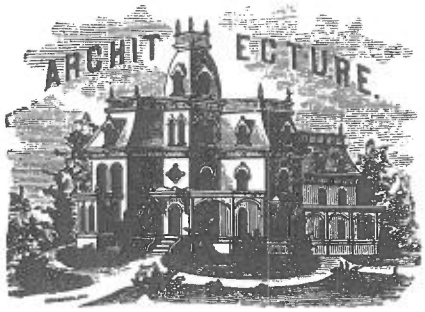
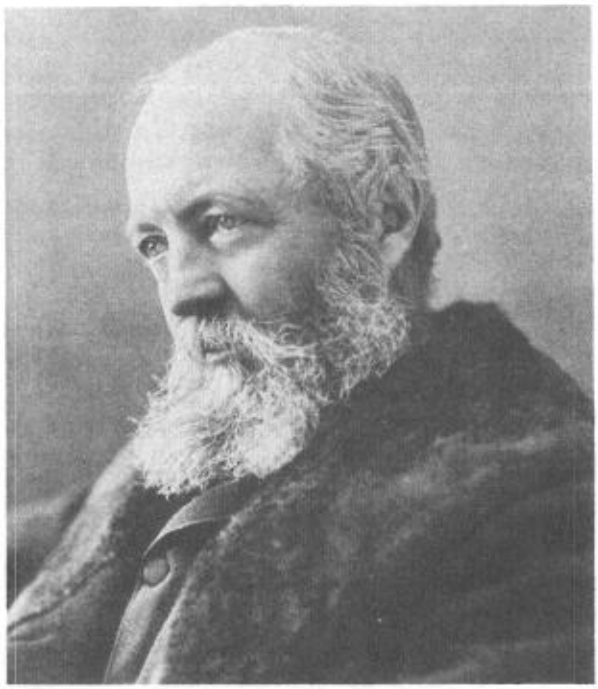
A Biographical Dictionary of Architects in Maine





Frederick Law Olmsted
1822-1903

The influence of Frederick Law Olmsted, Sr., his original landscape firm and its successors, is unrivalled in American landscape design history. The volume of work prepared by the office is staggering. Between 1857 and 1950, the firm developed plans for approximately 3,500 projects nationwide. One-hundred-and-forty of these commissions were in Maine.[1] From a design perspective, Olmsted served as a critical link between Andrew Jackson Downing, the American authority on "tasteful" domestic architecture and garden design, whose aesthetic principles influenced Olmsted, and a second generation of landscape architects trained by his office.[2]

Olmsted's office was established in 1857 with Calvert Vaux in New York City when they collaborated on "Greensward", their successful competition entry for the design of New York's Central Park. The Olmsted and Vaux partnership was dissolved in 1872. In 1883, at the urging of his friend the architect H. H. Richardson, Olmsted moved his office to Brookline, Massachusetts. Through an apprenticeship system established at the Brookline office, Olmsted helped to educate many of those who would go on to become partners in the firm with projects in Maine. They include his step-son, John C. Olmsted, who was a partner in the firm from 1884 to 1920; his son Frederick Law Olmsted, Jr., a partner from 1898 to 1950; and Charles Eliot, a partner from 1893 until his death in 1897. Warren Manning, a member of the Olmsted staff from 1888 to 1903, established his own practice. With over thirty commissions in Maine, Manning had a major impact on the state's designed open space.[3]

Surviving documentation indicates that Frederick Law Olmsted, Sr., was directly involved with three projects in Maine. These are the Maine Agricultural College, Cushing's Island, and Point d'Acadie, the George Vanderbilt Estate in Bar Harbor. Less well documented are ten other Maine projects which the firm was involved in before the elder Olmsted retired in 1895.

In the years preceeding the Civil War there was great interest in agricultural reform and scientific farming in Maine. This interest was partially motivated by a concern to keep the state competitive with the fertile western farmlands and encourage young men to stay in the east. Many in Maine sought to improve farming opportunities through education and the establishment of agricultural experimental stations.[4] The financial incentive to establish an agricultural college was provided by the Morrill Land Grant College Act passed by Congress in 1862.

In 1866 Olmsted and Vaux received the commission to prepare a plan for the Massachusetts Agricultural College. Impressed by the Massachusetts plan and the publication by the firm entitled, "A Few Things to be Thought of Before Proceeding to Plan Buildings for the National Agricultural Colleges", the trustees of the proposed Maine Agricultural College invited Olmsted to visit Orono and advise on the development of the Maine school. These commissions provided Olmsted with a unique opportunity to incorporate his ideas on agricultural reform with his democratic ideas expressed in his park designs. The Morrill Act also contained a provision requiring compulsory military training for civilian students. Olmsted, fresh from his experience as Secretary to the United States Sanitary Commissioner during the Civil War, had many ideas on preparing young men for military service.

In the report to the Board of Trustees of the Maine Agricultural College, Olmsted clearly stated his concept of the primary goal of the land grant college:

> The first and most important study of your College will be a study of means and methods for giving a liberal education to young men without unfitting them for or disinclining them to industrial callings.[5]

To accomplish this stated purpose, Olmsted proposed that the campus have a "domestic character". He acknowledged that in addition to scientific information, the college must cultivate tastes and habits that would prepare the student for a satisfying domestic life:

> The two most important classes of means with reference to this end must be, in my judgment, the library and the gardens; one with reference to indoor recreations, the other with reference to out of door recreations. The records of your Board of agriculture show that timely consideration has been given to the first. The second, I submit, is of no less importance. We hear regrets expressed every day that our best young men are deserting the country and rushing to the cities. In many rural towns of New England it is said that there are no middle-aged people left of those farmers' families which twenty or thirty years ago were notable for their thrift, cultivation and intelligence. So far as this is true, the reason of it, in my judgment, will be found not less in the character of the men than in that of the women. If a young woman who has had good educational advantages marries a farmer, let him be ever so thrifty and so successful in his pursuit, she is apt to find but little that is gratifying to her tastes in the circumstances of her residence, or the habits of her husband. Out of doors he is given up to his interests in his crops and stock; indoors he cares more for food and rest and speculations upon the prospects of his crops and the markets, than for anything with which a woman has a womanly sympathy. Consequently his wife is often lonely; there is but little relief to the drudgery of her housekeeping duties; during the working days she seldom goes out of the house, because there is nothing to draw her out, and she finds her life monotonous and dull beyond endurance. She pines for the variety of interest, the stir and society of town life. Against this misfortune there is but one precaution that you can take. It is to establish tastes in your students with which young women of refined impulses can cordially sympathize, and to offer them facilities for training themselves in ways of gratifying these tastes, which young women can admire, encourage, contribute to and be grateful for.
>
> For these, among other reasons, a domestic character in the exterior of the habitations of the students, and surroundings to these habitations which shall be of a model character with reference to the ground which a farmer or mechanic may, without excessive trouble, keep in order for the gratification of his family about his house, constitute desiderata in your general plan really of more importance than any other which it comes within my province to consider.[6]

Olmsted's title on the site plan, "Plan of a Village adapted to the requirements of the Industrial College", further reinforced this idea of providing a domestic atmosphere (Figures 1 & 2).

Olmsted began his preliminary report with an analysis of existing conditions, man-made and natural. A public road became a major north-south spine, bordered by the Stillwater River to the west, with a forested area to the east, suitable for cultivation if cleared. There were several standing buildings on the site. A farm house that Olmsted proposed to be used by the Farm Superintendent as a residence and a large barn with ancillary structures was located close by. Olmsted suggested that the only other existing residential structure would be suitable for the President's house, "...until the institution is more liberally endowed."

Taking advantage of existing features is an approach Olmsted utilized consistently throughout his career. But he did not hesitate to modify or "improve" the landscape if it was not suitable in its present form. At the Maine Agricultural College he recommended clearing the eastern section of the site, which would then be suitable for cultivation. He proposed eight rectangular fields of approximately ten acres each. In this section there would remain additional lanes for pasture and wood lots. The proposed woodland was at the greatest distance from the public road.

Olmsted located the orchard at the north end of the western section, on a gradual slope to the south. He recommended that the site might be improved by a narrow but close planting of evergreens along the north fence line. This planting would extend the season of the ripening fruit and reduce the danger of injury to the trees or the premature falling of the fruit in high winds. At the site of the proposed President's house, Olmsted located an arboretum and botanic garden. It is interesting to note the close proximity of the President's house to the arboretum and botanical garden, the most dedactic educational area of the plan next to the seat of educational leadership. In order to fulfill the College's legal responsibility to provide military training, Olmsted proposed an area near the Farm Superintendent's house for a green and parade ground to be used for military drill. This area was near the river, low lying, and unsuitable as a building site.

In addition to organizing landscape forms and the various agricultural areas of the site, Olmsted specified the location, size, type of construction, and function of the new buildings proposed for the College. The organization in the various buildings together with their respective function was critical to accomplishing the goal of the plan; that is, to provide models of healthy, cheerful, convenient family homes, organized as a "street of a village, with the workshops and Farm Superintendent's house at one end, the President's house at the other, the chapel, library, and museum, forming the center." The library was a key component of this central area of the plan's terminating an axis which connected the academic seat with the military parade ground. If the external arrangement of structures was to influence tastes, inclinations and habits, the internal arrangement and organization therefore addressed the legal requirement that land grant colleges provide military training.

The *Maine Farmer* reported in September, 1867, that work on the buildings was progressing favorably and that the plan for laying out the grounds, "Although more elaborate and extensive than can be adopted at once...can be worked upon year by year until the entire plan is carried out."[7] The same article reported a change in the Board of Trustees. Olmsted's plan, although practical and inclusive in emphasizing the total environment of the student, was later rejected by the new board

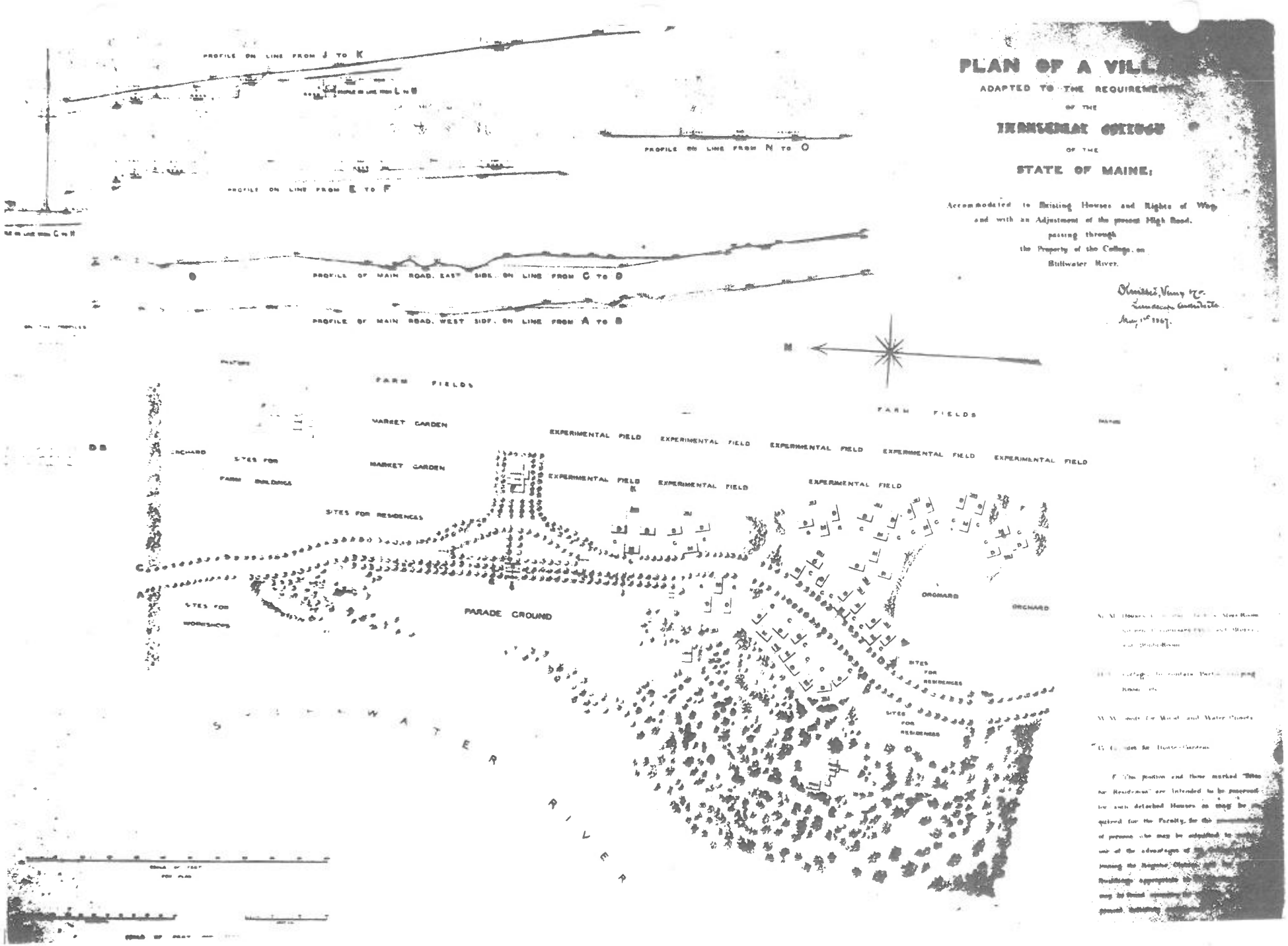


Figure 1. Plan of A Village, Maine Agricultural College, Orono, by Omsted, Vaux & Company, May, 1867 (Courtesy of Special Collections, Fogler Library, University of Maine, Orono).

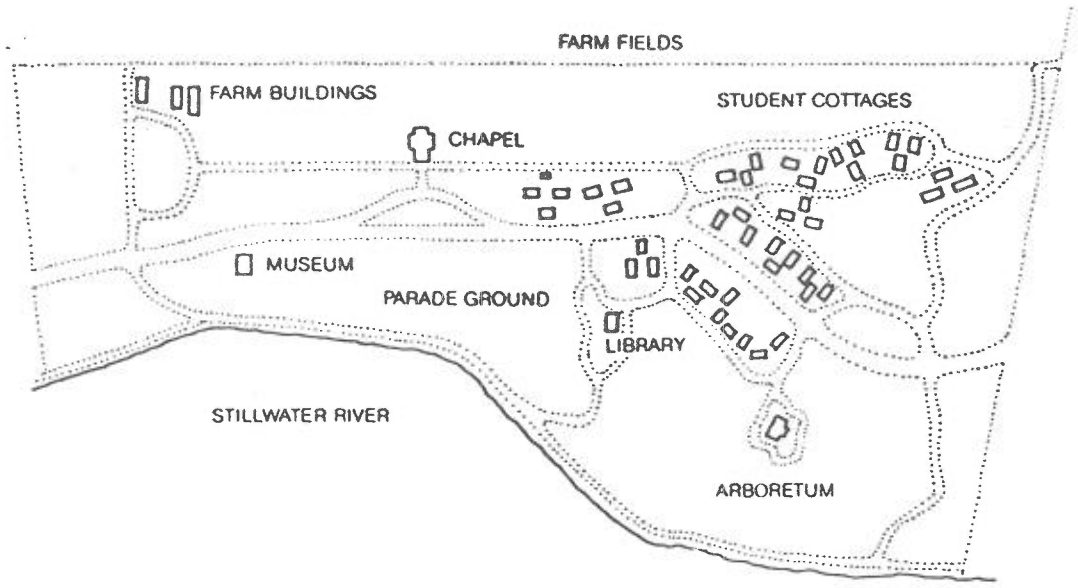


Figure 2. Maine Agricultural College, Redrawn Version of Olmsted's 1867 Plan, from *Campus* by Paul Turner, MIT Press, Cambridge, 1984.

elected in 1867.[8]

In 1882, fifteen years after the Maine Agricultural College commission, Olmsted was invited to visit Cushing's Island in Casco Bay in order to provide "a working plan for future use". The owner, Francis Cushing, instructed his attorney to contact Olmsted for advice on artistically laying out his 250 acre site for summer homes.[9] The site, twenty minutes from Portland by steamer, included a hotel, the Ottawa House, and a farm house.

Olmsted visited Cushing's Island in May, 1883, accompanied by John C. Olmsted, Jr., and Charles Eliot. The group met with Francis H. Fassett, Maine's most prominent architect at the time; E. C. Jordan, a Portland civil engineer; and Francis Cushing.[10] The following week, the Olmsted firm produced a report to the trustees of the Cushing's Island Company and a preliminary study for laying out the island (Figure 3).

Conceptually, the plan sought to enhance the natural beauty of the island. Olmsted's recommendations included:

> ...enlarging the Ottawa House Hotel, the reservation of a considerable area near it for hotel cottages, the making of "playgrounds" for common use by all the island people, the laying out of about fifty house-lots on the island, small on the landward side and the smooth part of the island, larger on the ocean shore where the building sites are finest, the reservation of White Head at one end of the island and of the southwest point at the other end. These two to be connected by a wide strip down the middle of the island along the highest ridge, whence views can be had in both directions at once. The whole shore to be common to all inhabitants.[11]

Olmsted went on to recommend that the island be owned by "a club of families of congenial tastes united only for the purpose of preserving and developing its character". The Cushing's Island Company incorporated this suggestion into its Articles of Incorporation. The stockholders received title to their lots and the right to use the land held in common by the Company.[12] A portion of the island, including the drives, walks, unnumbered plots, bathing beaches, boat harbors, hotel, and its outbuildings, were to remain the common property of the Company unless "...otherwise determined by a two-thirds vote of the stockholders."[13]

Olmsted stated that the success of the development was dependent upon its natural scenery. In order to distinguish Cushing's Island from a thousand other places along the coast, he suggested that nearly fifty percent of the island remain as common property and stressed the importance of "...securing the free common use of these points of observation of both classes and to prevent their outlook from being either obstructed or put out of countenance by structures for private convenience." The plan proposed the entire circumference of the island be held as common property, including cliffs and beaches and adjoining land for a footpath. At more interesting points the width was increased. Large public areas around the Ottawa House and Whitehead were connected by wide parkway-like carriage paths. The road from the Portland Ferry Dock was to be seventy feet wide and planted with trees; all other roads were to be forty feet wide. Olmsted viewed the roads, which were along the highest ridges, as "...common land from which to view the expansive vistas in all directions."[14]

The Olmsted Report was very specific concerning the role of architecture in relation to the landscape. The plan for Cushing's called for few improvements. Olmsted's intentions were to enhance the natural scenery, mainly by increasing the accessibility of the desirable features: walks, vistas, and beaches. Olmsted clearly intended that the architectural features be secondary to the landscape:

> ...nor should any structure be made more conspicuous than its leading purpose requires, it being kept constantly in view that the value of the property in the long run, on the whole will be dependent upon the art which conceals

Figure 3. Preliminary Study for Laying Out Cushing's Island, Portland, by Frederick Law Olmsted, May, 1883 (MHPC).

rather than displays itself, and which favors the large and most unsophisticated enjoyment of nature that can be reconciled with a fair measure of convenience.[15]

In order to achieve the "art of concealment", Olmsted outlined specific design and siting guidelines. The report recommended "that no house be over two stories in height or thirty feet to the top of the roof and at their lower stories shall be of local stone." On the upper or more conspicuous parts of the house, "jig-saw or other extremities and puerile ornaments" were advised against. Olmsted went on to say that "no fence or other structures shall be placed between the houses and the sea, except of rough, local stone". To encourage the building of stone houses and fences, the free use of the "present" farm walls and loose stone was sanctioned:

> The stone of the island may apparently be very cheaply quarried, and if the outside of all the buildings shall present a view, only the local stone or shingles without paint or gingerbread work, or shall be draped with the foliage of vines natural to the locality, the general result will be most effective.[16]

Olmsted also made recommendations regarding the overall siting of the buildings:

> With a view to unity, harmony and congruity of general effect, it is advised that no house shall be allowed to stand within thirty feet of the road line on the smaller lots, nor within sixty feet on lots of over an acre in extent.[17]

Because a shore road was to run around the perimeter of the island and only the large lots were to border this road, each house would be set back at least 120 feet (the distance from the shore to the road, twenty feet; the width of the road, forty feet, as stipulated by Olmsted; and the recommended sixty foot setback for a large lot). This provision would ensure the scenic integrity of the shoreline for island visitors as well as for those viewing the island from other points in the bay.[18]

Olmsted also suggested the large lots include a deed restriction stipulating that a distance of 500 feet measured in a line parallel with the shore line separate the houses, so that they "...would be scattered, leaving large spaces unencumbered by artificial objects."[19]

In the center of the island, Olmsted proposed a tightly ordered group of house lots, none larger than an acre. This appears to be a contradiction of his idea of "dispersed development". Olmsted rationalized the density of this area of the island, "where houses will be overlooked from the heights, and where neither rocks nor declivities which will make difficulties in building are generally from one-half an acre to an acre in area..."[20]

The significance of the Cushing's Island plan lies in the integration of park and subdivision design techniques and the ability of the Olmsted firm to incorporate the two in a unified design solution. Many of the design concepts used in the subdivision are features associated with parks rather than community design, namely, the secondary role architecture played in the landscape and the large amounts of common land available to all classes of visitors, thus obscuring the boundary between private and public ownership.

Any analysis of the Cushing's Island plan must take into account the wishes and motivations of the client, Francis Cushing, and his effect on the final design. When Cushing first approached the Olmsted firm, his primary goal was to develop the island "with pretty villas".[21] He also expressed a desire that the development enhance rather than detract from the island's picturesque qualities.

One can only speculate on Cushing's motives for hiring the Olmsted firm. As a businessman, he must have hoped that the national reputation of the firm would attract investors. However, his personal attach-

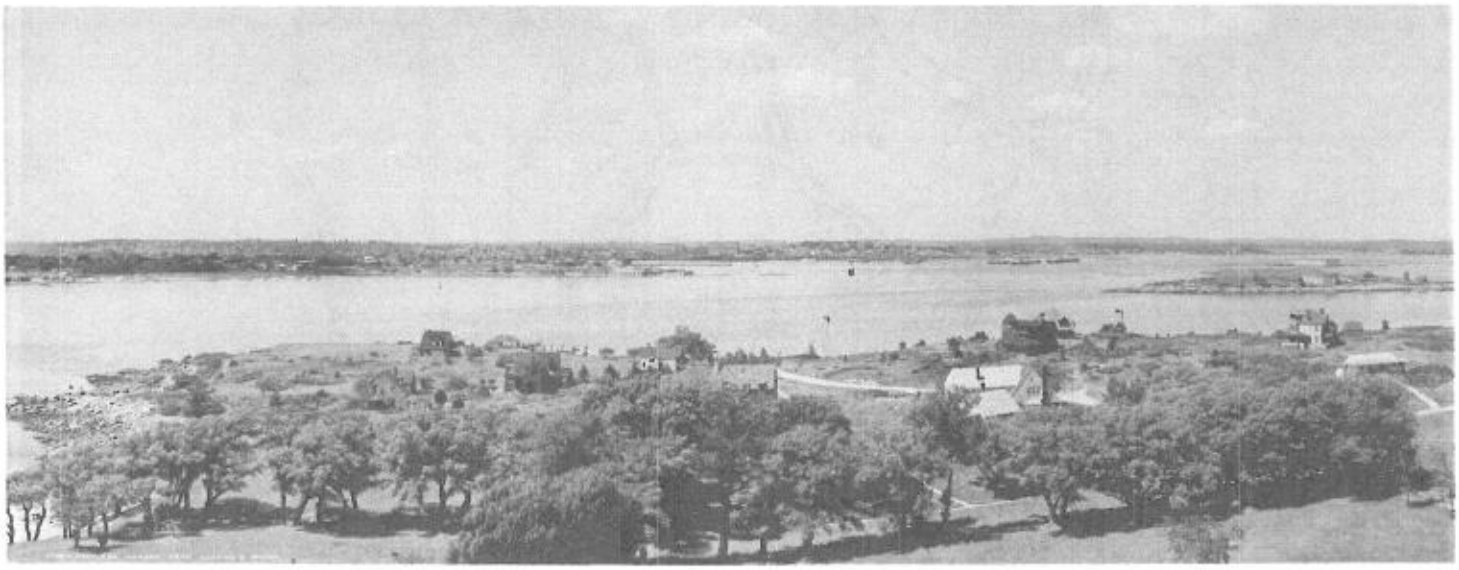


Figure 4. Cushing's Island, Portland, from the Ottawa House Hotel, 1905 view (MHPC).

Figure 5. Shelter on Cushing's Island, Portland, designed by John Calvin Stevens, c. 1890 view (MHPC).

ment to the island and his view of himself as steward must also be considered. Francis Cushing appears to have had a personal desire to control development and insure the integrity of the island. Agnes Hale, a long-time summer resident, described Cushing's stewardship as almost dictatorial: "What Francis Cushing wanted, was done, the cottagers never met, they never discussed any community question or decided anything."[22] The island could have accommodated many more houselots, thus yielding a higher potential profit. Cushing chose to publish the report as part of the prospectus, indicating his and the Board of Trustees' support for it.

The nature of the Cushing's Island program called for a solution which, when compared with other community design projects, is unique. First, the island was planned as a summer colony; visitors were looking for a complete vacation from urban conditions without totally sacrificing urban amenities which were conveniently located a twenty-minute steamer ride away. Secondly, the site was an island; and to succeed, the development had to provide vacationers with sufficient amusements and recreation. Although a similar project had never been undertaken by the firm, Olmsted's plans and writings on suburbs and parks provide insight and perspective in interpreting the Cushing's Island project.

Olmsted's best known and best documented community design project was also his first. In 1868, with Calvert Vaux, Olmsted was commissioned by the Riverside Improvement Company of Riverside, Illinois, to prepare a plan and report for a 1,600 acre site. The firm's design took advantage of the site, which was heavily wooded with deciduous trees and bounded by a river at one edge of the property. By laying out the roads in a curvilinear manner, many small parks and village greens were created. The common land totalled nearly 700 acres.[23]

Although much of the Olmsted layout for Cushing's Island was never realized, many of his suggestions were followed. The concept of privately supported public grounds was adopted with convenant and easement provisions incorporated into the deeds.[24] Deeds also stipulated that "...the grounds in front of said lot bordering on said bay are to be forever kept open and unobstructed."[25] The design guidelines proposed by Olmsted were carefully observed by John Calvin Stevens, the architect of all but two of the surviving summer cottages designed and built between 1883 and 1910 (Figures 4 & 5). The cottages were set back the recommended distance from the road; the height was limited to two full stories. Stevens specified the use of simple materials: unpainted shingles and field stone, consistent with Olmsted's desire that all artificial structures be secondary to the natural landscape. Although Stevens, a junior partner in the Fassett firm, did not meet with the Olmsted party during the Cushing's Island tour in May, 1883, the two designers were philosophically "of like mind"; the works of each complemented the other.

Correspondence between Francis Cushing and the Olmsted firm suggests the island was plagued by financial difficulties from the start. Cushing owed the firm six hundred dollars. Correspondence concerning the debt continued until 1891, apparently unsettled.[26]

The firm's customary procedure in dealing with clients is described by Cynthia Zaitzevsky in *Frederick Law Olmsted and the Boston Park System*. She notes that Olmsted never provided plans for a client unless the client agreed to have the firm supervise construction and follow the job through with periodic supervisory visits. Olmsted felt that his primary responsibility was to assure that the results he and his client had agreed

Figure 6. Swimming Pool, Point d'Acadie, Bar Harbor, 1988 view (Courtesy of Patrick Chassé).

upon were actually realized.[27] No such supervision occurred on Cushing's Island, undoubtedly because of the outstanding debt. Two mentions of site visits were made in correspondence between the firm and Cushing, November 16, 1889, and January 30, 1890. In both cases, J. C. Olmsted responded that they did not have occasion to travel to Portland, but if Cushing "found it convenient to call" in Brookline, they would be happy "to advise him about changes in the Plan."

The Cushing's Island development is significant as an example of the work of two nationally-known designers. The Olmsted Plan, although never executed in full, has guided island development for the last 100 years. The quantity and quality of the cottage designs by John Calvin Stevens are important regional examples of Shingle Style architecture.

A major aspect of Frederick Law Olmsted, Sr.'s park and public design work was the consideration given to social and political ideals. However, his private residential commissions evoke many of the same naturalistic qualities, imparting a sense of leisure and psychological respite to the urban dweller and his family. Whether the site was small as in the Camp Hammond design of 1888 in Yarmouth or extensive as in Point d'Acadie at Bar Harbor and the James Hopkins Smith design of 1884-92 in Falmouth, he created a series of environments each with a separate effect and a variety of vistas.

The "Master List of Design Projects of the Olmsted Firm in Maine" includes eight residential commissions starting in 1882 and ending in 1895 when Olmsted resigned from professional practice.[28] Olmsted's contribution to these residential projects is best documented in the design of Point d'Acadie for George W. Vanderbilt in Bar Harbor. It is interesting to note that the work at Point d'Acadie was concurrent with Olmsted's most ambitious estate design, Biltmore, also commissioned by George Vanderbilt.

On August 19, 1889, George Vanderbilt wrote to Olmsted asking him to visit the property he had recently purchased in Bar Harbor.[29] Located off Main Street, the land included a house built in 1873, sited with a northwest view of Frenchman's Bay. The cottage had been remodeled by DeGrasse Fox, a Philadelphia and Bar Harbor designer, in 1888. A memo dated August 29, 1889, by Olmsted and a signed agreement between Olmsted and Manager Dolliver contracting for horses and laborers, indicate Olmsted was in Bar Harbor soon after receiving Vanderbilt's letter and that work was about to commence.[30]

During the following construction season the *Bar Harbor Record* reported on the progress of the work. An article described in some detail the terraces designed by the Olmsted firm: "The tile terraces were to be built of broken stone, the front wall showing rough boulders laid up with no cement." The terrace was approached by two flights of stone steps with stone piers on either side. The same article also reported that over seventy men were employed on the grounds, which were now littered with unsightly heaps of gravel and rough rock which would "...in time assume the velvety softness of the cultivated lawn."[31]

When Vanderbilt contacted Olmsted for advice, his first concern was the development of the drive. The acquisition of additional property along Main Street gave him an opportunity to improve the existing circulation. Apparently a circle drive in front of the house was discussed during the August 29, 1889, site visit, because on September 4th, Vanderbilt wrote to Olmsted that he had completely forgotten that buckboards often came

to the house and they would not be able to turn in the tight radius of the circle. Instead of enlarging the drive, which would require the removal of a large pine, Vanderbilt proposed that a second service drive be constructed.[32] The *Bar Harbor Record* devoted a paragraph to the construction of these drives:

> The drives about the estate give promise of equaling the famous roads that were built by Caesar in the days of yore. They are excavated to a depth of one foot and filled in with a layer of cobble stone, then broken stone and finished with two or three inches of crushed mine quartz which is unparalleled in its excellence as a road material.[33]

The feature that captured the attention of the newspapers was the construction of Bar Harbor's first private swimming pool (Figure 6). The *Bar Harbor Record* described the project as defying "...all the laws of nature..."[34] The ocean supplied water for the pool. The site, a natural depression approximately one-quarter acre in area, was excavated to the depth of the low tide level. The basin, 150 by 70 feet, was lined with white sand. The ocean flowed into the pool through a pipe; a gate prevented the water from escaping. The natural embankment did not contain the water, and it was necessary for the Olmsted firm to design a masonry dam in 1891. Specifications describe the construction of "...a masonry dam about seventy or seventy-five feet long and about twelve feet high, about eight feet wide on the bottom and four feet wide on the top, to be laid in courses of large quarry-faced rubble (granite), with full mortar joints."[35]

Work continued on Point d'Acadie. The *Bar Harbor Record* noted the progress in 1894:

> It is Mr. Vanderbilt's aim to have his place retain its natural wildness under cultivation, if this is not ambiguous. No regular flower beds are laid out, no luxuriant flowers are seen. All is wild and natural but shows evidence of care and work on the part of the gardener. Native trees have been planted on all sides of the swimming pool until a complete screen has been formed. New bath houses have been built and they are very artistic and pretty. They are covered on the outside with small poles with the bark still on, and look like wigwam structures.[36]

Further naturalistic refinements continued in 1895, when blueberry bushes replaced grass along the drive, and the tennis court was bordered by small native bushes. Perhaps in response to formal landscaping efforts around the island, it was reported that "very little of art is allowed about the place."[37]

The cottage at Point d'Acadie was torn down in 1956, and all that remains at the site are remnants of the large terrace steps and the swimming pool dam designed by the Olmsted firm.[38]

Two projects listed in the inventory during the years 1867 to 1895, the Portland Park System and Fogg Memorial, can be attributed to John C. Olmsted and Charles Eliot respectively.

Frederick Law Olmsted had a tremendous impact on Maine's designed landscapes, both directly and through the second generation of designers that were trained in his office. Olmsted retired from professional practice in 1895. His family built a cottage for him designed by William Ralph Emerson on Deer Isle the following year. He used the house for only one summer. His last years were spent at McLean Hospital in Belmont, Massachusetts, where he died in 1903.

Elizabeth Igleheart

NOTES

1 Beveridge, Charles and Hoffman, Carolyn, *The Master List of Design Projects of the Olmsted Firm in Massachusetts*, 1866-1950, Boston, 1986, p. vi.

2 Andrew Jackson Downing, *A Treatise on the Theory and Practice of Landscape Gardening Adapted to North America*, New York, 1841.

3 Warren Manning Job Book, University of Lowell, Lowell, Massachusetts.

4 David C. Smith, *The Maine Agricultural Experiment Station*, Orono, 1980, Introduction.

5 Frederick Law Olmsted, *Architect's Report to the Board of Trustees of the College of Agriculture and the Mechanic Arts of the State of Maine*, January 11, 1867, p. 18.

6 *Ibid.*, p. 26.

7 *The Maine Farmer*, Augusta, September 5, 1867, p. 1, col. 3.

8 It is generally believed that the new Board of Trustees rejected the plan because too much emphasis was placed on military training. However, I was unable to find any information to support this idea.

9 Olmsted Papers, Library of Congress, General Correspondence Job File 675. James A. Hudson, Attorney, to FLO, Sr., November 22, 1882.

10 Charles Eliot, "Diary, May, 1883 - July, 1884", Francis Loeb Library, Graduate School of Design, Harvard University, May 6, 1883 entry.

11 *Summer Homes. Cushing's Island, Portland Harbor, Coast of Maine*, New York, 1883, p. 6. The Olmsted report to the Trustees of the Cushing's Island Company was printed in its entirety in this prospectus.

12 *Ibid.*, p. 2. The prospectus included the Articles of Incorporation for the Cushing's Island Company filed in New York City on May 12, 1883.

13 *Ibid.*, p. 2.

14 *Ibid.*, pp. 6-9.

15 *Ibid.*, p. 9.

16 *Ibid.*, p. 8. Stone, quarried on the island, was used in building the cottages.

17 *Ibid.*, pp. 8-9.

18 Herbert W. Nolan, Jr., "An Environmental History of Cushing's Island", Senior Thesis, Harvard University, 1978, p. 9.

19 *Summer Homes, op. cit.*, p. 8. This restriction was not included in the deeds.

20 *Ibid.*, p. 7. The area of small lots is also mentioned in Charles Eliot's diary entry, see note 14.

21 Olmsted Papers, *op. cit.*, Hudson to FLO, Sr., November 22, 1882.

22 Robert and Agnes Hale, *Cushing's Island — Two Memoirs*, privately printed, 1971, p. 13.

23 Leonard K. Eaton, "The American Suburb: Dream and Nightmare", *Landscape*, Winter, 1963-64, pp. 12-13.

24 Cumberland County Registry of Deeds, Portland, Book 514, p. 20.

25 *Ibid.*

26 Olmsted Associates Letterbooks, Library of Congress, Job #675: A1 (96, 158, 343, 666), A2 (6), A4 (585), A5 (509, 746, 750), A11 (273), A17 (60), A18 (443).

[27] Cynthia Zaitzevsky, *Frederick Law Olmsted and the Boston Park System*, Cambridge, 1982, p. 135.

[28] ''Master List of Design Projects of the Olmsted Firm in Maine'', compiled by Charles E. Beveridge, assisted by Shary Page Derg, Carolyn F. Hoffman, and Arleyn A. Leven, unpublished, on file at the Maine Historic Preservation Commission, Augusta.

[29] Olmsted Associates Papers, Library of Congress, Job #1232, George Vanderbilt to FLO, Sr., August 19, 1889.

[30] Olmsted Papers, Olmsted National Historic Site, Brookline, Massachusetts, Job #1232.

[31] *Bar Harbor Record*, June 12, 1890.

[32] Olmsted Associates Papers, *op. cit.*, Vanderbilt to FLO, Sr., September 4, 1889.

[33] *Bar Harbor Record, op. cit.*

[34] *Ibid.*

[35] Olmsted Papers, Olmsted National Historic Site, Brookline, Massachusetts, Job #1232, Specifications for Masonry Dam.

[36] *Bar Harbor Record*, June 21, 1895.

[37] *Ibid.*

[38] January 20, 1988, letter to the author from Patrick Chasse', Landscape Architect, Northeast Harbor, Olmsted File, Maine Historic Preservation Commission, Augusta.

LIST OF KNOWN COMMISSIONS IN MAINE BY THE OLMSTED FIRM WHILE HEADED BY FREDERICK LAW OLMSTED, SR.

Maine Agricultural College, Orono, 1867, Not Executed
Cushing's Island, Portland, 1882-1883, Altered
J. A. Garland, Bar Harbor, 1882, Not Executed
Joseph Pulitzer, Bar Harbor, 1884-1895, Destroyed
James Hopkins Smith, Falmouth, 1884-1892, Altered
George W. Vanderbilt, Point d'Acadie, Bar Harbor, 1887-1891, Destroyed
G. W. Hammond, Camp Hammond, Yarmouth, 1888-1898, Extant
Falmouth Church, Falmouth, 1889-1894, Unlocated
Back Cove, Portland, 1891-1896, Altered
Charles Fry, Bar Harbor, 1892-1894, Not Executed or Destroyed
Mrs. George Zabriskie Gray, Bar Harbor, 1892, Probably Not Executed
Hugh McMillan, Bar Harbor, 1892-1893, Not Executed or Destroyed
S. F. Clark, Seal Harbor, 1893-1894, Probably Not Executed
Fogg Memorial, South Berwick, 1894, Extant

ARCHITECTURAL DRAWINGS

Landscape plans and drawings by the Olmsted Firm (1857-1950) are located at the Frederick Law Olmsted National Historic Site, 99 Warren Street, Brookline, Massachusetts.

Photograph of Frederick Law Olmsted, Sr. from
History of the United States Capitol
by Glenn Brown, Washington, 1900

Volume V, Number 16, 1988

Published by the
Maine Historic Preservation Commission
55 Capitol Street, Augusta, Maine 04333

Earle G. Shettleworth, Jr., Editor
Roger G. Reed, Associate Editor

This publication has been financed in part with federal funds from the National Park Service, Department of the Interior.