Cultural Landscape Report for

Weymouth

Southern Pines, NC

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August 2011

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Client:
Town of Southern Pines

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WEYMOUTH
Cultural Landscape Report

INTRODUCTION

In the first years of the twentieth century, when James Boyd (1831-1910), the Harrisburg, Pennsylvania, coal magnate, set about establishing a winter estate in Moore County, North Carolina, both Southern Pines and Pinehurst were in their infancy as winter resorts. That said, however, the reputations of both were advancing as favored places for citizens of the Northeast and Middle Atlantic states seeking respite from cold climes. Like others of his generation and station, James Boyd quickly appreciated the appeal of the area, and understood his decision on behalf of the family to be a business prospect similar to so many others he had made that reaped rich reward. In this instance he once again made an important investment in lands and place that benefitted his descendants through three generations.

The oasis he named Weymouth, in balmy pinelands that proved so appealing in winter seasons, came to be the permanent residence of two of his grandsons, the sons of his only son, John Yeomans Boyd (1862-1914): James Boyd (1888-1944), the writer, and Jackson Herr Boyd (1892-1983). Both men took to Weymouth in their youth, on family holidays while the senior James Boyd was living, and in the 1910s when they gained a natural and forced maturity with the unexpected death of their father, on 9 March 1914. By 1921 the die was cast. Within the space of four years, the manor house that had comfortably housed the Boyd family for some sixteen years would be replaced by four separate houses on adjoining grounds that comprised a family compound with no equal in the Sandhills. This report focuses on the estate that James Boyd, the grandson and namesake of the Boyd patriarch, created in the early 1920s. Situated on the property purchased in 1904 and christened Weymouth, the new house designed by Aymar Embury II was positioned within about 100 feet of the older house. It too would be called Weymouth, a name that has defined an exceptional place for over a century.

These opening chapters of the phased Cultural Landscape Report for Weymouth comprise two significant periods in the estate's history. The first, spanning the period from 1904 to 1920, opens with James Boyd's purchase of a sizable portion of the Blue family's ancestral lands in January 1904. Within the space of months, the matter of building a winter residence on that acreage was altered by the death of Mrs. Boyd's kinsman, James Maclin Brodnax, who had completed and occupied an imposing house on the ridge rising above the east edge of Southern Pines. It stood on an 8.40-acre tract, adjoining Mr.

Boyd's newly-purchased acreage and the grounds of Hedgerow, the ca. 1900 winter residence of Elisha Macurdy Fulton (18__-1913), which was purchased in 1914 by Miss Ervinia Thompson who enlarged, refitted, and operated it as a hotel named the Cedar-Pines Villa. In September 1904, James Boyd purchased the Brodnax House and made certain improvements to it. Given the name Weymouth, it would serve as the winter residence of members of the Boyd family into 1921.

Just as the senior James Boyd's acquisition of a Southern Pines winter estate was anticipated in the years immediately preceding 1904, the family's decision to replace the Brodnax-Boyd House with a series of four new houses can be traced to events in the years leading up to 1921. James and Jackson Boyd's service abroad in World War I, was one factor. Another was the marriages of the four children of John Yeomans Boyd, between 1915 and 1920, when on 20 April, Jackson Herr Boyd became the last of his siblings to marry. The demands on one house became too great. At the same time, James Boyd, married to Katherine Lamont in December 1917 and having suffered relapses and hospitalization in France prior to his discharge on 2 July 1919, decided to make Southern Pines, with its temperate climate, his permanent home.

In the event, both James Boyd and his brother, Jackson Herr Boyd, who had founded the Moore County Hounds in 1914, elected to reside in Southern Pines. The Brodnax-Boyd House was separated into two blocks in 1921, and both moved across Connecticut Avenue where they became the core of two new residences. One part was refitted as a residence for Jackson Boyd and his wife and it remained their home, following major rebuilding in 1936 after a fire, until 1946 when they returned permanently to Harrisburg. Another part of the Brodnax-Boyd House is believed to have become a part of the dwelling standing today at 435 East New Hampshire Avenue. For their new house James and Katherine Boyd turned to Aymar Embury II, a New York-based architect whose large Southern Pines practice began with the Highland Pines Inn that was completed in 1912 on Weymouth Heights. The couple and their first-born child, James Boyd Jr. (1921-2002), moved into the present Weymouth in 1922 (Fig. I/1). Gardens designed by Mr. Boyd's cousin, Alfred B. Yeomans, were planted and improvements made to the stabling and kennel facilities on the estate. After the publication of *Drums* in 1925, James and Katherine Boyd enjoyed a celebrated life at Weymouth centered on literature and hunting that continued up to James Boyd's death in 1944. Katherine Lamont Boyd resided at Weymouth for another thirty years, dying on 8 February 1974. Five years later Weymouth and its intact residual grounds, the subject of this report, came into the ownership of the Friends of Weymouth.

The period of significance for Weymouth begins in 1904, the year in which James Boyd senior purchased both the Blue family lands and the Brodnax House, and carries through the construction of the present Weymouth house by James and Katharine Boyd in 1921-1922 and the death of James Boyd, the author, in 1944 to the death of Katharine Lamont Boyd in 1974.

This introduction and the three following chapters constitute a Cultural Landscape Report for the Weymouth estate in Southern Pines. Chapter One is a narrative history of the estate comprising two parts that reflect the important stages in the estate's development. The first part, Weymouth-The Boyd Family Estate, covers the period from 1904, when James Boyd, the family patriarch, began assembling property for his family's winter estate, into 1921, when his heirs decided to replace the existing house with four new houses on adjoining tracts. The second, longer portion of Chapter One, Weymouth-The Estate of James and Katharine Boyd, 1921-1974, documents the creation of the estate that retained the name Weymouth and served as the permanent residence of the Boyds to the author's death in 1944 and Mrs. Boyd's death in 1974. Their estate, the essential subject of this report, was sited on the grounds of the ancestral winter residence and featured a house designed by Aymar Embury II and gardens by Alfred B. Yeomans. This section concludes with the conveyance of Weymouth to Sandhills Community College Foundation in 1974 and the acquisition of the estate by the current owner, the Friends of Weymouth, in 1979. Chapter Two, Existing Conditions, records the existing landscape character and conditions of Weymouth by addressing the stewardship of the property by the present owner and the changes wrought across its grounds during the period from ca. 1975 into 2011. Chapter Three, Analysis and Evaluation, is an assessment of the integrity of Weymouth Estate and a critique of the effects of initiatives implemented since ca. 1975 on the appearance and character of Weymouth's historic gardens and grounds.

CHAPTER I - HISTORY

I. A. WEYMOUTH-THE BOYD FAMILY ESTATE

In *Young Southern Pines* historian Helen Huttenhauer recounts the senior James Boyd's arrival in Southern Pines after being rebuffed by James Tufts when he sought to purchase acreage from the founder of Pinehurst[1] (Fig. I/2). Whether this explanation is secure in fact or a memory from her childhood, from listening to the stories told by her father, John Huttenhauer, who was one of Southern Pines prominent early residents, or a conflation of fact and local tradition, remains to be confirmed. Whatever the case, her recollection is near the mark. James Boyd was in Pinehurst in 1903, when his visit is mentioned in *The Pinehurst Outlook*, he sought acreage for a winter estate, and settled on the purchase of some 765 acres (revised in 1916 by accurate survey to 900.6 acres) held by the heirs of Archibald M. Blue (1798-1877). The irregularly shaped tract encompassed an arc extending from about today's Illinois Avenue to and across Young's Road where the two-story seat of the Blue family stood (Plan 1). In his quest for acreage he was assisted by a kinsman, James Maclin Brodnax (1867-1904), who had come to Southern Pines from Fayette County, Tennessee, a year or two earlier.[2] Mr. Brodnax was married to Elizabeth Yeomans (1868-1945), (believed to be) a niece of Mrs. James (Louisa Yeomans) Boyd. The couple were then the parents of two young children, and it appears likely that they were relocating to Southern Pines for reasons of Mr. Brodnax's health. In 1900 when the Brodnaxes were living in Charlottesville, Virginia, he listed his occupation as clergyman in the Federal Census of Albemarle County. Whether he served as a minister in Southern Pines is uncertain.

James Brodnax was surely in Southern Pines in 1902 and arranging for the purchase of property which he acquired by deed on 2 February 1903. The generally rectangular tract of 8.40 acres abutted the winter estate of Elisha M. Fulton, a resident of New York, on the north and shared its other borders with James Blue and Stewart W. Thomas. Mr. Brodnax purchased the lot from Mr. Thomas and his wife for $1,680.[3] Four months later Mr. Brodnax and Benjamin H. Berry, a neighboring land owner, acquired a long narrow lot, measuring 20 feet in width and 325 feet in length, extending off the (then) southeast end of Vermont Avenue, which provided access to each of their holdings.[4] This roadway is believed to encompass all or most of the historic entrance to Weymouth off the east side of Ridge Street (Fig. I/3). With his lot and its access secure, James Brodnax undertook construction of a sizable two-story Colonial Revival-style weatherboarded frame house. That house comprises the main block of an expanded residence that is first identified in documentary photographs as the residence of James Boyd (Figs. I/4,

I/5).[5] Mr. Brodnax's name is largely lost to history except for the pivotal role he played as an advisor to his wife's kinsman, James Boyd, and as the builder of the house that the coal magnate acquired and occupied as his winter residence and named Weymouth.

Meanwhile, in the closing months of 1903, James Boyd advanced his acquisition of a winter estate. Arrangements for the purchase of the Archibald Blue lands were made in 1903, and the deed was drawn on 23 January 1904. The tract was described as "containing 765 acres, being the land allotted to Flora Jane Blue, widow of Archibald M. Blue, as her dower in the lands of her deceased husband.[6] The Blue property was found in a later survey (1916) and plat (1917) by Francis Deaton to comprise 900.6 acres. This purchase and the proposed estate were soon reduced by nearly a fourth when on 6 July 1904, James and Louisa Y. Boyd, sold a tract comprising 224 of the 900.6 acres and the Archibald M. Blue House to Flora Jane (Ray) Blue (1828-1907), Mr. Blue's second wife.[7] James Boyd's winter estate was reduced to about 676.6 acres.

In an editorial published in the *Southern Pines Tourist* on 18 February 1904, Bion H. Butler praised Mr. Boyd's purchase.

> Beyond a doubt the most important event in the career of the territory about Southern Pines since the establishment of Pinehurst is the purchase by Mr. Boyd of the 500 acres of land from the Blue estate, immediately adjoining the corporation limits of the town. This deal insures the preservation of one of the finest bodies of the original pine timber in the vicinity. Henceforth the Blue pine timber will stand. It is so important as a factor in the surroundings of the town that the mere preservation of the beautiful forest is a matter of inestimable gain to everybody. The forests about Southern Pines constitute the life and future of the place. With the forests gone a Sand Hill town would be a barren and unattractive spot. With the forest it is one of the most desirable possible sites in the world. The preservation of the splendid pine groves is therefore one of the vital factors of the affair (Fig. I/4). But it is not all. It is Mr. Boyd's intention to make on some portion of the land a fine home. Now, homes are the chief resource of this neighborhood. No matter what else offers as a possibility, making homes will continue for a long time the foremost industry of Southern Pines. As the Northern man finds the advantages of this section for a winter home, such homes will multiply. The influence of

> one brings another. Such a home as Mr. Boyd expects to build will induce the creation of others of the same sort.
>
> There is every reason to believe that the character of homes on the Boyd tract will make of the whole 500 acres a splendid park, surpassing anything yet attempted in this section of the United States, if any where in the South.

James Maclin Brodnax died in Moore County on 29 July 1904, a few days short of four months after the birth of his third child, Margaret F. Brodnax, on 9 April 1904. His widow, then thirty-six years of age and the mother of three young children, had no permanent connections to Southern Pines. The sale of the family's recently-completed house to James Boyd met her needs and those of Mr. Boyd. On 26 September 1904 Elizabeth Yeomans Brodnax sold her house, its grounds, and her interest in the access lane to Vermont Avenue for $8,000 to James Boyd[8] (Fig. I/5). She returned to the embrace of her Yeomans kinsmen in New Jersey.

In 1906 James Boyd made the most significant increase to his land holding with the purchase of three adjacent tracts from members of the Buchan and Shaw families (See Plan 1). The first, largest tract was described as about 517 acres on James' Creek and included the residence of the late Duncan R. Shaw. The second, adjoining tract of an estimated 223 acres was described as "being part of the Buchan dower land." The third tract, adjoining the Buchan land, was described as the "Big Branch Fifty Acres" lying on both sides of Big Branch and including the old ford on the branch.[9] The acreages of these three tracts were revised by Francis Deaton's survey in 1916 to 532.6 acres, 235.00 acres, and 52.3 acres, respectively. The corrected acreages appear on his map of the "Weymouth Estate" of January 1917 (See Plan 1). This purchase, revised to an aggregate 819.90 acres, together with the 676.6-acre Blue lands and the former Brodnax property, comprised a large, important estate. Through eight further purchases made between 1907 and 1910, James Boyd added a series of parcels lying along the edges of his estate, some of specified size and others described as lots, totaling about sixty acres.[10] The largest of these was his penultimate purchase of 41.7 acres from Henry E. Lewis on 12 July 1910. At its largest extent, the Weymouth estate comprised just under 1,570 acres.

While less than the 2,000 acres of local, oral tradition, his property nevertheless constituted the largest known privately-owned winter estate in Southern Pines and one of the largest, if not the largest, in

Moore County. At present no known plat of his Weymouth estate was produced in his lifetime. It was not until May 1916, five-and-a-half years after his death, that Francis Deaton, a trained civil engineer, undertook a survey for the "Map of the Property of The Late James Boyd, Now Property of Weymouth Estate . . . Situated in Moore County, North Carolina" which he produced for the coal magnate's heirs in January 1917 (See Plan 1). The large tracts purchased from members of the Blue, Shaw, and Buchan families are delineated on the map as is the smaller purchase made of Henry E. Lewis in July 1910. Mr. Deaton combined the 1904 Brodnax purchase with seven of the eight acquisitions made between 1907 and 1910, which apparently adjoined the 8.4-acre Brodnax house tract, into a single holding which he labeled the "Mansion Tract." The only sale of estate acreage specifically noted by Mr. Deaton on the map is the small, rectangular 3.725-acre tract at the north edge of the "Mansion Tract," which the estate sold to Katharine Lamont in June 1916. Francis Deaton drew in the grounds of the Highland Pines Inn and nearby lots, which the estate had sold between 1912 and 1916, situated near the east edge of the Blue tract, however, he did not provide notations for same on his finished map. He did denote the Benjamin H. Berry lot between the "Mansion Tract" and Ridge Street, which was acquired by James Boyd in 1926, incorporated into the estate grounds, and now comprises a portion of the residual Weymouth estate of James and Katharine Boyd.

The first known description of the estate is a short account that accompanied a photograph of the house published on the front page of the *Southern Pines Tourist* on 13 September 1907.

> Mr. James Boyd, of Harrisburg, Pa., and his family, spend their winters in this place, and a more delightful winter home can hardly be imagined (Chart I/1). The mansion is located in the very heart of a grove of low branching pines of both the long and short leaf varieties, giving, at first, almost the effect of a deep-woods environment, and yet it is but a five minutes' drive to the heart of the town. Beyond the house are well-appointed stables, gardens, tennis courts and, across the nearer fields, a fine nine-hole golf course.
>
> Stretching away to the east are nearly 2,000 acres of pine-clad land, over whose picturesque roads Mr. Boyd may drive for miles, without leaving his own estate.

> Weymouth has always been the seat of most delightful hospitality. Since the accompanying picture was taken the mansion has been much enlarged and improved, but it is so embowered that a good photograph is hard to get.

Views of Mr. Boyd's golf course and a pleasance, labeled "A Portion of the Gardens, Weymouth Woods, Southern Pines, N.C.," were published as post cards (See Figs. 1/6 and 1/16, respectively).

On 15 July 1910, the *Southern Pines Tourist* published another longer, more comprehensive account of Weymouth and James Boyd's creation of the estate. Although unsigned it was surely written by Bion H. Butler (1857-1935), a journalist and agriculturist who lived at Valhalla, a farm which adjoined Weymouth on the southeast on Connecticut Avenue extended.[11] He had observed at close hand the work undertaken between 1904 and 1910. The greater part of the account is given to a description of the reclamation of the pine woodlands covering most of the property, which were boxed for naval stores production in the nineteenth century and damaged by a fire in 1909 which swept over some 900 acres of the estate. Mr. Butler describes the work being affected on the estate by its superintendent, D. C. Lemons, who was clearing away the remaining debris on the woodland floor, sawing the best into lumber, and cutting the remainder into short lengths for heating. Bridle paths and carriage lanes were also being laid out throughout the acreage. About twenty-five men were then employed on the estate.

> Little by little the entire tract is taking the appearance of a park--a natural park, for all the work that is being done is but a restoration, a going back to a state of nature, a repair of the ravages of the elements.
>
> The finest thing about it is that Mr. Boyd has not taken this great tract of land away from the people for his sole pleasure and benefit, but has invited the public--the townsfolk and the tourist--to share its beauties with him. There is no road in the park, no secluded dell or wide off-look, no bubbling spring or inspiring vista that is not the humblest visitor's to enjoy to his heart's content.
>
> Reduced to terms of everyday life, Mr. Boyd and his guests can ride or drive in the neighborhood of twenty-five miles over his own land, . . . , and the roads are so arranged and connected as to lend themselves to a considerable variety of exercise and sightseeing. Here and there are stretches of natural sand-clay road, but mostly they are

> of sand, well packed with pine needles and undisturbed by heavy traffic, beautiful roads to traverse. There is no sea or lake, or towering mountains but the mighty pines, with their shaggy heads almost cloud-high, ...

Mr. Butler also paid notice to the housing of estate employees. A trio of nineteenth-century houses standing on the property purchased by Mr. Boyd were repaired. The Duncan R. Shaw House, standing today on the north side of Connecticut Avenue, then occupied by superintendent Lemons, drew particular interest. Mr. Lemons had about fifty-three acres in agricultural cultivation. While most of the account deals with portions of the estate beyond its seat and grounds, Mr. Butler's remarked on the development near the house.

> Mr. Boyd has one of the finest private golf courses to be found in the State--perhaps in the South (Fig. I/6). It is conveniently and beautifully located, a little east of the house, has a good turf and is as handsome as a framed picture. . . . Still nearer the house are the tennis courts, the conservatories and the stables, where an ample equipment ministers to the needs of the family and its guests.

Bion Butler drew his long appraisal of Southern Pine's finest estate to a close.

> Winter and summer the work of improvement goes on. In the winter everything is done under Mr. Boyd's personal supervision. In his absence his representative, Mr. A. S. Newcomb, looks after the place, directs operations, always keeping in close touch with the owner.

In retrospect Bion Butler's tribute to the renewal of the woodlands comprising the Weymouth estate appeared at a favored moment it its history; he was well aware of events that had occurred in 1909 but he could not have anticipated another in its near future. On Tuesday, 4 May 1909, citizens of Southern Pines and Harrisburg, Pennsylvania, learned that Mrs. James Boyd had died at Weymouth shortly before daybreak. Louisa Yeomans Boyd was the daughter of the Reverend Dr. John William Yeomans (1800-1863), a distinguished Presbyterian minister who had also served as president of Lafayette College in Easton, Pennsylvania, from 1841-1845. Two of Mrs. Boyd's four siblings were also Presbyterian ministers. The Boyd's had delayed their return to Harrisburg that spring and were enjoying the company

of their daughters, Mrs. A. P. L. Dull and Mrs. Henry B. McCormick, and Mr. McCormick at Weymouth, when she suffered the stroke that resulted in her death two days later. The family accompanied her body back to Harrisburg where the funeral was held from the Boyds' mansion at 211 North Front Street.[12]

The winter season of 1909-1910 at Weymouth was marked by the absence of Mrs. Boyd. The family looked to the Christmas holiday in 1910 and the following season with a certain optimism. On Thursday, 8 December 1910, James Boyd, apparently accompanied by Mrs. Dull and John Yeomans Boyd, departed Harrisburg by train for Southern Pines. Shortly after their arrival at Weymouth, Mr. Boyd's health began to fail. It reached a critical point on Monday and he succumbed at Weymouth in the late afternoon of 12 December. An obituary published in Harrisburg on the front page of *The Patriot* on Wednesday, 14 December, provided its readers with an excellent account of his life and career as a highly successful coal merchant, a business and civic leader in Harrisburg and central Pennsylvania, and a generous benefactor of the Presbyterian church and other institutions.[13] It also contained paragraphs that echoed Bion Butler's artful account for the *Tourist*.

> Many years ago Mr. Boyd bought Rathmullein, one of the Dougherty farms in the fertile Lebanon valley near Paxtang, and one of the chief pleasures of his life was the improvement and enlargement of that then almost treeless property.
>
> The love of farming acquired in boyhood days, strengthened with the years until today Bonnymedes and various surrounding farms since added are among the most noted model farms of the greatest of farming States. The Boyd farms are famous both from the standpoint of the scientific farmer and the landscape gardener, and it was the owner's greatest joy to drive daily through his fields, seeing they were kept up to his high standard.
>
> Was an Ardent Golfer
>
> On two of these fields facing the Reading pike in front of Bonnymedes were built the first private golf links in this part of the State. For until this past summer, Mr. Boyd was an ardent golfer, playing around the course daily. What was much more difficult he achieved a closely turfed links on the scrubby, sandy soil of his North Carolina plantation.

> After a serious illness about eight or ten years ago Mr. Boyd purchased Weymouth in Southern Pines, N.C. , where his winters have been spent ever since. Here, too, the love of scientific farming and zest for outdoor pursuits and improvement of his land quickly made itself felt. The natives in that part of the country between fires and greed, were letting the fine pine forests go to ruin. Mr. Boyd showed them what could be done by reforestation, by reclaiming abandoned farms and by road building, until his plantation of many acres had become an effective object and inspiration to all that part of the State.

Again, as in May 1909, John Yeomans Boyd and his wife, Mrs. Dull, and Mr. and Mrs. McCormick, accompanied the body of Mr. Boyd to Harrisburg. The funeral was held from 211 North Front Street in the afternoon of the 15th and interment followed in the city's Mount Kalmia Cemetery.

James Boyd Sr. devised ownership of the family's winter estate in Southern Pines in equal, undivided shares to John Yeomans Boyd, Helen Boyd Dull, and Mary Boyd McCormick[14] (Fig. I/7). The principal event in the history of Weymouth, which occurred between the death of James Boyd on 8 December 1910 and that of John Yeomans Boyd on 9 March 1914, was the construction of the Highland Pines Inn. Bion Butler had written about the proposed real estate development at the southwest edge of the estate, between today's New York and Illinois avenues, in his account for the *Southern Pines Tourist*.

> Seventy-five acres of land, commanding one of the finest views in Southern Pines, near enough to the town to be convenient, but close to groves of young pines and forests of longleaf giants, are being opened up to settlement. The land has been cleared, preliminary surveys are being made, after which a topographical map of the tract will be prepared, from a study of which a landscape architect will decide the character of the houses to be built and of the grounds by which they should be surrounded.
>
> Land in acre lots can be purchased here, and it is not improbable that Mr. Boyd may build one or two or more cottages, as an investment, and to show the possibilities of the site.

Whether the construction of a major new hotel was envisioned, but unexpressed at the time by the Boyd family is unclear. Until then Southern Pines accommodated travelers and winter residents in a series of sizable, yet small hotels and boarding houses, but it did not have a hotel of the stature of Pinehurst's grand, multi-story Carolina Hotel. The largest of these accommodations was the Piney Woods Inn, a three-story frame hotel erected in 1895 on the west side of Southern Pines, off New York Avenue. Its destruction by fire on 4 November 1910, while being readied for the winter season, was the sure prompt for a new seasonal hotel.[15]

The decision to build anew, on a new site in Weymouth Heights, was made within months. Articles of incorporation for the Highland Park Hotel Company were drawn and signed into effect by J. Bryan Grimes, the Secretary of State, on 11 April 1912. The company was capitalized at $50,000 with 1,000 shares of stock at $50 per share. The initial subscription of 130 shares was held by Citizens Bank & Trust Company, Southern Pines (forty shares), Mrs. Sarah J. Her_____ (forty shares), R. E. Wiley (twenty shares), William C. Mudgett (twenty shares), and J. N. Powell (ten shares).[16] James Baldwin Swett surveyed a tract of eight acres in Weymouth Heights, lying principally between Indiana and New York avenues extended, as the site of the hotel and its grounds. On 14 May 1912 the Boyd heirs conveyed the property to the Highland Park Hotel Company.[17] Grading for the hotel began almost immediately, and C. V. York and Cobb, the Raleigh contracting company, started construction on 3 June 1912.[18] The west facing hotel, with a façade of 298 feet and 100 guest rooms, was completed in time for the winter 1912-1913 season (Fig. I/8).

The Highland Pines Hotel launched the local careers of two men, its architect Aymar Embury II and landscape architect Alfred B. Yeomans, who would have a profound, unequaled impact on the appearance of Southern Pines up to World War II. Both were involved in James Boyd's creation of the new Weymouth. Over a quarter century, from 1912 to 1937, Aymar Embury II (1880-1966) designed about two dozen hotel, institutional, commercial, educational, and domestic buildings in Southern Pines, plus others in Pinehurst and Aberdeen, that represented the range of his work nationally.[19] The majority of his work in Moore County and nationally was in the Colonial Revival style. Coincident with the hotel's design, Mr. Embury designed two cottages, built on adjoining lots, 640 East Massachusetts Avenue and 660 East Massachusetts Avenue, that were published in 1914 in *Country Houses by Aymar Embury*.[20] Other work, including his designs for the rebuilding of Weymouth by James Boyd in 1921-22 and

Loblolly, Mrs. Dull's house, were published in a lengthy monograph, "Some Work of Aymar Embury II in the Sand Hills of North Carolina" in *Architectural Record* in June 1924.[21]

Alfred B. Yeomans (1868-1954) was a nephew of Louisa Yeomans Boyd, the son of her brother, the Reverend Alfred Yeomans, a Presbyterian minister, and Elizabeth Blythe Ramsay Yeomans (1838-1928). Like others in his family he was educated at Princeton University. His professional training and apprenticeships are as yet unknown, however, he was practicing as a landscape architect in Chicago in the 1900s and up to 1920, when he relocated to Southern Pines. His work on the grounds of the Highland Pines Inn was followed in 1920 by a "Subdivision Plan for Weymouth Heights" whose curving streets and layout reflected the best residential work of its period. Yeomans, who would erect a family residence, shared with his mother and sister, and a studio office at 370 East Pennsylvania Avenue, designed the gardens of both Weymouth and Loblolly, as well as the ca. 1932 additions to Weymouth.[22]

The death of John Yeomans Boyd on 9 March 1914, so soon after the death of his father, affected Boyd family life in innumerable ways as well as the Boyd's efforts to develop Weymouth Heights.[23] Initiatives that Mr. Boyd might have personally directed and quickly advanced made slow progress in the 1910s while his two sons, both bachelors and as yet undecided on the matter of a profession, gained their footing as the heads of the family and the stewards of its real estate and financial assets. Bion H. Butler paid tribute to John Yeomans Boyd with a splendid editorial in the 13 March 1914 number of the *Southern Pines Tourist*, acknowledging that "Without the influence and means of Mr. Boyd and other members of the family the Highland Pines Inn would not have been possible, at least for several years." He concluded with a paragraph that defines the Boyd family's legacy in Southern Pines. "Mr. Boyd's death is a severe blow to Southern Pines, somewhat mitigated by the fact that Mrs. Boyd, Mrs. Dull, Mrs. McCormick and Mr. James Boyd who succeeds to this father's place in the family, are all deeply interested in the welfare and future of the town and are sure to carry out the plans Mr. Boyd had formed."

James and Jackson Boyd, having inherited undivided one-half interests in their father's share of the Boyd family's Southern Pines real estate, and their aunts sold a small but increasing number of lots from 1914 to 1920, mostly in the part of Weymouth Heights platted around the Highland Pines Inn.[24] The two cottages designed by Aymar Embury and published in the 1914 monograph were joined by three others built by the Weymouth Estate. A short notice in the *Southern Pines Tourist* on 1 May 1914 announced

that _____ Stroud, a local builder, has signed a contract to erect three bungalows costing more than $5,000 each near the Highlands Pines Inn.

> This will make 5 cottages built by the estate in this vicinity and is but the beginning of the development that is destined to take place on that portion of the extensive lands of the Weymouth Estate, where are some of the finest building sites in town. The natural features are exceptionally fine, the views extensive and the surroundings all that could be desired. These cottages are not far from the site on which Mr. John E. Pushee, of Boston, is to erect one of the best bungalows in Southern Pines. The plans for the Pushee bungalow have been drawn and those who have seen them are enthusiastic over them.

On 24 December 1915 an advertisement for three rental cottages owned by the Weymouth Estate appeared in *The Sandhill Citizen*. "Three cottages are now for rent. They are all designed by Mr. Aymar Ambury (sic), II, of New York, furnished by Woodville & Company, of Philadelphia, and each has grounds of about an acre and a garden laid out by Mr. Alfred B. Yeomans, the landscape architect."

The most historically interesting of the sales in this period was not in the platted area of Weymouth Heights surrounding the hotel but at the edge of the Brodnax-Boyd House grounds, between it and Ridge Street. On 14 June 1916, the Boyd brothers, Mrs. Dull, and Mr. and Mrs. McCormick conveyed this sizable quadrangular lot of 3.725 acres lying between the estate drive leading southeast off Ridge Street and Maine Avenue extended to Katharine Lamont of New York City[25] (see Plan 1). Whether James Boyd and Katharine Lamont, then nineteen years of age and a wealthy heiress of the late Daniel Scott Lamont (1851-1906), were romantically involved at that date is unclear. The stated conditions of the conveyance suggest the lot was then vacant. Katharine Lamont apparently soon built the one-and-a-half-story frame cottage that stands on its grounds to the present (Fig. I/9).

On the personal side, the period from 1914 to 1920 was marked by a series of events that would bring James Boyd to Southern Pines as a permanent resident. The two years spent at Cambridge, 1910-1912, encouraged both James Boyd's literary aspirations and a love of hunting, both of which would remain the principal passions of his life until death. On his return to the United States, he took up a post on the faculty of Harrisburg Academy in September 1912, and remained there for the year. Recurring health problems spurred him to spend much of 1913 and 1914 convalescing at Weymouth. During this period,

in 1914, James and Jackson Boyd formed the Moore County Hunt. After failed attempts to enlist in the armed services in 1915 and 1916, James Boyd accepted a position on the staff of *Country Life in America* in New York, where he worked from September 1916 into February 1917. While active military service eluded him, he gained a commission to serve as a second lieutenant in the United States Army Ambulance Service in August 1917. Meanwhile, James Boyd's courtship of Katharine Lamont developed into an engagement. The couple was married at her family residence, Altamont, in Millbrook, New York, on 15 December 1917. In the summer of 1918 James Boyd began his service in the ambulance corps in Italy, and he was soon transferred to service in France, where his health again failed and he was hospitalized for periods. Ill, he was returned to the United States in March 1919 and discharged on 2 July 1919, is thirty-first birthday. Finding the climate of Southern Pines the most favorable to his health, and long appreciative of the area's physical character, he returned to Southern Pines in 1919 resolved on two points: he would make Weymouth his permanent residence and he would become a writer.[26]

Circumstances suggest that 1920 was a critical year in the life of the Boyd family in regard to both personal matters and the larger issue of the Weymouth Estate, with a series of individual decisions building upon others and influencing considerations to follow. James and Katharine Boyd's decision to make Southern Pines their permanent home and the brother's attendant, shared responsibility for stewardship of the Weymouth Estate, appears to have influenced Jackson Boyd to follow suit. In early March 1920, while wintering in Aiken, South Carolina, Mrs. John J. McCook announced the engagement of her daughter, Harriet (1895-1957), to Jackson Herr Boyd. The couple were married on 20 April 1920 in New York City at the home of the bride's maternal uncle Charles B. Alexander at 4 West Fifty-eighth Street.[27]

Meanwhile, having been engaged to prepare a subdivision of that part of the acreage lying along the southeast side of Southern Pines, Alfred B. Yeomans produced his "Subdivision Plan of Weymouth Heights" on 5 March 1920[28] (Plan 2). His plan had two essentially equal parts lying on either side of East Connecticut Avenue/Raeford Road featuring picturesquely-curving streets. On the southeast side of Connecticut Avenue, Weymouth, Valley and Highland roads, carrying generally parallel with Ridge Street, were linked by Indiana and Massachusetts avenues and Old Field Road. This half of the subdivision was platted and essentially developed according to the plan and holds its street pattern to the present. Yeoman's elegant plan for the Boyd acreage on the northeast side of Connecticut Avenue, lying behind the Weymouth mansion and Mr. Fulton's Hedgerow (later operated as a lodging, the Cedar-

Pines Villa), had a more expansive curvilinear character that recalled John Nolen's design for Myers Park in Charlotte, North Carolina. Highland Road was the spine of this section and proposed to carry in a northerly direction to Youngs Road. It, a detached section of Weymouth Road, and Shaw Road were linked by the half-circle course of Marion Hill Road and lesser lanes. In the event none of this area was developed to Mr. Yeoman's plan except for the lots set apart to Mrs. John Yeomans Boyd in 1924 on which she built Inchalene and the preservation of the meadow lying between Weymouth and Inchalene (See Plan 4). Earlier the location of the senior James Boyd's golf links, which had probably been abandoned for sport by then, this meadow was set apart as a park, defined as a "Reservation" on Mr. Yeoman's plan. It retains its meadow-like public park status to the present. The grounds of Weymouth, with its original sycamore-lined drive off Vermont Avenue and the later, ca. 1907 leisurely-curved, double-access drive off East Connecticut Avenue, appear as the largest, integral part of Weymouth Heights, as if destined to remain intact. In the event, while vestiges of earlier lanes appear as impressions on the grounds, only the general boundary of the mansion-house lot and a portion of the sycamore-shaded drive would hold in history.

I. B. WEYMOUTH, THE ESTATE OF JAMES AND KATHARINE BOYD, 1921-1974

If, as likely, members of the Boyd family gathered at Weymouth in December 1920 to spend the Christmas holiday together, they were doing so for the last time in the house James Boyd senior purchased in 1904 and made his winter residence. In January 1921 the Boyd heirs conveyed the first of seven lots in Weymouth Heights to Helen Boyd Dull on which she would build Loblolly. In May 1921 the Boyd heirs conveyed the family's Weymouth residence and grounds of 21.19 acres to James Boyd, the aspiring writer. Within days, readers of the 27 May issue of *The Sandhill Citizen* learned "There is some talk of cutting the large Boyd house in two and moving each part on a separate lot in the Weymouth Section." Two weeks later, in its 10 June 1921 issue, *The Sandhill Citizen* confirmed its fate in an article on improvements occurring on East Connecticut Avenue.

> There is a rumor that the Gate Keeper Lodge of the Weymouth Estate, adjoining, will be moved out of the street into the pine grove on the north side thereby making it possible to straighten the roadway (Fig. I/10). On the next two large villa plots of the Weymouth Heights are now being moved, parts of the Weymouth Mansion, each of which will be rebuilt into large winter homes. Across from them on the north side of the street and back in the pines, Mr. James Boyd will build one of the finest country homes in this section, Pinehurst not exception (sic).

In its 9 September 1921 issue the weekly newspaper contained a paid advertisement for Weymouth Heights noting ongoing construction in the area. Among the mentions readers of *The Sandhill Citizen* learned that "James Boyd is about ready to start his $75,000 house near the site of the old Boyd home." It was completed in 1922.

These events paralleled another event in James Boyd's life, one of long sought success as a writer. James Boyd's first published work, a short story entitled "Old Pines," appeared in the March 1921 issue of *Century Magazine*. James Boyd continued to write stories, but in 1922 he began work on a novel of the American Revolutionary War period. *Drums* was published to popular and critical acclaim in 1925. Four additional novels appeared in the period up to 1939 when *Bitter Creek*, his last, was published. In 1941 James Boyd purchased *The Pilot* and edited the newspaper until his death on 25 February 1944. During these years, from 1922 to 1944, Weymouth was the scene of a privileged life. Literature and the hunt had apparently equal footing. Figures in American literature, fellow writers and playwrights, visited James and Katharine Boyd at Weymouth, enjoyed their hospitality, and went away appreciating the remarkable circumstances of their life in Southern Pines.

After James Boyd's death, Katharine Boyd resided at Weymouth for nearly thirty years, dying on 8 February 1974. The house designed in 1921 by Aymar Embury II and enlarged by Alfred B. Yeomans in about 1932 and its garden designed by Mr. Yeomans were maintained, essentially unchanged for almost a half-century. Having been deeded by her son, daughter, and Daniel Boyd's widow to The Sandhills College Foundation, Weymouth, its garden, outbuildings, and residual grounds came into the ownership of the Friends of Weymouth in 1979.

* * *

The remaking of Weymouth in the early 1920s reflected James Boyd's long-held affection for the family's winter estate, dating to visits there in the early 1900s, while a student at Princeton, and periods of convalescence in the 1910s, and a learned appreciation of architecture and gardening. This perspective came to him naturally, in part, as the grandson and namesake of the senior James Boyd whose renewal of his farms comprising Bonny-Meads at Paxtang, near Harrisburg, and the former Blue and Shaw lands making up Weymouth, were lauded in his lifetime and at his death. At Oakleigh, John Yeomans and Eleanor Herr Boyd had created an enviable country house and gardens. On 14 October 1907, while visiting with friends at Short Hills, New Jersey, James Boyd wrote to his mother describing

his stay. "They are all very kind, however, I'm afraid I've been spoiled by my own house, for a house has to be pretty good to be ever acceptable after living at Oakleigh for any length of time."[29]

Two years later James Boyd was traveling in England with Fred Osborne, a Princeton classmate: the two rising seniors visited Mr. Osborne's aunt at Chapelwood Manor, Nutley, Sussex. On 20 July 1909 he addressed a long letter to his mother which also noted visits to Penshurst and Knole. "We arrived here safely yesterday afternoon -- found a rather pretty half-timbered house surrounded by lovely English gardens and looking out across a valley at the low Sussex hills."[30] In the spring of 1921, in his thirty-third year, as James Boyd went about rebuilding Weymouth as his permanent residence and commissioning its design from Aymar Embury II, James Boyd brought the experience of a discerning, articulate observer to his work.

On 25 May 1921 Mr. Boyd's paternal aunts, Mrs. Dull and Mrs. McCormick, Mr. McCormick, and Jackson Herr and Harriet Boyd conveyed the family's winter residence and grounds comprising 21.19 acres to James Boyd.[31] This acreage is the house tract delineated on the "Subdivision Plan of Weymouth Heights" prepared by Alfred B. Yeomans and dated 5 March 1920 (See Plan 2). It is rectangular in form except on its southwest and southeast edges where the boundary follows the proposed, curving path of Weymouth Road, east of East Connecticut Avenue/Raeford Road, which was never built. This parcel, comprising the major portion of the author's Weymouth estate that survives today and is the subject of this report, was thus separated from the family's principal, jointly-owned property and would soon acquire its own identity and character.

Once the decision was made to replace the original Brodnax-Boyd House at Weymouth, James Boyd also effectively recast the landscape and its circulation patterns to his new purpose. A comparison of the mansion house tract as it appears on the 1920 "Subdivision Plan" with the appearance of the estate at Mrs. Boyd's death indicates the extent to which he remade the estate and refashioned the character of the man-made features of its landscape to one that complemented his new house and changed circumstances. The only developed features of the landscape, which he retained and that survive today, were the sycamore avenue that was probably planted by Mr. Brodnax and the axial drive that linked the house with Ridge Street. And while he could have located the new house at Weymouth on the site of the earlier house, he chose instead, wisely, to shift it some 100 feet to the southeast, to the highest point on the acreage (Plan 3). Doing so he placed his new house between the Brodnax-Boyd House and

its principal garden (Fig. I/16), which is believed to have been located in an axial fashion southeast of the older house, between it and the proposed path of Weymouth Road. At every stage in the process, he was careful to retain the many pines, in woodland groves, natural clusters, and standing alone, that formed the historic setting of the estate.

In short, the circumstances of the new Weymouth were different from those of the earlier house and its time. The first Weymouth stood as the seat of a winter estate of over 1,500 acres, and although the house stood at the edge of that holding, between it and the very regular street plan of Southern Pines, the pine-covered landscape was then essentially rural in nature. The gently curving double-access drive James Boyd senior added on the southwest side of the house was in effect a part of the system of roads developed throughout the estate described by Bion H. Butler in the summer of 1910. Exactly how they connected with the roadway inside the estate grounds, which predated East Connecticut Avenue and provided direct access to the town, is not apparent on any of the known surviving plats of the Weymouth Estate.

With the decision to develop Weymouth Heights as an elegant subdivision, and Mr. Yeoman's platting of the acreage surrounding the original house, the mansion house tract, then comprising 21.19 acres, was surrounded by the grounds of Hedgerow/Cedar Pines Villa on the northeast, the town of Southern Pines on the northwest, the path of East Connecticut Avenue and subdivided property on the southwest, and a proposed "Reservation" and lots on the southeast. James Boyd was also faced with the accessibility required of him, his stable, and kennels as a master of the Moore County Hunt during its winter season (Fig. I/11). The renewed Moore County Hunt was officially recognized by The Organized Hunts of America in 1920. Within a year or so, some concerns resolved themselves in his favor. Helen Boyd Dull selected an important acreage comprising seven lots bounded by Weymouth and Valley roads and East Connecticut Avenue for her new winter residence (Plan 4). Jackson Boyd elected to remake the largest part of the old Brodnax-Boyd House as his permanent residence on the west side of Connecticut Avenue. Mrs. John Yeomans Boyd chose lots on the south and southeast sides of the "Reservation" for her own new winter residence, Inchalene. For a brief time, until Mrs. Dull's death in August 1924, the family occupied a compound of four houses on adjoining grounds along East Connecticut Avenue.

Nevertheless, the pine-shaded grounds of Weymouth, even while comfortably neighbored by kinship, required their own consideration. James Boyd's response was to place Weymouth in park-like grounds

and to retain the surrounding meadows, whose physical extent was less in their dimensions than their visual impact and ability to enhance the setting of a great house and insulate it in an increasingly suburban setting. The meadow on the southwest side of the tract, later anchored by two aged oaks, was arguably the most important of these greenswards; it provided tangible separation and a valuable degree of privacy from the increasing public traffic on East Connecticut Avenue (Fig. I/12). On the northwest, an altogether private meadow merged with the then larger, expansive grounds of Hedgerow/Cedar Pines Villa. Although not owned by James Boyd, the open, grass-covered "Reservation" was appropriated into the grounds of Weymouth as one of these important meadowlands. (The "Reservation" and the large adjoining lot on the east are likely the location of Mr. Boyd's golf links that were probably abandoned after the death of John Yeomans Boyd in 1914.)

The axial drive, extending in a direct line off the top of Vermont Avenue, was a formal approach, carrying to the house at the heart of the estate and used as well by those assembling at Weymouth for hunts. Flanked on the northeast by the former Lamont winter cottage that gained the role of an estate gate-house, the drive passed through the sycamores, where James Boyd built the original part of the frame stable and his kennels about midway between Ridge Street and his house. At a point beyond, southeast of the stable, the drive splayed to form a wishbone, with lanes carrying right to the front entrance and left to the detached garage and service area. Riders and their horses used these lanes as well, when setting off across the "Reservation" for hunts in the Weymouth woodlands stretching to James Creek. This carefully-crafted landscape accomplished its purpose, providing an expansive setting for a great house and its life, melding its pine-shaded grounds with those of its neighbors and yet keeping Weymouth separate and apart.

* * *

On completion Weymouth became one of Moore County's most distinguished houses of the 1920s, sharing that honor with Mrs. Dull's Loblolly, the Georgian Revival mansion built in about 1929 for Verner Zevola Reed Jr. (1900-1986) on Linden Road near Pinehurst, and the later built Homewood of ca. 1931 in Knollwood Heights. When Katharine Boyd wrote of the house in 1939 for *Arts & Decoration*, she began her article stating "We were anxious to have our new home Southern Colonial, feeling that type of architecture to be most appropriate to this part of the country."[32] The Colonial Revival style of Weymouth represented one of two stylistic subsets seen in the large body of work executed in the North Carolina Sandhills by Aymar Embury II. The other, drawing on English manorial traditions and cottages of England and Northern France, is best represented in the handsome residence Mr. Embury

designed for Helen Boyd Dull and the Southern Pines Country Club (Fig. I/13). Russell F. Whitehead, a leading writer on American architectural practice, discussed these buildings and others, designed and constructed between 1911 and 1924, in a monograph, "Some Work of Aymar Embury II in the Sand Hills of North Carolina," published in *The Architectural Record* in June 1924.[33]

> Of the residences the largest is that of Mr. James Boyd at Southern Pines, a lovely, loosely connected, informal sort of enlarged Colonial farm house (Fig. I/14). The unusual and interesting plan was a close transcription of the owner's own sketches, and the exteriors were developed from the plan, rather than from preconceived notions. Although the house was originally designed to be whitewashed, three materials were used appropriate to the importance of each part. The guest wing is of stucco, the main portion of the house of brick and the service wing of long white shingles. However, when the house was completed and ready for painting, the owners were so charmed with the color scheme and the texture of the various materials that they refused to have it touched, and perhaps to the good of the building. The house is of great length, although only one room deep, and while of extremely simple character, possesses a genuine dignity and charm that few more magnificent houses have -- probably because it is evident that the house has no motive added to make it picturesque, but is an absolutely straightforward development of the plan. The two-story porch was needed; the big bay window lights the main staircase and forms a landing for it; the iron balcony on the rear is a sunny place for the baby carriage -- one feels that there is nothing extraneous about it, no padding of the design. The detail, too, is of unusual excellence, and is not book detail. Look at the belt course at the top of the bay window (Plate 533), which resembles a Gothic label mold rather than a classic cornice, but is so justly designed with a succession of blacks and whites at such excellent intervals that it takes its place so unobtrusively as to be unnoticed until looked for. The same is true of the whole building, and is indeed the distinguishing characteristic of all Mr. Embury's buildings. He is not a designer of art nouveau houses, but shows in all his work full knowledge of precedent without exact adherence to it; he has that little personal quirk which distinguishes the architect from the archaeologist.[34]

James Boyd awarded the contract for his new house to John A. McPherson, a Canadian-born contractor who came to the Sandhills as Aymar Embury's favored builder. Mr. McPherson had recently completed Loblolly for Mrs. Dull, and he took up the work on Weymouth in October or early November 1921.[35] The house was completed in 1922.

Although James Boyd chose to replace the family's long-enjoyed winter residence with a new house, he apparently elected to retain the earlier garden, or a significant part of it as a feature of the estate he was crafting for his family. Some eighteen years later, Katharine Lamont Boyd described the context of this decision in an article, "The Author of *Drums* Builds a House," published in *Arts and Decoration* in September 1939.

> The site itself offered certain problems. It is on Mr. Boyd's grandfather's place, and the house is located about two hundred feet from where the old house stood. It had to fit into the garden on one side and among some old trees on the other--pines and dogwoods.[36]

An understanding of the earlier Boyd garden, and more particularly its location, is complicated by the fact that it is not delineated as a feature of the estate on either the 1917 "Map of the . . . Weymouth Estate" or Mr. Yeoman's 1920 "Subdivision Plan of Weymouth Heights" on which he did include estate roadways and outbuildings (Plans 1, 2). And, only one image of the garden is known to exist, a postal labeled "A Portion of the Gardens Weymouth Woods, Southern Pines, N.C." A review of the surviving photographs of the Brodnax-Boyd House, published postal views, the above two drawings, Mrs. Boyd's 1939 article, and accounts of the estate published in the *Southern Pines Tourist* in 1907 and 1910 suggest the possibility that the garden was located southeast of the Brodnax-Boyd House in a generally axial position in the open area to the east of the old stable. The postal image features a broad axial, center walk terminating in the far distance with a pergola-like structure and cross walks that border a series of symmetrical beds flanking the center walk (Fig. I/16). Given the impression of scale and size apparent in the image, the above-described location is likely. It is also possible that some portion of the present garden is overlaid on a part of the earlier pleasance. Further research beyond the confines of this study may resolve the matter of its location and relationship to the garden designed by Mr. Yeomans for the existing house.

The survival of the old garden was apparently short-lived, however, it left a possible legacy in the great oriel window in the entrance hall that provided a splendid view into the garden that might also have been savored from the four windows in the living room. There is no mention nor image of the old garden in the *Architectural Record* article of 1924. And, aside from the mention of its impact on the siteing of the house in 1921, it does not figure in Katharine Boyd's article for *Arts and Decoration*. The reason(s) for its removal are unknown as are any possible linkages or relationship to the surviving gardens designed by Alfred B. Yeomans. Perhaps it simply came to be removed so that hounds and horseman could more easily make their way into the then undeveloped woodlands of the Weymouth Estate.

The present Weymouth garden dates from about 1922-23. A view of the house, shot looking west from the lower terrace onto the telescopic gable ends of the service, dining room, and main blocks of the house, respectively, was published in the June 1924 article on Mr. Embury's Sandhills work (Fig. I/15). It is the earliest known image of the Weymouth garden. Essential features of the upper and lower terraces are evident, including the privet hedge that forms an evergreen partition wall between the two terraces, an early frame version of the present brick cold frame, and the west end of the shrub border that carried behind it, between the one-story end wing of the service block and the free-standing garage. The individual plants comprising the privet hedge were purchased in sizable form, and cultivated to produce the desired tall, dense hedgerow that was such a critical feature of the garden.

The design of the Weymouth garden, particularly the upper and lower terraces, and probably the area of the swimming pool, enclosed by a serpentine brick wall along its west side, is (believed to be) the work of Mr. Boyd's cousin, Alfred B. Yeomans. It features the hallmarks of his garden style, seen elsewhere in Southern Pines, including the pleasances at his house and studio at 370 East Pennsylvania Avenue. First-person documentation of his authorship of the garden is missing.

In her article for *Arts and Decoration* Katharine Lamont Boyd included a short, paragraph-length description of the garden, which she was careful to date to the 1921-22 building of Weymouth rather than to the ca. 1932 expansion.

> The garden was with the original house – a small flower and rose garden, box-bordered beds and a high Japanese privet hedge surrounding it – and below it is a larger vegetable

> garden. There is a big clump of crepe myrtle and mock-orange bushes at the foot of it screening a swimming pool. Beyond the pool is a serpentine brick wall on which grow yellow roses. There is a big walnut tree at one end of the pool and it makes a fine cool place to sit on summer afternoons.[37]

The garden at Weymouth reflects both the favored conventions of Colonial Revival-style garden design of the period and the surviving work of Alfred B. Yeomans seen at some very few other houses in Southern Pines. It also reflects particular circumstances of the Boyd family life. While Weymouth was built as a permanent residence, the family usually decamped for their summer house at Sorrento, Maine, in late spring and returned to Weymouth in the late summer or early fall. It was never a show garden of flush bloom for summer enjoyment, but an amenity enjoyed from fall, through winter, and into early spring. The tall privet hedge, the symmetrical box-bordered beds in the parterre on the upper terrace, the camellia standards, the brickwork steps and low walls, and axiality, reflected the architectural character of gardens where flowers were subservient to design.

The placement of the new garden, in a generally rectangular area off the east corner of the dining room block and its terrace, also reflected James Boyd's long-lived commitment to hunting and equestrian sport, which flourished in the 1920s. Numerous photographs from the 1920s and 1930s, particularly, and later show mounted riders, ready for the hunt, in close proximity to the house (Fig. I/17). James Boyd savored the outdoor life in Southern Pines, from his earliest stays here, and horses were welcome near the house where the lawns to the front and rear of the main block were essentially level. Important landscape features positioned on axis with the main block of the house, including the earlier garden, would have been in the way of riders and interfered with the life he enjoyed.

The newly-completed Weymouth house and garden, the refashioned grounds, and the recent, ca. 1920 frame stable, were the scene of an accomplished life in the 1920s that saw literary fame, an enlarged family circle, and a steadily rising pleasure in the Moore County Hunt come to James and Katharine Boyd. Two deaths also diminished the Boyd family's presence in Southern Pines. Helen Boyd Dull (18__-1924), who came to Southern Pines with her parents at the turn of the century and was a strong supporter of the town's institutions, particularly the Southern Pines Civic Club that she was instrumental in its founding in 1907, died in Harrisburg on 9 August 1924.[38] Eleanor Herr Boyd, the widow of John

Yeomans Boyd, died in Baltimore on 28 February 1929.[39] While Loblolly was sold out of the Boyd family in 1928, Mrs. Boyd's Inchalene remained a family property until 1945.[40]

In 1922, when the new Weymouth was completed and James Boyd had begun writing his first novel, his literary career was in its second year. In January 1920, when the enumeration was made for the United States Census in Moore County, James Boyd gave his occupation as "Executive" with the Farm Bureau. Whether he was then living in Mrs. Boyd's ca. 1916 cottage or in the family's Weymouth, as likely, is unclear. Whatever the case, he and Mrs. Boyd had two live-in servants, a black, Georgia-born couple, Owen and Rosa M. Cotton, who worked as their houseman and cook, respectively. The publication of "Old Pines" in March 1921 in *Century Magazine* and readers' response to it gave James Boyd crucial encouragement. His work on the manuscript of *Drums* continued until late summer or early autumn 1924. The novel with its Revolutionary war setting and historical appeal was published in March 1925 in New York to wide critical and popular acclaim. *Marching On*, his second novel, set in the Civil War period, was published in 1927. *The Long Hunt* was published in 1930.[41]

During the 1920s, James and Katharine Boyd became the parents of three children. All were born in New York. James Boyd Jr. (1921-2002), the first-born, the namesake of his father and great-grandfather as born on 16 May 1921. Daniel Lamont Boyd (1923-1958) was born on 7 July 1923 and named for his maternal grandfather, Daniel Scott Lamont (1851-1905), who served as secretary of war during the second term (1893-97) of President Grover Cleveland. Nancy Boyd (1927-2002), named for her paternal grandmother Nancy Jane Gilmore Herr (1844-____), the wife of Andrew Jackson Herr (1832-1894), was born 2 April 1927.

While founded in 1914, the Moore County Hunt saw its sustained development in the 1920s. The hunt's first years came to early success in 1916, which opened with a splendid New Year's Day hunt breakfast for about 150 guests hosted by James Boyd at Weymouth. A hunt over the Weymouth Estate followed.[42] Later in January Mr. Boyd arranged a drag hunt at Weymouth in honor of Rodman Wanamaker Jr., a friend of equestrian renown. At the end of the year, as the launch for the 1916-1917 hunt season, James Boyd entertained a party of some 150 to a hunt breakfast on Christmas Day at Weymouth.[43] These festive occasions involved both permanent residents of Southern Pines and Moore County's winter residents, riders, and those content as spectators.

World War I and service in the war interrupted the hunt and it was not until New Year's Day 1920 that the hunt resumed. Another grand breakfast, served by the Highland Pines Inn staff at Weymouth, was hosted by James, Katharine, and Jackson Boyd at one o'clock with a drag hunt at three o'clock.[44] A tradition that the frame portion of the present stable was built in 1920 may be associated with this renewal of the hunt. The Moore County Hunt was also officially recognized by The Organized Hunts of America in 1920. Increased hunt activity prompted an expansion of the stable in 1928, an incongruous gable-end addition in terra cotta blocks (Fig. I/18). The January through March season in 1929 capped a successful decade. *The Pilot* ran an account of its opening on its front page of 11 January 1929 under the heading "Horses Fill So. Pines for Hunt Season," stating "Never before in the history of this section have so many horses been shipped here for use . . . ."[45] The largest field of the season, fifty-one riders, hunted with the Boyd brothers on 23 February 1929. *The Pilot* later published a photograph of the hunt departing from the Weymouth kennels.[46]

The stable expansion was one of two small building projects on the Boyd estate of the period. The other, being the swimming pool. Its date of construction is unconfirmed, however, its position in the plan of the garden, in a pendant position to the upper terrace and carrying along the northeast end of the lower terrace, suggests it, or another feature, was planned for this spot.[47] The brick serpentine wall, provides not only privacy for swimming but, as importantly, encloses this third garden space and protected it from riders using the lane behind the wall for access to the Weymouth woodlands for hunting.

The buildings, gardens, and grounds reflect life at Weymouth in the 1920s, as does the family increase and Mr. Boyd's literary success. The entry for the Weymouth household in the 1930 Federal census for Moore County offers further insight into family life on the Boyd estate. The eleven-member household comprised James and Katharine Boyd, their three children, and six servants, who occupied the rooms of Weymouth. Two of the six, Eugenia Levesque and Catherine Markham, were white, natives of France and Ireland and serving as governess and nurse, respectively. The four black servants were Thomas Wade, the butler, his wife Lucy, a maid, Elizabeth W. Bell, also a maid, and Hilton Walker, the gardener.[48] Presumably one of the two "maids" was also a cook. The presence of an on-site gardener indicates the attention given to the garden and grounds of Weymouth at this important stage in the estate's life. Whether there was another such well-staffed household in Southern Pines in 1930 is unlikely.

During the decade of the 1930s, two important changes occurred in the architectural fabric of Weymouth that would affect its appearance and the character of place. The first of the two, dating to about 1932, reflected both demands for private space in a large household and James Boyd's commitment to writing as a career. The author's first-story office, immediately off the entrance hall, came to be too accessible to visitors and family alike. That easy access, coupled with Mr. Boyd's recurring illness in this period, caused him to seek a separate, second-story office, at a remove from casual visitors and the interruptions of family life. About four years later, in June 1936, the wood frame bitches' house in the Weymouth kennels caught fire, burned, and was replaced.

In her 1939 article Katharine Boyd wrote of the addition "About ten years after the house was built we added two wings and changed the front door to the east end. This work was planned by Mr. Boyd's cousin, Alfred B. Geomans (*sic*). The change added greatly to the convenience of the house and gave Mr. Boyd a large workroom upstairs."[49] As to why the Boyds did not turn to Mr. Embury for the enhancements, at a time when he was continuing to work in Southern Pines is not known. Their choice of Mr. Yeomans is easier to acknowledge: he was a close kinsman and he had taken up architectural design in addition to his landscape gardening work. The paired, nearly identical two-story gable-front wings were added to the north and south ends of the original east wing, which actually faced southwest, and projected forward to frame the entrance. Oriel windows on the second story, echoing the larger oriel in Mr. Embury's entrance hall, provided added daylight to James Boyd's new office and the couple's new bedroom, respectfully. The earlier drive was simply extended to the southeast to the new entrance porch, where it formed an informal circle.

The second change owed to a different necessity. On 15 June 1936 a fire destroyed the bitches' house in the kennels alongside the stable. A local contractor, Mr. Airy, immediately rebuilt both small houses using terra cotta tile that had formed part of the substructure of the Weymouth house as well as the stable addition. This quick work was accomplished in June and recorded in photograph(s) by Harriet McCook Boyd.[50]

Excepting the small, one-vehicle garage built near the service wing, whose date of construction remains to be confirmed, the kennels were the last buildings erected on the Weymouth estate during James Boyd's lifetime and that of his widow. The significant structures in the estate landscape were fixed and

so, too, was its character and plantings. Little physical change would occur for the next thirty-five years, except for that occasioned by the effective disuse of the kennels after 1942.

The death of James Boyd in February 1944 came as the sad end of a sequence of events and decisions that began in the late 1930s: they affected the spheres of literature and the hunt as well as the personal life of the Boyds (Fig. I/19). After *Drums*, *Marching On*, and *The Long Hunt* appeared in quick succession in 1925, 1927, and 1930, respectively, longer periods preceded the publication in 1935 of *Roll River*, and *Bitter Creek*, his last novel, in 1939. Perhaps by then, 1939, James Boyd had exhausted the novel as a literary form. His involvement in The Free Company of Players, a personal and professional response to the rising character of political discourse at the outset of World War II born in 1940, came to an end in 1941. In the later year James Boyd turned to an altogether different role as a writer: he bought *The Pilot*, the Moore County weekly newspaper founded in 1920 and then located in Southern Pines. He served as publisher/editor until death. In 1942 James and Jackson Boyd resigned as masters of the Moore County Hunt and turned its leadership over to William Ozelle Moss (1902-1976) and his wife, Virginia Walthour Moss (1909-2006). The eager barking of dogs, greeting visitors to Weymouth as they passed the stable and kennels, came to an end. The pack of hounds, kenneled at Weymouth for over two decades, was moved to the Mosses' Mile-Away Farm.[51] In August 1942, Jackson Boyd was commissioned a captain in the United States Marine Corps and went to Camp Lejeune to have charge of superintending a special dog training program.

Three (of the four) sons of the two Boyd brothers, James Boyd Jr., Daniel Lamont Boyd, and Jackson Boyd Jr., all served in the armed forces during World War II. James Boyd's two sons were in service at the time of his death and returned from their tours of duty. Jackson Boyd Jr., known in the family as "John" or "Johnie," had a shorter service and a different fate. He interrupted his junior year at Princeton and joined the United States Navy on 9 April 1942. Seven months later, on 15 November, this favored scion of the Boyd family died of injuries in the Solomon Islands. His death was devastating.[52]

The penultimate writing of James Boyd published in his lifetime was a poem that appeared in the pages of the *Atlantic Monthly* in January 1944. "To A Butterfly," with its identifying subtitle, "Named after its Discoverer A Young Scientist Now Dead of Wounds," was a memorial to his nephew.[53] In February James Boyd was in Princeton, New Jersey, to give a lecture on the South as part of an "Americanization Course" for members of the armed services in the British Commonwealth of Nations. On the evening of

24 February he had dinner there with a group of officers and afterward collapsed from the effects of a stroke (or heart attack). He died shortly after midnight, in the first hour(s) of 25 February 1944.[54] A funeral service was held in the presence of his coffin Monday afternoon, 6 March, in the Princeton chapel where the altar vases held long-leaf pines brought from Weymouth. His body was cremated.

Mrs. Boyd returned to Southern Pines for a memorial service at Weymouth on Thursday, 9 March. "Friends from throughout the Sandhills and other sections of the State assembled at the Boyd home on Weymouth Heights, Southern Pines, late Thursday afternoon for a memorial service. At the appointed time they gathered informally on the east lawn overlooking the garden, and to the accompaniment of the wind soughing through the pines which Mr. Boyd loved so well, the Rev. F. Craighill Brown read the following tribute, closing with selections from the Bible . . ."[55] The account of the two services published in *The Pilot* ended with this sentence, "Mr. Boyd's ashes will be buried on a knoll under the pine trees at Weymouth." Katharine Boyd was her husband's principal heir, receiving Weymouth and the acreage on which it stands together with other properties as a life estate.[56] She would also succeed James Boyd as editor of *The Pilot* and oversee the newspaper until selling it in 1968 to Sam Ragan.

In March 1944, with her return to Southern Pines, Katharine Boyd was alone at Weymouth with the servants on staff. Her sons were then in military service and her daughter was boarding at St. Timothy's School at Catonsville, Maryland. In the years to come, they would spend short periods, mostly holidays, with their mother at Weymouth and at the family's summer house in Sorrento, Maine. After his discharge from the United States Army, Daniel Lamont Boyd (1923-1958) married Rhoda Whitridge (1925-1999), in 1945, returned to Princeton, and graduated in 1946. After living for periods in Princeton and Eugene Oregon, he and his family relocated in about 1951 to San Francisco, where he was living at his death. Nancy Boyd (1927-2002) graduated from Radcliffe College and in 1956 she married Noel Sokoloff (1923-1998). They and their family never lived in Southern Pines. James Boyd Jr. (1921-2002) lived most of his life in New York City. With the death of his younger brother in 1958, he was compelled to take up a more active interest in the stewardship of their joint holdings, and in the later years of her life, Katharine Boyd turned to him for assistance.

The lament Katharine Boyd expressed in the 1939 article, "The Author of Drums Builds A House," about the size of Weymouth, her "sometimes wish it were not so big," became a practical concern after the death of her husband.[57] For sustained periods in the 1940s and 1950s, she retreated to the gate house

and let parts of Weymouth to friends or friends of friends. A kitchenette was added in the plant room off the library in the entrance wing of the house, remodeled and expanded in about 1932, which was let as one "apartment" while the remainder of the house comprised another. In 2001 Mrs. Marcie McKeithan recalled house-sitting for Mrs. Boyd in the 1940s, while Tom Johnston, newly-hired as editor of *The Pilot*, and his wife occupied the apartment in the entrance wing of Weymouth.[58] For some five years, from about 1947 to 1952, Voit Gilmore and his wife, Kathryn, occupied the main part of Weymouth. During a part of their stay, Will Stratton and his wife occupied the rooms in the front of the house.[59] Norris and Sara Hodgkins occupied the first-floor of the entrance wing in 1962-63.[60] The stays of others at Weymouth is yet to be confirmed.

Whether she was living in Weymouth or the gatehouse, or some part of Weymouth, Katharine Boyd maintained a small staff of servants through much of her widowhood. The longest serving of these were Hilton Walker, who was on staff as a gardener by 1930 and later served as butler and chauffeur, and Flossie Graham Carpenter (1913-2010) who came to Weymouth in the mid 1930s, joining her husband, Cisero/Cicero Carpenter (1902-1963), who worked at the stable (Fig. I/20). She was with Mrs. Boyd for nearly forty years, rising to the position of a paid, traveling companion, and serving last, in the absence of any family member, as the supervising care giver through the years of serious decline preceding Mrs. Boyd's death in 1974.[61] Sally Lawhon was also a member of the staff. In about 1971, Norma Lewis came to Weymouth as a housekeeper, assisting Mrs. Carpenter and the paid nurses through Mrs. Boyd's last years.[62] Over time, in about the mid 1950s, Robert Dowd took charge of the grounds at Weymouth and exercised this responsibility through Mrs. Boyd's death and for some period thereafter.

Following on the altogether unexpected, accidental death of Daniel Lamont Boyd on 23 December 1958, other actions led to the provisions of her will, signed in 1969, and the eventual disposition of Weymouth and her estate. On 19 March 1960 Katharine Boyd conveyed a rectangular tract of 13.58 acres lying along the northeast side of the estate's 1921 boundary and between it and Hedgerow/Hibernia to the Episcopal Home for Ageing of the Episcopal Diocese of North Carolina, Inc. as a gift.[63] This acreage became the original premises of the Penick Home, which expanded onto the grounds of Hibernia.

Simultaneously, she agreed to purchase a sizable portion of the family's ancestral Weymouth Estate acreage, bequeathed by her husband to their sons, to assist in the liquidation of their real estate holdings in Southern Pines. On 5 May 1960 Katharine Lamont Boyd received title to a 168-acre tract in

the shape of an arc that carried from Young's Road to East Connecticut Avenue where it included the acreage between Weymouth and Inchalene on the east side of the avenue and the old "Reservation."[64] The larger, remaining part of the brothers's holding, was a tract of some 403 acres lying on the southwest side of East Connecticut Avenue, between Bethesda Road on the northwest and the former Valhalla estate of Bion H. Butler. This long-leaf pine woodland, comprising stands of the oldest such trees still privately held in North Carolina, had been an object of concern for the family since its acquisition by James Boyd senior. On 18 February 1963 James Boyd Jr., individually, and James Boyd Jr. and James W. Husted as executors and trustees of the estate of Daniel Lamont Boyd, sold this property to the State of North Carolina for $145,000 with the condition that it be maintained as a nature preserve.[65] It is known today as the Weymouth Woods Sandhills Nature Preserve.

The disposition of Weymouth and her other real property was a matter of concern for Mrs. Boyd through the 1960s, believing that none of the family were likely to return to North Carolina to live. On 3 November 1969 when she signed her will the matter remained unresolved. "I am considering transfer of my said real property or part thereof to a trust or foundation for the benefit of said (Sandhills Community) College pursuant to a detailed memorandum of agreement which my said Trustees may find helpful as an expression of my present views, and if I shall have completed said transfer during my lifetime this disposition shall lapse in its entirety."[66]

Coincident with discussions regarding the future of Weymouth, Mrs. Boyd entered into an agreement with the Sandhills Community College concerning its grounds. The horticultural program, newly established in 1968 under the direction of Fred Garrett, needed acreage to use as an outdoor classroom for its students. Mrs. Boyd allowed Mr. Garrett and his students to utilize the garden at Weymouth for ornamental horticulture training and a nearby area in the meadow on the northwest side of the property for vegetable gardening (Figs. I/21-23). This arrangement, which benefitted Mrs. Boyd, Weymouth, and the college, continued through the 1970-71 academic year, after which classes were conducted on college property.[67] The students planted successions of bulbs and perennials in the upper and lower terraces and gained pruning and cultivation skills caring for the garden's woody plantings.

Katharine Lamont Boyd died 8 February 1974 at the age of seventy-seven, nearly thirty years after the death of James Boyd on 26 February 1944[68] (Fig. I/24). The future of Weymouth, its preservation, and the survival of the aged, old-growth pines on the acreage adjoining the home grounds came to be a

matter of debate within the Boyd family and among its wide circle of friends, the larger Southern Pines community, the citizens of the Sandhills, and the administrators and trustees of the Sandhills Community College. Discussion was spirited, hopeful, depressed, and re-energized over the course of five years. It moved to a new level after 6 November 1974 when James Boyd Jr., Nancy Boyd Sokoloff, and Rhoda Whitridge Boyd, Daniel Lamont Boyd's widow, individually conveyed their undivided jointly-held interest in the home estate to the Sandhills College Foundation.[69] On 23 January 1975, the trustees of Mrs. Boyd's will, R. M. Millan and Norris L. Hodgkins Jr., conveyed the three tracts Mrs. Boyd owned personally to the Sandhills College Foundation.[70] The first named of the three was the 3.725-acre parcel she had purchased as Katharine Lamont in 1916.

The concerns requiring address were fourfold: the preservation of the Weymouth home estate and its viable use as a center for the arts, humanities, and literature so central to the lives of James and Katharine Boyd, the preservation and enlightened stewardship of the old-growth woodlands that had initially been saved in 1904 with their purchase by James Boyd senior, the interests of Sandhills Community College and its foundation that Mrs. Boyd had intended to benefit through provisions of her will, and the acquisition of funding to assure these considerations were met. The first, crucial initiative was the organization of an ad hoc interest group, an effort advanced by the commitment of Mrs. Ernest L. Ives, Sam Ragan, Norris L. Hodgkins Jr., Admiral I. J. Galantin, and others. The Friends of Weymouth, Inc., was formally incorporated in February 1977 as a non-profit organization eligible for the receipt of tax-deductible gifts. Through the offices of Sara W. Hodgkins, secretary of the North Carolina Department of Cultural Resources, Weymouth was nominated to and listed in the National Register of Historic Places on 12 May, 1977.

Simultaneously, the Sandhills College Foundation established separate valuations for the home estate and the woodland tract of 168 acres. The Friends of Weymouth acquired a two-year option from the foundation to purchase the home estate at the price of $700,000.[71] The State of North Carolina was approached in regard to the woodland tract for addition as an off-site holding of the Weymouth Woods Sandhills Nature Preserve. The Friends of Weymouth launched fund-raising campaigns that involved both public and private appeals including a luncheon held at the Pinehurst Country Club on 12 January 1979 in the presence of Lady Bird Johnson. The Friends of Weymouth also commissioned two professional reports on the estate. The first, "Weymouth, The James Boyd Estate, Functions and Facilities, A Photographic Interpretation and Functional Description," was prepared by Dr. J. Rodney

Fulcher and submitted in August 1977 (Figs. I/25-29). The second was an "Appraisal Report" prepared by O. J. Clontz and Associates that was submitted on 24 February 1978.[72]

By spring 1979 the Friends of Weymouth had raised the funds necessary to purchase Weymouth and the State of North Carolina had agreed to acquire the 168-acre parcel and a smaller 27-acre tract adjoining the Weymouth Woods Sandhills Nature Preserve. For legal reasons the properties were conveyed to their new owners through a third entity, the Nature Conservancy. On 20 April 1979 the Sandhills College Foundation, Inc. conveyed the residual lands acquired by James Boyd senior and his descendants, the last property held by members of his family in Moore County, to The Nature Conservancy.[73] By deeds dated 2 April 1979, The Nature Conservancy conveyed six tracts comprising the Weymouth home estate to Friends of Weymouth, Inc. and the two woodland tracts, less exceptions, to the State of North Carolina.[74] All three deeds were recorded in Carthage on 24 April 1979.

Endnotes

1. Helen Huttenhauer, *Young Southern Pines*, second printing. (Southern Pines: Moore County Historical Association, 2006), 127. Hereinafter cited as Huttenhauer. This mention appears in "The Man Time Forgot: the first James Boyd," 126-30. A good account of Mr. Boyd's career appears in his obituary, "James Boyd Dies at Southern Pines," published on the front page of *The Patriot*, Harrisburg, Pennsylvania, 14 December 1910.
2. James Maclin Brodnax, the son of William Francis and Elizabeth Springer Brodnax of Fayette County, Tennessee, was born in Tennessee in August 1867. In 1898 he married Elizabeth Yeomans Morgan (1868-1945), a native of Orange, New Jersey, and believed to be a daughter of one of Louisa Yeomans Boyd's siblings. Her parentage has not been confirmed. In the 1880 Warren County, New Jersey, Federal Census one Elizabeth Yeomans, aged ten, is listed as an "adopted child" in the household of Aaron Vanbuskirk. By 1899 the couple was residing in Charlottesville, Virginia, where their first child, James Maclin Brodnax Jr., was born in 1899. A second child, Corilla G. Brodnax, was born there on 22 May 1900. In "Sand and Grit," an unpublished typescript memoir of ca. 1944, Arthur S. Newcomb implies Mr. Brodnax came to Southern Pines to manage Mr. Boyd's winter estate and oversee the construction of his new house on the former Blue property. The true facts of their relationship, beyond those recorded in public records, remain to be established.
3. Moore County Deeds, 26/556-58.

4. Moore County Deeds, 28/476-78. Mr. Berry then owned a rectangular lot in the east corner of today's Ridge Street and Connecticut Avenue that entered James Boyd's ownership in 1926 and has been a part of the Weymouth estate to the present. The lot is labeled "B. H. Berry" on the January 1917 "Map of the . . . Weymouth Estate" by Francis Deaton (See Plan 1). On 28 November 1904 Mr. Berry conveyed his interest in the roadway to James Boyd by a quit claim deed. Moore County Deeds, 30/373-74.
5. Several views of the house, as enlarged by James Boyd, survive, including photographs shot by Ellsworth Curtis Eddy (1882-1969), a photographer who came to Moore County in 1907, first to Pinehurst, and opened his photographic studio in Southern Pines in 1913. See Stephen E. Massengill, *Around Southern Pines, A Sandhills Album: Photographs by E. C. Eddy*, a volume in the "Images of America" series. (Dover, New Hampshire: Arcadia Publishing, 1998), 71. His introduction provides a short, excellent account of Mr. Eddy. Hereinafter cited as Massengill.
6. Moore County Deeds, 27/738-41. Archibald M. Blue (1796-1877), his first wife, Janette (Smith) Blue (1797-1867), and Flora Jane (Ray) Blue (1828-1907) are buried at Bethesda Presbyterian Church.
7. Moore County Deeds, 30/42-45. A ca. 1900-1906 photograph of the Archibald Blue House appears in Huttenhauer, 29. The female figure in the foreground is probably Flora Jane Blue. On 28 May 1904 when Flora Jane Blue signed her will, James Maclin Brodnax was one of two witnesses. Niven A. Johnson, her nephew, was her only named heir. Moore County Wills and Estate Records, F/8-10. The discrepancy in the acreage of the Blue lands, between 765 acres cited in the deed description and 900.6 acres proved by Mr. Deaton's survey, remains unexplained.
8. Moore County Deeds, 30/267-72. The eight-acre house tract and Mr. Brodnax's one-half interest in the access lot were conveyed in two deeds of the same date that were recorded on 17 and 18 November 1904, respectively. Later, on 11 February 1908, a second pair of deeds for the house and access lots, dated 30 August 1904, were registered at Carthage, Moore County Deeds, 38/276-77. Little is known of the life of Elizabeth Yeomans Brodnax in the years to her death in 1945 when her body was buried in the Oak Glen Cemetery, Aurora/Ledyard, Cayuga County, New York. In 1923 when she applied for a passport to travel abroad with her daughter Margaret F. Brodnax, she was living in Summit, New Jersey.

9. Moore County Deeds, 34/326-31. The Duncan Shaw House would become the home of the resident superintendent of the Weymouth estate, a position held by D. C. Lemons. In his 1916 survey Mr. Deaton revised these acreages to 532.6, 235, and 52.3 acres, respectively, for a total revised to 819.90 acres.
10. Moore County Deeds, 37/146, 148, 38/331, 342, 40/217, and 42/573-74.
11. For Bion H. Butler see Huttenhauer, 139-144. James Boyd wrote an introduction for Mr. Butler's *Old Bethesda* that was published in 1933. Mr. Butler's house is shown on the 1917 "Map of . . . Weymouth Estate."
12. *The Telegraph* (Harrisburg, PA), "Mrs. James Boyd Dies at Southern Pines," 4 May 1909.
13. *The Patriot* (Harrisburg, PA), "James Boyd Dies at Southern Pines," 14 December 1910.
14. Moore County Wills, F/472-489. Helen Boyd Dull was given a life estate in the mansion at 211 North Front Street and Bonnymeads.
15. Huttenhauer, 189-92, "Piney Woods Inn, Holocaust." It contained 110 sleeping rooms and twenty bathrooms.
16. Moore County Record of Corporations, 2/13-16. Moore County Register of Deeds, Carthage, NC. The Boyd family were silent investors in the hotel company.
17. Moore County Deeds, 52/193-96.
18. *Southern Pines Tourist*, "The Dirt is Flying," 7 June 1912.
19. Chester Lucas compiled a list of Aymar Embury's buildings on 23 May 1991. A photocopy of the list and a talk he made on 12 June 1991 survive in the Weymouth Archives.
20. Saylor, Henry H., ed., *Country Houses by Aymar Embury* (Garden City, Long Island, New York: Doubleday, Page & Company, 1914), 44-45.
21. Whitehead, Russell F., "Some Work of Aymar Embury II in the Sand Hills of North Carolina," *Architectural Record* 55 (June 1924): 505-68. An important collection of the architect's office papers and drawings survive in the Aymar Embury Papers at Syracuse University, Syracuse, New York.
22. See Ray Owen, "Biography of Alfred B. Yeomans," a copy of which Mr. Owen made available to this author. Mr. Yeomans was a younger brother of Louisa Yeomans (1863-1948), who as Mrs. Francis King, achieved a distinguished national renown as a garden writer, author, speaker, and a tireless advocate of the garden club movement and professional landscape design. She was both a founder of the Garden Club of Michigan in 1911 and the Garden Club of America in 1913. On 19 March 1914 she gave an illustrated talk in Southern Pines under the auspices of the

Southern Pines Civic Club. Mrs. King and Mr. Yeomans are perhaps a unique instance in American landscape design history of two siblings rising to prominence, if admittedly unequal, in the profession. See Virginia Lopez Begg, "Influential Friends: Charles Sprague Sargent and Louisa Yeomans King," *Journal of the New England Garden History Society* 1 (Fall 1991); 38-45. Also, Virginia Lopez Begg, "Louisa Yeomans King (Mrs. Francis King)," in *Pioneers of American Landscape Design*, ed. Charles A. Birnbaum and Robin Karson (New York: McGraw-Hill, 2000), 216-17.

23. *The Patriot* (Harrisburg, PA), "Death Ends Life of John Y. Boyd, Public Benefactor," 10 March 1914.
24. Moore County Wills, F/490-511. Their single sale in 1914 was to Mrs. John (Emma J.) Pushee of West Newton, Massachusetts, and comprised lots #s 1, 3, and 5 in a now-lost plat of Weymouth Heights, in the east corner of Weymouth Road and Massachusetts Avenue, Moore County Deeds, 58/511-514.
25. Moore County Deeds, 65/123-26. Katharine Lamont Boyd held title to this lot until her death.
26. David E. Whisnant (b. 1938) is James Boyd's principal biographer. See David E. Whisnant, *James Boyd* (New York: Twayne Publishers, Inc., 1972), 15-32. Also, David E. Whisnant, "James Boyd," in *Dictionary of North Carolina Biography*, Volume 1, ed. William S. Powell (Chapel Hill: University of North Carolina Press, 1979), 201-02.
27. Harriet McCook, the daughter of the late Colonel John J. McCook and Janetta Alexander Cook, was a figure in New York society, a graduate of Miss Spence's School and the New York Institute of Photography. Her older sisters were married to Peter Augustus Jay, John Junius Morgan and Eliot Cross (d. 1949), a partner in the architectural firm of Cross and Cross. Four members of the Vanderbilt family attended the wedding: Mrs. Frederick W. Vanderbilt, Mrs. William Douglas (Emily Vanderbilt) Sloane, Mrs. Cornelius Vanderbilt, and Miss Grace Vanderbilt. Harriet McCook Boyd was a committed, skilled photographer throughout her life, and she compiled a series of albums in which she recorded the life of her family and friends from her marriage until shortly before her death in 1957. The albums were donated to the Friends of Weymouth in February 2011.
28. The exact date of Alfred B. Yeoman's relocation is unconfirmed. In the 1920 United States Census he and his maiden sister Mary are listed in a household in Southern Pines headed by their mother, Elizabeth Ramsay Yeomans, aged eighty. Their household was enumerated on 23 January 1920. On the "Subdivision Plan for Weymouth Heights" his office is shown located in

Chicago, Illinois. Mr. Yeoman's "Midland Farms, Pinehurst, N.C.: Arrangement of Lots along Midland Road" of 13 August 1920 gives "Southern Pines, N.C." as the location of his office. In 1922 he and his mother acquired the first two of three adjoining lots in the west corner of Pennsylvania Avenue and Ridge Street on which he would build his home and office studio.

29. James Boyd to Eleanor Herr Boyd, 14 October 1907, James Boyd Papers, Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill. Hereinafter cited as James Boyd Papers.
30. James Boyd to Eleanor Herr Boyd, 20 July 1909, James Boyd Papers.
31. Moore County Deeds, 90/370-73. Following on the conveyance, which set apart to James Boyd the principal part of what survives today as Weymouth, in the ownership of Friends of Weymouth since 1979 and the subject of this cultural landscape report, the narrative hereinafter focuses on the estate of the author James Boyd with references and discussion, when appropriate, of the larger, separate family holding that was steadily reduced in size.
32. Mrs. James Boyd, "The Author of *Drums* Builds a House," *Arts & Decoration*, September 1939, 12.
33. Russell F. Whitehead, "Some Work by Aymar Embury II in the Sand Hills of North Carolina," The Architectural Record 55 (June 1924): 505-68. The Highland Pines Inn, Loblolly -- Mrs. Dull's house, Dr. Edward E. Cady's house, the James Boyd house, Woodstock, the Hugh Betterley house, the John Pushee house, Dr. W. C. Mudgett's office building, the Southern Pines Public School, the Southern Pines Country Club, and a proposed commercial block, all in Southern Pines, the Carolina Theater, Market Square Blocks, and Clifton Chambers in Pinehurst, the Aberdeen Public School and Sand Hill Fruit Growers' Association office building in Aberdeen, and the Mid-Pines Country Club, the James Barber house, and the Way Cottage (in association with Richard Tufts) in Knollwood were featured in the article.
34. Ibid., 537, 539.
35. Ironically, the notice of the awarding of the contract for Weymouth appeared in a real estate advertisement for Edgemoore Heights and its agents Frank Buchan and Samuel B. Richardson of Southern Pines that appeared in *The Pilot* on 7 October 1921. When founded in 1920, *The Pilot* was published in Vass and included relatively little news of Southern Pines. Under the heading, "This leads Them All" the text of the advertisement was fashioned to promote the desirability of lots in Edgemoore Heights, a platted subdivision competing in the market with Weymouth Heights and Knollwood, because of their proximity to the new Boyd house. The promotional

language included phrases describing the new house at Weymouth as "the finest house in Southern Pines" and "A House Like This Wakes Things Up." In the end Edgemoore Heights did not prove as appealing as Weymouth Heights and Knollwood, both of which boasted houses of prominent figures in the winter resort community and Sandhills society. Extant archival copies of the *Sandhill Citizen* on microfilm in 1921 end with the issue of 16 September 1921. A ten year break occurs until 11 September 1931. Individual copies of the newspaper for that period may be held privately.

36. Boyd, "The Author of *Drums* Builds a House," 12.
37. Ibid., 14.
38. Dull obit. Mrs. Dull's sister, Mary Boyd McCormick, also childless, was the primary beneficiary of her estate. She received Mrs. Dull's jewelry for life and a 50 per cent share, also as a life estate, in Mrs. Dull's portion of the real property in Danville, Pennsylvania, and Southern Pines that the sisters owned jointly with their nephews. She also received one-half of Mrs. Dull's share of the personal property held jointly by the sisters and their nephews. James and Jackson Boyd each received directly a one-quarter portion of Mrs. Dull's share of the jointly held personal and real property, and they were designated to receive the remainder of the real property at Mrs. McCormick's death. Trusts were established to benefit Eleanor Boyd Colt and Louisa Boyd Graham. Moore County Wills, H/441-450. Mrs. Dull's pleasure in Loblolly was short-lived. It was featured in a two-page article in the May 1923 issue of *House & Garden*. On 27 February 1928 Loblolly and its grounds of 11.06 acres were sold for $52,000 to Mrs. Elizabeth Simmons Vale of Princeton, New Jersey, the wife of Harry M. Vale. Moore County Deeds, 102/486-88.
39. *The Pilot* (Vass, NC), "Mrs. John Y. Boyd Dies After Operation," 8 March 1929.
40. Moore County Deeds, 147/309-10. Jackson Boyd conveyed Inchalene and its grounds, lots #82 and 83 on the 1920 "Subdivision Plan of Weymouth Heights," to L. H. Cherry Jr. and his wife, Levenia S. Cherry, of Moore County for $8,000 on 11 December 1945.
41. For *Drums*, *Marching On*, and *The Long Hunt* see Whisnant, 60-97.
42. *The Sandhill Citizen*, "Hunt Breakfast at Weymouth," 11/12 January 1916.
43. *Evening Telegraph* (Philadelphia), "Many Philadelphians at Southern Pines," 22 December 1916.
44. *The Sandhill Citizen*, "The Drag Hunt," 9 January 1920. "The occasion was a most happy inauguration of the new year. The opening of the Weymouth mansion and the presence for the season of several members of the family is a matter for congratulation. The drag hunts will be given at frequent intervals. Two or three years ago they were extremely popular, but the war

called the young men of the family into the service and not until this season could they be resumed."

45. The account of those sending horses to Southern Pines to hunt with the Boyds and their stabling concluded with the following paragraph. "Among innovations for this section is the private horse van which Verner Z. Reed of Pinehurst is using to transport his hunters from his Pinehurst stables to the hunt meets at the Boyd kennels. Vans are used by sportsmen at many of the leading hunts of the country where hounds frequently meet at long distances from the owners' homes, but last Monday's fox hunt in Southern Pines saw the first of these private horse vans in this section. Mr. Reed plans also to use the van for transporting his polo ponies to and from the Pinehurst fields when he has moved into his new residence four miles south of Pinehurst."
46. *The Pilot*, 29 March 1929. The photograph appeared under a heading, "Hunting Season Closes For Moore County Hounds."
47. The pool and wall, visually reflecting a degree of age, appear in volume 9 of Harriet McCook Boyd's compiled photograph albums for the period 25 March -- 21 October 1936.
48. Fifteenth Census of the United States, Moore County, NC, Southern Pines. Weymouth was the 80th house in order of visitation.
49. Katharine Boyd, 14.
50. Mrs. Boyd recorded the date of the fire on the page with the new buildings that she photographed on 20 June 1936 in volume 9 of her albums.
51. See *The Pilot*, "Moore County Hounds, First Hunt in Sandhills, Still Attracts Hundreds," 21 November 1947. This unsigned article was probably written by Katharine Boyd who succeeded her husband as editor of *The Pilot*. If not its author, she edited the article before publication. The writer noted the status of the hunt's hounds. "Coming up the present time, one finds the hounds kenneled on Mileaway Farms. The entire pack was presented to Mr. and Mrs. Moss when, at the outbreak of the war, their former owners were obliged to give up hunting."
52. Jackson Herr Boyd Jr. was the first of two sons born to his parents: he was born on 26 January 1921. Alexander Boyd was born in 1925 and apparently did not enter service. John Boyd was a gifted entomologist and was destined for a brilliant career in lepidoptery. In 1943 a species of butterfly, "*Appias drusilla boydi*" was named in his honor. A second butterfly, "*Glaucopsyche lygdamus boydi*," was named in his honor in 1948.
53. James Boyd, "To a Butterfly, Named After its Discoverer A Young Scientist Now Dead of Wounds," *Atlantic Monthly* 173 (January 1944): 96-97.

54. *The Pilot*, "James Boyd, Novelist and Publisher of *The Pilot*, Is Suddenly Stricken at Princeton, New Jersey, Thursday," 3 March 1944. Also, *The New York Times*, "James Boyd, Noted for War Novels," 26 February 1944. A variant of the obituary appeared in another edition of the newspaper under the heading, "James Boyd Dies; Author of *Drums*." A notice for the funeral service at Princeton University Chapel was published in *The New York Times* on 5 March 1944. Attendees were requested to forgather in Nassau Hall. The Weymouth Archives contain copies of these and numerous other obituaries, death notices, tributes, and related articles, including a memorial written by his long-time friend and neighbor, Struthers Burt, that was published in *The Pilot* on 3 March, 1944. The February 1944 issue of *Atlantic Monthly* carried Mr. Boyd's last writing published in his lifetime, "The South and the Fight," pp. 53-59. It, no doubt, reflects the tenor of the lecture James Boyd was to deliver in Princeton.
55. *The Pilot*, "Funeral Rites for James Boyd Are Held at Princeton, N.J.," 10 March 1944.
56. Moore County Estates Records, 0/72-85.
57. Katharine Boyd, 14.
58. Marcie McKeithen, interview by Bea O'Rand, 14 March 2001, transcript compiled with others in *Oral History of Weymouth* (Southern Pines: Weymouth Center for the Arts and Humanities, 2004): 53-55. The compilation is hereinafter cited as *An Oral History*.
59. Voit Gilmore, interview by Bea O'Rand, 16 October 2002, *An Oral History*, 36-41.
60. Norris Hodgkins, interview by Bea O'Rand, 20 May 2001, *An Oral History*, 43-47.
61. Flossie Carpenter, interview by Bea O'Rand, 19 June 2001, *An Oral History*, 24-27.
62. Norma Lewis, interview by Bea O'Rand, 5 April 2001, *An Oral History*, 51-52.
63. Moore County Deeds, 236/366-68. This parcel was originally a portion of the Hedgerow grounds that Edward M. and Winifred B. Fulton conveyed to Ervina Thompson on 1 June 1914 and the identical tract that Ervina Thompson sold to H. A. Page Jr. on 27 February 1923. James Boyd willed his widow a life estate in the tract. The conveyance was a direct transfer from Katharine Lamont Boyd even though she only held a life estate in the property. Whether her children, who were to gain title to the property at her death, agreed to the sale and approved it is not known.
64. Moore County Deeds, 238/35-37. The revenue stamps for $117.50 reflect a purchase price of about $106,800. This tract, adjoining the residual Weymouth house tract on the southeast, would be acquired by the State of North Carolina in 1979. The deed of sale was made by James

Boyd Jr. and James Boyd Jr. and James W. Husted, executors and trustees of the will of Daniel Lamont Boyd.

65. Moore County Deeds, 262/401-08. Earlier that year, on 9 January 1963, Mr. Boyd and Mr. Husted sold a tract of unstated acreage on Youngs Road to William Ozelle and Virginia W. Moss, Moore County Deeds, 260/458-61. The revenue stamps for $177.00 reflect a purchase price of $170,000.
66. Moore County Estates Records, 74-E-41.
67. Fred Garrett, interview with Glenn Stach and Davyd Foard Hood, 21 December 2010, Sandhills Community College. Photographs made by Mr. Garrett at Weymouth during this period are important images of the garden, its integrity, and the students' sympathetic stewardship before the later onset of change.
68. *The Pilot*, _____.
69. Moore County Deeds, 390/433-445.
70. Moore County Deeds, 391/284-89.
71. Moore County Deeds, 418/133-37 plus exhibits 418/138-43 (?).
72. The Weymouth Archives contains newspaper clippings, files, and other materials associated with the fundraising efforts and copies of the two reports.
73. Moore County Deeds, 446/52-58.
74. Moore County Deeds, 446/59-63, and 446/72-76, respectively.

Figure I/1 View of Weymouth, looking southwest along the brick lined path in the lower terrace, showing plantings along the path by students in the Sandhills horticultural program launched in 1968, the cold frame, and dense shrub plantings in the lower terrace, the tall Japanese privet hedge separating the upper and lower terraces, and the manner by which Alfred B. Yeomans closed the axial view with the corner of the loggia in his ca. 1932 addition, ca. 1970. Weymouth Archives.

Figure I/2 Photograph of James Boyd, seated, ca. 1890-1900, Weymouth Archives.

Figure I/3 Hand-colored postal view, "Vermont Avenue, Southern Pines, N.C.", by E. C. Eddy, Southern Pines, ca. 1910. The view, looking northwest, shows the northwest foot of the original entrance to Weymouth, the footpath carrying parallel with it on its southwest side, and one of the standards that appears to support fencing. The steeple of a church in the village appears in the distance. Collection of Davyd Foard Hood.

Figure I/4 Sepia-tone postal view of the pine grove on the house grounds of the Brodnax-Boyd House with the rear, service parts of the house visible on the right, ca. 1910, by E. C. Eddy. Moore County Historical Association.

Figure I/5 Hand-colored postal view, "Weymouth Woods, Southern Pines, N.C.," by E. C. Eddy, published by Charles L. Hayes/Hayes Bookshop, Southern Pines, ca. 1910. This view shows the Brodnax House, the two-story, hip-roof main block, as enlarged and embellished by James Boyd senior. Moore County Historical Association. Published in *Around Southern Pines, A Sandhills Album, Photographs by E. C. Eddy* (1998) in the "Images of America" series, 71.

Figure I/6 Hand-colored postal view, "Along the Links, Weymouth Woods, Southern Pines, N.C.," showing the private golf course built by James Boyd senior, ca. 1910, probably by E. C. Eddy. Moore County Historical Association.

Figure I/7 Photograph of John Yeomans Boyd, ca. 1910-1913. Weymouth Archives. This image appears in several of the obituaries published in Pennsylvania newspapers following his death on 9 March 1914, copies of which are in scrapbooks in the Weymouth Archives.

Figure I/8 Hand-colored postal view, "Highland Pines Inn, Weymouth Heights, Southern Pines, N.C.," ca. 1920, probably by E. C. Eddy. Moore County Historical Association. A slightly earlier view shot from the same vantage point, appears in *Around Southern Pines, A Sandhills Album, Photographs by E. C. Eddy*, 48.

Figure I/9 Lamont Cottage, contemporary view, 27 February 2011, Glenn Stach.

Figure I/10 Postal view, "Entrance to Boyd Estate, By Eddy, So. Pines, NC," ca. 1905-1910. Several views of the gate house, most if not all by E. C. Eddy, were published as post cards. Moore County Historical Association.

Figure I/11 View of riders and hounds on the open lawn in front of Weymouth, looking east through the pine-shaded grounds, ca. 1930. Weymouth Archives.

Figure I/12 The East Connecticut Avenue meadow, looking northeast at a point near the street to Weymouth, Summer 1977. J. Rodney Fulcher, Ph. D. Weymouth Archives.

Figure I/13 Loblolly, contemporary view looking northwest, 27 February 2011, Glenn Stach.

I/14 Weymouth, looking east on the northwest front elevation. One of five exterior views of the house by Kenneth Clark published in the *Architectural Record*, June 1924, that show the house prior to the ca. 1932 additions.

I/15 "Garden Elevation," looking west from the lower terrace, showing the garden after about two years, the Japanese privet hedge, and an early frame cold frame, Kenneth Clark, *Architectural Record*, June 1924.

Figure I/16 Postal view, "A Portion of the Gardens, Weymouth Woods, Southern Pines, N.C.," ca. 1906-1910. Moore County Historical Association.

Figure I/17 Riders and hounds setting off on the hunt, looking west, ca. 1960. Weymouth Archives.

Figure I/18 Rider (James Boyd/Jackson Boyd?) with _____ Carpenter and hounds, looking northwest, ca. 1940. Weymouth Archives.

Figure I/19 Photograph of James Boyd, ca. 1941-1942. Weymouth Archives.

Figure I/20 Photograph of Hilton Walker and James Boyd junior on the plant-bordered path in the lower terrace, looking northeast, showing the shrubbery that separated it from the swimming pool, May 1959. Weymouth Archives.

Figure I/21 Students in the horticultural program at Sandhills Community College working in the lower terrace garden, looking north, showing the crepe myrtles noted by Katharine Boyd in 1939 and other plantings that enclosed the lower terrace, November 1969. Sandhills Community College.

Figure I/22 Springtime view in the lower terrace with massed plantings of tulips along the walk and garage in the center background, looking north, 1969. Sandhills Community College.

Figure I/23 Springtime view in the upper terrace with massed hyacinths in the exedra, looking northwest, showing the original boxwood in the parterre, 1969. Sandhills Community College.

Figure I/24 Katharine Lamont Boyd in the garden, ca. 1970. Weymouth Archives.

Figure I/25 Weymouth, northwest front, looking east, Summer 1977, J. Rodney Fulcher, Ph. D. Weymouth Archives.

Figure I/26 Weymouth, upper terrace garden, looking northwest, Summer 1977, J. Rodney Fulcher, Ph. D. Weymouth Archives.

Figure I/27 Weymouth, view of the garden, looking east from a second-story window, showing the lush plantings in the garden, original boxwood in the upper terrace, and severely clipped-back or lost privet hedge, Summer 1977, J. Rodney Fulcher, Ph. D. Weymouth Archives.

Figure I/28 Weymouth, view of the swimming pool, garage, and serpentine wall, looking northwest, Summer 1977, J. Rodney Fulcher, Ph. D. Weymouth Archives.

Figure I/29 Weymouth, "Ridge Road Green, looking north, Summer 1977, J. Rodney Fulcher, Ph. D. Weymouth Archives.

CHAPTER II

EXISTING CONDITIONS

The existing character and conditions of the residual Weymouth estate reflect the relationship between the house and garden designed by Aymar Embury II and Alfred B. Yeomans, respectively, for James and Katharine Boyd between 1921 and ca. 1924 on the pine-shaded grounds of his family's ancestral winter estate, occupied by the couple until his death in 1944 and by Mrs. Boyd until her death in 1974, and the changes wrought across that historic landscape in the period from ca. 1975 to 2010. In short the existing conditions are defined by the stewardship of the house, the garden, and grounds by the Friends of Weymouth, Inc., and a series of plantings and landscape features, including alterations to the historic garden and grounds, (hereinafter cited as "projects") that were overlaid on the estate acreage from ca. 1975 to the present (Fig. II/1). These projects comprise six identifiable single efforts or categories that will be treated thematically rather than chronologically, in order of their execution. Most, if not all of these horticultural projects were effected while Charlotte Gantz exercised a leading role and involved the volunteer efforts of many people through time including those who organized themselves as the Weymouth Dirt Gardeners in 1997.

These projects comprise: (1.) alterations to the estate's circulation patterns including the creation of a new, primary entrance to the estate off East Connecticut Avenue and an adjoining gravel-covered parking area in the former meadow between the house and East Connecticut Avenue, (2.) alterations to the spatial arrangement of the original garden and removal of historic plant materials, (3.) the addition of episodic plantings in the immediate house grounds, (4.) the introduction of larger theme and memorial gardens, (5.) changes to the exterior architectural elements of the house, garden, and landscape, and (6.) the addition of multiple, unprecedented decorative elements, water features, signage, and seating. These features are represented on the *2011 Existing Conditions Plan, Weymouth Estate* (Plan 9), and the *2011 Existing Conditions Plan, Weymouth House & Gardens* (Plan 10).

(1.) Alterations to the Estate's Circulation Patterns. The Friends of Weymouth had owned the Weymouth estate for some fifteen years, when the matter of a new entrance off East Connecticut Avenue was broached. During 1997 and 1998 the new drive and parking lot were graded and graveled, piers were added to either side of the junction with the public street, and surmounted with decorative

hounds that generally replicate those on the original Ridge Street entrance (Fig. II/2). Whereas the historic Ridge Street entrance was modest in appearance and simply-composed with paired brick piers, surmounted by cast-stone hounds and standing opposite the head of Vermont Avenue, the entrance and piers on East Connecticut Avenue were elaborated with detailing, fencing, plantings, and lighting that draw attention to the entrance (Figs. II/3-4). The new entrance was positioned about midway between the pair of aged oak trees gracing the Connecticut Avenue meadow. One of the two trees, which appear in documentary photographs of the meadow, was taken down when a large gravel-covered lot was created to provide parking for public events on the estate. The parking lot was extended to connect with existing packed sand lanes that arched elegantly under their pine-needle covering and carried in a wish-bone shaping either to the stable and the Ridge Street entrance or to the service wing and garaging. A short lane, flanked by paired brick piers and leading off the east side of the lot, carries to the earlier ellipse in front of the ca. 1932 entrance. This work was effectively executed in 1997 and 1998 and has had basic maintenance and upkeep to the present.

(2.) Alterations to the Spatial Arrangements of the Original Garden and Removal of Historic Plant Materials. The primary part of this effort is described by Charlotte Gantz in a historical essay forming part of a "Garden and Grounds Master Plan" of ca. 2002-04.

> In 1987, Francis de Vos, a Professor of Horticulture and an Arboretum Director, came to Southern Pines. He was asked to become a member of the Weymouth Board, and shortly assumed the direction of the grounds. This was done with the understanding that he would do a complete renovation of much of the area. What was needed primarily was a dismantling of the boxwood maze, putting a line of box in front of the pools, and a second at the other end of the lawn near the house. Where the maze had been, four small beds were created filled with begonias and edged with dwarf box (Fig. II/5). In addition, Dr. de Vos took care of pruning, which had been sadly neglected after Tom Greene's departure, and he also removed a lot of old and dying shrubbery. Pansies replaced the begonias in the winter, and a regular sequence established there. The Sandhills Council of Garden Clubs contributed $500.00 for the renovation, but I think Dr. de Vos probably donated a lot of his own money along the way.

> Unfortunately he died in 1990, and as the garden crew was not responsible for buying and planting the begonias and pansies, it became necessary for the first time to have these expenses included in the Weymouth budget.

Charlotte Gantz's use of the term "maze" is altogether inappropriate and reflects her failure to understand and appreciate the historic gardens and grounds of Weymouth. What she described and dismissed as a "maze" was actually the boxwood-bordered beds comprising the parterre in the upper terrace (See Figs. I/23, I/26-27, and III/6). The boxwood was healthy in the late 1980s and had been in place for some sixty-five years when Mr. DeVos took it up and replanted it as hedges on the northeast and southwest sides of the lower parterre.

Other changes reflected in the present appearance of the historic garden both predate and postdate Mr. de Vos's efforts. At some point between 1971 and 1977, the tall Japanese privet hedge that enclosed the upper terrace and formed an evergreen partition wall between it and the lower terrace was either clipped to the ground or removed. It is visible in photographs made in 1968-1971 by Fred Garrett (See cover photograph and Fig. III/8) but not in those shot in the summer of 1977, when J. Rodney Fulcher photographed the garden for his August 1977 report. Mr. de Vos apparently also removed "a big clump of crepe myrtle and mock-orange bushes at the northeast foot of it (the lower terrace) screening a swimming pool" noted by Katharine Boyd in the 1939 article, when he replanted the boxwood from the upper terrace as a hedge in about its position. At the same time, when the upper terrace was extended to the northeast, the area earlier planted with the privet hedge and a low evergreen screen at its base, on the southwest side of the lower terrace, was covered with infill and retained with a low wood wall. That wall, in turn, was then screened with a hedge made up of other boxwoods removed from the upper terrace parterre. The "dwarf box" lining the four brick-bordered beds in the upper terrace planted by Mr. de Vos has been lost. Five of the six splendid flowering cherry trees aligned on the southeast side of the lower terrace remain in place, however, the mixed shrub border that carried behind the brick cold frame along the northwest side of the upper terrace has been lost except for a clump of winter honeysuckle (Lonicera fragrantissima) near the west end of the cold frame. The "yellow roses" that Mrs. Boyd noted growing on the serpentine wall at the northeast edge of the garden have been succeeded with plantings of lesser interest.

(3.) The Addition of Episodic Plantings. The immediate house grounds of Weymouth have been the scene of a sequence of episodic plantings that began in about 1980 and continued into the early twenty-first century. These include beds at the East Connecticut Avenue entrance, the ellipse at the southwest, front door of Weymouth, a "meditation garden," a "rock garden," a "witches garden," a "culinary garden," and other smaller incidental plantings, that appear in arbitrary positions around the house (Figs. II/6-9). These plantings are of mixed character and feature both species and cultivars that were in the trade during the Boyd occupancy of Weymouth and others, more recently introduced and of a different character. The level of maintenance for these plantings, which reflect varying dates and degrees of attention, has been generally consistent.

(4.) The Introduction of Larger Theme and Memorial Gardens. This group of installations, both smaller in number and altogether larger in their impact on the historic grounds of Weymouth, date largely from the 1990s (Figs. II/10-12, III/10-11). The "Poet's Garden" and the "Writer's Retreat" were positioned in the towering pines and understory trees in the area to the rear of the house, near the back property line and in plan, distant from and generally off the northeast and southeast corners of the house, respectively. The "Poet's Garden" is largely evergreen, and planted with hollies, camellias, azaleas, and other flowering and evergreen shrubs. It has something of the character of a shrubbery, and it is further developed with a small pool and a gazebo. The "Writer's Retreat," also largely evergreen, incorporates the "meditation garden," the "rock garden," and plantings of boxwood and plants known to attract butterflies. Its principal feature, a tiered fountain centered in a large raised basin, is the largest of the newly introduced water features in Weymouth's historic landscape. The airy, mostly pine woodland groves sheltering the "Poet's Garden" and the "Writer's Retreat," which historically framed the cherished view from the entrance hall oriel window across the house's east lawn, the "Reservation," and beyond to the further reaches of the estate favored for hunting, were linked by the "Ives Memorial." The heavy evergreen plantings in the "Poet's Garden" and "Writer's Retreat" have taken on the appearance of a dense understory which blocks long-savored views through the trees just as the "Ives Memorial" and its foundation plantings now block the critical historic view into and across the "Reservation." Seedlings and other volunteer trees and shrubs add to the thicket-like appearance of these areas. The "Sam Ragan Garden," one of two memorials named for friends of the Boyds and Weymouth, is located near a southwest edge of the parking lot and has plantings of a mixed, miscellaneous character including weeping varieties. The "Rose Garden" is also adjacent to the parking

lot and occupies a part of the earlier meadow between the house and East Connecticut Avenue. It is enclosed by a rail fence. The general maintenance and condition of these garden features is consistent.

(5.) Changes to the Exterior Architectural Elements of the House, Garden, and Landscape. Although the stewardship and condition of the Weymouth house is outside the parameters of this project, two projects relating to the house are associated with the history and use of the landscape. During James and Katharine Boyd's lifetimes, the loggia opening off the garden room in the ca. 1932 addition designed by Alfred B. Yeomans, was a likely place for drinks and sheltered leisure (See Appendix B). A brick terrace, extending at ground level from the loggia to the house's main block, in front of the entrance hall's oriel window, has been laid for larger scale outdoor entertainments (Fig. II/13). Throughout the period of significance this area was simply treated with modest plantings that did not interfere with equestrian activities (See Fig. I/17). At the opposite end of the main block, Aymar Embury II had designed an elegant terrace opening off the dining room and overlooking the upper terrace, which could be used for outdoor meals during much of the year. Its slate paving and appealing Colonial Revival-style railing of a modified sheaf-of-wheat design were inappropriately replaced with bland brick paving and a conventional, low-cost black-painted wrought iron railing. In the garden proper the pool, long abandoned for swimming, was successfully adapted as an ornamental pool, fitted with a divider midway of its length, and planted with lotus and other plants that thrive in water. These features are well-maintained. The Ives Memorial is arguably the most visible introduction in the Weymouth landscape, second only to the new East Connecticut Avenue entrance (Fig. II/14). It consists of a rectangular-shaped pergola with columns rising from a brick platform and foundation plantings that, together, block the southeast vista that was the principal view on the estate during James Boyd's life. The Ives Memorial is now suffering structural decay and maturing plantings whose size is not in scale with the pergola.

(6.) The Addition of Multiple, Unprecedented Decorative Elements, Water Features, Signage, and Seating. During the past quarter century, a sizable number of decorative objects, water fountains and features, urns, signs, and multiple forms of seating, all except one without precedent in Weymouth's historic landscape, have been added to the estate's garden and grounds. Most of these additions, including cheap, mass-produced concrete pavers making up two walkways, were in association with the larger garden features and episodic plantings and date to their creation. The most visible of the water features, a three-tier fountain in a raised circular basin, is a focus of the "Writer's Retreat." In the Boyd

family's historic garden, a smaller fountain and a concrete bench have been installed in the brick exedra at the northwest end of the upper parterre. None of the decorative elements (Fig. II/15) nor the seating have any known historic antecedents at Weymouth except for an iron bench that appears in the exedra in a photograph of 1969 (Fig. I/23). The "Lutyens" style bench positioned near the Ives memorial has a period appropriateness in an early 1920s-era garden. Only one visibly historic garden seat, in the form of an appealing elongated wheelbarrow appears in a documentary photograph (Figs. I/24 and III/19). The condition of these modern elements varies and generally reflects their age as most if not all were new when installed on the grounds of Weymouth.

Most of the intentional efforts of the Friends of Weymouth and projects undertaken in the period since 1979 have been confined to the immediate house grounds, garden, and meadows in the southeastern half of the generally rectangular residual tract held by the non-profit corporation. The existing conditions of the upper, northwest half of the estate reflect a lesser level of activity and the rental of buildings in this area for income production. The Lamont Cottage, built ca. 1916 by Katharine Lamont, held in her ownership until her death, and long known as the gate house, has been rented for residential purposes since ca. 1979. The stable and associated kennels have been leased for equestrian use, which also includes pasturing in the adjacent paddocks and nearby pastures in the meadows to the east and west. This portion of the estate has long frontages on Ridge Street and East Connecticut Avenue, which are enhanced with a white painted board fence with elongated X's between top and bottom rails (Fig. II/16).

The original entrance to Weymouth, carrying from the south side of Ridge Street, opposite the southeast end of Vermont Avenue, is positioned slightly off-center in the estate's present Ridge Street frontage (Fig. II/2). It dates to the summer of 1903 when James Maclin Brodnax owned a 8.4-acre lot on which he would build the Brodnax-Boyd House and Benjamin H. Berry owned a large rectangular wooded lot in the east corner of today's Ridge Street and East Connecticut Avenue. Mr. Brodnax and Mr. Berry jointly acquired a narrow access lane (20 feet by 325 feet) opposite the southeast end of Vermont Avenue and carrying alongside Mr. Berry's northeast boundary. This lane provided an axial drive from Ridge Street to the Brodnax-Boyd House and a secondary access for Mr. Berry, who resided on his lot through the enumeration for the 1920 Federal census. James Boyd later acquired this sloping lot, now an open pine woodland, which, being at the historic front of the estate, remains the most visible feature of Weymouth. Its native loblolly, short- and long-leaf pines and some few deciduous and under-story trees

were placed under a forest management plan, however, the grove has suffered a grievous loss of some twenty aged pines through a possible misuse of an herbicide coincident with a planned burn. The entrance drive, the surviving portions of a parallel concrete walk (on its southwest side), and the short surviving length of the sycamore allée planted on the Brodnax lot, are the earliest surviving vestiges of the Brodnax-Boyd House landscape (Figs. II/17, III/1-2). A low, early twentieth-century retaining wall, composed of stone and brick, survives on the Berry house lot (Fig. II/18). Its original purpose is unconfirmed while three later low lengths of concrete nearby were installed to retard water runoff.

The stable and kennel complex is located in the near-center of the residual estate about midway between the Weymouth house and Ridge Street and essentially parallel with the sycamore allée (Figs. II/19-21). The stable is flanked on its southwest side by the 1936 terra cotta block kennels which have been adapted and enlarged in recent decades to accommodate new usages. They stand in the linked group of paddocks and pasturage enclosed on the southwest side of the stable by both wood and metal fencing. The lessee also uses two large adjoining, generally rectangular pastures enclosed by board fencing in the open, grass-covered meadow on the northeast side of drive, between it and the town's massive, metal water tanks. A later-built frame shed, located south of the stable, provides storage for equipment.

The Lamont Cottage/gate house stands in a shaded clearing on a gentle rise in the north corner of the residual estate and on the northeast side of the entrance drive. Over time unchecked native growth has come to screen it from the drive except for the view along its access lane leading off the northeast side of the main drive just inside the front gate. Unchecked natural growth has also created a thicket in the area south of the stable and equipment shed and along the fence line there.

Figure II/1 Weymouth, view of the garden, looking northeast, showing the compromised appearance and character of the garden, the loss of historic plant materials, including those that defined its three original spaces, and the introduction of new plant materials of lesser quality, 24 September 2010, Davyd Foard Hood.

Figure II/2 Weymouth, view of the historic Vermont Avenue entrance. The brick piers and hounds and the accompanying board fence, flank entrance plantings including camellias, heavenly bamboo, and juniper groundcover. July 2011, Glenn Bradley.

Figure II/3-4 Weymouth, paired views of the new East Connecticut Avenue entrance. Fig. II/3 is a view, looking northeast, across the street to the entrance. Fig. II/4 is a view, looking east along the drive to the southwest front of the house. Both, 24 September 2010, Davyd Foard Hood.

Figure II/5 Weymouth, the upper terrace, looking northwest, void of the original boxwood which lined the beds during the Boyd era. March 2011, Glenn Stach.

Figures II/6-7 Weymouth, two examples of episodic plantings in the Culinary and Rock gardens added within the historic landscape, including plant materials, signage, seating, a water feature, and a decorative element, March 2011, Glenn Stach.

Figures II/8 Weymouth, an example of an episodic planting of the "Meditation/ Butterfly Garden" within the larger "Writer's Retreat", showing plant materials, seating, and decorative elements. Combined the intensity of plantings alter the once open understory of this area. March 2011, Glenn Stach.

Figures II/9 Weymouth, another example of an episodic planting deemed the "Witches Garden" where shade tolerant plants were introduced among the historic Camellia standards of the upper terrace. March 2011, Glenn Stach.

Figures II/10-11 Weymouth, two examples of larger, introduced theme gardens. Fig. II/10 is a view of the "Poet's Garden," January 2010, Glenn Stach. Fig. II/11 is a view of the "Sam Regan Garden," an island shrub planting and rockery located in the center of the gravel-covered parking lot. This view demonstrates the degree to which this planted island obstructs the view of the house from Connecticut Avenue. February 2011, Glenn Stach.

Figures II/12 Weymouth, a view of the "Rose Garden," looking northwest, showing its location beside the gravel-covered parking lot, 24 September 2010, Davyd Foard Hood.

Figure II/13 Weymouth, looking west to the brick terrace added off the loggia, summer 2009. Weymouth Archives.

Figure II/14 Weymouth, looking northwest to the "Ives Memorial" that blocks the important view from the house's large oriel window, January 2010, Glenn Stach.

Figure II/15 Weymouth, a collage showing some of the many unprecedented decorative elements, water features, signage, and seating added into the historic landscape, summer 2009. Weymouth Archives.

Figure II/16 Weymouth, view of board fence at the intersection of Ridge Road, terminating at with a brick pier matching those associated with the historic Vermont Avenue/ Ridge Road entrance. Connecticut Avenue fencing is split rail as shown to the right of the image. A kiosk, visible in the middle ground, displays information regarding Southern Pine's Urban forest. February 2011, Glenn Stach.

Figure II/17 Weymouth, view looking northwest along the historic drive, allee, and walk. Remnants of the concrete walk which extended to Vermont Avenue are most visible in this location parallel to the stables. March 2011, Glenn Stach.

Figure II/18 Weymouth, a view showing the low stone and brick retaining wall and low concrete check dams on the Berry Lot, January 2011, Glenn Stach.

Figure II/19 Weymouth, a view of the stable, looking south, 24 September 2010, Davyd Foard Hood.

Figure II/20 Weymouth, looking northwest into the paddock and kennel facilities on the southwest side of the stable, 24 September 2010, Davyd Foard Hood.

Figure II/21 Weymouth, looking south in a paddock with high gate in foreground, January 2010, Glenn Stach.

CHAPTER III

ANALYSIS AND EVALUATION

Having survived virtually intact until 1974, Weymouth today reflects a historic, early twentieth-century estate landscape, whose character and appearance have been preserved, altered, and compromised to varying degrees by a sequence of initiatives implemented during the past three decades. The benchmark for this analysis and evaluation is the report prepared in August 1977 by J. Rodney Fulcher and its series of photographs that record the significant features of the estate at a critical point in its history, three years after the death of Katharine Lamont Boyd in 1974 and two years prior to the transfer of the residual estate to the Friends of Weymouth, Incorporated. The remarkable documentation of the estate represented in his photographs is supported by other photographs, including those published in the *Architectural Record* in June 1924 and others from the 1920s, 1930s, and afterward, most notably the images recorded by Fred Garrett between 1968 and 1971. Altogether they show the evolution of the estate landscape during its period of significance, 1904 to 1974, and the high degree of integrity it possessed in 1977, when important, now lost features remained intact, if sometimes in a state of overgrown neglect, as the preservation of Weymouth slowly advanced to resolution.

The following narrative illustrates both a continuity and levels of change in the landscape of Weymouth that distinguish the differing character of the historic gardens and grounds of the Boyd estate during its period of significance, 1904-1974, from its appearance today. The organization of this analysis and evaluation follows the format established in Part II. Existing Conditions. The degree of continuity and change of character-defining features of the estate and gardens over time, are represented on the *2011 Remnant & Non-Contributing Features Plan, Estate* (Plan 11), and the *2011 Remnant & Non-Contributing Features Plan, Gardens* (Plan 12).

(1.) The alterations to Weymouth's circulation patterns have fortunately left the estate's historic entrance on Ridge Street intact and essentially undisturbed, if also diminished as the principal access to the property, a distinction it enjoyed over the course of ninety years. The experience of a calculated axial approach to the house, through a landscape punctuated by meaning and over a path of history, one traveled by important writers of the twentieth century including John Galsworthy, F. Scott Fitzgerald, Thomas Wolfe, and Paul Green among others, artist N. C. Wyeth, and huntsmen beyond

count through the decades, is one to be savored (Figs. III/1-2, also Fig. I/3). It is altogether different from that of entering through a gateway of modern suburban character across an expanse of gravel where previously stood aged oaks in a meadow (Figs. III/3-4). The quality of remove, the placement of an important house as the culmination of approach, and a rising sense of anticipation experienced by friends and visitors alike have given way to a casual convenience and easy access that ultimately reduces appreciation (see Figs. II/3-4). The change of Weymouth's address, to 555 East Connecticut Avenue, reinforces the impact.

Today the privileged, principal users of the historic entrance are largely the writers staying at Weymouth as participants in its writers's program, caterers, Alex Klalo, Weymouth's property manager, Jeffrey Mims, who utilizes the garage as a studio, and his students. It is also used by joggers and walkers on their way into the state-maintained park lands along Weymouth's southeast border. Probably ninety-five per cent, if not nearly all, of those who attend events at the Weymouth Center for the Arts and Humanities use the East Connecticut Avenue entrance and have a lesser experience doing so.

The diminution in status of the historic approach has had auxiliary impacts. The most visible is an air of neglect and inattention to the fabric and landscape of this part of the estate. While one might question the architectural harmony of terra cotta tile additions to the shingle-clad frame stable, the maintenance of the stable and its kennel dependencies is not in keeping or sympathy with the role of these buildings in the history of the hunt in Moore County and North Carolina and the lives of James and Katharine Boyd. The survival of the kennels, surely among the oldest in North Carolina, appears in question. These concerns are coupled with the use of "back" areas along the northeast edge of the estate, between the east meadow and the estate's east corner, as dumping grounds for horticultural waste, brush, trimmings, and large stacks of plastic containers, all of which is visible to joggers, walkers, and visitors to Weymouth who venture into the grounds beyond the serpentine wall and the "Poet's Garden" (Fig. III/5).

The construction of the East Connecticut Avenue entrance and parking lot in 1997 and 1998 negatively affected the estate landscape and the integrity of remaining historic features, including the meadow and two specimen oak trees, as they existed during the period of significance. For virtually the entire period from the 1900s to 1974, the area between the Weymouth house and today's East Connecticut Avenue was an open meadow, an expanse seen both on the 1920 "Subdivision Plan of Weymouth Heights" by

Alfred B. Yeomans and in documentary photographs of the estate as late as 1977. The historic grass-covered greensward and one of its two signature trees have been lost to the new entrance and the large related, gravel-covered lot used for parking by those attending public events at Weymouth and the adjacent "Rose Garden." The appealing presence of the meadow and the distinct qualities of apartness and separation from traffic along East Connecticut Avenue it represented, critical features of Weymouth's setting, have been lost. The fundamental qualities of location and setting have been severly diminished and the meadow's role in the design of the estate grounds has been compromised.

(2.) The alterations to the Boyd's historic garden at Weymouth, dating to ca. 1922-1924 and first documented in a photograph published in *The Architectural Record* in June 1924, have been dramatic (Figs. III/6-7). The removal of the Japanese privet hedge defining the border between the upper and lower terraces between 1971 and 1977 and the low evergreen hedge along its northeast base, the removal of the original boxwood plantings in the upper parterre in the late 1980s, the coincident removal of plantings at the foot of the lower terrace described by Katharine Boyd, and the removal of nearly all of the shrub border carrying behind the brick cold frame have compromised both the appearance and significance of the garden and, in turn, its spatial character. What had originally been a garden with three identifiable spaces, described by Katharine Boyd in her article in *Arts & Decoration* (1939), is now one space with principally ground level divisions, a loss of proportion, and altered relationships part to part within the garden. While the general three-part arrangement of the garden remains visible, the design and its intent have been negatively affected as have the quality of feeling and the experience enjoyed in the three distinct areas of the garden during the period of significance.

Francis de Vos's removal of original plant material, much it a half-century in age, from the parterre in the upper terrace and its replanting as hedges in the lower terrace, had a devastating effect on the garden. Ultimately, his changes and others altered the critical relationship of the garden and the house and the distinct place of the garden in the larger domestic setting (Figs. III/8-9). The removal of boundary plantings, in the form of a mixed shrub and small tree border, on the northwest side of the garden have effectively erased the physical enclosure along a long side of the pleasance. Today only one original aged clump and a nearby seedling clump of Lonicera fragrantissima survive here with hydrangeas of unknown, probably later date. Now the garden dissolves into the gravel covered parking and service areas by and between the house's service wing and the detached garage. In short, the historic spatial divisions and distinctions between the garden and service area are lost. The historic

character of the garden has also been diminished by the addition of new features, particularly the fountain and an inexpensive cast-concrete bench in the upper terrace's exedra and varied forms of seating. The two wood benches on its expanded northeast edge are of different designs while benches of yet three other different designs are aligned in front of the serpentine wall. The qualities of setting, feeling, association, design, and materials have been negatively affected.

Compromise has also occurred in the matter of replacement plantings in the garden, particularly the upper terrace where lesser evergreens have taken the place of boxwood and seasonal plantings of begonias, pansies, and other annuals impart a modern character. As landscape materials, these modern plantings diminish the historic character and appearance of the Boyds's garden. Here also, the northeast edge of the upper terrace has been extended, apparently atop the site of the privet hedge. A new retaining wall shores up the widened terrace where paired benches offer views across the lower terrace to the serpentine wall, views that did not exist during the estate's period of significance and are possible now, in part, because of the removal of the crepe myrtle and sweet-smelling mock orange noted in 1939 by Katharine Boyd in *Arts & Decoration*. The inexpensive construction of the retaining wall, utilizing square timbers having the form of railroad ties, is of poor craftsmanship and has a low-cost character of inferior workmanship and inappropriate materials that is incompatible with the brickwork dating to the period of significance. Its poor construction resulted in a partial collapse in spring 2011.

Other decisions regarding plant materials are to be commended, especially the retention of the four camellia standards dating to the Boyd era in the southeast half of the upper terrace, the flowering cherries along the southeast side of the lower terrace, and some few other aged flowering shrubs (winter honeysuckle and quince) that offer scent and color in the late winter and early spring. Five of the six aged, flowering cherries aligned along the southeast side of the lower terrace survive as does a later, nearby seedling; the existence of a sixth flowering cherry tree in the row, probably lost to natural causes, is marked by a ground-level stump at the east end of the row.

The decision to convert the concrete swimming pool to an ornamental pool is inspired and the type of change that can be recommended when a garden is downsized to an aged owner's requirements or, as here at Weymouth, when a private estate has passed into public ownership and a new use.

(3.) The episodic plantings are generally of small scale, varied character, and added largely at points in the immediate house grounds where, like the larger additions, no such plantings had existed during the period of significance except for herbs in the area of the service wing. Their impact on the estate's historic character is less intrusive than the larger garden features, however, they draw attention to themselves and add a degree of mass and horticultural density that is contrary to the open feeling and character of areas around the house during the Boyds's lifetimes. Their impact is compounded in those instances where decorative elements, seating, signage, and water features have been added to the plantings. Altogether, as newly-introduced materials and features they have a negative effect on the setting, feeling, design, and character of the garden as it was maintained and enjoyed during the period of significance.

(4.) The larger theme and memorial gardens introduced into Weymouth's landscape have no historic precedent on the estate: all date after the close of the period of significance in 1974. Because of their size, their components, and their placement on Weymouth's grounds, they have a marked, compromising impact on the historic character and integrity of the estate (Figs. III/10-11). They are located in two identifiable areas of the estate: its pine groves, and its formerly open meadows. The "Poet's Garden" and the "Writer's Retreat" are sited in groves of pines on the southeast side of the house, between it and the "Reservation" that was formerly the site of the golf links and is now in state ownership. Both feature extensive shrub plantings, architectural features, and decorative objects. The impact of the elaborate, lighted, tiered fountain rising from a large raised basin in the "Writer's Retreat" is particularly strong and contrary to the simple wooded character of this area of the grounds during James and Katharine Boyd's years of residency here. Both "gardens" add ground-level density to the pine groves through which hounds and riders passed when the Moore County Hunt flourished at Weymouth under the family's aegis from 1920 to 1942.

The three other major garden introductions occupy areas of the estate that were open and grass-covered during the period of significance. The "Sam Ragan Garden" and the "Rose Garden" are located at the edges of the gravel-covered area covering much of the great meadow between the Weymouth house and East Connecticut Avenue. The "Rose Garden," the larger and more visible of the two, is enclosed within a rail fence fitted with paired entrance gates under a pergola. In contrast, the roses grown by James and Katharine Boyd were planted in the upper terrace and trained on the serpentine wall. Plantings in both areas were noted by Mrs. Boyd in the 1939 *Arts and Decoration* article, however,

it is unclear how long they were maintained; they do not appear in the Fulcher report photographs of 1977. The third major garden introduction, the "Ives Memorial," is discussed in item #5 of this section. The larger theme and memorial gardens introduced into the historic landscape of Weymouth compromise all seven of the recognized qualities of integrity that distinguished the estate ground during the period of significance.

(5.) Changes to the exterior architectural elements of the house, garden and landscape of Weymouth since 1979 reflect positive, neutral, and negative impacts on the historic character of the estate and its appearance during the period of significance. In the first instance the decision to adapt the disused swimming pool as an ornamental garden pool was an intelligent, successful response to a deteriorated garden structure and one that reflects the character of decisions forced by the need to downsize or, as here, when a private residence becomes a public facility (Figs. III/12-13). This skillful adaptation did not negatively affect the integrity of the pool and its area of the garden.

During James Boyd's lifetime, and that of his wife, the arcaded terrace on the ground floor of the ca. 1932 Yeoman's addition to the west wing of the house, near the library, provided a sheltered, yet open-air, place for drinks and leisure. The Boyds and their guests could step from any of the five arched openings of the terrace onto the lawn. Documentary photographs show simple foundation plantings, or none, at the bases of adjoining blocks of the house (See Fig. I/17). The large ground-level brick terrace, linking the sheltered terrace with the core two-story, living room block of the house and now occupying the foreground of views from the original entrance hall's oriel window, was created in recent years as a featured amenity for Friends of Weymouth and rental events (See Fig. II/13). Constructed outside of the period of significance, having no connection with the Boyds, and of conventional character it has a negative effect on the setting of the house experienced during the period of significance.

During the part of the year that Weymouth was occupied by the family, from early/mid-autumn to late spring, the slate-paved terrace opening off the dining room afforded the Boyds an opportunity to sit and dine outdoors while overlooking the upper terrace. Aymar Embury's elegant Colonial Revival-style railing was an important feature of the terrace's design and his composition of the northeast end of the house, providing an important link between the brick elevations of the dining room block and the shingle-clad walls of the service block. Mr. Embury's use of slate paving on the terrace was both a calculated design decision and an architectural enrichment that provided an appropriate material

transition from the wood-floored dining room to the brick steps leading down to the garden (Figs. III/14-15). The substitution of these important components with brick paving and a conventional, low-cost iron railing diminishes the character and experience of this important feature of Weymouth.

The scenic vista framed by the large oriel window illuminating the entrance hall, stretching southeast across the "Reservation" and into the distance through and across Weymouth Woods, was blocked by the Ives Memorial (Figs. III/16-17). Aymar Embury's placement of the oriel window was no simple architectural contrivance but an important example of using an architectural feature to heighten experience, that of Mr. Boyd and his family as they ascended and descended the stairs to the second story and that of visitors to the Boyds and Weymouth whose view, on stepping across the threshold, was directed through the window and across the grounds. Probably originally the view was of a surviving part of the gardens of the earlier house, which were apparently retained for an unknown period and then removed to ease the movement of the horses and houses into the family's extensive woodlands for hunts. While other windows provided enjoyable views into the gardens and grounds of Weymouth, no other view was as important. It is now blocked. The setting of the house and the spacious feeling of its grounds, opening into the "Reservation" and the family woodlands to the east, southeast, and south are negatively affected by this intrusive feature introduced in recent years, a near half-century after the death of James Boyd and decades after the death of Katharine Lamont Boyd.

(6.) Since 1979 the addition of multiple decorative elements, water features, signage, and seating has occurred usually in tandem with the introduction of episodic plantings and modern garden areas on the estate (Fig. III/18). None of those presently on the grounds of Weymouth appear in the 1977 benchmark photographs made by Mr. Fulcher nor do any of like character appear in known documentary photographs of Weymouth spanning the years from the completion of the house in 1922 to Mrs. Boyd's death in 1974. In short they all exist outside the period of significance and date after its close in 1974. As such they negatively affect the setting, feeling, design, and qualities of workmanship and materials that characterized Weymouth's grounds during the period of significance.

In all of the known photographs of the garden from the period of significance, there are but two benches seen. The earliest is an elongated barrow appearing in an informal photograph of Mrs. Boyd, probably from about 1970, that is typical of garden seating of the interwar period of the better sort (Fig. III/19). One of Fred Garrett's photographs of the upper terrace shot in 1969 show a modern

traditionally-styled metal bench in the exedra. Several designs of traditional outdoor wood seating have been introduced since 1979, including a version of the iconic Lutyens garden bench of the early-twentieth century. They serve a useful purpose for visitors and are sympathetic in material and design to Weymouth's history, however, all of them are in locations they would never have been placed during Weymouth's period of significance.

* * *

"Echoes of Earth" may well have been the last poem written by James Boyd. It was published in the pages of the *Atlantic Monthly* in the magazine's May 1944 issue as a tribute to its author.[1] The poem was also the last of eighteen works selected for posthumous publication in 1944 by Charles Scribner's Sons. It begins and ends with a four-line stanza of profound simplicity.

> The sky and sea speak loud,
> But the earth speaks clear.
> Put an ear to the ground
> Listen. You will hear.

The poem is an elegy for a society that had survived World War I and was again under threat during the dark days of World War II, when it was written. His was a gentle instruction, applicable in its time, the days thereafter, and today. It might also have been his admonition for those who would follow him at the place he had known for forty of his fifty-five years. The stanza reflected his life's experience and the precepts that guided his grandfather's conservation initiatives on his property here in Southern Pines and in Pennsylvania, his mother's garden-making at Oakleigh and in Southern Pines, and his son's role in the preservation of the family holding now known as Weymouth Woods Sandhills Nature Preserve, being, in short, a respect for the genius of place. Katharine Lamont Boyd understood. Others who came to Weymouth after her have not.

* * *

Having studied this property, its owners, its history, and its grounds, closely for some eleven months, the matter of the many intrusive, compromising changes wrought across its gardens and grounds in the

years since Katharine Lamont Boyd's death in 1974, and more particularly during the last three decades, while owned by the Friends of Weymouth, require an attempt at explanation. We begin with the belief that no one in authority, at any point in the estate's life since 1974, set about to effect deliberate damage to the historic landscape of this fabled estate. But yet change and neglect have altered the character and integrity of Weymouth in steps small and large across the breadth of its grounds, while in the ownership of its friends. Why? Two considerations emerge as causes, which can be seen as reasons for these actions. However, they remain well short of justifying efforts that have so compromised the appearance and physical character of a landmark in the history of Southern Pines, Moore County, and North Carolina, and the twentieth-century literary history of the nation.

In the first instance, the regard in which Weymouth, the residence of James Boyd, is held by its friends and its acknowledgement as a historic building is a critical status that has long been denied the landscape in which it stands. In short, the home of a leading American author of historical fiction in the interwar period, is recognized and esteemed as a historic property while the contemporary gardens and grounds, which form the setting of the house and are equally the product of his imagination--and that of Alfred B. Yeomans--are not. This cultural divide is difficult to fathom, however, the results are seen at every turn on the estate. This problem dates to the 1970s, the settlement of Mrs. Boyd's estate, the satisfaction of her expressed intentions, and the circumstances of the early ownership by the Friends of Weymouth. It can also be traced to the National Register nomination for Weymouth that was listed in the National Register of Historic Places on 12 May 1977. Neither Architecture nor Landscape Architecture are cited as areas of significance for the estate. This failed appreciation of the meaning of the house, its outbuildings, gardens, and grounds, in the history of Southern Pines and their integral relationship to each other, at a critical point in the 1970s when the fortunes of the estate were uncertain, gave rise to a focus on the house at the expense of its context. The house and its gardens and grounds are historic, and they have a unity as important, equal elements of a landmark estate that is above question.

The second factor in the *status quo* arises from the failed appreciation of the gardens and grounds of Weymouth as an historic landscape that, in turn, requires exceptional attention by its custodians. Namely the fact that historic landmarks, held privately or institutionally as public trusts, obligate their stewards to a degree of consideration, maintenance, and preservation that is commensurate with their status. This is an altogether higher standard of consideration that should be applied to all undertakings

that affect in any way the qualities of location, setting, feeling, association, design, workmanship, and materials, which comprise the integrity of a historic landscape. Those in decision-making positions should respond to a higher measure, in regard to the landscape of Weymouth, a property held for the common good, than that they exercise in matters regarding their own private gardens and grounds. In short, the historic landscape of Weymouth requires a learned, skilled, and committed stewardship that rises above convention--and the conventional. It is no one's back yard.

Both of these considerations require address for Weymouth to regain the status and appearance it enjoyed during the life of James Boyd, when visitors from near and afar looked on the estate with admiration and, often, with a degree of envy.

Endnote

1. James Boyd, "Echoes of Earth," *Atlantic Monthly* 173 (May 1944): 67-68.

Figures III/1-2 Weymouth, two views of the original entrance off of Ridge Street on axis with Vermont Avenue. Fig. III/1, looking southeast, shows riders and hounds setting off from the stable on a hunt, undated, Department of Conservation and Development, North Carolina State Archives. Fig. III/2, looking northwest, showing the entrance drive and surviving sycamores lining its path at the stable, January 2010, Glenn Stach.

Figures III/3-4 Weymouth, paired views of the area between the house and East Connecticut Avenue. Fig. III/3 is a view of the Connecticut Avenue meadow, summer 1977, J. Rodney Fulcher, Ph.D. Weymouth Archives. Fig. III/4 is a view of the present parking lot laid in the former meadow, looking north, March 2011, Glenn Stach.

Figure III/5 Weymouth, horticultural waste and accumulated plastic pots, etc., looking north/northeast, March 2011, Glenn Stach.

Figures III/6-7 Weymouth, paired photographs of the upper terrace. Fig. III/6 is a view, looking southeast, showing the original boxwood border plantings and camellia standards, March 1981. Weymouth Archives (#1056). Fig. III/7 is a view of the upper terrace, looking northwest, showing the original brick-bordered beds, barren beds, later plantings along its northeast side, a fountain and concrete bench in the exedra, and the major loss of shrubbery on the north that once enclosed this part of the garden, March 2011, Glenn Stach.

Figures III/8-9 Weymouth, paired views in the lower terrace. Fig. III/8 is a view looking west, showing a Sandhills Community College student working on the border, the intact Japanese privet hedge forming a screen between the terraces, a wall-mounted arbor on the gable end of the dining-room block, and the dense shrubbery planting that enclosed the lower terrace on its northwest side, 1969, Fred Garrett. Fig. III/8 is essentially the same view, showing the critical losses to the garden and its compromised character, January 2010, Glenn Stach.

Figures III/10-11 Weymouth, two views of intrusive, themed gardens. Fig. III/10 is a shelter with paving and metal outdoor furniture in the "Poet's Garden," summer 2009. Weymouth Archives. Fig. III/11 is a view of the overscaled three-stage fountain and basin in the "Writer's Retreat," together with concrete benches, paving, and plantings, March 2011, Glenn Stach.

Figures III/12-13 Weymouth, two views of the swimming pool garden. Fig. III/12 shows the empty pool and the dense shrubbery that screened the pool from the lower terrace and the garage, 1968, Fred Garrett. Fig. III/13 is a contemporary view showing the successful adaptation of the pool into a two-part ornamental garden, March 2011, Glenn Stach.

Figures III/14-15 Weymouth, paired views of the dining room terrace. Fig. III/14 shows the original intact slate paving and the original railing designed by Aymar Embury II. Ca. 1960-1970. Weymouth Archives. Fig. III/15 is a contemporary view of the terrace, looking east into the upper terrace, showing the brick paving and conventional metal railing, 24 September 2010, Davyd Foard Hood.

Figures III/16-17 Weymouth, paired views of the southeast lawn. Fig. III/16 shows the handsome open view across naturalized daffodils to and through a rail fence at the edge of the "Reservation," looking southeast, 11 April 1971, Fred Garrett. Fig. III/17 is a present-day view, looking southeast from the loggia terrace to the "Ives Memorial" and a second pergola on the path to the "Writer's Retreat," March 2011, Glenn Stach.

Figure III/18 Weymouth, concrete bench near the swimming pool, January 2010, Glenn Stach.

Figure III/19 Weymouth, Katharine Lamont Boyd in the garden, ca. 1970. Weymouth Archives.

Cultural Landscape Report for

Weymouth

Southern Pines, NC

Appendix A

Plans & Diagrams

Cultural Landscape Report for

Weymouth

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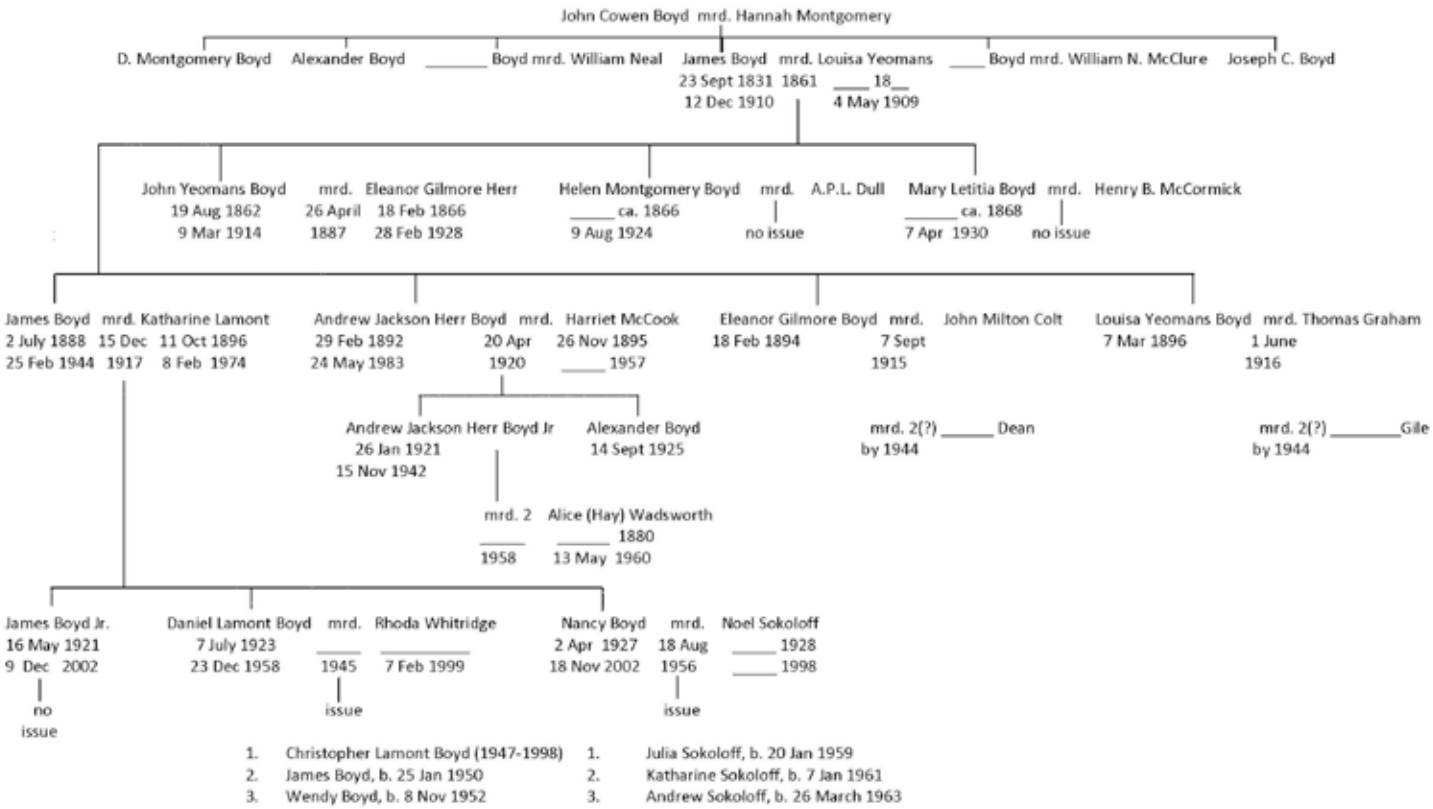
Appendix B

Genealogical Table

THE BOYD FAMILY OF WEYMOUTH, SOUTHERN PINES, NORTH CAROLINA



1. Christopher Lamont Boyd (1947-1998)
2. James Boyd, b. 25 Jan 1950
3. Wendy Boyd, b. 8 Nov 1952

1. Julia Sokoloff, b. 20 Jan 1959
2. Katharine Sokoloff, b. 7 Jan 1961
3. Andrew Sokoloff, b. 26 March 1963

NOTE: This genealogical chart is based on many, mostly secondary sources. Possible errors are unintended. Davyd Foard Hood, 20 April 2011.

Cultural Landscape Report for

Weymouth

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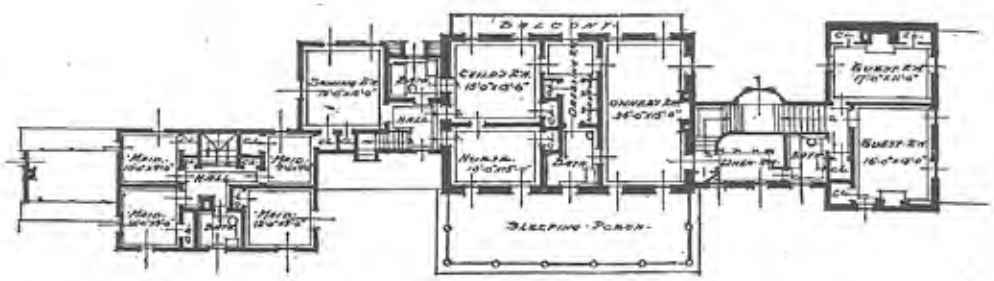
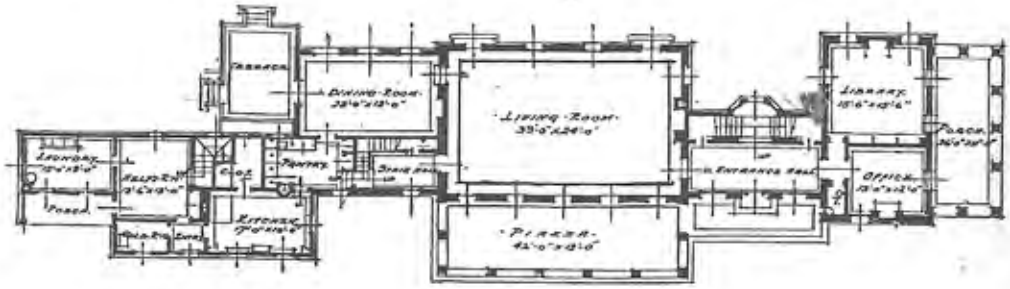
Appendix C

Floor Plans



Second Floor Plan

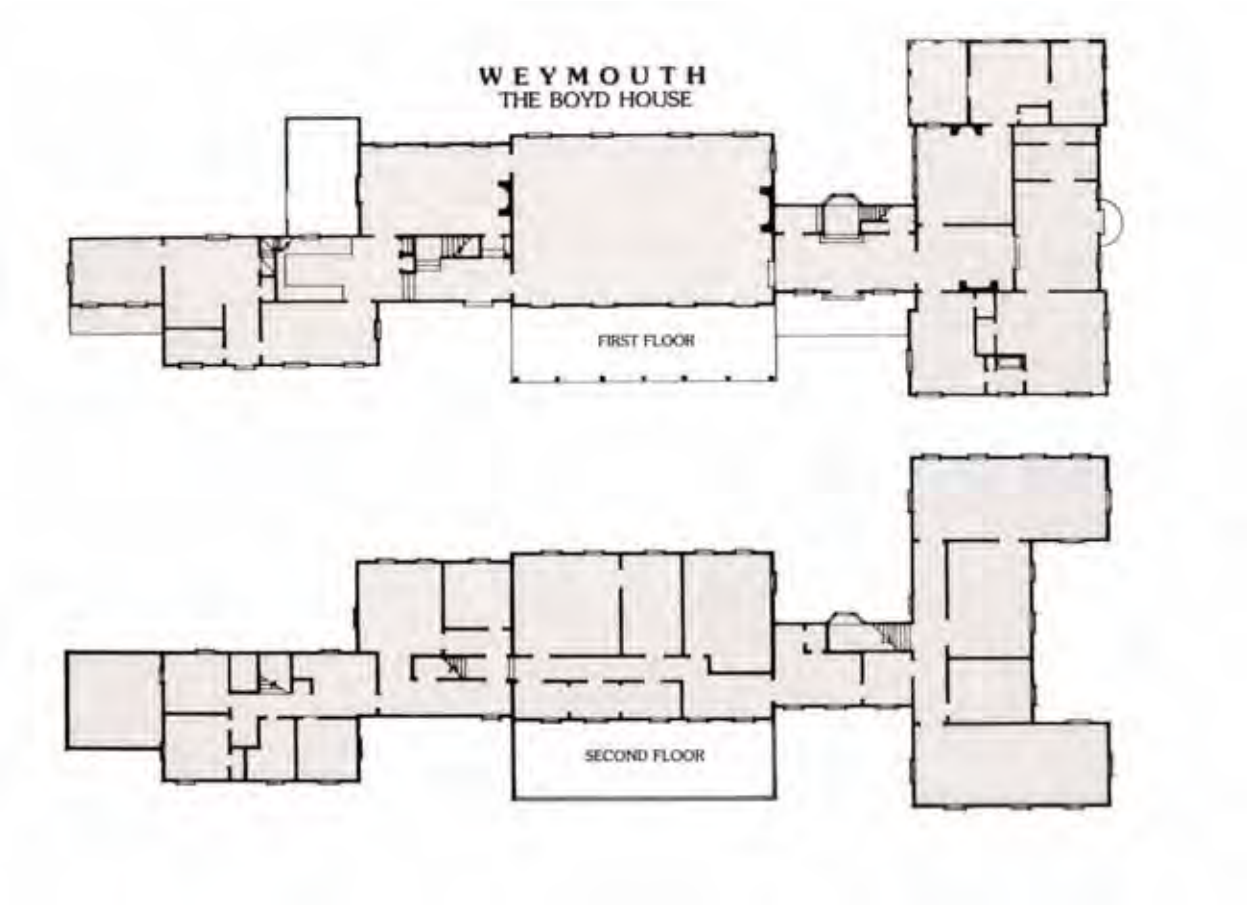


First Floor Plan

THE JAMES BOYD HOUSE, SOUTHERN PINES, NORTH CAROLINA

Aymar Embury II, Architect

Circa 1921 Aymar Embury II floor plan of Weymouth as published in *The Architectural Record* in June 1924



Contemporary floor plan of Weymouth with circa 1932 additions by Alfred B. Yeomans, Unknown.

Cultural Landscape Report for

Weymouth

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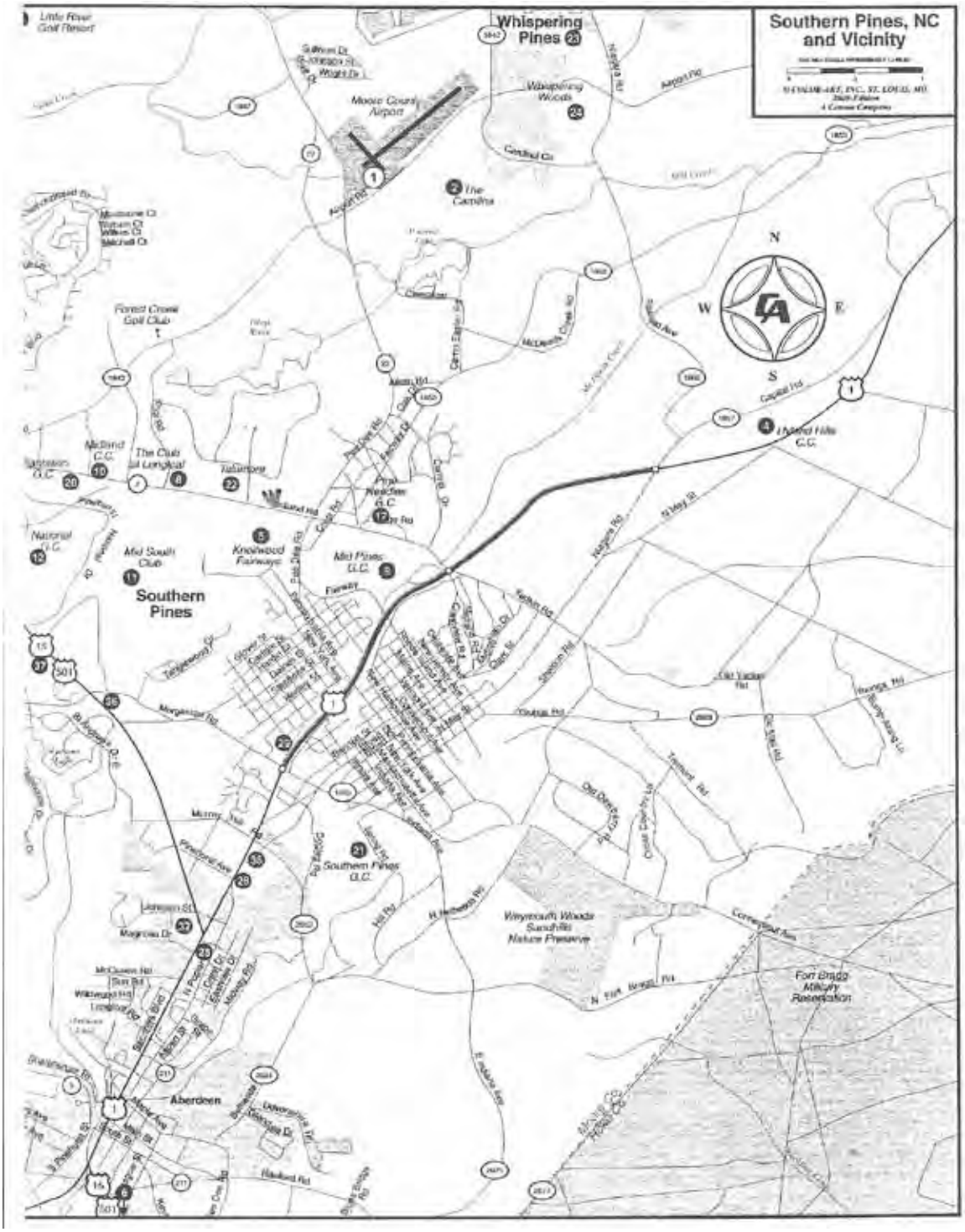
Appendix D

Contemporary Street Map of Southern Pines



Contemporary Street Map of Southern Pines, NC, Source Color Art Inc., St. Louis, MO 2009, Hood.