

## Applegate Trail: Boyce Property

The *Hugo Emigrant Trails Committee (Trails Committee)* was formed to bring together all those who want to learn more about the early transportation in the area, from the casual admirer to the dedicated researcher.<sup>1&2</sup>

Kristin Boyce's property is the location of the pioneer Widow Niday's place as depicted on the 1856 General Surveyor of Oregon map (321 acre Niday Donation Land Claim No. 40). This place later became the

Sexton Place after Caroline (Stumbo) Niday married David Sexton in 1857.

The location of the Sexton house and Jacksonville Road (route of Applegate Trail) and the

Illinois Valley Road (route of Applegate Trail) matches the field notes of the General Land Office 1856 map as well as the map itself (see map on title page).<sup>3&4</sup>

**"79.20 [chains] Road to Jacksonville  
c N60°W & SE Enter openings"<sup>5</sup> [GPS-A-4-2]**

**"Widow Niday's house. S47°E 4 Lks dist"<sup>5</sup>**

**"The NW corner of Widow Niday's Land claim bears N  
21° E. 408 Links"<sup>6</sup>**

**"1.2 [chains] Jacksonville Road  
c S 60°E"<sup>7</sup> [GPS-A-4-1]**

## Wagon Trail Inventory - OR-JA-00-34-06-35-Boyce Property

It further matches the accounts of living oral history participants Doran and Verlin Grimes when, as children, they lived in the old Sexton house from 1932 - 1934.<sup>8&9</sup>

*"The old Three Pines hotel had a well that was later investigated by oil miners because they had been told that it was a whistling well. A whistling well has gas escaping from the water in the well. In 1932 the oil miners drilled over on the Ludwick property, but never did find anything there. They did not drill on the hotel well site. The oil miners rented the Grimes house in Three Pines during the two years they were drilling until early 1934. During this time the Grimes moved into the old white-painted Sexton house on what is now Oxyoke Road."*



**Sexton Place: 1932**  
Courtesy of Joyce Austin

The location of the old Sexton home can further be identified by a cold house in the 1932 photograph which existed in 2005. The present owner, Kristin Boyce, gathered up most of the bricks of the Sexton house to use in walk ways of her present home also on the property.

## More Information

The locations of two routes of the Applegate Trail are positively located as being adjacent to the old Sexton home location in the 1898 and 1932 photographs (GPS-A-41 and GPS-A-4-2).

In conclusion, more work needs to be done by the *Trails Committee* using the OCTA mapping standards (e.g., artifact search, review GLO field notes, field review by OCTA representatives, etc.).<sup>2</sup> An interim trail classification of Class 3 ③ or Class 4 ④ was recommended for OR-JA-00-34-06-35-Boyce Property.

**Be Respectful** Do not trespass. The Boyce Property is private property not open to the public.

**Want more information?** Contact an officer of the *Hugo Neighborhood*, or a member of the *Trails Committee* on how you can become involved in this trail project.

1. Hugo Neighborhood. 2005. Public Outreach & Educational Brochure Program: Hugo's Emigrant Trails. Hugo, OR.
2. Office of National Trails Preservation & Oregon-California Trails Association (P.O. box 1019, Independence, MO, 64051-0519, 816-252-2276, octa@indepmo.org). July 2002, 4<sup>th</sup> edition. *Mapping Emigrants Trails MET Field Manual*.
3. General Surveyor Office of Oregon. Subdivision Lines For 1856 Map (T.34., R. 6. W., Willamette Meridian). Field Notes. Surveyor Luke G Hyde?. Contract February 19, 1855; Surveyed March 31, 1856. Surveyor General's Office, Portland, Oregon.
4. General Surveyor of Oregon. 1856 Map (T.34., R. 6. W., Willamette Meridian). Surveyor Luke G Hyde. Surveyed March 31, 1856. Surveyor General's Office, Portland, Oregon.
5. Page 589 of the field notes for the section line between sections 34 and 35 (see footnotes 3 & 4).
6. Page 591 of the field notes for the section line between sections 26 and 27 (see footnotes 3 & 4).
7. Page 607 of the field notes for the section line between sections 27 and 34 (see footnotes 3 & 4).
8. Hugo Neighborhood. 2000. *Doran Willis Grimes' Three Pines Memories: 1926 - 2000*. Hugo, OR.
9. Hugo Neighborhood. 2005. Draft - *Verlin Clare Grimes's Three Pines & Hugo Memories: 1913 - 2001*. Hugo, OR.

## Hugo Neighborhood Association & Historical Society's Mission

This information brochure is one of a series of documents published by the Hugo Neighborhood Association & Historical Society (*Hugo Neighborhood*). It is designed to be shared with neighbors for the purpose of helping protect our rural quality of life by promoting an informed citizenry in decision-making. The *Hugo Neighborhood* is an informal nonprofit charitable and educational organization with a land use and history mission promoting the social welfare of its neighbors.

### Land Use & History

The *Hugo Neighborhood's* land use mission is to promote Oregon Statewide Goal 1 — Citizen Involvement, and to preserve, protect, and enhance the livability and economic viability of its farms, forests, and rural neighbors. It will act, if requested, as a technical resource assisting neighbors to represent themselves.

Its history mission is to educate, collect, preserve, interpret, and research its local history and to encourage public interest in the history of the Hugo area.

Volunteer membership dues are \$10.00 annually per family and normally used for paper, ink, envelopes, publications and mailings. Make checks to the *Hugo Neighborhood* and send them to our Treasurer.

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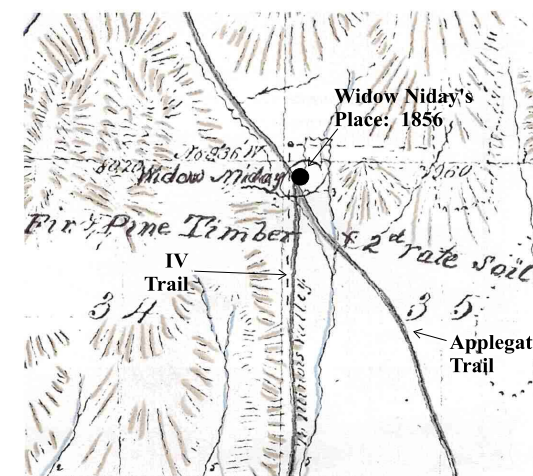
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## APPLEGATE TRAIL: BOYCE PROPERTY

OR-JA-00-34-06-35- Boyce Property



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**Hugo Emigrant Trails Committee  
Hugo Neighborhood Association &  
Historical Society  
Josephine County Historical Society**