it; and to do that with simple forms we should at least use materials of the same appearance as the house walls.

Mr. C. A. Buck 2

Sept. 30, 1930.

I am sending a copy of this letter, with plans, to Wait, and am enclosing herewith a copy of my letter of this date to him. I have given the plans to U. A. Miller, Inc., and have only to give confirmatory orders to have the work started.

Sincerely yours,

s/ W. L. Phillips

Copy to Brookline

Parsons, Wait and Goodell

OLMSTED BROTHERS  
RECEIVED

JAN 1 9 32 AM '30

ACK'D \_\_\_\_\_

ANS'D \_\_\_\_\_

Lakeland, Fla., Dec. 30, 1930.

Mr. C. A. Buck,  
Bethlehem, Pa.

Dear Mr. Buck,

Mr. Stabler has sent me copies of your letters to him of Dec. 19 and 26. I do not know what answer he has made to these letters but assume he would like to have me comment on the trees you mention.

Referring to the letter of Dec. 19; I think the "Javanese Kapok Tree" may be *Bombax malabarensis*, which was introduced into Florida by Reasoner in 1912. The nomenclature of the Silk Cotton trees is confused. The Ceiba of the Spanish countries, familiar to you no doubt, has been designated as *Bombax ceiba* and *Ceiba pentandra*, and also as *Eriodendron safractuosum*, although Simpson claims the latter name should be attached to quite another tree. The tree in question may be the Ceiba of the West Indies. In any case these Silk Cotton trees belong to tropical lowlands. They will grow fairly well, on the tropical coasts of Florida, and, quite conceivably, in favored spots on the Pinellas peninsula. I am quite sure they would never amount to anything here.

The Ylang-Ylang, similarly, will and does grow on the tropical coasts of the State. I would not waste my time on it here.

Your letter of the 26th mentions seeds received by you which were collected in the latitude of Rio at elevations of 2000-3000 feet, namely *Morinda rosea*, *Lafecusia glytocarpa*, *Cassia ferruginea*, *Carpotroche braziliensis*, *Hymenocallis*, *Columbrina rufa*, *Oterocarpus violaceus*, and *Holocallis glazovii*. This sounds very interesting. I have a theory that nearly all of the tropical species which succeed with us are plants indigenous to or originally found in tropical highlands, such, for instance, as *Uncaria edulis* (White Sapota), the Guatemalan and Mexican Avocadoes, and *Rhodomyrtus tomentosus*. In the highlands, plants though subjected to a strictly tropical regimen of sunlight would encounter moderate temperatures much more comparable with ours than with those of tropical lowlands, and would develop structures more capable of functioning normally in our climate. I do not believe the plant introducers in Florida ever paid enough attention to such a theory--if they did I never heard of it. But I judge that Wilson, in his Chinese collecting for the Arnold Arboretum, was guided by quite comparable considerations. Therefore I

Dec. 30, 1930.

look forward with much interest to the propagation of the seeds you have, and hope, if you have any access at all, that seeds of other interesting species will be forthcoming from the same source. Possibly, in view of your travels and connections you will be able to get collections from other high tropical regions.

I saw Mr. Starkey today. He seemed to be extremely well-impressed with your place.

Sincerely yours,

m s/W.L. Phillips

Copy to Bookline ✓  
" " Mr. Stabler



OLMSTED BROTHERS  
RECEIVED

MAR 30 9 04 AM '31

ACK'D \_\_\_\_\_ BY \_\_\_\_\_

ANS'D \_\_\_\_\_ BY \_\_\_\_\_

March 26, 1931.

Mr. C. A. Buck,  
c/o Bethlehem Steel Company,  
Bethlehem, Pa.

Dear Mr. Buck,

I am enclosing, for your information and files, a print of the record plan of plantings on your place which we made up recently. This is supposed to be correct and complete.

You will recall my saying that I had requested Mr. R. H. Bassett to work up a design for the Chinese gate screen. He recently returned to Mt. Lake, bringing his sketches. These seem to me to represent the kind of thing needed. I have asked him to write and explain the idea to you direct.

In talking with Mr. Bassett I discussed the possibility of having the design executed in ceramic material rather than in colored plaster as conceived. That would afford a much more brilliant decoration and would unquestionably be ideal, but difficult and costly to get done in the United States. It so happens that Mr. Bassett and I are both planning to go to Spain this summer, so that one of us at least ought to be able to negotiate this job with one of the tile makers at Seville. In view of this possibility I am inclined to defer any decision on the work until we shall have had an opportunity to see what could be obtained in Spain in the matter of cost and in cooperation in design.

Sincerely yours,

s/ W. L. Phillips

Copy to Mr. Bassett  
" " Olmsted Brothers, Brookline ✓

GEMSTED BROTHERS  
RECEIVED

DEC 9 8 31 AM '32

ACK'D BY \_\_\_\_\_  
ANS'D BY \_\_\_\_\_

412 Australian Avenue,  
Palm Beach, Fla. Dec. 8, 1932.

Mr. C. A. Buck,  
c/o Bethlehem Steel Company,  
Bethlehem, Pa.

Dear Mr. Buck,

I returned to Florida around the middle of November but as I have shifted my headquarters to Palm Beach (will you please take note of the address?), and was much occupied in getting settled down again, I did not have a chance to inspect your place until last week. I then went over it quite thoroughly with Sherman.

He has, I should say, done a good job of caretaking. The large magnolias have died, but we knew we were only experimenting with them and have no reason to think he was at fault. He has had trouble with some cherry laurels in the hedge below the turn-around wall; there again we are confronted with an inscrutable malady which has attacked the trees on other grounds this summer and in previous years. Aside from these cases he has brought everything along in normal or superior condition.

Whether or not to experiment further with large magnolias depends on your preference. I do not think them essential from the point of view of composition. At one of the locations, indeed, just to the east of the steps leading down from the drive, it now seems better to me to have no tree, certainly not one of that character. And in place of the one in the patio, to the right of the large camellia, I should prefer to see something of another sort, say a tall Canary Island Date, or a broad-headed tree such as an *Acacia macrocarpa*.

One recommendation can be made to apply to the place generally. There is still a great deal of bare ground, in thinly planted beds, on the edges of beds where tall-stemmed shrubs are growing, under or between the orange trees, etc. Covering such areas can be accomplished by the occasional efforts of a gardener at slight expense, for there are several kinds of plants available which eventually cover much from small beginnings. I am enclosing a memorandum on this subject which you may forward to Mr. Sherman if you approve.

Dec. 6, 1932.

Sherman spoke to me about his present or imminent need of more flower pots, particularly in the larger sizes. My information on this subject is not up to date; I am going to send out some inquiries and will let you have the quotations when I get them. I mentioned to you last spring the possibility of importing some pots from Spain, and that possibility still exists, but delivery at the best would be a matter of months.

With kindest regards,

Sincerely yours,

*S. W. L. Phillips*

Enclosure; Memorandum for Mr. Sherman

Copy to Brookline ✓

Dec. 6, 1932.

Mr. C. A. Buck, Mountain Lake.

MEMORANDUM FOR MR. SHERMAN  
By W. L. Phillips, Dec. 6, 1932.

This memorandum is intended to recall and amplify to Mr. Sherman my remarks to him on Dec. 1st regarding the rather general need of ground-cover plants in thinly planted beds, in beds where shrubs are leggy, between the orange trees, etc. There are several suitable plants for this purpose, more or less permanent, and of more or less rapid increase. My understanding is that Mr. Buck would prefer a more extensive use of such plants if only to reduce the need of annuals for dressing up the grounds during the season. I do not mean to recommend that Mr. Sherman should incur any large expenditure to this end, or drop urgent seasonal work to attend to it. I do think he could as soon as convenient acquire a small stock of some of the useful plants which he has not now available, plant them in various suitable places, and spread them more widely as they increase. The following species have value of one sort or another:

**Artillery Plant--*Pilea microphylla*.**

This of course you have. It could be used more widely, as here and there in limited slumps in the narrow beds against the house walls.

**Beach Sunflower--*Helianthus scaberrimus***

This you will find, I think, on Dr. Denke's place. It comes well from seed, or can be transplanted, and spreads rapidly. Might be good to cover the ground in the wide spaces between rows of orange trees in the upper garden.

**Creeping Daisy--*Wedelia trilobata***

You have it abundantly already. Its masses are almost too dense and uniform and would be better often if some other, taller, plants could be gotten to grow among them; such as periwinkle, *Bryophyllum*, *Sansevieria*.

**Crown of Thorns--*Euphorbia splendens*.**

Not to be classed strictly as a ground-cover, but useful to grow among Century Plants and Spanish Bayonets.

**Dichandra**

A very prostrate, flat-growing plant. Can be gotten from Reamner.

**Leaf-of-Life, or Live Forever--*Bryophyllum pinnatum*.**

Can be picked up at various places at Mountain Lake, and is most easily propagated by the fallen leaves. Good for out of the way corners and spots where nice culture is not demanded.

**Japanese Grass or Moss--*Zoysia Japonica*.**

Can be gotten from Reamner, by the square foot, or from Mt. Lake Corp., or Handleman, and is readily increased by division. Scarcely known as yet in Elk County, where nevertheless it appears to do well, this moss-like grass is now very common on the East Coast. It is good for green panels, for growing in paving joints, to cover rough rockwork, etc.

**Lantana, Trailing.**

The color of this plant in broad masses is annoying to many people, and its rapid deterioration seems to render it undesirable for covering broad areas in conspicuous positions. It can however be retained in small patches. I advised Dr. Sherman to scatter annual phlox among the new thinly growing lantana on the bank above the drive.

**Peperomia sp.**

This is the fleshy leaved plant of which you have two or three pots in the slat shed. At other residences it appears to be promising for colonizing under trees in very shady places, rooting well from cuttings. Presumably tender, it seems to survive in protected positions.

**Periwinkle--*Vinca rosea***

This of course springs up everywhere. It is pleasing scattered here and there among the shrubs, but on account of its tenderness cannot be depended on for important effects in masses.

**Sansevieria**

Good sized clumps of this might be interesting in the "hill" areas on the left-hand side of the lower lawn. Handleman has several new dwarf *Sansevierias*, *gracilis*, *parva*, *pumila*. They would be interesting to have in the beds against the house and should combine well with the ordinary *Sansevierias* or as a ground cover with *Agaves* and *Yuccas*.

**Snakebeard--*Oplismenus Japonicus***

We should be growing a good supply of this for edgings and panels.



Dec. 6, 1952.

**Wandering Jew--Zebraea pendula**

Satisfactory for growing in under tall shrubs and other shady places, but on account of its tenderness should not be chosen for important effects except in specially well-protected places.

**Yarrow--Achillea Millefolium**

This northern perennial, of which you can procure seeds from almost any seedman, appears to persist and do well at Vere. I should like to see it tried at Mountain Lake.

Copy to Brookline

## APPENDIX B

### Plant List for Phillips' Planting Plan # 523

#	LATIN NAME	COMMON NAME	QTY
1	<i>Callitris verrucosa</i>	Cypress pine	150
2	<i>Laurocerasus caroliniana</i>	Carolina cherry	142
3	<i>Grevillea robusta</i>	Silk oak	26
4	<i>Eucalyptus rostrata</i>	Creek gum	36
5	<i>Eucalyptus robusta</i>	Brown gum	2
6	<i>Bauhinia purpurea</i>	Mountain ebony	22
7	<i>Cinnamomum camphora</i>	Camphor tree	21
8	<i>Quercus virginiana</i>	Live oak	21
9	<i>Quercus geminata</i>	Twin-cup oak	6
10	<i>Callistemon lanceolatus</i>	Lemon bottlebrush	32
11	<i>Eriobotrya japonica</i>	Loquat	21
12	<i>Citrus sinensis</i>	Valencia orange	17
13	<i>Citrus sinensis</i>	Pineapple orange	14
14	<i>Citrus grandis</i>	Walters grapefruit	6
15	<i>Citrus grandis</i>	Marsh seedless grapefruit	1
16	<i>Citrus nobilis x grandis</i>	Tangelo	1
17	<i>Citrus nobilis deliciosa</i>	Dancy tangerine	11
18	<i>Citrus sinensis</i>	Seedling orange	16
19	<i>Cocos plumosa</i>	Plumy coconut palm	25
20	<i>Callitris glauca</i>	Cypress pine	5
21	<i>Persea americana B</i>	Fuerte avocado	3
22	<i>Persea americana A</i>	Lula avocado	3
23	<i>Persea americana A</i>	Collinson avocado	2
24	<i>Persea americana B</i>	Winslonson avocado	6
25	<i>Persea americana B</i>	Nimlon avocado	2
26	<i>Buddleia officinalis</i>	Pale butterflybush	77
27	<i>Buddleia asiatica</i>	White butterflybush	1
28	<i>Schinus terebinthifollius</i>	Brazilian pepper	112
29	<i>Duranta plumieri</i>	Golden dewdrop	76
30	<i>Jasminum pubescens</i>	Furry jasmine	57
31	<i>Tecomaria capensis</i>	Cape honeysuckle	109
32	<i>malvaviscus conzatti</i>	Turkscape	17
33	<i>Plumbago capensis</i>	Cape plumbago	558
34	<i>Jasminum humile</i>	Yellow jasmine	15
35	<i>Gelsemium sempervirens</i>	Carolina yessamine	294
36	<i>Daedalacanthus nervosus</i>	Blue sage	138
37	<i>Olea europea</i>	European olive	7
38	<i>Punica granatum nanum</i>	Dwarf pomegranate	10
39	<i>Acacia longifolia</i>	Sidney wattle	11
40	<i>Catha edulis</i>	Arabian khat	5

#	LATIN NAME	COMMON NAME	QTY
41	<i>Gerbera jamesoni</i>	Transvaal daisy	39
42	<i>Melaleuca leucadendron</i>	Cajeput tree	28
43	<i>Phoenix reclinata</i>	Date palm, senegal	16
44	<i>Citrus mitis</i>	Calamondin	4
45	<i>Fortunella japonica</i>	Kumquat	3
46	<i>Citrus limonia</i>	Villa franca lemon	2
47	<i>Citrus aurantifolia</i>	Tahiti lime	3
48	<i>Citrus aurantifolia x japonica</i>	Euster limequat	1
49	<i>Jasminum floridum</i>	Yellow jasmine	19
50	<i>Thryallis braziliensis</i>	Thryallis	4
51	<i>Russellia junicea</i>	Coralblow	111
52	<i>Ficus altissima</i>	Lofty fig	2
53	<i>Hibiscus euterpe</i>	Single salmon hibiscus	14
54	<i>Hibiscus rosa-sinensis</i>	Single scarlet hibiscus	37
55	<i>Ficus nitida</i>	Indian laurel	5
56	<i>Parkinsonia aculeata</i>	Jerusalem thorn	2
57	<i>Litchii chinensis</i>	Litchii nut	2
58	<i>Cocos australis</i>	Pindo palm	11
59	<i>Lawsonia inermis</i>	Camphire of solomon	6
60	<i>Acacia dealbata</i>	Silver wattle	8
61	<i>Mangifera indica</i>	Haden mango	3
62	<i>Nerium oleander</i>	Pink & white	55
63	<i>Lantana delicatissima</i>	Creeping lantana	310
64	<i>Michelia fuscata</i>	Banana shrub	21
65	<i>Acacia macracantha</i>	Giant acacia	25
66	<i>Jasminum primulinum</i>	Primrose jasmine	266
67	<i>Carica papaya</i>	Pawpaw	12
68	<i>Acacia podalyriaefolia</i>	Pearl acacia	30
69	<i>Citrus limonia</i>	Ponderosa lemon	1
70	<i>Ficus macrophylla</i>	Moreton bay fig	1
71	<i>Citrus nobilis</i>	King orange	1
72	<i>Citrus nobilis unshiu</i>	Dwarf satsuma orange	1
73	<i>Citrus nobilis deliciosa</i>	Mandarin orange	1
74	<i>Wedelia trilobata</i>	Creeping daisy	375
75	<i>Ligustrum iwata</i>	Variiegated privet	72
76	<i>Ligustrum lucidum</i>	Glossy privet	51
77	<i>Severinia buxifolia</i>	Chinese box orange	80
78	<i>Viburnum suspensum</i>	Viburnum, sandankwa	54
79	<i>Ilex vomitoria</i>	Yaupon holly	32
80	<i>Viburnum odoratissimum</i>	Viburnum, sweet	8
81	<i>Camellia japonica</i>	Double pink	14
82	<i>Camellia japonica</i>	Semidouble rose	1
83	<i>Camellia japonica</i>	Double white	1
84	<i>Yucca aloifolia</i>	Spanish dagger	141

#	LATIN NAME	COMMON NAME	QTY
85	<i>Agave dech.pens</i>	Century plant	1
86	<i>Agave neglecta</i>	Blue century plant	35
87	<i>Furcrea lindeni</i>	Stripped century plant	4
88	<i>Pandanus utilis</i>	Screw pine	2
89	<i>Photinia serrulata</i>	Photinia	2
90	<i>Rhapidophyllum hystrix</i>	Needle palm	50
91	<i>Cestrum nocturnum</i>	Night-blooming jessamine	4
92	<i>Cupressus arizonica oblonga</i>	Weeping cypress	1
93	<i>Cupressus sempervirens stricta</i>	Royal italian cypress	1
94	<i>Podocarpus macrophylla</i>	Yew podocarpus	3
95	<i>Bouganvillea crimson lake</i>	Red bouganvillea	5
96	<i>Agave americana variegata</i>	Stripped century plant	19
97	<i>Agave miradorensis</i>	Dwarf century plant	6
98	<i>Jasminum grandiflorum</i>	Catalonian jasmine	5
99	<i>Alsophila australis</i>	Australian treefern	2
100	<i>Cycas revoluta</i>	Sago	2
101	<i>Illicium vernum</i>	Anise shrub	4
102	<i>Ilex cassine</i>	Danoon (holly)	23
103	<i>Eugenia uniflora</i>	Surinam cherry	363
104	<i>Pittosporum tobira</i>	Pittosporum	57
105	<i>Ficus repens</i>	Creeping fig	26
106	<i>Rosa laevigata</i>	Cherokee rose	9
107	<i>Tetrapanax papyriferum</i>	Ricepaper plant	8
108	<i>Nerium oleander atropurpureum</i>	Plenum red oleander	3
109	<i>Myrica cerifera</i>	Wax myrtle	696
110	<i>Bignonia venusta</i>	Flame vine	19
111	<i>Thunbergia grandiflora</i>	Bengal clockvine	6
112	<i>Trachelosperum jasminoides</i>	Confed. jasmine	4
113	<i>Ficus pandurata</i>	Fiddleleaf fig	2
114	<i>Verbena erinoides</i>	Moss vervain	200
115	<i>Serissa foetida</i>	Serissa	46
116	<i>Dendrocalamus latiflorus</i>	Giant bamboo	1
117	<i>Rhodomyrtus tormentosa</i>	Downy myrtle	34
118	<i>Chayota edulis</i>	Chayote	1
119	<i>Acacia floribunda</i>	Golden wattle	6
120	<i>Chalcas exotica</i>	Orange jasmine	6
121	<i>Hibiscus rosa-sinensis</i>	Peachblow hibiscus	10
122	<i>Nerium oleander dr golfin</i>	Serese oleander	11
123	<i>Verbena beaty of oxford</i>	Serese verbena	50
124	<i>Vaccinium myrcinities</i>	Dwarf blueberry	1355
125	<i>Ilex glabra</i>	Gallberry	2190
126	<i>Sabal palmetto</i>	Cabbage palm	89
127	<i>Phoenix sylvestris</i>	Indian date palm	4
128	<i>Eugenia myrtifolia</i>	Austr. brush cherry	5

#	LATIN NAME	COMMON NAME	QTY
129	<i>Magnolia grandiflora</i>	Southern magnolia	8
130	<i>Rosa odorata - h.t.</i>	Hybrid tea rose	12
131	<i>Cudrania javanica</i>	Thorn of java	6
132	<i>Pyracantha angustifolia</i>	Narrowleaf firethorn	1
133	<i>Pyracantha grenulata</i>	Nepal firethorn	10
134	<i>Cotoneaster pannosa</i>	Silver cotoneaster	22
135	<i>Bacharis halimifolia</i>	Saltbush	94
136	<i>Azalea indica mixed</i>	Indian azalea	218
137	<i>Psidium cattleianum</i>	Clattleia guava	46
138	<i>Strobilanthes anisophyllis</i>	Zigzag conehead	34
139	<i>Persea americana</i>	Seedling avocado	1
140	<i>Jacaranda mimodaeifolia</i>	Jacaranda	5
141	<i>Sansevieria zeylonica</i>	Bowstring hemp	50
142	<i>Phoenix rupicola</i>	Cliff date palm	1
143	<i>Juniperus virginiana</i>	Red cedar	15
144	<i>Zanthoxylum fagare</i>	Wild lime	20
145	<i>Poinsettia pulcherrima</i>	Red poinsettia	15
146	<i>Poinsettia pulcherrima</i>	Pink poinsettia	5
147	<i>Itea virginica</i>	Washington plume	110
148	<i>Crotalaria usaromiensis</i>	Crotalaria	100
149	<i>Yucca filamentosa</i>	Beargrass	40
150	<i>Azalea indica formosa</i>	Lavender azalea	25
151	<i>Pittosporum undulatum</i>	Orange pittosporum	19
152	<i>Bougainvillea glabra sanderiana</i>	Purple bougainvillea	2
153	<i>Pittosporum viridiflorum</i>	Cape pittosporum	7
154	<i>Callistemon rigidus</i>	Bottlebrush	10
155	<i>Azalea indica alba</i>	White azalea	68
156	<i>Datura arborea</i>	Floripondio	4
157	<i>Pittosporum rhombifolium</i>	Tree pittosporum	3
158	<i>Acacia farnesiana</i>	Sweet acacia	5
159	<i>Agave sisalana</i>	Sisal	8
160	<i>washingtonia robusta</i>	Mex. washington palm	5
161	<i>Phoenix canariensis</i>	Canary island date palm	2
162	<i>Vallaris heynei</i>	Burma vallaris	1
163	<i>Acrocomia total</i>	Spine palm	1
164	<i>Bauhinia purpurea alba</i>	White mt. ebony	7
165	<i>Tristania conferta</i>	Brisbane box	3
166	<i>Callistemon phoeniceus</i>	Rose bottlebrush	1
167	<i>Bambusa thouarsi</i>	Giant bamboo	9
168	<i>Bambusa argentea</i>	Silver bamboo	11
169	<i>Lonicera sempervirens</i>	Coral honeysuckle	31
170	<i>Cyperus alternifolius</i>	Umbrella sedge	5
171	<i>Cyperus papyrus</i>	Papyrus	3
172	<i>Sarrasena minor</i>	Hooded pitcher plant	20



#	LATIN NAME	COMMON NAME	QTY
173	<i>Sansevieria laurentii</i>	Stripped bowstring hemp	3
174	<i>Iris hexagona</i>	Native iris	25
175	<i>Cordia lasianthus</i>	Loblolly bay	35
176	<i>Rapanea guayanesis</i>	Myrsine	19
177	<i>Magnolia glauca</i>	Sweetbay	10
178	<i>Amaryllis hybrida</i>	Meade hybrid amarillis	42
179	<i>Zamia integrifolia</i>	Coontie	12
180	<i>Acrostichum vulgare</i>	Leatherfern	6
181	<i>Panicum palmifolium</i>	Palm grass	50
182	<i>Vinca rosea</i>	Periwinkle	50
183	<i>Hibiscus rosa-sinensis</i>	Single pink hibiscus	4
184	<i>Feijoa sellowiana</i>	Pineapple guava	16
185	<i>Allamanda nerifolia</i>	Oleander allamanda	36
186	<i>Callistemon salignus</i>	Green bottlebrush	3
187	<i>Cycas circinalis</i>	Queen sago	1
188	<i>Ficus rubiginosa</i>	Rusty fig	1

## APPENDIX C

Plant List by Susan Gammons 2001

COMMON NAME	LATIN BINOMIAL NAME
1 African iris	<i>Dietes iridioides</i> (syn. <i>D. vegeta</i> )
2 Algerian ivy	<i>Hedera canariensis</i>
3 Argyranthemum	<i>Argyranthemum frutescens</i> 'Butterfly'
4 Asparagus fern	<i>Asparagus densiflorus</i> 'Sprengeri'
5 Australian brush_cherry*	<i>Eugenia. myrtifolia</i> 'Globulus'
6 Azalea	<i>Rhododendron</i> sp. 'Formosa'
7 Azalea	<i>Rhododendron</i> sp. 'George Franc'
8 Azalea	<i>Rhododendron</i> sp. 'Miyo_No_Sakae'
9 Azalea	<i>Rhododendron</i> sp. "Salmon. Solomon"
10 Baby rubber plant	<i>Peperomia obtusifolia</i>
11 Banana shrub	<i>Michelia fuscata</i>
12 Beauty berry	<i>Callicarpa americana</i>
13 Bird of paradise	<i>Strelitzia reginae</i>
14 Bird's nest fern	<i>Asplenium nidus</i>
15 Blackberry lily	<i>Belamcanda chinensis</i>
16 Blood_flower	<i>Asclepias curassavica</i>
17 Blue sage	<i>Eranthemum pulchellum</i>
18 Blue salvia	<i>Salvia guaranitica</i>
19 Boxwood	<i>Buxus microphylla</i>
20 Bush daisy	<i>Gamolepis crysanthemoides</i>
21 Butterflybush	<i>Buddlei officinalis</i>
22 Butterfly ginger	<i>Hedychium coronarium</i>
23 Cabbage palm	<i>Sabal palmetto</i>
24 Calamandarin	<i>Citrus reticulata</i> hybrid
25 Calla lily	<i>Zantedeschia aethiopica</i>
26 Camellia	<i>Camellia japonica</i>
27 Camellia	<i>Camellia sasanqua</i>
28 Camphor tree	<i>Cinnamomum camphora</i>
29 Cape honeysuckle	<i>Tecomaria capensis</i>
30 Cape marigold	<i>Osteospermum</i> sp.
31 Caribbean agave	<i>Agave augustifolia</i> 'Marginata'
32 Century plant	<i>Agave americana</i>
33 Cherry laurel	<i>Prunus caroliniana</i>
34 Chinese box orange	<i>Severinia buxifolia</i>
35 Chinese fan palm.	<i>Livistona chinensis</i>
36 Chinese witchhazel	<i>Loropetalum chinense</i>
37 Coontie	<i>Zamia pumila</i>
38 Coral berry	<i>Ardisia crenata</i>
39 Creeping daisy	<i>Wedelia trilobata</i>
40 Creeping fig	<i>Ficws repens</i>

COMMON NAME	LATIN BINOMIAL NAME
41 Crape myrtle	<i>Lagerstroemia indica</i>
42 Crossandra	<i>Crossandra infundibuliformis</i>
43 Croton	<i>Codiaeum variegatum var. pidum</i>
44 Cypress pine	<i>Callitris verrucosa</i>
45 Cypress pine	<i>Callitris glaucophylla</i>
46 Cypress pine	<i>Callitris columellaris</i>
47 Date palm, canary island	<i>Phoenix Canariensis</i>
48 Date palm, pygmy	<i>Phoenix roebelenii</i>
49 Date palm, senegal	<i>Phoenix reclinata</i>
50 Dracaena*	<i>Dracaena marginata</i>
51 Dwarf palmetto	<i>Sabal minor</i>
52 Eastern red cedar	<i>Juniperus virginiana</i>
53 Egyptian papyrus	<i>Cyperus papyrus</i>
54 Erect sword fern	<i>Nephrolepis cordifolia</i>
55 Eucalyptis tree	<i>Eucalyptis sp.</i>
56 Eurya hedge	<i>Eurya emarginata</i>
57 False blue ginger	<i>Dichorisandra thyrsiflora</i>
58 Firecracker plant	<i>Russelia equisetiformis</i>
59 Firebush	<i>Hamelia patens</i>
60 Flame vine	<i>Pyrostegia venusta</i>
61 Florida anise tree	<i>Illicium floridanum</i>
62 Florida jujube	<i>Zizyphus celata</i>
63 Flowering dogwood	<i>Cornus florida</i>
64 Giant bird of paradise	<i>Strelizia nicolai</i>
65 Golden candles	<i>Pachystachys lutea</i>
66 Golden dewdrop	<i>Duranta repens</i>
67 Grapefruit	<i>Citrus x Paradisi 'Ruby Red'</i>
68 Grugru palm	<i>Acrocomia Total</i>
69 Hardy bamboo palm*	<i>Chamaedorea miemspadix</i>
70 Hayscented fern	<i>Dennstaedtia punctilobula</i>
71 Heavenly bamboo	<i>Nandina domestica</i>
72 Inca lily	<i>Alstroemeria pulchella</i>
73 Japanese mock orange	<i>Pittosporum tobira</i>
74 Japanese plum yew	<i>Cephalotaxus harryingtonia</i>
75 Jasmine, carolina yellow	<i>Gelsemium sempervirens</i>
76 Fern	<i>Blechnum sp.</i>
77 Jasmine, downy	<i>Jasminum multiflorum</i>
78 Jasmine, primrose	<i>Jasminum mesnyi</i>
79 Laurel oak	<i>Quercus laurifolia</i>
80 Leatherleaf fern	<i>Rumohra adiantiformis</i>
81 Lemon tree	<i>Citrus limon</i>
82 Lily of the Nile	<i>Agapanthus africanus</i>
83 Pink allamanda	<i>Mandevillea splendens</i>
84 Live oak	<i>Quercus virginiana</i>

	COMMON NAME	LATIN BINOMIAL NAME
85	Living vase	<i>Aechmea 'Little Harry'</i>
86	Long-leaf pine	<i>Pinus palustris</i>
87	Loquat	<i>Eriobotrya japonica</i>
88	Macaw palm	<i>Acrocomia aculeata</i>
89	Majesty palm*	<i>Ravenea rivularis</i>
90	Mandarin's hat	<i>Holmskioldia sanguinea</i>
91	Mexican flame vine	<i>Senecio confusus</i>
92	Mickey mouse plant	<i>Ochna multiflora</i>
93	Mondo grass	<i>Ophiopogon japonicus</i>
94	Nagami kumquat	<i>Fortunella margarita</i>
95	Needle palm	<i>Rhapidophyllum hystrix</i>
96	Orange tree	<i>Citrus sinensis</i>
97	Papaya	<i>Carica papaya</i>
98	Paulownia	<i>Paulownia fortunei</i>
99	Peace lily	<i>Spathyphyllum 'Mauna Loa'</i>
100	Pentas	<i>Pentas lanceolata</i>
101	Pindo palm	<i>Butia capitata</i>
102	Plumbago	<i>Plumbago auriculata</i>
103	Ponytail*	<i>Beaucarnea recurvata</i>
104	Privet, japanese	<i>Ligustrum japonica</i>
105	Pumelo	<i>Cifrus grandis 'Hirado Bantan'</i>
106	Queen palm	<i>Syagrus romanzoffiana</i>
107	River birch	<i>Betula nigra 'Heritage'</i>
108	Sago, king	<i>Cycas revoluta</i>
109	Sago	<i>Cycas hybrid</i>
110	Sago, queen	<i>Cycas circinalis</i>
111	Saw palmetto	<i>Serenoa repens</i>
112	Sentry palm*	<i>Howea forsteriana</i>
113	Simpson's stopper	<i>Myrcianthes fragans</i>
114	Snake plant, variegated*	<i>Sansevieria trifadciata 'Laurentii'</i>
115	Sour orange	<i>Citrus aurantium</i>
116	Louisiana iris	<i>Iris 'Louisiana Hybrids'</i>
117	Southern magnolia	<i>Magnolia grandiflora</i>
118	Southern magnolia	<i>Magnolia grandiflora 'Hasse'</i>
119	Southern wax myrtle	<i>Myrica cerifera</i>
120	Spanish moss	<i>Tillandsia usneoides</i>
121	Split-leaf philodendron*	<i>Philodendron bipinnatifidum</i>
122	St. christopher lily	<i>Crinum jagus</i>
123	Strawberry guava	<i>Psidium littorale (syn.P. cattleinum)</i>
124	Surinam cherry	<i>Eugenia uniflora</i>
125	Tangelo	<i>Citrus reticulata hybrid 'Orlando'</i>
126	Tangerine	<i>Citrus reticulata 'Sunburst Carizzo'</i>
127	Tea olive	<i>Osmanthus fragans</i>
128	Tea olive, florida	<i>Osmanthus americana</i>

COMMON NAME	LATIN BINOMIAL NAME
129 Umbrella sedge	<i>Cyperus alternifolius</i>
130 Variegated pineapple*	<i>Ananas bracteatus 'Tricolor'</i>
131 Spanish bayonet	<i>Yucca aloifolia</i>
132 Variegated spanish bayonet	<i>Yucca aloifolia 'Marginata'</i>
133 Viburnum, sandankwa	<i>Viburnum suspensum</i>
134 Viburnum, sweet	<i>Viburnum odoratissimum</i>
135 Wandering jew	<i>Tradescantia zebrina</i>
136 Wax mallow, pink form	<i>Malvaviscus arboreus var. mexicanus</i>
137 Widespread maidenhair fern	<i>Thelypteris kunthii</i>
138 Wild coffee	<i>Psychotria nervosa</i>
139 Yaupon holly	<i>Ilex vomitoria</i>
140 Yaupon holly, columnar	<i>Ilex vomitoria 'Will Fleming'</i>
141 Yaupon holly, weeping	<i>Ilex vomitoria 'Pendula'</i>
142 Yellow brazilian plume	<i>Justicia aurea</i>
143 Yellow flax	<i>Reinwardtia indica</i>
144 Yellow salvia	<i>Salvia madrensis</i>
145 Yew podocarpus	<i>Podocarpus macrophyllus</i>
146 White azalea	<i>Rhododendron sp.</i>
147 Red azalea	<i>Rhododendron sp.</i>
148 Pink azalea	<i>Rhododendron sp.</i>
149 Crinum	<i>Crinum sp.</i>
150 Orchid tree	<i>Bauhinia variegata</i>
151 Orange tree	<i>Citrus sinensis 'Parson Brown'</i>
152 Yesterday, today, & tomorrow	<i>Brunfelsia pauciflora</i>
153 American holly	<i>Ilex opaca</i>
154 Silver dollar tree	<i>Eucalyptis cinerea</i>
155 Pearl acacia	<i>Acacia podarylifolia</i>
156 Cape jasmine	<i>Tabernaemontana divaricata</i>

## APPENDIX D

List of plans and drawings of Olmsted Job # 6023 – C. A. Buck/Pinewood Estate/El Retiro, Mountain Lake, Florida, located at Frederick L. Olmsted National Historic Site, Brookline, Massachusetts



IN REPLY REFER TO:

### United States Department of the Interior

NATIONAL PARK SERVICE  
Frederick Law Olmsted National Historic Site  
99 Warren Street  
Brookline, Massachusetts 02445



December 6, 2000

H 18

Olmsted Job #6023 C.A. Buck/Pinewood Estate/El Retiro Mountain Lake, Florida

Elizabeth Baron  
11100 SW 67<sup>th</sup> Avenue  
Miami, FL 33156

Dear Ms. Baron:

In response to your telephone call of July 18, the archives staff searched the historic office records of the Olmsted firm for information relating to Olmsted Job #6023 C.A. Buck Mountain Lake, Florida. Listed below are documents included in the Olmsted Archives for Olmsted Job #6023.

**Olmsted Job #6023 C.A. Buck/Pinewood Estate Mountain Lake, Florida**

- 22 plans and drawings, 1929-1931
- 1 file folders of Post-1949 correspondence, 1929-1970
- 1 photograph album including approximately 34 historic prints, 1930-1932

As we discussed on the telephone, the bulk of the Olmsted firm's correspondence predating 1950 was donated by the Olmsted firm to the Manuscripts Division of the Library of Congress in Washington, D.C. Enclosed is a brief description of the Olmsted Papers and Olmsted Associates Records at LC. You may wish to see if any related papers exist at LC. The telephone number is (202) 707-5387.

The correspondence between the Olmsted firm and the client is often critical in clarifying the design intent and the extent of work which was carried out by the firm. Based on past experience, many researchers have found the correspondence invaluable in terms of explaining the nature of the firm's work.

Enclosed is an Olmsted Archives Access Policy for you to review. Researchers need to submit requests for appointments in writing. If you need further assistance



please feel free to contact the archives staff at (617) 566-1689 x231 or x241. Best wishes with your research.

Sincerely,

T. Michele Clark  
Archivist

Enclosures: Olmsted Archives Access Policy  
Olmsted Archives and Site Brochures  
LC Guide to Olmsted Papers  
Plans inventory for job #6023 (6 sheets)

VERSION 1  
PLANS ITEM LEVEL INVENTORY

MODERN JOB NO. <u>6023</u> HISTORIC JOB NO. <u>6023</u> JOB NAME <u>C.A. Buck</u> JOB CITY <u>McLack</u> STATE/COUNTRY <u>Fla.</u>										
Designed by <u>J. Parris</u> Inventory Date <u>11/16/1996</u>										
HISTORIC PLAN NO. <u>6023-527</u> MODERN PLAN ID. <u>00527</u> CDRW. ID.										
TITLE	DATE	PLCAT	YAMES	FIRMS	MEDIA	PROCESS	REPORT	SIZE	FRAC	NOTES
Mc C.A. Buck Mountain Lake, Florida. Planting Plan  Scale 1"=30'	6/24/52	Plan		C&A 4.		Graph. copy	Plan.	35" x 25" B.		Survey list, 11-1950 by C.A. Buck Additional Planting List Planting notes Compiled from above plans 5/2/52
Mc C.A. Buck Mountain Lake Florida. Planting Plan  Scale 1"=30'	6/24/52	Plan		C&A 4.		Drawn on PA.	Plan	35" x 25" B.		Survey list
Mc C.A. Buck Mountain Lake Florida. Planting Plan  Scale 1"=30'	6/24/52	Plan		OBAN National Circular National 53 Warren St. Brookline, MA 02443		Printed on PA.	Plan.	35" x 25" B.		Survey list
Mc C.A. Buck McLack, Fla. Study for General Plan.  Scale 1"=30'	May 1952	Gen.		OBAN.		Graphical Text	Plan.	35" x 25" B.		Survey list

VERSION 1  
PLANS ITEM LEVEL INVENTORY

MODERN JOB NO. <u>6023</u> HISTORIC JOB NO. <u>6023</u> JOB NAME <u>C.A. Buck</u> JOB CITY <u>McLack</u> STATE/COUNTRY <u>Fla.</u>										
Designed by <u>J. Parris</u> Inventory Date <u>11/16/1996</u>										
HISTORIC PLAN NO. <u>6023-21</u> MODERN PLAN ID. <u>00021</u> CDRW. ID.										
TITLE	DATE	PLCAT	YAMES	FIRMS	MEDIA	PROCESS	REPORT	SIZE	FRAC	NOTES
Buck Basin Replenish West Slope on E.	1/2					Text graphical	Graph.	22" x 22" B.		4/2/52/1/26
Buck General.	1/2					graphical Text	Plan.	15" x 22" B.		
Mc C.A. Buck - McLack, Florida Grading Plan  Scale 1"=30'	Sept 1951	Gen.		C&A.		Text graphical	Drawn on PA.	25" x 33" B.		Grading notes prepared by C&A.
Mc C.A. Buck McLack, Fla. Annual Plan in Terrain.  Scale 3/4"=1'	10/1/50	Plan.		C&A.		graphical	Plan.	14" x 22" B.		Grading notes prepared 10/1/50

VERSION 1  
PLANS ITEM LEVEL INVENTORY

MODERN JOB ID: <u>6023</u> HISTORIC JOB #: <u>6023</u> JOB NAME: <u>C.A. BUCK</u> JOB CITY: <u>Mt. Lake</u> STATE/COUNTRY: <u>FLA.</u>										
Performed By: <u>J. Barish</u> Inventory Date: <u>4-17-1986</u> <span style="float: right;">Page 5 of 8</span>										
HISTORIC PLAN NO.:		MODERN PLAN ID:			CBRM ID:					
TITLE	DATE	PLCAT	NAMES	FIRMS	MEDIA	PROCESS	SUPPORT	SIZE	FRAG	NOTES
Mc.C.A. BUCK MT. LAKE, FLA. Study for Shot Shed.  Scale 1/4" = 1'	7/14/1932			OCHA.	graphite.		Roll.	24" x 36" x 1/2" B.		Dimensions + Contour in Note. Plan, elevations + sections.
HISTORIC PLAN NO.:		MODERN PLAN ID:			CBRM ID:					
Mc.C.A. BUCK MT. LAKE, FLA. Patio Garden. Aerial Plantings.  Scale 1/8" = 1'	4/16/1931	P199		OCHA	graphite		Roll.	24" x 36" x 1/2" B.		Planting Notes.
HISTORIC PLAN NO.:		MODERN PLAN ID:			CBRM ID:					
Mc.C.A. BUCK MT. LAKE, FLA. Details of Shot Shed.  Scale 3/4" = 1' + F.S.D.	15/11/1932			OCHA	graphite		Roll.	24" x 36" x 1/2" B.		Detail Plans sections - F.S.D. Final 1/2 Plan, hand-drawn + Top.
HISTORIC PLAN NO.:		MODERN PLAN ID:			CBRM ID:					
Mc.C.A. BUCK MT. LAKE, FLA. Details for Setting Spanish Fountain.  Scale F.S.D.	9/10/1931	A+E		OCHA.	graphite		Roll	16" x 20" x 1/2" A		Setting Details. Fountain. Section. Plan of fountain.

VERSION 1  
PLANS ITEM LEVEL INVENTORY

MODERN JOB ID: <u>6023</u> HISTORIC JOB #: <u>6023</u> JOB NAME: <u>C.A. BUCK</u> JOB CITY: <u>Mt. Lake</u> STATE/COUNTRY: <u>FLA.</u>										
Performed By: <u>J. Barish</u> Inventory Date: <u>4-17-1986</u> <span style="float: right;">Page 6 of 8</span>										
HISTORIC PLAN NO.:		MODERN PLAN ID:			CBRM ID:					
TITLE	DATE	PLCAT	NAMES	FIRMS	MEDIA	PROCESS	SUPPORT	SIZE	FRAG	NOTES
Mc.C.A. BUCK MT. LAKE, FLORIDA. Plan for Shaping West of Home.  Scale 1/4" = 1'	Sept 1930	A+E		OCHA.	graphite		Roll.	24" x 36" x 1/2" A.		Dimensions of Shaping. Plan 005125.
HISTORIC PLAN NO.:		MODERN PLAN ID:			CBRM ID:					
Mc.C.A. BUCK Study for Dining Room Terrace.  Scale 1/8" = 1'	3/24/1930	6000	P. Terrace.	OCHA.	graphite.		Roll	16" x 18" x 1/2" A		Plan, Section, Detail. Perspective.
HISTORIC PLAN NO.:		MODERN PLAN ID:			CBRM ID:					
Mc.C.A. BUCK MT. LAKE, FLA. Garden Etc. East of Home  Scale 1/8" = 1'	12/10/1930	A+E		OCHA.	graphite.		Roll	24" x 36" x 1/2" B.		Site G. Plantings + elevations.
HISTORIC PLAN NO.:		MODERN PLAN ID:			CBRM ID:					
Buck. House Plans  Scale 1/8" = 1'	N.D.				graphite		Roll.	15" x 33" x 1/2" B.		Floor Plans.

VERSION 1  
PLANS ITEM LEVEL INVENTORY

VERSION 1 PLANS ITEM LEVEL INVENTORY										
MODERN JOB ID: <u>06023</u>		HISTORIC JOB #: <u>6023</u>		JOB NAME: <u>C.A. Buck</u>		JOB CITY: <u>MT LAKE</u>		STATE/COUNTRY: <u>FLA.</u>		
Performed By: <u>J. Beach</u>		Inventory Date: <u>4-19-1996</u>						Page # of		
HISTORIC PLAN NO: <u>6023-512</u>		MODERN PLAN ID: <u>00512</u>		GBR# ID:						
TITLE	DATE	PL CAT	NAMES	FIRMS	MEDIA	PROCESS	SUPPORT	SIZE	FRAG	NOTES
Mr. C.A. Buck Mountain Lake, Florin Construction Details for Drawing Room, Tuscan Scale 1/4" = 1' FSD	Sept 1930	ARC.		OBIA.	Graphite		None	22" x 35" B.		Handwritten, with notes on walls, with wall FB, Mill-gall + Copings.
HISTORIC PLAN NO: <u>6023-520</u>		MODERN PLAN ID: <u>00520</u>		GBR# ID:						
Mr. C.A. Buck Mt Lake, Fla. Doors in Garden Walks. Scale 1/2" = 1' FSD.	10 Jan 1931	ARC.		OBIA.	Graphite		None	30" x 35" B.		FB Slab Doors in Garden Drawing Room Tuscan, with Home, with P.B. Lath.
HISTORIC PLAN NO: <u>6023-518</u>		MODERN PLAN ID: <u>00518</u>		GBR# ID:						
Mr. C.A. Buck Mt Lake, Fla. Patio Paving. Scale 1/4" = 1'	24th 1930	ARC.		OBIA.	Graphite		None	27 1/2" x 70" C.		Photo Paving, floor Dimensions
HISTORIC PLAN NO: <u>6023-510</u>		MODERN PLAN ID: <u>00510</u>		GBR# ID:						
Mr. C.A. Buck Mt Lake, Fla. Study for Ground Plan Scale 1" = 30'	6/24/1930	Gen.		OBIA.	Graphite ink		None	27 1/2" x 35" B.		Home, 1st floor, ground Plan, Planning.

VERSION 2  
PLANS ITEM LEVEL INVENTORY

VERSION 2 PLANS ITEM LEVEL INVENTORY										
MODERN JOB ID: <u>06023</u>		HISTORIC JOB #: <u>6023</u>		JOB NAME: <u>C.A. Buck</u>		JOB CITY: <u>Mt Lake</u>		STATE/COUNTRY: <u>FLA.</u>		
Performed By: <u>J. Beach</u>		Inventory Date: <u>4-17-96</u>						Page <u>626</u>		
HISTORIC PLAN NO: <u>6023-516</u>		MODERN PLAN ID: <u>00516</u>		GBR# ID:						
TITLE	DATE	PL CAT	NAMES	FIRMS	MEDIA	PROCESS	SUPPORT	SIZE	FRAG	NOTES
Mr. C.A. Buck Mt Lake, Fla. Details of Garden etc. East of Home. Scale 1/4" = 1'	27th 1930	ARC.		OBIA.	Graphite		None	27 1/2" x 32" B.		1/2" detail of Garden etc. East of Home Scale 1/4" = 1' FSD Scale 1/4" = 1' FSD Scale 1/4" = 1' FSD
HISTORIC PLAN NO: <u>6023-509</u>		MODERN PLAN ID: <u>00509</u>		GBR# ID:						
Mr. C.A. Buck. Mountain Lake Florida Garden layout. Scale 1/8" = 1'	30 Aug 1930	ARC.		OBIA.	Graphite		None	37" x 33" C.		Section of Garden + elevation of wall in South East Area. Section of A-9 + elevation of steps + garden. (with See 80, CC 001)
HISTORIC PLAN NO:		MODERN PLAN ID:		GBR# ID:						
HISTORIC PLAN NO:		MODERN PLAN ID:		GBR# ID:						

## APPENDIX E

Documents for Pinewood House and Garden, located  
at the Historical Association of Southern Florida, Miami Florida

Phillips, William Lyman, 1885-1966

Papers, 1886-1992

17.25 linear feet.

Gift of Juliette Phillips Coyle, through Faith Jackson, 1994

Medium	Accession Number	Location
Papers	1994-335	M42C-G
Photographs and Negatives	1994-753-1 thru 365	Photos: M42C; 5x7 Negs.: M87C
Notebooks	1994-790-1 thru 3	M42B
Drawings and Certificate	1994-791-1 thru 3	M76H Oversized Ephemera-Box 2
Plans	1994-788-1 thru 128	R4X, Y, Z, AA, BB [Blueprints in separate folder]
Maps	1994-796-1 thru 27	R4AA; R4X [Blueprint]

### Biographical Note

Landscape architect William Lyman Phillips is the best known for his work in Florida during the 1920s to 1950s. His projects included Bok Tower (Lake Wales), Crandon Park (Key Biscayne), Fairchild Tropical Garden (Coral Gables), Matheson Hammock (Miami), and Mountain Lake Sanctuary (Lake Wales).

Phillips received his master's degree in landscape architecture from Harvard. He studied under Frederick Law Olmsted, and worked under him on the design of the Biltmore estate grounds, Asheville, N.C.

In 1915, he designed the towns of Balboa and Pedro Miguel in the Panama Canal Zone. After World War I he assisted in the design of American military cemeteries in France. He worked at Mountain Lake Sanctuary and Bok Tower in the 1920s. In 1933 he moved to Miami, and designed parks and supervised their construction for the Civilian Conservation Corps—Greynolds Park, Bakers Haulover, Matheson Hammock, etc. From 1938 until his retirement in 1954, he worked at Fairchild Tropical Garden, first as part of a CCC project, then as the garden's landscape architect.

Phillips died October 18, 1966, in North Miami.

For more biographical information, refer to:

Phillips, W.L. *The Fairchild Tropical Garden: a Memoir*. 1959.

Zuckerman, Bertram. *The Dream Lives On: A History of the Fairchild Tropical Garden, 1933-1988*. Miami: Banyan Books, 1988.

## Scope and Content

The bulk of the collection contains papers that pertain to W. L. Phillips' career, from his work at Harvard University in the early 1900s to his involvement in numerous landscaping projects through the late 1950s, with substantial portions of this data relating to the Mountain Lake Sanctuary and the Royal Palm State Park. Among the records are letters, invoices, notes, clippings, sketches, reports, planting lists, specifications, photographic prints, negatives, pamphlets, and ephemera. Documents related to professional organizations and awards are also included. A set of alphabetized index cards bear notes concerning landscape architecture, astronomy, investment information, property data, and other topics. In addition, notebooks of Harvard class notes, classified plant lists, and field notes and sketches augment the collection. Supplementing the papers regarding professional projects are original plans and blueprints, as well as several maps. Where indicated in the files, photocopies of some plans substitute for the originals which are located at the University of Miami.

Also maintained in the collection are papers documenting Phillips' personal life spanning the early 1900s to the mid-1960s. Correspondence with family members and friends, school records and notebooks, an address book, birth and death records, passports, identification cards, certificates, travel brochures, clippings, and other ephemera comprise this material. Financial and property records include bank statements, correspondence, mortgage papers, investment documents, and tax information. In addition, the personal data contains a 1992 historic designation report for Phillips' North Miami residence. Two pencil drawings found among the papers depict the figure of an unknown youth and a signed portrait of William Lyman Phillips.

The collection is arranged into eleven series: residential projects (private); residential projects (commercial); commercial projects; professional correspondence; professional papers; clippings; personal correspondence; personal papers; financial and property records; photographic prints; and plans and maps. Within each series, files possess an alphabetical order by subject followed by a chronological arrangement where dates are indicated.

Phillips' landscape drawings (blueprint) are at the University of Miami library, Special Collections Department, and may be used by appointment.

Special Collections  
Otto G. Richter Library  
University of Miami  
P. O. Box 248214  
Coral Gables, Florida 33124  
(305) 284-3247



Phillips papers and related materials, particularly relating to Fairchild Tropical Garden, are housed at the garden's research facility, and may be used by appointment.

Archives  
Fairchild tropical Garden  
11935 Old Cutler Road  
Miami, Florida 33156  
(305) 665-2844