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Nat. Register of Historic Places
National Park Service
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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Boyle, Hugh and Matilda, House and Cemetery Historic District

other names/site number Boyleston Cemetery

2. Location

street & number 3225 Lexington Avenue | N/A | not for publication

city or town Lowell | x | vicinity

state Iowa code IA county Henry code 87 zip code 52645

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _x_ meets __ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

__ national __ statewide _x_ local

Signature of certifying official/Title — Date: 4 SEPT 2015

State Historical Society of Iowa
State Historic Preservation Office

In my opinion, the property __ meets __ does not meet the National Register criteria.

Signature of commenting official — Date

Title — State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

__ determined eligible for the National Register

__ determined not eligible for the National Register

__ removed from the National Register

__ other (explain:)

for Edson W. Beall — Signature of the Keeper

10-23-15 — Date of Action

Hugh and Matilda Boyle House and Cemetery Historic District
Name of Property

Henry County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
1		sites
		structures
		objects
2	1	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC / single dwelling
FUNERARY / cemetery
GOVERNMENT / post office
COMMERCE/TRADE / business

Current Functions
(Enter categories from instructions.)

DOMESTIC / single dwelling
FUNERARY / cemetery

7. Description

Architectural Classification
(Enter categories from instructions.)

MID 19TH CENTURY

Materials
(Enter categories from instructions.)

foundation: STONE / Limestone
walls: STONE / Limestone
roof: METAL
other:

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Hugh and Matilda Boyle House and Cemetery Historic District is located along Salem Road at 3225 Lexington Avenue in the west half of the northwest quarter of Section 25 in Jackson Township, in rural southern Henry County, Iowa, about four miles west of Lowell and six miles east of Salem (Figure 1). The house and cemetery sit on a hill overlooking the Skunk River on the south side of Salem Road (historically connecting Burlington to Lowell and Salem), with Lexington Avenue running south to connect Salem Road with 335th St (historically Agency/Military Road) and continuing on to St. Paul / Pilot Grove in Lee County. Boyleston historically developed at this junction, spurred by the operations of Hugh Boyle's mill on the Skunk River to the north. The setting is rural and relatively hilly and wooded, located near the Skunk River. Farms in southeast Jackson Township were historically restricted by the hillier and wooded land, with larger open tracts of land found in southwest Jackson Township. The circa 1850 two-story stone house is built into the hillside, with the ground/basement level exposed on the north and east sides. The house sits on a stone foundation, and the gable roof is clad in metal roofing. The stone is rough cut, vernacular in appearance with no particular facing detail. The window and door openings have smooth cut stone lintels and sills. This is one of four extant stone houses identified in southern Henry County dating to construction in the 19th century. Entry into the basement level from the east side historically led into a post office and store that served the residents of Boyleston. Entry into the main / first story level is from the south side, leading into the residence, which has main rooms on the first story and bedrooms on the upper / second story. The Boyle Cemetery, or Boyleston Cemetery, is located about 300 feet to the west of the north side of the house. It is located within the wooded area on the hill overlooking Skunk River to the north. Modern fencing encloses the cemetery, and it has one main row of graves in the east half. The Hugh and Matilda Boyle House and Cemetery are the remaining resources associated with the early settlement of Boyleston in southern Jackson Township, and they are significant for their association with this early period of development of Henry County. Both are counting as contributing resources within the National Register boundary for the historic district. One later outbuilding to the northwest of the house on the edge of the wooded area also falls within the boundary and is counted as a non-contributing building. The period of significance for the property spans from 1847 to 1893, as it relates to the settlement of Jackson Township and relationship to the operations of Boyle's Mill.

Narrative Description

The Hugh and Matilda Boyle House and Cemetery Historic District sits on a hill overlooking the Skunk River across Salem Road to the north. The house is built into the hill, with the basement exposed on the north and east sides, and entry into the main/first story on the south and west elevation. Thus, the house appears to be a two-story house from the east and north, while a one-story house from the south. As noted, the stone is vernacular rough cut, with smooth cut stones for the window/door lintels and sills. Courses are somewhat irregular, varying with the widths of the stone. Larger blocks were utilized between lintels, somewhat creating the impression of a band. Larger blocks were also utilized for two courses at the basement level between/near the openings, but again do not extend the full width of the elevation to create a band. Stone residential architecture is not common in southern Henry County, with only three other 19th century houses noted as extant. These houses all appear built from the 1840s to 1860s, and they have more refined stone blocks and facing of the stone. In Salem, about six miles to the west, Henderson Lewelling built a two-story stone house

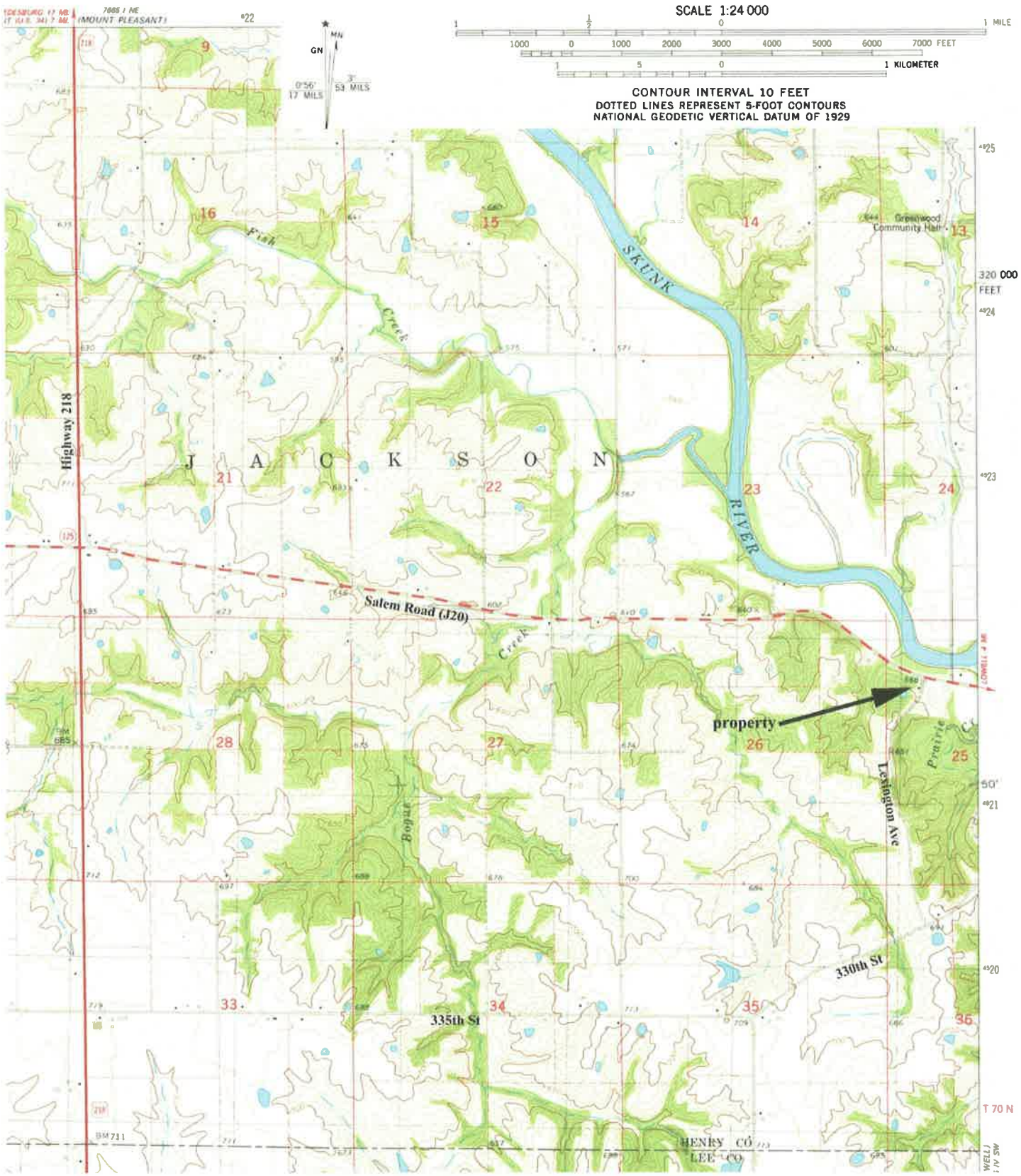


Figure 1. Location map for the Boyle property.
(Salem, USGS topographic quadrangle map, 1981)

Figure 2. Location map of Boyle property, with National Register boundary indicated (McCarley 2014).
Map scale – 1"=200'
1 = Boyle House (contributing), 2 = cemetery (contributing), 3 = outbuilding (non-contributing)
(base aerial photography from April 2013 from Henry County Planning/GIS)

Figure 3. Site plan of Boyle property, with National Register boundary indicated (McCarley 2014).
Map scale – 1"=100'
1 = Boyle House (contributing), 2 = cemetery (contributing), 3 = outbuilding (non-contributing)
(base aerial photography from April 2013 from Henry County Planning/GIS)

in the early 1840s - a side-gable, four-bay, stone house with simple Greek Revival details (listed on the National Register of Historic Places). This block is also laid in semi-irregular courses, but the block is larger with a cut face. The Edwards House, along Salem Road about halfway between Boyleston and Salem in western Jackson Township, appears to have been built later, in the early 1860s (Section 20, Jackson Township). The house has cut stone in more regular courses, and the house reflects the Italianate style (see Iowa Site Inventory form #44-01768; NRHP listing pending). The Farr House, built further west just north of Agency Road to the northwest of Salem, has stone construction that more closely resembles the Lewelling House in Salem, though the blocks have a more rough cut face (Section 5, Salem Township) (see Iowa Site Inventory form #44-01768, evaluated previously as not eligible for NRHP listing due to later remodeling). In comparison, the stone of the Boyle house is vernacular rough cut and the courses are more narrow and irregular. The stone construction is thus more vernacular in appearance and more closely resembles a number of stone buildings constructed approximately 11 miles to the south in Franklin (Lee County), as well as the stone construction of the building for Melcher Pottery about seven miles to the east on the east edge of Baltimore Township (c.1851, see Iowa Site Inventory form #44-00853). It appears to more closely resemble stone buildings common in Hugh Boyle's native Scotland as well. Thus, the Hugh and Matilda Boyle House is a somewhat unique example of early stone residential architecture in southern rural Henry County.

The primary façade appears to face Lexington Road to the east, an early route connecting Salem Road to Agency Road (335th Street) and continuing south to St. Paul and Pilot Grove in northern Lee County. The house has its most imposing appearance from this side, a full two-and-one-half-story house. The east elevation has simple Greek Revival detail, including the gable-front orientation, flat stone lintels and sills, and simple frieze boards with gable returns historically. These boards are currently off, with the wood nailer remaining visible. The fenestration of the east elevation includes two openings centered on each story, with a third opening to the left/south on the basement and first story levels. The basement openings, from north (right) to south (left), include a metal paneled door with a small transom window, window filled with glass block, and door covered with a board for a vent. The south and left/south center window on the main/first story retain historic two-over-two-light double-hung sashes, while the right/north center window has replacement one-over-one-light double-hung sashes. The two second/upper story windows also have one-over-one-light double-hung sashes. Two chimneys clad in stucco extend above the roof on the east side.

The entry into the main/first story section of the house is on the south side. This side has three bays, window/door/window. Historically, the single-door entry had sidelights and a transom window, and the windows had two-over-two-light double-hung sashes (see Figure 21). The door has been replaced, and the area around the door has been clad in siding on the exterior and paneling on the interior. The west (bathroom) window has been filled with glass block, while the east window has replacement one-over-one-light double-hung sashes. A gable-roof dormer was added on the second story in 2003, providing additional space at the end of the hall for a bathroom.

The north side of the house, facing Salem Road and Skunk River, is thus somewhat a "back" side of the house, currently exposed with no trees to the north. This side is the most visible for travelers along Salem Road, and it is the side that would have overlooked the operations of Boyle's Mill on the river. The openings on this side are slightly offset to the right on both stories. It also has the full exposed basement, and these two window openings have been filled with glass block. The first/main story has two windows with replacement one-over-one-light double-hung sashes, and the window to the west/right has been shortened to accommodate interior kitchen counter/cabinets. A gable-roof dormer was added on the second story on the center of this side for interior storage prior to 1965 when Donna Hightower bought the property.

The west side is covered with the side addition/breezeway and attached single-car garage. This side also had a one-story appearance, with steps (now interior) that extended down the hill to the north. The two bedroom windows of the second/upper story remain visible on this west side on the exterior. Two chimneys clad in stucco extend above the roof on the west side as well. A side entry into the kitchen remains on the first story,

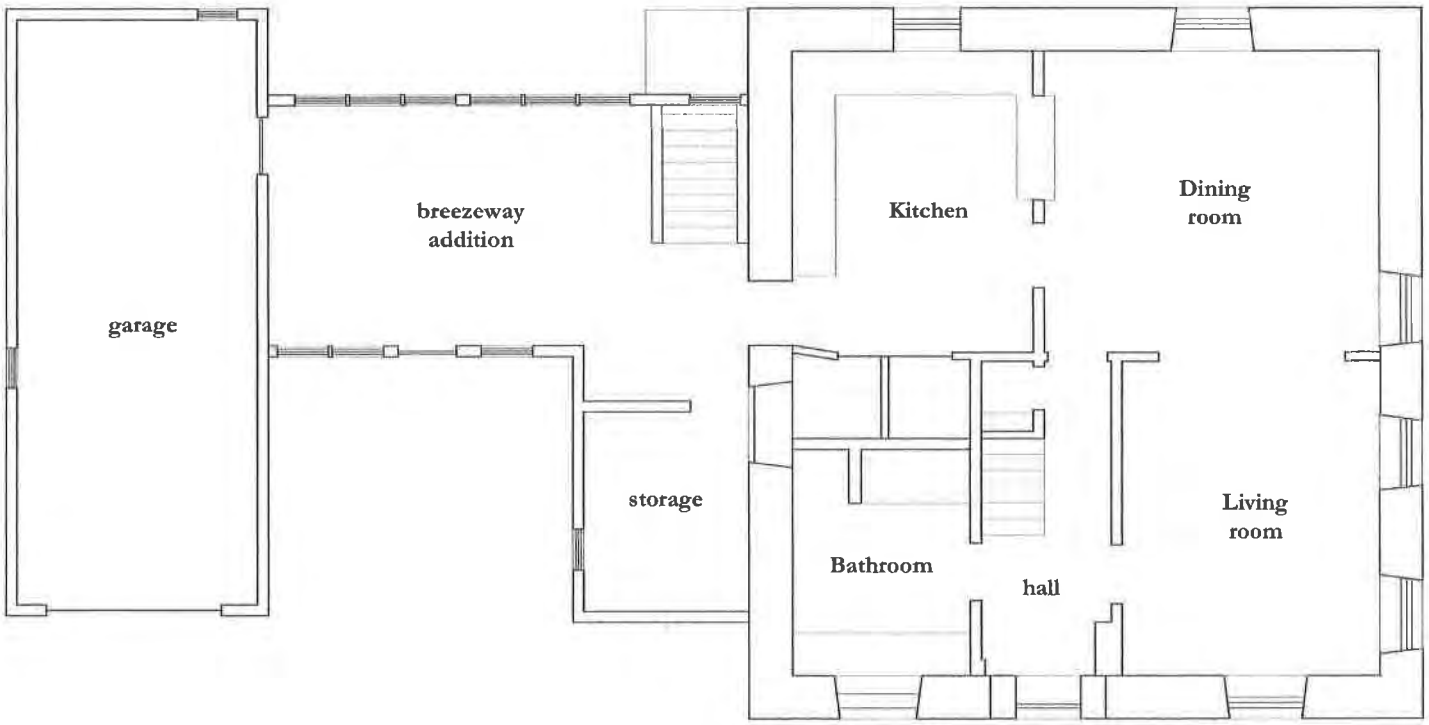
now on the interior. The side breezeway/addition and garage were added to the house in early 1951, when the house was modernized for the first time. The vinyl siding was installed as part of the improvements in 2003. The breezeway has a gable roof that intersects with the roof of the single-car gable-oriented garage. A smaller shed-roof addition extends along the house, providing additional storage space.

The interior of the house was not modernized (no electricity/plumbing/etc.) until the Myers family bought the property in December 1950 (Figures 4-6). At this time, the interior of the house was remodeled, electricity added, plumbing added, and the kitchen remodeled. The Hightower family bought the house in 1965, and they completed interior remodeling in the 1980s. Thus, the interior of the house largely reflects a combination of these mid-20th century remodeling periods. The south entry leads into a central hallway on the first/main story, with stairs to the second/upper story. The stairs retain a simple wood balustrade, and the steps have been covered in carpet. A hall extends along the east side, with entry into the front/southeast corner room. Original wide simple molding appears enhanced with the addition of large molding with bulls-eye corners, and wood wainscoting has been added to the lower portion of the walls. The two rooms are found on the east side, currently a living room in the southeast corner and a dining room in the northeast corner. The windows in both rooms have deep openings with the sides angled out to the interior. This detail is common on other 1840s-1860s homes in southern Henry County. The openings do not have any trim, and it is unknown if they did originally. A fireplace remains between the two windows in the living room, with a mantel that appears to date to the 1950s. No fireplace opening remains in the dining room. A wide opening has been cut between the two rooms. Carpet covers the floor in the living room and extends into the dining room, which also has some linoleum flooring. The kitchen dates to the latest remodeling by Donna Hightower in 1986, including cabinets, faux brick, counters, etc. A pass-through window has also been cut in the wall to the dining room. The bathroom and hall added in early 1951 between the kitchen and bedroom in the southwest corner was also remodeled by Hightowers, resulting in the conversion of the bedroom to a larger bathroom and conversion of the hall/bathroom to a pantry. The southwest room (currently bathroom) also has windows with deep openings with the sides angled out to the interior.

The second story has a narrow hallway with the simple balustrade (no newel posts). A bedroom is located on the east and west side of the hall, with simple mid-20th century trim and paneling. Storage space on the north side extends out into the dormer on the north side (added prior to 1965). A bathroom was added in 2004 at the end of the second story hall on the south side, extending out into the dormer added in 2003.

The basement/ground level remains with exposed stone walls and an older concrete floor. The basement was divided into two rooms, with a stud/plaster dividing wall (which has been removed – notches remain in the joist above) extending from a short stone dividing wall at the west end. The south room was about 2/5 of the basement, while the north room was about 3/5 of the basement. A higher concrete floor has been poured in the south portion. Beams and columns have been added to reinforce the floor above the ceiling along the center of the basement. The ceiling is clad in lath and plaster, which has fallen in some areas. Simple open wood steps lead up from the south side (under the center stairs above) to the first story. The stairs appear to be original to the house, with steps notched into the stringers.

The Boyle Cemetery, or Boyleston Cemetery, sits on the hill to the north and west of the house. It has been recently fenced with barbed wire, and several large trees around the perimeter have been cut down, with stumps remaining. The fenced in area is 54 feet (north-south) by 44.5 feet (east-west), with a gate on the south end of the west side. A modern brown metal sign is located on a pole on the southeast corner reading "Boyleston Pioneer Cemetery Established 1847." The Boyle family graves extend along the east edge of the cemetery from the north boundary (Figure 7). The simple rectangular tablet headstones face east, and three

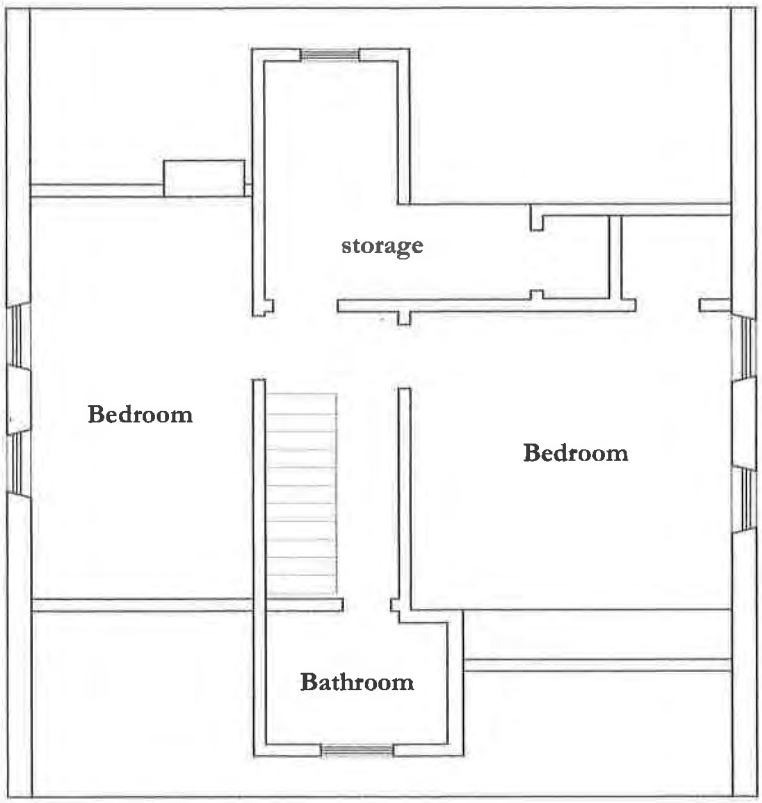


First story
Hugh and Matilda Boyle House
Jackson Twp, Henry Co

1/8"=1' (sketch of general layout)
R.L. McCarley, SPARK Consulting
December 2014

N

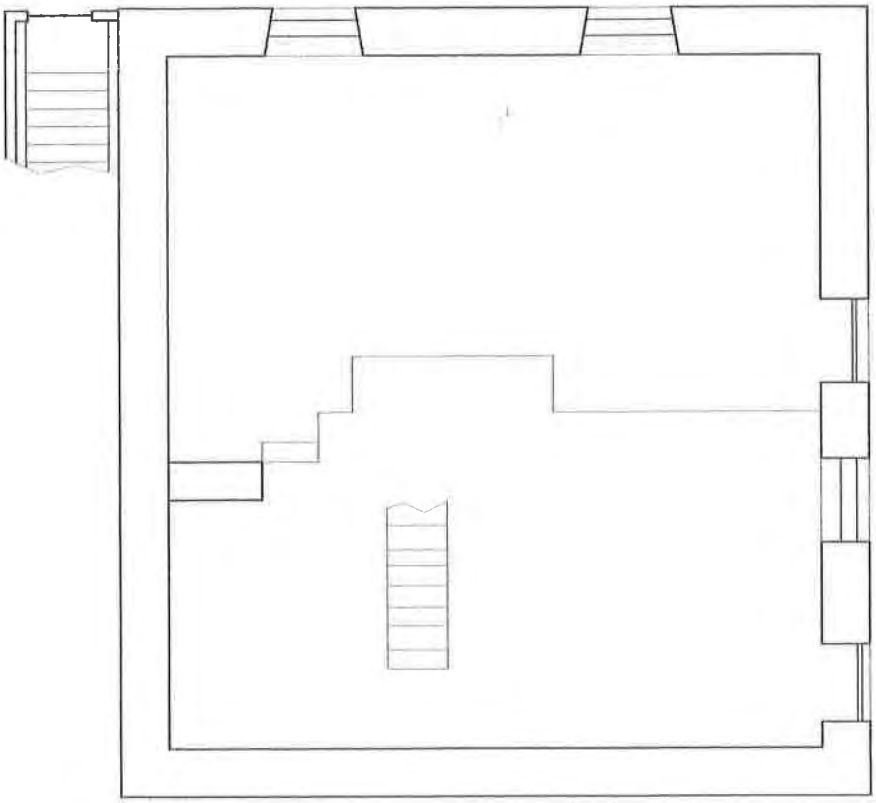
Figure 4. Main level / first story of Boyle House.



Second story
Hugh and Matilda Boyle House
Jackson Twp, Henry Co

1/8"=1' (sketch of general layout)
R.L. McCarley, SPARK Consulting
December 2014

Figure 5. Upper level /second story of Boyle House.



Basement
Hugh and Matilda Boyle House
Jackson Twp, Henry Co

1/8"=1' (sketch of general layout)
R.L. McCarley, SPARK Consulting
December 2014

N

Figure 6. Ground level /basement of Boyle House.

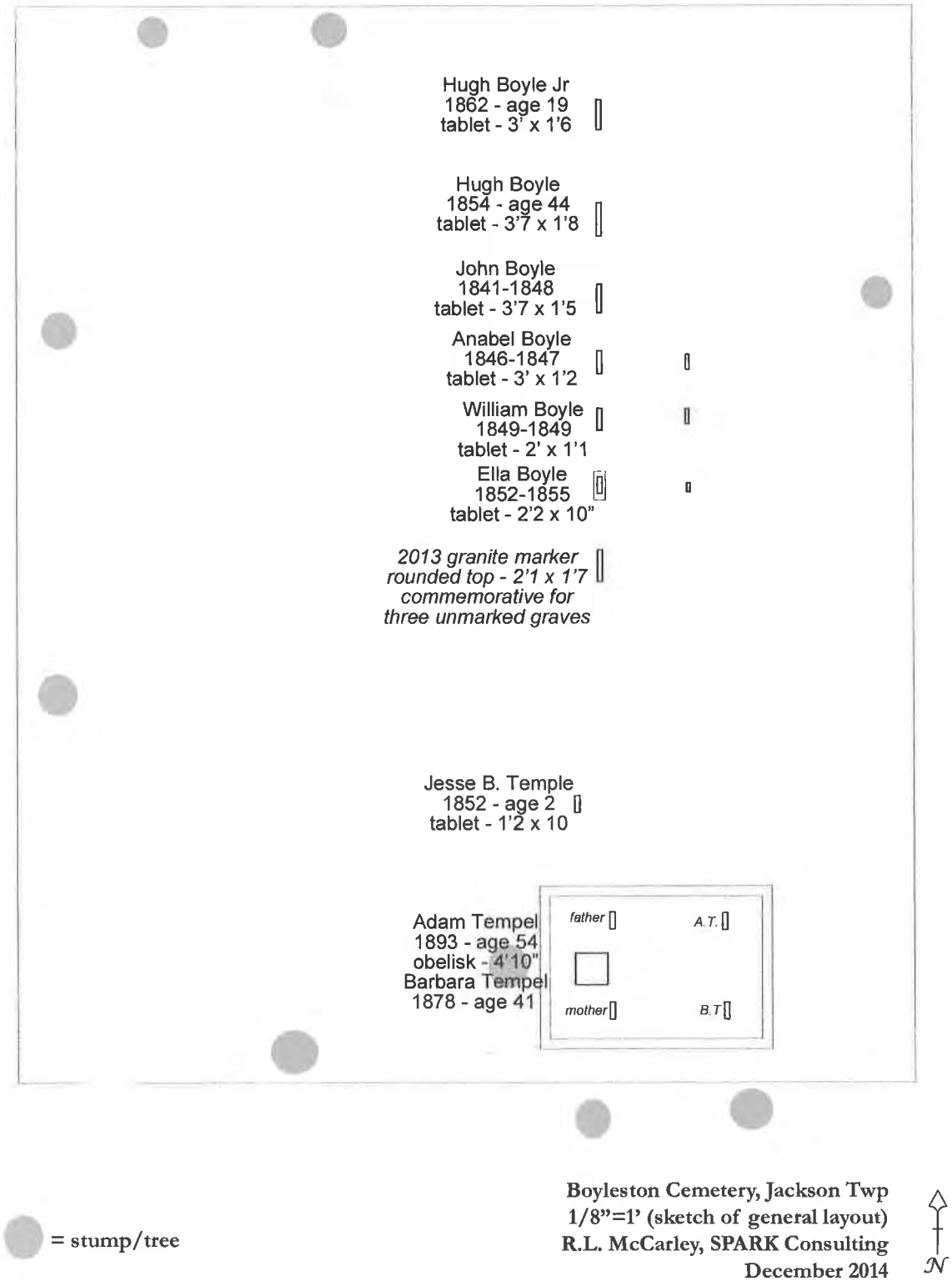


Figure 7. Sketch plan of Boyleston Cemetery.

children's graves also retain smaller rectangular footstones. Hugh Boyle (1810-1854) is buried at the north end of three children who died earlier (1847, 1848, 1849), with son Hugh Jr. (1862) buried to the north and daughter Ella buried at the south end (1855). The tablet markers vary in size from ten inches to two feet in width and from two feet to three-and-one-half feet in height. Each marker includes the name, age information, and an inscription. Only Hugh Jr's marker has an image included (tree). A small rectangular tablet headstone is then a short distance to the south, Jesse B. Temple, son of A.T. and E.A. Temple, who died in 1852 at age 2. No inscription is found on this marker, though the name is carved in raised letters, rather than inset. A medium obelisk marker is then located a short distance to the south, a double marker for Barbara Tempel (1878) and Adam Tempel (1893). Adam Tempel was the last owner/operator of Boyle's Mill. Their double grave is outlined by cut stone in the ground, with Adam on the north side of the obelisk marker and Barbara on the south side. Each grave has a headstone (father/mother) and footstone (A.T./B.T.). This row is roughly in the east half of the fenced area of the cemetery, with additional area for burials to the west. Courthouse records and "findagrave.com" list three other known burials, an older woman (1816-1886), a young boy (1883-1884), and Tempels' daughter's father-in-law (died 1898). No markers remain for these graves. In 2013, the Henry County Pioneer Cemetery Commission erected a granite commemorative marker for these three burials, located at the south end of the Boyle family graves. The rounded top distinguishes it from the earlier markers. The cemetery is currently being maintained.

One other building falls within the National Register boundary for the property. It is an early 20th century shed-roof frame building with lean-to addition that sits at the edge of the wooded area to the north-northwest of the house. The building dates to after the period of significance for the property, so it is counted as a non-contributing building.

Several other agricultural outbuildings sit outside of the National Register boundary but within the current 53-acre parcel south of the Skunk River in the west half of the northwest quarter of Section 25 associated with the Boyle house and cemetery. They appear to primarily date to construction while Edward and Elizabeth Chaney owned the property from 1889 to 1950, mostly in the early 20th century. As they date to after the period of significance for the property, they have been excluded from the boundary. In the early 20th century, an older house (Jones/Canfield families) from further to the south in Section 25 was moved to east of the house, and it was then utilized for storage (see further discussion on pages 34-36). Two agricultural buildings also sit on the east side of Lexington Avenue to the north of the moved house. Immediately to the northeast of the moved house is a hog house, which grandson Ed Chaney recalls being built in the 1930s. This is a frame building with a gable roof. The large barn to the north at the corner along Salem Road is believed to date to the 19th century, perhaps built by Edward Chaney after he bought the land in 1889. The barn is currently used, and thus it has been maintained more than the buildings on the west side of the road and west of the house. Two frame buildings sit on the southwest edge of the driveway on the south side of the house, a shed-roof building and substantial gable-roof building. A shed-roof building also sits immediately west of this latter building. A steeply pitched shed-roof frame building sits further up the hill to the west of the house, and another shed-roof frame building sits a short distance to the south and west of this building. These three shed-roof buildings are in poor condition. Four smaller shed-roof frame buildings sit to the west of the first two buildings. A newer machine shed sits on the west side of a pond on the property.

Archeology was not included as part of this project. Potential archeological sites exist around the property nominated and along the Skunk River to the north where the mill was historically located.

No particular future plans exist for the stone house or cemetery. Donna Hightower anticipates continuing to live here and to maintain the property. The Henry County Pioneer Cemetery Commission has completed some work to maintain and mark the cemetery over the last few years, and it likely will continue to monitor the cemetery as well.

Integrity

The Hugh and Matilda Boyle House and Cemetery Historic District retains sufficient integrity to convey its historic significance. While the house was first modernized in 1951 and later remodeled in the 1970s, it retains sufficient integrity to convey its prominence as a significant early building on the hill overlooking Skunk River at the intersection of Salem Road and Lexington Ave. The overall design of the early stone architecture, and the associated materials and workmanship, remain intact and clearly communicate the early construction of this house, despite the later alterations. The cemetery remains in excellent condition, and the historic markers that define the cemetery are in excellent condition and convey the sense of a truly pioneer cemetery. Together, the property communicates a significant grouping of settlement resources – an early house and associated cemetery. Specific aspects of the integrity of the property include:

Location: The Hugh and Matilda Boyle House and Cemetery remain on their original sites on the south side of Salem Road in Section 25 of rural Jackson Township in Henry County.

Setting: The setting of the stone house and cemetery historically and currently is rural. The topography is gently somewhat hilly in this section of Jackson Township and southeast Henry County near the Skunk River, with wooded areas interspersed with farms.

Design: The overall design relationship between house and cemetery remains intact, with the cemetery located on the hill in the wooded area to the west of the house. The design of the stone house remains discernible, despite the later alterations. The historic design of the house is primarily the stone construction, with simple stone lintel and stone details. These features remain intact. Likewise, a key feature of the design is the construction into the hillside with a walk-out basement, and that aspect also remains intact. Replacement of some windows and doors has not altered the understanding of the historic layout of the house, with entry into the basement from the east side and entry into the first/main level from the south side. The 1951 garage addition to the west is on the least visible side, and the scale is distinctly smaller than the overall scale of the stone house. Likewise, the dormers added on the roof for additional second story space are small in scale, and they are not prominent from the property immediately around the house. Trees on the south side often screen the south dormer completely. The design of the cemetery remains intact with the historic graves along the east half of the cemetery. The added commemorative marker is likewise within this row, thus not interrupting the historic design of the cemetery. The individual stone tablet markers provide an interesting collection of early designs and inscriptions, and these markers remain in excellent condition.

Materials: Stone is the dominant historic material for both the house and the cemetery. The stone walls, foundation, lintels, and sills of the house remain intact and clearly visible. They are the defining characteristic and material of the house. Windows were historically wood, and they currently are a mix of wood sashes and glass block. The vinyl siding of the 1951 addition distinguishes it from the historic stone house. Stone is the only historic material in the cemetery, and the stone markers remain intact.

Workmanship: The historic workmanship of the house and cemetery continue to be reflected in the overall historic design elements and materials, as noted above. The rough cut stone, the defining quality of the construction of the house, remains clearly visible and reflective of the craftsmanship of the house. As noted, the construction is more vernacular in nature, different than the other stone houses identified in southern Henry County. The workmanship of the individual stone markers in the cemetery is excellent and intact. Each marker is intricately carved with name, age information, and an inscription.

Feeling: The overall feeling of the property that of a rural 19th century stone house with an associated cemetery located on a hill nearby but removed from the house.

Association: The house and cemetery retain good association to their historic significance as settlement resources affiliated with Boyle's Mill and the original development of Boyleston, remaining on their original site and retaining their association with Skunk River to the north.

Hugh and Matilda Boyle House and Cemetery Historic District
Name of Property

Henry County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B Property is associated with the lives of persons significant in our past.

[ ] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

[ ] A owned by a religious institution or used for religious purposes.

[ ] B removed from its original location.

[ ] C a birthplace or grave.

[x] D a cemetery.

[ ] E a reconstructed building, object, or structure.

[ ] F a commemorative property.

[ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Exploration/settlement

Period of Significance

1847-1893

Significant Dates

circa 1850

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hugh and Matilda Boyle House and Cemetery Historic District is nominated at the local level of significance for listing on the National Register of Historic Places under Criterion A for its significance within the settlement of Henry County. Hugh Boyle lived in this stone house while he operated a mill to the north on Skunk River in the 1840s and 1850s, and his family continued to live here after his death in 1854. The mill continues to be known as Boyle's Mill into the 1860s and the small hamlet as Boyleston from the 1850s to the 1890s and later. With the growth of settlement in this area, the Boyleston post office was established in 1868 and operated in the basement of the stone house, along with a store, until it was moved to the postmaster's house in 1871. The mill was destroyed in the late 1880s, and the last marked burial in the cemetery dates to 1893. The period of significance spans from the first marked burial in the cemetery in 1847 (Anabel Boyle) to the last marked burial in the cemetery in 1893 (Adam Tempel). Significant dates include the construction of the stone house, noted as completed around 1850. The cemetery meets Criterion Consideration D as it is nominated as part of a historic district, with significance related to the settlement and early development of southern Henry County.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Hugh and Matilda Boyle House and Cemetery Historic District is nominated under Criterion A for its significance within the settlement and early development of Jackson Township in southern Henry County, Iowa. The house sits near the center of the west half of the northwest quarter of Section 25, on a hill overlooking Skunk River on the north portion of this quarter. In the mid-late 1840s, Hugh Boyle built a mill on the Skunk River, and he built this stone house on the hill to the south overlooking the river. By 1850, he was conducting a significant milling business, living in this stone house with his family. Stone architecture is rare in southern Henry County, though the stone resources along the Skunk River were noted as significant in early descriptions of the county. There are only three other extant stone houses identified, and this one reflects more vernacular construction methods. Hugh Boyle died and was buried in 1854 in the cemetery on the hill west of the house, where three young children had been buried previously. Simple stone tablet markers remain intact in the cemetery. Boyle's Mill continued to operate through the 1850s and 1860s, with the area becoming known as Boyleston. In 1859, Boyle's Mill was noted as "the most important place in the township" (Bowron 1859: 84). While towns grew in townships to the east and west in Henry County, no town was platted in Jackson Township and no railroad ever was built through it. The growth of the rural community around Boyle's Mill led to the establishment of the Boyleston post office in 1868, which was located in the basement of the stone house until 1871. The 1870 county atlas indicates a store in the stone house as well, and the walk-out basement shows evidence of the dividing wall for the two rooms. The Boyleston community appears to have flourished through the 1870s and into the 1880s, prior to the destruction of the mill while it was owned and operated by Adam Tempel. The property was then sold to Tempel's son-in-law and daughter, who operated a farm here from 1889 to 1950. The post office, previously moved a mile to the south to a house near the school, closed in 1895. The stone house continued to be recognized as the landmark of Boyleston through the first half of the 20th century. The stone house and cemetery continue to stand as the last extant remnants of this early settlement and mill operations in southeast Jackson Township, and they are significant for their association with these key aspects of the history of southern Henry County.

Developmental history/additional historic context information (if appropriate)

Hugh Boyle, early mills, and the development of Boyleston in Jackson Township, Henry County

The settlement of southern Henry County, including Jackson Township, reflects some of the earliest history of the state of Iowa. The Skunk River transverses Henry County from the northwest to the southeast corner, attracting early settlers to its banks and tributaries. Jackson Township is the center township in southern Henry County. Hiram C. Smith is noted to have settled on the south bank of the Skunk River in Baltimore Township to the east in summer 1833, and settlement began in Salem Township to the west in 1835 with the arrival of Isaac Pidgeon. The town of Salem was then platted on the prairie in the eastern portion of the township, and this community grew as the first Society of Friends (Quaker) settlement west of the Mississippi River in the 1830s and 1840s. James Richie is noted as the first settler in Jackson Township in 1836, followed by a number of settlers in the following years. The Skunk River bisects the township, with the majority of the early settlement focused in the south half of the township, south of the river.

The development of mills closely followed the initial settlement in many areas of Iowa, with the Skunk River providing the primary early mill sites in southeast Iowa. Two primary early mill sites were developed in the late 1830s along the Skunk River prior to formation of Henry County. `In Tippecanoe Township, between Salem and Mt. Pleasant on the Skunk River, Robert Wilson built a saw mill on the south bank around 1836, which became known as Oakland Mills. In Baltimore Township, Hiram Smith and James Caudill built a saw and grist mill on the south bank of the Skunk River in 1837, across from the future town of Lowell (renamed in 1842 by Dr. Edmund Archibald). They teamed up with the Moffett Brothers who built a mill on the Skunk River at Augusta to the southeast in Des Moines County to petition the territorial legislature in January 1839 for construction of dams with locks, as to not impede river traffic. Herman Mathews built a working model of a lock in Burlington on the Hawkeye Creek for examination by the legislators, and the dams were approved in January and then built by Mathews. Anticipating approval, Hiram Smith and James Caudill started building a grist mill with three buhrs for grinding at the north end of the dam at Lowell in 1838, the town of Lowell began to develop. The Wilson Brothers then built a grist mill on the north side at Oakland in 1840. The mills were considered "public mills" under territorial law, and thus were subject to regulations, outlined operating procedures, and maximum tolls to be charged. Schools developed at both Oakland and Lowell by the 1840s. Ferries were then operated at Lowell on either side of the dam by the Archibald and Smith families. In January 1841, Samuel and John B. Crawford were granted permission to build a dam for a mill on the Skunk River in Trenton Township in northwest Henry County, and both were completed by 1844 (later site of Millspaugh Mills). Slightly further to the west on the Skunk River, just over the border from Jefferson Township in what would become Jefferson County, Silas Deeds bought land in 1840 and subsequently built a dam and saw mill in 1841, followed by a grist mill in 1843 (later site of Merrimac Mills, owned by Rodgers brothers). A small town developed here, with Deedsville post offices established in 1849 (Swisher 1940: 43-46, 135-137; Jaynes 1977: 13-14, 17; HCBC 1982: 31-32; Naumann 2001: 6-7; HCBC 1982: 56, 87-88).

When land patents were granted in 1841 in Henry County, the future Boyle house property, noted later as "Lot 3" in the northwest quarter of Section 25, was given to Joseph Burman, officially recorded on December 1, 1841. He then transferred "Lot 3" and the west half of the northwest quarter of Section 25 to Joseph K. Scott on December 20, 1841 (later filed on June 12, 1843) (Deed Book D: 27). J.K. Scott then transferred the same land – noted as 131.75 acres – to J. Millison for $200 (filed on December 2, 1844) (Deed Book D: 425). George Jones received a large amount of Section 25 to the south of this property in the original land patent, with later local history incorrectly noting that he sold this parcel to Erastys Bissell who then sold it to Hugh Boyle (Tonkinson 1979). Property records show that J. Millison sold Hugh Boyle the 21.32 acres of land south of the Skunk River in the west half of Section 25 in September 1844 for $100 (filed on November 10, 1844) (Deed Book E: 174). Distances starting from the bank of the river and along section lines are given for the outline of the land, which have been overlaid on a current aerial photograph (Figures 8-9). It appears that this

land extends to the south side of the house, past the mid-section line in Section 25 (starting on bank of Skunk River four poles (66') east of northwest corner of northwest quarter of Section 25, then west one chain (so at NW corner of Section 25), then south 22 chains and 38 links (1477') to a post, then east 20 chains (1320' – quarter of quarter section) to a post, then north 6 chains and 30 links (416') to Skunk River). Thus, Hugh Boyle owned the land from Skunk River to the house site, including the cemetery to the west, by fall 1844. Based on the sale price of $100, it does not appear that either a mill or the stone house would have likely been built prior to this point. Hugh Boyle later bought an additional 10 acres of land immediately to the south of the house site from John Millison for $70 on April 2, 1854 (330' to the south and 1620' wide – quarter section width). These transfers indicate that the stone house would have been built by Hugh Boyle. The property was located about four miles west of the mills at Lowell and along the early road from Burlington through Lowell to Salem. Two roads were authorized through southern Henry County in 1839. The first was the military road from Burlington to the Indian agency on the Des Moines River to the west in Van Buren County, entering Henry County east of Lowell and crossing the Skunk River at Lowell, and then continuing along the southern edge of the county (currently 335th Street). As this road bypassed Salem, a second road was authorized, splitting west of Lowell and following a slightly more northerly route across southern Henry County to Salem. The road to the east of the property, now known as Lexington Avenue, then provided direct access from Salem Road at Boyle's Mill south to the military/agency road and further south to Pilot Grove / St. Paul in Lee County (Jaynes 1976: 9; HCBC 1982: 15; Naumann 2001: 8).

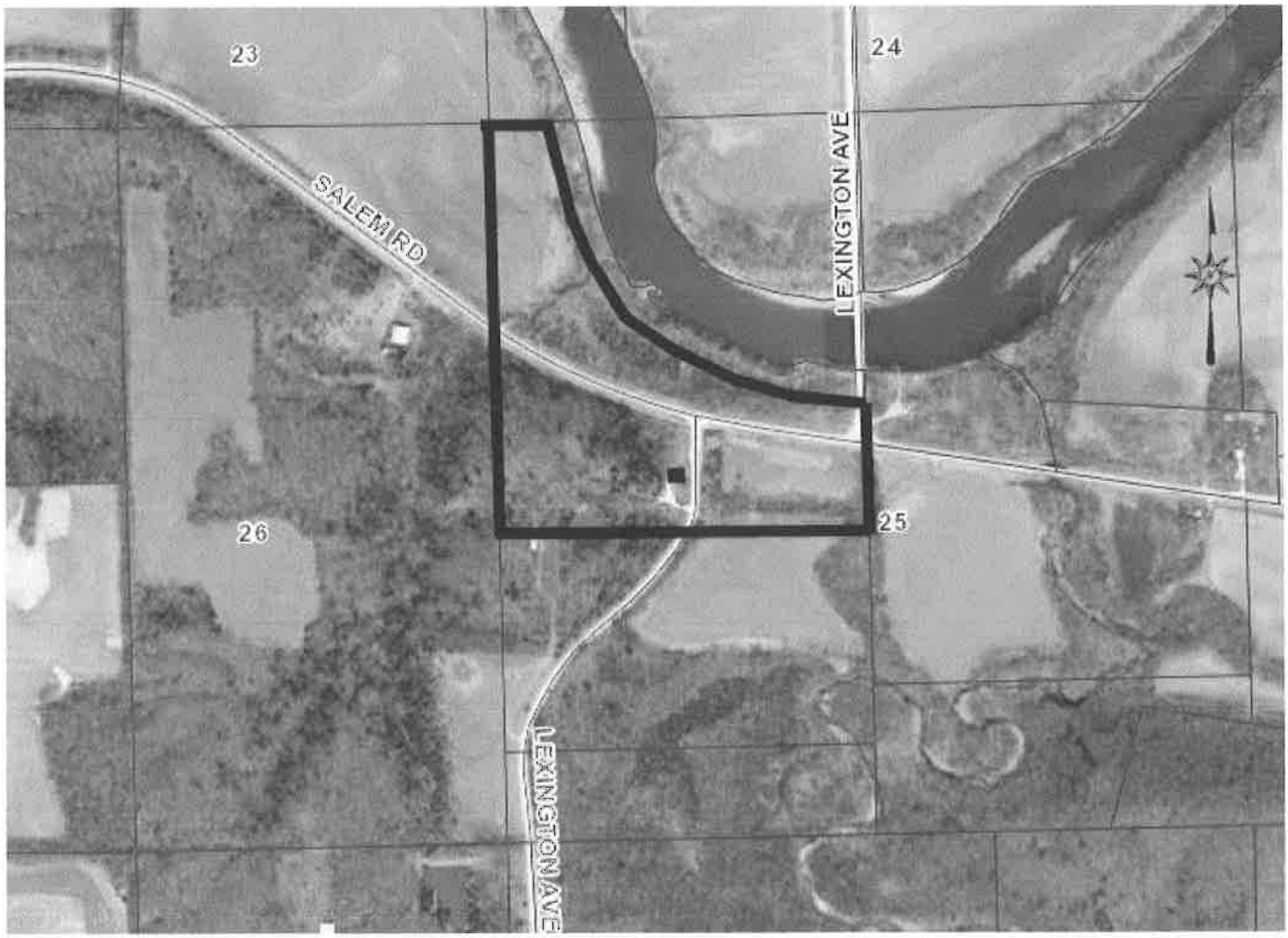


Figure 8. Rough boundary outlining land bought in west half of Section 25 by Hugh Boyle from J. Millison in September 1844 (boundary extended along bank of Skunk River on north side – some approximate distances) (Deed Book E: 174)

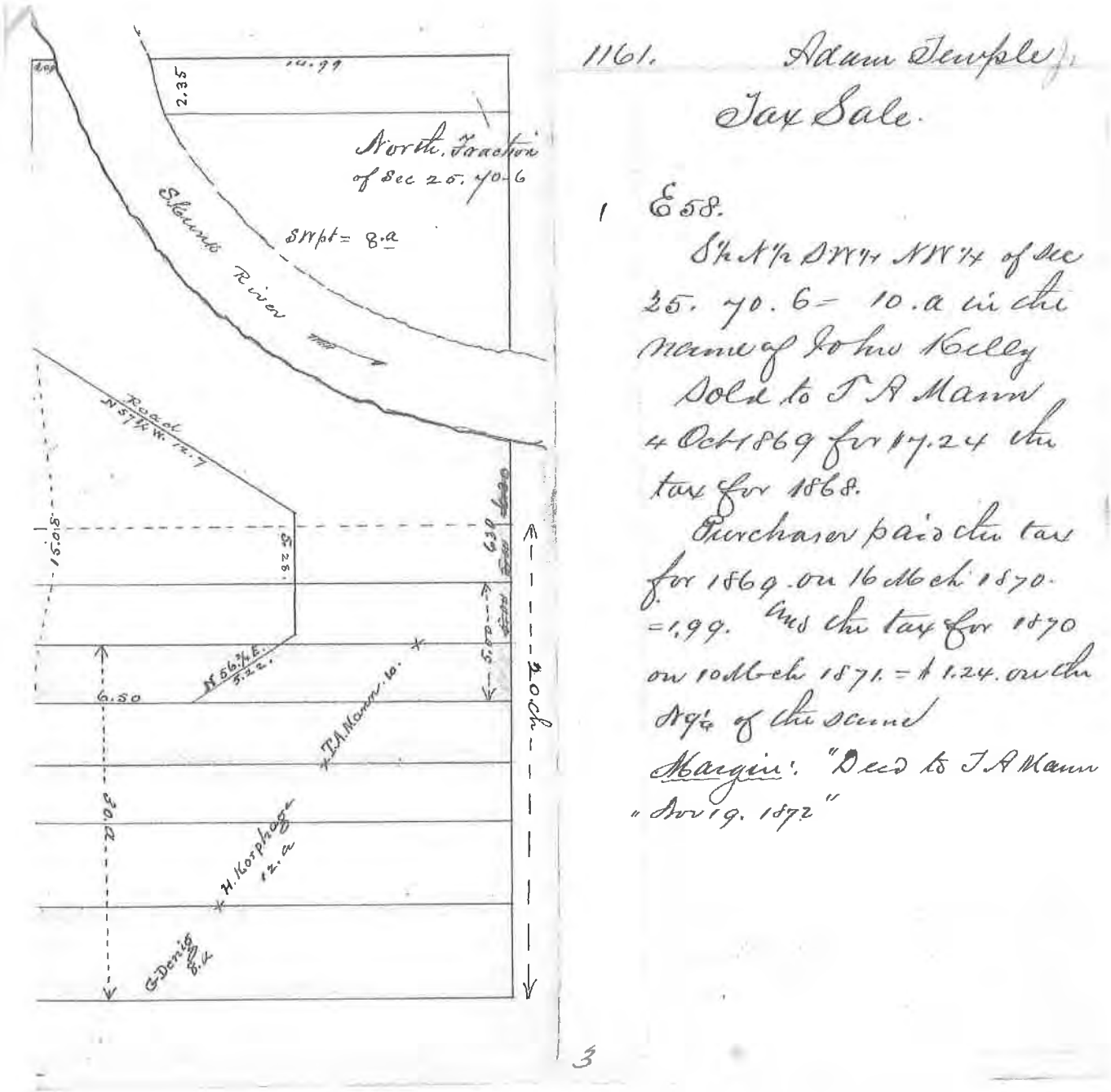


Figure 9. Later sketch of property boundaries in the west half of the northwest quarter of Section 25 – dotted line indicates mid-quarter section (Abstract for property)

original 1844 purchase of Hugh Boyle from Skunk River to first solid line to south (past dotted line)
additional tract to south bought by Hugh Boyle from J. Millison in 1854 - Millison retained tracts to south
Millison later sold south eight acres to G. Denig and 12 acres to north to H. Korphage in 1863

Hugh Boyle was among the early settlers in Jackson Township. He was born around 1810 in Scotland and immigrated to the United States in 1818 with his parents. He married Matilda Hudson on February 12, 1838 in Switzerland County, Indiana, and he appears to have followed the wave of settlers moving from Indiana to southern Henry County in the late 1830s (a number of Friends from Indiana settled in Salem). He reportedly first lived in a log cabin in the Lowell area to the east, then buying this property in Jackson Township (Tonkinson 1979). Later census records show that daughter Jane was born in Indiana in 1840 and son Hugh, Jr. was born in Iowa in 1842, and the 1856 census lists the family as residents of Iowa for 14 years. This would support that they settled in southeast Henry County around 1842, prior to buying the property in 1844. While unknown, it is possible that Hugh Boyle worked at one of the mills in Lowell. Hugh Boyle built a dam and mill on the river, used for grinding grain; sawing lumber; and carding, fulling, and dressing cloth. Hugh Boyle received a franchise for a ferry across the Skunk River here on May 8, 1850 for five years (HCHPC 2004: 31). Houses were built nearby and lived in by mill workers, and the area became known as Boyle's Town, or later Boyleston. In 1948, 1979, and 2004, the foundation of the dam was noted as still visible during low levels of the river (HCHPC 2004: 32; Tonkinson 1979; "Bystander's Notes," *Mt Pleasant News,* December 14, 1948, 2).

Local history states that the stone house was built in 1850, though it may date to late 1840s. The stone Henderson Lewelling House in Salem, about six miles to the west, was built in the early 1840s (listed on the National Register of Historic Places). Both houses reflect elements of the Greek Revival style. This house was built into a hill side, with two stories visible on the north and one story visible on the south. A gable-front appearance is then presented to the road to the east, two stories with windows in the upper third story within the gable. Histories note that the walls are 18-21" thick, with the interior sides of the window flared outward on the inside The house is reported to originally have had four fireplaces (Tonkinson 1979). It continues to have four chimneys, one associated with each of the four original rooms on the main/first story. Information in the 1850 federal census verifies substantial construction on Hugh Boyle's property by this date. He is listed as a 40-year-old miller with $10,000 in real estate – a very significant sum. His household includes wife Matilda (40), daughter Jane (10, born in IN), son Hugh (8, born in Iowa), son James (6, born in Iowa). Grave markers and cemetery records for the cemetery to the west-northwest of the house show additional children born to Hugh and Matilda, as well as further verifying their presence on this land by the late 1840s. John W. was born on September 4, 1841 and died on May 20, 1848; Annabel was born on February 20, 1846 and died in October 1847; and William was born on January 1, 1849 and died on October 31, 1849. Ella was later born in January 1852 and died on April 15, 1855. Thus, with the property bought in September 1844, construction on the house may have started as early as 1845. However, with a mill and dam to also construct, those likely were completed first while the family lived in a small cabin here or nearby at Lowell. Thus, the completion date of 1850 for the construction of the house would indicate that it followed the first years of operations of the mill and coincides with Boyle's permission to operate a ferry.

The 1850 federal census also reveals information about the operations of Boyle's mill at this time, as well as the early "Boyleston" community. In addition to his family, six additional people were listed in his household: mill wright Aaron Webster (22 – born in OH); miller Lewis Colleus (38 – born in KY); carpenter Clark Jackman (22 – born in PA); laborer Clark Ashanead (21 – born in PA), Sarah Wilson (20 – born in IN); and Thomas Morgan (13 – born in IN). The next household was that of miller Christian Krieder (40, born in PA, with wife and daughter). Another carpenter (William Marrs) and a cooper (Thomas Adams) were also listed as adjacent households. The industrial census within the 1850 census notes that Hugh Boyle was a miller with $5,000 of capital invested. He used water power for his mill, and he employed six men for average monthly costs of $90 in labor. Statistics for the mill in the last year included:

- 1000 logs - $1,000 – water - 300,000 feet of lumber - $3,000
- 10,000 bushels of wheat - $5,000 – resulting in 2,000 bbls of flour - $8,000
- 10,000 bushels of corn - $2,000 – resulting in 10,000 bushel of corn meal - $2,500

A second industrial listing for Hugh Boyle then followed these typical mill statistics, noting his business as a carder and fuller. Again, the mill operation was noted as water power, and his employees included two men for an average labor cost of $30 per month. His production in the last year included: 6,000 th of wool valued at

$2,000, resulting in 3,000 th of rolls valued at $1,000, and 3,000 yards of cloth valued at $3,000. The 1852 Iowa census notes that his household includes six males, four females, and one colored male, including two voters and three militia. Interestingly, the Iowa State convention of the Universalists was held at the "popular riverside grove at Boyle's Mill" in June 1851, about 10 miles south of Mt. Pleasant in Henry County ("Bystander's Notes," *Mt Pleasant News,* December 14, 1948, 2).

A geological survey of Iowa completed in 1853 to 1856 included a description of the resources in Henry County often then repeated in later histories. It noted that the Skunk River extended through the county from the northwest township to the southeast township, with Cedar Creek and Big Creek as major tributaries: "Water-power is abundant on these streams, especially on Skunk River, which affords good mill-sites at intervals of five to six miles throughout is extent in this county" (*History of Henry County* 1879: 323). The Henry County tax assessor book lists 12 tracts of land owned by Hugh Boyle in 1853, with his total property assessed at $3,889. The largest in value is easily this tract with the mill and house, listed as 21 acres of the north part of Lot 3 in the west half of the northwest quarter of Section 25 and assessed at $2,100. Additional land owned by Hugh Boyle included 100 acres in the northeast quarter of Section 14 ($500), 95 acres in the southwest quarter of Section 3 ($285), 78.6 acres in the southeast quarter of Section 23 ($250), 80 acres in the southwest quarter of Section 35 ($240), 60 acres in the northwest quarter of Section 26 ($120), 38.4 acres in the southwest quarter of Section 3 ($115), 30 acres in the northwest quarter of Section 36 ($120), 28.6 acres of Lot 9 in Section 23 ($85), 20 acres in the southeast quarter of Section 14 ($40), 11 acres in the southeast quarter of Section 25 ($14), and 10 acres in the southwest quarter of Section 25 ($30). His taxable property also includes seven meat cattle ($69) and three swine ($17 / $103). As noted, Hugh Boyle then bought the 10 acres to the south of his mill and house property from John Millison on April 2, 1854, providing a further buffer of land south of this house (Book L: 567).

However, Hugh Boyle succumbed to illness, dying on May 31, 1854. He was buried in the cemetery to the west of the stone house, with his grave marked by a simple stone tablet marker as was typical for burials in this period. He was the fifth burial in this early cemetery. His daughter Anabel, son John, and son William were buried next to each other previously, both also with simple stone markers with inscriptions. Anabel was born on February 20, 1846 and died on October 9, 1847; John was born on September 4, 1841 and died on March 20, 1848; and William was born on January 4, 1849 and died on October 31, 1849. Jesse Temple was also buried in the cemetery previously, with his grave located further to the south from the Boyle family plot and the marker smaller without any inscription. He was the son of Alexander T. and Eunice A. Temple, who are listed as the next household after Hugh Boyle in the 1852 Iowa census. Thus, he likely worked for Hugh Boyle in the mill. Jesse was born on January 8, 1850 and died on July 11, 1852. These graves reflect the hardships faced by the early settlers and this aspect of the settlement period of Henry County.

Local history states that after Hugh's death, his wife Matilda asked permission of the court to sell the mill, and it was sold to Caleb Webster in November 1854. Webster would later sell the mill back to Matilda Boyle on April 18, 1859 (Tonkinson 1979). The 1856 Iowa census lists Matilda Boyle as a widow who lived in Iowa for 14 years. Her household included three surviving children: Jane (16), Hugh Jr. (13), and James (12). The history of Boyle's Mill is thus intertwined to the mills at Lowell and other mills along the Skunk River. Caleb Webster had moved to Iowa in 1845 and settled in Lee County. He later moved to Baltimore Township, just to the east of the Boyle's Mill property. He is listed as living in Baltimore Township in the 1856 Iowa census while operating this mill. The census lists him as a 38-year-old millwright with wife Margaret A. Webster and two children. While operating the mill business, he is listed as a farmer with 40 acres in meadow, 14 acres of spring wheat, three acres of oats, 16 acres of corn, and 14 acres of potatoes. Additionally, he had sold 36 hogs and 22 cattle, and he had produced 200 pounds of cheese and 200 pounds of butter. In the winter of 1857, the post foundation of the north mill at Lowell (Lowell Mill) was washed out by ice, and Caleb Webster and Nathaniel Smith bought the property, rebuilding a larger grist and saw mill with three buhrs plus a sash saw. Thus, when Webster sold Boyle's Mill back to Matilda Boyle in 1859, he focused his mill operations on the north mill at Lowell. The 1860 federal census continues to list C. Webster (40, millwright) as living in

Baltimore Township with his wife and two children. Interestingly, the south mill in Lowell had been rebuilt in 1851 with two more runs of buhrs and a sash saw as well, and then was operated by various Smith heirs and Clarkson Jackman. This appears to be the same Clark Jackman listed as living near Hugh Boyle's mill in the 1850 census. He would continue to be involved in operations of this mill into the 1880s, with sons Hiram and Charles joining him as partners in the 1870s.

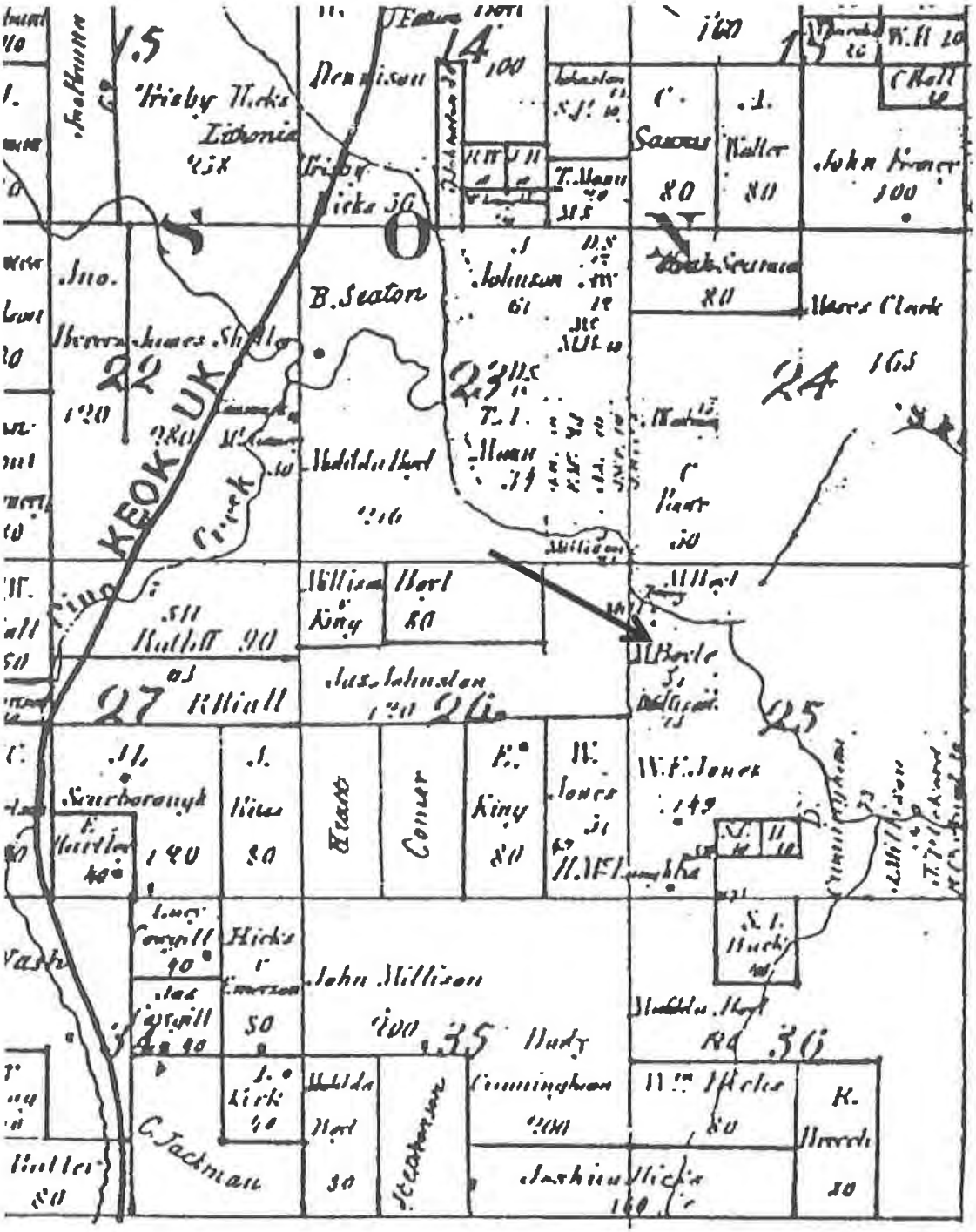


Figure 10. 1859 map of eastern Jackson Township, with Boyle property indicated (*Map of Henry County* 1859: 10).

Local history notes that Matilda Boyle ran the mill for a period with son Hugh Boyle, Jr. (Tonkinson 1979). This timing appears to then have been in 1859 after the mill transferred back to her, when Hugh Jr. was 16 and James was 15. The 1859 atlas shows M. Boyle as the owner of the property with the house (Figure 10). The 1859-60 county directory lists Matilda Boyle, John Millison, and Thomas A. Mann (owner of land to south of Boyle). The 1859-60 county directory notes that Jackson Township is "one of the finest in the county" with industrious and thrifty farmers. Skunk River meanders through the township, and "Boyle's Mill is situated on this river, in the southeastern corner of the township, and is the most important place in the township" (Bowron 1859: 84). The Keokuk, Mt. Pleasant, and Muscatine Railroad was projected to be built through the township, crossing the Skunk River west of Boyle's Mill, but it was not built (route depicted on 1859 atlas). Thus, Boyle's Mill appears to have been both successful and the hub of community activity in Jackson Township in this period, without any other towns platted or developed along a railroad line. In 1860, five grist mills and 11 saw mill operated in Henry County (Swisher 1940: 287). Grist mills appear to have been located on the Skunk River only, including two mills at Lowell, Boyle's Mill, one mill at Oakland, and Crawford's Mill in Trenton Township (which had been rebuilt by Robert Wilson in 1853). However, illness again struck the Boyle family, and Hugh Boyle, Jr. died on January 12, 1862 at age 19. He was also buried in the cemetery on the hill to the west of the house, with his simple stone tablet marker to the north of his father and four siblings. Operations of the mill over the next few years are unknown. It appears that Matilda may have continued to operate the mill, perhaps with son James.

The *Iowa State Gazetteer* from 1865 includes information on the mill operations of Henry County. Henry County was noted as watered by the Skunk River (Chicaqua River), which had an average width of 100 feet: "This stream affords the most ample water-power, sufficient to drive all the necessary machinery that may be demanded by the surrounding country for all time to come. Suitable mill sites occur on it at frequent points, four of which have already been improved, and have extensive saw and grist mills in successful operation, while others are in course of erection" (Hair 1865: 206). The four mill sites noted as improved appear to have been the two mills at Lowell, Boyle's Mill, two mills at Oakland, and either Crawford's Mill in Trenton Township or Merrimac Mills (technically in Jefferson County) (Figure 11, Table 1). One mill under construction at this time was that of Caleb Webster. Caleb Webster sold his interest in the Lowell Mill in 1865, moving upriver in Jackson Township to section 4 – about halfway between Boyle's Mill and Oakland Mills. He then built his own mill here in 1865, which he operated until his death in 1881. Two other mills upriver were also bought/rebuilt in 1865. J.R. and G.W. Millspaugh bought the former Crawford's Mill (dam/mill rebuilt by Robert Wilson in 1853) in Trenton Township, rebuilding the grist mill with two buhrs in 1865. The former Deed's Mill property just west of Trenton Township into Jefferson County was bought by William and John S. Rodgers in 1863 and then it burned in 1865, and they built a larger mill then known as Merrimac Mills. While located in Jefferson County, the small hamlet that grew around the mill spilled over into Henry County, and it was also depicted among the mills on the 1870 atlas of Henry County. It also appears to be Merrimac Mills referenced in the *Iowa State Gazetteer* as located on the Skunk River four miles west of Trenton, including a "a large flouring and saw-mill and woolen factory" (Hair 1865: 210). The 1865 *Iowa State Gazetteer* also noted that in and around Lowell in Baltimore Township were three flour mills and eight saw mills (Hair 1865: 210).

On March 27, 1867, Matilda, Jane, and James Boyle (the remaining heirs of Hugh Boyle) sold 31.38 acres in the west half of the northwest quarter of Section 25 south of the Skunk River to David Roberts of Lee Co and H.H. Jimeson of Henry Co for $8,000, as well as the fractional eight-acre tract north of the Skunk River, reserving a one-half acre tract known as the family grave yard (Deed Book V: 567). Matilda is then listed with son James in Union, Worth County, Missouri in the 1870 census, and she died and was buried there. Neither Roberts nor Jimeson would own the mill and stone house for a significant time, with Roberts selling his interest in both tracts of property to Benjamin F. Seaton for $4,000 on December 31, 1868, and Jimeson selling his interest in both tracts to Seaton for $3,700 on May 8, 1869 (Deed Book W: 53, 210).

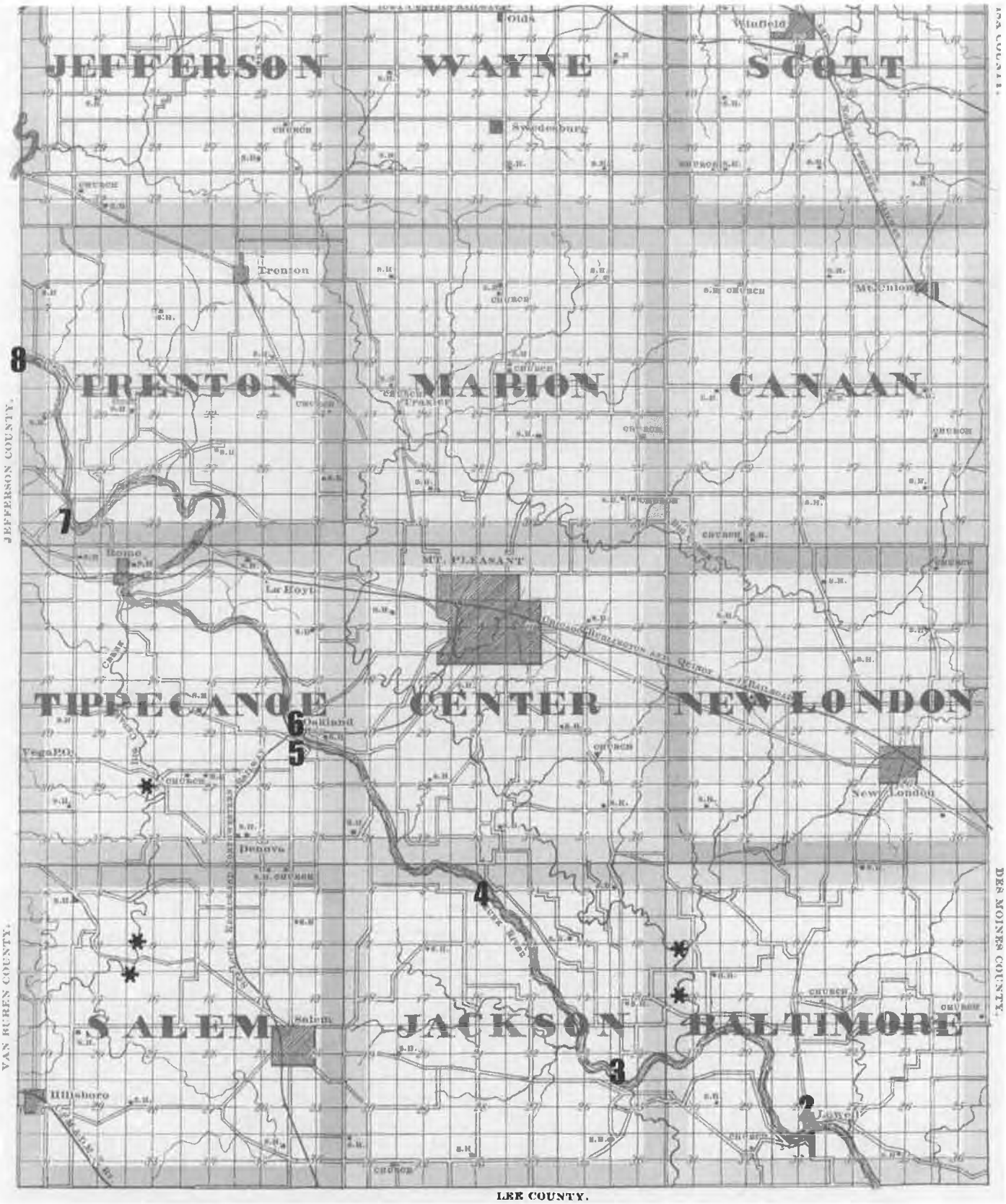


Figure 11. Water-powered mill sites identified in Henry County in 1870 (overlaid on 1895 map of Henry Co).
see table on following page

Table 1. Mill sites identified on Skunk River in Henry County.

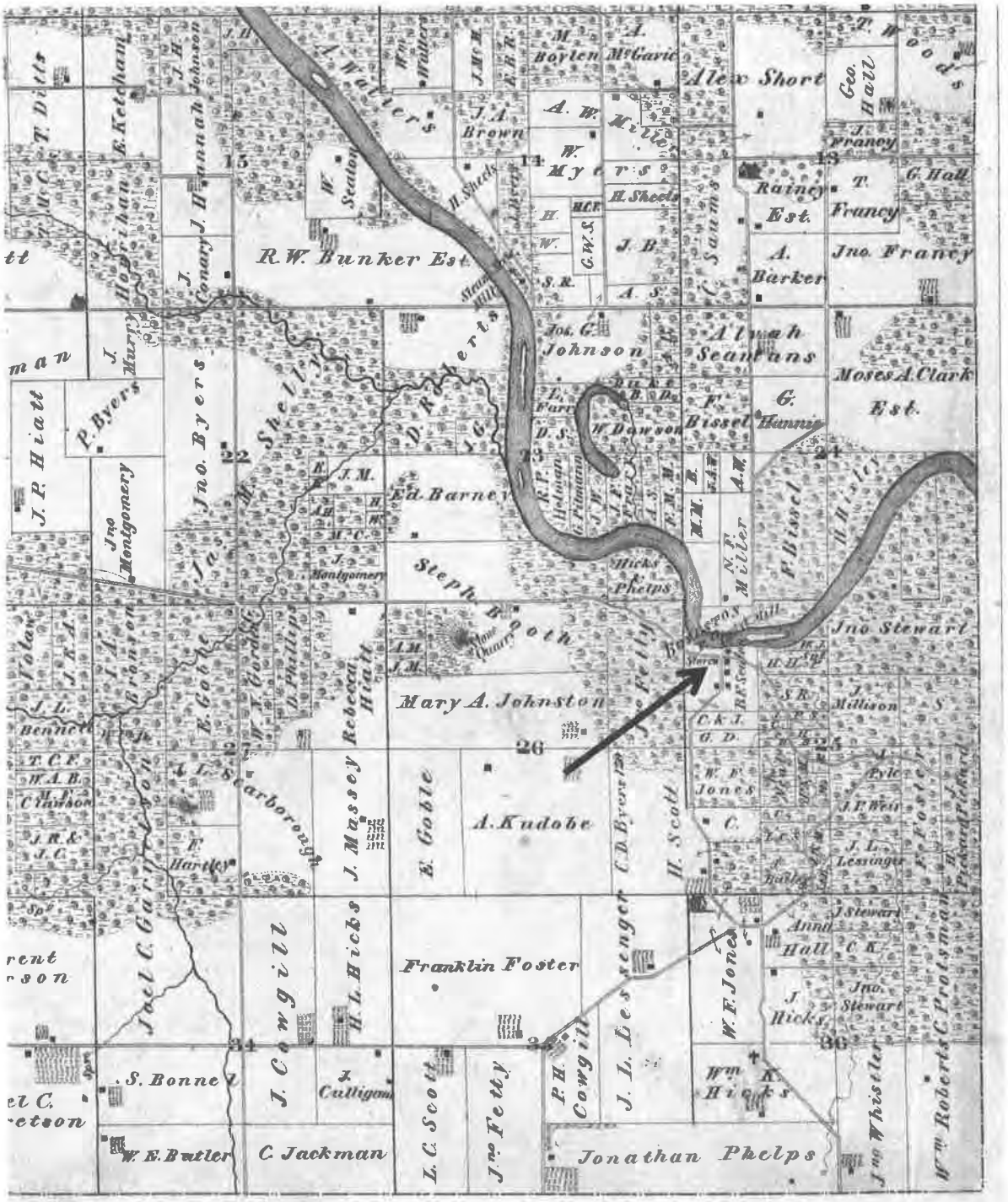
#1 - Lowell – south side of Skunk River – Smith's Mill, then Jackman's Mill	1837 - Hiram C. Smith and James Caudill built grist and saw mill – Smith's Mill - nearly level solid rock river bed – partial dam then full dam in 1838 – four feet tall with 35 by 130 lock - interest sold in 1840-41 – half interest bought by Major William Smith in 1849 – exchange interests in south for north mill plus run of mill for one year in 1850 – known as Smithland Mill – new mill built on south side in 1851 – two more runs of buhrs and sash saw – run by Clarkson Jackman (1850s-1860s) with various Smith heirs as partners and then other family partners – sons Hiram Jackman (1876-1887), Charles Jackman (1874-1883), and George B. Jackman (1883-1895) – remodeled into roller system in 1880s – added steam power – bridge built at Lowell in 1889 - 1895 atlas indicates Jackman's Mill - then sold to Charles Rock (1898-1901) – finally Sampson Lewis (1900-1911) – destroyed by fire in 1911 – 74 yrs
#2 - Lowell – north side of Skunk River – Lowell Mill	1838 – Hiram C. Smith and James Caudill built grist mill at north end of dam under construction – larger – three buhrs - interest sold in 1840-41 – half interest bought by Major William Smith in 1849 – exchange interests in south for north mill plus run of mill for one year in 1850 – known as Lowell Mill – sold to Christian Fishback and Fredrick Schmeig in 1855 – post foundation destroyed by ice in winter of 1857 – fell into river – sold to Caleb Webster and Nathaniel Smith – built new and much larger north mill – three buhrs plus sash saw –Webster sold in 1865 – then to Edward H. Stephenson (1866-1876) – later to T.J. Price (1875-1879) and Sampson Lewis (1878-1899) – remodeled into roller system – good business – bridge built at Lowell in 1889 – 1895 atlas indicates Lewis Mill - closed in 1901 – machinery to mill in western Iowa
#3 - Boyle's Mill - Skunk River – Jackson Twp – NW quarter of Section 25	built in late 1840s by Hugh Boyle – operated until death in 1854 – owned by Caleb Webster from 1854 to 1859 – back to Matilda Boyle – owned by Benjamin F. Seaton from 1868 to 1878 – 1870 atlas indicates grist mill on south side of river with Boyleston P.O. here – store at stone house – other houses on east side of road - strong business by Seaton noted in 1875 – Seaton sold in 1878 to local farmers - mill continued to be operated until 1880s – sat on post foundation – ice destroyed two posts and mill fell into river – property sold in 1889 to farmer – likely had ceased operations by then - foundation of dam visible still in 1927
#4 - Webster's Mill – Skunk River – Jackson Twp – NW quarter of Section 4	built by Caleb Webster in 1865 (sold his interests in Lowell Mill in 1865 and started own mill upstream 10 miles) – 1870 atlas indicates Webster's Mill on side side of river – C. Webster owns land/house – ferry also noted – strong business noted in 1875 – Caleb Webster died in 1881 - bridge built in 1883 at crossing/mill became route for primary road straight south of Mt Pleasant in 1913 – paved highway in 1928 (now Hwy 218) - foundation of dam visible still in 1927
#5 - Oakland Mills – south mill – Skunk River – Tippecanoe Twp – Section 24	Robert Wilson built saw mill in 1836 on south side – dam authorized for Wilson Brothers in 1839 with lock of 15 by 75 feet – later replaced by woolen mill – Wilsons ran until around 1853 – later owned by Armstrong & Clark in 1875 – cloth used in glove factory of Millspaugh & Stearns of Mt. Pleasant – bridge built at Oakland in 1876 – noted as vacant in 1879 history – others note used until 1910 – sold to Iowa Electric Light & Power of Fairfield – demolished/replaced
#6 - Oakland Mills – north mill – Skunk River – Tippecanoe Twp – Section 24	Robert Wilson built grist mill in 1840 on north side – dam authorized for Wilson Brothers in 1839 with lock of 15 by 75 feet – large business at flour mill through 19th century – four buhrs – Wilsons ran until around 1853 – later owned by Armstrong & Clark in 1875 – bridge built at Oakland in 1876 – sold to Farmers Milling Company in 1889 – installed rollers – used until 1910 – both mills sold to Iowa Electric Light & Power of Fairfield – demolished/replaced – generating plant later built on foundation of north mill – operated from 1926-1956 – demolished in 1965
#7 - Millspaugh's Mill – Skunk River – Trenton Twp – NE quarter of Section 31	original dam and mill built by Samuel and John Crawford in early 1840s (dam granted in 1841) – flour mill, saw mill, and quarry – John bought out Samuel in 1849 – woolen mill at east end by George Hanson in late 1840s - flood/ice destroy in 1851– John died in 1852 – property sold out of family – partnership of George Hanson and Robert Wilson (Oakland) formed – built new dam and mills around 1853 – completed by Robert Wilson – dam, grist mill, and saw mill – still noted as Crawford's Mill in 1865 *Iowa State Gazetteer* – saw mill destroyed by ice in 1865 – property bought from Wilson on September 12, 1865 by John R. and George W. Millspaugh – rebuilt grist mill - still two buhrs for grist mill – sold mill owned on Cedar Creek - 1870 atlas indicates grist mill west side of river on Millspaugh land – two buildings on west and one on east side – siblings Electa and William Millspaugh operated in 1882 – installed rollers in 1888 – Millspaugh family operated until closed in early 1900s – river rerouted since then – mill location on dry land by 1924
#8 - Merrimac Mill – Skunk River – in Jefferson County at border with Trenton Twp	Silas Deeds built dam and saw mill in 1841 – grist mill in 1843 – post office here in 1849-53 - died in 1863 – property bought by William and John S. Rodgers – burned in 1865 – rebuilt large mill – known as Merrimac Mills – post office again in 1866 - pictured in 1870 atlas – bridge here in 1874 - operated by Rodgers Brothers until 1876 – bought by Robert Risk of Burlington in 1878 – interest bought by Peter Salzman in 1888 – sole owner in 1895 until closed in 1903 – small mills no longer profitable

While David Roberts and H.H. Jimeson only owned Boyle's Mill and the stone house for less than two years, it was during this period that the post office was established at Boyleston, originally located in the basement of the stone house (walk out to east, exposed on the north). The application for the post office was filed on May 4, 1868 by James E. Shelledy, who is then noted in local history as the first postmaster (noted as living with wife Sarah immediately to the east in Baltimore Township in federal census of 1860 and 1870). It is possible that he was living here in the stone house in this period from 1867-1869 that Roberts and Jimeson owned the property, moving out and on when it was then sold. The post office was noted as located in the northwest quarter of Section 25 on the south side of the Skunk River about ¼ mile west of Prairie Creek, along the general route from West Point in Lee County to Salem in Henry County, currently operated by John McKibbon. A slightly different route from Pilot Grove in northern Lee County (five miles to south) to Salem in Henry County (six miles to west) brought McKibbon by the new post office in Boyleston. No other post office would be missed by shifting his route, with Lowell noted as the only other nearby post office, located on another route six miles to the east. A total of 62 families were noted as within two miles of the post office, with 150 families within half the distance to the next post office (HCHPC 2004: 35). This post office application also demonstrates the density of settlement in this section of Jackson Township by 1868. The post office moved in 1871 from the basement of the stone house about one-half mile to the south to the home of William F. Jones, who was then appointed as postmaster (Tonkinson 1979). His 1888 biography confirms that Postmaster-General Cresswell appointed William F. Jones as postmaster of Boyleston in 1871, with his home continuing to serve as the post office (*Portrait and Biographical Album of Henry County* 1888: 622-623).

A note contributed by "G.W.T." of Oak Grove to the *Mt Pleasant Press* in September 1868 also outlined some key news and activity from Jackson Township in this same period. The writer noted that the township suffered from lack of workers during the Civil War, with fields left untended, but since the war many had returned and "several men of capital and energy have recently become citizens of this township." The township had the best timber and water resources in the county, convenient to all for fencing and building. Additionally, there was good water power on the Skunk River: "Boyle's Mills, (Saw and Grist), in the eastern part of the Township, on this stream, are doing good business. They are owned by Messrs. Jameson (sic.) and Roberts. A Carding Machine is run in connection with these Mills." Additionally, a steam saw mill owned by F. Byers & Co was located about 1 ½ miles upriver from Boyle's Mill that sawed a large amount of lumber, with oak and walnut found in this vicinity. Two miles further upstream was where Caleb Webster had engaged in building saw and grist mills, which would be outlined with other improvements in a subsequent note ("From Jackson Township," *Mt Pleasant Press,* September 30, 1868, 3). A steam saw mill is indicated on the 1870 atlas on the northeast side of Skunk River in the south portion of Section 14 in Jackson Township, which appears to be the mill of Byers.

As noted, Benjamin F. Seaton bought the interests of Roberts for $4,000 on December 31, 1868 and Jimeson for $3,700 on May 8, 1869, and he operated Boyle's Mill until 1878 (Deed Book W: 53, 210). The 1870 atlas indicates B.F. Seaton as the owner, as well as capturing Boyleston during the three year period that the post office operated in the stone Boyle House (Figures 12-13). Boyleston P.O. is shown in the northwest quarter of the northwest quarter of Section 25, and the stone house is indicated as "store" on the map. This confirms local history that the two rooms in the basement of the stone house were once used as the post office and a store. The grist mill is indicated on the south bank of the Skunk River to the north. Three additional buildings are indicated along the east side of the road and one is indicated along the west side to the south of the stone house (all demolished). B.F. Seaton is indicated as owner of this entire tract as well as the earlier ten acres owned by Thomas Mann, with the 12-acre and 8-acre parcels to the south sold by J. Millison in 1863 owned by separate people. Boyleston School is shown about one mile to the south in the northwest corner of Section 36. Land was donated by William and Dorothy Jones in 1869 for a new brick school to be built (closed in 1942, now demolished) (Tonkinson 1979). This junction of the road north to Boyle's Mill and Agency Road is noted in a 1925 article as the site of the pole raising to support Lincoln in July 1860, rendezvous location for home guards during the Civil War, and site of Fourth of July celebrations (Garretson, O. A. "A Lincoln Pole Raising," *Palimpsest*, VI, April 1925, 109-116). As noted, William F. Jones was appointed as postmaster of Boyleston in

1871, with his home then serving as the post office. The 1870 and 1895 atlas show him owning land to the south in Section 36, with two houses noted in the northwest quarter of the northwest quarter of Section 36 in 1870. The Boyleston post office later closed in 1895. Only the house on the north side of the road is indicated on the 1895 map on this tract. A hip-roof frame house continues to sit roughly in this location (2115 330th Street), with an assessor date of construction noted as 1886 (unconfirmed date).


R.W. Bunker Est.
Alex Short
Geo. Hall
Rainey Est.
T. Francy
Jno. Francy
A. Barker
Jos. G. Johnson
Alnah Seanians
Moses A. Clark Est.
G. Hunter
F. Bissel
W. Dawson
Ed. Barnes
Steph. Roth
Jno. Stewart
Mary A. Johnston
A. Kudobe
E. Goble
J. Massey
Rebecca Hiatt
H. L. Hicks
J. Cowgill
Franklin Foster
J. L. Lessenger
W. F. Jones
Anna Hall
J. Hicks
Jno. Stewart
S. Bonnell
J. Cattigan
L. C. Scott
Jno. Fetty
P. H. Cowgill
Wm. K. Hicks
W. E. Butler
C. Jackman
Jonathan Phelps
Jno. Whistler
Wm. Roberts
C. Protsman
J. P. Hiatt
P. Byers
Jno. Byers
Jno. Montgomery
Jno. Hospitan
J. Murry
J. Conary
J. H. Johnson
R. Ketcham
T. Ditts
A. Walters
Wm. Walters
J. A. Brown
A. W. Miller
W. Seaton
H. Sheets
Steph. Roth
Hicks & Phelps
N. F. Miller
F. Bissel
H. Hister
Jno. Millison
Jno. Pyle
J. F. Weir
J. L. Lessinger
Jno. Stewart
Jacl C. Garrison
E. Goble
Searborough
Harley
Bennett
Chanson
Polan
Erenson
Franson
Rent
Rson
Jas. M. Shelley
D. Roberts
Jas. Montgomery
Mary A. Johnston
Hicks & Phelps
Jones
Scott
Fetty
Lessenger
Byers
Cowgill
Hicks
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Cowgill
Lessenger
Jones
Whistler
Roberts
Protsman
Hiatt
Johnson
Montgomery
Byers
Hospitan
Ketcham
Ditts
Walters
Miller
Short
Hall
Francy
Rainey
Barker
Johnson
Seanians
Clark
Bissel
Hunter
Barnes
Roth
Stewart
Millison
Pyle
Weir
Lessinger
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Hicks
Hicks
Butler
Jackman
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Whistler
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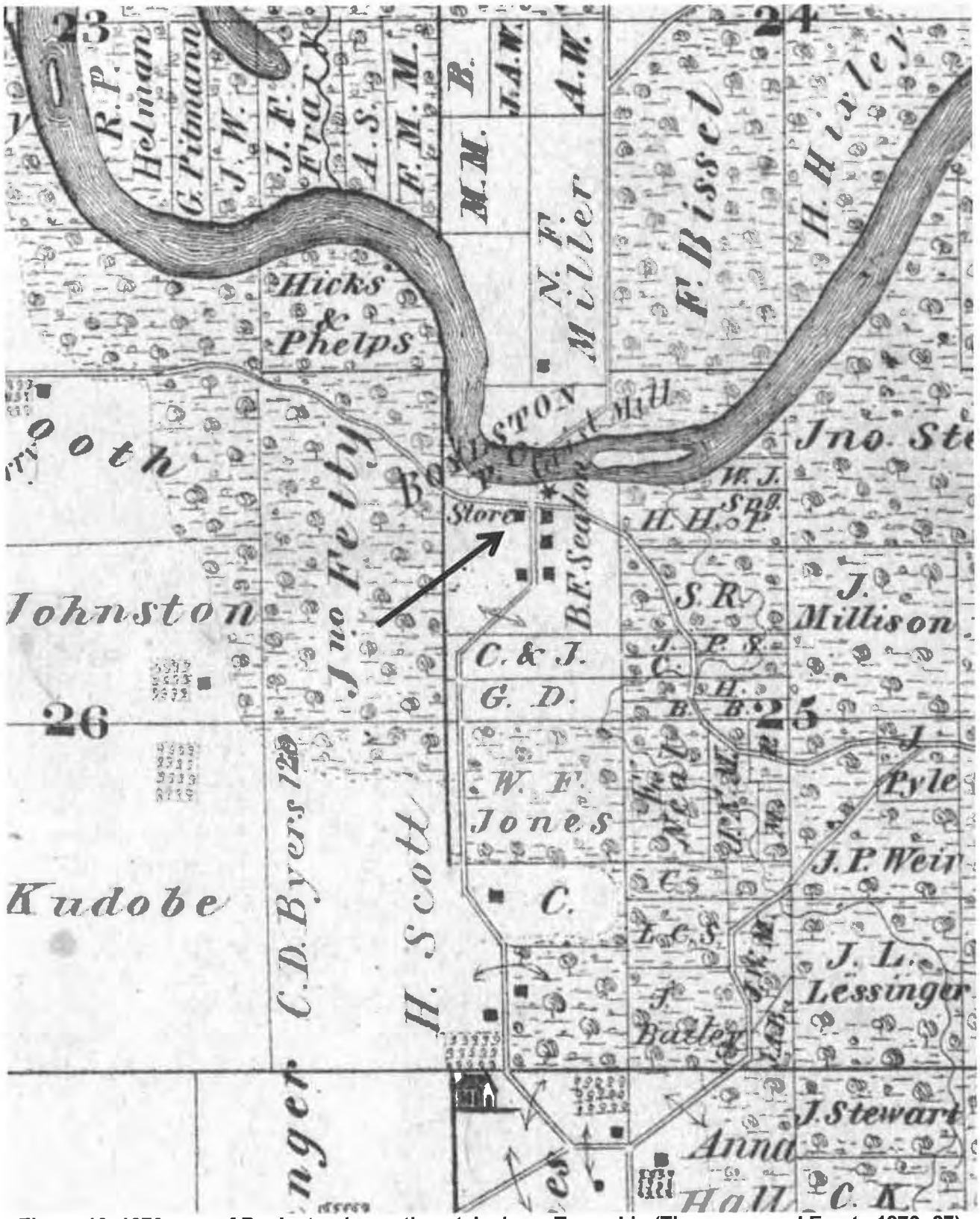


Figure 13. 1870 map of Boyleston in southeast Jackson Township (Thompson and Everts 1870: 27).

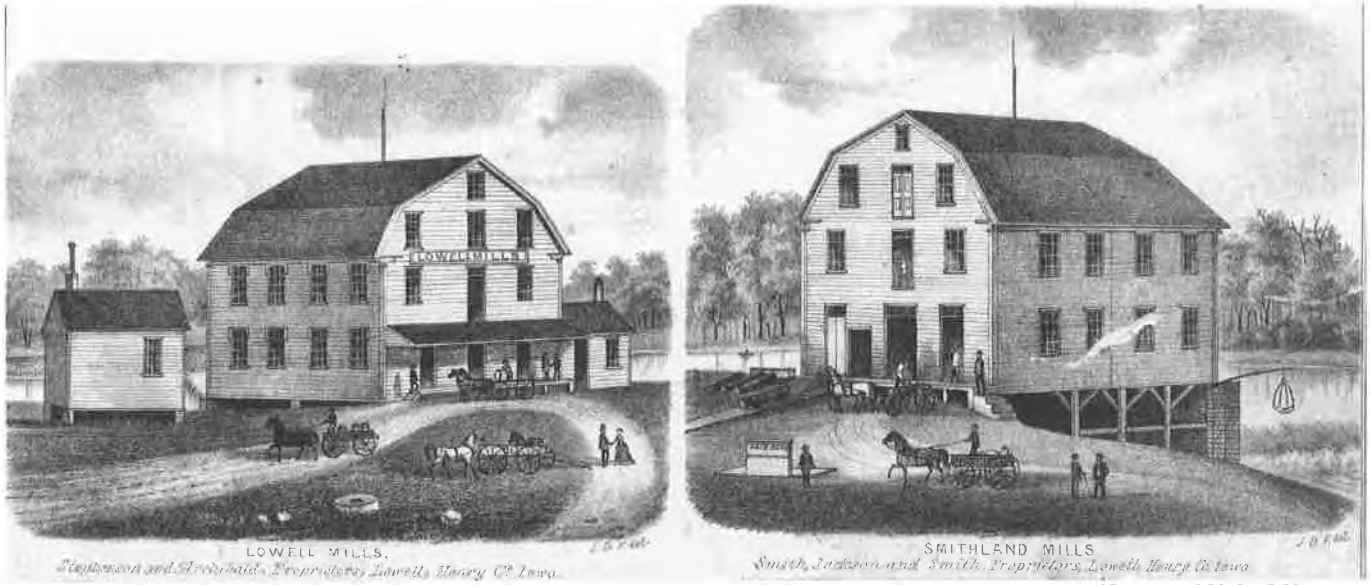


Figure 14. 1870 depiction of mills at Lowell, Baltimore Township (Thompson and Everts 1870: 30).

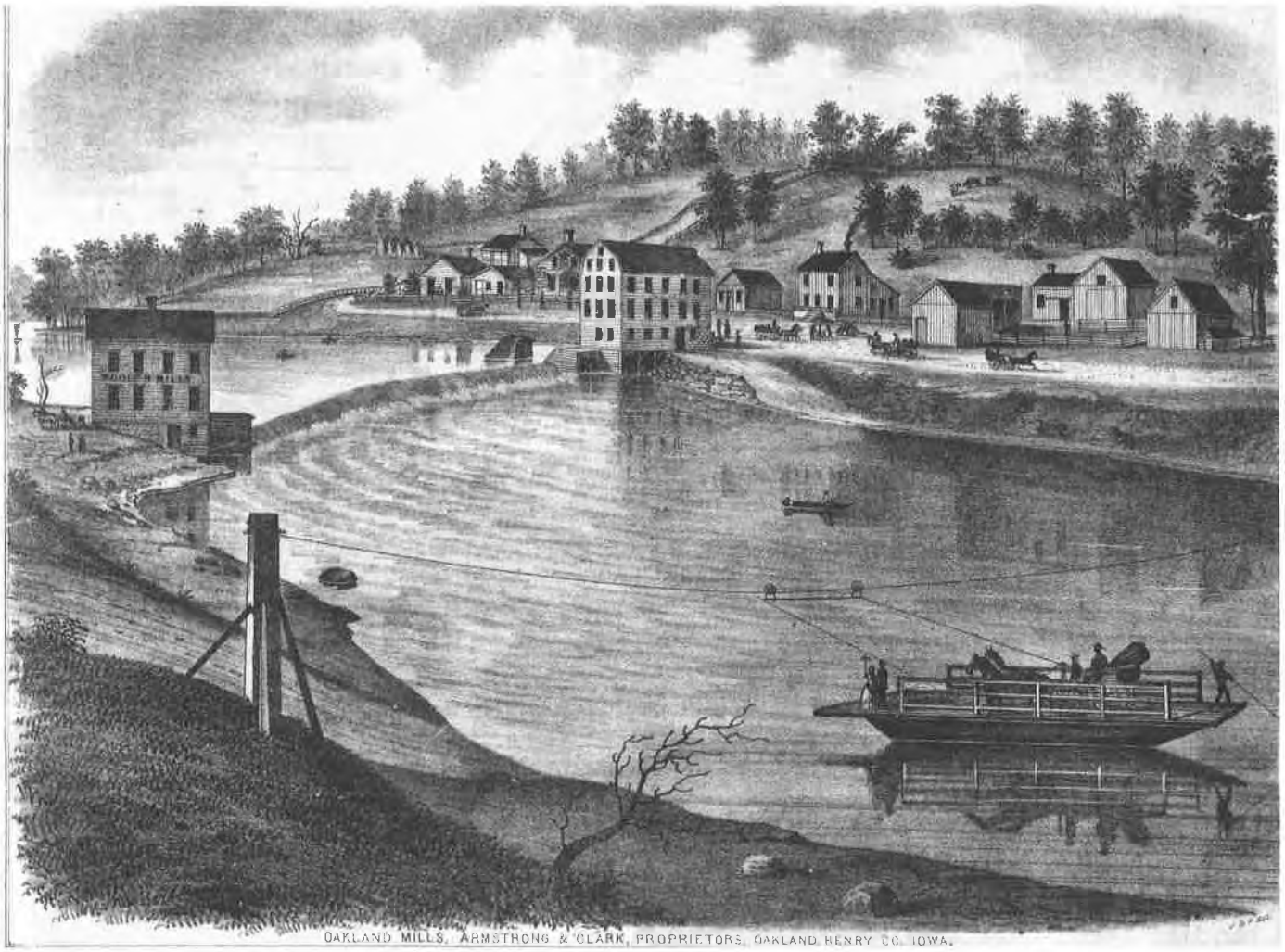


Figure 15. 1870 depiction of Oakland Mills, Tippecanoe Township (Thompson and Everts 1870: 24).

Figure 16. 1870 depiction of Merrimac Mills, just west of Trenton Township in Jefferson County (Thompson and Everts 1870: 24).

The 1870 atlas also includes depictions of the larger mill operations along the Skunk River that served residents of Henry County (Figures 14-16). The two mills at either end of the dam at Lowell are pictured as two stories with gambrel roofs. The large north mill and small south mill at Oakland are depicted on either end of the dam, with the ferry in operation in the foreground. Though just over the Henry-Jefferson county line west of Trenton Township, W.J. and J.S. Rodgers' mill at Merrimac is included, with a note that there was a good ferry in operation here as well. The small water-powered or steam-powered mills in operation in this period are not pictorially depicted, simply indicated on the township maps. As noted, the atlas indicates the grist mill at Boyleston operated by Seaton, with a number of other buildings in this area. Webster's Mill is indicated on the south side of the Skunk River in Section 4, with a house and ferry also indicated here. Millspaugh's Mill is indicated as a grist mill on the west side of the Skunk River in Section 31 in Trenton Township, with a couple houses also indicated nearby. Thus, Boyle's Mill appears to have the largest settlement associated with the mill operations in comparison with these other smaller water-powered mill operations on the Skunk River. Faulkner's Ferry also operated across the Skunk River in Section 30 of Center Township between Webster's Mill and Oakland Mills, with a steam saw mill located here, and a ferry also operated on the Skunk River near Rome between Oakland Mills and Millspaugh's Mill (noted in other later history as Ketcham's Ferry). Steam saw mills are also noted on the north side of the Skunk River in Section 19 of Baltimore Township (H.L. Abbe, between Lowell and Boyleston) and Section 14 of Jackson Township (noted previously as Byers). No additional buildings are noted around these operations.

Benjamin F. Seaton appears to have operated Boyle's Mill for about 10 years, from around 1869 to 1878. The 1860 census had listed him in Jackson Township as a 32-year-old carpenter with wife Nancy with $800 in real estate, and he enlisted in the Civil War in 1863. The 1870 census lists Benjamin Seaton as a miller at age 40, with $7,200 in real estate and $800 in personal property. His household included wife Nancy (38), son Francis

(14, works in mill), Mary (10), William (8), and Laura (5). Nearby households were farmers, including future mill owners August Kudobe and Stephen Booth. No postmaster was indicated in the 1870 census records in this vicinity. The industrial records within the 1870 federal census notes that B.F. Seaton was operating a water-powered flour mill, and he had $8,000 in capital invested. Machinery included five water wheels, two sette burns, and two bolts, with a maximum capacity per day of 150 bushels. He operated for six months of the year, with two men employed and $500 paid in wages. Production included:

- wheat – 4,000 bushels - $3,500 - flour – 800 bbls - $4,000
- corn – 1,700 bushels - $850 - meal – 1,900 bushels - $1,075
- rye – 1,100 bushels - $600 – rye flour – 175 bbls - $700
- oats – 700 bushels - $280 – chop feed - 2,100 bushels - $700
- oats – 500 bushels - $230 – offal - $500

The *Mt Pleasant News* issued a special newspaper edition on January 6, 1876 to kick-off the centennial year, and each of the townships was highlighted. The area in Jackson Township south of the Skunk River was noted as settled first by settlers from Ohio, Indiana, and Illinois, with the area north of the river settled later due to its lesser soil quality and dense timber. Overall, the residents of the township were noted to be moral, temperate, and industrious, and the "improvements as a whole will compare favorably with those of any other township in the county, while those in the southern portion are surpassed by few localities in the State, most of the farms in this section being neatly improved with handsome and commodious buildings." The excellent soil south of the river was well suited for winter wheat, and the township had a high quality of orchards, with quality fruit trees obtained from Henderson Lewelling's nursery near Salem in the 1840s and then from J.W. Frazier in the 1850s. An excellent quality of building stone was found in the township, used for building and lime. Nine schools and one church (Valley Friends) served the township, with other church organizations meeting at four schools. Without a town in the township, commerce and industry were restricted to the mills on Skunk River, which were noted as prosperous: "The two great saw mills owned by Caleb Webster and B.F. Seaton are doing a good business, and merit the liberal patronage which they receive." Overall, Jackson Township compared favorably to other townships and was indicated for great continued improvement and success. The writer only noted that with "a few much needed bridges her citizens would consider themselves favored with a just share of the dispensation of providence" ("Jackson Township," *Mt Pleasant News,* January 6, 1876). The first bridge across Skunk River was built later in 1876 at Oakland Mills on the road from Mt. Pleasant to Salem.

On July 5, 1878, Benjamin F. Seaton sold the 33 acres of Lot 3 south of the river and the eight acres of Lot 4 north of the river in the west half of the northwest quarter of Section 25 to Stephen and Margaret Booth, W.J. and Louisa Francy, and August and Mary Kudobe. Booth and Kudobe lived to the west in Section 26 per the 1870 atlas (Figure 12), while Francy was a prominent local resident who lived further to the northeast in Baltimore Township. They appear to have been investors, with the mill then operated by others. The 1879 county history lists several people/farmers with "Boyleston PO" noted, including R.T. Canfield – section 25, J. Clauson –section 25, Abraham Felty – Section 35, F. Foster – Section 35, G. Hannis – Section 24, W.R. Hicks – Section 36, M.A. and Joseph Johnson – Section 26, J.L. Lessenyer – Section 35, J.M. Massey –Section 27, J. Phelps – Section 35, Joseph Phelps – Section 35, S.J. Scarborough –Section 27, W. Schneider – farmer – Section 36, and H. Scott – Section 26. William F. Jones is listed as postmaster and farmer in Section 36. Interestingly, S. Booth (Section 23) and A. Kudobe (Section 26) are both listed as Salem PO (*History of Henry County* 1879: 632-635). Thus, the Boyleston post office served primarily four sections in Jackson Township (24-25, 35-36).

While Adam Tempel (Temple) is not listed in the county directory in the 1879 history, he is identified as the likely mill operator at Boyleston in the 1880 census. The 1880 census lists 36 households in the group of entries that include residents of Boyleston. Adam Temple (sic.) is the only miller listed, and he would later buy the mill in August 1885. His wife, Barbara Tempel, is buried in the cemetery to the west of the stone house, noted as died in Boyleston on October 1, 1878 at age 41. Thus, Adam Tempel may have been operating the mill since the neighboring farmers bought it in July 1878. The household of Adam Temple (age 35) in the 1880

census includes daughter Elizabeth (or Lizzie, age 18), son Adam Jr, (16), daughter Mary (13), son Henry (10), and daughter Eda (3). Other households in the area include primarily farmers, including August Kudobe (49) and William Jones (47). The exception was Robert Canfield, a 54-year-old carpenter. Interestingly, he lived on a small tract of land slightly further to the south in Section 25, near the home of William Jones, with his wife Margaret (Chaney), stepdaughter Florence Chaney (21), stepson Edward Chaney (18), and son James Canfield (17). Edward Chaney would later marry Elizabeth Tempel, buy the property with the mill and stone house in 1889, and move his parents' house to the east side of the road across from the stone house in the early 20th century.

The actual ownership of the mill property transferred several times in the 1880s, though Adam Tempel may have been operating the mill throughout the ownership changes. On January 19, 1881, Stephen and Margaret Booth, W.J. and Louisa Francy, August and Mary Kudobe sold the 31.38 acres south of river and 8 acres north of river, commonly known as the Boyle's Mill property, to Robert L. Massey for $6,800 (Book 28: 693). This sale was short-lived, as he transferred it back to the three couples on December 23, 1882 for $6,679 (Book 39: 341). The three couples then sold the mill property to Adam Tempel on August 31, 1885 for $2,000 (Book 51: 36). However, they appear to have retained some interest in the property, as it was Adam Tempel and Francy et al who later sold the property in 1889. Adam Tempel was not identified in the 1885 Iowa census. J.A. Connor (29, wife Elizabeth) lived in Section 25 with "milling" listed as his occupation, and N.S. Wherley (60, wife Mary) likewise lived in Section 25 with "miller" listed as his occupation. Thus, the mill appears to have likely continued to operate at this time. James Smalley (38, laborer), S.S. Windland (25, laborer), and Mahala Pero (25, keeping house) are also listed in Section 25, along with Robert Canfield (58, farmer), wife Margaret (58), and son Edward (23, farmer). Two burials noted in courthouse death records occurred in the Boyle cemetery in this period, Cynthia Hicks (born 1816, died July 28, 1886) and George Smalley (died August 5, 1884 – age 1 yr 4 mos 11 days – Boyleston). Cynthia Hicks is noted as the unmarried daughter of Joseph and Clarissa Hicks who lived nearby per the 1860 census (age 43), while George Smalley is likely the son of James and Rachel Smalley. Thus, the Boyle cemetery appears to have been used in at least these two instances as a "community" cemetery. A granite marker was erected in 2013 by the Henry County Pioneer Cemetery Commission between the Boyle family plot and the Temple/Tempel burials to commemorate these unmarked graves, as well as that of Robert Canfield, likewise noted in county death records as buried here upon his death on November 12, 1898.

Floods and ice reportedly destroyed Boyle's mill in the late 1880s, with local history noting that the lumber was then used by Mr. Kudobe to build a barn on his property to the west (Tonkinson 1979). On October 25, 1889, Adam Temple (sic.) and the three couples (Francy, Kudobe, Booth) sold the property "commonly known as the Boyle's Mill property" to Edward Chaney for $950 (Book 51: 606). The significant decrease in value for the 31.38 acres south of the river and eight acres north of the river suggests that the mill was gone by this date. Edward L. Chaney then sold the eight acres on the north side of the river to Catherine Brereston for $165 on April 18, 1890, retaining the land to the south of the Skunk River and stone house (Deed Book 61: 162). In the late 1880s, Edward Lee Chaney married Elizabeth Tempel, eldest daughter of Adam Tempel. Thus, while the property no longer operated as a mill, it retained a family connection with the house. Adam Tempel died in St. Louis on August 27, 1893 at age 54, and he was buried in the Boyle Cemetery with his wife Barbara. This is the last marked burial in the cemetery, and thus serves as the date for the end of the period of significance for the history of the property associated with the settlement of Jackson Township and operations of Boyle's Mill. An obelisk marker is shared by Adam and Barbara Tempel, with the inscription on the south side for Barbara and the inscription on the north side for Adam. Both graves are then indicated with head and foot stones with their respective initials. Adam Tempel died in St. Louis "where he had been working at his trade, that of a miller." He was buried at Boyleston, where his family continued to live (daughter Elizabeth Tempel had married Edward Chaney, and they lived in the stone house). His obituary noted that he "was a miller most of his life, and was a skillful workman" (*Mt Pleasant Journal,* August 31, 1893, 3).

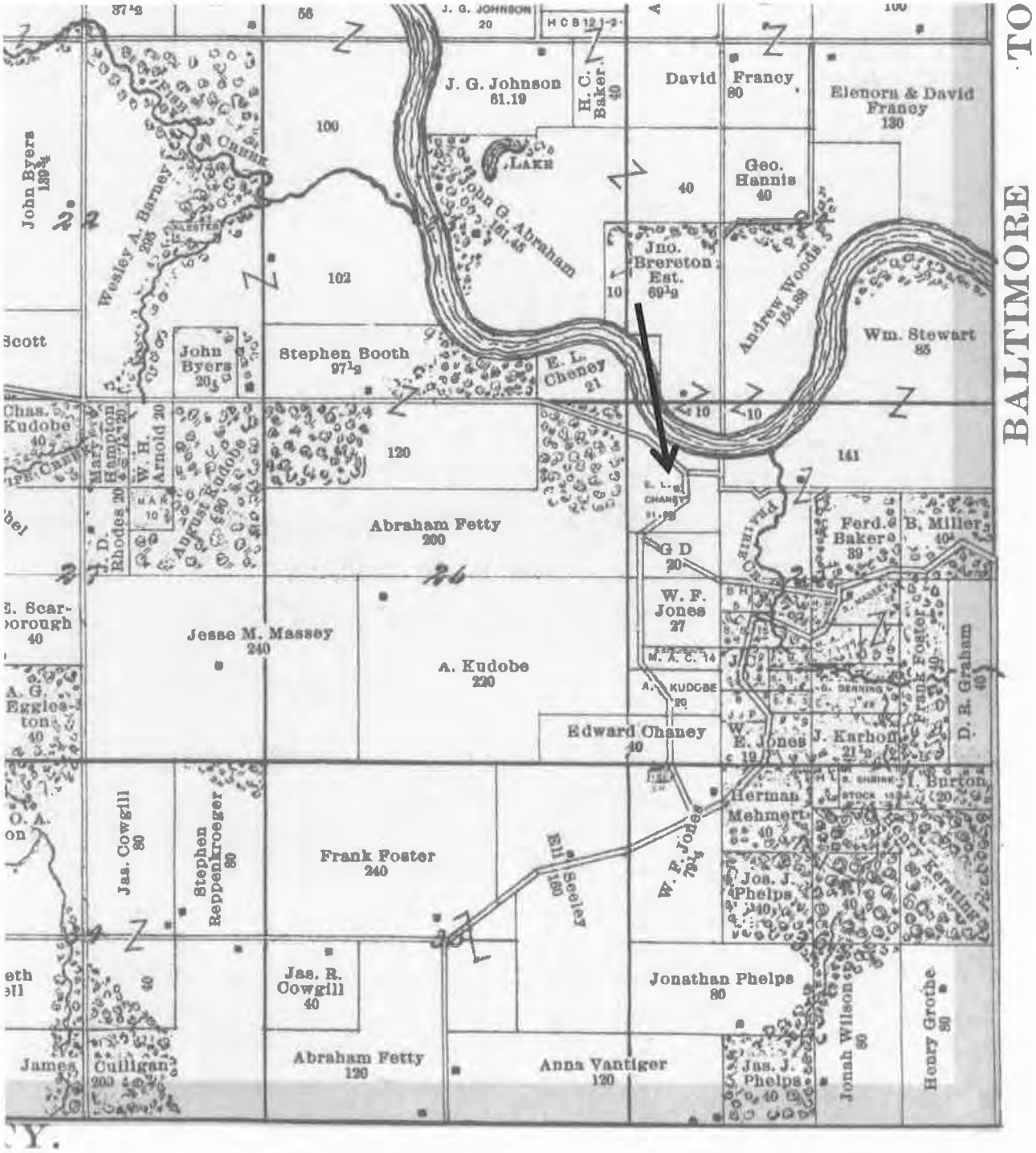


Figure 17. 1895 map of Jackson Township, with house indicated and no mill or post office noted (Brooks and Whiting 1895: 12).

Later notes on Boyleston, the Boyle House, and Cemetery

With the closing of the mill operations at Boyleston, the small associated community appears to have quickly disappeared (Figure 17). The stone house is indicated on the 1895 atlas of Henry County, with Edward Chaney noted as the owner. No traces of the mill operations or additional buildings from the 1870 atlas are indicated. No other commercial operations are indicated in the Boyleston area, nor is it identified as a post office. The post office in the home of William Jones was closed on March 22, 1895 (HCHPC 2004: 31). Thus, the stone house and cemetery remained as the only resources associated with Boyle's Mill already by this date. The 1895 atlas shows Edward L. Chaney as the owner of these 31.98 acres south of Skunk River in the west half of the northwest quarter of Section 25. E.L. Chaney is also indicated as the owner of land in the river bottom to the northwest in Section 23. He also owned a tract of 40 acres in the southwest corner of Section 25 and southeast corner of Section 26. M.A.C. (Margaret Chaney?) owned a small 14 acre tract between land of W.F. Jones and A. Kudobe on the east side of the road, likely the location of the frame house later moved across the road from the stone house (same location as the 1870 map). W.F. Jones lived on property to the south in the west half of the northwest quarter of Section 36, with land that he donated for the school along the road at the northwest corner. This school was known as Boyleston School into the 1940s, when it was closed. The brick school house, a coal shed, and one outside toilet were advertised for sale in 1949 (Tonkinson 1979; "School House for Sale," *Mt Pleasant News,* June 23, 1949, 8). This closure further indicates the fading of the early activity of the Boyleston community in Jackson Township.

While the core community around the mill faded by the 1890s, the larger rural neighborhood of Boyleston continued to exist through the first half of the 20th century. After years of petitioning, a bridge was finally built at Boyleston in 1896-97, following bridges over the Skunk River at Oakland (1876), Webster's Mill (1883), Rome (1885), and Lowell (1889). The camelback truss bridge consisted of three 150-foot spans and two 60-foot approaches (Figure 18) ("Have let the Bridge Contract," *Mt Pleasant Daily News,* July 25, 1896, 1). The "Boyleston Briefs" column appeared periodically in the *Mt Pleasant Daily News* in the first decades of the 20th century. When the initial primary roads for Henry County were designated in spring 1913, the road from Lowell to Boyleston and north to the Blue Grass road east of Mt. Pleasant was included among the seven select roads due to a large delegation of Boyleston neighborhood residents advocating for a road to connect them to Mt. Pleasant. Since no more than 15% of the main traveled roads in the county could be designated as primary roads, the inclusion of the Boyleston road resulted in the exclusion of Salem-Lowell Road across the southern portion of the county. A primary road also went straight south out of Mt. Pleasant into Jackson Township and crossed the Skunk River at Webster's ("The Bystander's Notes," *Mt Pleasant Daily News,* April 28, 1913, 2).

The significance of the earlier history of Boyleston and Boyle's Mill was recognized and noted in several articles by the 1920s. Owen A. Garretson, in writing about the support for Abraham Lincoln in 1860, notes that the location of the pole raising was at a point on Agency Road in southern Jackson Township at junction with road leading to Hugh Boyle's grist mill on the Skunk River a mile north. He writes: "Hugh Boyle's famous mill, once the nucleus of an important industry in that region, is no more" (O. A. Garretson, "A Lincoln Pole Raising," *Palimpsest*, VI, April 1925, 109-116). In 1926, the Henry County Historical Society was organized, and one of their first projects was to research and document the old saw and grist mills on Skunk River, as well as Big Creek and Big Cedar, all of which were gone. An associated article appeared in the *Mt Pleasant Daily News*, noting "old mills now gone and forgotten played a mighty part in the developing of Henry County." At this time, all that was left of the two prosperous mills at Lowell were the foundation of the old dam and massive walls of wheel pits. Charles S. Rogers wrote of Boyleston: "Up stream several miles can still be seen the foundation of the old Boyleston dam which furnished a good head of water for the big mill that was operated there for many years. There was until not so very long ago the Boyleston postoffice and we used to make up a package of the Weekly edition for that office." The foundation of the dam at Webster's mill was also visible at this time, and important mills had existed at Oakland equal to Lowell. Additional mills were found at Millspaugh's and Merrimac. In regards to the mills: "All are gone. Nothing left of them. The times have changed...the mills went with the change" ("The Bystander's Notes," *Mt Pleasant Daily News,* February 22, 1927, 3).

Figure 18. Boyleston bridge in 1961 (Young collection)

The history and remnants of the dam at Boyleston were also noted in 1929 by editor Charles S. Rogers in an article on a trip with a group of historical society members around the southern portion of the county. He writes: "We crossed the Skunk (how that name annoys me) at Boyleston. The river has decided that one channel is enough and has taken the south side and is filling up the north channel. Good business. The river was taking in too much territory anyway. Up stream could be seen the riffles caused by the old foundations of the dam which impounded the waters in pioneer days, and they in turn urged the water wheels to grind the grist and saw the logs for the settlers for many miles around. Up on the hillside are to be found this day three pair of buhrs which many years ago turned wheat and corn into feed and flour...We started on south by Ed Chaney's orchards. It was too early for good apples so we did not stop to steal any. Then on to the Cazy place which is tinged with early history. There once was located the post office of Boyleston, Bill Jones postmaster. The post office was first down on the river, but after the mills went out of commission it was moved up on the hills to Jones' home, where it was maintained as a government reservation for many years" ("The Bystanders Notes," *Mt Pleasant News,* August 23, 1929, 1-2).

Edward Lee Chaney would own the stone house and associated land for over 60 years, nearly until his death in 1952. Edward Chaney was born on January 4, 1862 to Andrew J. and Margaret (Maupin) Chaney. They moved from Jefferson County, Tennessee to Iowa in 1849, living on a farm near Lowell to the east in southern Henry County until Andrew died in 1867. Margaret Chaney then bought a small tract of land with a house in Boyleston, where she continued to live after marrying Robert Canfield in March 1869. The first wife of Robert Canfield died in 1866 in Indiana, and he then moved to Iowa with his four children in 1867. The 1888

biography of Robert Canfield noted that "in a cosy farmhouse the couple live, beloved by their neighbors" (*Portrait and Biographical Album of Henry County* 1888: 246). As noted, this house was later moved near the stone house by Edward Chaney. Later history notes that the moved frame house was the home of William and Dorothy Jones, who married on November 17, 1864, and that their daughter Mary was born in this house in 1865 (Tonkinson 1979). The location of the property is adjacent to property of William Jones, so this seems plausible. Thus, William and Dorothy Jones may have lived in this house during their early years as newlyweds, then moving to a more substantial house in 1869 (and then William became postmaster in 1871). The 1870 atlas seems to indicate a small tract of land with a house noted as owned by "C." south of land owned by W.F. Jones, who then lived to the south in Section 36 near the school. County death records indicate that Robert Canfield was buried in the Boyle cemetery after he died on November 12, 1898. He is the last recorded burial in the cemetery (his wife Margaret Chaney Canfield was later buried in 1918 in Bethany Cemetery with her first husband). After the Canfield house was moved to the east side of the road across from the stone house, the house was used as a machine shed. It currently stands in deteriorating condition, and it sits to the east of the National Register boundary for the property. Likewise, the large barn on the east side of the road to the northeast of the stone house appears to have been built in the late 19th century by Edward Chaney, and it sits outside of the National Register boundary as well. Both resources, as well as other early 20th century agricultural buildings built by Chaney, have been excluded from the National Register boundary as they date to a later period and are not associated with the earlier history of the property as related to the operations of Boyle's Mill.

Figure 19. Current photograph of buildings on east side of Lexington Ave, looking northeast (barn, hog house, old/moved house) (McCarley, May 17, 2013)

Edward and Elizabeth Chaney thus moved into the stone house in 1889 around the time that they got married, and they lived here for their entire married life. They had three children – Horace (born in 1892), Mildred (born in 1897), and Paul (born in 1905). As his original tract with the stone house has few tillable acres, he continued to buy additional land near his property. The 1917 atlas shows that Edward L. Chaney owned the original tract with the stone house, plus the 80 acres of the east half of the northeast quarter of Section 26 to the west and the 21 acres of river bottom land to the north, the 80 acres of the east half of the southeast quarter of Section 26, and at least 52 acres in the west half of the southwest quarter of Section 25. By 1930, all the children had moved out, and Edward L. (68) and Lizzie (67) continued to live in the stone house in Jackson Township. An aerial photograph from the 1930s shows the development of his land (Figure 20). The tract with the house, with the hill to the west and south, was generally non-tillable land on the west side of the road, and a large apple orchard is visible in this area to the west and south of the house. Grapes were grown to the south of the house on the east side of the orchard. The local sons of Horace Chaney recall visiting their grandparents Ed and Elizabeth while growing up. They recall their father talking about growing apples in the orchard and taking a two-day wagon trip to Burlington to sell them. Apples were stored in the basement of the stone house, which provided cool storage. Cider was also produced in the fall (per Horace's sons: Ed Chaney, Richard Chaney, Robert Chaney, 2013).

Apples and grapes continued to be grown on the Boyle property through the 1930s by Edward Chaney, and watermelons and muskmelons were grown in the river bottom land to the northwest of the house. An irrigation system was installed to pump water from the river through the patch. Melons were sold locally in Mt. Pleasant. A wind mill on the river also pumped water to a cistern on the hill by the house, which then gravity fed another cistern by the barn for the livestock. Ed and Lizzie Chaney had some cattle and hogs on the property. The hog house to the east of the house was built in the 1930s, and an older barn sat to the north along Salem Road. This barn would flood when the Skunk River rose. Horace Chaney's sons recall that the house moved to the east side of the road across from the stone house was the home of Ed Chaney's parents, moved from his property about 1.5 miles to the south. They believe it was moved prior to the 1930s, and it was moved to use for storage closer to the main house. The stone house was not modernized at all through the 1930s and 1940s. No electricity or plumbing was installed in the house while Edward and Elizabeth lived here. Oil lamps were used for lighting. The kitchen retained an old wood cook stove, and a well to the west of the house provided cold storage. A smokehouse was also to the west of the house, maybe about 30 feet. The first/main story had two rooms on the east side, and a kitchen and bedroom on the west side. The upper story was closed off in this period, with two bedrooms no longer used. The basement was used as a shop and storage. Tobacco grown on the property for personal use was also hung from the rafters to dry. The larger farm property with tillable land was rented out by the 1930s (per Horace's sons: Ed Chaney, Richard Chaney, Robert Chaney, 2013). The 1940 census lists Ed L. Chaney (78) living here in the same house as in 1930 with his wife Elizabeth (77). They also had Rose Brown, a "home helper," living with them. Elizabeth Tempel Chaney died on October 11, 1942, buried in Forest Home Cemetery in Mt Pleasant. Edward Chaney continued to live here until selling the property in 1950 to Ralph Myers, who had rented the farm land for several years. He moved into Salem where he died on April 10, 1952. He was buried in Forest Home Cemetery in Mt. Pleasant as well ("Edward Chaney Taken By Death," *Mt Pleasant News,* April 10, 1952, 1; "E.L. Chaney Funeral Saturday at Two P.M.," *Mt Pleasant News,* April 11, 1952, 1).

The early history of Boyle's Mill and Boyles was again sketched in the *Mt. Pleasant News* in December 1948. The article noted that Boyle's mill had stood on the south side of the river, a bit upstream from the iron bridge. The foundation of the old dam was clearly visible at low water levels, though the old dam had been long since swept away by floods and ice. Scattered sections of a French burr from the flouring mill were found on the bank, the iron bands eaten away by rust many years ago. The old Boyle's mill was long gone, along with the other water powered mills of pioneer days including those of Lowell, Webster, Oakland, and Millspaugh. The article noted that "Boyle's Mill was quite an active spot in its best days – grinding grain, sawing lumber, carding, fulling and dressing cloth ("Bystander's Notes," *Mt Pleasant News,* December 14, 1948, 2).

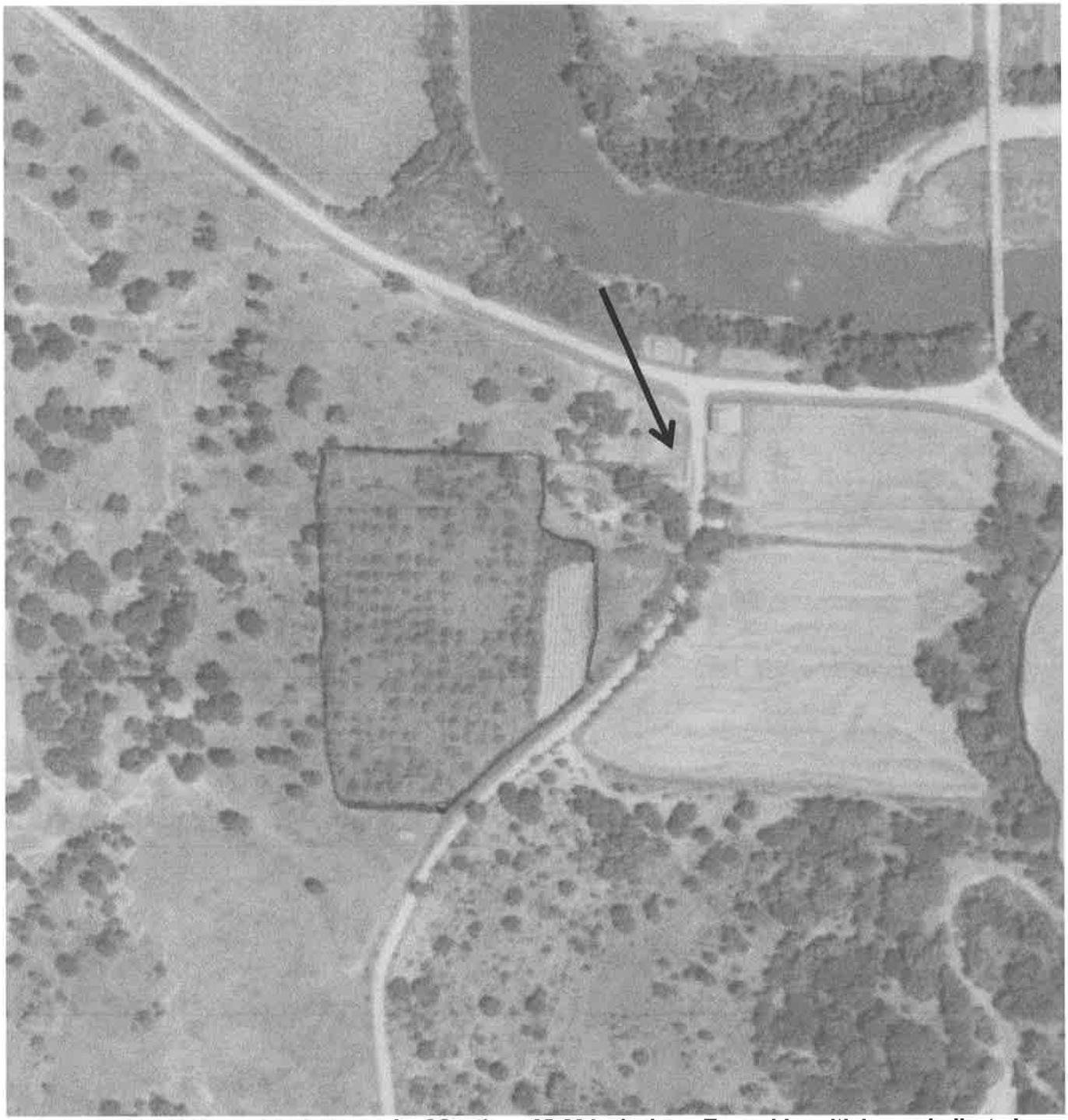
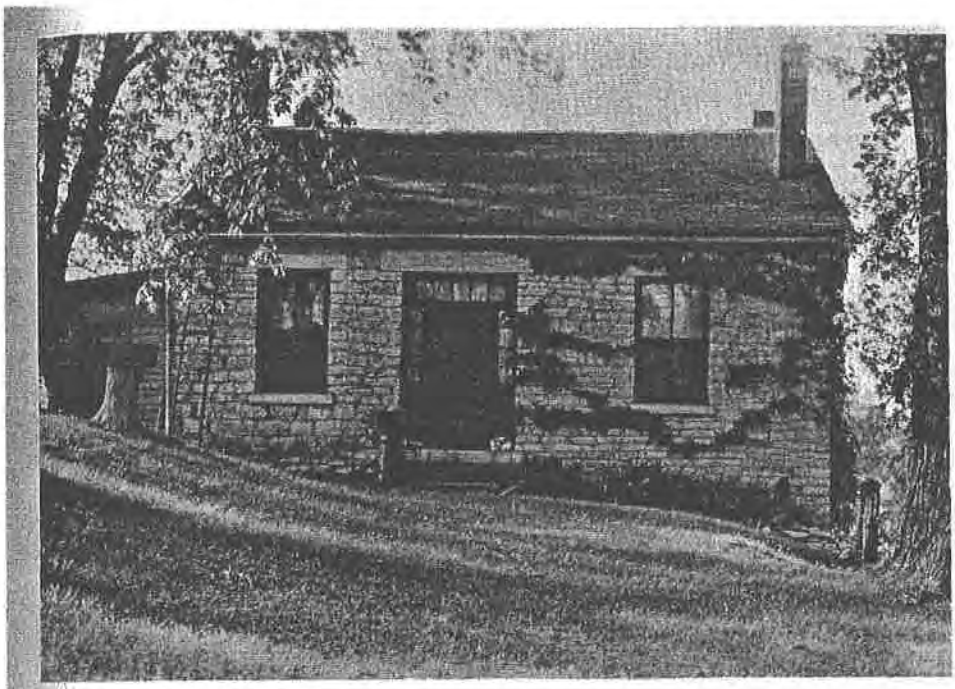


Figure 20. 1930s aerial photograph of Sections 25-26 in Jackson Township, with house indicated (Iowa Geographic Map Server, online at ortho.gis.iastate.edu



An old stone house in Boyleston with four fireplaces, built before the Civil War. The outside walls are twenty-one inches thick.

Figure 21. South side of Boyle House (Jaynes 1977: 37)

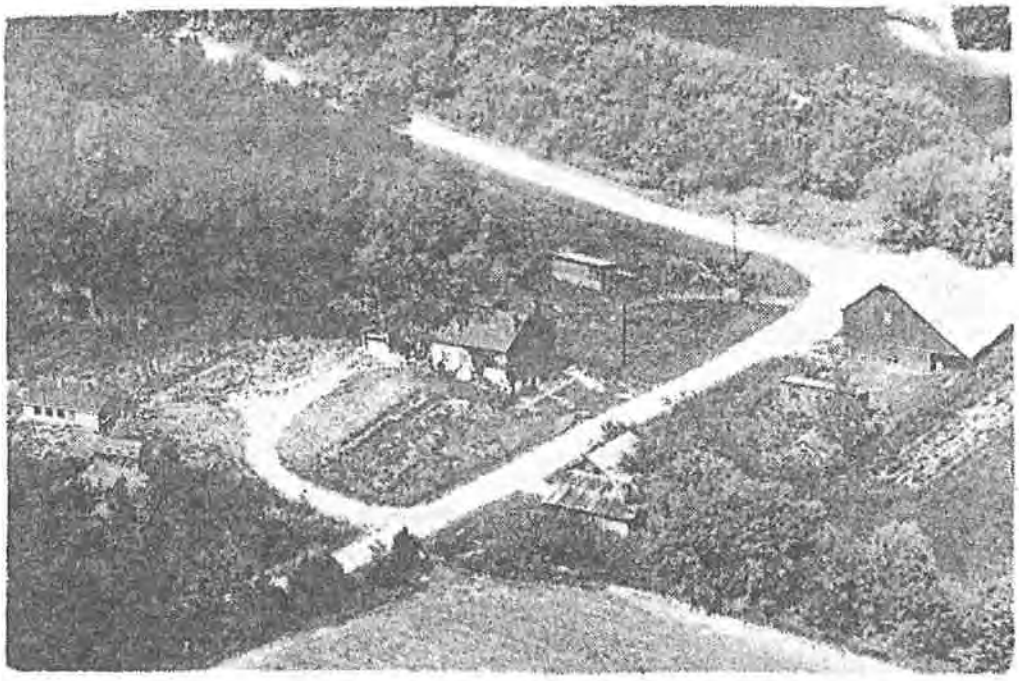


Figure 22. 1956 aerial photograph of farm, looking northwest (Drury 1956: 102) (breezeway and garage added to west/left side of house)

The Myers family then owned the property from 1950 to 1965. Elnora (Myers) Woline recalls that her father, Ralph A. Myers, rented the Chaney farm for many years before purchasing the property. The 1940 census lists him nearby in Jackson Township. The household includes Ralph (36, farmer), wife Mildred B. (39), son Loyd (14), and daughter Elnora (10). The *Mt. Pleasant News* reported on December 2, 1950 that Ralph Myers had bought the 294 acre farm of E.L. Chaney near Boyleston in Jackson Township. He had operated the farm for the last 19 years in connection with his home farm, along with his son Lloyd. The Myers planned extensive remodeling of the old stone house and to move sometime in early 1951 ("Ralph Myers Buys E.L Chaney Farm," *Mt Pleasant News,* December 2, 1950, 1). Ralph A. and Mildred Birdie Myers modernized the stone house before they moved in, per their daughter Elnora (Myers) Woline. Work was completed in the winter of 1950-51, and they moved in early 1951. Electricity and plumbing were installed in the house, with a small bathroom added between the kitchen and bedroom on the west half of the house. Hardwood floors were installed in the main rooms. They also added a garage to the west, connected to the house with a breezeway. Elnora recalls that the stone house had very thick walls, with deep window sills used for plants. Two fireplaces remained on the first/main story of the house, and another one was found upstairs. Open stairs led to the two bedrooms on the second story. She also recounts that the basement was once used for a post office and store. Her parents used the basement for cold storage, and cured some meat in the space as well. A chicken coop was built to the southwest of the house, and they raised chickens and cattle. The barn on the parcel of land to the west was built in 1959-60. The old house moved to the east of the stone house was used for storage and as a garage. Mildred also had an extensive garden on the south side of the house (per Elnora Woline, 2013). The *Mt Pleasant News* noted a gathering of the Myers family at the home of Mr. and Mrs. Ralph Myers in July 1955, with Mayor Robert Myers as the guest of honor. The article noted that "It is one of those scenic older places in the county, the house having been built in 1850. With a nice flower garden, it is indeed a beautiful spot." ("Honor Robert Myers Family at Gathering," *Mt Pleasant News,* July 13, 1955, 2). The 1956 aerial photograph of the farm shows the house with two large chimneys on the east end, as well as the garage addition and breezeway to the west (Figure 22). The older large barn sits along the road to the north, with two small buildings and the old house to the south along the east side of the road. The chicken coop and a couple smaller buildings are visible to the southwest of the house on the hilly land. Ralph Myers died in 1961, and Mildred continued to live here for a few years.

On January 23, 1965, Mildred Birdie Myers sold the property to Jack and Donna Hightower for $35,000 (Book 270: 474). A photograph shows the south side of the house in September 1975 (Figure 23). As noted, the addition to the west and initial interior remodel was completed by the Myers in the early 1950s. The main entry door was also replaced by them. Around 1970, the Hightowers installed a furnace and air conditioner, and the deteriorated basement windows were replaced by glass block. In the early 1980s, the interior was remodeled in stages, including the kitchen/pantry, first story bathroom, and carpeting throughout the house. In the 1990s, two first story windows in the dining room and living room were replaced, with the windows on either side of the fireplace in the living room retaining their historic two-over-two-light double-hung wood sashes. Jack died in December 2001, and Donna remained in the house. The first story bathroom window was replaced by glass block in 2002. Several projects were then completed in 2003 and 2004 by Donna Hightower. The dividing wall in the basement was leaning, and it was removed with the reinforcing metal columns installed. Vinyl siding was also added on the west side addition. The south entry door was replaced, and the sidelights were covered by vinyl siding. The roof was sagging in areas, and the old roofing was removed, rafters and decking repaired, south dormer added, and metal roofing installed in 2003. The bathroom was then completed on the second story in the south side dormer in 2004, and vinyl windows were installed in the second story bedrooms in 2005. Donna Hightower continues to live in the house and own the house parcel, as well as several other adjacent parcels of land. Various outbuildings continue to be located on the property, primarily used for storage. The Boyle Cemetery (or Boyleston Pioneer Cemetery) has been maintained, with grave markers in excellent condition. The current fencing was installed around 2012. In 2013, the Henry County Pioneer Cemetery Commission erected a marker for the three graves noted in county death records with burials in the cemetery but without any existing historic markers.

Figure 23. South and east elevations of the Boyle House in September 1975 (Young collection)

Figure 24. East and north elevations of the Boyle House in 2004 (HCHPC 2004: 34).

9. Major Bibliographical References

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Interviews, via telephone or in person, with Rebecca Lawin McCarley:
Ed Chaney, Mt. Pleasant, IA, July 12, 2013
Richard "Dutch" Chaney, Mt. Pleasant, IA, July 12, 2013
Robert Chaney, Rock Island, IL, July 12, 2013
Donna Hightower, current owner/resident, May 17, 2013, October 9, 2014
Elnora (Myers) Woline, Mt. Pleasant, IA, July 15, 2013

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Special thanks to Faye Heartsill (Henry County Historic Preservation Commission) and Pat White (Henry County Heritage Trust) for their assistance with the research for this nomination.

Preparation of this nomination is supported financially in part by the State Historical Society of Iowa, Historical Resource Development Program (Resource Enhancement and Protection program).

Previous documentation on file (NPS):

___preliminary determination of individual listing (36 CFR 67 has been requested)
___previously listed in the National Register
___previously determined eligible by the National Register
___designated a National Historic Landmark
___recorded by Historic American Buildings Survey #_____
___recorded by Historic American Engineering Record # _____
___recorded by Historic American Landscape Survey # _____

Primary location of additional data:

x State Historic Preservation Office
_____Other State agency
_____Federal agency
_____Local government
_____University
_____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): Iowa Inventory #44-00852

Hugh and Matilda Boyle House and Cemetery Historic District
Name of Property

Henry County, Iowa
County and State

10. Geographical Data

Acreage of Property approximately 2.5 acres
(Do not include previously listed resource acreage.)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

	Latitude	Longitude		Latitude	Longitude
1			3		
2			4		

or

UTM References
Datum (indicated on USGS map): ____ NAD 1927 or _x_ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	626080	4521925	3			
2				4			

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register of Historic Places boundary is depicted on the map below. It begins at the west edge of Lexington Avenue at the junction with the south right-of-way for Salem Road, extends south along Lexington Avenue for 220 feet, continues west for 100 feet, then north for 100 feet, then west for 350 feet, then north for 300 feet, and then east-southeast along the right-of-way for Salem Road (J20) for approximately 480 feet to the point of beginning.

Map depicting National Register boundary (1"=100') (McCarley 2014)
1 = Boyle House (contributing), 2 = cemetery (contributing), 3 = outbuilding (non-contributing)
(base aerial photography from April 2013 from Henry County Planning/GIS)

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary includes the contributing resources related to the significance of the property, namely the Hugh and Matilda Boyle House and the cemetery, while excluding the later agricultural resources built on the property. The boundary includes the hillside and wooded area along the south side of Salem Road, which provides the historic setting for the property. The boundary extends roughly 30 feet to the east of the house to Lexington Avenue, 30 feet to the south of the house, and 20 feet to the west of the house, including the immediate yard around the other sides of the house. The boundary then extends to the west to the historic cemetery. The boundary extends roughly 20 feet to the south and 20 feet to the west of the cemetery to include the setting immediately around the perimeter of the cemetery. A number of frame outbuildings are found to the south of the boundary, and a large barn, moved house, and frame outbuilding are found to the east of Lexington Avenue. These buildings date to after the period of significance for the property, and they have thus been excluded from the boundary, as they would be non-contributing resources.

11. Form Prepared By

name/title Rebecca Lawin McCarley, Architectural Historian

organization SPARK Consulting date August 12, 2015

street & number 17 Oak Lane telephone 563-324-9767

city or town Davenport state Iowa zip code 52803

e-mail sparkconsulting@octaspark.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property owner info (as requested to be completed by SHPO):

name Donna Hightower

street & number 3225 Lexington Ave telephone n/a

city or town Mount Pleasant state IA zip code 52641

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo log:

Name of Property: Hugh and Matilda Boyle House and Cemetery

City or Vicinity: Salem vicinity

County: Henry State: Iowa

Photographer: Rebecca Lawin McCarley

Date Photographed: October 9, 2014

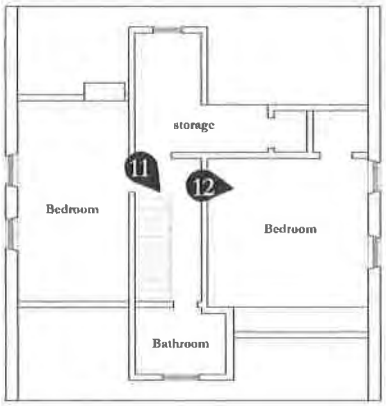
Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Setting of Boyle House, camera facing southwest.
2. Boyle House (1), camera facing southwest.
3. North elevation, camera facing south.
4. East elevation, camera facings west.
5. South and east elevations, camera facing northwest.
6. South elevation, camera facing north.
7. West elevation and addition, camera facing southeast.
8. Stairs, camera facing northwest.
9. Living room, camera facing southeast.
10. Dining room, camera facing northeast.
11. Second story hall, camera facing southeast.
12. Second story bedroom, camera facing east.
13. Basement, camera facing southeast
14. Basement, camera facing northwest.
15. Cemetery (2), camera facing northwest.
16. Boyle family markers, camera facing southwest.
17. Cemetery with Tempel markers in foreground, camera facing northwest.
18. Outbuilding (3), camera facing west.

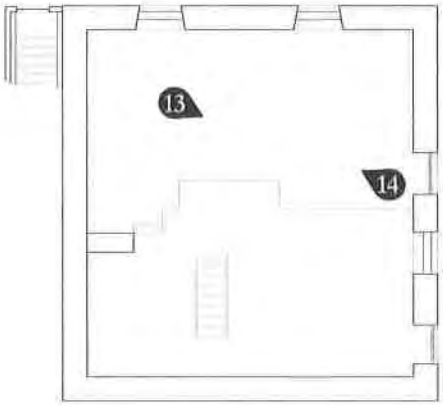
Photograph key 1
Hugh and Matilda Boyle House
Jackson Twp, Henry Co, IA

1/16"=1' (sketch of general layout)
R.L. McCarley, SPARK Consulting
December 2014

Second story

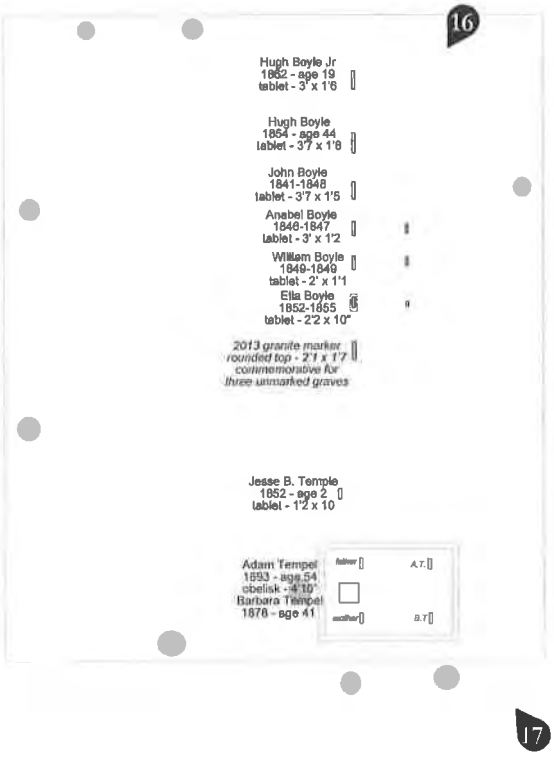


Basement



Photograph key 2
Hugh and Matilda Boyle House
Jackson Twp, Henry Co, IA

1/16"=1' (sketch of general layout)
R.L. McCarley, SPARK Consulting
December 2014



15

Photograph key 3
Boyle Cemetery
Jackson Twp, Henry Co, IA

1/16"=1' (sketch of general layout)
R.L. McCarley, SPARK Consulting
December 2014

N

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SALEM QUADRANGLE
IOWA
7.5 MINUTE SERIES (TOPOGRAPHIC)

Hugh and Matilda Boyle House, Henry Co. IA 626080, 4521925

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1973. Field checked 1976. Map edited 1981

Projection and 10,000-foot grid ticks: Iowa coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 1 meter north and 13 meters east as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

UTM GRID AND 1981 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
MN GN 0°56' 17 MILS 3° 53 MILS

SCALE 1:24 000
1 ½ 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

IOWA
QUADRANGLE LOCATION

ROAD CLASSIFICATION
Primary highway, hard surface
Light-duty road, hard or improved surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route

USGS
HISTORICAL FILE
NATIONAL MAPPING DIVISION

SALEM, IOWA
N4045–W9130/7.5
1981
DMA 7665 I SE–SERIES V876

JUL 20 1981
1900

IOWA
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TOWN & COUNTRY

IDENTIFYING TREES
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FAMILY

October

CONCE
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SEARS Kenmore
FURNACE MOUNT HUMIDIFIER
HOW TO PRIME YOUR JET PUMP

BOYLESTON
PIONEER
CEMETERY
ESTABLISHED
1847