

STILES-PIGGS FARMSTEAD
1.7 miles northeast of the intersection
of Bakers Branch and Old Maypearl Roads
Waxahachie Vicinity
Ellis County
Texas

HABS No. TX-3382

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS
FIELD RECORDS

HISTORIC AMERICAN BUILDING SURVEY
Southwest System Support Office
National Park Service
P.O. Box 728
Santa Fe, New Mexico 87504

HISTORICAL AMERICAN BUILDINGS SURVEY

STILES-PIGG FARMSTEAD

HABS NO. TX-3382

For more information about other structures at the Stiles-Pigg Farmstead, see:

HABS No. TX-3382-A Stiles-Pigg Farmstead, Main House
HABS No. TX-3382-B Stiles-Pigg Farmstead, Garage
HABS No. TX-3382-C Stiles-Pigg Farmstead, Wellhouse
HABS No. TX-3382-D Stiles-Pigg Farmstead, Smokehouse
HABS No. TX-3382-E Stiles-Pigg Farmstead, Barn No. 2
HABS No. TX-3382-F Stiles-Pigg Farmstead, Shed No. 3
HABS No. TX-3382-G Stiles-Pigg Farmstead, Hay Manger
HABS No. TX-3382-H Stiles-Pigg Farmstead, Shed No. 4
HABS No. TX-3382-I Stiles-Pigg Farmstead, Barn No. 1
HABS No. TX-3382-J Stiles-Pigg Farmstead, Feed Shed No. 2
HABS No. TX-3382-K Stiles-Pigg Farmstead, Feed Shed No. 1
HABS No. TX-3382-L Stiles-Pigg Farmstead, Pole Barn
HABS No. TX-3382-N Stiles-Pigg Farmstead, Shed No. 5

Location: 1.7 miles northeast of the intersection of Bakers Branch and Old Maypearl Roads Waxahachie vicinity, Ellis County, Texas

USGS Boz, Texas Quadrangle, Universal Transverse Mercator Coordinates
14.696800.3579970

Present Owner: Texas National Research Laboratory Commission (TNRLC)
1801 N. Hampton Road, Suite 400
DeSoto, Texas 75115

Present Occupant: None

Present Use: Vacant

Statement of

Significance: The Stiles-Pigg Farmstead dates to the late nineteenth century when Ellis County farms were among the most productive sources of cotton in the nation. Although tenant farmers grew much of the cotton in the county, owner-occupied farms such as the Stiles-Pigg Farmstead also played key roles in the local cotton trade. Several families have owned this property, but it is associated most strongly with the Stiles family, which built the

house about 1895, and George E. Pigg, who owned and worked the farmstead from 1920 to 1974. The property, which presently includes about 13 acres of land, originally encompassed 108.25 acres in the Alanson Ferguson Survey, near the Boz community in western Ellis County, Texas. William Stiles acquired the land in 1891 and later conveyed it to his son, Benjamin, about 1896. The Stilesees, like most area farmers, grew cotton. The late nineteenth and early twentieth centuries were prosperous times for local cotton growers, and profits from the sale of cotton enabled many farmers to build new homes, such as the one on this property. The house, with its steeply pitched hipped roof and side gables, is a locally common vernacular domestic form of the 1890s and 1900s. It displays noteworthy Queen Anne ornamentation. In 1906 Stiles sold the property, which George E. Pigg later purchased in 1920. Pigg, who erected many of the existing outbuildings, was also a cotton farmer. He owned the property until 1974. The Stiles-Pigg Farmstead, with its large and relatively well-preserved main residence, illustrates the prosperity cotton brought to the area during the late nineteenth and early twentieth centuries. It is one of the best surviving examples of a historic owner-occupied farm in western Ellis County.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of Erection: ca. 1895
2. Architect: None
3. Original and Subsequent Owners:

William Stiles (1891-1896)
Benjamin H. Stiles (1896-1906)
W.A. Brintle (1906-1917)
G.R. Aday and George E. Pigg (1917-1920)
George E. Pigg (1920-1974)
Margaret Welch (1974-1987)

John Edwin Welch (1987-1991)
Texas National Research Laboratory Commission (1991-present)

4. Builders, Contractors and Suppliers: Unknown
5. Original Plans and Construction: No original architectural plans or drawings were located during research investigations. Such drawings probably never existed for the vernacular buildings on the property.
6. Alterations and Additions: The house was altered ca. 1963 with the addition of a kitchen, den, two bedrooms, a storage room and a garage. The outbuildings were added to at unknown times during the twentieth century.

B. Historical Context:

The farmstead is on a 13.231-acre parcel in the Alanson Ferguson survey, but historically it was associated with a 108.25-acre tract of land owned by the Stiles and Pigg families for almost seventy years. The property is in western Ellis County, near where the rural community of Boz existed, where cotton fields prevailed on area farms during the late nineteenth and early twentieth centuries.

The Stiles family began its association with the property in 1891 when William Stiles bought 246 acres in the Ferguson Survey, as well as 74.4 acres in the adjoining William Lockwood Survey, for \$7,300 [1]. He was one of a large number of Upland Southerners who settled in western Ellis County during the third quarter of the nineteenth century. Born in Lincoln County, Tennessee on May 19, 1845, Stiles served in the First Tennessee Regiment of Company G of the Confederate Army. After the war he returned to his native Tennessee and in November 1867 married Endora (Eudora) Flint. Their first child, Luther, was born two years later. That same year, they came to Texas and settled in western Ellis County where many other Tennessee natives, such as George H. Cunningham and J.M. Dunaway, lived. On May 30, 1870, a second son, Benjamin, was born [2].

Like most Ellis County pioneers at that time, William Stiles was a farmer. He initially rented land but purchased his first parcel about 1873 [3]. By 1880 he had 125 acres of tilled land and grew corn, wheat and cotton [4]. When the cotton boom hit in the late nineteenth century, he planted more cotton and purchased additional property which he leased to tenant farmers. This pattern was typical for many of the early pioneers who had

already established family-run farms [5]. The 246 acre parcel in the Ferguson Survey was one such land acquisition of Stiles, and by 1895 he owned seven parcels in the county. His combined net worth for both real estate and personal properties was \$14,730, according to tax rolls, and he was one of the more affluent residents in the Boz area of Ellis County [6].

Much of the wealth that Stiles and other area farmers attained during the late nineteenth century came from the cultivation of cotton. Ellis County farmers enjoyed unprecedented prosperity due to the high and profitable yields of cotton, and they often bought additional properties and leased the land to tenant farmers. By the 1890s when Stiles acquired this farmstead, Ellis County ranked as the largest supplier of cotton in the state [7].

In 1897 Stiles carved a 109-acre (later clarified as 108.25) parcel in the Ferguson Survey which he conveyed to his son Benjamin [8]. Because of its form and architectural detailing, the extant house on the property is believed to have been built about this time. Benjamin Stiles is assumed to have been responsible for its construction, but his father may have built it earlier and included it in the land he conveyed to his son.

Despite the uncertainties regarding the person responsible for the construction of the house, the building nonetheless demonstrates the impact of the cotton boom of the late nineteenth century. Local growers made Ellis County one of the leaders in cotton production from the 1880s through the 1930s. Tenant farmers supplied most of the cotton and they typically gave landlords, such as the Stiles family, one quarter of their harvested cotton [9]. Profits from the sale of cotton increased land values and raised the overall standard of living. An ensuing construction boom resulted in the erection of many new houses, transforming the county's architectural character. Some of the houses were small two- or four-room buildings for tenant farmers. Others, such as the house at the Stiles-Pigg Farmstead, were substantial residences that attested to the wealth and prominence of the owners and occupants.

The house at the Stiles-Pigg Farmstead was built at a time when the Queen Anne style enjoyed enormous popularity throughout cotton-rich Ellis County. Many residents chose the Queen Anne style because it was considered to be fashionable and progressive. Architects designed some of the grandest examples in Waxahachie. Other illustrations in middle-class neighborhoods and in rural areas simply involved the application of Queen Anne

detailing onto traditional or vernacular house forms [10]. One of the most popular building types of the period had a steeply pitched hipped roof with gabled extensions on the front and sides. Builders often used turned wood supports on the porch and installed elaborate jigsawn bargeboards in gable ends. The Stiles-Pigg House is an outstanding example of this kind of building in a rural setting.

Although the Stiles family built and originally occupied the house, they sold it and the surrounding 108.25 acres, as well as 38.25 acres in the Lockwood Survey, to W.A. Brintle in 1906 [11]. He, too, was a farmer and likely grew cotton on the land.

Brintle sold the farm to G.R. Aday in 1917 but tax rolls indicate that both G.R. Aday and George E. Pigg owned the property [12]. In 1920 Aday and his wife Margaret conveyed their undivided one-half interest in the farm to Pigg, who established his residency in the house. He used it as the base of operations for his own farm and built most of the extant outbuildings on the property [13]. Pigg and his family continued the cotton-growing tradition through the 1920s and 1930s, but changed their farming practices after the cotton market collapsed during the Great Depression and over production of cotton depleted the fertility of the soil. Pigg, along with other area farmers, began to grow more grain crops, and cotton assumed a less significant role [14].

George and Mary Pigg remained owners of the farmstead until 1974 when they sold the land to Mrs. Margaret Welch. Her heirs partitioned a 13-acre parcel that included the extant buildings and conveyed it to John Edwin Welch. He sold the property to the Texas National Research Laboratory Commission in 1991 [15].

PART II. ARCHITECTURAL STATEMENT:

A. General Statement:

1. Architectural Character: This is an intact farmstead which features buildings that were occupied from the late nineteenth to late twentieth centuries and is located in the vicinity of Waxahachie, in the historic but no longer extant community of Boz. The site includes an original two-story massed plan, Victorian house with Queen Anne details, with one-story rear and garage additions (ca. 1963). (See photographic documentation HABS No. TX-3382-1 through HABS No. TX-3382-N-1 and HABS drawings, Sheets 1 and 2). The

house survives with a garage, a smokehouse, a well house, three barns, six sheds, a hay manger and two cisterns.

2. Condition of the fabric: The house, garage and two of the barns are in good condition. The other outbuildings are in fair to poor condition.

B. Site:

1. General Setting: The house faces southeast, is oriented perpendicular to and is located .10 miles north of Old Maypearl Road. The site is open pasture land which slopes gently to the northeast, and the house is approached by a gravel drive.
2. Buildings: The site includes a two-story Victorian house, HABS No. TX-3382-A; a garage with two shed additions, HABS No. TX-3382-B; a well house, HABS No. TX-3382-C; and a one-story smoke house, HABS No. TX-3382-D. Other outbuildings associated with the site are a one-and-a-half story barn, HABS No. TX-3382-E; two sheds and a hay manger, HABS Nos. TX-3382-F, 3382-H, 3382-G; a two-story barn, HABS No. TX-3382-I; two feed sheds, HABS Nos. TX-3382-J, and TX-3382-K; a one-story pole barn, HABS No. TX-3382-L; a cistern, HABS No. TX-3382-M; and a half-story shed, HABS No. TX-3382-N.
3. Landscaping, Enclosures: The site is heavily landscaped with plant material introduced during the nineteenth and twentieth centuries as well as native varieties. The owners utilized perennials and shrubs, planted as ornamentals, and trees planted both as ornamental and shade specimens, located about the house.

Mulberry and Pomegranates are used as ornamentals, as are Chanamoles Japonica and Redbuds, which would have been the first shrubs to blossom in the spring. All were probably introduced during the nineteenth century. Shrubbery introduced during the twentieth century and planted in beds about the house foundation or used as borders for walks include Dwarf Burford Holly, Boxwood, Ancuba, Nandina, and Abelia. Hybrid rose specimens are planted in a bed as a focal point on the east side of the house and perennials such as Irises have been planted in rectangular and lozenge-shaped beds.

Red Cedars, with calipers ranging from 17" to 20", have been

planted as shade specimens on the south side of the house. Hedgerows are found on the north and east sides of the site and are comprised primarily of Hackberry, with calipers ranging from 6" to 22". Other trees present at the site as individual specimens include Vitex, Ash, Crepe Myrtle, Pear, Bois d'arc, and Live Oak.

PART III: ENDNOTES

1. Ellis County, Texas, Deed Record 65:39.
2. Ellis County Genealogical Society, Searchers and Researchers, Volume XV, (Waxahachie, Texas: Ellis County Genealogical Society, 1992), 34.
3. Ibid.
4. U.S. Department of the Interior, Statistics of the Population of the United States at the Tenth Census, (Washington, D.C.: Government Printing Office, 1883).
5. U.S. Department of the Interior, National Park Service, Historic American Buildings Survey, Measured Drawings of Old G.H. Cunningham Farmstead, Ellis County, Waxahachie, Texas, (Library of Congress, HABS TX-3378); Ibid, Measured Drawings of J.M. Dunaway Farmstead (HABS TX-3376); Ibid, Measured Drawings of B.F. Forrester, Sr., Farmstead (HABS TX-3377).
6. Texas State Comptrollers Office, Ad Valorem Tax Rolls for Ellis County. 1895.
7. Killis P. Almond, Jr., and Randall W. Moir, "Historic Structures Management Plan, submitted to TNRLC on behalf of the U.S. Department of Energy in Support of the Superconducting Super Collider," 1992.

U.S. Department of the Interior, Report on the Statistics of Agriculture in the United States at the Eleventh Census, (Washington, D.C.: Government Printing Office, 1895).
8. Ellis County, Texas, Deed Record 97:372.
9. Almond and Moir, "Historic Structures Management Plan," 36.

10. Daniel Hardy and David Moore, "Historic Resources Survey of Ellis County, Texas: An Inventory for the U.S. Department of Energy," 1990.
11. Ellis County, Texas, Deed Record 164:486.
12. Ellis County, Texas, Deed Record 228:635; Ellis County, Texas, Tax Abstracts of Lands.
13. Ellis County, Texas, Deed Record 231:517.
14. Stanley Murdock and Yula Glenn Murdock, interview by Terri Myers, written notes, Waxahachie, Texas, 12 June 1992; Almond and Moir, "Historic Structures Management Plan," 69-74.
15. Ellis County, Texas, Tax Abstracts of Lands; Ellis County, Texas, Deed Records 765:419; Ibid, 861:271.

PART IV: SOURCES OF INFORMATION

- A. Original Architectural Drawings: No original plans or drawings are known to exist.
- B. Early Views: Early photographs are in the possession of John Edwin Welch and show views of the main house and farmstead which have been taken from various vantage points during the twentieth century.

C. Interviews:

McGregor, Frances Dunaway. Interviews by Terri Myers, written notes. Waxahachie, Texas. 20 May 1992 and 12 June 1992.

Murdock, Stanley, and Murdock, Yula Glenn. Interview by Terri Myers. Written notes. Waxahachie, Texas. 12 June 1992.

D. Bibliography:

1. Primary and unpublished sources

Ellis County, Texas. Office of the County Clerk. Deed Records.

Ellis County, Texas. Office of the County Tax Assessor/Collector. Tax Abstracts of Lands.

Texas. State Comptrollers Office. Ad Valorem Tax Rolls for Ellis County. On file at the Genealogical Collection at the Texas State Library.

U.S. Department of the Interior. Report on the Statistics of Agriculture in the United States at the Eleventh Census, Washington, D.C.: Government Printing Office, 1895.

U.S. Department of the Interior. Statistics of the Population of the United States at the Tenth Census, Washington, D.C.: Government Printing Office, 1883.

U.S. Bureau of the Census. "Population Schedule: Ellis County, Texas." 1880.

U.S. Bureau of the Census. "Population Schedule: Ellis County, Texas." 1900.

U.S. Bureau of the Census. "Population Schedule: Ellis County, Texas." 1910.

2. Secondary and published sources

Almond, Killis P., Jr., and Moir Randall W. "Historic Structures Management Plan, submitted to TNRLC on behalf of the U.S. Department of Energy in Support of the Superconducting Super Collider." 1992.

Ellis County Genealogical Society. Searchers and Researchers. Volume XV. Waxahachie, Texas: Ellis County Genealogical Society, 1992.

Hardy, Daniel, and Moore, David. "Historic Resources Survey of Ellis County: An Inventory for the U.S. Department of Energy." 1990.

PART V. PROJECT INFORMATION

This Historic American Buildings Survey (HABS) recording project was undertaken by the Texas National Research Laboratory Commission (TNRLC) in conjunction with the Superconducting Super Collider Project in Ellis County. The project was conducted in accordance with TNRLC's Memorandum

of Agreement (MOA) with the Department of Energy, The Texas Historical Commission and the Advisory Council on Historic Preservation. The MOA stipulates that a record be created of buildings to be demolished in the project area. The field work and measured drawings were prepared by ArchiTexas of Dallas. The recording team consisted of Bruce Fowler, Gary Garmon, Gilbert Hickox, Larry Irsik, Craig King, Richard Martratt, Craig Melde, Jeanie O'Brien, Ernesto Robles, Edward Sergeant, Gary Skotnicki, Stan Solamillo, and Diane Van Buren. Historical research was conducted under the supervision of David Moore of Hardy, Heck, Moore of Austin. Architectural analysis and descriptions were prepared by Stan Solamillo of Dallas. Archival photography was by Brendan Dunnigan and Doug Hankins of Arlington.