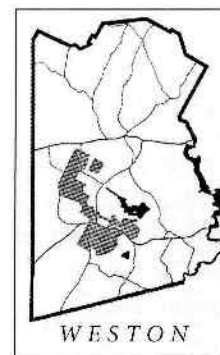




Figure 18-1. Sumner (left) and John Bryant Paine, oldest of the seven children of Charles J. and Julia Paine, are pictured with a toy sailboat in 1879. Their father had recently taken up yacht racing, and six years later would win his first America's Cup.

General Charles Jackson Paine

“The Modern Discoverer of Weston”



In 1902, the Boston Sunday Herald magazine section proclaimed Weston “the Lenox of the East” and Gen. Charles Jackson Paine “the modern discoverer of Weston”—a kind of socially prominent explorer who had scouted out this backwater farm town 30 years before and found it eminently suitable for a “country place.”¹ By building a house that was, to quote the Herald, “roomy and comfortable, rather than outwardly magnificent,” Paine set an unpretentious tone for estate development to come. And he acquired land, hundreds of acres of land, so that by 1907 the estate had reached its maximum size of 758 acres.² Even if he had accomplished nothing else, Paine would be important in Weston history because of the size of his landholdings, which were the largest in Weston from 1882 until after World War II. As late as 1950, the family trust still managed more than 700 undeveloped acres.

But Charles Jackson Paine was also a well-known figure outside of Weston, a man described at his death as representing “an earlier generation of Bostonians famous for the honors they brought their native city and their Nation in sports, finance and war.”³ At age 31 he was among the youngest to attain the rank of general in the Civil War. He was the nation’s most celebrated yachtsman in a period when the sport of sailing reached its high point of public interest.⁴ Three times he successfully defended the America’s Cup in boats designed and built in Boston. He was a power among Boston capitalists, a “pioneer railway promoter . . . who laid the steel bands across the desert and mountains that first bound the East to the great West.”⁵ His shrewd investments in steel, textiles, mines, and utilities also paid off handsomely, and at his death in 1916 his estate was valued at nearly nine million dollars.⁶

Despite his wealth and fame, Paine was a modest man who avoided any kind of display. One reporter covering the America’s Cup races noted the contrast between Paine’s “old straw hat and plain garb” and the elaborate yachting outfits of less famous and less wealthy owners.⁷ “He was democratic to the last degree, with no nonsense about him,” wrote another reporter, who added, “to be a plain American citizen is good enough for him.”⁸

A portrait by John Singer Sargent and bronze bust by Boston sculptor Bela Lyon Pratt capture the general’s

aquiline nose, hollow cheeks, drooping mustache, and sharp Yankee chin.⁹ A newspaper reporter who interviewed Paine at the height of his fame following the third America’s Cup race gives the following verbal portrait:

An impassive, yet kindly countenance; the face of a student, of a recluse. . . . The form tall and spare, and slightly bent. A low voice, one that you must listen to acutely. A man who answers your question in the fewest words, who stops when he has answered it; whose great pleasure in life is not, most decidedly, in hearing himself talk. In short, a quiet man, unostentatious, retiring, utterly devoid of self-consciousness. . . . “A man of steady nerves,” says one who knew him in youth; “he was a good billiard player. Always plucky and persistent, quiet and reserved . . . he was an iron boy, as he has shown himself an iron man.”¹⁰

The story of Gen. Charles Jackson Paine and his progeny is told in the family history *Growing Paines*.¹¹ There the reader can savor many details of everyday life “snatched from oblivion” by the author, great-grandson Thomas Paine.

Early Life and Civil War Service

Charles Jackson Paine (1833–1916), eldest of nine children of Charles Cushing Paine and Fanny Cabot Jackson, was born in Boston to a distinguished family that included great-grandfather Robert Treat Paine, signer of the Declaration of Independence, and brother Robert Treat Paine, the lawyer and philanthropist whose estate in Waltham still bears his name.¹² Educated at Boston Latin School and Harvard College, class of 1853, Paine was the fifth generation in his family to graduate from Harvard. He studied law with Rufus Choate and was admitted to the bar in 1856. After a two-year family grand tour of Europe, he practiced law for a short time in St. Louis and Boston before the outbreak of the Civil War.

The war provided a kind of direction Paine had not found in law, which he practiced reluctantly and with little success. In a letter to his father in the spring of 1861, Paine described Boston overtaken with war fever:

Figure 18-2. During the Civil War, Charles Jackson Paine rose rapidly through the ranks. In 1864 he was appointed brigadier general in command of a regiment of black soldiers. Throughout his life, Paine was referred to as "the General."



Thousands of flags are waving from every window, horses carry them on their heads, every street is filled with little boys, with small drums & shouldered broomsticks, & uniforms are almost as common in the streets as citizen's dress.¹³

That September, Paine was authorized to recruit a company of volunteers. He rose quickly from captain of the 22nd Massachusetts Volunteers to major of the Eastern Bay State Regiment to colonel of the Second Louisiana Regiment under Gen. Benjamin Butler. In one Louisiana battle, he was reported killed in action. Several days later, news of his good health reached Boston:

NOT DEAD, BUT LIVING. It now appears that the notices of the noble career of Colonel Charles J. Paine of the Second Louisiana, which have been printed within the last day or two, were all true, except as regards the alleged death of the gallant subject. The latest advices from New Orleans inform us that Colonel Paine lives to read his own "obituary notice."¹⁴

Paine later wrote that he was "entertained at seeing acct's of my death," adding that reports of the battle "were all bosh" and "the fight was fearful and so were the descriptions, that is the only resemblance."¹⁵

In July 1864, Paine was appointed brigadier gen-

eral and assigned command of an all-black division. His initial skepticism about how his troops would perform in battle was dispelled outside Richmond that September when they stormed Newmarket Heights and captured enemy defenses. Newspaper accounts of courage added greatly to the prestige of the black troops.¹⁶ Paine's respect for his black soldiers and concern for their future in the postwar South is evidenced in his Civil War letters to his father:

I think the negro suffrage question is one of a great deal more importance than the N.Y. papers do; all questions, that is, bearing on the status of the negro; if negroes thr [sic] the South are not put into a fair position of equality according to their intelligence and ability with white people, there will be outbreaks everywhere . . .¹⁷

Paine was promoted to major general in 1865. This letter from a colleague, written after the war, suggests the reasons for his military success:

General Paine was a deep and laborious student in the art of war; of very quiet and retiring disposition . . . ; a cheerful tent and mess mate; a kind and generous comrade; and one of the coolest men under fire I ever saw. His image often appears to me . . . sitting on that old bay horse at the Battle of Plains Store, about the only field officer mounted, with that inseparable short black pipe in his mouth, only removing it to give some order in a cool, collected manner, while his men were falling around him in scores . . . calm in defeat, calm in success.¹⁸

During four years of war, Paine dreamed of buying a farm in the country. He wrote to his father, "Farming is the only occupation I fancy," and in another letter proposes a joint venture:

An interest in farming gives one of the greatest attractions of a country place. Find a good big one South of Boston somewhere & North of Washington & when the war is over . . . we will go into farming jointly. In the summer, I'll raise colts & you pigs—we'll halve the carrots & compare the balance sheets at the end of the year. I'm not joking about this.¹⁹

In 1865, as the war was drawing to a close, he directed his sister Mamie to take his photographs, "write on the back of them 'wants a wife' and send them round to all the rich and pretty girls you know." He pondered his future in this letter to his father:

Then comes the question of what I am going to do when the war is over. . . . Now what is there? Politics I can't endure under any circumstances . . . Farming is my fancy . . . a large farm to make

money. Now as you consider that rather a poetical or lunatical idea, can you suggest anything better. I'm open to advice . . . & I'd like it soon; for the time may come without warning when I must decide what respectable occupation, lucrative & influential, is begging for my services?²⁰

In thinking about the end of the war, Paine wrote that he was sure of one good thing at least, that "cigars will be cheaper."²¹

Marriage and Business Success

In retrospect, Paine need not have worried about finding the right girl. In 1867, at age 34, he married 20-year-old Julia Bryant (1847–1901). Not only did Miss Bryant have a sweet disposition, but also her social position was without equal and she was heir to a substantial fortune through her grandfather John Bryant, founder of the Far East trading firm of Bryant and Sturgis. Julia had lost both her parents and grandparents and was alone in the world except for a companion. She brought to the marriage a seaside cottage in Nahant and a large and magnificently furnished brick town house at 87 Mt. Vernon Street on Beacon Hill, designed by Charles Bulfinch.²²

Paine abandoned the practice of law, a career more his father's choice than his own, and devoted his attention to managing his money. He multiplied his own inheritance and the larger fortune of his wife by investing in railroads at a time when Boston capital was financing western railroad expansion. For years he served as director of the Chicago, Burlington & Quincy; the Atchison, Topeka & Santa Fe; and the Mexican Central Railway. One railroad president was quoted as saying, "When, on an important question, I can convince Charles Paine of my view, I know that I am right."²³ A memoir about Paine's lifelong friend, Henry Lee Higginson, includes this description of Paine at work:

[He] was reputed to be one of the ablest men on the C[hicago], B[urlington] and Q[uincy] Board of Directors. He sat also habitually in the office of Lee, Higginson & Co, where he could be seen almost any forenoon ensconced in a comfortable armchair, handsome, silent, puffing at a cigar which seemed never to have had a beginning and certainly never had an end.²⁴

Nor did he ignore the potential for growth in gas and electric power companies and the expanding need for materials like steel, copper, and chemicals.

Paine's stature in the Boston financial community led to his 1897 appointment by President McKinley to a three-member commission on international bimetallism, which went abroad to ascertain the views of the governments of France, Great Britain,



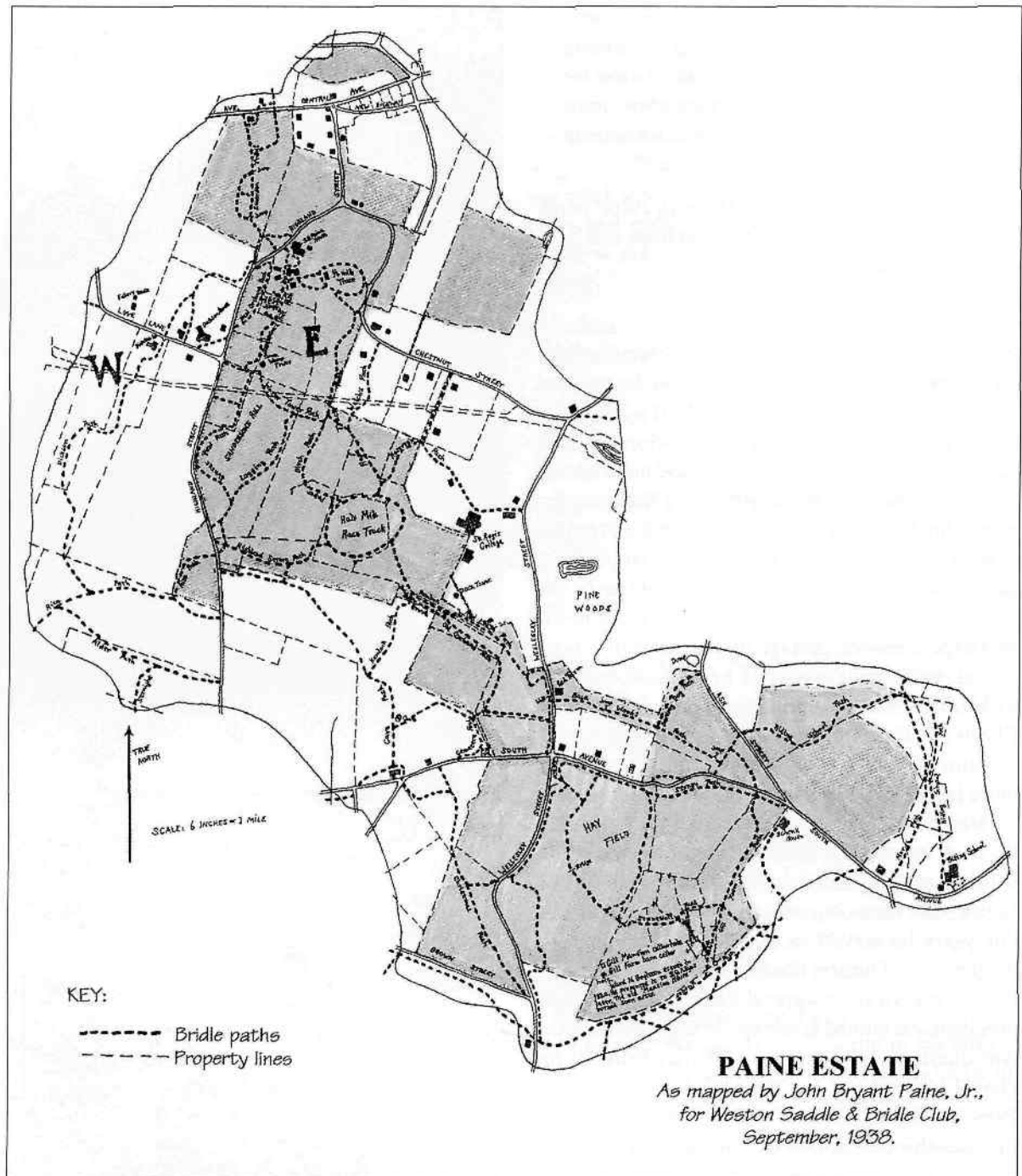
Figure 18-3. C.J. Paine (standing, second from left) and Miss Julia Bryant (third from left, seated) were photographed with friends and relatives in late summer 1866.



Figure 18-4. Julia Bryant had a sweet disposition and unmatched social credentials. She was the only child of John Bryant Jr., whose father was founder of the Far East trading firm of Bryant & Sturgis and one of Boston's early millionaires.

and Germany. McKinley was a leading proponent of bimetallism, a monetary standard based on the use of two metals, traditionally silver and gold, rather than just gold.²⁵

Figure 18-5. In 1868, Charles Jackson Paine bought his first 120 acres in Weston. Four decades later his "farm" reached its maximum size of 758 acres. Using trails marked on this Weston Saddle and Bridle Club map, members of the family could ride on their own land almost all the way to the Ferndale Farm barn on South Avenue.



The Farm in Weston

Charles Jackson Paine did not forget his dream to own a farm. One year after his marriage, he bought his first 120 acres in Weston.²⁶ The property at Highland and Chestnut Streets included an unusually large and elaborate Georgian mansion built in 1755 for wealthy merchant Elisha Jones. The house came with an unusual history, as Elisha was a leading Tory sympathizer during the Revolutionary War and in 1774 he was forced to flee to Boston, where he died some months later. The Weston property was confiscated and sold at auction after the war to a general on the winning side, Thomas Marshall, from whom it passed to other notable owners before Paine acquired it in 1868.

Paine immediately began buying more land. He purchased 58 acres from Isaac Jones in 1869 and a total of 80 acres from farmer John Dunn in the 1870s and '80s.²⁷ Dunn continued to live in his 18th-century farmhouse on Wellesley Street until his death. In 1882, the general made his largest Weston purchase, the 345-acre Gill Farm, later known as the Bolyston Farm, which included the site of the present Weston high and middle schools, as well as land directly to the north, east, and west.²⁸ At this point, Paine could ride horseback on his own land from his house on Highland Street to the corner of South Avenue and Ash Street.²⁹

The antique Elisha Jones house on Highland Street lacked modern conveniences, particularly in



Figure 18-6. Charles and Julia Paine added the mansard-roofed section at right to the original 18th-century house on Highland Street. In 1883 the antique house was moved off the property to make way for the large addition at left. The resulting structure was known as the Big House. (Photo c. 1900)

the kitchen. Within a few years of moving to Weston, the Paines added a major addition known as the ell, with a large new kitchen, “back kitchen,” large dining room, four bedrooms, servants’ quarters, and a dairy and laundry in the basement.³⁰ In the early 1880s, as the family grew, the general decided to replace the 1755 portion of the house. He offered the historic structure to Charles H. Fiske, preservation-minded member of an old Weston family, who moved it in 1883 and again in 1888 to its present location at 22 Church Street.

On the site of the old house, Paine built an addition designed by Boston architect Carl Fehmer. The resulting structure, affectionately known as the Big House, had somewhere between 30 and 44 rooms, depending on who counted. The tower joining the old and new sections helped, to some extent, to distract the eye from the awkwardness of the design and also functioned as a water tower and a high point from which to view the distant skyline of Boston. The house was probably always painted gray.

Regardless of its aesthetic merits, the family finally had enough room not only for the children but also for guests who frequently stayed weeks at a time. Visitors could relax on the wide piazza that wrapped around the north and west sides of the house or meander through interior rooms with 10-foot ceilings, dark oak paneling, pressed-brick fireplaces, and heavy moldings. The grand oak staircase was set within an open stairhall, three stories



Figure 18-7. The entrance hall had green wallpaper in a bold pattern and a hunting trophy over the mantel. In this c. 1904 photograph it was decorated for a party, with yachting pennants and chrysanthemums from the greenhouse. The open stairwell reached up to the third floor.

high and 18 by 40 feet wide, papered with green wallpaper and lit by a skylight and banks of windows and glazed doors. A cabinet full of yachting trophies and cups won by the general and his sons stood in the great hall. In later years, the walls were adorned with mounted African game heads of all

sizes including antelope, zebra, and a large Cape buffalo. On the first floor was a large parlor, dining room, back parlor or library, and C.J. Paine's office. The rug in the den was a spread-eagled lion complete with foot pads, claws, and a snarling head. In the dining room opposite the marble fireplace hung General Paine's Civil War brigade flag, a black fort against a faded red field. The stairs led to six bedrooms on the second floor and an attic that was initially unfinished except for the billiard table corner. There were no bathrooms in Fehmer's addition and only one "w.c." in the ell.

The exterior walls were insulated with brick to keep the house cool. When the house was electrified around the late 1890s, the wiring was left exposed rather than buried in the walls. Over time, wooden moldings were placed over wires connecting primitive switches to converted gas chandeliers and sconces.

Development of the Estate Grounds

In December 1883, Paine wrote to the renowned landscape architect Frederick Law Olmsted at his Brookline office:

My Dear Sir:

I should be glad to have your advice about the position of an avenue to my house here, if you will kindly come out here for so small a matter. We shall be here a few days longer before moving to Boston . . .³¹

The result of Olmsted's visit was a simple sketch of house and barns connected by a great circular drive. The general was apparently satisfied with this minimal plan until September 1894, when the successor firm of Olmsted, Olmsted and Eliot was hired to landscape the immediate vicinity of the house. The planting list was spartan compared to those prepared by the firm for fellow Weston estate owners Charles Jones and Horace Sears.

In its prime, the estate grounds had extensive apple, peach, and pear orchards. The vegetable garden was originally located on the west side of Highland Street. Large greenhouses provided flowers all year long. Behind the Big House was a barn complex arranged around a quadrangle. The large main barn housed about 15 cows and 15 to 20 horses, tended by a foreman and two or three hired men. Riding paths

Figure 18-8. Chrysanthemums, orchids, lilies, and roses were grown in the greenhouses. (1917 photo)

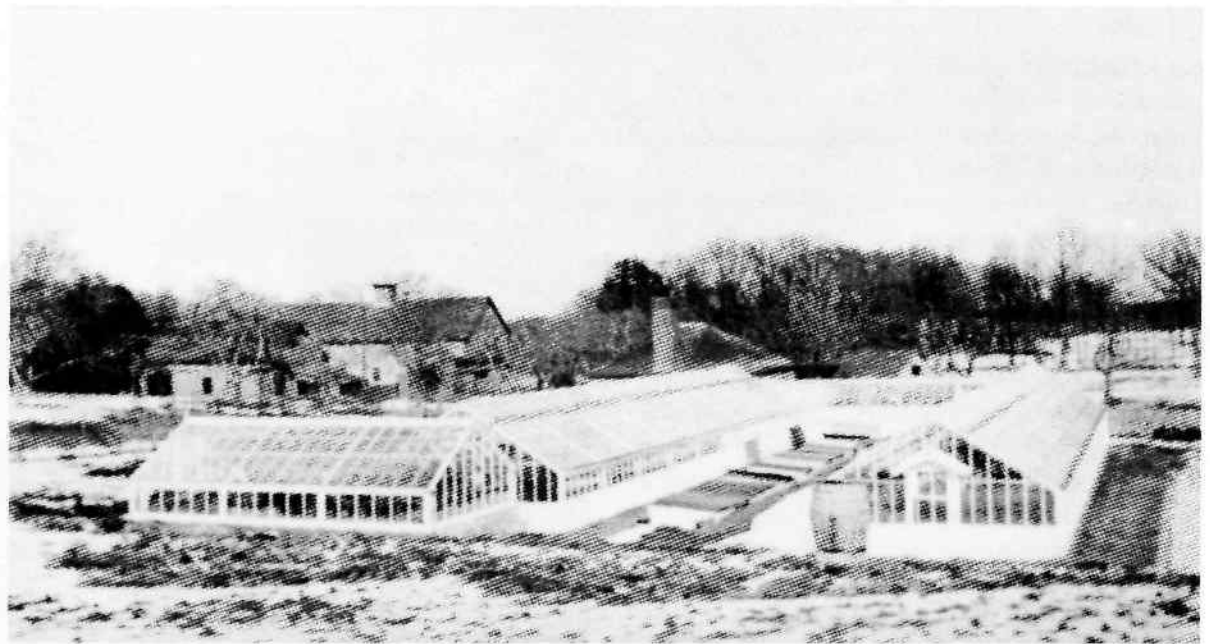


Figure 18-9. The Paine barn complex pictured in this 1917 photograph was converted to an unusual residence in 1970.



Figure 18-10. Paine built an art studio for his daughters, Helen and Georgina, who were talented painters. One side was entirely glass, to capture the north light prized by artists. Inside was a cozy fireplace under a balcony. The studio was demolished in the late 1990s. (1918 photo)



were developed through the estate land, and trotting racetracks of a quarter mile and a half mile were cut into the woods behind the house. Sporting facilities also included a lawn tennis court and a two-lane bowling alley housed in a long, narrow clapboard outbuilding. In 1909 General Paine built a studio for his artistic daughters at the edge of the back lawn.³² The small, classical structure was constructed with slabs of exposed aggregate concrete cast on the ground and then hoisted into place.

Family Life

By the early 1880s, the family had grown to five children: Sumner (1868–1904), John Bryant (1870–1951), Mary Anna Lee “Molly” (1873–1967), Charles Jackson Jr. (1876–1926), and Helen (1881–1947). Two later additions, Georgina (1888–1989) and Frank Cabot (1890–1952), arrived by 1890. The large family was a challenge enjoyed by Julia Paine:

Julia loved family life, and very much ran the Paine household. She knew her own mind, and was quick with her words. She was unpretentious, retiring, selfless, ever generous, and of “sweet philosophy.”³³

Julia was devoted to First Parish Church, to which she gave generously. In the 1870s she donated money for the new parsonage and a clock for the church steeple, later transferred to the present stone church. She read widely and pursued her artistic talents by studying anatomy and drawing at the Boston Museum School. She rode horses and enthusiastically took up bicycle touring with her children. She and her husband shared a passion for traveling.

The Paines came to Weston in the spring, left in July and August for Nahant or, after 1902, for Cataumet, and returned in the fall. They headed back to Beacon Hill only when the weather got cold, which could be as late as early December. To orchestrate packing of the caravans of wagons needed for each move, the family relied on a large household staff headed by housekeeper Maria (Mimi) von Gerber. Mimi was a Swedish immigrant who had sailed to America with her new husband, young and full of plans for the future, only to find herself a penniless widow with a newborn child. She came to the Paines as a wet nurse for baby Helen and over the years took on increasing responsibilities, keeping three houses in order, running the kitchens, overseeing canning of jelly in jars by the hundreds, and caring for the children.

Mimi’s half sister, Elna, came from Europe as the family seamstress and laundress. In 1895 she married Carl Anderson, and the couple spent winters at the Paine house in Weston, raising their five children in



Figure 18-11. Swedish-born Maria von Gerber was 26 when she was hired as a wet nurse for baby Helen. “Mimi” became the Paine housekeeper and expertly managed the household staff and care of the children. She was remembered for her strength of character and high principles.

a second ell added in back of the kitchen. For additional household help like the cook, her assistant, the upstairs maid, and perhaps a nurse for the children, Mimi hired mainly Swedish women, perhaps four at any one time, who lived on the third floor of the original ell. Every Sunday the Paines’ coachman would take Mimi and the four maids to the Lutheran church in Waltham.

The Paines had no butler. Sam, the “house man,” sharpened knives, made fires, and stoked the coal furnace. One man tended the orchards while another took care of the greenhouses, assisted by one or two hired men of Italian descent who potted plants. Another hired man worked the vegetable garden, two men in the barn prepared harnesses and carriages, and at times the family employed two chauffeurs.

The Weston house had a schoolroom behind the grand staircase where the children did their lessons in the spring and fall. In the 1880s the older boys went to Mr. Hopkinson’s school in Boston before going on to Harvard. Much later, the youngest, Frank, attended Middlesex School. The headmaster, Frederick Winsor, was married to Frank’s sister Molly. Helen went to boarding school in New York and Nina to Miss Winsor’s school, in the charge of Frederick Winsor’s sister. The two girls were artistically inclined and were encouraged to study at the Boston Museum School and with local artists of renown.

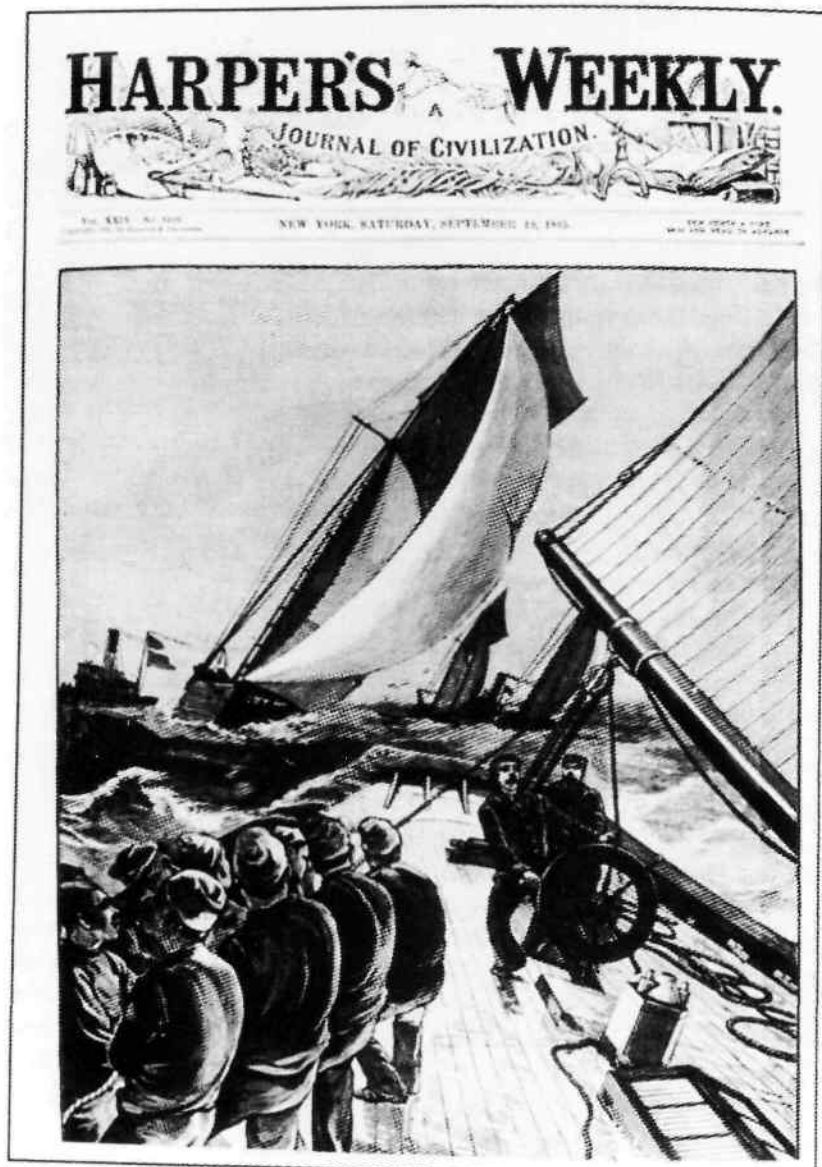
The family entertained at dinner parties. Nina later wrote of the strain of such social occasions:

Papa endured these dinner parties because in theory he approved of social life, but he was much too shy to enjoy them for their own sake. Mamma . . . used to tell us how the French dancing teacher of his day had pronounced him "a leetle timid." He transmitted this shyness to his children. . . . We were a shy lot, all of us.³⁴

The general was very attached to sweets, but candy was not allowed in the house because he wanted his children to have good teeth. He was also fond of cigars. According to his great-grandson Thomas, he used only one match a day to light his first cigar and after that chain-smoked until day's end.

Paine was a longtime member of the Somerset Club and the Union Club and a member of the Corporation, or governing board, at Harvard and MIT. He endowed the Charles J. Paine Scholarship, which allowed one young man each year from Weston High School to pursue his education at either Harvard or MIT. He was the first president of

Figure 18-12. C.J. Paine and J. Malcolm Forbes formed a syndicate to build the *Puritan*, shown here on the cover of the popular Harper's Weekly. The innovative design gained them national attention when the yacht won the America's Cup in 1885.



the board of trustees of the Middlesex School, and the Bryant Paine dormitory is named for Charles and Julia.³⁵

Yacht Racing and the America's Cup

In the mid-1880s, Charles Jackson Paine achieved his greatest fame as the country's foremost yachtsman, known for the "dashing manner in which he upheld American's supremacy on the sea" as winner of three straight America's Cup races.³⁶

Paine had sailed since he was a child; but it was not until the late 1870s, when his railroad investments began paying off, that he took up racing. In 1878 he bought the schooner *Halcyon* and by altering the design turned a slow vessel into a star performer. He joined the Eastern Yacht Club in Marblehead and later the New York, New Bedford, and Beverly Yacht Clubs.

In 1885, Paine and J. Malcolm Forbes headed a syndicate that built the *Puritan* and successfully defended the America's Cup against a British challenger, the *Genesta*.³⁷ In the two succeeding years, General Paine assumed the entire costs of building the *Mayflower*, which defeated the *Galatea*, and the *Volunteer*, which defeated the Scottish yacht *Thistle* to become his third vessel to win the prestigious America's Cup.

Although Paine employed a yacht designer and an experienced skipper, he was involved in every detail of design and race strategy. His designer, the well-known Edward "Ned" Burgess, credited Paine with their success:

From the beginning General Paine has thought out the effect of every line, and every detail of construction and rig, and directed all, so as to secure him the possession of the fastest yacht in the world. These large racing sloops are most complicated and delicate machines, and only the most skillful engineer can hope to run them with success. I have been simply his executive officer.³⁸

The general's son John Bryant recalls his father doing everything he could to lighten up the *Volunteer* before the race and to increase her speed in light weather, "even to the extent of planing off a quarter of an inch of her deck simply to save a few hundred pounds of weight."³⁹

After the victory of the *Volunteer* in October 1887, the mayor of Boston held a public reception for Paine and Burgess at Faneuil Hall, attended by a reported 7,000 people who thronged to hear tributes and shake the hands of the honored guests.⁴⁰ The *Boston Transcript* reported on the gala affair:

Old Faneuil Hall rang all evening with cheers for both the owner and designer. It was a gathering that has seldom been seen, the men coming from

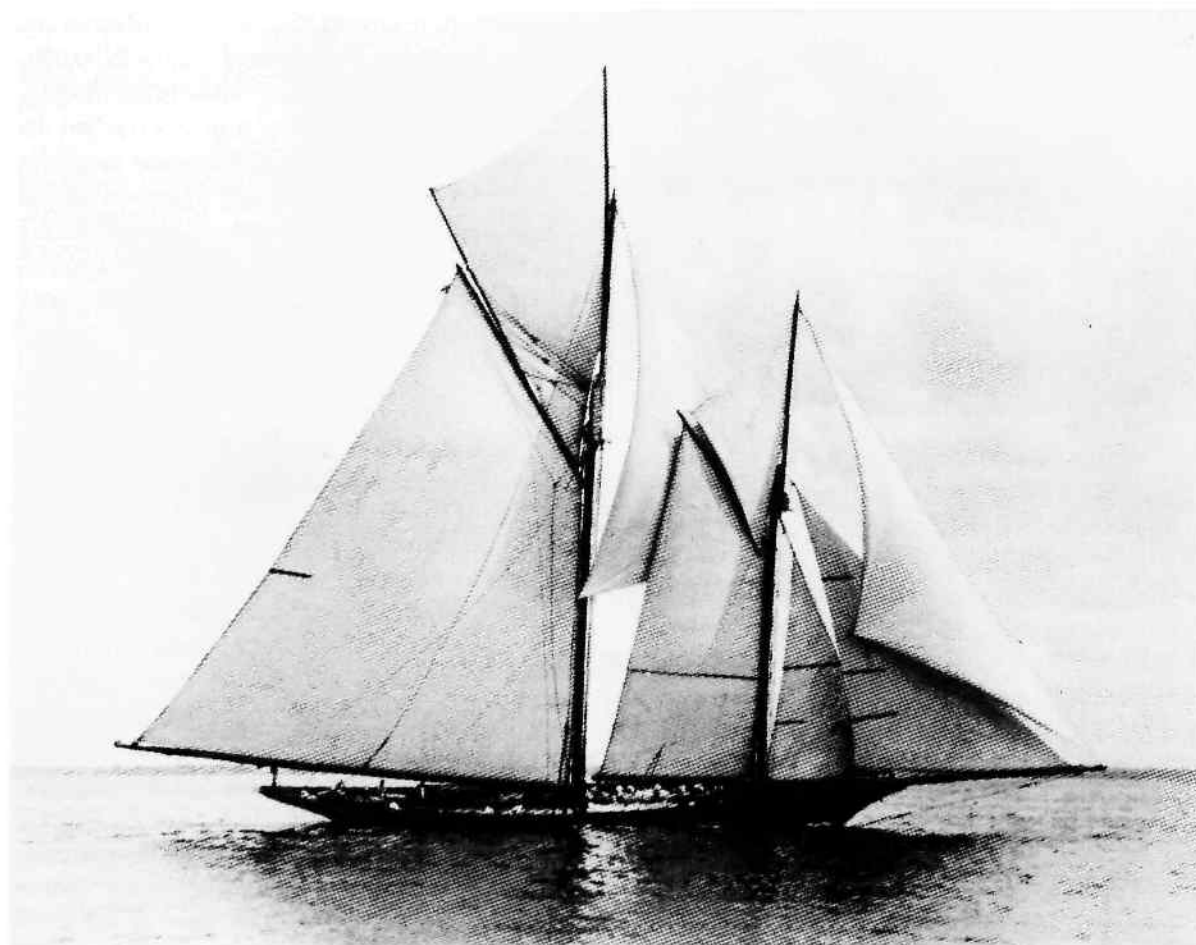


Figure 18-13.
Charles Jackson Paine won his third America's Cup race in 1887 with the yacht Volunteer. Like his previous winners, the boat was designed and built by Edward "Ned" Burgess. This photograph shows the boat after its racing days were over and the mast had been modified.

every section of New England to do honor to the one man who, through his liberality and his energy, brought home to Boston three successful cup defenders.⁴¹

Speeches were recorded in the elaborate commemoration volume *A Testimonial to Charles J. Paine and Edward Burgess from the City of Boston, 1887*, printed by the city.

The Town of Weston also held a reception for General and Mrs. Paine at the town hall on October 26, 1887. The newspaper printed this report:

Weston does not claim to be much of a yachting town, although some of its coming voters do own a few boats on the raging (?) [sic] Charles River. . . . But its citizens do know how to appreciate perseverance and Yankee pluck and skill, and when General Charles J. Paine—their summer townsman—won such a decisive victory over the Scotch sloop, their pleasure was as great as though the proud Volunteer floated within their midst.⁴²

Town Hall was adorned with flags, bunting, and yacht pennants, along with broad banners with the names *Volunteer*, *Puritan*, and *Mayflower*. Outside, a row of colored lanterns lit up the motley array of vehicles belonging to local farmers and estate owners. Everyone who lived within the limits of the town

was invited, and few were not present to pay their respects.

Edward Burgess died before the next America's Cup race of 1893, when Paine's entry, the *Jubilee*, was eliminated in the trials. Paine retired from America's Cup racing and enthusiastically took up golf, which had been introduced into Weston by First Parish minister Rev. Charles Russell in 1894. Into his 80s, he could be seen on the links wearing his legendary red suspenders. Paine served as president of the Weston Golf Club and was a founder of The Country Club in Brookline.

Second Generation—Sumner and John Bryant Paine and the 1896 Olympic Games

Charles Jackson Paine's oldest son, Sumner, enrolled at Harvard but did not graduate. He later received a medical degree from Denver Medical College, studied in Germany for two years, and then opened an office in Cambridge, "but he never applied himself to his profession, and he did not care to follow in the footsteps of his father, as he had no taste for financial affairs."⁴³ His main interests were athletics and military affairs. Both he and his younger brother John Bryant served in the Massachusetts Regiment during the Spanish-American War, although they did not see combat. John Bryant, Harvard class of 1891, continued on at the law school but did not

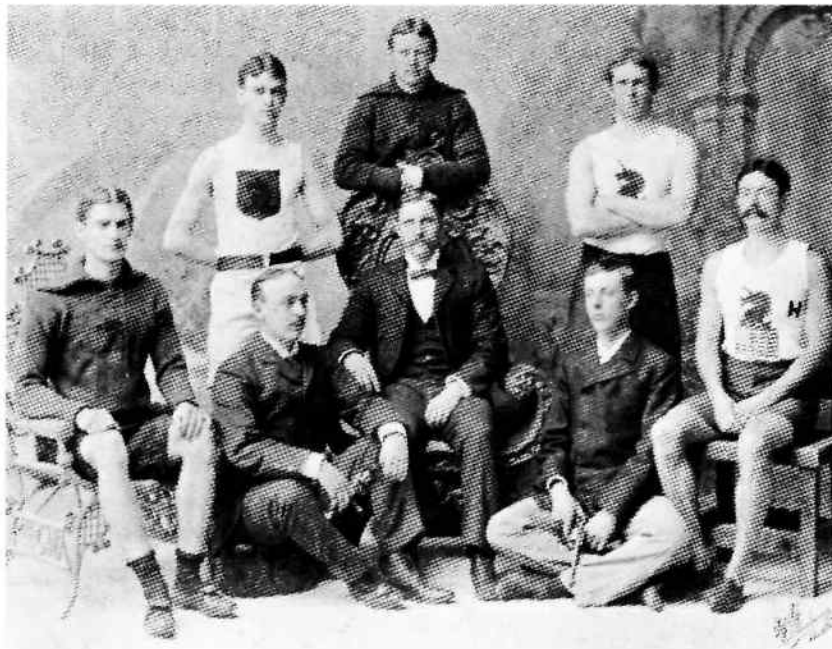


Figure 18-14. The Boston Athletic Association was the only U.S. club to accept an invitation to the first modern Olympics in Athens, Greece, in 1896. The eight BAA representatives included Sumner and John B. Paine (seated, holding pistols), both of whom won first-place medals in pistol shooting.

complete his degree. Although their interests in sports and the military were similar, the personalities of the two were quite different, as pointed out in an article in the *Boston Record*:

Sumner Paine apparently would like to be thought quite a man of the world . . . and enjoys life as well as the next young man. John B. is quite like his father. He is a very modest young man and belongs to an entirely different set.⁴⁴

Sumner and John were among 13 self-appointed U.S. delegates to the first modern Olympic games, held in April 1896 after a lapse of 1,500 years. Eight of the athletes were members of the Boston Athletic Association (BAA), the only club in the United States to accept the invitation of the newly formed International Olympic Committee to send a team.

The story of how the brothers won three first-place medals in revolver and pistol contests is told by Sumner Paine in an 1896 article in the magazine *Shooting and Fishing*. He was living in Paris and got an unexpected visit from his brother:

I came home to lunch one day and found my brother, Lieutenant John B. Paine, sitting in my office. I had not the slightest idea that he was on this side of the pond.

"When does the next train start for Athens?" said he.

"I don't know," said I.

"Well," said he, "find out, and get your revolvers and we will go there, for the Boston Athletic Association (of which we are both members) has sent a team over, and as there are two revolver matches we may be able to help out the Americans."⁴⁵

Thousands of Greeks poured into Athens for the games, filling the newly renovated 40,000- to 50,000-seat stadium and standing in crowds on the surrounding hillsides. The Paine brothers reached the city just in time for their match the next day. John won easily with a score of 442, Sumner was second with 380, and the next closest score was below 200. The next day, by prior agreement between the brothers, the first day's winner did not participate. Sumner won easily with a score exactly the same as his brother's the previous day. After the games "it was one continual round of pleasure," as the athletes were honored with receptions, picnics, and a state luncheon with the king of Greece.

Sumner's skill with a revolver came under public scrutiny in less favorable circumstances five years later, when he came home unexpectedly and discovered his wife with his daughter's music teacher in compromising circumstances.⁴⁶ He was arrested for brandishing a weapon and firing it repeatedly into the air in his pursuit across Boston Common. His close friend Brenton H. Dickson Jr. testified at the court hearing, "That man is the best shot in the world and if he wanted to he could have hit the man."⁴⁷ Because of this scandal and other problems, Sumner was a disappointment to his father. When he died in 1904 at the young age of 35, his father gave up drinking because of its pernicious effects on his oldest son.

John was a skilled yachtsman. A "chip of [sic] the old block," wrote one newspaper reporter, who added that "yachting is second nature to the Paines."⁴⁸ John joined his father in the three triumphant America's Cup races. The year after the victory of the *Volunteer* in 1887, the 18-year-old designed and built the first of at least five sloops. Aboard the *Jubilee* with his father in the cup race of 1893, the *New York Times* called him "the very incarnation of ideal young Boston" and the *Boston Globe* commented on his fashion and habits, so like his father's:

He is no dude. He is not fastidious in his dress, wears old clothes when yachting, and never owned a yachting suit. He has never liked society, and it is told of him that some years ago . . . his mother offered him \$25 a dance for every one which he attended. . . . He is the youngest of the designers of the present field of cup defense.⁴⁹

John and his father were similar in many ways. It was not just the mustache, modest demeanor, and passion for sailing but also their life pattern: law training, early restlessness, military service, marriage, and finally management of the family fortune. In 1900, at age 30, John married Louise Rue Frazer, an art student and friend of his sister. The couple settled in Weston in a clapboard house off Boston Post Road that the general had built in 1884.⁵⁰ The garage



Figure 18-15. Helen Paine [Kimball] painted her brother John about 1910.



Figure 18-16. Helen, fifth of Charles Jackson Paine's seven children, was an accomplished artist.

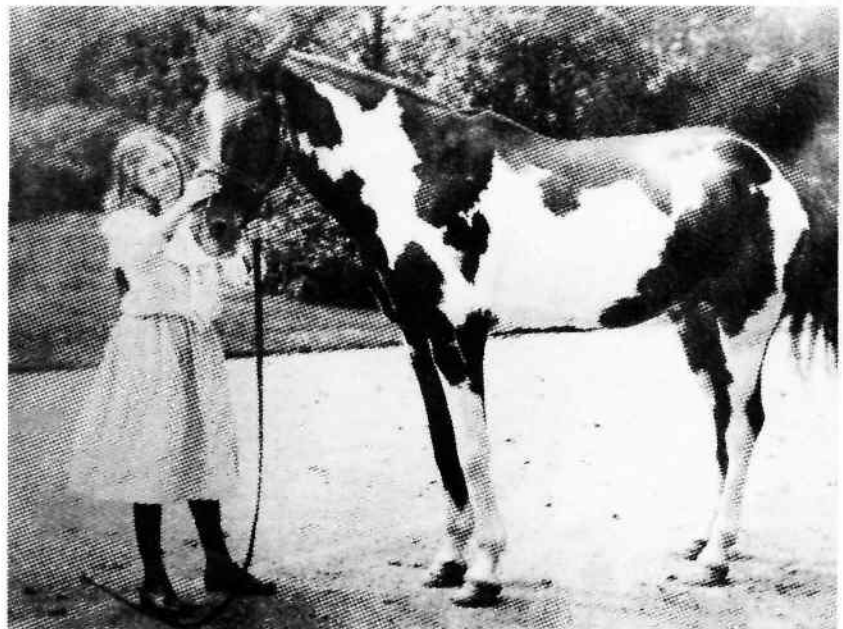
had a machine shop where John, his hands covered with grease, tinkered with the automobiles that were his second passion after sailing.

Molly, Charlie, Helen, Nina, and Frank

In 1894 the general's third child and oldest daughter, Mary Anna Lee "Molly" Paine, married Frederick Winsor, who taught for several years before founding the Middlesex School in 1901. The wedding was something of a disaster. Two special trains hired to bring guests from Boston to Weston were stranded en route. When the wedding party arrived at First Parish Church and learned that only 60 of their expected 400 guests had arrived, they remained outside in their carriages, "under the roasting rays of the afternoon sun and the curious gaze of the townspeople who had turned out to see the society people." Guests from one train finally appeared, the ceremony was performed, and everyone returned to the Big House. The parlor was draped with 600 yards of asparagus fern, interspersed with countless roses. On the mantels, General Paine's great silver trophy cups brimmed with roses.⁵¹

The general's third son, Charles J. Paine Jr., was well known as a college baseball pitcher at Harvard, where he was class of 1897. After graduation he was employed by Lee, Higginson & Co. and later pursued business interests in lumber, coal, and copper. He was married in 1902 and lived in Weston in a house off Old Road.

Helen and Georgina were the artists of the family. Helen studied with noted portraitist Charles



Hopkinson and maintained a studio at Charles and Chestnut Streets in Boston. She married Rev. Thatcher R. Kimball of Boston, assistant curate of St. Stephen's Church and a dedicated worker among the poor of the South End.⁵² Georgina married Harvard forestry professor Richard Thornton Fisher in 1912 and settled on Love Lane. She reportedly played golf every morning from the time she was nine.

Frank Cabot Paine graduated from Harvard in 1912 and, after a brief stint selling bonds at Lee, Higginson, went on to become a noted yachtsman, naval architect, and founder of the boatbuilding firm of Burgess, Swasey & Paine. His yacht *Yankee* set the

Figure 18-17. General Paine's youngest daughter, Georgina, was photographed with her horse Harlequin in 1901.



Figure 18-18. Charles Jackson Paine died in 1916. His estate, valued at nearly nine million dollars, was placed in trust for his descendants.

all-time record for speed over a 30-mile America's Cup course and was a three-time candidate in the cup races of 1930, 1934, and 1937.⁵³ Frank married Virginia Low in 1915 and the couple settled at Greenways, a Federal Revival house on several hundred acres on the Sudbury River in Wayland.

Death of Julia and C.J. Paine

Julia Bryant Paine died unexpectedly in 1901 at age 54, a blow from which the general never recovered. Sumner died just a few years later, and Charlie's marriage, like Sumner's, ended in divorce. In 1904, Charles Jackson Paine set up several trusts for his children and grandchildren. The Paine Trust continues to hold and sell land in Weston for the benefit of the general's descendants.

Paine descendants saved a copy of C.J. Paine's tax return for the year ending December 31, 1914, the first year the Internal Revenue Service collected a tax on income. Paine had a gross income of \$315,562, including \$204,327 in dividends, and paid a total of \$9,823. Of his property in Weston he wrote that "expenses of a farm for pleasure were much in excess of the receipts and neither receipts nor expenses are included."⁵⁴

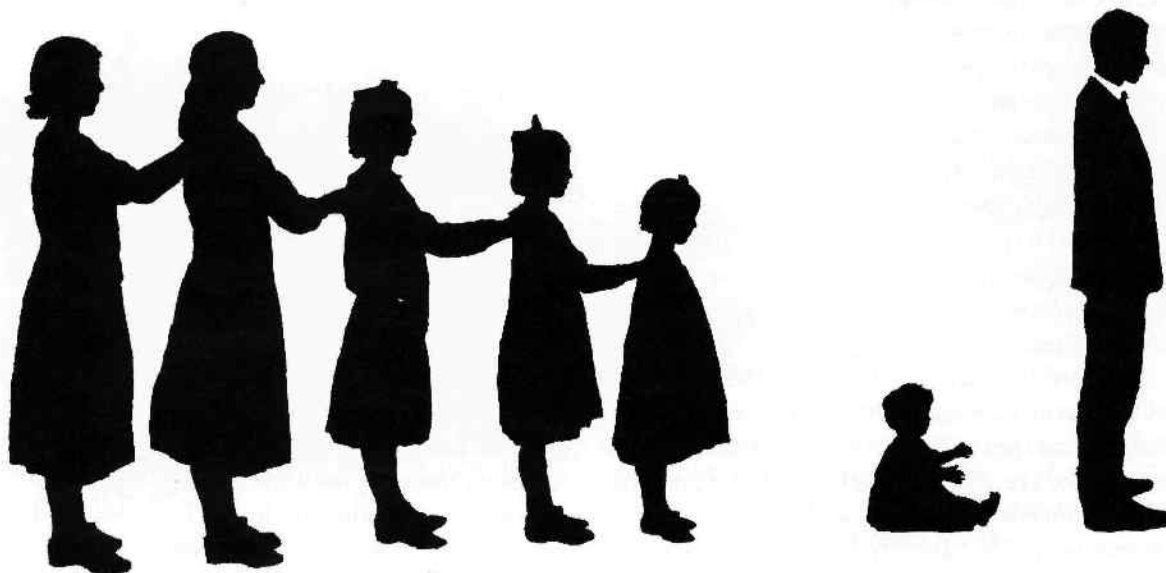
Gen. Charles Jackson Paine died on August 12, 1916, just 10 days shy of his 83rd birthday. Rev. Charles F. Russell, minister of First Parish Church, wrote an eloquent letter to the editor of the *Boston Transcript*, lamenting the end of "a life so rich in notable achievements in deed and character as to demand more than a mere passing notice." Russell praised Paine as "soldier, statesman, sportsman and financier and notable in each" and a man whose life was based "not only on force and courage, but on truth, on honor, on public spirit, on soberness and modesty, on consideration for others."⁵⁵

An inventory after his death valued the farm in Weston, with an estimated 750 acres, at \$97,250. His total real-estate holdings were valued at \$229,555 and his total personal estate, largely in stocks and bonds, at \$8,679,960. Under the will, the bulk of the estate was put into a large trust fund to be divided into six equal shares from which his six children could receive income. The sons could withdraw half their share after age 30, but the daughters' portions had to remain in trust.

John Bryant Paine at the Big House

After the general's death, John Bryant Paine moved into the Big House with his wife, Louise, his oldest son, John Bryant Jr. (1901–1976), and his six daugh-

Figure 18-19. Helen Paine Kimball made this 1920 photographic silhouette of her nephew and six nieces. At the bottom, John B. Paine Jr. wrote, "There are seven in my family—if you count my six sisters (with apologies to Punch)."



"There are seven in my family — if you count my six sisters"
 (with apologies to Punch)

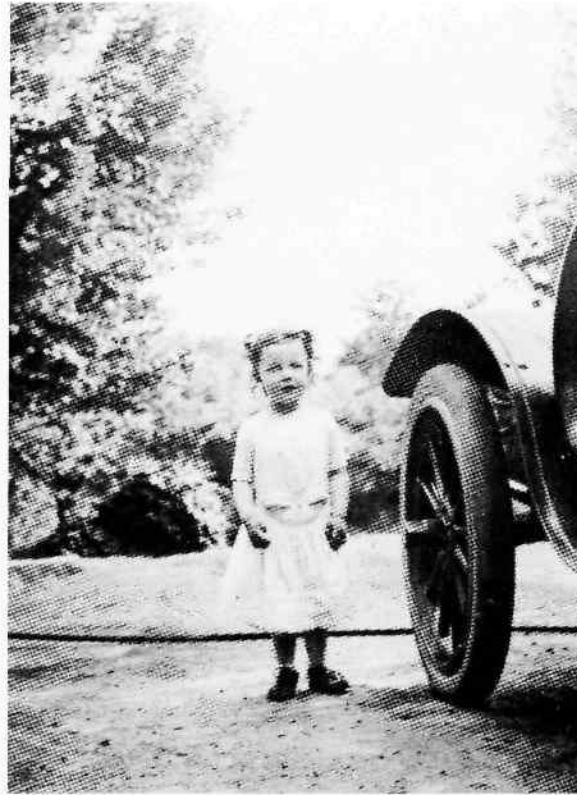


Figure 18-20. John Bryant Paine had a passion for automobiles. He built his own engine, a “self-starter,” and put it into a Packard body. His daughter Helen drives the car he made for his children. (1909 photo)

Figure 18-21. Three-year-old Carol Paine stands next to the family car in 1909.

ters: Helen (b. 1904), Caroline “Carol” (1906–2000), Julia (1909–1943), Louise (b. 1911), Charlotte “Charlie” (1913–1966), and Sarah “Sal” (b. 1919). Except for winterizing the house, he made few changes. Large tracts of the estate land were leased to the Mezzit family, whose rapidly expanding Weston Nurseries was located in Weston until after World War II. The stable remained full of horses and cows and the old bowling alley was converted into a chicken coop.

During the 1920s, various members of the J.B. Paine family traveled to Europe, the American West, and, most ambitiously, to Nairobi and the Serengeti Plain. They returned from Africa after five months with hundreds of photos and the heads and skins of gazelles, lions, a water buffalo, dik-dik, giraffe, and leopard later mounted in the great hall of the Big House. A newspaper gossip column commented on the trip:

Can you imagine Mrs. John Bryant Paine of Weston with PEARLS. She enjoys a different side of life such as she had last year when she took her entire family to Africa to shoot tigers. One of the daughters has a superb leopard coat made of the skin of the animal shot by Mr. Paine. This form of sport is about the most expensive known but who thinks of expense in the same sentence as the Paine fortune.⁵⁶

John Bryant Paine pursued his later avocations with the same energy earlier devoted to sailing and automobiles. In addition to hunting and fishing, he loved photography and maintained a darkroom in



the Big House. He took elaborate home movies and in 1932 created several three-reel productions with Brent Dickson as actor and scriptwriter. In the '30s and '40s, he took up furniture making. With the assistance of his wife, who did the carving, he produced fine reproductions of classic Early American furniture in a workshop in the attic. He made leatherwork purses and albums and built a model airplane with a five-foot wingspan. In the late 1930s he experimented with audio recording. He also kept a collection of springer spaniels.

The Third Generation

John Bryant Paine Jr. (1901–1976), known as Jack, was the eldest of seven and the only boy. He attended Pigeon Hill School and later Middlesex, where he was embarrassed to be “the boss’s nephew.”⁵⁷ Like his father and grandfather, he took his hobbies seriously.

Figure 18-22. In the fall of 1927, the J.B. Paine family embarked on a five-month African safari.

Figure 18-23. John Bryant Paine relaxes with his Brittany spaniels in 1939.



His first collection, butterflies and moths, eventually included 712 specimens, nearly every known North American variety. Later he became an avid collector of minerals, books, and records. He was a compulsive diary writer whose 37 volumes of daily memoirs were willed to the Massachusetts Historical Society. J.B. Jr. was the seventh generation of Paines to attend Harvard, from which he graduated in 1923. For years after graduation he lived with his parents in the Big

House, which was comfortable and well suited to his creative pursuits.

His first job was a low-paying position in the statistical department of Old Colony Trust Company, at a salary of \$600 a year. After successfully predicting the stock market crash of 1929 and other market upheavals, he moved into financial planning. In his leisure time, he cleared brush from the trails and cut new ones through the estate property, all of which he named and mapped for the Weston Saddle and Bridle Club. Among his most legendary creations was a Lionel train layout that took over the third-floor landing. Brenton Dickson III painted the Alpine scenery, his mother and sister Chattie made houses, and his father filmed a 16 mm color movie on the set, culminating in a mock train wreck.

Five of his six sisters married well before Jack, and most of them stayed close to home. Helen and family friend Brenton H. Dickson III were wed in 1928 and remodeled an old farmhouse on Love Lane. Julia, who married Kennard Wakefield about a year later, died in 1943 at age 34, the day after giving birth to her fourth daughter. Carol and her husband, Charles Ganson, settled in a house on the estate. Ganson was made a Paine trustee and set up the law practice of Taylor, Ganson and Perrin, which handled the family's legal business. Chattie, who never married, lived with her parents in the Big House. The two girls who left Weston were Louise, who married A.W. "Bill" Erickson and lived for

Figure 18-24. Georgina Paine Fisher painted this portrait of her nephew John Bryant Paine Jr.

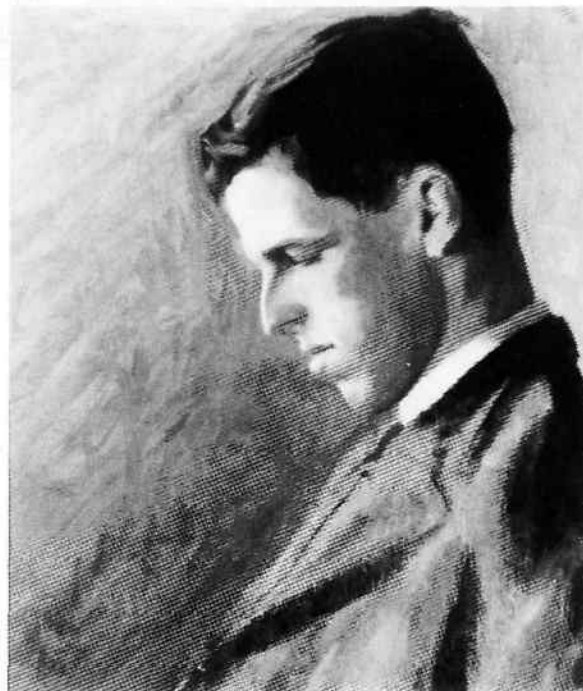




Figure 18-25. J.B. Paine Jr.'s many hobbies are reflected in this 1941 photograph of his study in Weston. Here he kept his mineral and butterfly collections.

many years in the Bahamas, and Sal, who ran a ranch in Wyoming with her husband, Waldo Forbes.

Finally, in the midst of World War II, Jack and his longtime friend Rita Nash were married. After the war, they moved into the 18th-century Dunn farmhouse, which had been carefully restored by John B. Sr. and Louise Paine. In 1948 Jack took advantage of

a sluggish real-estate market to buy Barnstable House on Orchard Avenue.⁵⁸

After World War II, farm operations dwindled on the Highland Street property. The orchards were let go and fields became overgrown. John Bryant Paine died in 1951. His widow, Louise Frazer Paine, moved into a smaller house on the property in 1967 and died the following year. The Big House was left



Figure 18-26. The wedding of Sally Paine and Waldo Forbes. (Names with photo credits)

Figure 18-27. John Bryant and Louise Frazer Paine pose in the art studio with six of their children, six spouses, and 17 grandchildren. (c. 1945–46 photo; names with photo credits)



vacant. Efforts to sell it were unsuccessful. Because of its size, tax liability, and operating costs (there were 11 fireplaces, none with a damper, and two large coal-burning furnaces), the house was finally demolished in 1972, just as the historic preservation movement was gaining momentum nationwide.

In 1950, the Paine Trust still owned more than 700 acres. John Bryant Paine Jr. was instrumental in establishing the Highland Town Forest with over 150 acres of Paine land deeded to the town in 1955. One of his pet projects before his death in 1976 was clearing trees that had grown up on the west side of Highland Street since his youth and blocked the views of sunsets behind Mount Wachusett and Mount Monadnock.⁵⁹

In 1959, some 62 acres were sold to the town for a new high school, and in 1968 the adjacent 41 acres were sold for a junior high. The trust still owned 247 acres in 1977, 137 acres in 1987, and about 75 acres in 1999. Undivided interests in the land have passed from the general's six children to his 21 grandchildren and 63 great-grandchildren.

Houses Associated with the Paine Family and Houses in the Highland/Chestnut Street Area

317 Boston Post Road (1884). Stick-style house built for Gen. Charles Jackson Paine and originally occupied by Mrs. F.T. Gray and her children. According to Thomas Paine, in *Growing Paines*, the house was constructed by William N. Gowell using designs of Morris Dorr, at a cost of \$4,511. After his marriage

in 1900, C.J. Paine's son John Bryant Paine lived here with his young family. In later years, it was rented to other family members in need of housing, including the Wentworths and Ericksons.

734 Boston Post Road. See chapter 16.

One Chestnut Street. See chapters 1 and 19.

27 Chestnut Street (1933). Colonial Revival house designed by Boston architects Mowll and Rand for Mrs. Sarah A. Gordon.

34–40 Chestnut Street. Blacksmith Oliver Patriquin purchased land on Chestnut Street and, over time, built four houses.⁶⁰ William Henderson was builder for the first (No. 40, c. 1920) and William Compton for the second (No. 38). The third (No. 36) was constructed by Patriquin with the help of several carpenters and included a wrought-iron stair railing that he designed. The fourth house (No. 34) was "more like a summer camp" where the family lived in the early years of the Depression. The roof and walls were covered with heavy tar paper. The house had minimal plumbing and a single large woodstove that provided enough heat to warm three small bedrooms. A large oil lamp was suspended from the open rafters. Later Patriquin finished this house, where he lived in his later years. He had a blacksmith shop on the property. (See also chapters 15 and 17.)

44–74 Chestnut Street. Amri and Mary Barker, the two children of farmer Nathan Barker, were largely

responsible for the development of the houses between 44 and 74 Chestnut Street. Amri inherited the main farmhouse and barn, located at what is now No. 52. This structure burned in the mid-20th century. No. 44, built about 1895, was a tenant house for the Barker farm. No. 74 was built in 1885 for Mary Barker when she married Oliver L. Sherburne. In the 1887 directory, Sherburne is listed as foreman for C.J. Paine. No. 70, built about 1913 and remodeled in the 1980s, was built by Mary and her daughter-in-law, Mrs. Nathan Sherburne, after Oliver died.

78 Chestnut Street. Home of builder William Henderson, who constructed the houses at Nos. 40, 70, 72, and 85 Chestnut Street.

85 Chestnut Street. In 1911 the old John Coburn/Luther S. Upham homestead with about 20 acres was sold to Boston lawyer E. Sohler Welch, who used it as a summer house and gentleman's farm. The Colonial farmhouse burned and was replaced in 1931 by a Colonial Revival house built using the old foundation and central chimney. This house was demolished in 2001 after the present house was completed. The old barn still stands next door at No. 81.

109 Chestnut Street (1870). Built in 1870 for Luther F. Upham, a farmer whose family homestead was located just down the street. In 1892 Upham sold the property to General Paine, who used it to house his farm manager and later Mr. Corrigan, the family chauffeur.

115 Chestnut Street (1956). Colonial Revival house designed by architect Marjorie Pierce.

118 Chestnut Street (c. 1870). Built as an ell extending from the Paine estate mansion, this structure was moved to its present site sometime in the late 19th century. It was occupied by the estate gardener and later by Charles M. Ganson and Caroline Paine Ganson, daughter of John Bryant Paine.

140 Chestnut Street. Complex of barns and out-buildings, with some framing timbers in the main barn thought to date to the 18th century. The main barn was converted to a residence in 1970 by General Paine's great-granddaughter the poet Carol Ganson and her husband, James Burnes. Architect Richard Trenaglio, professor at MIT School of Design, was the "idea person"; the design and the work itself was done by Trenaglio, his students, the Burneses, and their friends.

150 Chestnut Street (1967). Built for Louise Frazer Paine, widow of John Bryant Paine, so that she could move out of the Big House. Later occupied by grandson Charles M. "Mac" Ganson Jr.

22 Church Street (1754–55). Built for prominent merchant Elisha Jones, this exceptionally fine Georgian house was originally located on the Paine property on Highland Street. The construction date is documented in Elisha Jones's ledger, and the name of the housewright, Jeduthan Baldwin, is also known. Elisha Jones was a third-generation member of one of the first families to settle in Weston. By 1747 he had established a store, the earliest recorded in Weston. He was active in town government for 28 years, holding numerous key positions including selectman. But because he was a prominent Tory, Elisha was forced to leave Weston in September 1774 and took refuge in Boston with the British troops. His property was confiscated in 1779 and his homestead, along with 75 acres of his land, was sold at auction in 1782 to Gen. Thomas Marshall.

Marshall sold the property in 1801 to John Clark, a Cambridge physician, who conveyed it to his mother-in-law, Ruth Mackay. Her son, Capt. John Mackay, was a sea captain who, with Jonas Chickering, founded the firm of Mackay and Chickering for the manufacture of pianos. The ivory for the keys was bleached on the farm in Weston. In 1838 John Mackay sold the 100-acre property, which changed hands several more times before the sale to C.J. Paine in 1868.

In 1883 Paine gave the house to Charles H. Fiske on the condition that it be relocated. He moved it to Boston Post Road (where No. 633 is today) and in 1888 he moved it again, to 22 Church Street. (See chapter 16.)

316 Wellesley Street (c. 1773). Built for Joel Smith, son of Josiah Smith, who owned the well-known tavern on Boston Post Road. The house is thought to date from 1773 because that is the year Joel was married and the year he was granted a liquor license as a retailer "in his new house." No. 316 was originally on the west side of Wellesley Street but the road was straightened, leaving the house on the east side. Beginning in 1843, the property was owned by John Dunn, a farmer who appears to have gotten into financial difficulties. To satisfy his creditors, the house and part of the land were sold in 1882 to Gen. C.J. Paine, for \$4,500. Dunn continued to live in the house until his death, after which it was occupied by Paine's foreman, Oliver L. Sherburne, along with other tenant farmers. In 1946 it was extensively remodeled by Mrs. John Bryant Paine Sr., who reportedly loved the old house and fixed it up for her son and daughter-in-law, who lived there until 1948.

Abbreviated Paine Genealogy

Charles Cushing Paine (1808–1874), m. Fanny Cabot Jackson (1812–1878)
 Gen. Charles Jackson Paine (1833–1916), m. Julia Lee Bryant (1847–1901)
 Sumner (1869–1904), m. Salome Brigham
 John Bryant (1870–1951), m. Louise Rue Frazer
 John Bryant Jr. (1901–1976), m. Henrietta “Rita” Nash
 Helen (1904–), m. Brenton H. Dickson III
 Caroline “Carol” (1906–2000), m. Charles M. Ganson
 Julia Lee (1909–1943), m. George Kennard Wakefield
 Louise (1911–), m. Arioch Wentworth Erickson
 Charlotte “Chattie” (1913–1966)
 Sarah “Sal” (1919–), m. Waldo E. Forbes
 Mary Anna Lee (1873–1967), m. Frederick Winsor
 Charles Jackson Jr. (1876–1926), m. Edith M. Johnson
 Helen (1881–1947), m. Thatcher R. Kimball
 Georgina (1888–1989), m. 1. Richard Thornton Fisher (d. 1934)
 2. Llewellyn Howland
 Frank Cabot (1890–1952), m. Virginia Marie Low
 Capt. William Cushing Paine
 Robert Treat Paine
 Frances Cabot Paine
 Sarah Cushing Paine
 Marianne Paine
 Sumner (Edward Jackson) Paine
 Helen Paine
 Cary Paine

Notes

1. “Boston Has Become the Lenox of the East,” *Boston Sunday Herald*, May 11, 1902.
2. The taxable acreage list under C.J. Paine’s name in the town records varies with the years as follows: 1870 (118), 1880 (176), 1883 (577), 1900 (739), 1907–08 (758), 1910 (640), 1916 (657). The Paine Trust still owned 694 acres in 1950.
3. “Gen C.J. Paine to Be Laid to Rest,” unknown newspaper, about August 17, 1916 (Coburn scrapbook #2).
4. Paine is one of only a few Weston residents profiled in the *Dictionary of American Biography*, which made the following assessment of Paine’s yachting contributions: “his practical skill and conspicuous fairness were influences on American yacht design and international sport” (vol. II, 147).
5. “Gen C.J. Paine to be Laid to Rest,” op. cit.
6. Inventory of Charles J. Paine, filed April 11, 1917, shows personal estate of \$8,679,960 and real estate of \$229,555, for a total of \$8,909,515.
7. *Dictionary of American Biography* (New York: Scribners, 1932), vol. II, 147.
8. “Men Who Love the Water—Sketches of Some of Boston’s Leading Yachtsmen,” *Boston Herald*, January 26, 1890.
9. The portrait, done in 1904, was donated by the family to the Boston Museum of Fine Arts in 1954. The Pratt bust was sculpted in 1905 and is still owned by a member of the family.
10. *Boston Transcript*, October 5, 1887.
11. The full title of the book is *Growing Paines: Paternal Patterns and Matrimonial Matters in a Family Boston Born & Bred*, by Thomas M. Paine (privately printed, Wellesley, MA, 1991). The author drew on this source for much of the family history contained in this chapter and is indebted to author and family archivist Tom Paine for making available his extensive photograph collection and research materials.
12. Paine, Sarah Cushing, *Paine Ancestry: The Family of Robert Treat Paine, Signer of the Declaration of Independence*, edited by Charles Henry Pope (Boston, printed for the family, 1912), 3.
13. CJP to his father, April 30, 1861, as quoted in *Growing Paines*, 98.
14. *Boston Daily Advertiser*, June 10, 1863.
15. *Paine Ancestry*, 252 (letter of June 25, 1863).
16. *Ibid.*, 258 (quoted from the *New York World*).
17. *Ibid.*, 266.
18. Charles A.R. Dimon to *Boston Transcript* editor, October 6, 1887, as quoted in *Growing Paines*, 103.
19. CJP letters to his father, January 28, 1863, as quoted in *Growing Paines*, 100. Also letter of January 8, 1863, on page 99.
20. CJP to his father, March 12, 1865, as quoted in *Growing Paines*, 104–05.
21. CJP to Mamie, March 6, 1865, as quoted in *Growing Paines*, 104.
22. This house remained in the estate of Charles Jackson Paine until the mid-1950s, when Georgina Paine bought the property from the trust, generously endowed it, and presented it to the Colonial Society for its headquarters.
23. Higginson, Henry L., “Charles J. Paine,” *Boston Transcript*, August 14, 1916.
24. “Henry Lee Higginson,” *Massachusetts Historical Society Proceedings*, February 1920, 117.
25. For further information on the commission, see *The Commercial and Financial Chronicle*, New York, April 17, 1897, vol. 64, no. 1660.
26. MCRD 1032/535 (William M. Roberts to CJP, March 1868), \$9,000.
27. Paine purchased 26 acres of woodland and pasture from John Dunn in May 1876

- (MCRD, 1394/582), 2.64 acres in October 1876 (1414/587), and 52 acres, plus the house at 316 Wellesley Street and barn, in June 1882 (1601/272 and Plan Book 38, plan 55). A letter from Dunn's brother, now owned by Thomas Paine, expresses his appreciation that Dunn could continue to live in the house: "I wish you to know the gratitude I have in my heart towards you for the kindness you showed my poor brother in permitting him to remain in his former home till he was called to his eternal home."
28. MCRD 1608/215, William C. Johnson & al to CJP (August 21, 1882) and Plan Book 38, plan 56. The plan shows five lots totaling 345 acres. Sale price \$11,500. Map owned by Tom Paine shows "Plan of the Gill Farm in Weston Belonging to Ward N. Boylston, Esq. 1820." The history of this property is told in *WHSB* (January 1973, 3-4). According to this article, when Ward Boylston died in 1828, he left the property to his personal friend John Quincy Adams, sixth president of the United States. His son, Charles Francis Adams, made frequent trips to inspect the farm, which was let to tenant farmers. The property remained in the Adams family until sold to CJP.
29. Note that one major landholding of the Paine family, the so-called Livermore purchase, including the house at 734-736 Boston Post Road and 43 acres, was acquired in 1920, after the general's death, by the trustees of his estate.
30. The name "Mr Dorr" is handwritten on the sheet covering the roll of plans, suggesting that he was the architect or builder.
31. Olmsted Papers, Library of Congress, Reel 65, Job #1396, letter of December 3, 1883. Also Frederick Law Olmsted National Historic Site, Brookline, Massachusetts, Job #1396, #2-4, Plan of Grounds, December, 1883.
32. *WDFPT*, April 2, 1909. J.C. Macdonald, builder. The art studio was demolished in 1998.
33. *Growing Paines*, 108.
34. *Growing Paines*, 138, as quoted from Georgina Paine's memoir, *Afterthoughts*.
35. *Growing Paines*, 140.
36. "Gen. C.J. Paine to Be Laid to Rest," op. cit. The America's Cup is one of the oldest and best-known trophies in international sailing yacht competition.
37. An additional source on the 1880s America's Cup races is Joseph E. Garland's *The North Shore* (Commonwealth Editions, Beverly, MA, 1998), 77-87.
38. *Paine Ancestry*, 241.
39. *Growing Paines*, 125.
40. "Paine-Burgess Testimonial," issued by the City of Boston, as quoted in *Paine Ancestry*, 241.
41. "The Late General Paine, 'America's Cup Defender,'" *Boston Evening Transcript*, August 16, 1916, 14 (includes illustration of Faneuil Hall decorated for the reception of 1887).
42. "Another Harty Reception: General and Mrs. Charles J. Paine Receive the Congratulations of the People of Weston," unknown newspaper, about October 28, 1887 (Coburn scrapbook #4). See also "Reception for Gen. and Mrs. Paine," *Waltham Free Press*, October 28, 1887.
43. *Paine Ancestry*, 269, and obituary in *WDFPT*, April 22, 1904.
44. *Boston Record*, October 18, 1890.
45. This account of the Olympics comes from two sources that vary slightly in detail. One is a letter by Sumner Paine in the May 1896 issue of *Shooting and Fishing* quoted in part in B.H. Dickson's article "Weston's Olympic Medalists," *WHSB*, January 1983, and the other is Jonathan Shaw's "The Unexpected Olympians: How Harvard Dominated the First Modern Games—In Spite of Itself," *Harvard Magazine*, July-August 1996, 37-45.
46. *WDFPT*, May 31, 1901.
47. *Growing Paines*, 156.
48. "John Paine, Yachtsman—Looks Almost Boyish, and Is a Chip of [sic] the Old Block," undated clipping from unknown newspaper, Harvard University Archives, file of John B. Paine, class of 1891.
49. *Boston Globe*, August 6, 1893 (quoted in *Growing Paines*, 181).
50. 317 Boston Post Road.
51. "Winsor-Paine—Daughter of the General the Fair Bride—Brilliant Ceremony in a Weston Church—Striking Decorations in Country House—Unpleasant Delay of Trains From Boston," Boston newspaper report after the wedding of June 18, 1894.
52. "Paine's Daughter Weds," *Boston Herald*, December 28, 1905, and *WDFPT*, December 29, 1905.
53. See Frank Paine's obituary in *Yachting Magazine*, December 1952.
54. Collection of Thomas M. Paine.
55. Russell, Charles F., letter to the editor, *Boston Transcript*, August 18, 1916, on the death of Charles Jackson Paine.
56. As quoted in *Growing Paines*, 193.
57. *Growing Paines*, 214.
58. Tom Paine reports the purchase price as \$40,000 for the house (140 Orchard Avenue) and 8 acres.
59. At the time of the nation's bicentennial in 1976, a bronze plaque was placed on a boulder at a high point of land on the east side of Highland Street, reading as follows: "This memorial was erected by the Town of Weston and the Weston Forest and Trail Association on land donated to the town in 1955 by the Charles Jackson Paine family so that the view to the west might be enjoyed by the future generations."
60. Information on these four houses from a letter from Calvin Patriquin to PWF, received March 2001.