

## Applegate Trail (*Trail*): Boyce Property

**1852 DLC Application In Hugo** In 1852 Hiram and Caroline Niday had moved to Josephine County, locating on a farm in what would become Hugo near Jumpoff Joe Creek. They settled down to raise their family. Frank bought some mules and began packing supplies to the gold mines in the area. The Nidays applied for a DLC



**Photo 1. Sexton Place: 1898**  
Courtesy of Kerbyville Museum

September 15 - 20, 1852 (claim application notification No. 692). Hiram passed March 1855.

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**1855 House JA-H-3A** The August 1855 GLO survey notes and 1856 GLO map for Widow Niday's house locate JA-H-3A just north of the junction of the Jacksonville and the Illinois Valley roads (both routes of *Trail*). This house was burned October 1855 during the 1853 - 1856 Rogue Indian Wars.

**1857** The February 1857 Niday DLC survey locates a second Hugo home when Caroline was a widow. She and David H. Sexton later married on July 23 1857.<sup>3</sup>

**Sexton House JA-H-3B** A working hypotheses is that after David and Caroline were married they built the third larger two-story home (Photos 1 & 3) at the "Cold house" location c.a., 1857 - 1858.

## Wagon Trail Inventory - OR-AG-25-34-06-34-n/a-n/a- JA-H-3B<sup>1-2</sup>

**JA-H-3B Cold House** matches the accounts of oral history participants Doran and Verlin Grimes when, as children, they lived in the old Sexton house (Photos 2 & 3 - JA-H-3B) from 1932 - 1934<sup>4</sup> after the Sextons had built their second home - **JA-H-3C** (Photo 3).

*"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."*



**Photo 2. Sexton Place: 1932**  
Courtesy of Joyce Austin

The cold house can be viewed in Photos 1 and 2 and was present in 2010. The old evolved *Trail* is clearly visible adjacent to the 1932 home (Photo 2).

## General Land Office (GLO) & Donation Land Claim (DLC) Survey Notes

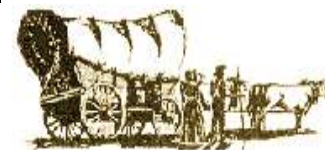
**Lat & Long: JA-H-3B Cold House Waymark**  
42° 34' 45.2" North Latitude  
123° 23' 10.6" West Longitude

**Stakeholder** The present owner of the JA-H-3B house location, Kristin Boyce, gathered up most of the bricks of the old Sexton house to use in walk ways of her present home also on the property.

**OCTA JA-H-3B Class** ③ Verified Trail<sup>5</sup>  
**Coherence Rule** Linear Uniformity. Yes  
**Corroborative Rule** Confirming Evidence. Yes  
**Collateral Rule** Physical/Topo Evidence. Yes  
**Correlation Rule** Overall Agreement. Yes

**Want more information?** Contact an officer of the *Hugo Neighborhood*.

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. Karen Rose, Co-Project Leader, Hugo Emigrant Trails Committee. October 14, 2010. Reported on Josephine County, Oregon Marriage Records, 1857-1900, Vol. 2 - P - 3.
4. Hugo Neighborhood. 2000. *Doran Willis Grimes' Three Pines Memories: 1926 - 2000*. Hugo, OR; Hugo Neighborhood. 2005. Draft - *Verlin Clare Grimes's Three Pines & Hugo Memories: 1913 - 2001*. Hugo, OR.
5. 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*.



## 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.

Email: [hugo@jeffnet.org](mailto:hugo@jeffnet.org)

Web Page: <http://www.hugoneighborhood.org/>

Edited by Karen Rose & Mike Walker

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## APPLEGATE TRAIL: BOYCE PROPERTY

OR-AG-25-34-06-34-n/a-n/a-JA-H-3B  
Boyce Property

Brochure 20 in  
Emigrant Trails Series

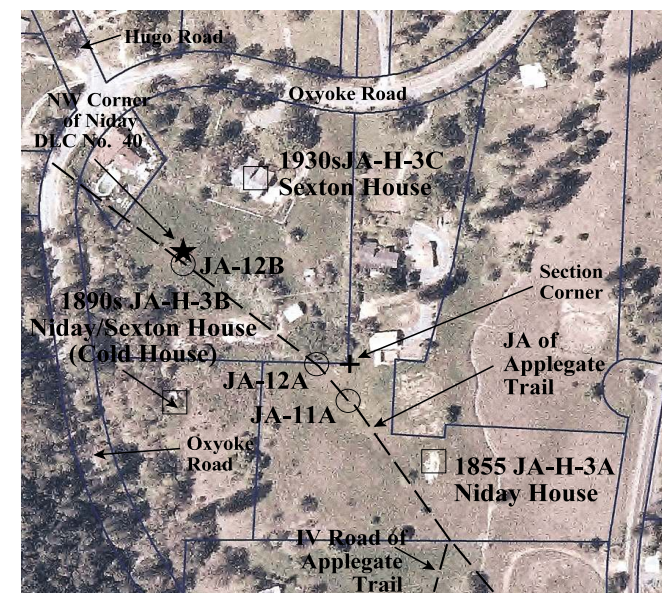


Photo 3. Three Niday/Sexton Home Locations: 2002

February 19, 2005  
Updated November 17, 2010

Hugo Emigrant Trails Committee  
Hugo Neighborhood Association &  
Historical Society