

## DOCUMENTATION OF THE HOYLE HISTORIC HOMESTEAD LANDS

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This project documents the land ownership of the Hoyle Historic House located at 1214 Dallas Stanley Highway, Dallas, NC, footnoting all references. I have used computer software, DeedMapper 4.3, found at <http://www.directlinesoftware.com/> to plat the land. I previously used DeedMapper 4.0 and upgraded a few years ago. I have also used [www.googleearth.com](http://www.googleearth.com) to overlay plats, and <https://gis.gastongov.com/GastonGIS/Default.aspx> to facilitate better understanding.

Locating the Hoyle family settlement west of the Catawba River in present Gaston County has been the subject of various interpretations and disagreements. L. M. Hoffman in his book, *Our Kin*, began the discussion when in 1915 he states that Peter Hoyle “made selection and located his home in the wilderness at what is still known as the Hoyle place on the west bank of the South Fork of the Catawba River, a little less than three miles from the present town of Dallas.” He was describing the Hoyle Historic Homestead at 1214 Dallas Stanley Highway, Dallas, NC. He continues, “I do not think the old home nest of the Hoyles has ever been without an occupant of the Hoyle descent. He entered large tracts of land and so did his sons and sons-in-law around him. Mr. T. A. Setzer, a great, great, great grandson of Peter Hoyle, now owns and occupies the home.” While Hoffman does not state categorically that the old house was built by Peter Hoyle (German Peter Heÿel), he does infer it. Hoffman at the time believed that Peter Hoyle died in 1781, which is incorrect; according to Anson County probate records he died 1762-1763. Elizabeth Hoyle Rucker’s *Hoyle Genealogy* suggests that three homes served as Hoylesville, a settlement surrounding a post office and store. She states that Andrew Hoyle “built a home, considered very handsome, on the old Hoyle homestead, about three miles east of Dallas.” Rucker notes that in 1938 it was “still standing, and the workmanship it exhibits is very extraordinary.” She concludes from her research that Eli Hoyle “build a home half way between the two homes [Peter Hoyle House and Andrew Hoyle House]”.<sup>1</sup> One may suppose that she believed that the house known as the Eli Hoyle House was built by Andrew and that the white house between it and the Hoyle Historic Homestead belonged to Eli. The house between the two remains un-researched and most observers suggest it dates from after the Civil War. She dated the construction of the Andrew Hoyle house as 1794. She offers no documentation. When Cope and Wellman wrote *A County of Gaston* they included a picture of the Hoyle Historic Homestead house, calling it the “Peter Hoyle home, oldest residence in the county (1758)”. The authors provided no documentation or analysis for dating the house or for establishing its first builder/owner.<sup>2</sup> Documentation suggests a different story.

Shortly after the birth and baptism of Andrew “Heill” in then York County, present Adams County, Pennsylvania, Peter and family moved to North Carolina west of the Catawba River in present Gaston County, then Anson County. There is no evidence that Peter Heÿel ever owned land in Pennsylvania. By May 1753 he claimed 900 acres in Anson County, had it surveyed and received two land grants 17 May 1754. There were actually two surveys and two grants. One on the South Fork River

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<sup>1</sup> Elizabeth Hoyle Rucker, *The Genealogy of Peiter Heyl and His Descendants 1100-1936*, (Shelby: Zollicoffer Jenks Thompson, 1936), 58.

<sup>2</sup> Laban Miles Hoffman, *Our Kin*, (1915, repr. Gaston County Historical Society, Baltimore: Genealogical Publishing, 1968), 400-401; Rucker, *Hoyle Genealogy*, 28, 32-33, 38-39; Robert F. Cope and Manly Wade Wellman, *The County of Gaston: Two Centuries of a North Carolina Region* (Gaston County Historical Society, 1961), picture between pages 160-163, 10.

included 500 acres and the other on Long Creek included 300 acres.<sup>3</sup> Some confusion has arisen because of the 900 acre claim. There is no evidence he received one grant of 900 acres but instead received two grants of 500 and 300, which were not contiguous. A number of researchers have platted these tracts of land. Proving the location of Peter Hoyle's land and providing documentation about the builder and owner of the Hoyle Historic Homestead creates a historical and genealogical challenge.

Solving this problem involves following the land. Kathy Gunter Sullivan, Dr. Alan May, and I have independently platted the large tract of 500 acres on the South Fork River, and the plats are identical. The critical issue is locating this plat on current land. Hoffman contends that Peter's land was on the west side of the South Fork River but land grant documents variously describe the land. The Crown Patent book describes it as "on the S<sup>o</sup> Side of the S<sup>o</sup> fork of Cataba river". The land warrant states "on both Sides the S<sup>o</sup> Fork of Catawbo River Including the mouth of Heyle's Creeke and on both Sides of the Creeke for Complemt." No original survey has survived. Since Hoyle's Creek is on the east side of the South Fork, clearly the grant included the river bottoms and land on east and west sides of the river.<sup>4</sup> While some researchers have latched onto the first description as being on the south side of the river, a close reading of the land grant metes and bounds indicates that the land was on both sides of the river and included Hoyle's Creek, where Peter would establish his grist mill on the eastern side of the river. Locating this 500 acre homeplace tract requires thorough deed research and land platting

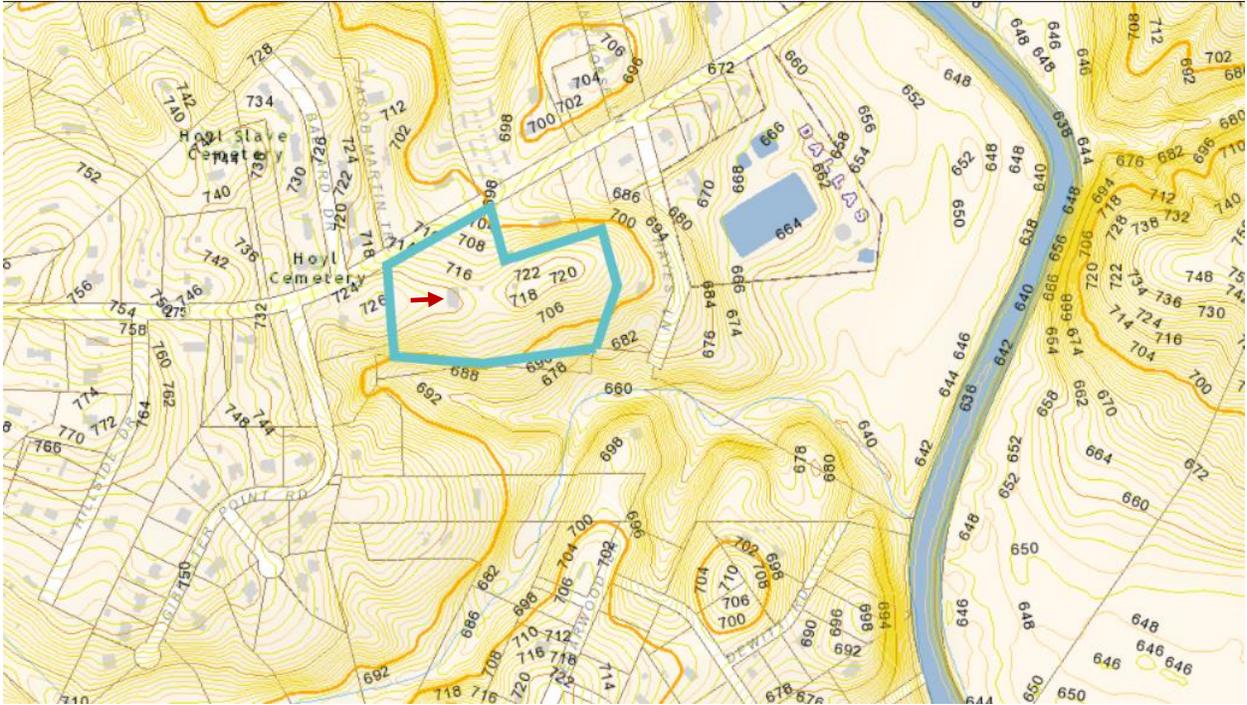
Please find the Hoyle Historic Homestead House beside the red arrow on a current GIS map<sup>5</sup> with streams and topographical features. The South Fork River is to the right and Highway 275, the Dallas-Stanley Road, is located north of the homesite:

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<sup>3</sup> Secretary of State IX, Court of Claims, 26 March 1753; box 6, North Carolina State Archives (Peter Hoyle's warrants), and Crown Patent Book 13: 6 (Peter Hoyle's two grants totaling 800 acres); microfilm S.108.160.3, North Carolina State Archives. Duplicate records of the same 800 acres are also in Crown Patent Book 15: 6 from [https://www.wikitree.com/wiki/Heyl-33#\\_note-32](https://www.wikitree.com/wiki/Heyl-33#_note-32). See also "Peter Hoyle Report Prepared for Hoyle Historic Homestead" by Kathy Gunter Sullivan, 1 October 2003, possessed by the Hoyle Historic Homestead Inc.

<sup>4</sup> See *ibid.* for copies of these documents, originally filed at North Carolina Archives, Crown Patent Book 13:6 and 15:6, microfilm S.108.160.3 and S.108.160.4N and Court of Claims sessions 26 March 1753, Secretary of State IX, Box 6, Court of Claims, 26 March 1753, Entries for Warrants [Surveys], 30-31.

<sup>5</sup> <file:///C:/Users/Robert%20Carpenter/Documents/HoyleHouseGaston%20County%20GIS%20Map%20and%20Parcel%20Searchstreamsandtopo.html>, accessed 5 March 2019 by the author.



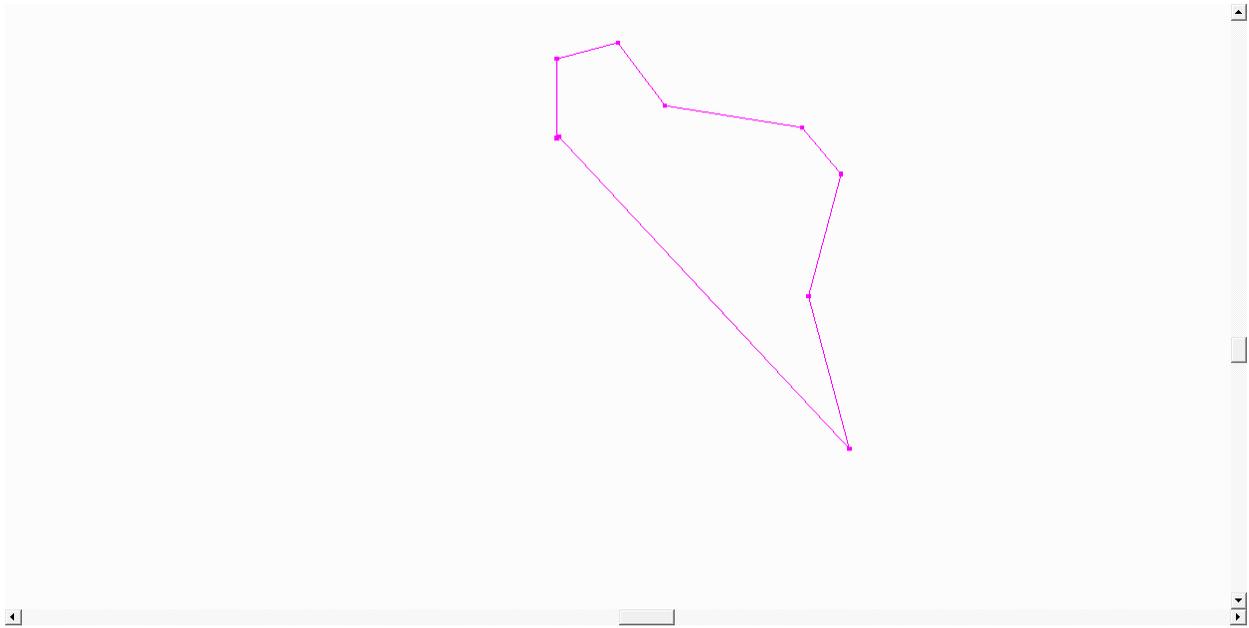
Please find the Homestead as it appeared in the 1938<sup>6</sup> aerial:

<sup>6</sup> See Gaston County GIS, Map Layers, Historical Imagery  
C:\Users\RobertCarpenter\Documents\HoyleHouseGaston%20County%20GIS%20Map%20and%20Parcel%20SearchHistoricalImage1938.svg, accessed 5 March 2019 by the author.



On the 1938 aerial at least six structures may be surmised on this difficult to read map. Looking right of the diagonal black line which runs north to south and assuming that this line is the property line at that time, the first building, close to the black line, would have been the now destroyed Hoylesville post office/store. The next one is the Hoyle House. The next structure would be the current standing white building. The next two are not currently standing and have not been identified. The last building to the lower right is the large log barn, which no longer stands but where archeological excavations have occurred.

The starting point in the project is the original land grant of Peter Hoyle. Please find below the plat of the 1754 land grant of Peter Hoyle for 500 acres, as I have platted it.



To understand the complicated deed processes, one must jump ahead from the 1754 land grant to 1762-63 and then to 1779. Peter Hoyle died sometime around 1762-63 without a will in what was then Anson County. Land descended during colonial days through the English law of primogeniture and entail. Primogeniture meant that all the land in an estate without a will went in its entirety to the eldest son. That would be Jacob Hoyle. The plot thickens since Jacob Hoyle also died without a will about 1763. Jacob's land and all the land of his father would then go to **Jacob's** eldest and only son, Martin Hoyle, who was underage at that time of Jacob's death. No dispensation for Peter Hoyle's land would occur until Martin Hoyle reached the age of 21. In 1779 Martin Hoyle was of age and in a number of finely worded deeds conveys Peter Hoyle's land to Martin's uncles.<sup>7</sup>

While some may question that Jacob was the eldest son, the subsequent deed language and the German Hundsbach parish records<sup>8</sup> prove definitively that Jacob was the eldest son.

On 26 October 1779, Martin Hoyle sold a large portion of the lands of Peter Hoyle to Martin's uncles. He sold the 500 acre tract thusly: 60 acres on the South Fork and the entire 300 acre tract on Long Creek to John Hoyle, his uncle and Peter Hoyle's son. On the same date, Martin Hoyle sold 163 acres to his uncle and Peter's son, Andrew Hoyle, and sold 196 acres to Michael Hoyle, his uncle and Peter's son. All these deeds accurately describe the land ownership process: "said Peter Hoyle dying intestate, sd land fell to his eldest son Jacob Hoyle and he dying intestate likewise said land fell to said

<sup>7</sup> See [https://www.wikitree.com/wiki/Heyl-33#\\_note-32](https://www.wikitree.com/wiki/Heyl-33#_note-32) for an explanation of corner post construction and the legal issues associated with the land.

<sup>8</sup> See Evangelisch-Reformiert Kirche [Evangelical Reformed Church] at Hundsbach (present-day Bad Kreuznach, Koblenz, Rheinland-Pfalz, Germany), p. 279, Jeckenbach records; Family History Library microfilm 493320 and [https://www.wikitree.com/wiki/Heyl-33#\\_note-32](https://www.wikitree.com/wiki/Heyl-33#_note-32). Photocopies of these records are in the hands of the author and the Hoyle Historic Homestead.

Martin Hoyle his only son.”<sup>9</sup> Later, on 12 March 1782, Martin Hoyle sold 29 acres to Peter Best, and on 8 July 1783, Martin sold 3 acres on Hoyle’s Creek to Wierry Rudisill, and finally on 24 May 1793, Martin sold 30 acres to Peter Smith on Hoyle’s Creek. On 19 October 1799, Martin Hoyle sold 240 acres, which may have included 19 acres of Peter Hoyle’s land, to Jacob Huffman.<sup>10</sup> These deeds account for the entirety of the 500 acre and 300 acre land grants to Peter Hoyle.

The untimely deaths of both Peter and Jacob Hoyle coupled with current day researcher’s misunderstanding of primogeniture has resulted in many false claims and misstatements about the land ownership. These Hoyle people were very intelligent. They would not give land away or build a house on land they did not own. Their German background revered land ownership, something they would most likely never accomplish in Europe. They purchased as economically as possible, sold for the highest price, and passed land to their heirs.

Locating these lands on a current map is yet another challenge. The 300 acre tract on Long Creek did not involve the Hoyle Historic Homestead or ancestral lands as described by Hoffman and Rucker and therefore will not be discussed further. This tract is **not** known to include a Hoyle residence.

The key to solving the 500 acre tract’s location on the South Fork River lies with the 60 acre tract Martin Hoyle in 1779 sold to John Hoyle. The eastern boundary is the South Fork River and it is shaped like a triangle with the river’s bend providing three sides on its eastern boundary. The western boundary of this tract was the original Peter Hoyle grant line. The land grant’s western boundary ran as a straight line for 540 poles, a distance of about 8,909.98218 feet<sup>11</sup> partially adjacent to the 1765 land grant for John Hoyle. This line is 1.68749663 miles long!<sup>12</sup> The 1779 deed describes the metes and bounds as follows: “Beginning at a water oak running thence N° 22 E<sup>t</sup> 60 poles to a stake thence N° 48 W<sup>t</sup> 108 poles to a post, thence N° 72 W<sup>t</sup> 125 poles to a dogwood, thence to the beginning”, which is the **exact wording** of the beginning of the 1794 deed from John Hoyle to “his son” Andrew Hoyle, in which John is deeding the land known as the Hoyle Historic Homestead<sup>13</sup>. The difference is that in John’s deed to son Andrew he adds critical details: the water oak is “on the bank of the river” and after the dogwood corner the line runs “thence N° 5 W<sup>t</sup> 10 pole to a rock in the middle of the South Fork”. So the eastern lines of the 60 acre tract follows the South Fork River. Please see the 60 acre deed plat and the plat overlaid upon google earth. The pen is the location of the Hoyle Historic House.

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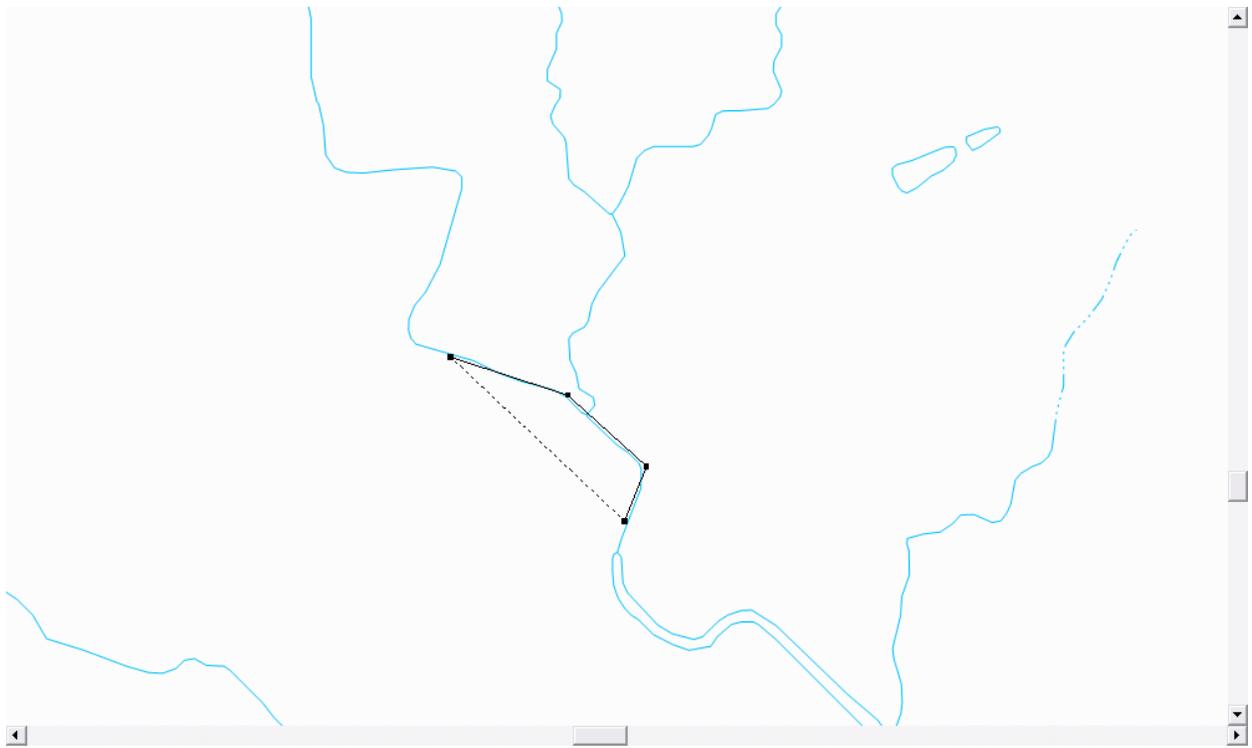
<sup>9</sup> Lincoln County Deed Book (LCDB) 2: 525-528, 552-553. See “Peter Hoyle Report Prepared for Hoyle Historic Homestead” by Kathy Gunter Sullivan for a breakdown and plats of the land transactions by Martin Hoyle.

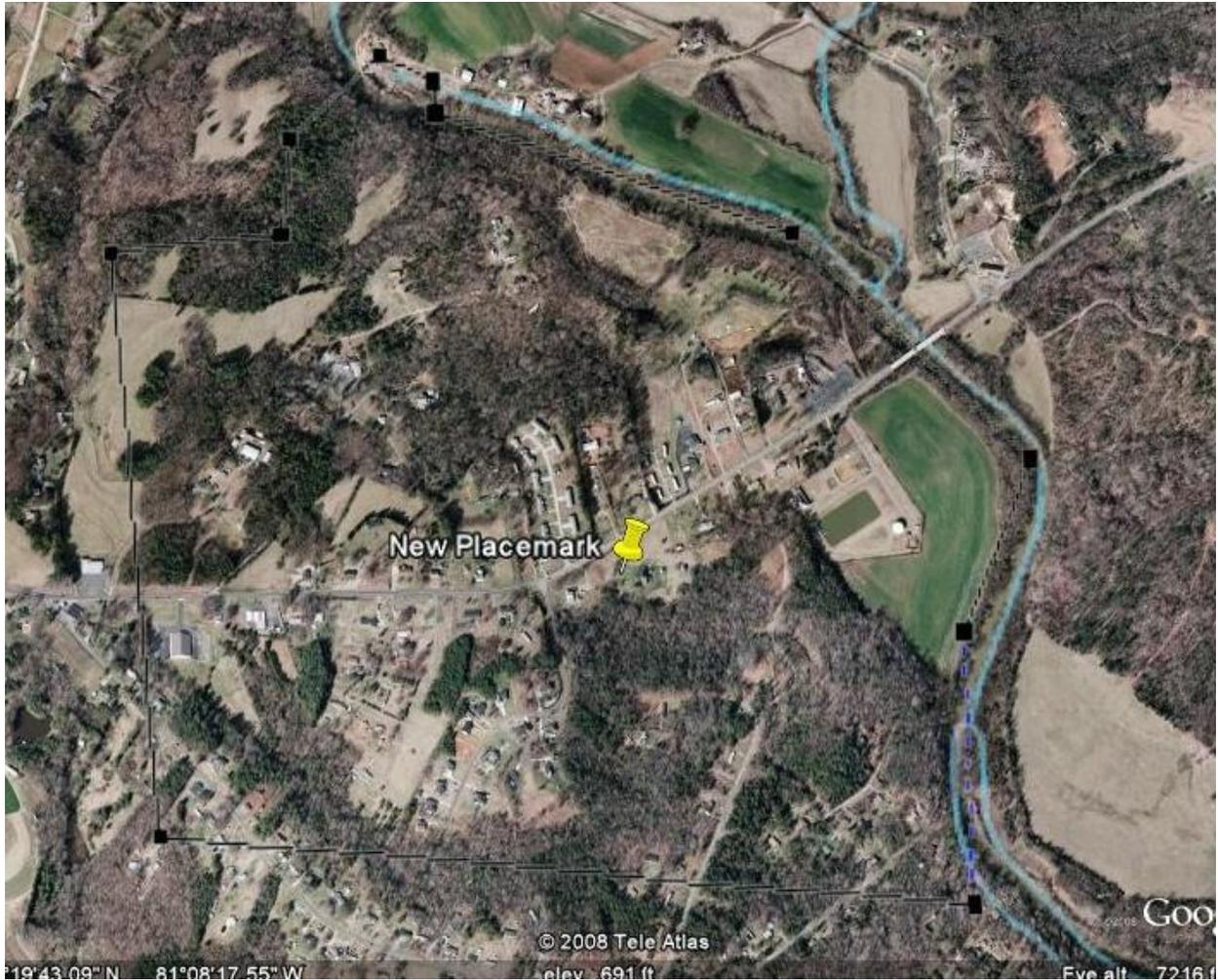
<sup>10</sup> LCDB 2: 564-565, 615-616; Book 17: 365; Book 19: 353.

<sup>11</sup> Converted using <https://www.convertunits.com/from/poles/to/foot+%5bsurvey%5d>.

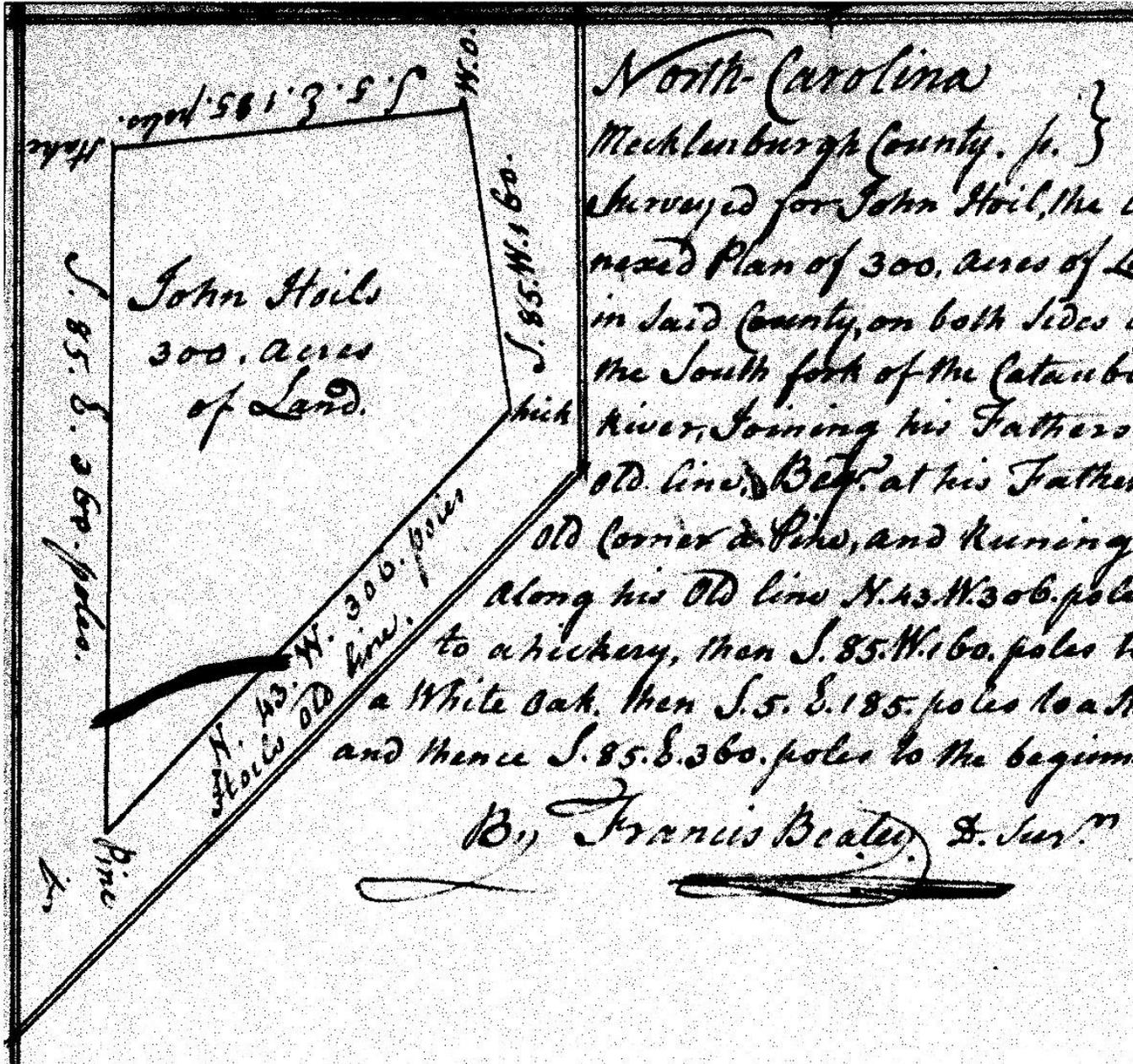
<sup>12</sup> Converted using [https://www.checkyourmath.com/convert/length/feet\\_miles.php](https://www.checkyourmath.com/convert/length/feet_miles.php).

<sup>13</sup> LCDB 17: 328.





What is also critical to understand is that Peter's son, John, also received a land grant of 300 acres on 6 April 1765. The area was then known as Mecklenburg County. This grant's eastern border, as stated above, was John's father's original 1754 land grant line, so the two properties fit together. John's grant states "Joining his father's old line . . . at his Fathers old Corner a Pine, and Runing along his Old line". So when John received the 60 acres, John's land would then extend to the South Fork River and included **only** 60 acres of his father's 500 acre land grant. Some researchers have failed to locate John's 1765 land grant and plat. When one looks at the shuck in Raleigh for John's 1765 grant, it is empty. But when one searches for this land grant through the North Carolina Archives computer land grant system it shows up with a plat. Please see a scanned copy of the original 1765 John Hoyle survey.



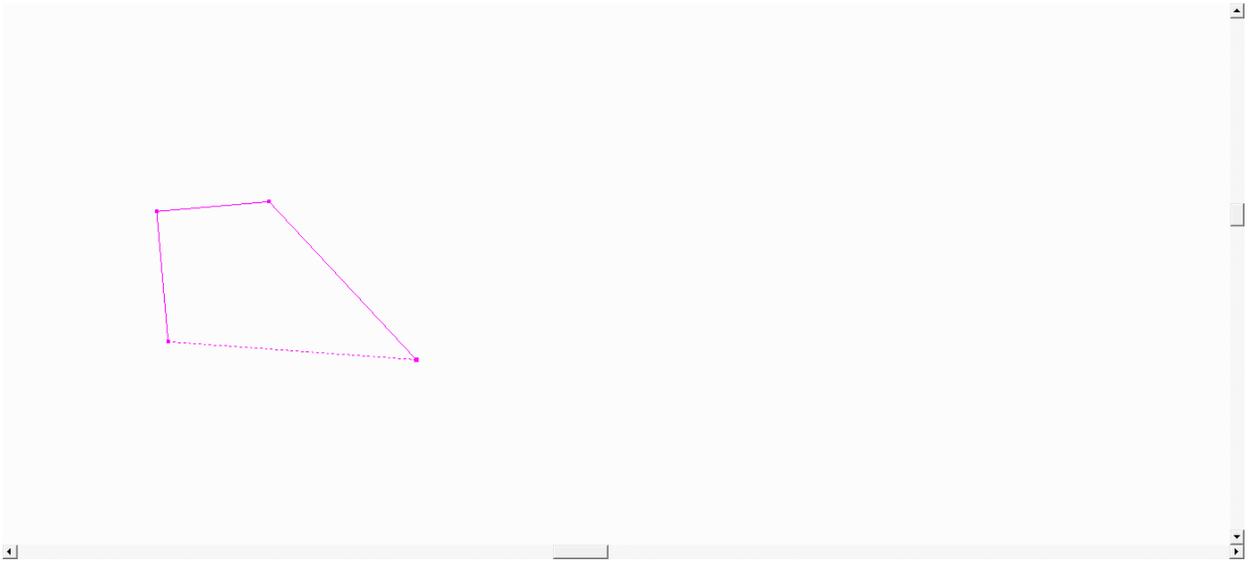
John Hoils  
300. acres  
of Land.

North-Carolina  
Mecklenburgh County, Jr. }  
Surveyed for John Hoil, the  
annexed Plan of 300. acres of Land  
in said County, on both sides of  
the South fork of the Catawba  
River, Joining his Father's  
Old line, Beg. at his Father's  
Old corner in Pine, and Running  
along his Old line N. 43. W. 306. poles  
to a hickory, then S. 85. W. 160. poles to  
a White Oak, then S. 5. E. 185. poles to a Stake  
and thence S. 85. E. 360. poles to the beginning.

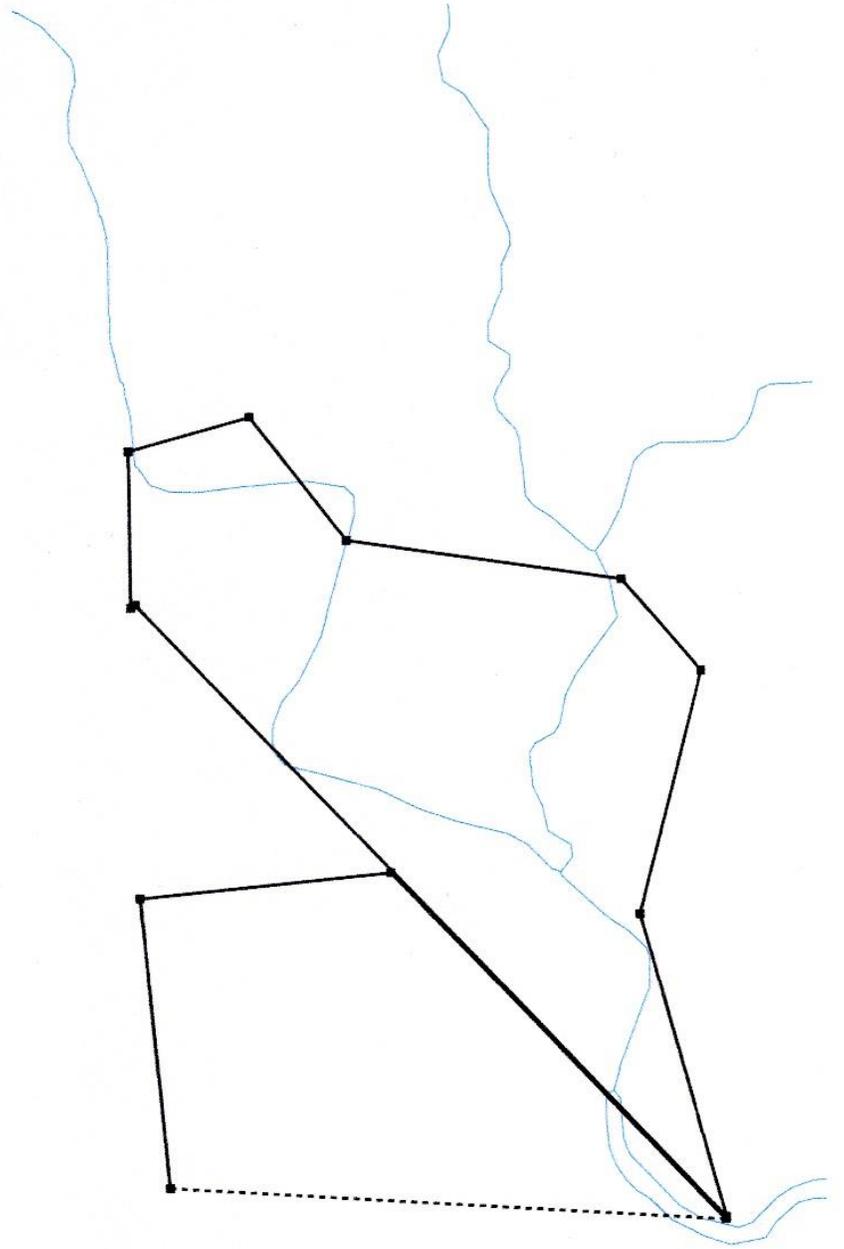
By Francis Beale, S. Sur.

Stake  
S. 5. E. 185. poles  
S. 85. E. 360. poles  
Pine  
Hick  
S. 85. W. 160.  
N. 0.  
Hoil's Old line  
N. 43. W. 306. poles

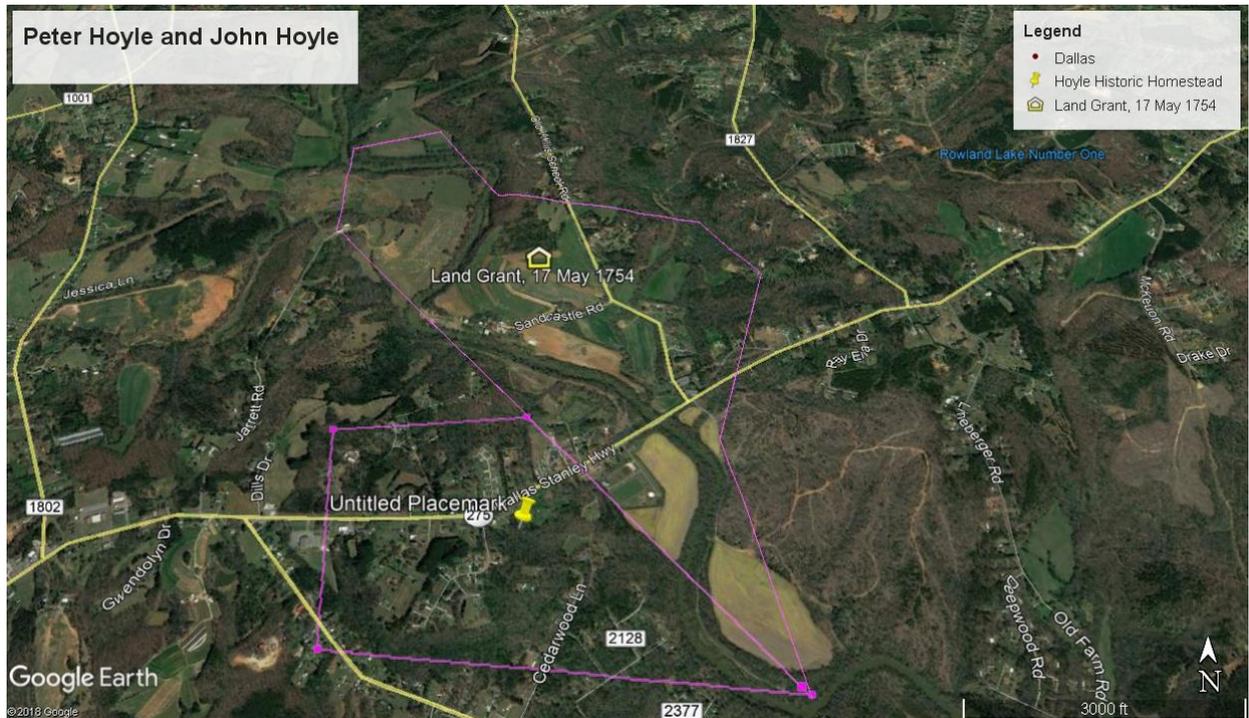
The following is the deedmapper version of the land grant which is aligned north to south with the eastern line, which followed his father's original line, on the right side of the plat.



The following is a rendering of the 1754 Peter Hoyle land grant of 500 acres contiguous with the 300 acre 1765 grant to son John Hoyle.



John's 1765 land grant and Peter's 1754 land grant fit together as seen below superimposed on google earth. The yellow pen locates the Hoyle Historic Homestead.



This image clearly demonstrates that the Hoyle Historic Homestead was on the 1765 John Hoyle land grant and not the 1754 Peter Heyel grant.

While the above research sufficiently proves that the Historic Hoyle House was not built on the land of Peter Hoyle but rather on the land secured by John Hoyle in 1765, additional research contradicts errant information.

Another key to locating the 500 acre Peter Hoyle grant involves how far south and north the western line, described above, of almost 1 ½ miles runs. To determine the southern terminus I consulted the deed from Martin Hoyle to his first cousin Peter Best, dated 12 March 1782 for 29 acres. This deed describes land which was part of the original 500 acre Peter Hoyle land grant. It was on the east side of the South Fork River and the extreme southern corner of his grant which crossed the river and cornered at a point (a pine) where both John's 1765 grant and Peter's 1754 grant lines come together. The northern line of this deed to Peter Best started at "a white [oak?] at the stoney branch" and ran S15E160 poles. I converted 160 poles to 2,640 feet. I then used google earth's ruler to measure the line. By doing so I was able to determine the southern-most point of Peter's 500 acre grant, which in turn would establish the northern-most point. Using google earth's zoom I was able to discover a small tributary entering the South Fork River on the west side of the river just south of the last major bend in the river, which I suggest is the "stoney branch" and the beginning of the Martin Hoyle to Peter

Best deed. The pink line is the boundary between the 1754 Peter Hoyle land grant and the 1765 John Hoyle land grant. The yellow placemark/pin is the approximate location of the “stoney branch”.<sup>14</sup>



To further pursue the fact that the 1765 John Hoyle land grant bounded the 1754 Peter Hoyle 500 acre grant, I pursued the remainder of John’s grant on the “North side” or in other words east of the South Fork River. Peter Hoyle’s original grant cornered at its southernmost point at a pine and then ran that long line of 1 ½ miles “to the beginning”. On 20 Mar 1782 Martin Hoyle deeded Peter Best 20 acres “Joining his grandfather’s old line . . . being part of the tract of land granted to the Same John Hoyle by patent bearing date the 6 April 1765”. Martin had purchased this land 26 October 1779 from John Hoyle as Martin was deeding his grandfather Peter’s land to Martin’s uncles. These two tracts totaling about 46 acres on the east side of the South Fork River demonstrates that John Hoyle’s 1765 grant bordered his father’s original 500 acre grant and that both tracts passed to Peter Best, son of Bastian and Katrina Hoyle Best.<sup>15</sup>

While this research and documentation appears very straight forward, some researchers contend that Peter Hoyle either had another land grant further north or that John Hoyle somehow secured all of his father’s land, even though no documents, historical evidence, or legal explanation support it. This confusion may involve John Hoyle’s 28 April 1768 220 acre land grant. This grant was north of his 1765 land grant and bordered Peter Hoyle’s original 500 acre grant, beginning at “Peter Hoyle’s Corner Spanish Oak thence along his line”. The “Spanish Oak” was the northernmost point of Peter Hoyle’s original 500 acre land grant and was its starting point, in other words about 8,909.98218 feet from its southern point and nowhere near the Hoyle Historic Homestead. On 9 Sept 1769, John

<sup>14</sup> Converted using <https://www.convertunits.com/from/poles/to/foot+%5bsurvey%5d> and used www.googleearth.com ruler and zoom function. LCDB: 2: 564, Martin Hoyle to Peter Best.

<sup>15</sup> LCDB 2: 563 Martin Hoyle to Peter Best; LCDB 3: 121, John Hoyle to Martin Hoyle.

Hoyle sold his 220 acre 1768 land to Conrad Kinder, who on 11 July 1803, sold to his son John Kinder. Both deeds describe 220 acres and have identical metes and bounds except the deed to John Kinder replaces N96E22 poles with N76E22poles, which is most likely a clerical error. On 13 October 1810, John Kinder sold 242 acres to Peter Rhyne, which included a portion if not most of the original land John Hoyle deeded to Conrad Kinder, mentioning the river “to a Hickory old corner” and “a Spanish Oak then N28 poles to a pine Hoys old corner”. Part of the John Kinder to Peter Rhyne land also included 20 acres Andrew Heyel (son of Peter) deeded to “John Skinder” in 1797, which also was a portion of the land Andrew inherited from his father through Martin Hoyle in 1779. The 220 acre 1768 land grant never became the property of “Rich” Andrew Hoyle and the Hoyle House was not built on it.<sup>16</sup> I platted this land and it ran along the South Fork River for some distance. It is north of the Hoyle Historic Homestead. Please note that Peter Hoyle’s original 1754 land grant corner, “Spanish Oak”, and John’s 1768 land grant was north of the Stanley-Dallas Highway about one mile away from the Historic Hoyle Homestead. The plat for John Kinder’s deed to Peter Rhyne differs because the Andrew Heyel land is included. It is probable that Conrad Kinder’s land grant of 27 acres may also be in this land. While some contend that the Hoyle Historic Homestead was actually on this land and that Conrad Kinder built the house, the location of the land precludes such a conclusion. Further, if Conrad Kinder owned the Hoyle House, there is no documentation of its transfer to “Rich” Andrew Hoyle.

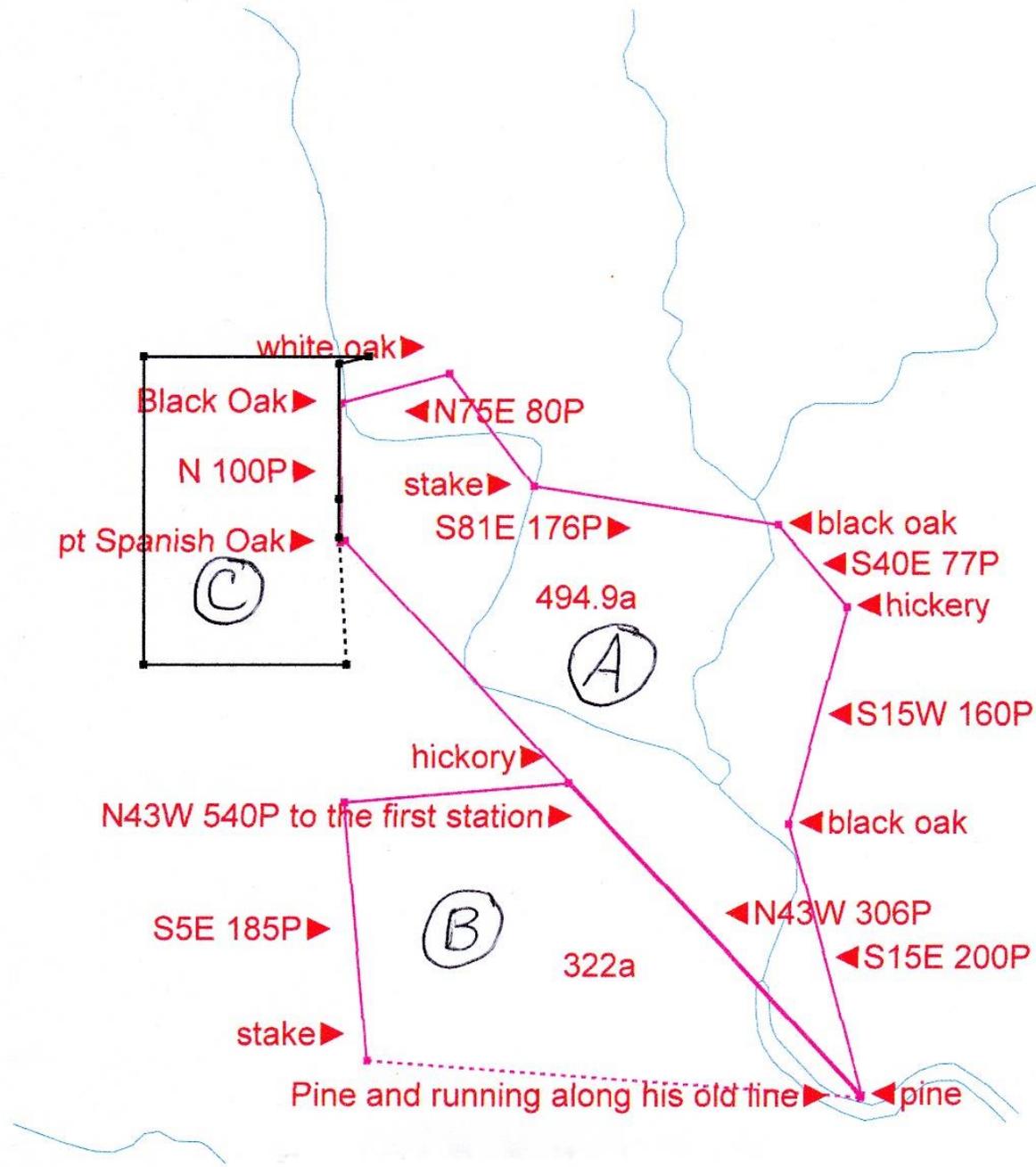
Finally on 23 May 1823, Peter Rhyne Sr. deeded the 242 acres received from John Kinder to Peter Rhyne Jr.<sup>17</sup> The land passed out of the Hoyle and Kinder families and did not include the Hoyle Historic Homestead.

To document the long western boundary of the Peter Hoyle 1754 land grant, I platted John Hoyle’s 1768 land grant for 220 acres. In so doing I completed that boundary begun at the pine on the eastern side of the South Fork to the “Spanish Oak”, which began the 1754 Peter Hoyle grant. Please see below the three tracts as closely aligned as I could get them. Tract A is the original 500 acre land 1754 grant to Peter. Please note the pine corner at the extreme bottom. Tract B is the 1765 grant to John Hoyle, which borders the long western line of the original Peter Hoyle land grant. Tract C is the 1768 grant to John Hoyle, which became the property of the Kinder family. Please note that the Spanish Oak is in common with both the Peter Hoyle 1754 grant and the 1768 John Hoyle grant significantly north of the present Hoyle Historic Homestead. Also my rendering of the 1768 tract suffers in that one line follows the meanders of the river, which I have been unable to accomplish.

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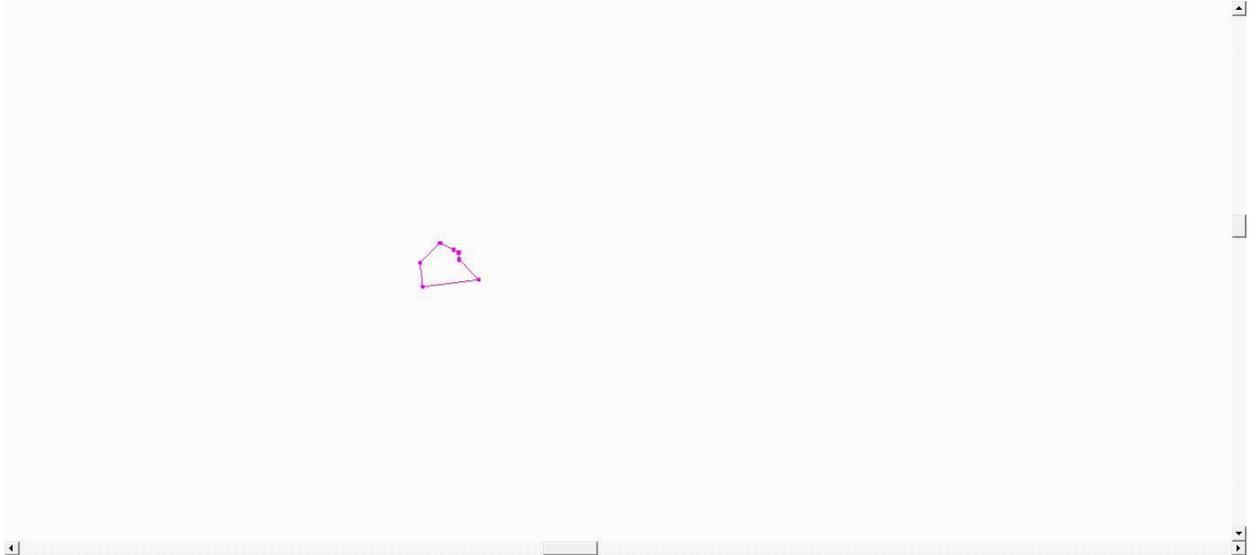
<sup>16</sup> John Hoyle land grant, Bk 23: 201, 28 Apr 1768, Grant #94, File #2345, accessed at <http://www.nclandgrants.com/>. LCDB 1: 134, John Hoyle to Conrad Kinder; LCDB 22: 96, Conrad Kinder to John Kinder. See also LCDB 24: 482-483 and LCDB 35: 358 to discover how this tract of land became the property of Peter Rhyne.

<sup>17</sup> LCDB 35: 358, Peter Rhyne Sr. to Peter Rhyne Jr.



As demonstrated in the plats previously reviewed, John Hoyle owned the Hoyle Historic Homestead property in 1779, since it was a part of his 1765 land grant.<sup>18</sup> In 1794 John Hoyle of “Rutherford County” sold the homeplace tract of 365 acres to “his son” Andrew Hoyle for £400. The deed included a composite of three land grants: to Peter Hoyle 17 May 1754; to John Hoyle 6 Apr 1765; and to John Hoyle 7 Aug 1787. This last land grant was for 18 acres and was granted in Lincoln County.<sup>19</sup> The three pieces of property combined for the deed from John to “Rich” Andrew which became the Historic Hoyle Homestead. Please see each plat with identification.

The Lincoln County land grant to John Hoyle dated 7 August 1787<sup>20</sup>:

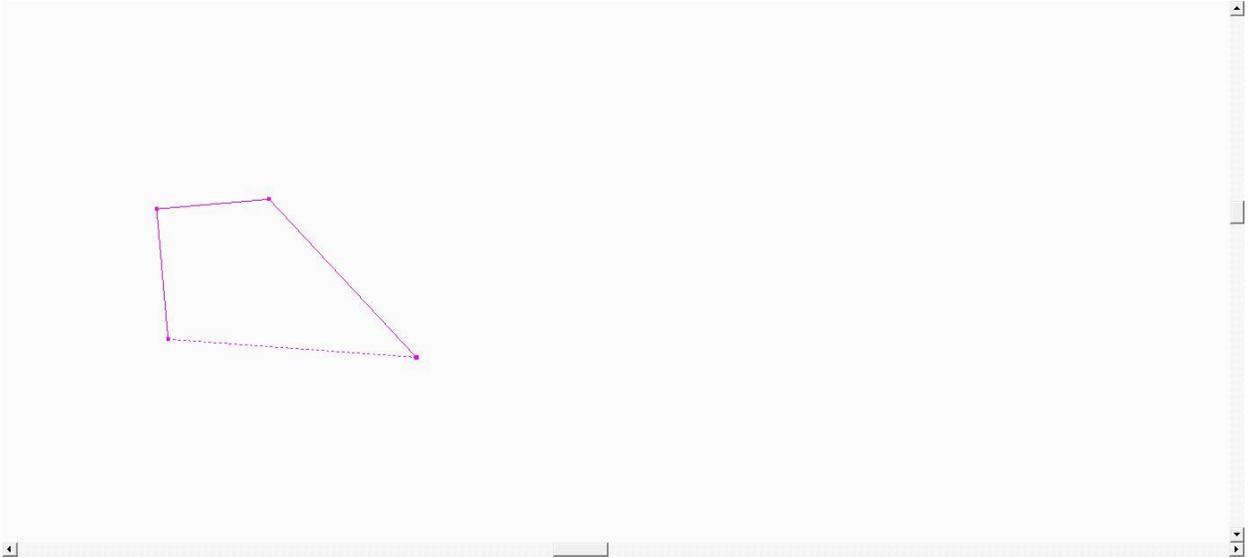


The 6 April 1765 Mecklenburg County land grant of 300 acres to John Hoyle, previously shown and cited:

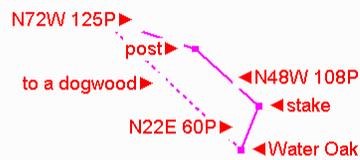
<sup>18</sup> John Hoyle 28 Apr 1768, Grant #94, File #2345; Kathy Gunter Sullivan, “Peter Hoyle Report Prepared for Hoyle Historic Homestead”.

<sup>19</sup> 10 Aug 1787, State of NC to John Hoyle, Lincoln County, accessed at <http://www.nclandgrants.com/q/?sbj=Hoyle%2C%20John&cyid=60&xs=1> on 19 Dec 2018.

<sup>20</sup> North Carolina Land Grants, Lincoln County, Bk 66: 112-113, accessed at <http://www.nclandgrants.com/> by Robert Carpenter 10 September 2019.



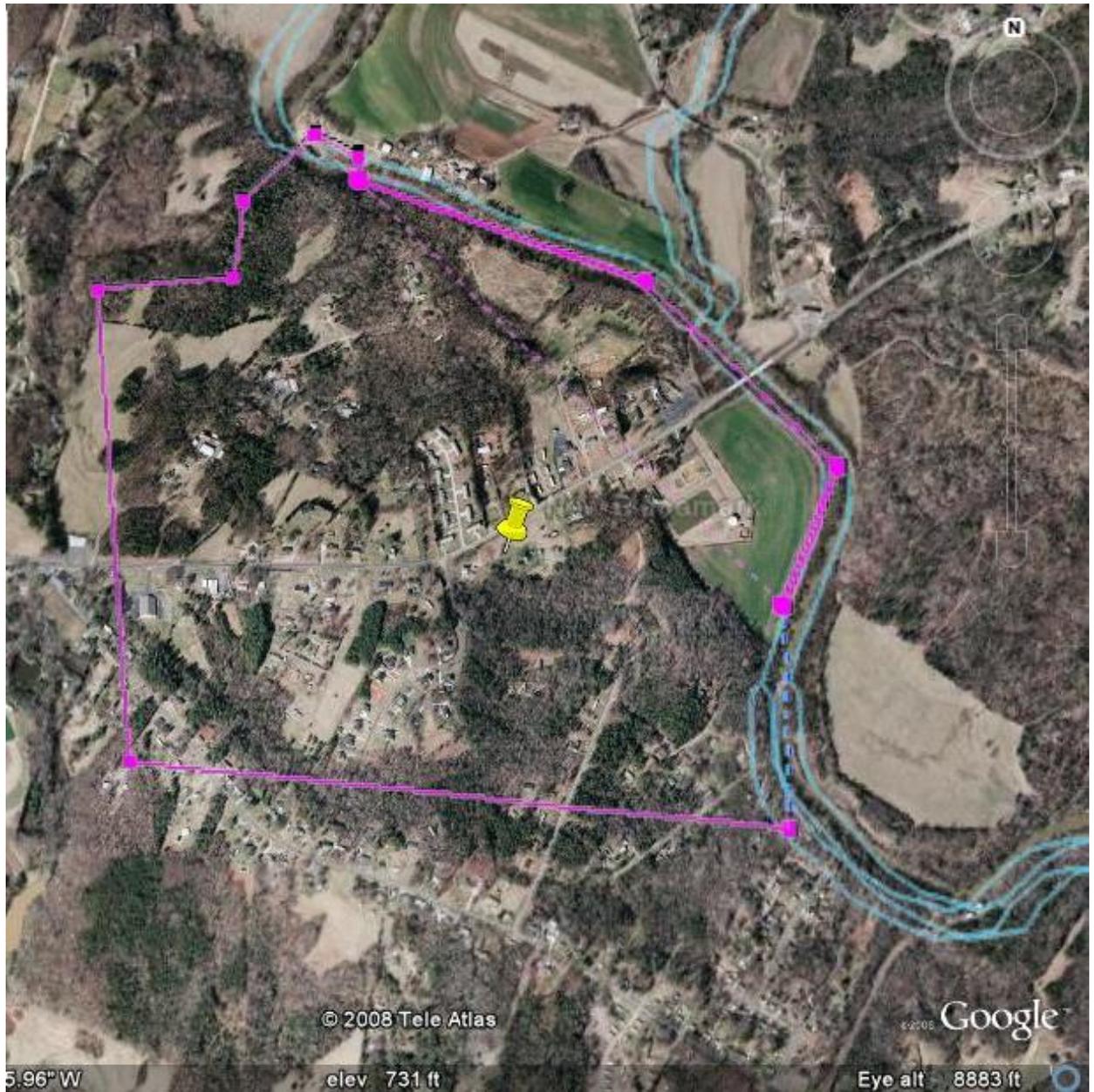
The 26 October 1779 deed from Martin Hoyle to John Hoyle in Tryon County. This was a portion of the 17 May 1754 Anson County grant to Peter Hoyle. The eastern boundary is the South Fork River as demonstrated above.



When John Hoyle deeded the tract to his son "Rich" Andrew Hoyle on 20 October 1794<sup>21</sup>, it included the three tracts above minus the land east of the South Fork which John deeded to Martin Hoyle, his nephew, as previously described.

<sup>21</sup> See LCDB 17: 328.

Please see the John to son Andrew Hoyle 1794 tract superimposed onto google earth distinctively showing with the dashed lines the 60 acres along the river, which was a part of the 1754 Peter Hoyle grant. The yellow pin is the location of the Hoyle Historic Homestead:



Unfortunately John and “Rich” Andrew failed to inform us, when the house was built. It is possible that John Hoyle built the Hoyle Family Home or more likely that his son, “Rich” Andrew, constructed it sometime in or after 1794. The deed offers no clue, nor do tax records.

The documentation proves a number of things:

1. Peter Hoyle never owned the land where the Hoyle Historic Homestead stands.
2. John Hoyle owned the land of the Hoyle Historic Homestead in 1765 and 1779.

3. The lands of Peter Hoyle passed through legal means to son Jacob, who died, then to his grandson Martin, as the British law of primogeniture requires. There was nothing illegal or sinister about this process but rather it was entirely aboveboard and clearly documented in the 1779 and subsequent deeds.

4. In 1794 John Hoyle deeded 365 acres to “his son” Andrew, known as “Rich” Andrew. This land included the 60 acres John received from Martin in 1779 (John’s father’s land), 300 acres which was the 1765 land grant, and 18 acres in a land grant to John in 1787. The total of these land acquisitions is actually 378 acres, not 365 as specified in the deed. This land included the Hoyle Historic Homestead as shown.

5. “Rich” Andrew owned the Historic Hoyle Homestead and additional land, deeding some land to son, Eli Hoyle<sup>22</sup>, who built the impressive house north of Highway 275, the Dallas-Stanley Highway, and across Highway 275 from the Historic Hoyle House, and the remainder he willed to his son Caleb Wilfong Hoyle, who was a deaf mute<sup>23</sup>. In 1877 Leroy Lee (L. L.) Suggs purchased the Hoyle Historic Homestead, which was referred to as the homeplace tract, making it his home until his death.<sup>24</sup> After his death widow Mary A Suggs sold the land to T. A. Setzer, her brother.<sup>25</sup> In 1912 Setzer sold the house and land to R. A. Lewis, who two years later sold to Mrs. Frances L. Stroup.<sup>26</sup> Following the death of her husband on 21 March 1958, Mrs. Stroup sold the Hoyle Historic Homestead home to Lawrence L. Stroup and wife Mary Ware Stroup, and Ernest Q. Stroup and wife Helen Stroup.<sup>27</sup> On 4 October 1991, Lawrence L. Stroupe Jr., Katie May Stroupe, Jerry Ware Stroupe, Lyneer Stroupe, and James Dale Stroupe sold 8.707 acres of the Hoyle Historic Homestead to Carlos D. and Barbara H. Gutierrez.<sup>28</sup> Later on 12 July 1993, Mr. and Mrs. Gutierrez transferred the same property to the Hoyle Family Homestead Association.<sup>29</sup> Later the Hoyle Family Homestead Association changed its name to the Hoyle Historic Homestead, Inc. and became a tax exempt entity.

The research project has documented the Hoyle lands upon which the Hoyle Historic Homestead stands. The documentation provides the guide as one observes the survey documents included.

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<sup>22</sup> Kim Withers Brengle, *The Architectural Heritage of Gaston County, North Carolina*. 103; LCDB 36, p. 149-150; Eli Hoyle House, National Register of Historic Places, U. S. Department of the Interior, accessed at <http://www.hpo.ncdcr.gov/nr/GS0110.pdf> on May 29, 2018; Eli Hoyle House, Gaston County Historic Preservation Commission, copy in the hands of the author and can be accessed at [http://cms3.revize.com/revize/gastoncounty/Documents/historic-preservation-commission/eli-hoyle-house-\(c-1832\).pdf](http://cms3.revize.com/revize/gastoncounty/Documents/historic-preservation-commission/eli-hoyle-house-(c-1832).pdf).

<sup>23</sup> Gaston County Will Book 1, p. 78-79, Clerk of Court, Gastonia, NC with another copy filed in Mecklenburg County in 1867.

<sup>24</sup> Gaston County Register of Deeds, Book 70, p. 452, Gaston County Courthouse, Gastonia, NC; original plat in hands of Hoyle Historic Homestead; Gaston County Superior Court Minute Docket, Fall Term 1871, scan 330-331, and Spring Term 1872, scan 347, <https://www.familysearch.org/ark:/61903/3:1:3Q57-998W-X9CG?i=330&cat=236275>, accessed 5 Dec 2018 by the author. See also C. W. Hoyle Estate Papers, Mecklenburg County, image 13 at [www.familysearch.org](http://www.familysearch.org). Leroy L. Suggs (1908), Gaston County Estate Papers, accessed at North Carolina Estate Files, 1663-1979, [www.familysearch.org](http://www.familysearch.org) on 9 Dec, 2018.

<sup>25</sup> Gaston County Register of Deeds, Book 358, p. 237, Gaston County Courthouse, Gastonia, NC.

<sup>26</sup> *Ibid.*, Book 79, p. 605 and Book 104, p. 499.

<sup>27</sup> *Ibid.*, Book 714, p. 276.

<sup>28</sup> *Ibid.*, Book 2131, p. 498.

<sup>29</sup> *Ibid.*, Book 2132, p. 910.