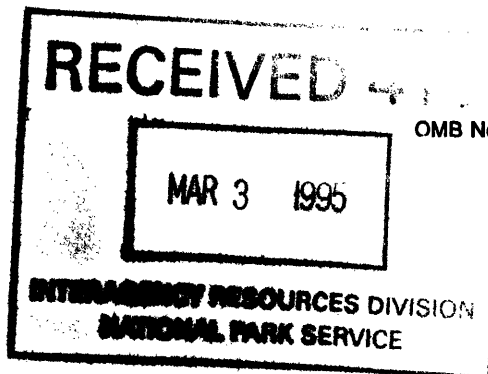


United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form



OMB No. 1024-0018

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Historic Resources Associated with Milton Faver - Agriculturist

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Milton Faver - Agriculturist of Presidio County, c. 1850 - 1889

C. Form Prepared by

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (☐ See continuation sheet for additional comments.)



Signature and title of certifying official

1 March 1995

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.



Signature of the Keeper

4-6-95

Date of Action

Historic Resources Associated with Milton Faver - Agriculturist
Name of Multiple Property Listing

Texas (TX)
State

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Milton Faver--Agriculturist

Milton Faver's stockraising and farming pursuits in Presidio County from the mid-1850s to 1889 closely followed the history of Presidio County's agricultural development during the same era. He was probably lured to the La Junta area by the commercial potential of the Chihuahua Trail trade and the recently established U. S. military presence at Fort Davis. While he had other business interests, he soon considered himself a farmer. He practiced the diversified subsistence agriculture that had been established prior to his arrival and expanded his own production to provision the limited market of traders and Fort Davis. Faver adopted and adapted the local customs, including the use of traditional building materials and forms. He remained in the area during the Civil War period and probably suffered from depredations by raiding parties led by various Native Americans and others¹, when the Texas frontier was actually pushed east during those years. After the war, Faver built a large stock-raising and farming business, catering to the expanding market brought by the renewed Chihuahua Trail trade, the expansion of Fort Davis, and the increased military presence in the Trans-Pecos.²

With the coming of the railroad and the expanding state and national markets, Faver followed the statewide trend toward commercialized agriculture and concentrated his efforts on cattle raising. Along with the Anglo immigrants arriving in the Trans-Pecos, Faver built a large longhorn herd, utilizing the open range.

Faver centered his ranching operation around three ranch units, with his headquarters at Cibolo Ranch. He built a walled adobe compound there probably prior to or during the Civil War, utilizing traditional building methods and materials. With much unrest in the area, he chose a fortified plan with high walls and defensive towers on opposite ends. Faver and his family made Cibolo their home until he died in 1889. The fields surrounding Cibolo and his famous peach orchard were watered by traditional gravity-flow irrigation ditches and pools he developed from the ever-flowing Cibolo Springs nearby. Faver also utilized additional land to accommodate his agricultural operations. Located on Cienega Creek to the east of Cibolo, the Cienega complex was also built around an abundant spring. Modelled on Cibolo, it was also a fortified walled compound of traditional adobe bricks, sheltering dwellings, work areas and storerooms. Here, too, the springs provided water through a pool and ditch system to the compound,

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fields and perhaps an orchard. Faver's third unit, La Morita on La Mora Creek, was the smallest of the three. It served as the headquarters of his sheep ranching endeavors. Abundant springs here, too, supplied water to the small adobe complex and probably a small kitchen garden.

During the peak of Presidio County's cattle boom, Faver was one of the largest cattle raisers in the county and was frequently the largest taxpayer. In the latter part of the decade, he stepped aside from the active management of his cattle herds and sheep flocks. Ill health, setbacks from the drought of 1885-1886, and the declining cattle market all probably induced him to retire from the saddle. He died in December 1889, and his properties were eventually sold off and became part of the large ranches that are the basis of Presidio County's economy today.

Background

The three Milton Faver ranches are located in the heart of the Trans-Pecos in Presidio County. At one time the county encompassed most of Texas beyond the Pecos River, and included present-day Pecos, Reeves, Jeff Davis, and Brewster counties. Presidio County today extends approximately 3850 square miles and, area-wise, is the state's fourth largest county. While the growing season is more than 230 days, the low rainfall makes farming and ranching dependent on water from the Rio Grande, some few springs and deep wells. Most of the county's economy derives from its agricultural operations including cattle and goat ranching and truck farming (cantaloupes, lettuce, watermelons, onions and alfalfa).

Presidio County, like most of the Trans-Pecos, has several mountain ranges (Chinatis, Cienegas, Sierra Vieja, for example) set in large areas of rather more level semi-arid desert. Native plant life is typical of arid and semi-arid climates with thin grasses, yuccas, sotol and huisache and various salt grasses. Some of the higher elevations in the county, which get more precipitation, have various western mountain trees such as pinon pines and denser grasses. The three Faver ranches include examples of both climates and plant communities, although the ranch buildings are located along stream valleys with a constant source of water.

As in the rest of the Southwest, agriculture in Presidio County first developed around dependable water sources, and water has always been the key determinant of agricultural success in the semi-arid environment. Although many streams and gullies fill quickly with water during a heavy rain and empty just as quickly afterward, there are five major creek systems that flow off the mountains and eventually empty into the Rio Grande: the Alamito, Shafter (Cienega), Cibolo, Capote and Pinto Canyon. Prior to and

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including the historic era, human settlement and agricultural development in Presidio County has centered around and extended from these precious sources of water.³

Spanish explorers found Native Americans farming at the juncture the Rio Grande and Rio Conchos in the earliest contacts. The Jumano peoples and the confluence of the Rio Conchos and Rio Grande were especially attractive to Spanish missionaries, and substantial efforts were made in the eighteenth century to establish missions in the region, generally at the places where Native Americans were already settled and farming. The settlements made use of the indigenous adobe building materials and water from the rivers. Farming was generally carried out in fields in the flood plains. Irrigation ditches, in use by the early eighteenth century became more common as the century progressed. To take advantage of river and creek waters during most of the year, small brush and rock dams were thrown up along the rivers to create small pools from which ditches carried water into the fields. Some of these along the Rio Conchos are still in use. Alamito and Cibolo creek springs were used to some extent for irrigation in the same manner.⁴

Part of the mission legacy was the addition of stock raising to the Native American agricultural operations. While the topic of Spanish and Mexican influences on Texas cattle ranching may be a hot item of debate in other parts of the state, there is no doubt that stock farming, albeit on a small scale, was an established enterprise in the La Junta/Presidio County area long before Anglos arrived. The first domestic livestock were sheep and goats provided to the missions, followed by small cattle holdings. Horses, valuable trade items, followed, and their role was heightened as cattle raising took hold in northern Mexico.

Large sheep and cattle haciendas had developed in northern Mexico under Spanish rule, utilizing large open ranges. The Mexican longhorn, nominally domesticated, was actually a feral, free-ranging animal under little control except at market time. Large ranges were necessary to follow the water and grass, both of which could be scarce during much of the year. The haciendas, devoted to these large sheep flocks and cattle herds, developed their own internal cultural and economic independence that persisted into the twentieth century. As the cattle industry in the La Junta region developed in the mid-nineteenth century, it may have looked south to Mexico to this prototype, but with little effect. La Junta's isolation from large markets and the volatility of frontier conditions kept large cattle herds from developing on the open ranges of the Trans-Pecos as they had further south in northern Mexico. The small herds that were developed stayed close to the relative safety of the Rio Grande.⁵

On the eve of the admission of Texas into the Union, the La Junta area was

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an isolated agricultural community. The inhabitants, descendants of the missionized Native Americans, had been assimilated into a creolized Hispanic culture and were centered on the rivers. Their irrigated crops were the corn, wheat, beans, and squash that had been grown since before mission times. Domesticated animals introduced by the Spaniards (cattle, horses, and sheep and goats) were kept in small numbers on small farms for farm use. Sheep and goats were the most numerous. Irrigation ditches were in common use and provided water to cultivated fields.⁶

Early Days in Presidio County, 1845-1861

After the close of the War between the United States and Mexico, the La Junta area lay on an important developing trade route. The Chihuahua Trail brought goods back and forth from the Texas port of Indianola to the Mexican city of Chihuahua. Various Anglo and Hispanic immigrants to the La Junta area, like Milton Faver, set up trading and farming operations to take advantage of the traffic and made various attempts to expand and commercialize some aspects of their agricultural enterprises. The establishment of Fort Davis provided another local market that encouraged surplus agricultural production. Larger crops were grown, primarily on the Rio Grande plain, but they were much the same as for the past century or more--corn, barley, wheat, beans, melons and squash. Oxen and mules provided a technological advantage as cultivated fields became larger and were in increasing use. The overwhelming number of inhabitants were natives of Mexico, although a few Anglo men had settled in the area and had adopted and adapted the prevailing agricultural system. Indigenous building forms and materials were maintained. Milton Faver was one of the most productive of the county's farmers and supplied foodstuffs to the growing market.

When Josiah Gregg arrived in Presidio del Norte during the War with Mexico in the fall of 1846, he noted that there were some small irrigated farms, and that the principal crops were corn, sugar, figs, quinces and peaches. He saw very few wild fruits, however, except prickly pears and chapotes. Josiah Gregg was surprised at the size of Presidio del Norte, having expected it to be much smaller due to its out-of-the-way location.⁷

The La Junta area lost its isolation, however, after the war. On the new trade route linking the Texas port of Indianola and Chihuahua, Mexico, the La Junta area was an oasis, replenishing trading parties after long desert trek from both directions. The trail's origin in Texas was Indianola; it

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passed through San Antonio and the Texas Hill Country, then dropped south skirting the Davis Mountains to Presidio del Norte, Mexico and the La Junta area, and proceeded south to Chihuahua. Presidio del Norte was a stopover on the trail, however, and not a trade destination for any except small parties of Native Americans and local communities. So its local trading opportunities remained limited.⁸

The Chihuahua Trail trade attracted new residents from both north and south of the Rio Grande into the Presidio/ La Junta area. Many of the group coupled trading enterprises with the agricultural traditions already in place. The area's standard farming operation combining grain and vegetable growing with sheep and cattle raising was practiced on some scale by both Anglo and Hispanic agriculturists. John Spencer, one of the first Anglo settlers in the area, came into the La Junta in the late 1840s and developed a large farm (Los Indios) along the Rio Grande across from Presidio del Norte. He is credited with being the first permanent settlement on the Texas side of the river. Ben Leaton also established a farm associated with his trading enterprise in the late 1840s on the river below Presidio del Norte. Both employed irrigation ditches to bring water out of the Rio Grande to irrigate their crops. Both marketed produce and provisions to traders and travellers along the Chihuahua Trail. With the establishment of Fort Davis in 1854, the local market grew dramatically and afforded some specialization of produce. The typical agricultural operation, however, still primarily provided subsistence for its inhabitants and perhaps a cash crop.⁹

Milton Faver was one of the Anglos lured by the trade and agricultural prospects of the La Junta. The early life of Milton Faver has long been the subject of speculation. He is not included in the 1850 census records of Texas, or of Missouri or Virginia, both of which were claimed by him at various times as his native state. One of the most popular local traditions about Faver's origins has him fleeing Missouri in the wake of a duel, convinced that he had killed his opponent. Forty years later, a Missouri neighbor showed up in Presidio County (and eventually purchased some of Faver's estate) and informed Faver that the other man had lived, and it had not been necessary for him to run away. While impossible to prove the tale from the usual records, the oral tradition, combined with a listing for "Enos Pool" just ten dwellings away from "John Favor" and family in the 1840 Lafayette County, Missouri population schedule, lends more than usual credence to the story. Further adding credibility to the story is the fact that Milton Faver's first son was named "John" or "Juan," which was the name of the Missouri family head.¹⁰

Like Leaton and Spencer, Faver came to the La Junta area by way of Mexico. Presidio County tradition places Faver in Mexico during the late 1840s and early 1850s. According to the report of an interview with the

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sister of Faver's widow, Faver worked in a flour mill in Meoque, Mexico, just south of Chihuahua, when he was eighteen. There he met Francisca Ramirez and the two were married. He began plying the trade route from Chihuahua to Presidio del Norte (Ojinaga) soon thereafter, and the family moved to the Rio Grande in 1857 where he set up a general mercantile store. That same year the family moved again to the north side of the border and out to the Cibolo Creek ranch, although Faver kept up his interests in the border trade and the trade with Chihuahua.¹¹

While the basics of the tradition are probably grounded in fact, other records indicate Faver's presence on the river at an earlier date. The first documented reference to Milton Faver along the Rio Grande occurred in an 1855 petition by Edward and Juana Leaton Hall to the Bexar County probate court. Juana Hall and her children were the beneficiaries of the estate of her late husband, Ben Leaton. Among the debts owed by the estate was an entry of "\$350 to Milton Favor [sic]." The obligation, which may have been the result of credit extended by Faver at his store in Presidio del Norte, Mexico, places Faver in the vicinity of Leaton's fort and in association with the Halls at the midpoint of the decade.¹²

In 1858 Faver made his first land purchases in Presidio County. In February of that year he bought surveys 17 and 18, the core of the Cibolo Creek Ranch. The sale was a complex one and illustrates the confused nature of land ownership in the Presidio County area at the time (and later). While the conveyances and patents were all filed in El Paso at the same time, the documents covered a span of 14 months. Surveys 17 and 18 (160 acres each) were originally patented by William P. Hardeman, assignee of William Hadden, who had held the original Bounty Warrant 801. Those patented surveys were issued January 28, 1858 by the governor of Texas. The same surveys, however, were also attributed to Archibald C. Hyde in the conveyance from Edward and Juana P. Hall to Faver, dated January 29, 1858. In a document dated August 9, 1858, Hyde conveyed this same 320-acre parcel to Faver, "being the land survey by Stevenson Archer dist. surveyor for A. C. Hyde and numbered on the county map 17 & 18 in Presidio District..." Nine months later, Hyde secured a warranty deed from William Hardeman for surveys 17 and 18. These instruments were all filed at the same time in the El Paso County records between 1859 and 1875.¹³

While Hyde and the Halls both had claims to the property, the Halls' claim was probably the greater, at least in Faver's eyes. Faver paid Hyde \$500 for a warranty deed to surveys 17 and 18, but he paid the Halls \$2000 for all rights titles interests and claims of land whatsoever name or nature.... To all that certain tract of Land lying, being and situate in the Cibolo Valley in Presidio Co. the same having been located and entered by Archibald C. Hyde in the District

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Surveyors [sic] Office for El Paso Land District and being the only survey on said Cibolo at the time of entry and containing (320) [sic] ...acres of land more or less [.] Also I the said Edward Hall do hereby furthermore grant...unto the said M. Favor [sic] all rights, claims...in and unto 320 three hundred and twenty [sic] acres of land adjoining the foregoing tract to be surveyed by said Favours [sic] making in all Six hundred and forty acres and when the Patent or Patents are issued they are to be assigned and made over to the said Milton Favours [sic]....¹⁴

How the Halls acquired interests in Surveys 17 and 18 is not documented in the Presidio County records. Leavitt Corning, Jr., in his chronicle of the lives of Leaton and Faver, speculated that Leaton may have used the Cibolo Creek property as a base for his own cattle ranching endeavors. Corning cited Bexar County Brand Book A, page 22, November 13, 1849 as the basis of this claim: " 'Be it remembered that the marks and brands of J. T. Peacock and Ben Leaton of the aforesaid county, residence on the Cibolo....' " The problem with this speculation, however, is that there were several Cibolo Creeks in the vast expanse that was Bexar County in 1849. The fact that Faver thought the Hall claim to the Cibolo Creek property was worth \$2000, however, indicates that he thought their interest was viable and valuable. The purchase set the tenor for most of Faver's subsequent land acquisitions. He purchased the area around a significant spring, one that could provide water year-round and that was large enough to be developed for a gravity ditch irrigation system.¹⁵

In 1858 Faver also purchased a headright certificate from Jose Antonio G. Navarro of San Antonio, assignee of the heirs of Luis Fuentes, for \$224. This 640-acre parcel was in Jeff Davis County, and Faver's use of the property is not known, although he may have wanted a presence nearer Fort Davis than either Presidio or the Cibolo Creek ranch. The records, it should be noted, were not filed until April, 1888, thirty years after the transaction.¹⁶

While the local tradition credits the Favours with moving to the Cibolo property after purchase, the 1860 U. S. Census listed the Faver family resident at "Fort Leaton" in June of that year. (Leaton's fort had a separate listing from "Presidio del Norte" where the Halls lived.) The head of the household was Milton "Flavors," a 39-year old native of Missouri. Next in the household (in the spot usually occupied by the spouse of the head) was Josefita¹⁷ Flavors, a 26-year-old native of Mexico. Three young boys followed, Juan, 10; Jose, 8; and Pedro, 3, all of whom had been born in Mexico. Faver gave his occupation in the census as "farmer" and listed \$4200 worth of real property and \$25,000 worth of personal property. The personal property was for the most part probably trade goods that he had in stock in Mexico or at Fort Leaton. But Faver obviously considered

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himself to be a farmer as far as his activities on the U. S. side of the border were concerned, and his primary interests seem to have drifted away from the trading enterprise after the purchase of the Cibolo property.¹⁸

Also included in the same dwelling/family list at Fort Leaton were Estafania Olivares, a 30-year-old "laundress"; Francisca Olivares, a 25-year-old cook; Tomasita Olivares, 15 and Lucas Olivares, 30, both "servants." Two additional dwellings, occupied under the Flavor family designation in the Fort Leaton listing, sheltered five "cow herders" and one "herder": Rafael Barragan, 25; Luis Barragan, 20 (the herder); Ignacio Solice, 30; Esteban Longorio, 28; J. M Garcia, 20; Juan Gonzales, 25. Rafael Barragan listed Texas as his birthplace; the others, Mexico. None declared any real or personal property. These residents were almost certainly employees of the Favere. The five cow herders probably looked after Faver's large dairy herd, mentioned in the 1860 agricultural schedule.¹⁹

Five separate family units followed the "Flavors" in 1860 census. Most were headed by "farm hands," many of whom were probably employed by Faver and probably lived in the vicinity. The Jose M. Herrera household included Luiz and Francisco Ramires, cow herder and clerk, resp., who may have been brothers of Faver's subsequent wife, Francisca Ramirez de Faver. The seventh entry after Flavor was Manuel Marguez, a 45-year-old farmer, who claimed \$1000 worth of real property and \$2000 worth of personal property. He was probably Manuel Musquez who settled a ranch in Musquez Canyon near Fort Davis and carried on an active trade with Fort Davis before the Civil War. Musquez was probably resident at his ranch, although he could have been at "Fort Leaton" at the time of the census.²⁰

Most of the farms in Presidio County in 1860 were located along the Rio Grande, although the Davis Mountains valleys saw some use since they were closer to Fort Davis. Dario Rodriguez, Larkin Landrum, Edward Hall, and John Spencer all had farms along the river and so probably were those of Luis Ramires [sic] and J. M. Ramos. Manuel Musquez farmed and ranched near Fort Davis. Milton Faver was resident at Fort Leaton and was probably farming the river plain nearby. Faver claimed 150 acres of improved land and 500 unimproved acres worth \$4000. Some, although probably not all of the improved acreage may have been at Cibolo. The whole 150 acres, however, would have been a large amount of cleared land for Faver to have developed in the two years between the purchase of the Cibolo property and the census enumeration. He probably herded some, if not all, of his cattle and his sheep flocks on the Cibolo ranch.²¹

Faver's cattle holdings were substantial for the place and time: he had 200 "milch" cows and 300 head of "other cattle." The milk cows were obviously

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the source of the 1000 pounds of butter he made during 1859 and the 3500 (estimated) pounds of cheese. Milk cows were also important and showed an acknowledgment of the local market. While some farms listed a small number of milk cows, obviously for family use, others had larger herds between 10 and 40 that allowed them to produce and market a surplus of dairy products. It is worth noting that milk cows exceeded "other cattle" in the census tabulation total for the county.²²

Dairy products, particularly cheese, were significant productions in the county and most found a market at Fort Davis. While a few farms claimed 100 to 150 pounds of cheese as 1859's production, the majority of cheese producers made over 550 pounds, and most ranged between 800 and 1500 pounds. Dario Rodriguez listed 1000 milk cows and produced 300 pounds of butter and 3000 pounds of cheese; Manuel Musquez, with 60 milk cows, produced 1500 pounds of cheese. Milton Faver, with 200 milk cows, was the county's largest butter and cheese producer, with 1000 and 3500 (estimated) pounds, resp.²³

Horses, asses and mules, and oxen provided work animals, with oxen being the most popular. Faver was in possession of 4 horses, 3 mules or asses, and 40 working cattle or oxen, sizable individual holdings. While the horse herd may seem small for working 300 cattle, it was one of the large holdings in the county.²⁴

Faver also listed \$1,000 in animals slaughtered (probably beef or mutton) in the past year. He was probably supplying these products to Fort Davis, since it is unlikely that the settlements on either side of the Rio Grande provided a large enough market.²⁵

Swine were more common animals in Presidio County in 1860 than subsequently. Like sheep and milk cattle, there were small holdings on some farms for household use, and other farms had larger holdings that may have had commercial value. The small holdings ranged from 2 to 16, and the larger from 30 to 75. Edward Hall, who claimed 75, had no tilled land nor farm produce. His swine were almost certainly a herd kept for sale to travelers and Fort Davis. Rodriguez had 46, Musquez had 30 and Faver had 35, herd sizes which probably had some commercial value.²⁶

Domestic livestock also included sheep, which were more numerous in the county than cattle. With one exception, the flocks fell into two basic sizes, a small, household use size of 18 to 60 sheep and larger flocks of 100 to 400 sheep that probably had some commercial value. The largest flock, almost two-thirds of the county's total, belonged to Milton Faver and numbered 2000 sheep. The sheep contributed substantially to Faver's total livestock valuation of \$18,000. Two sheep owners, Faver and Rodriguez, also reported a wool clip. Rodriguez took 350 pounds of wool from

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his 400 sheep; Faver's 600 pounds from his 2000 sheep was a much lower yield per animal.²⁷

The 1860 agricultural census for Presidio County consisted mainly of small subsistence farms growing a variety of products, primarily for household consumption, but with some ambition for trade with Fort Davis and Chihuahua Trail traders. With one exception, the improved acreages ranged from four to twenty acres, with an average of about nine acres. Five of the thirteen farms, however, had between ten and twenty improved acres and could produce a surplus for sale. Faver's 150 acres was by far the largest cultivated property, more than half of the improved acreage in the county. Of the sixteen agricultural producers listed in the Presidio County agricultural census in 1860, Faver had one of the largest operations. His was also a diverse operation.²⁸

Commercial production of corn and wheat are harder to gauge than some other products. Wheat and corn in some form had both been grown in the La Junta region before Spanish intrusion and long formed a staple of the domestic diet, as did legumes such as peas and beans. Both were also useful on the county's subsistence farms with domestic livestock. Horses, mules, oxen and milk cows were also kept close and not allowed to range freely for grass; so forage and grain became important feed crops for livestock as well as for the human inhabitants.

With very few exceptions, all the farmers produced wheat and Indian corn according to the census, and most also grew peas and beans. Dario Rodriguez, with his 1000 milk cows grew 400 bushels of corn and 120 bushels of wheat. A. Olaja made 200 bushels of wheat and 170 bushels of corn off his six-acre farm. A. Vaiga grew 350 bushels of corn and 65 bushels of wheat. Most others produced smaller quantities of both but probably had some small surplus to sell to traders coming through the area. Faver's wheat production was lower than some at 95 bushels, but higher than others. His corn production of 500 bushels was the highest in the county. He also produced 60 bushels of peas and beans. All figures, however, seem very low for his 150 acres of improved land. Rodriguez, for instance, made 120 bushels of wheat, 400 bushels of Indian corn, and 150 bushels of peas and beans on 20 acres of improved land; and Vaiga gathered 65 bushels of wheat, 350 bushels of corn and 15 bushels of peas and beans from 12 improved acres. Faver, however, may have had part of his improved acreage in orchards which were not specifically reported; or part of his farm may have been cultivated as gardens for his farm workers.²⁹

The non-military population of about 500 in Presidio County on the Texas side of the Rio Grande in 1860 included more than 425 non-U. S. born inhabitants, the vast majority of whom had been born in Mexico. The few

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Anglo inhabitants were overwhelmingly men, like Milton Faver, who had married Mexican-born Hispanic women; many of their children were also natives of Mexico.³⁰

Travelers descriptions of the area during the period before the Civil War noted that the primary building material was adobe. In 1849 Lt. William Henry Chase Whiting had noted the military garrison at Presidio del Norte, Mexico, "This fortress is a mud adobe structure, oblong in shape, without flanking defenses, containing the church and the barracks." Likewise, the rest of the town was of adobe. Whiting described Ben Leaton's fort on the Texas side of the river as "a collection to adobes or earth-built houses, with a lookout and a wall which encloses also his corral. The rooms are surmounted by a crenelated parapet wall, and the place would make a defense against Indians." This was the Favere's home about ten years later.³¹

Little seemed to have changed ten years later when Lt. William H. Echols remarked in 1860 on the town of Presidio del Norte that "all the buildings are of adobe and present much the appearance of a large mud-dauber's nest." The typical house in the settlement of Presidio was a one- or two-room, flat-roofed adobe. Leaton, because his dwelling was some distant from the military presence at Presidio, may have felt compelled to build a more fortified structure to shelter his employees, animals and trade goods. In July the Favere's were probably the misnamed hosts to Echols, when he "stopped to dine with Mr. Leaton and had a magnificent dinner, and abundance of water melons; plenty of them and musk melons in the vicinity."³²

Interlude, 1861-1865

The subsistence agricultural economy of Presidio County in 1860 was looking toward a more commercial basis, taking advantage of the military presence and the increasing traffic over the Chihuahua Trail. The Civil War, however, interrupted the steady growth of the county's agricultural economy. Travel and trade along the Chihuahua Trail greatly declined. The route was too far west to be of use to the Confederacy, and traders and goods were diverted to other areas. With the abandonment of Fort Davis and the disruptions caused by the eastward retreat of the frontier during the war, the agricultural economy in Presidio County, like that of most western counties, reverted to subsistence farming levels. The lack of a military presence encouraged the Comanche and Apache raiding parties to increase their presence and booty at the expense of the area's settled inhabitants. Political unrest in Mexico also hampered trade with Chihuahua. With commercial markets virtually nonexistent, the incentive and wherewithal to produce market crops and animals dried up. Specific information about the Civil War period is scarce, but it is likely that the

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settlements on both sides of the Rio Grande offered sanctuary from the increased Native American presence in the Davis and Chinati ranges to most of the farmers who stayed.³³

The Faver family's composition and whereabouts during the Civil War is not precisely known. Josefita Faver and two of the three boys mentioned in the 1860 census disappeared from the records and the tradition. By 1870, however, Faver had married Francisca *nee* Rameriz. The John Burgess family claimed Fort Leaton in 1862 and may have moved in, displacing either the Favere or the Halls. There is also some evidence that the Halls lived at Fort Leaton during the time. The Favere may have retired to Presidio del Norte, Mexico, as did many of their neighbors. More likely, they ventured to the Cibolo Creek ranch, which was especially appealing because of its readily available water supply. Presidio County tradition holds that the family spent the war years there, farming and guarding their cattle and sheep holdings, and that Faver built the adobe compound at Cibolo Creek at this time, if not earlier. Though smaller in scale, horizontally, vertically and spatially, Cibolo's adobe fort is very similar to Leaton's, and Faver probably modelled it on his former residence. Built of traditional adobe bricks, the compound at Cibolo enclosed dwellings, work areas and storerooms and had two defensive towers at opposite corners. The isolated location of the ranch and continued harassment by Apache and Comanche raiders dictated the need for a defensible structure. Fort Leaton also had a ditched irrigation system that may have inspired Faver's efforts at Cibolo. (See Architectural Description following.)³⁴

Regardless of his location, the war had at least two effects on Faver and his agricultural enterprises. When federal forces abandoned Fort Davis, one of Faver's major markets for agricultural produce went with them. The lack of an effective deterrent against raiding Apaches and Comanches also put Faver's livelihood and to some extent his and his household's lives in danger. He weathered the war, however, and emerged to take advantage of new opportunities offered by the re-establishment of Fort Davis and renewed trade on the Chihuahua Trail.

Ranch Building, 1865-1880

Traffic and trade along the Chihuahua Trail resumed after the close of the Civil War. Cattle raisers trailing cattle out of south and central Texas to market in northern Mexico saw first hand the vast expanses of open range in Presidio County, and Presidio County saw first-hand the commercial potential of cattle. The isolated location of the Trans-Pecos, the lack of access to other markets and the continuing Comanche and Apache raids, however, forestalled any massive development of open range cattle ranching. Herd size was increased by some landowners, but did not number

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in the thousands, like the South Texas herds. Sheep raising, on the other hand, increased more dramatically. Less likely to be driven away by raiding parties and easier to keep in manageable groups, sheep provided the first really commercial livestock in Presidio County. Crop farming expanded, primarily along the Rio Grande, to meet increasing, but limited local markets, and more modern methods and tools were utilized. Irrigation increased to keep pace. Crops stayed much the same, however, with corn, wheat, barley, oats and various fruits and vegetables. The built environment was still determined by the use of indigenous materials and traditional forms. Local inhabitants saw an increasing number of Anglo immigrants, but the Hispanic population was far and away the most numerous.

During this period Milton Faver built a large farming and ranching enterprise, headquartered at Cibolo Ranch with units on Cienega Creek and Moras Creek. His farming and dairying endeavors declined somewhat, as he built his livestock herds. All three ranches displayed the use of traditional building techniques and materials and a concern for frontier conditions.

After the Civil War the Chihuahua Trail trade was renewed. Cattle were driven in large numbers along the Chihuahua Trail to Mexico after the war, and Texas longhorns resupplied the northern Mexico ranges. According to Robert Utley's analysis of the range-cattle industry in the Big Bend, "Years of Indian raids in northern Mexico had denuded the ranges of cattle and created a demand for new seed stock.... The traffic reached a peak in 1868 when thousands of Longhorns [sic] threaded Paisano Pass and dropped down the Alamito to the river crossing at Presidio." The stock was generally Texas longhorns coming out of south and central Texas.³⁵

This commerce had two long-term effects on the agricultural economy of Presidio County. Presidio County residents like Milton Faver saw, perhaps for the first time, the commercial potential of large herds of free-ranging cattle. On the other side, cattle raisers trailing herds from central and south Texas saw, most for the first time, the unfenced and virtually ungrazed expanses of the Trans-Pecos. The major impediment to the development of a large cattle-based economy, however, was the continued activity of Native American raiding parties. The *Texas Almanac* while recognizing the potential of the area, drew a discouraging picture in 1867: [Presidio County] contains no population whatever, except a very small settlement opposite Presidio del Norte, in Mexico.... very little of the county, so far as known, is adapted to agriculture; but its pastoral capacity is incalculable. The valley of the Pecos is rich and apparently fertile, and lies well for irrigation; but the soil exude an alkali upon the surface, the effect of

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which is supposed to be deleterious to vegetation.... The Comanches and Apaches have undisputed control of this region. Trains and trading parties occasionally succeed in fighting or stealing a passage through.

Not until cattle herds and inhabitants were safe from raiding parties, could the cattle industry thrive in Presidio County.³⁶

Crop farming continued in Presidio County during the 1870s, much as it had since mission times, and regained the momentum it had before the war. Details of the area's farming techniques were included in the *Second Annual Report of the Geological and Agricultural Survey of Texas* (1876). While decidedly ethnocentric, the *Survey* probably gave a fairly accurate description of methods in use by Faver and most other county farmers:

"Even now the old, very old methods of farming are prevalent in Texas between the Pecos and Rio Grande. In that region the plows in common use are similar to those used by the old Greeks and Romans. The plow consists of a long stick or pale, of from four to six inches in diameter. Another short stick of a little larger diameter, and sometimes no larger is joined to the first at an angle of about forty-five degrees, and on the lower portion of the short stick a small shovel plow is fastened, and at the upper end are one or two handles. This is the Mexican plow. With this and the hoe, crops are made, and very good crops, on light soils, but on still clays, not so good. Grain is cut with sickles or large knives. One Mexican (an expert) will cut and put up, in little stacks, about five hundred pounds of hay in a day. Twenty-five cents, without board, is the ordinary price per hundred for cutting and hauling to market. Four hundred tons of hay for the government (military) at Fort Davis was thus supplied last year. This was the price paid by the contractor....

The ox yoke in common use is fastened by strings of raw hide to the top of the head around the base of the horns. Some contend that an ox can draw more with the yoke thus placed than when fastened to the neck and shoulders. This last method is now there used to a considerable extent--long teams, consisting of several yoke of oxen, some pulling by the horns and other by the shoulders, being occasionally seen.

Some have tried and are now endeavoring to introduce into common use in that region improved agricultural machinery--mowing machines and steel plows, but it is difficult to make the Mexicans use them, and these are the chief laborers of that country. They will work and board themselves at from five to ten dollars per month. The threshing is done on the hard

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ground, the grain tramped out by horses and chaff winnowed out by throwing the grain up onto the wind.

A few more years and this system of Mexican farming will cease in western Texas and give place to the methods in use in other portions of the State; consequent mostly from the influx of immigration into the country between the Pecos and Rio Grande, which is sure to result when its mineral and agricultural advantages are well known.³⁷

Another aspect of early Presidio County agriculture was also still present and in increasing use--irrigation. The six-mile long Polvo irrigation ditch was begun in 1875 and has continued in use through the twentieth century. Water, the lifeblood of the semi-arid area, was increasingly utilized to maximize productivity, according to the *Survey*:

Irrigation is done extensively on the Rio Grande in the vicinity of El Paso, extending southward to Presidio de Norte on both sides of the river. On the Texas side are large quantities of productive lands, extending forty miles below El Paso, which are more or less irrigated. Below this, very little irrigation is done on the east side of the river above Presidio del Norte. On the irrigated land wheat, barley, corn and oats are grown; also vegetables and various fruits noted elsewhere.³⁸

Crops had also stayed much the same. As noted above, the principal grains were wheat, barley, corn and oats, with various vegetables and fruits. The *Survey* noted that barley did well in Presidio and El Paso counties, and that wheat "does remarkably well at El Paso and in other portions of El Paso county; also in Presidio county. The irrigated lands and mineral waters by which they are irrigated, all being well suited for its growth." White beans were a favored crop. With the advantage of the long growing season, the beans were "cultivated to a considerable extent on the irrigated grounds of the western part of the State, being often planted after oats, barley or wheat." One of the largest irrigated farms was that of William Russell (son-in-law of Dario Rodriguez) who developed or utilized his father-in-law's extensive system of ditches to water fields on the Rio Grande near Ruidosa. John Spencer's farm, on the other hand, raised large crops of both corn and beans without irrigating.³⁹

It is almost certain that the Faver family resided at the Cibolo Creek ranch when the 1870 census was taken in June of that year. The "Presidio del Norte" enumeration district included 74 families and 66 dwellings. Most of the population was involved in agricultural pursuits, and "Milton Favor" represented himself once again as a "farmer." Francesca [sic] Favor, a 30-

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year-old-female who was Faver's wife, was also included in the household, as well as Augustine Roderigos [sic], a 45-year-old laborer; Zachariah Tenahera, 19, laborer; and Antonio Lozano, a 35-year-old female cook, and her son, Felix. All except Milton Faver cited Mexico as their birthplace; he listed Virginia. Faver placed a value of \$2500 on his real property and \$7100 on his personal property. Neither Josefita nor the three sons were enumerated. Josefita may have died or returned to Mexico during the decade and the sons may have returned with her or been sent away. Except for Juan Faver, there is no mention in the records of the four after 1860, and no local tradition.⁴⁰

Faver's neighbors in the census enumeration, who may have also been his employees, included David Geddis, a "miller" from Scotland; George Brooks, an "engineer" from Maine; and Oscar Sutherland, another engineer, from Ohio. These men, all single and in separate dwellings, immediately preceded the Faver household. Their occupations indicate that there may have been a milling operation nearby, perhaps one owned and/or operated by Faver. On the other hand, they may resided on the outskirts of Presidio, and Faver's ranch was merely the next household many miles up the road.⁴¹

The two families following Faver in the census occupied separate dwellings. They were headed by Jesus Ontiveras, a "weaver" and Jesus Ogonez, a "laborer." The next six families occupied one dwelling. All the family heads were laborers except Margarito Rodriguez who was also a weaver. The ensuing four families also occupied one dwelling. Except for Juan Estrada who was a single man and a "herder," these heads of household were laborers, with wives and children. The term "laborer" was most often used to designate farm workers who worked for wages, and these men and women were probably in the employ of Faver. The "weaver" designation is unusual and may indicate that the family heads had a cottage business or were in the employ of Faver producing goods from raw material on the ranch, perhaps woolen goods or rope or other grass products. The number of families in the last two dwellings suggests multi-unit structures, on the order of the fortified adobe at Cibolo, with additional dwellings scattered around.⁴²

During the 1870s there comes to be more documentary testimony to Milton Faver's endeavors in Presidio County. In 1873, he and his brother-in-law Richard Daly, a longtime county resident, purchased a lot in Presidio from John and Felicita Spencer. Near the customs house, the lot may have served as the base of a joint trading operation on the Texas side of the river. Six years later Faver and Daly sold the property to William Russell, farmer and mill owner on the Rio Grande.⁴³

Of more import to Faver's Cibolo Creek ranching operation was his acquisi-

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tion of an additional 1280 acres of land. In 1875 Faver, as assignee of Adams, Beaty & Moulton, patented Surveys 327 and 329. Survey 329 became the core of the Cienega ranch property. Survey 327 encompassed part of what would less than ten years later become the town of Shafter. Although Faver owned much of the land on which the town of Shafter was founded, he was not an active participant in the silver mining venture or the development of the town. In 1884 for \$500 he conveyed 7.31 acres "part of survey No. 327 [which] straddles Cibolo Creek" to the Cibolo Creek Mill and Mining Company, headquartered in San Francisco and precursor of the Presidio Mining Company. In the spring of 1889 he sold an additional 66.5 acres to Cibolo Creek Milling and Mining adjacent "to the Original Mill Site Survey" for \$1000. While his heirs later sold lots in Shafter out of Survey 327, there appears to have been little if any additional association between Faver and the silver mining venture.⁴⁴

Between 1876 and 1880, Faver's real property holdings grew from 1500 acres to 2240 acres, as he incorporated portions of Survey 330 and the A. Hemphill survey. By 1880 he owned most of the land and springs around which he developed the Cibolo and Cienega ranches.⁴⁵

The date of Cienega's development is subject to question. Local tradition placed it prior to the Civil War, almost twenty years before Faver patented Survey 329. Like Cibolo, Faver relied on traditional building styles and materials that had been used for over 100 years. Water played an important part in the location of the Cienega ranch complex, which was built on the model of Cibolo. Cienega had an extensive irrigation system of pools and ditches supplying the compound, the field and perhaps an orchard. Like Cibolo, the Cienega compound, also built of the traditional materials, enclosed dwellings, work areas and storerooms and had watchtowers for added defense. With raiding parties still very common, the fortification of outlying ranches was still necessary. Faver also constructed numerous dry-laid stone corrals, diversion fences and holding pens for stock in proximity to the main house. (See Architectural Description following.)

There is little indication that civilian housing patterns changed much before 1880, particularly in outlying areas like the Faver ranches. Indigenous material such as adobe and stone were still largely utilized, and small, flat-roofed dwellings were the common house for Hispanic and Anglo inhabitants alike. John Davis, who settled on Alamito Creek about 1870 built an adobe house with a large corral attached in the back. The threat of raiding parties encouraged fortified or protective dwellings in isolated locations.⁴⁶

One of the best descriptions (certainly the most detailed) of the traditional techniques appeared in the *Second Annual Geological and Agricultural Survey of Texas* in 1874:

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West of the Pecos, adobe houses are the chief and almost the only buildings used, and this is also the custom in northern Mexico. Adobes are made of clay dried in the sun. The general form in use in El Paso, is 24 inches long, 12 inches wide and 4 inches thick. A little straw or hay is mixed with the mud, and then it is moulded into the proper shape. The price of adobes (1875) at El Paso was \$7 per thousand, hence building there is very cheap. Roofs are also made with first a layer of clay, above which is sometimes spread a thin layer of ashes, and above this is placed a thick layer of cement made of clay, gravel and lime; about two-thirds clay and sand, and one of lime. These roofs are nearly flat, only having inclination sufficient to let the water run off.... Adobe houses are very cool in summer and warm in winter.

Cement [lime-mud mortar] floors are also used in the adobe houses. The mortar is evenly spread to the thickness of three or four inches over a layer of broken limestone. When the mortar has stood about twenty-four hours, and its surface is quite dry, it is pounded all over with a block of wood having a handle in the middle. This makes the floor smooth and moist, and when it becomes dry it is again pounded until very little moisture comes to the surface. In some of the best houses, a thin layer of red ochre is then sifted on the floor, and it is thoroughly rubbed in and polished with a smooth, flat stone.⁴⁷

During the 1870s the county's livestock populations grew steadily, if slowly. Over the period from 1876 to 1880 the county's rendered tally of cattle grew from 1781 to 4041; perhaps more significant, however, was the increase in value per head: from \$2.45 in 1876 to \$9.72 in 1880. There is always some hesitancy about using tax renderings as the basis for livestock populations and values, since taxes were based on the usually voluntary rendering of the taxpayer. They can be useful, however, in looking at increases over time and in gauging relative values and populations.⁴⁸

With the increasing economic value in cattle, there was more incentive for commercial exploitation. During the same period, other livestock numbers increased as well. The county's sheep flocks, always significant in the economy, almost doubled from 8,377 to 15,934. Their value, however, declined, from \$1.39 per head in 1876 to \$1.19 in 1880. The county's goats followed the same pattern of about doubling in numbers and declining somewhat in value (from \$1.18 to \$1.00 per animal). Horses more than doubled in population, and remained valuated at just under \$25 apiece. In all, the livestock aspect of Presidio County agriculture stayed much the same, or increased at a rate consistent with population increase.⁴⁹

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Sheep were pastured throughout the county. The state's agricultural survey in 1876 noted that "Several thousand sheep are kept along the Rio Grande above Fort Quitman; also about 700 are pastured in the Chinati Mountains, in Presidio County.... It is said that an acre will keep three sheep." Hogs, on the other hand, were not allowed to roam at will, as in the more eastern part of the state. "West of Mason county, but few hogs are raised, because there are few oak trees and but little 'mast,' besides there are no fences to keep hogs away from the crops. The few hogs that are kept are not permitted to run at large." Except for milk cows and oxen, cattle were kept on the unfenced ranges near headquarters ranches.⁵⁰

As Faver acquired more property during the 1870s, he built up his stock raising operations. In 1876, the first year Faver rendered taxes in the newly organized Presidio County, he declared 1500 acres of land in his ownership valued at \$1125; 8 horses at \$200; 350 cattle at \$2620; 2200 sheep at \$2000; and 1020 hogs and goats at \$1316 (the vast majority of which must have been goats judging by subsequent renderings). In 1876 Faver sold 1140 ewes to George Crosson for \$1710 "coin dollars." The following year he sold another 1140 ewes to Crosson for the same amount. In 1880 Faver's sheep flock stood at 4000 with a value of \$5000, a large flock, if not exceeding valuable. In fact, Faver owned more than one-quarter of the total sheep rendered in the county that year. His goat herd doubled over the same period to 2000 valued at \$1 each.⁵¹

Faver's cattle herd increased, too, but not by the same increments as the sheep and goats. In 1876 Faver claimed 350 cattle and in 1880 he claimed 400; even so, his herd was one-tenth of the total number of cattle rendered in the county. During the same period Faver's horse herd doubled to sixteen, as did the county's herd. Faver declared his first cattle brand on April 27, 1877. Brand number 32, the standing F, was registered to "Milton Faver, Sibolo [sic]." The same day William Russell registered his brand, and Richard Daly registered a mark for sheep and goats. Faver registered a second brand, M over lazy F (left shoulder, left side), in August 1887, perhaps indicating new herding arrangements or a separate new herd. John [sic] Faver registered the JF brand in 1886; it soon became incorporated into Milton Faver's herds.⁵²

It was during the mid 1870s that the first documented use of the term "Cibolo Ranch" was recorded. The bills of sale for the sheep sales from Faver to Crosson in 1876 and 1877 had the designations, "Milton Faver, Cibolo Ranch" and "Milton Faver of the Cibolo Ranch." His brand registration in 1877 also included reference to "Sibolo." This usage indicates that the Cibolo Creek property was Faver's headquarters by the mid 1870s.⁵³

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In line with what was happening in the rest of the Trans-Pecos during the 1870s, Faver had built a fairly diversified operation with some concentration on sheep. In 1880 Faver was the largest private taxpayer in Presidio County. (Railroad companies held title to most of the land.)⁵⁴

The 1880 census enumeration gives a close look at the Faver family and agricultural enterprises at the turn of the decade, just before Presidio County changed. In that year the inhabitants of Faver's three ranches were listed separately. At "Milton Favers [sic] Ranch" seventeen families lived in two domiciles. Milton Faver was enumerated as a 58-year-old male who had been born in Virginia, and whose parents had been born in Virginia. His wife was "Francisca," a 42-year-old native of Mexico with Mexican parents. They were recorded in one domicile, and the other sixteen families on the ranch were listed in another dwelling. The arrangement suggests, as it did in 1870, that the inhabitants lived in close proximity, probably in the walled compound at Cibolo ranch.⁵⁵

The total population at the ranch was 67. With the exception of two female domestic servants and one 80-year-old man with "no occ.," the heads of household listed their occupation as "laborer." All told, there were 21 "laborers" attached to the ranch. They were all male and the youngest was fourteen. All were natives of Mexico except a few children. The oldest of the children born in Texas was seventeen-year-old Juan Sandoval. His parents' tenure in Texas (since at least 1863) may well have been spent at the Cibolo ranch or at least in Faver's employ.⁵⁶

"Faver's Sheep Camp" followed next in the enumeration. By tradition, its location has been thought to be the ranch now known as La Morita. Faver purchased the Morita property October 9, 1880, just six weeks before the census enumeration of November 20 of that year. The very recent acquisition may explain the designation as a sheep camp and the few people quartered there. The one domicile sheltered Pedro Ortega, "overseer of shepherds"; his brother, Manuel, a "sheep herder"; and two other sheep herders, Justo Aroyas and Ytarro Germa, all natives of Mexico.⁵⁷

The enumerator next went to "La Cienega." There he found one dwelling and five families. Ramon Castillo, a 31-year-old native of Mexico, was "overseer of ranch," and the four heads of household were "laborers." With the exception of two small children, all were born in Mexico. The oldest of the children born in Texas was a Martin Olivaz, who was four years old. His birth year is close to the purchase date of Survey 329 (1875), and he may have been born on the ranch.⁵⁸

The 1880 agricultural census showed 28 farms in Presidio County with 5667 acres of improved land. During 1879 the county had produced 2,100 bushels of barley; 35,450 bushels of Indian corn; 1,850 bushels of oats and

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11,423 bushels of wheat. While the production was minuscule in the scope of Texas agriculture as a whole, that increase in production (400 percent) over 1860 was well beyond that increase expected as a result of the increase of the non-military population over the same period. The average tilled acreage per Presidio County farm was 202 acres, and the average cash value was \$1680. Most of the larger tilled farms were located on the Rio Grande and had little associated stockraising. Clearly, Presidio County was participating in an agricultural boom that was showing itself in the rest of the state as well.⁵⁹

In the 1880 Population Schedule, Faver listed his occupation as "stockraiser & farmer;" previous enumerations had carried his occupation as "farmer." The change in his agricultural enterprise is borne out in the 1880 "Productions of Agriculture" schedule for Presidio County, which gives a detailed record of Faver's operation. His was one of the largest and perhaps most diverse in the county. He owned more sheep and "other cattle" than any other rancher.⁶⁰

When the census was made on November 14, 1880, Faver claimed 70 acres of tilled improved land, and 1210 acres of unimproved land. He had no improved pastures and noted that the entire 1210 unimproved acres were unmown grasslands. He put the value of his "farm" at \$3500 and said that he had spent \$100 to build fences in the past year. The average tilled acreage per Presidio County farm was 202 acres, considerably higher than Faver's. The average cash value of the county's farms was \$1680, less than half of Faver's (\$3500), probably reflecting a smaller overall acreage.⁶¹

Faver valued his livestock at \$9200, considerably more than the tax valuation of \$6400 for the same year. Among his livestock were 18 horses, 6 mules or asses, 20 working oxen, 80 milk cows, 400 other cows, 4000 sheep and 60 barnyard fowl, numbers not dissimilar from the tax rolls. He cited 80 calves dropped, the same as his number of milkers. He also noted that 15 head of cattle were sold living, 40 had died or were stolen, and 10 were slaughtered. He evidently had ranch use and/or a market for the 300 pounds of butter and 300 pounds of cheese produced during 1879.⁶²

Faver's sheep appear to have been a moderately successful commercial venture. He sheared all 4000 sheep in the flock and the clip weighed in at 9000 pounds; this was probably a good clip for the *churro* or Mexican sheep he probably herded and greatly exceeded his 1860 wool. Although the flock numbered 4000, he had only 900 lambs dropped in 1879, not a very good reproductive rate, even on the edge of the Chihuahuan desert. He had 175 sheep killed by dogs or other predators, and 75 died of disease. These rates seem fairly good and are probably the result of close herding by his shepherds. He slaughtered 50 sheep, probably for ranch use.⁶³

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Faver also had more than twice the average number of horses on the county's farms, and he owned more than one-quarter of the county's milk cows. He herded almost 45 percent of the county's total sheep flock, although he produced less than 30 percent of the total wool clip.⁶⁴ (See table following for a detailed comparison.)⁶⁵

Faver devoted 50 of his 70 tilled acres to Indian corn and harvested 750 bushels in 1879. Ten acres planted in wheat yielded 250 bushels. The remaining ten acres probably contained a vegetable or kitchen garden for ranch use. Faver also declared an 80-acre peach orchard, the source of his famed peach brandy. With 300 trees, he had harvested 300 bushels of peaches in 1879 for a total value of \$300. Faver's was the only orchard, peach or otherwise, declared in the county enumeration.⁶⁶

In comparing Faver's operation in 1880 with that of 1860⁶⁷, it is apparent that he was devoting most of his agricultural efforts to stockraising by 1880, a trend that became county-wide during the following decade. His cattle herd, other than dairy cattle, had much increased, as had his sheep flock. While he still had a substantial dairy herd of 80, it was not the 200 milkers he claimed in 1860, and his butter and cheese productions were greatly decreased. His tilled acreage was almost half of the 1860's "improved acreage," although it is not known if the 1860 figure included an orchard. Faver's corn and wheat production had grown in absolute terms but had probably actually declined in relation to the number of consumers on the ranch. (See table following for a detailed comparison between 1860 and 1880.)

From 1870 to 1880 Presidio County's population increased, in spite of the frontier conditions and the split-off of Pecos County in 1875. The non-military inhabitants stood at about 1100 in 1870. Of that number, more than 770 claimed nativity in Mexico, and 198 claimed Texas. The non-military population approximately doubled in 1880 to more than 2300. The proportion of native-born citizens also increased to about one-half of the number of foreign-born, most of whom were from Mexico.⁶⁸

Milton Faver and Fort Davis, 1870-1889

Fort Davis was a major influence on the economic development of the Trans-Pecos. It provided some measure of protection to local inhabitant and an additional market for surplus agricultural commodities. The U. S. military presence was also extremely important in protecting the various railroad work parties and enabling the Iron Horse to make its way across the region.

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While Fort Davis had offered some relief from Apache and Comanche raiding parties before the Civil War, the abandonment of the fort and the dislocation caused by the war had pushed the Texas frontier east, and Presidio County ranchers were often the victims of Indian and other raiding parties during and after the war, even after Fort Davis had been re-established. The local tradition credits Faver with surviving one raid during the war in which he lost a herd of about 300 cattle from the Cibolo Creek ranch. This may be the legendary raid in which Faver and his employees fought the raiders from inside the Cibolo fortifications. Another raid is said to have occurred in 1875 at the La Morita ranch. Carmen Ramirez (Francisca Faver's brother), his wife and two small children were captured and carried away. While Carmen's body was found later, the other family members disappeared. (It should be noted here that Faver did not purchase the Morita property until 1880, although he may have been using it before then.) Still another raid, or perhaps another version of one of the previous raids, was referred to rather apologetically by Col. George L. Andrews, commanding officer at Fort Davis in 1875. In a letter, probably in response to a complaint by Milton Faver or local residents, Andrews wrote the Assistant Adjutant General at San Antonio Headquarters, "No reliable information in regard to the attack on Faver Ranch reached me until Aug. 10 [1875] or eleven days after the affair occurred, I did not therefore take any measures to pursue the attacking party. At the time the party would naturally reach the mountains...."⁶⁹

Faver's ranches, like most of Presidio County, were vulnerable to the increasing unrest precipitated by Mimbres Apache warrior Victorio and his Mescalero Apache raiding parties in 1879 and 1880. Fort Davis stepped up patrols during the period and based scouting parties at outlying ranches, including Cibolo. In January 1880 two companies of cavalry were sent to make a scout camp at "Favers [sic] Ranch to remain until Jan. 31st at least to cover the movements of Lieut. [John L.] Bullis and party. Capt. Carpenter, who goes in command reports that in consequence of large sheep and goat herds ranging in that vicinity no grass can be had for the animals." Companies C and H of the 10th Cavalry were posted at Faver's ranch through March 27. Co. H remained until May 11. The scout support camp returned to Faver's ranch or at least to its vicinity in the fall of the same year, when a former Fort Davis officer applied for temporary appointment as camp trader to the "Post near Faver's Ranch, Pecos [sic] Co., Texas." His application was approved on October 22.⁷⁰

With the defeat of Victorio in Mexico in October 1880, life was calmer in Presidio County, and in 1883 Fort Davis withdrew its sub-post on the Rio Grande at Presidio. In order to supply continuing scouting patrols in the county, however, Fort Davis cached grain and forage at various ranches, including Faver's ranch (probably at Cibolo) and the Davis Ranch on Alamito Creek. And these supplies were used the following summer and

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fall by scouting parties in the Chinati Mountains.⁷¹

During the decade the market for crop and animal produce also increased due to the reoccupation of Fort Davis. Although the records for local suppliers are scarce, it is obvious that some local procurement was made. In 1875 Fort Davis commanding officer Col. George Andrews complained that the local suppliers relied on grass during the winter instead of feeding hay, and "beef cattle run down until the percentage of bone becomes so great that the meat ration is insufficient." He requested that the contractors be required to feed hay during the winter months to keep up the cattle weight. The contract price at the time was 7¢ per pound. Although some was available at 6¢, Andrews recommended that the price be kept at 7¢ and the contractor be required to feed hay for that price. Often, however, local provisioning was not possible because the required food and forage were not obtainable in the area. With the completion of the railroad, however, most of the military procurement was not dependent on local suppliers.⁷²

Although the records for local suppliers are sketchy, there is no indication in the Fort Davis records, contrary to local tradition, that Faver ever supplied beef or other goods to the army after the Civil War. The stationing of scout camps on Faver's land, however, indicates a close relationship between Fort Davis and Faver. No doubt Faver's water supplies at Cibolo, perhaps even at Cienega, were strong incentives for the location of scouting camps.⁷³

Milton Faver, Cattle Raiser

The decade following 1880 witnessed major changes in the agricultural economy of Presidio County. With removal of the Native Americans to reservations virtually complete in the early 1880s in Presidio County, the Trans-Pecos ranges were opened up for cattle and sheep, and vast public lands became available for settlement. About the same time, railroad transportation made state and national markets for cattle and sheep accessible. Traditional subsistence farming with some commercial profit from surplus goods changed to commercial endeavors with auxiliary subsistence crop raising. The major commercial product in Presidio County eventually became cattle, although sheep remained important in the economy through the 1880s. The move was led by Anglo cattle raisers trailing large herds into the county after 1880, but some longtime Presidio County residents, like Milton Faver, also participated in the cattle boom. Cattle raisers looking for grass on the open range moved into the Trans-Pecos primarily from South Texas in the mid-1880s, and the county's cattle-boom times began. By 1885 Presidio County was well into the shift from a subsistence

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agricultural economy to one that looked to large commercial enterprises and large stock holdings. Large cattle holdings characterized the industry in Presidio County. Most of the owners were residents, but some of the largest were non-resident. Crop-raising, still significant on the river plain, had been eclipsed by stock-raising that took advantage of the thousands of open-range acres in the county that were not suitable for farming because of a lack of water. With access to national markets after completion of the railroad in 1882 and the progression of the frontier, Presidio County citizens could and did participate in the state and national economies, and cattle and sheep were their entre.

Drought, enclosure and an overcrowded range brought a halt to the rapid expansion of the cattle industry in 1886. State and national market forces, though slowed by a drop in cattle prices about the same time, however, could not be denied, and the large commercial cattle ranches that form the basis of the county's economy today are the heritage the 1880s. Much of the county's cattle herd was lost and ranching was rebuilt around water resources rather than the open range. By the mid-1890s open-range cattle raising was gone in Presidio County, replaced by large enclosed land holdings, equipped with windmills and water tanks to supply the large herds of cattle.

Milton Faver built on his already substantial livestock holdings during the 1880s and established himself as one of the largest cattle raisers in the county. He also held a large sheep herd and continued the diversified farming that he had begun in the 1870s. During the mid-1880s, Faver was the largest taxpayer in the county, and his access to water probably helped him weather the great drought better than most. Toward the end of the decade, Faver began disposing of his holdings and retiring from the active management of his ranches, due to ill health. In December 1889 Faver died at Cibolo Ranch and is buried on a hill overlooking the ranch compound where he and his family had lived for almost half a century. The estate was divided between Faver's wife and son and passed out of family hands in 1913.

To accommodate his growing agricultural enterprise and to secure and protect water rights against the influx of free-range cattlemen, Faver increased his property holdings in the county during the 1880s. There is no doubt that his cattle roamed the open range during the 1870s and 1880s or earlier, and he probably also herded sheep on the vast unfenced lands of the county. Earlier than most, however, Faver put legal claims on land and water. In the fall of 1880 he purchased surveys 21 and 22 "lying

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and situate on the waters of the Las Moras" from Harris County resident William P. Hardeman for \$320, a dollar per acre. The property had been patented to John Hardiman [sic] in 1860, and the patent and survey were filed in 1879 when conveyed by Sam W. Hardiman to William P. Hardiman. This became the site of Faver's La Morita unit, and may have been the "sheep camp" mentioned in the 1880 census.⁷⁴

La Morita became the headquarters of Faver's sheep enterprise, which had become an important part of his livestock operation by 1880. Morita, too, was sited near a generous spring. Local tradition places the building date of at least a portion of the Morita complex earlier than the 1875 raid, perhaps even prior to the Civil War. Regardless of the construction date(s), however, Faver used traditional adobe building materials and methods to construct the small walled compound and the smaller house that lay outside it. By the end of 1880 the frontier was receding and the necessity for large fortified compounds was considerably diminished. Ditches and pools supplied by the springs were similar in design to those at Cibolo and Cienega, although also smaller in scale. Faver built extensive stone fences and corrals on the Morita property to assist in managing the sheep and goats.

In October 1882 Faver secured patents to the southeast quarter and the northeast quarter of section 2 of Adams, Beaty and Moulton survey 330, Certificate No. 460 "purchased [by Adams, Beaty and Moulton] under Act to provide for the sale of alternate sections...set apart for the benefit of the Common School Fund, April 6, 1881." Both were on Cienega Creek and added another 320 acres to the Cienega property.⁷⁵

In 1883 Faver paid taxes on 2880 acres of land in Presidio County:

Hadden sur. 17	160 acres	\$1250
Hadden sur. 18	160 acres	1250
Adams, Beaty & Moulton sur. 327	640 acres	640
Hardeman sur. 21	160 acres	200
Hardeman sur. 22	160 acres	100
Adams, Beaty & Moulton sur. 329	640 acres	320
Adams Hemphill sur. 232	320 acres	160
L. Fuentes sur.	320 acres	160
Adams, Beaty & Moulton sur. 330	160 acres	80
Adams, Beaty & Moulton sur. 330	160 acres	80

After 1887 the Fuentes survey was included in the Jeff Davis County tax rolls, but the property listing stayed much the same otherwise. The values of the properties, however, increased during the last half of the decade. The most significant valuation increase was the property in Adams, Beaty & Moulton survey 327 which encompassed a good deal of the mining town of Shafter. Its value went from \$640 for the section in 1883 to \$5000 in 1888

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and accounted for almost half of Faver's taxable real property value in that year.⁷⁶

The sheep industry in Presidio County followed a trend evident in South Texas during the same period. While cattle outnumbered sheep in many parts of the state, the ratio was one head of cattle to every three sheep in South Texas Rio Grande plain during 1882. In Presidio County, the ratio was even greater, one cow to 4.8 sheep in the same year. In fact, Presidio County is actually an extension of the so-called Rio Grande plain, with a shared history of Spanish colonial relationships and influences and a similar cultural and ethnic demography. According to some authorities, sheep are actually better adapted to the semi-arid environment than cattle, needing less water less often and able to travel almost as far to get water. Like some South Texas ranches, Presidio County had combined sheep and cattle operations, said to be a legacy of the Spanish influence on ranching; as a matter of fact, it was not unusual for sheep to outnumber cattle in many such ranches.⁷⁷

The 1870s and 1880s saw the growth and development of the sheep and goat industry in the state as a whole, and Presidio County expanded on its antebellum base to participate in that trend. In 1880 the county tax rolls claimed 15,934 sheep; in 1882, 26,210; 1883, 63,641; 1884, 91,861; 1885, 124,713; and in 1886, 169,963. Valuations fluctuated during the period with values above \$1 per head before 1884 and below \$1 in 1885 and 1886. Sheep flocks in Presidio County may have been more economically important than cattle in the county's agricultural commerce until the early 1880s.⁷⁸

Major sheep ranchers included George Crosson, who had begun his flock in 1876 with more than 100 ewes purchased from Milton Faver. In the mid-1880s Crosson had more than 10,000 sheep south of Alpine. John Humphris also built a large sheep operation in the mid 1880s in the area of Ojo Bonito. He and his partner Charles Murphy had 12,000 sheep in 1885, and Lawrence Haley had 8,300. The county had a total of 124,713, according to the tax rolls. When Crosson died in 1885, his estate claimed 14,300 sheep. Most other sheep flocks were smaller, although some were commercially viable.⁷⁹

Milton Faver's sheep holdings grew during the first part of the decade and then declined somewhat. From 1880 to 1884 his rendered flock grew from 4000 to 5000 and then declined to 3000 during the latter part of the decade. His rendered goat herd stood at about 2000 in 1880, but held steady between 1200 and 1500 during the rest of the decade. At his death in 1889, however, the sheep flock numbered 6000 with 800 head of goats.⁸⁰

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As early as 1881, cattle raisers took an increasing interest in the Trans-Pecos, as the range in southern and central Texas became crowded and fenced in. After the capture of Victorio and the completion of the railroad, a large migration of primarily Anglo cattle raisers trailed herds into Presidio County in the early-to-mid 1880s looking for grass for free-ranging longhorns. While some of the cattle came in on the railroad at Marfa, Alpine or Marathon, most were herded over the Chihuahuah Trail. Primarily due to the influx of large-scale cattle ranchers, rendered cattle in the county grew thirty-fold during the next six years, from 5,448 in 1881 to 13,593 in 1883; to 51,448 in 1884; 73,975 in 1885; and 163,502 in 1886.⁸¹

The cattle arriving in the 1880s were primarily Texas longhorns. They greatly resembled their Mexican longhorn cousins who had been on the Trans-Pecos ranges for more than a century. Mottled in color, lean, long-legged, and essentially feral, they were already adapted to life on the open range. A little refined stock was brought to Presidio County, but open range conditions discouraged herd improvement, and the overwhelming numbers of cattle in the Trans-Pecos in the 1880s were Mexican and Texas longhorns. As well as a similar breed, the stock raisers from South Texas brought a similar mode of operations, based on the same Hispanic livestock traditions of managing large herds of nearly feral cattle from horseback on the semi-arid open range.⁸²

Milton Faver's livestock holdings reflected the changing times. While he still held on to a sizable sheep flock, his cattle holdings increased dramatically during the 1880s. It is important to note here that traditional accounts of Faver's herd are much higher than those recorded in the tax records and census figures. The tax figures, especially, may be more meaningful as comparative figures than as absolute herd counts.

Faver's cattle herd rendered for taxes in 1880 numbered 400; in 1883 it stood at 1500; and in 1885 the herd had 3000 head, the size it remained until Faver's death in 1889. The origin of Faver's herd is not precisely known. An interview with his sister-in-law, Mrs. Richard Daly in 1927 said that "he had stocked his headquarters ranch [Cibolo] and the Cienega ranch with cattle brought out of Mexico. They were driven across at Presidio and were driven up to their new range in the mountains." Mexico may well have been the source of his earlier cattle herd, but the larger number of the later 1880s probably reflects importations from South Texas. To accommodate the changing size of his cattle herd, Faver's horse holdings also grew during the decade, from 16 horses rendered in 1880 to 77 at the time of his death.⁸³

During the cattle boom times, Faver's agricultural operations were among the most substantial in the county. During 1885 he rendered the most

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valuable holdings in the county and paid the largest tax claim of any resident except land speculator E. L. Gage. Faver's rendered herds were not the largest herds in county, although estimates of herd size are difficult to make in open range conditions. They were, however, among the largest. In 1887 he rendered the most property, real and otherwise, of any stockraiser in the county; in 1888 he rendered the largest amount of property of any county taxpayer. In 1889, the year of his death, Faver's taxable holdings of \$32,832 were eclipsed only by the mercantile company of Humphris & Co. which rendered property of \$33,000, including \$15,000 in goods and merchandise. Faver's holdings were more diverse than most larger taxpayers and included land, cattle and sheep holdings.⁸⁴ (See tax tables following.)

During this period Faver was probably still active in his Ojinaga mercantile operations. He had money to lend and invest at the time, and it may have been proceeds and profits from his trading business that provided the wherewithal for these ventures. In 1883 he lent \$4500 to William Russell and took 1600 acres of land on the Rio Grande "known as his Ruidosa farm" as security for the note. Five years later Faver sold the note to M. Wulff & Bro. of San Antonio for \$4000, presumably having collected his ten percent per annum interest in the ensuing five years. Faver also financed J. H. Coltin and Richard Daly in setting up a mail and stage line between Marfa and Fort Davis in 1885, just after the railroad had been completed to Marfa. The 1888 and 1889 tax rolls listed sizeable sums (\$7000 and \$2300, resp.) of "money on hand" in the Faver renderings. And when he died in 1889, the estate inventory included more than \$12,000 in notes due Faver.⁸⁵

Presidio County's cattle boom, however, was brief. Three factors in the mid-to-late 1880s converged to bring an end to the brief heyday of the open range in the county. The first was the State's insistence that rents of state school lands be collected. In 1879 the Texas legislature provided for the rental of school lands at \$25 per section, and had made more provisions for sale of public lands to individuals and public improvement providers. The 1879 act, however, was scarcely enforced until 1883 when the State Land Board was established. The 1883 act also provided for the sale of lands based on their utility: \$2 (minimum) per acre for land with water; \$5 per acre for land with timber suitable for lumbering. Pasture land could be leased for ten years at a minimum of 4¢ per acre. Buyers and lessees had to survey and mark their land. The sale and enclosing of open range lands had pushed South Texas ranchers into the Trans-Pecos in the early 1880s, but after 1885 they were faced with the same issues in Presidio County.⁸⁶

Overcrowding was the second factor contributing to the demise of open-range grazing in the Trans-Pecos. Tens of thousands of cattle were brought

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into the area from 1884 through 1886 for permanent residence, and more found for winter pasture there. In 1886 there were more than 163,000 head of cattle and almost 170,000 sheep in the county, when ten years before there had been 1800 cattle and 8400 sheep.⁸⁷

Bob Utley's seminal work on the cattle industry in Presidio County summed up the cattle raisers' dilemma in the mid-eighties, as they became the victims of their own success:

The pattern and techniques of the range cattle industry worked successfully as long as there was unlimited free grass on which the cattle could roam. Crowded ranges led to fencing, which enclosed the open range and fundamentally altered the character of western stock raising. The long drive, the general roundup, and the Longhorn himself, together with a whole series of associated techniques, were casualties of the transition. The process had begun in Central Texas in the 1870's and played a significant role in the spur to the Big Bend that occurred between 1880 and 1885. By 1885, the Big Bend in turn had become so thickly populated with cattle that the days of the open range were clearly numbered.⁸⁸

The third factor which hastened the end of the open range, however, was the age-old question of water. The ecosystem in the semi-arid environment was far more fragile than the newly arrived stockmen realized, and adequate water had always been a deciding factor in the county's agricultural development. In most years, the issue had usually been finding reliable water supplies year-round for herds and flocks on the open range. In 1885-1886, however, the concern changed to finding any water at all. Between September 1885 and August 1886, there was no rain in the county. Neither standing pools of water nor grass were replenished during the period, and an estimated 25 to 40 percent of the cattle in the Big Bend died. William Burton Mitchell, whose family had come to Presidio County in 1884, recalled, "The great drought of '86 was disastrous for many cattlemen, and many of them left the country. In fact ours was about the only one of the original companies which stayed on. Practically all the cattlemen in the country today are cowboys who held on and built up their holdings after the big companies had failed."⁸⁹

The last two years of Faver's life coincided with the decline and change in the Trans Pecos cattle industry. He survived it better than most, however, having secured reliable water supplies, having kept a more self-sufficient, diversified operation than some of the newcomers, and being free of debt.

During the period from 1887 to 1889 Faver withdrew from the active management of his ranches, acknowledging failing health. In March 1887 Faver and his wife deeded 320 acres (the Fuentes property in Jeff Davis

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County) to Francisca's sister, Jesus R. Daly, the wife of longtime associate Richard C. Daly. A year later, in July 1888, he made arrangements with D. G. Knight and W. A. Noel to manage most of his cattle herd. Knight had arrived in the Trans-Pecos in the 1885 and had been a leader of the 1886 Presidio County general cattle round-up. Noel was likely Bill Noel, Faver's nephew.⁹⁰

The herd management agreement, filed in the Presidio County Deed Records, gave Knight and Noel "entire control of [Faver's] entire stock of cattle running in this & adjoining counties, or wherever found" with three Faver brands: the M over F, the lazy F, and the JF brands. No mention is made of Faver's earliest brand, the standing F. (As a matter of fact, the lazy F was never registered, and the registered form of the M over F was M over lazy F.) During the four-year term of the agreement, Knight and Noel were to receive one-third of the increase of the herd and 12 steers for every 100 head of steers four years old or older that were sold. Knight and Noel were to bear all expenses of the herd, see to their branding, and arrange for the sale of steers. The three men signed the agreement on July 27, 1888. (While Knight's and Faver's signatures were notarized, Noel's was not.) A week later Faver did "hereby grant & convey unto D. G. Knight...the right & privilege of having" the three Faver brands noted in the previous agreement since Knight "having the control & management of all my cattle, may by these presents have control & management also of my said brands." The utilization of Faver's ranch employees was not mentioned in the agreement. According to an interview Knight gave in 1927, he made very little out of the contract due to low prices and the leanness and meanness of the cattle.⁹¹

In August 1888 Richard Daly sold or mortgaged much of his property and all of the cattle in the RD brand to Faver "for and in consideration of the sum of Three thousand five hundred dollars, I owe to Milton Faver and for the further sum of One thousand and one hundred dollars to me in hand paid by the said Milton Faver." In September Milton Faver and Francisca Ramirez de Faver deeded the property to Jesus Ramirez de Daly, Richard Daly's wife, "for and in consideration of the many acts of kindness shown to us...and for our love for her...to have and to hold in her own right." That same month the Favere gave George S. and Juliana Ramirez de Dawson (their niece) a lot in Shafter on the east side of Cibolo Creek.⁹²

In September 1889 Faver made much the same deal with Dawson to take charge of his sheep as he had made the previous year with Knight to manage his cattle. According to the agreement, "the said Milton Favor [sic] now of mature age & not feeling disposed to be burdened with the care & attention of said sheep and goats, proposes and agrees to turn said sheep & goats to the possession of said G. S. Dawson for care and attention." Dawson was to furnish all the herders and take care of the shearing and marking of

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the flocks. In return Faver gave Dawson one-half the increase of the flock of approximately 5000 sheep and 1600 goats and one-half of all the wool clipped for the next four years. ⁹³

At the middle of December 1889, perhaps fearing that he was dying, Faver and his wife made a series of property bequests to family members. They sold the Dawsons a lot in Shafter for \$50, this one "adjoining the present homestead of G. S. and Juliana R. de Dawson" which they had given them in September 1888. On December 14 they made a separate gift of the La Morita property, surveys 21 and 22, to Juliana Dawson. Faver was very ill at the time, and Richard Daly, Justice of the Peace and notary public, certified that "Mr. S. G. Hensley signed for Milton Faver as Milton Faver at the time was lying sick in bed & was physically unable to sign."⁹⁴

The same day Faver, still too ill to sign the paper, promised to pay Mrs. Julia E. Noel, his sister from Coffeetown, Kansas, \$1000 "thirty days after my death." The Favereys also gave their niece Cruz Ramirez de Jymenez [sic] who lived in Ojinaga "one hundred Cows branded in the [standing] F brand, these cows being the same which were delivered to her about two years ago."⁹⁵

Two days later on December 16, the Favereys conveyed the property known as "Gregg's corral" in Shafter to Jeff D. Gregg for \$1 plus the "love and affection we bear for him." They also gave a town lot in Shafter to Gerracia A. de Ramirez. In spite of Faver's attention to detail in making these bequests, he died intestate at Cibola Ranch on December 22, 1889. He was buried on a hill overlooking the headquarters ranch compound.⁹⁶

With the railroad additional building products were available, and the traditional materials and forms of dwellings made accommodation to them. Flat-roofed adobe houses, however, remained the norm for many residents, and the structures built by Leaton, Davis and Faver continued in use into the twentieth century.

Requiem

Faver's heirs were his wife Francisca and his son Juan. The probate court named Francisca Ramirez de Faver administrator of her husband's estate during its May 1890 term and appointed a board of appraisers to inventory the estate and estimate its value. Francisca Faver had given Richard C. Daly her power of attorney "to attend to all matters connected with the administration of the estate of Milton Faver" on February 11, 1890. The estate inventory was filed on May 16 and consisted of the following:

List of Claims due estate

Humphris & Co. Notes & open acct

Dec 13 '89 1 note due Dec 13 '90 no int

\$4000

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Dec 13 '89 1 note due Mar 13 '90 no int	100
Dec 13 '89 1 note due June 13 '90 no int	100
Dec 13 '89 1 note due Sept 11 '90 no int	100
Dec 13 '89 1 note due Dec 11 '90 no int	100
Bal due on open acct	5179.76
D. G. Knight & Wm. Noel	
1 note int 8%/annum due Nov 1 1890 dated Nov 18 '89	1800
Bal due on Knight & Bunton's open acct	97
Bal due on D. G. Knight personal acct	500
Bal due on G. S. Dawson personal acct	70.40
[total]	\$12,047.16
Inventory estate Milton Faver Exhibit B	
1 lot in presidio	15
320 ac "Known as Cibolo Creek Ranch"	160
640 ac part of Cienega Ranch	1920
320 ac part of Cienega Ranch	960
320 ac part of Cienega Ranch	960
3000 head Cattle in hands D. G. Knight	10,000
50 head horse stock	300
27 saddle horses	486
6000 head of sheep	6000
800 head of goats	400
580 ac Shafter town site	1740
16 yoke work steers	300
2 big saws	2
2 tents	3
1 abrigo	1
1 set new harness	18
1 old harness	7
1 spring wagon	50
1 top spring wagon	50
1 St. Louis wagon	100
1 2-horse farm wagon	30
1 dump cart	20
1 good ox cart	30
1 old ox cart	5
1 old stage coach	20
1 corn sheller	3
4 Am[erican] plows	10
10 Mex[ican] ploghs [sic]	7
12 hoes	6
8 shovels	5
4 picks	8

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2 crow bars	2
2 hay forks	.50
6 old rifles & muskets	6
2 wheelbarrows	5
1 shotgun	8
1 copper still & worm	50
1 col [California] saddle	80
1 old saddle	5
8 Mex blankets	16
1 old buck board	5
[total]	25,175.50

The estate was divided equally between widow and son, with Juan Faver securing the Cienega property (surveys 329 and 468, and the 320 acres out of survey 330). Francisca received survey 327 (Shafter) and the Cibolo Ranch property, surveys 17 and 18, which included the homestead property.⁹⁷

As administrator of the estate, Francisca Faver sold the Faver herd to J. M Daughtery of Taylor County for \$13,000, including all cattle

"on the range in Presidio and adjoining counties, including a herd of cattle now in the Indian Territory.... All that stock of cattle known as the property of Milton Faver.... Excepting all the work steers [oxen] and thirty-five (35) cows to be selected by me.... Together with all of the saddle horses belonging to the said estate branded [lazy F] and five (5) unbroken horses, belonging to the same stock excepting two (2) black work horses now in possession of John Faver and two (2) saddle horses [,] one (1) a Black and one (1) Bay and three mules now in the possession of Francisca R. de Faver."⁹⁸

Francisca and Juan held the sheep and goat flocks in joint possession subject to the management agreement with George Dawson which still had three years to run. With one exception, the rest of the personal property was divided evenly. That exception was a copper still and worm, no doubt the source of the legendary Faver peach brandy.⁹⁹

Francisca Faver leased the Cibolo property to her brother Luis Rameris [sic] in June 1891 for \$100 per year for a term of five years to begin January 1892. The agreement entailed "all that certain lot, piece and parcel of land commonly known as the Cibolo ranch or farm, together with the appurtenances thereto belonging, the water and also the houses on the hill known as the Muraila, the use of the corral and outhouse for graineries [sic]."¹⁰⁰

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Historic Resources Associated with
Milton Faver - Agriculturist
Vic. of Shafter, Presidio County, TX

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Juan Faver acquired two lots in Shafter from the estate less than a month after Milton Faver died, and this may have been where he made his home. The next day he also purchased the lot in Presidio that Milton Faver and Richard Daly had bought in 1873. During the settlement of the estate, Francisca Faver purchased Juan Faver's interest in the Presidio lot, and the local tradition has her retiring to Presidio to live.¹⁰¹

Just less than four years after her husband, Francisca Faver died in Presidio County on December 13, 1893. John [sic] Faver was the administrator of the estate and sole heir. Though she died intestate, the probate was quickly closed, and John Faver assumed control and ownership of her properties, including the Cibolo ranch. Since there is no indication that Juan Faver and his family ever lived on the Cibolo or any of the ranches, it is likely that the lease agreement with Luis Ramirez was kept in effect.¹⁰²

Juan Faver's early life is as mysterious as his father's. After Juan's enumeration with the Faver family at Fort Leaton in 1860 as a 10- year-old native of Mexico, he disappeared from the records until 1878 when he wed Gavina Ramirez in Presidio County on November 14. They were married by a Catholic priest, probably in Presidio's church. He appeared in the Presidio County tax rolls for the first time in 1885 when he rendered the one-acre lot that Milton Faver and Daly had bought from the Spencers in 1873 and paid a poll tax. He may have been managing a trading enterprise for his father from the location. The local tradition tells of the younger Faver living in Ojinaga and managing his father's businesses there. As the story goes, he killed his wife's lover and fled the country. Some versions of the tale have his father returning him to the Mexican authorities and serving a prison sentence for the deed.¹⁰³

After 1885 Juan Faver was a resident of Presidio County, paying taxes on various land holdings, horses and some cattle. He registered his own brand JF in June 1886. It was not, however, until he inherited his share of Milton Faver's estate that he had substantial property in his own name. In April, 1891, two months after the final distribution of the estate, a Presidio County Justice of the Peace married John Faver and Gumecinda Subia, a native of Mexico who had come to Texas in 1884.¹⁰⁴

With Francisca's Faver's death the Cibolo and Cienega ranches were again under one ownership, although both were probably leased out. In 1900 Faver sold "all that tract of land lying and being situate...on the waters of Cienega Creek about 6 miles East of the Town of Shafter and being a part of section No. 329" to J. A. Pool. The conveyance took the form of a warranty deed. The sales price of \$138, however, Faver's subsequent mortgage of the property in 1908 and the inheritance of the property in 1915 by three of his children, calls into question just what was actually conveyed. The Pools, however, probably lived on the land and worked it during the

United States Department of the Interior
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Milton Faver - Agriculturist
Vic. of Shafter, Presidio County, TXtime.¹⁰⁵

The 1894 tax rolls showed no sheep holdings for Juan Faver and only three cows worth \$15. He did, however, have 100 horses worth \$835 at the time. In 1911 Faver sold what was probably his last livestock holdings to Luis Ramirez for \$500: "300 head of Common Goats [;] 25 head of cattle branded thus [encircled F;] 15 head of horses branded thus [encircled F;] and a few more heads [sic] that are scattered horses and cows."¹⁰⁶

Juan Faver died intestate December 2, 1913 in Presidio. He made a will while on his deathbed, dictated in Spanish to his cousin Robert Daly. He bequeathed to the children of Vidal Pina property in Ojinaga including a house, the mill house and livestock, all probably part of Milton Faver's estate in 1889. Juan Faver further declared "The property at shafter [sic] is for my lawful children in equal parts, but not for Avelino." Avelino was Faver's child by his first wife Gavina Ramirez. The Cibolo ranch property was not mentioned. Avelino Faver contested the will, and the probate court divided the property according to laws governing intestate inheritance. As Faver's wife, Gumesinda [sic] was entitled to a one-third life estate interest in the property since it was Juan Faver's separate, rather than community, property. The estate was divided in nine parts among the legitimate children. Avelino Faver received the Cibolo Ranch, and Henry Faver and Cruz Faver Bustillos received the Cienega property. The other heirs divided the Shafter property, and no mention was made of property in Mexico.¹⁰⁷

Just after the settlement of the estate, both the Cienega and the Cibolo ranches were sold out of the family. On September 6, 1915, Avelino Faver conveyed surveys 17 and 18, the Cibolo homeplace, to J. D. Bunton for \$1500. Ten days later, on September 16, Cruz Faver Bustillos, joined by her husband Jesus Bustillos, and Henry Faver sold the Cienega properties (survey 468, Hemphill; survey 329, Adams, Beaty & Moulton; and the east 1/2 of survey 330, Adams, Beaty & Moulton) to John A. Pool, Sr., and J. W. Pool for \$4500. Thereafter both parcels were parts of much larger cattle ranches. The Cibolo ranch buildings were occupied sporadically and eventually fell into disuse. The Cienega complex was occupied by members of the Pool family and served as the headquarters of the Greenwood ranch through the 1980s. The La Morita property continued in Dawson family ownership until September, 1966.¹⁰⁸

Epilogue

After the drought of 1886-1887, the necessity to provide water and protect grass and the emerging desire to upgrade herds brought about the enclosure of large range lands, the building of ground tanks, and the drilling of water wells pumped by windmills. One of the first large enclosures was built in 1886 by W. F. Mitchell, who fenced in a three-section pasture as a

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holding trap; two years later he had enclosed 200 sections of leased state land. And during the next 15 years the majority of Presidio County land came under fence and into the hands of large ranch-holders. Fencing made possible the upgrading of herds and the introduction of blooded stock. Shorthorns, Durhams and Herefords were the primary breeds that began to show up regularly on the Presidio County ranches after 1890. Water wells pumped by windmills and ground tanks also gave rise to piping water into distant, waterless pastures. The Brite Ranch piping system, for example, extended over 65 miles, taking water to the most distant ranges.¹⁰⁹

For the most part, by the turn of the century, the Trans-Pecos followed the agricultural economic trends so apparent in the rest of the state. Subsistence farming and stockraising, which had dominated the agricultural economy of Texas and the Trans-Pecos for at least 200 years, was replaced by large, market-driven cattle operations made commercially viable by stock tanks and windmills, extensive piping systems that took water to cattle rather than to crops, and miles of barbed wire enclosures. The 1900 population stood at 3673 residents. The *Texas Almanac* of 1904 had a lively description of the county and its prospects, quite different from the one three years before:

The country is pre-eminently suitable for stock growing, as owing to the exceedingly light rainfall, about 128 inches, the man with the hoe has no business here.... Along the Rio Grande, on the made lands, are a few farms, devoted to raising corn, beans and wheat, but these products are consumed on the spot, none of them ever being shipped out of the county. The important streams are the Rio Grande, which is a dry river bed a greater part of the year, and the Alamito and Cibolo creeks. On each of these creeks are a few small irrigated farms, ranging in size from 30 to 100 acres. These farms, with very few exceptions, belong to and are managed by Mexicans and afford a scant livelihood. The yield on these farms is 15 to 20 bushels of corn per acre and about the same amount of beans and wheat per acre.... The lands of this county, more than half of which belong to the public free school, are valued at prices ranging from \$1 to \$3 per acre. It is held in large pastures, the rentals of which are at a rate of 3 to 5 cents per acre. It takes about 25 acres of this land to support one cow or horse.¹¹⁰

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1860 Products of Agriculture, U. S. Census, Presidio County

	imp ac	unimp ac	cash val	impl val	horses	asses/ mules	milk cows	oxen	oth'r cows	sheep	swine	val live- stock	wheat bus	Ind. corn bus	wool	peas/ beans	val mark prod.	butter lbs.	cheese lbs	val an's slaug
Edw. Hall				25	50	200	6			18	75	25,000								300
D. Rodriguez	20	20	100	300	40	15	1000	40	150	400	46	28,000	120	400	350	150	150	300	3,000	500
J. Landrum	10	5	150	100	1		10	10		100	3	650	30	50			75		100	100
L. Rameres	5	4	60	25	4					40		300		40		15	30		150	50
J. M. Ramos	10	5	130	50	2	1		2		120	2	450	30	40		10	50		100	75
J. Spencer	20	10	350	75	3		11	9	16	50	16	900	25	35		45	150	50	550	
M. Muniguez	5	4	300	150	6		60	24	54		30	3,500		160			80	350	1,500	600
A. Rameris	6		120	200	3	1		8	54	40	5	700	50	40		90	75			75
C. Rodriguez	9		150	150	2			16		150	5	1,050	150	80		60	150		800	
M. Arucilla ?	4		100	100	3	10				60	6	650		90			80		800	50
A. Olaja ?	6		250	40	3	2	40	10	23		10	1,400	200	170		18				
Fort Davis					1	84	6		30			5,500					155			10,000
P. Ramires	6		300	30									60	40		175			1,300	
M. Aruallo ?	5		200	20	12	2	6	10	10	200	30	2,150	80	95		60	160	300	1,600	
A. Varga ?	12		500	60	3	35		18			10	800	65	350		15	125			
M. Flavors	150	500	4000	500	4	3	200	40	30	2000	35	18,000	95	500	600	60	400	1,000	3500?	1,000
	268	548	6,710	1,825	137	353	1,319	187	367	3,178	273	89,050	905	2,090	950	698	1,680	2,000	13,400	12,750

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1860 Census Presidio County, Population Schedule
Selected Households pp. 72-76

dwelling/ family	surname	first name	age/sex	occupation	real/personal property	birthplace
677/633	Flavors,	Milton	39	farmer	4200/25.000	Mo.
		Josefita	26F			Mex.
		Juan	10M			Mex.
		Jose	8M			Mex.
		Pedro	3M			Mex.
	Olivares,	Estalania	30F	laundress		Mex.
		Francisca	25 F	cook		Mex.
		Tomasita	15F	servant		Mex.
		Lucas	30M	servant		Mex.
678/--	Barragan,	Rafael	25M	cow herder		Tex.
		Luis	20M	herder		Mex.
	Burelaga	Justo	25M	cow herder		Mex.
679/--	Soltce	Ignacio	30M	cow herder		Mex.
	Longorio	Esteban	28M	cow herder		Mex.
	Garcia	J. M.	20M	cow herder		Mex.
	Gonzales	Juan	25M	cow herder		Mex.
680/634	Mancha	Jose	40M	farm hand		Mex.
		Guadalupe	35F	farm hand		Mex.
		Zenobia	5M			Mex.
		Pedrito	3M			Mex.
681/635	Gonzales	Rafael	30M	farm han		Mex.
		Josefita	20F	farm hand		Mex.

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Historic Resources Associated with
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dwelling/ family	surname	first name	age/sex	occupation	real/personal property	birthplace
682/636	Miguales	Reduclinto	35M	farm hand		Mex.
		Felipe	30M	farm hand		Mex.
683/637	Medrano	Juan	21M	farm hand		Mex.
		Antonita	20F			Mex.
684/638	Herrera	Jose M.	30M	farm hand		Mex.
		Juan[a?]	29F			Mex.
		Rafael	15M			Mex.
		Andres	12M			Mex.
	Ramires	Luis	25M	cow herder		Mex.
		Francisco	25M	clerk		Mex.
685/639	Marguez	Mannel	45M	farmer	1000/2000	Mex.
		Calisto [?]	30M	overseer	/500	Mex.
		Marla	25F			Mex.
		Jose	2[?]M			Mex.
		Juana	2F			Mex.
686/-	Gallejo	Casimiro	16M	cook		Mex.
	Alvarado	Mestas	30M	farm hand		Mex.
	Baldonado	Marcos	25M	farm hand		Mex.
		Licon	20M	farm hand		Mex.
		Facundo	20M	farm hand		Mex.
687/-	Baldonado	Agapito	22M	farm hand		Mex.
	Nunez	Estevan	23M	farm hand		Mex.
	Marla	Harlino	30M	farm hand		Mex.
	Ramudeno	Francisco	30M	farm hand		Mex.

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Milton Faver - Agriculturist
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dwelling/ family	surname	first name	age/sex	occupation	real/personal property	birthplace
688/640	Nunez	Calixto	20M	goat herder		Mex.
		Rosa	20F	"wife"		Mex.
		Francisca	4F			Mex.
Presidio del Norte						
653/609	Spencer	John	38M	farmer	600/1000	Mo.
		Juliana	28F			Mex.
		Jose	10M			Tex.
		Tomas	8M			Tex.
		Juliana	5F			Tex.
	Herrera	Carplo	20M	servant		Tex.
		Jose M.	12M	herder		Tex.
657/613	Ramus	L.	35Mr	trader	/2000	France
		Juanita	25F		/500	Mex.
		2 children				Mex.
P. 73	Hall	Edward	39M	farmer	3000/700	Scot
		Juana	43F			Mex.
	Leighton	Isabella	21F		1500/300	Tex.
		Santiago	12M		500/60	Tex.

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Historic Resources Associated with
Milton Faver - Agriculturist
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**Milton Faver's Agricultural Operation
1860 and 1880**
according to Products of Agriculture, U. S. Census, Presidio County, 1860 and 1880

	imp ac	unimp ac	cash val	tmpl val	horses	asses/ mules	milch cows	oxen	oth'r cows	sheep	swine	val live- stock	wheat bus	ind. corn bus	wool	orch ac	val all prod'n	butter lbs.	cheese lbs
1860	150	500	4,000	500	4	3	200	40	30	2,000	35	18,000	95	500	600	N/A	N/A	1,000	3,500?
1880	70	1,210	3,500	75	18	6	80	20	400	4,000		9,200	250	750	9,000	80	2,000	300	300

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Historic Resources Associated with
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Vic. of Shafter, Presidio County, TX

MILTON FAVER'S TAX RENDERINGS
PRESIDIO COUNTY 1876-1889

	acres	value	horses	value	cattle	value	sheep	value	goats	value	total valuation	money on hand
1876	1500	\$1125	8	\$200	350	\$2620	220	\$2000	1020	\$1316	7260	
1877	970	1899	6	180	308	2220	2100	3050	1300	1486	9098	
1878	1600	2000	16	320	400	2400	3000	4500	1016	1016	10,248	
1879	2240	1600	16	248	500	3000	3500	5250	1100	1100	11,605	
1880	2240	blank	16	350	400	4000	4000	5000	2000	2000	14,745	
1881	2720	2700	28	420	721	5668	4000	6000	1000	1000	16,283	
1882	illegible											
1883	2880	4340	14	350	1500	18,000	5000	10,000	1500	1875	30,813	
1884	2880	5160	25	500	2500	30,000	5000	8750	1500	1500	46,390	
1885	2880	5160	15	375	3000	36,000	5000	6250	1500	1500	49,603	
1886	2880	5160	30	450	3000	27,000	3000	3750	1200	1200	37,985	
Juan F.	321	350	6	100	436		576					
1887	2552 2/3	7980	30	450	3000	2400	3000	3750	1200	1200	31,210	
Juan F.	321	350	6	100	6	48		593				
1888	2552 2/3	10,800	40	625	3000	18,000	3500	2775	1200	900	39,404	
Juan F.	1	3	6	24							210	\$7,000
1889	2553 2/3	10,900	22	500	2500	15,000	5000	3750	1000	750	32,832	2,300

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Historic Resources Associated with
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1880 Products of Agriculture, U. S. Census, Presidio County

	imp ac	unimp ac	cash val	impl val	horses	asses/ mules	milk cows	oxen	oth'r cows	sheep	swine	val live- stock	wheat bus	Ind. corn bus	wool	orch ac	val all prod'n	butter lbs.	cheese lbs
Presidio Co. 28 farms	5666		47,060	6,525	216	427	313	264	2497	9,030	68	53,549	11,423	35,450	31,498	80	113,395	3,350	700
Pres. Co. Avg	202		1,680	233	8	2	11	9		323	2	1,912	408	1,266	1,125		4,050	120	25
M. FAVER	70	1,210	3,500	75	18	6	80	20	400	4,000		9,200	250	750	9,000	80	2,000	300	300
FAVER % Presidio Co production	1.2		13.5	1.1	8.3	14.3	25.6	7.6		44.3		17.2	2.2	2.1	28.6	100.0	1.8	8.6	42.9

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Historic Resources Associated with
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1870 Census Presidio County
"Presidio Del Norte" August 1870

total of 74 families & 66 dwellings in this Enumeration District

dwelling/ family	surname	first name	age/sex	occupation	real/personal property	birthplace
59/59	Geddis	David	33M	millar	/100	Scot
60/60	Brooks	George	37M	engineer		Me
61/61	Sutherland	Oscar	38M	engineer		Ohio
62/62	Favor. Milton	Milton	48M	farmer	2500/7100	Va.
		Francesca	30F			Mex.
	Roderigos	Augustine	45M	laborer		Mex
	Lozano	Antonio	35M	cook		Mex.
		Felix	10M			Mex.
	Tenahera	Zachariah	19M	laborer		Mex.
63/63	Ontiveras	Jesus	& family	weaver		
64/64	Ogonez	Jesus	& family	laborer		
65/65	Martinez	Julian	& family	laborer		
/66	Landoval	Licia	& family	laborer		
/67	Loza	Loza	& family	laborer		
/68	Rodriguez	Margarito	& family	weaver		
/69	Molina	Julian [female]	& family	laborer		

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Historic Resources Associated with
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Vic. of Shafter, Presidio County, TX

/70	Molina	Ohenia	& family	laborer		
66/71	Ogaz,	Benito	& family	laborer		
/72	Estrada	Juan		herder		
/73	Malendrez	Ferian	& family	laborer		
/74	Acosta	Joseph	& family	laborer		

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Historic Resources Associated with
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Vic. of Shafter, Presidio County, TX

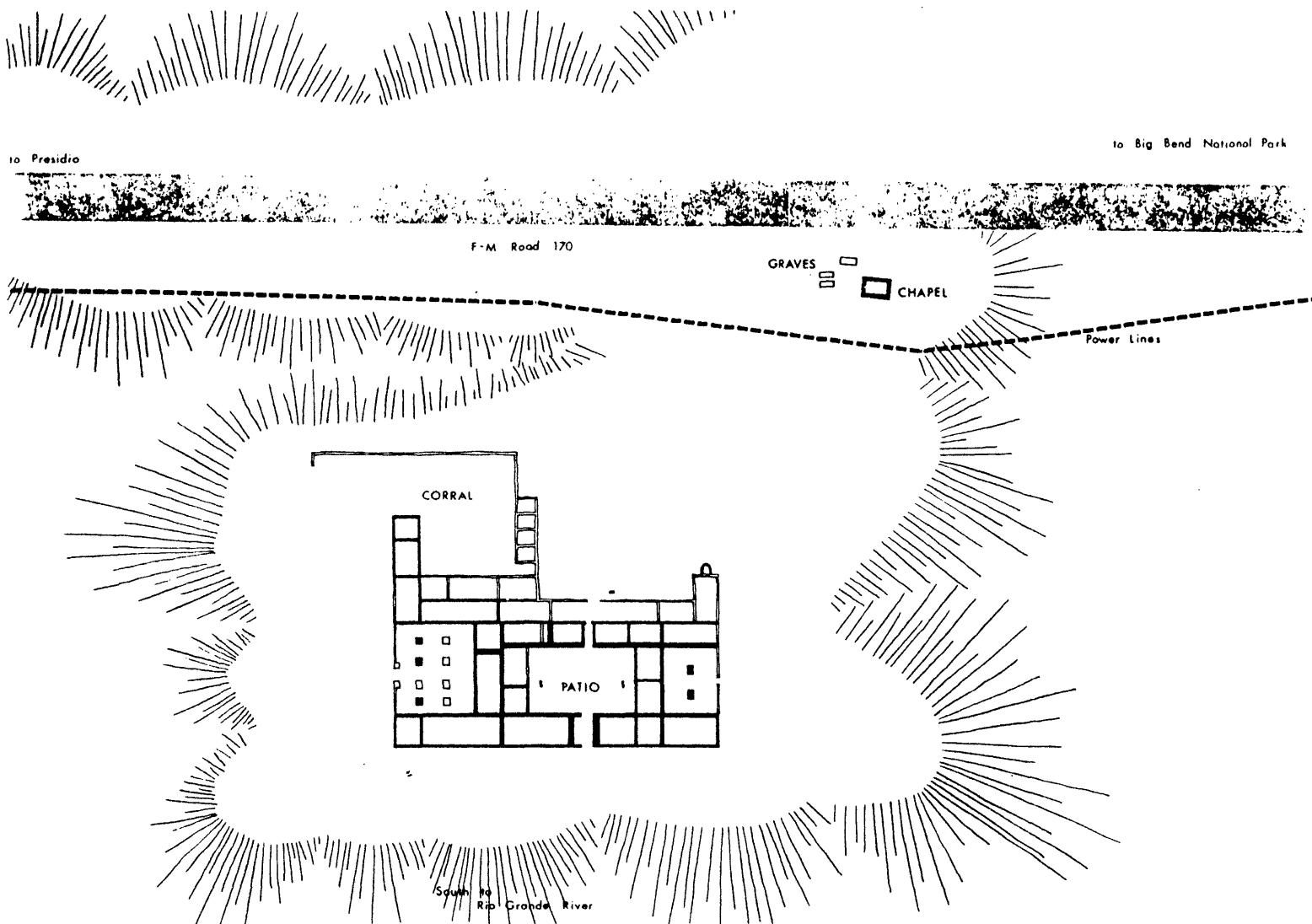
Fort Leaton
Presidio County

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Section number E Page 48

Historic Resources Associated with
Milton Faver - Agriculturist
Vic. of Shafter, Presidio County, TX

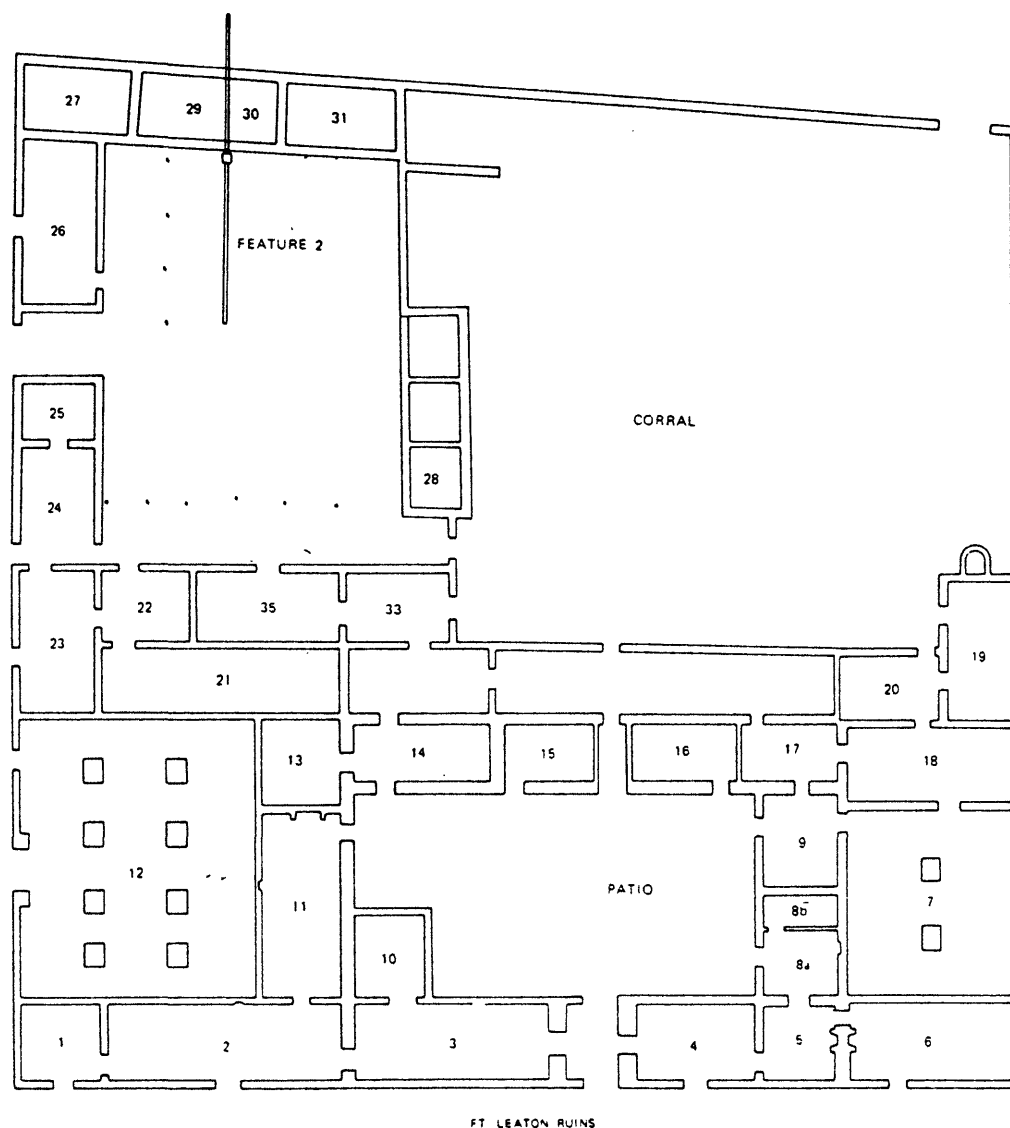


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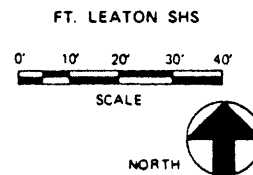
Section number E Page 49

Historic Resources Associated with
Milton Faver - Agriculturist
Vic. of Shafter, Presidio County, TX



FT. LEATON RUINS

FIG. 2

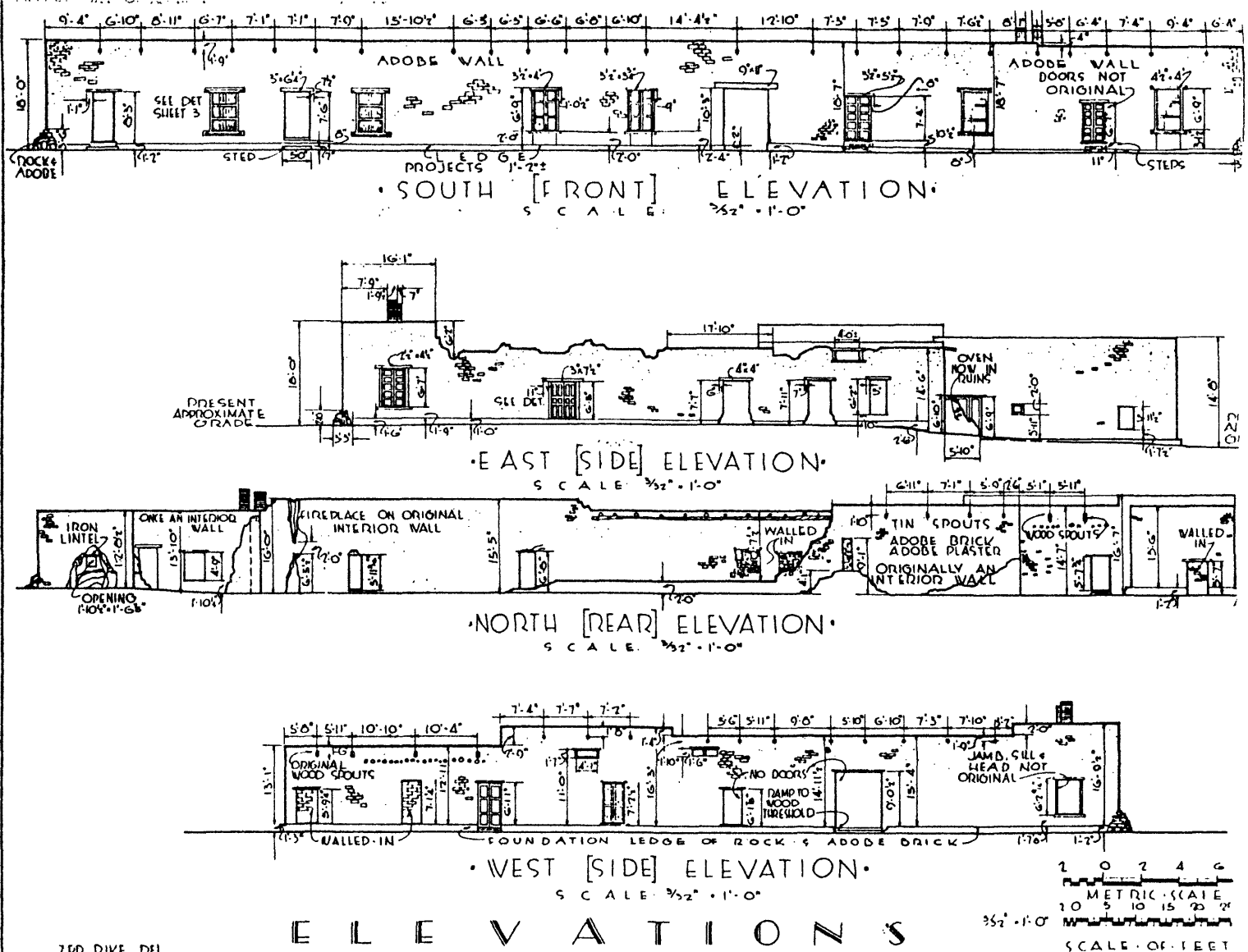


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Historic Resources Associated with
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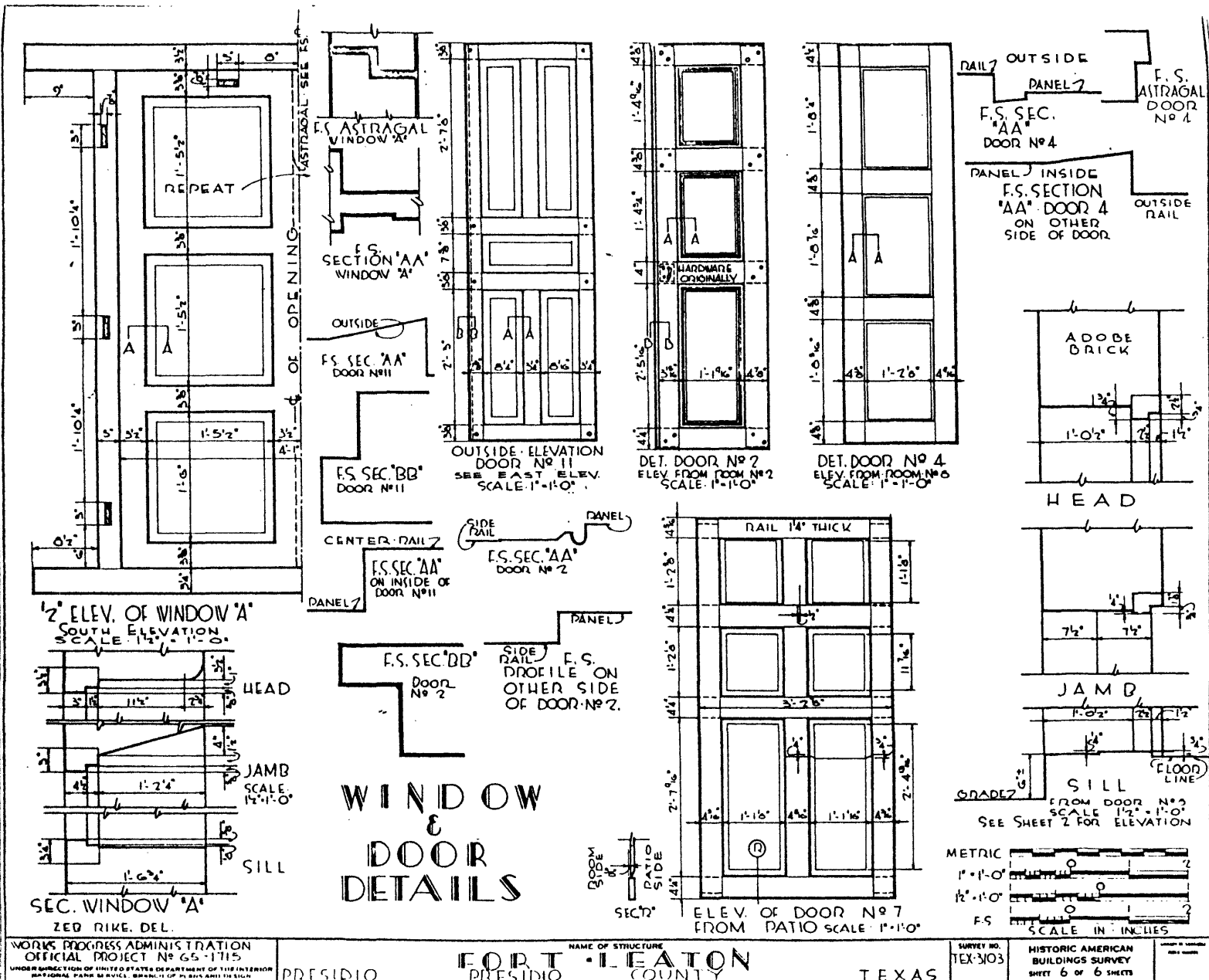
2PD DIKE, DEL.

MARK - H. - 11/11/11

SURVEY NO.

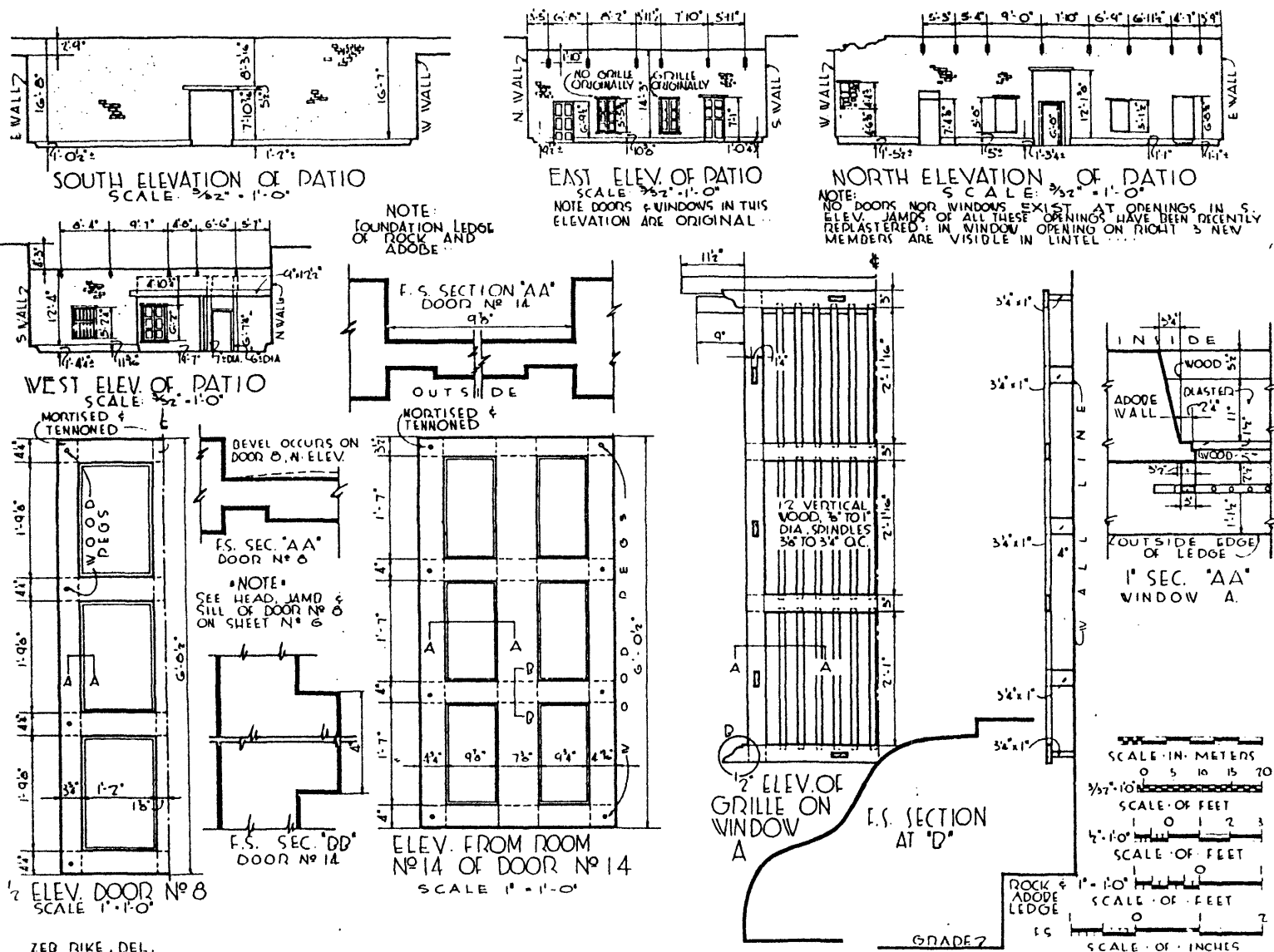
HISTORIC AMERICAN

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Historic Resources Associated with Milton Faver - Agriculturist Vic. of Shafter, Presidio County, TX

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ZED RIKE, DEL.

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT N°65-1715
FEDERAL BUREAU OF INVESTIGATION
UNITED STATES DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

PRELUDIO

NAME OF STRUCTURE
FORT LEATON
PRESIDIO COUNTY

DELEGADO COUNTY

TEXAS

SURVEY NO
TEX: 3103

HISTORIC AMERICAN
BUILDINGS SURVEY

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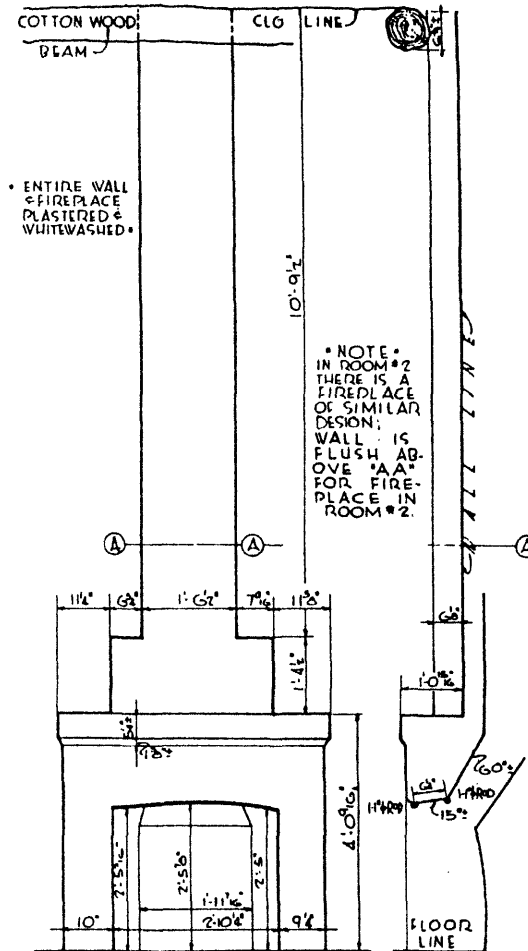
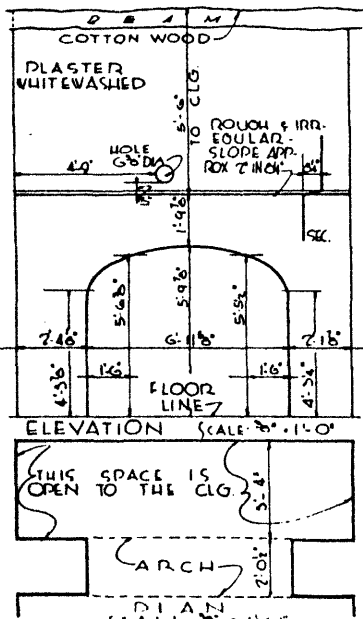
Section number E Page 53

Historic Resources Associated with
Milton Faver - Agriculturist
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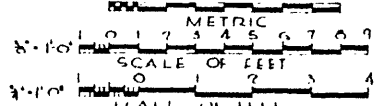
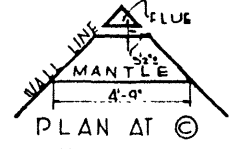
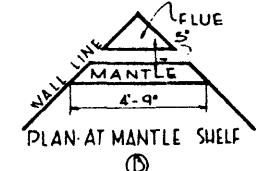
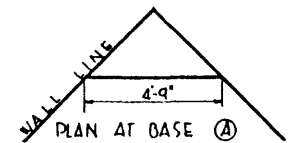
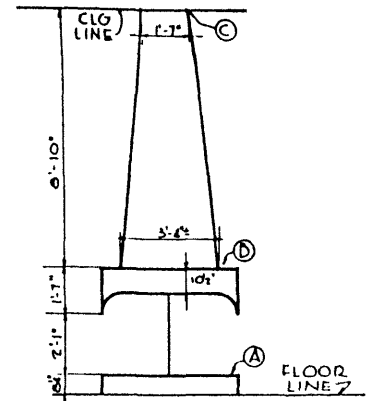
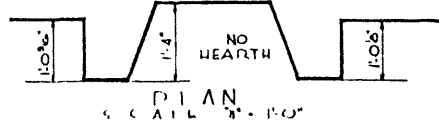
FIREPLACE DETAILS ..

(BELOW) DETAILS OF
PROBABLE COOKING
FIREPLACE

Room No 14



DETAILS OF FIREPLACE
IN ROOM #5
FIREPLACES SIMILAR IN DESIGN
ARE IN ROOMS TWO & SIX
ELEVATION - SCALE 3/4" = 1'-0"



WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 65-1715
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - MONUMENTS DIVISION

PRESIDIO

FORT TEATON
PRESIDIO COUNTY

TEXAS

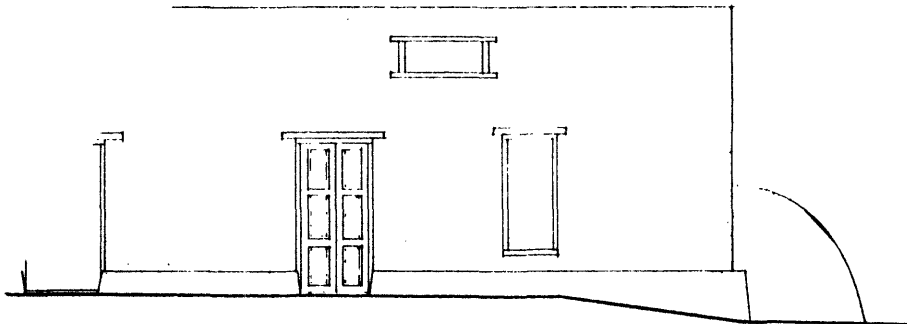
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TEX-3103
HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 4 OF 6 SHEETS

United States Department of the Interior
National Park Service

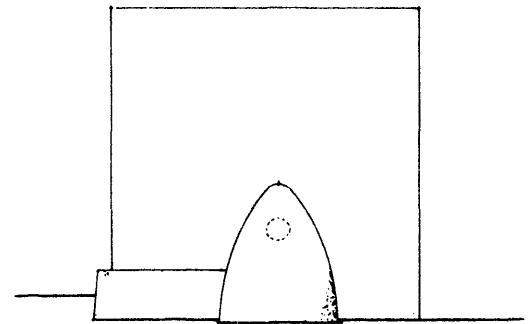
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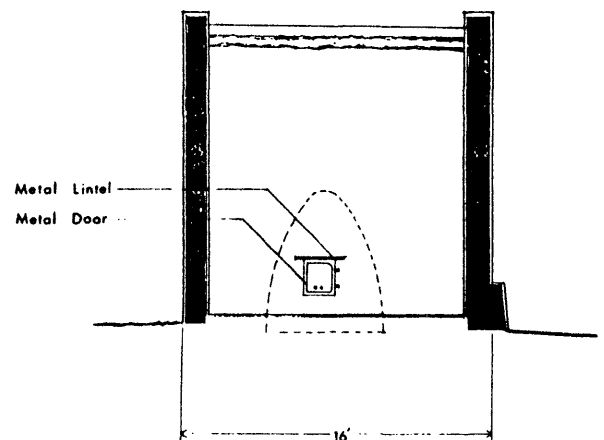
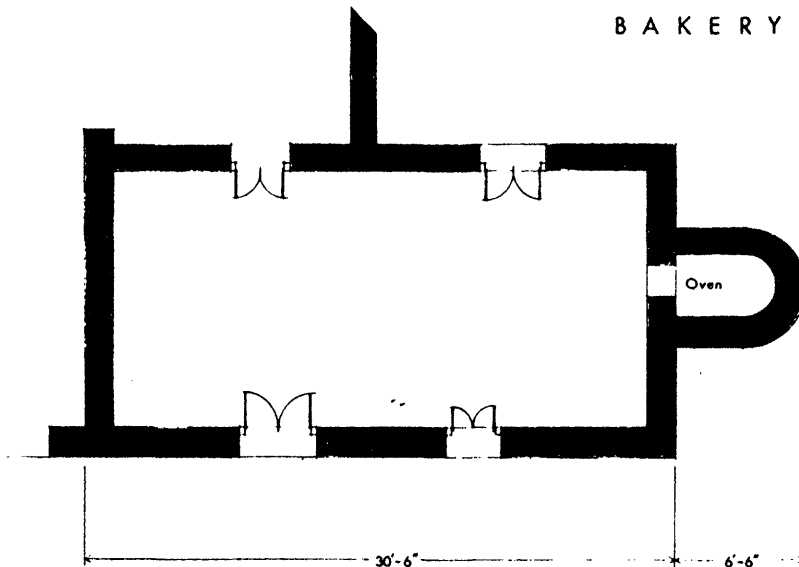


East Elevation

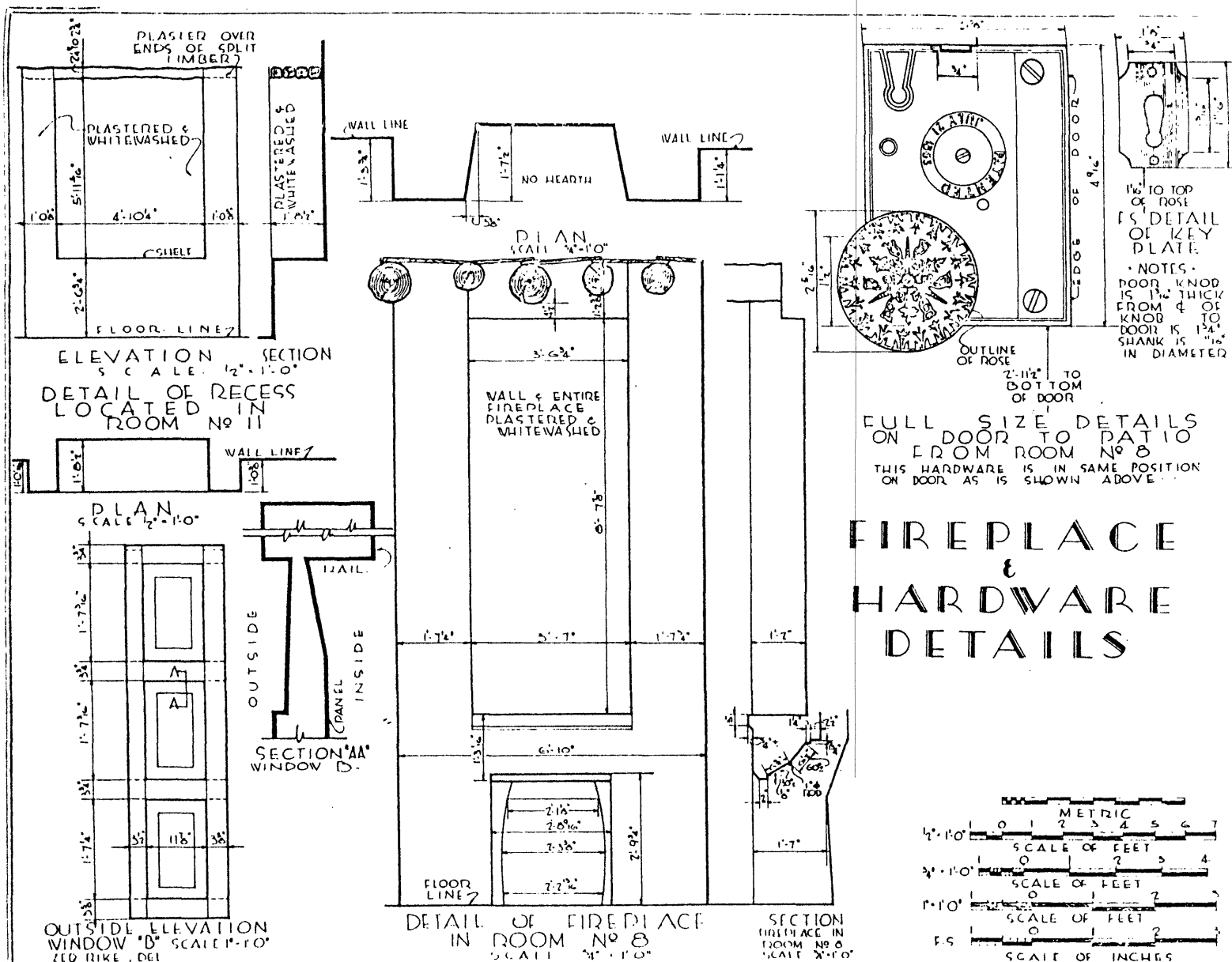


North Elevation

BAKERY



Historic Resources Associated with Milton Faver - Agriculturist Vic. of Shafter, Presidio County, TX

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NAME OF STRUCTURE
FORT - CREATION

SURVEY NO
TEX-3103

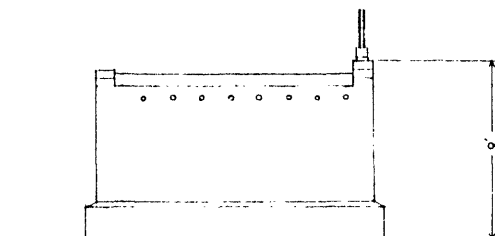
HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 5 OF 6 - FTS

United States Department of the Interior
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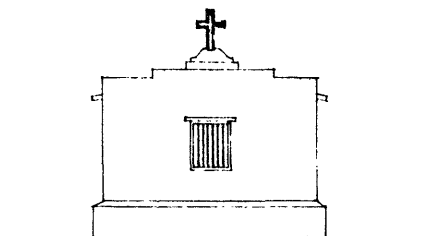
National Register of Historic Places
Continuation Sheet

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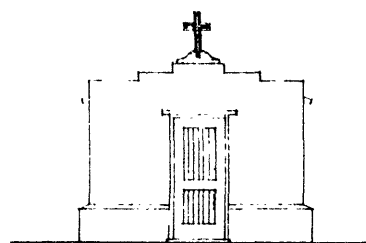
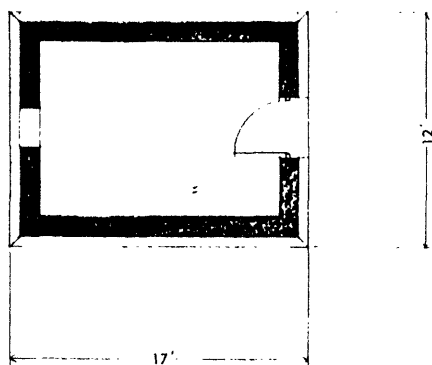
Historic Resources Associated with
Milton Faver - Agriculturist
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North Elevation



C H A P E L



West Elevation

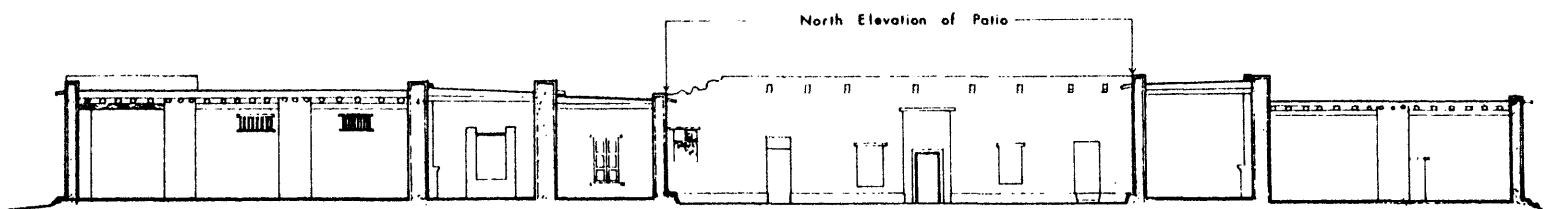


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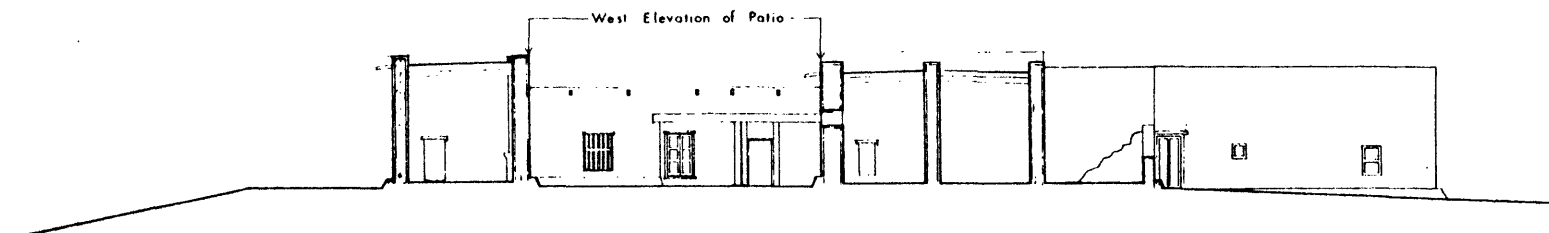
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SECTION A-A'



SECTION B-B'

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Endnotes

1. While "hostile Indians" were invariably blamed for cattle and horse thefts and destruction of human life and property in the Trans-Pecos, there is considerable doubt about whether Native Americans were responsible for all such actions. Various "outlaws" from both north and south of the Rio Grande were also taking their turn, often masquerading as "Indians." There is little doubt, however, that troops stationed at Fort Davis and most Presidio County residents believed that "Indians" were responsible for the attacks and thievery.

2. The standard analysis of the Texas economy in the last quarter of the nineteenth century is John S. Spratt's *The Road to Spindletop: Economic Change in Texas 1875-1901* (Austin: University of Texas Press, 1955). In it he argues persuasively that the state as a whole underwent a profound change during that period, moving from a subsistence-based agricultural system to a market-driven commercial agricultural economy. The keys to the change were the development of a cheap, available transportation system--the railroad-- and the expanding national markets for cotton and cattle. Milton Faver's career in Presidio County fits Spratt's model well.

3. John Ernest Gregg, *The History of Presidio County*, M. A. thesis, University of Texas, Austin, 1933. See also Michael C. Meyer, *Water in the Hispanic Southwest: A Social and Legal History, 1550-1850* (Tucson: University of Arizona Press, 1984).

4. Cyclone Covey, trans. *Cabeza de Vaca's Adventures in the Unknown Interior of America*, reprint (Albuquerque: University of New Mexico Press, 1984), pp. 114-117; W. W. Newcomb, Jr. *The Indians of Texas: From Prehistoric to Modern Times* (Austin: University of Texas Press, 1961), 238-241; Howard C. Applegate and C. Wayne Henselka, *La Junta de los Rios del Norte y Conchos*, University of Texas at El Paso, Southwestern Studies, No. 41 (El Paso: Texas Western Press, 1974), p. 3; Howard C. Applegate, "The Demography of La Junta de los Rios del Norte y Conchos," *Journal of Big Bend Studies* 4 (1992):56-57; Juan Antonio de Trasvina y Retis, "The Founding of Missions at La Junta de los Rios," translated by Reginald C. Reindorp, *Supplementary Studies of the Texas Catholic History Society* 1(April 1938):12-17; Captain Commander Joseph de Ydoiaga, *Expedition to La Junta de los Rios, 1747 - 1748*:

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Captain Commander Joseph de Ydoiaga's Report to the Viceroy of New Spain, Enrique Rede Madrid, trans. (Austin: Office of the State Archeologist Special Report 33, Texas Historical Commission, 1992), pp. 63-65.

5. Manuel A. Machado, Jr., *The North Mexican Cattle Industry, 1910-1975: Ideology, Conflict, and Change* (College Station: Texas A & M University Press, 1981), pp. xi, 3; Robert M. Utey, "The Range Cattle Industry in the Big Bend of Texas," *Southwestern Historical Quarterly*, LXIX (April 1966): 422-423. See also Jack Jackson, *Los Mestenos: Spanish Ranching in Texas, 1721-1821* (College Station: Texas A & M University Press, 1986), p. 586.

6. Oakah L. Jones, "Settlements and Settlers at La Junta de los Ríos, 1759-1822," *Journal of Big Bend Studies* 3 (1991):58.

7. Josiah Gregg, *Diary and Letters of Josiah Gregg: Excursions in Mexico and California, 1840-1850*, 2 vols., Maurice Garland Fulton, ed. (Norman, Oklahoma: University of Oklahoma Press, 1944), II:257.

8. Roy L. Swift and Leavitt Corning, Jr., *Three Roads to Chihuahua: The Great Wagon Roads That Opened the Southwest, 1823-1883* (Austin: Eakin Press, 1988), p. x.

9. Gregg, History of Presidio County, pp. 47-49.

10. Cecilia Thompson, *History of Marfa and Presidio County, Texas, 1535 - 1947*. 2 vols. (Austin: Nortex Press, 1985), I:80; U. S. Census Office, Sixth Census, 1840, Lafayette County, Missouri (microfilm on file, Texas State Library, Austin, Texas) p. 162. The 1840 Virginia census listed only the family of "Joseph Favour," who was between 20 and 30, married and had two children between one and ten (U. S. Census Office, Sixth Census, 1840, Shenandoah County, Virginia (microfilm of file, Texas State Library, Austin, Texas), p. 370).

11. Gregg, History of Presidio County, pp. 51-52.

12. Leavitt Corning, Jr., *Baronial Forts of the Big Bend* (San Antonio, Texas: Trinity University Press, 1969), p. 102.

13. Presidio County Deed Records, Presidio County Clerk's Office, Marfa, Texas [hereinafter cited PCDR], 12:38; 39, 40 (quotation), 41, 42. Presidio County, while created in 1850, was

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not organized until 1875, and all earlier legal records were filed in El Paso. These records all contain the notation that they were transcribed from El Paso County [Deed] Records Book B, pages 108, 109, 110, 111, and 112, resp.

14. PCDR, 12:40, 41 (quotation). It may be worth noting here that \$2000 was an exorbitant sum at the time for the property even when it included 640 acres and water. Part, if not all, of the \$2000 may have been forgiveness of a debt not mentioned in the conveyance.

15. Corning, *Barons of the Big Bend*, 47, 47n (quotation).

16. PCDR 7:466, 467, 469.

17. The local tradition surrounding Milton Faver does not include any wife except Francisca nor children other than Juan. It is more than likely, however, that Josefita was Faver's first wife and the mother of the three children, including Juan. The birthdates of the children do lend credence to the local tradition that the Favere did not move to the north side of the river until 1857. The local tradition is found first in Gregg, *History of Presidio County*, pp. 51-52, in which he cited an interview with Mrs. Richard Daly, the sister of Francisca Ramirez y Faver.

18. U. S. Census Office, Eighth Census, 1860, Presidio County, Population Schedule (microfilm on file, Texas State Library, Austin, Texas), p. 75. In the following years, Juan Faver was also styled "John" in various public documents; "Juan," however, appears to have been used more often, and that is the designation employed in the following except as otherwise cited.

19. U. S. Census Office, Eighth Census, 1860, Presidio County, Population Schedule, p. 75.

20. U. S. Bureau of the Census, Eighth Census, 1860, Presidio County, Population Schedule, pp. 75-76; Gregg, *History of Presidio County*, pp. 52-53.

21. U. S. Bureau of the Census, Eighth Census, 1860, Presidio County, Population Schedule.

22. U. S. Bureau of the Census, Eighth Census, 1860, El Paso County, Agricultural Productions, p. 1.

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23. U. S. Bureau of the Census, Eighth Census, 1860, El Paso County, Agricultural Productions, p. 1. The census schedule actually noted that Faver had produced 35,000 pounds of cheese during 1879, but that was a typographical error on the part of the enumerator. The more probably number is 3500 pounds, given Faver's herd of 200 milk cows and his butter production. An interesting sidelight of cheese production is that several large cheese producers claimed no milk cows, and one claimed no cattle at all. The cheese may have the product of their small sheep flocks or unenumerated goats.

24. U. S. Bureau of the Census, Eighth Census, 1860, El Paso County, Agricultural Productions, p. 1.

25. U. S. Census Office, Eighth Census, 1860, El Paso County, Products of Agriculture, p. 7.

26. U. S. Bureau of the Census, Eighth Census, 1860, El Paso County, Agricultural Productions, p. 1.

27. U. S. Bureau of the Census, Eighth Census, 1860, El Paso County, Agricultural Productions, p. 1.

28. U. S. Bureau of the Census, Eighth Census, 1860, El Paso County, Agricultural Productions (microfilm on file, Texas State Library, Austin, Texas), p. 1.

29. U. S. Bureau of the Census, Eighth Census, 1860, El Paso County, Agricultural Productions, p. 1.

30. Joseph C. G. Kennedy, *Population of the United States in 1860: Compiled from the Original Returns of the Eighth Census....* (Washington, D.C.: Government Printing Office, 1864), p. 489. U. S. Bureau of the Census, Eighth Census, 1860, Presidio County, Population Schedule.

31. William Henry Chase Whiting, "Journal of a Reconnaissance from San Antonio de Bexar to El Paso del Norte," in *Exploring Southwestern Trails, 1846 - 1854*, Ralph B. Bieber, ed. (Glendale, California: The Arthur Clark Company, 1938), pp. 284-286.

32. William H. Echols, "Report," in Ernest Wallace and David M. Vigness, *Documents of Texas History* (Austin: The Steck Company, 1960, 1963), p. 191.

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33. Thompson, *History of Marfa and Presidio County*, I:98-99; Spratt, *Road to Spindletop*, pp. 10-11.

34. Corning, *Baronial Forts*, pp. 119-120; Bexar County Deed Records, Bexar County Clerk's Office, San Antonio, Texas, S-2:397, cited in Texas Parks and Wildlife Department, Fort Leaton State Historic Site Preservation Plan and Program, 1974, p. 147.

35. Utley, "Range Cattle Industry," p. 426; Swift and Corning, *Three Roads*, pp. 225-226.

36. Utley, "Range Cattle Industry," p. 426; *Texas Almanac*, 1867, p. 148.

37. A. M. Buckley, *Second Annual Report of the Geological and Agricultural Survey of Texas* (Houston: A. C. Gray, State Printer, 1876), pp. 39-40.

38. Thompson, *History of Marfa and Presidio County*, I:133-134; Buckley, *Second Annual Report*, p. 47 (quotation).

39. Buckley, *Second Annual Report*, 54-56; Gregg, *History of Presidio County*, p. 127.

40. U. S. Census Office, Ninth Census, 1870, Presidio County, Population Schedule (microfilm on file, Texas State Library, Austin, Texas), dwelling 62/family 62.

41. U. S. Census Office, Ninth Census, 1870, Presidio County, Population Schedule, dwelling 59/family 59 through dwelling 61/family 61.

42. U. S. Census Office, Ninth Census, 1870, Presidio County, Population Schedule, dwelling 63/family 63 through dwelling 66/family 74. Presidio County residents were not included in the census of agriculture in 1870.

43. PCDR A:110, 140. Surveys 327 and 329 may have incorporated some if not all of the unnamed surveys mentioned by Edward hall in the 1858 conveyance.

44. PCDR 3:131, 174, 10:100, 18:306, 307, 22:612. Cibolo Creek Mill and Mining conveyed the 70+ acres to Presidio Mining Company in 1903.

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45. PCDR 4:514, 515; Texas Comptroller of Public Accounts, Tax Records (microfilm on file, Texas State Library, Austin, Texas) [hereinafter cited TCPA] Presidio County, 1876-1880.
46. Gregg, History of Presidio County, p. 56.
47. Buckley, *Second Annual Report*, p. 36.
48. TCPA Presidio County, 1876-1880.
49. TCPA Presidio County, 1876-1880.
50. Buckley, *Survey*, p. 61 (first quotation), 59 (second quotation).
51. TCPA Presidio County Tax Returns, 1876-1880; PCDR Bills of Sale, Presidio County Clerk's Office, Marfa, Texas, A:140, 148.
52. TCPA Presidio County Tax Returns, 1876-1880; Presidio County Brands and Marks, Presidio County Clerk's Office, Marfa, Texas, 1:2, 37, 31.
53. PCDR Bills of Sale A:140, 148; Presidio County Brands and Marks 1:2.
54. TCPA Presidio County Tax Returns, 1876-1880.
55. U. S. Bureau of the Census, Tenth Census, 1880, Population Schedule, Presidio County (microfilm on file, Texas State Library, Austin, Texas), p. 115.
56. U. S. Bureau of the Census, Tenth Census, 1880, Population Schedule, Presidio County, p. 115.
57. U. S. Bureau of the Census, Tenth Census, 1880, Population Schedule, Presidio County, p. 116; PCDR 1:236.
58. U. S. Bureau of the Census, Tenth Census, 1880, Population Schedule, Presidio County, p. 116.
59. U. S. Census, Productions of Agriculture, Presidio County, 1880 (microfilm on file, Texas State Library, Austin, Texas); Spratt, *Road to Spindletop*, 42-43, 293.

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60. U. S. Bureau of the Census, Tenth Census, 1880, Productions of Agriculture, Presidio County, p. 2.

61. U. S. Bureau of the Census, Tenth Census, 1880, Productions of Agriculture, Presidio County), p. 2.

62. U. S. Bureau of the Census, Tenth Census, 1880, Productions of Agriculture, Presidio County, p. 2.

63. U. S. Bureau of the Census, Tenth Census, 1880, Productions of Agriculture, Presidio County, p. 2.

64. U. S. Bureau of the Census, Tenth Census, 1880, Productions of Agriculture, Presidio County, p. 2.

65. U. S. Bureau of the Census, Tenth Census, 1880, Productions of Agriculture, Presidio County, p. 2.

66. U. S. Bureau of the Census, Tenth Census, 1880, Productions of Agriculture, Presidio County, p. 2.

67. While an agricultural census was not conducted in Presidio County in 1870, it is more than likely that the majority of changes between 1860 and 1880 took place after 1870.

68. Francis A. Walker, *The Statistics of the Population of the United States...Ninth Census--Volume I* (Washington, D. C.: Government Printing Office, 1872), pp. 65, 363; U. S. Department of the Interior, Census Office, *Compendium of the Tenth Census (June 1, 1880)*, (Washington, D. C.: Government Printing Office, 1883), pp. 374, 445. The 1880 census noted a "colored" population of 429, the overwhelming number of whom were stationed at U. S. Army installations in the county. Presidio County's total population in 1880 was 2,873.

69. Gregg, History of Presidio County, pp. 61-65; Col. George Andrews to Assistant Adjutant General, San Antonio, Sept. 13, 1875, Fort Davis Microfilm Records, NMRA 63-146 (1777) Record Group 98, Letters Sent, U. S. Commands, 1867-1881

70. Maj. N. B. McLaughton to Assistant Adjutant General, Headquarters, San Antonio, January 11, 1880, Fort Davis Microfilm Records, NMRA 63-146 (1777) Record Group 98, Letters Sent, U. S. Commands, 1867-1881; Post Returns (photocopies) 1880, Fort Davis Records, Fort Davis, Texas; L. C. De Gress to Council of Administration, September 20, 1880

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with endorsements, October 22, 1880, Fort Davis Microfilm Records, NMRA 66-783 (7675) 8, Record Group 98, Letters Sent and Received.

71. Charles S. Cooper, Post Adjutant to Commanding Officer, Sub-post Presidio, June 20, 1883; Charles S. Cooper, Post Adjutant to Commanding Officer, Co. H, 10th Cavalry, at Faver's Rancho [sic], June 5, 1883; Charles S. Cooper, Post Adjutant to Lt. Charles E. Nordstrum, July 5, 1883, Fort Davis Microfilm Records, NMRA 65-855 (10427) 1 Record Group 92, Selected Documents from Consolidated Files, 1794-1915, Quartermaster General's Office.

72. Col. George Andrews to Assistant Adjutant General, Department of Texas, San Antonio, Feb. 22, 1876, Fort Davis Microfilm Records, NMRA 63-146 (1777) Record Group 98, Letters Sent, U. S. Commands, 1867-1881, Fort Davis National Historic Site, Fort Davis, Texas; Joe Elvis Ballew, Supply Problems of Fort Davis, Texas, 1867-1880, M. A. thesis, Sul Ross State University, 1971, pp. 103-105, 124, 144-145.

73. Ballew, Supply Problems, pp. 124.

74. PCDR 1:236 165, 166, 167.

75. PCDR 4:519. 520, 521.

76. TCPA Presidio County, 1883-1889.

77. V. W. Lehmann, *Forgotten Legions: Sheep in the Rio Grande Plain of Texas* (El Paso: Texas Western Press, 1969), p. 24, 43; Terry Jordan, *Trails to Texas: Southern Roots of Western Cattle Ranching* (Lincoln: University of Nebraska Press, 1981), p. 152; Terry Jordan, John L. Bean, Jr., and William M. Holmes, *Texas: A Geography* (Boulder, Colo.: Westview Press, 1984), p. 159.

78. TCPA Presidio County, 1880-1886.

79. Thompson, *History of Marfa and Presidio County*, 1:186, 200, 234; TCPA Presidio County, 1885.

80. TCPA Presidio County, 1880-1889; Presidio County Probate Minutes, Presidio County Clerk's Office, Marfa, Texas [hereinafter cited PCPM] 1:208-210.

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81. TCPA Presidio County, 1881-1885; Utley, "Range Cattle Industry," p. 430.

82. Utley, "Range Cattle Industry," p. 430; D. W. Meinig, *Imperial Texas: An Interpretive Essay in Cultural Geography* (Austin: University of Texas Press, 1969), pp. 66-70; Jordan, *Trails to Texas*, pp. 139-141.

83. TCPA Presidio County, 1880-1889; Gregg, History of Presidio County, p. 61 (quoting Mrs. Daly). While these figures have been called into question by other chroniclers of Presidio County history, as being far too low for a cattleman of Faver's status, they are substantiated by the inventory of his estate in 1889 (PCPM 1:208-210).

84. TCPA Presidio County, 1885-1889. While the comparisons are still valid for each year, it should be noted that in 1887, Brewster and Jeff Davis counties were split off from Presidio County, and Presidio County was less than one-fifth its pre-1887 size in area.

85. PCDR 2:169,5:528; Presidio County Power of Attorney Records, Presidio County Clerk's Office, Marfa, Texas, 1:7; PCDR 5:161; TCPA Presidio County, 1888-1889; PCPM 1:208-210.

86. Utley, "Range Cattle Industry," p. 437; Spratt, *Road to Spindletop*, pp. 121-123. See also William M. Baines, "Report of William M. Baines, Agent, Presidio County, in *Condensed Reports of State School Land Agents to State Land Board* (Austin: State Printing Office, 1885), pp. 10-12.

87. TCPA Presidio County, 1876, 1886.

88. Utley, "Range Cattle Industry," p. 437.

89. Utley, "Range Cattle Industry," p. 438; Gregg, History of Presidio County, pp. 108-109; William Burton Mitchell, *Memoir*, p. 5, Holdings of the Archives of the Big Bend, Sul Ross State University, Alpine, Texas (quotation).

90. PCDR 10:37, 7:536; Barry Scobee, "The First General Cattle Round-Up of the Davis Mountains -- Big Bend District," *West Texas Historical and Scientific Society: Publications, Bulletin 33*, Sul Ross State Teachers College No. 3, December 1, 1930, pp. 45 - 46; Thompson, *History of Marfa and Presidio*

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County, I:267.

91. PCDR 7:536, 534; Gregg, *History of Presidio County*, pp. 68-69. Gregg's account, based on the interview, differs in some detail from the filed records. In Gregg's telling, the contract for services began in 1886 and lasted until 1889.

92. PCDR 7:533, 572, 13:181.

93. PCDR 13:183.

94. PCDR 10:116.

95. PCDR 13:246, 247; Thompson, *History of Marfa and Presidio County*, I:267.

96. PCDR 13:254, 270; PCPM 1:202.

97. PCPM 1:208-210.

98. PCDR Bill of Sale 1:64.

99. PCDR Bill of Sale 1:72; PCPM 1:208-210.

100. PCDR 18:118.

101. PCDR 15:11, 12; PCPM 1:226-230.

102. PCPM 2:8, 12.

103. Presidio County Marriage Records 1:73; TCPA Presidio County, 1885; Thompson, *History of Marfa and Presidio County*, I:173.

104. TCPA Presidio County 1885-1894; Presidio County Marriage Records, Presidio County Clerk's Office, Marfa, Texas, 2:133. Juan Faver had divorced his first wife in 1886 (Thompson, *History of Marfa and Presidio County*, I:252).

105. PCDR 10:364, 30:99, 39:272; PCPM 5:119-122.

106. TCPA Presidio County, 1894; PCDR Bills of Sale 2:7.

107. PCPM 5:111-123.

108. PCDR 50:310, 338.

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109. Thompson, *History of Marfa and Presidio County*, I:251;
Utley, "Range Cattle Industry," pp. 438-439.

110. *Texas Almanac*, 1904, p. 346.

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Vic. of Shafter, Presidio County, TX**F Associated Property Types****1. Fortified dwellings associated with Milton Faver, agriculturalist.**

Description: The fortified dwellings associated with Milton Faver and his agricultural endeavors in Presidio County adapted traditional building patterns in place in the area before Faver's arrival. Faver's experience and his occupancy at Fort Leaton during his early stays at Presidio also influenced the design and approach to living in the environment that existed in the trans-Pecos area. The traditional building materials incorporated mud, straw, and various additives in molded, sun-dried bricks. Roof framing materials were cottonwood cut from nearby rivers and creeks. Construction of other wood details such as doors, window shutters, and window bars were also constructed of cottonwood. Adobe was also used as finishing plaster, puddled adobe floors, and mud plastered flat roof systems. Dwellings in settled areas were often one and two room homes situated in clusters or around common plazas. Outbuildings associated with the fortified residences would have followed this pattern. Dwelling units in outlying areas were more exposed to unfriendly attacks and raids on the property. On or before 1848, structures were built at the site of Juan Bustillos who sold the property and then sold it to Benjamin Leaton, who expanded and fortified the structures for occupancy by his family, retainers, and other family units involved in farming and commerce who clustered together for protection. The walled compound also provided protection for livestock which could be brought into enclosed corrals directly adjacent to the living areas. These walled compounds, built of the traditional adobe and wood materials, enclosed courtyards of various sizes. Living space, workrooms, and storehouses were incorporated into the walls around the perimeter, as were defensive structures such as watchtowers. The necessity for walled protection existed in Presidio County until circa 1880, when Mimbres, Apache warrior, Victorio and his mescalero Apache raiding parties were defeated and placed on reservations.

The three Faver dwellings included in this nomination followed the pattern defined by Benjamin Leaton very closely. Cibolo, Cienega and Morita ranch compounds are all characterized by an adobe wall enclosure, courtyard, and rooms opening into the courtyard. The materials were the mud, its additives, and the wood members used for structural framing and fenestration enclosures. All of the building walls are entirely constructed of adobe bricks which sit on a stone foundation. The foundation is made up of medium sized alluvial rocks bound with adobe mud. This stone base for the walls greatly restricted the damage caused by rising damp and erosion from water at the base of the adobe walls. The foundation was then topped with large sun-dried adobe blocks which were pre-cast in wooden forms and laid up in mud mortar mixed similar to the adobe brick material. At the appropriate height the walls were capped with vegas (roofing beams of circular log form). Between the vegas split cottonwood latillas was placed to act as lower form work for the adobe mud roofing material. In some spaces where more detail for the ceiling was required, the latillas were placed in a herringbone effect alternating between spans of the vegas. Exterior and interior surfaces were plastered with adobe mud plaster similar in mixture to the adobe blocks. The parapet walls continued above the roof for several feet, which gave protection for defenders on the roof, when necessary, and provided a protective cap for the adobe walls below. Historically the adobe roofs sloped towards exterior drains which penetrated the parapet walls. These drainpipes were called canales and were constructed of split cottonwood logs hollowed out to provide a channel for the water to run through.

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Fenestration openings were formed by hewn cottonwood which were cut and placed into openings to form headers, jambs, lintels and sills. Doors varied in height and width depending on the use of the space beyond. The doors normally had two leaves with three panels per leaf with each pair of doors custom fit within the jambs and headers. Windows were wooden shutters which open inwardly and contained no glazing. Exterior wood windows were protected by wood bars which allowed the windows to be opened for ventilation yet still retained some semblance of security for the compound.

Flooring materials of the time included adobe floors (puddled adobe), tile, and flagstone. One photograph of "Fort Buffalo" clearly shows flagstone being used underneath an exterior covered work area. However, photographs in the 1930s show door openings with packed earth on the exterior, and no threshold transition.

Typical interiors of adobe dwellings near the Mexican border south of Fort Davis were described in a 19th century journal by Lydai Spencer Lane titled *I Married a Soldier (Or Old Days in the Army)* (Albuquerque, New Mexico, 1964). A partial description from the journal follows:

...there was seldom any furniture in the room; the dirt floor was neatly covered by a woolen carpet of black and white plaid made by the Mexicans....This carpeting was often woven in a most erratic fashion, and no two breadths were alike....Around the walls were laid wool mattresses, neatly folded and covered with gray calico; these served as seats....The walls of the rooms were a brilliant white, made so by a certain kind of earth which underwent some preparation known only to the natives....A wash was then made of it, which was applied with a piece of sheepskin with the wool on it....Women did the whitewashing....The little oval fireplaces...were frequently in the most inconvenient part of the room, just behind the door; perhaps, with a low wall built out between them to protect the fire from too great a draft when the door was opened. Sometimes the adobe chimney...was washed with a buff color....A very rough and lumpy shelf made of adobe, projected above the fireplace and served as a mantel. The decoration on the walls were unique, consisting of looking glasses and pictures...hung almost at the top of the wall in a slanting position....

The massive structure had very few exterior penetrations in the fortified wall. El Fortin del Cibolo faced toward the center of the Cibolo creek valley. This placed the main entry gate facing the northeast. Cienega was laid out according to the compass with the main gateway facing the south. The gateway entrance to La Morita faces to the northwest with the tower being located toward the spring. The small structure called La Morita Cottage sits just to the south of the interpretive walls of La Morita.

Workmanship and artistry were almost totally eliminated from the basic buildings, the two main construction materials of mud and wood were kept very utilitarian. All three

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of the sites relate directly to the springs since the very existence of these agricultural sites depended on the water which flowed in and around the structures.

Significance: The dwellings in this property type are historically significant under National Register Criterion B as associated with Milton Faver and his agricultural endeavors. They are some of the oldest surviving properties in Presidio County and are the only surviving buildings associated with Milton Faver. Each of the dwellings was constructed by Faver during his lifetime and his most active periods of ranch building. The oldest structure, Cibolo, was the Faver family home and served as ranch headquarters for more than twenty years. Cienega and Morita were built as Faver's ranching enterprise expanded. All three were constructed with two overriding goals in mind; a ready supply of water, and defensibility in case of attack.

The dwellings are the tangible legacy of the frontier conditions of the 19th century. They were built around reliable water sources in the sheltering creek valleys to provide some relief from the harsh environment, and they were equipped with defensive structures to provide protection from human predators. Milton Faver's use of the traditional modes of construction are symbolic of the persistence of a traditional way of life. Unlike the cattle raisers who came in the 1880s, Faver adopted and adapted the prevailing systems of architecture and agriculture.

Registration Requirements: No dwellings similar to this property type associated with Milton Faver are known to have survived in Presidio County without alteration and/or restoration. The traditional building materials were organic and subject to climatic erosion over short periods of time. Traditional building maintenance techniques called for continual "restoration" of the building fabric through periodic, if not annual, replastering of the exposed walls; periodic replacement of foundation stones; removal and replacement of roofs and roofing materials. Those buildings, like Fort Leaton, that have survived are ones that have been in continued use and have witnessed periodic restoration.

The dwellings associated with Milton Faver's ranching operations are significant in large part because of their very survival and should qualify for registration if they exhibit sufficient stylistic and structural features that identify them as having been built and utilized by Milton Faver during his occupation of the ranch.

2. Residential Dwelling Unit

The La Morita Cottage is closely related to the fort at the Morita site. It appears to date post 1880 since it is constructed outside of the main fort structure itself. Its construction, materials, and two room plan all closely relate to the traditional building patterns in the Presidio area. Its structure, size, and basic design elements all correspond to the larger fortified residences. It is a smaller scale, but in all other physical aspects it is identical.

Significance: This property type is historically significant under National Register Criterion B as associated with Milton Faver and his agricultural endeavors. This structure directly relates to the reconstructive interpretive fort structure at La Morita and the springs directly adjacent to the structure. This structure was typical of those constructed by Faver during his lifetime and during his most active period of ranch building. These types of structures would have been used by ranch staff and their families as residences. This dwelling is a tangible legacy of the frontier conditions of the 19th century. Its relationship to the water source, direct adjacency to irrigated farming area to supply subsistence-level agriculture, and its sheltering location in the

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valleys made its setting ideal as a residential support structure. Milton Faver's use of the traditional modes of construction are symbolic of the persistence of a traditional way of life.

Registration Requirements: No dwellings similar to this property type associated with Milton Faver are known to have survived in Presidio County without alteration and/or restoration. The traditional building materials were organic and subject to climatic erosion over short periods of time. Traditional building maintenance techniques called for continual "restoration" of the building fabric through period, if not annual, replastering of the exposed walls; period replacement of foundation stones; removal and replacement of roof and roofing materials. This building, like Fort Leaton, has survived because it has been in continuous use and has witnessed periodic restoration and alteration.

This dwelling associated with Milton Faver's ranching operation is significant in a large part because of its very survival and should qualify for registration if it exhibits sufficient stylistic and structural features that identify it as having been built and utilized by Milton Faver during his occupancy of the ranch.

3. Stone Fences Associated with Milton Faver, Agriculturist

Description: The stone fences are basically constructed in two forms. All of the fences are dry stacked with heights varying depending on the terrain and the areas being fenced. Width of the fences are from two to four feet wide with the actual construction materials being divided into two categories. Fences constructed in the lower areas, which divided the planting areas from the free-range areas, are made up of medium to large sized alluvial stones from 9 to 14 inches with some smaller stones being as small as three inches. Extremes exist in certain areas where very large boulders were incorporated into parts of the fence. The other type of fence includes the fencing material around La Morita. Some of the lower levels contain alluvial stones, while other portions of the fence, especially up in the mountain areas, are more spauled stone pieces from the rocky, mountainous terrain.

Significance: The stone fences in this property type are historically significant under National Register Criterion B as associated with Milton Faver and his agricultural endeavors. Stone fences were used to separate planting areas from free range animals in the lower levels where the soil was rich. In the sheep and goat range area the stone fences were used to divide the animals and to aid the shepherds in watering the herds without mixing the stock. These stone fences were constructed by Faver during his lifetime and are associated with the most active periods of the ranch development. The stone walls are important in depicting the requirements of physically separating field activities during the 19th century development of the trans-Pecos area.

Registration Requirements: No structure similar to this property type associated with Milton Faver are known to have survived in Presidio County without alteration and/or restoration. The traditional building materials of dry stacked stone walls were subject to collapse and erosion and require periodic maintenance. The reconstruction of fallen sections of stone was commonplace and required.

These walls are associated with Milton Faver's ranching operation and are significant since they directly relate to his ability to produce a large amount of grain and produce and to mix farming and ranching activities by keeping the functional farming areas separated from the free-range ranching areas. The stone walls should qualify for

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registration if they exhibit sufficient stylistic and structural features that identify them as having been built and utilized by Milton Faver during his occupancy of the ranch.

4. Irrigation Channels Associated with Farming by Milton Faver, Agriculturist

While Faver was still in the Presidio area he was trained in the requirements of proper water supplies to produce good crops in the arid areas of the trans-Pecos. As he developed his farming establishments in the Cibola area he took the spring-fed streams and ponds and converted them into gravity fed irrigation ditches to supply the crops that he was dependent on for his survival. The development of acacias during the most active periods of Faver's ranch is extremely important in that it illustrates how altering the path of water, west Texas' most precious resource, could affect the water's use and affect the ability to gain much-needed arable land for production. The reliable water sources at all three springs helped dictate the use of the valleys and the extent of that use was totally dependent on the efficiency with which the water was used for all types of production on the ranch. The use of the irrigation channels and their construction are symbolic of the traditional ways of life along the Rio Grande. The adaptation of these water distribution systems was critical in allowing Faver to amass his considerable landholdings and wealth.

Significance: The irrigation channels associated with Milton Faver's farming and ranching operations are significant because of their survival and the direct link between the use of these precious elements by Milton Faver during his occupation of the ranch. The ability to irrigate large areas of fertile soil was necessary to provide surplus agricultural foodstuffs for survival and income.

Registration Requirements: No structures similar to this property type associated with Milton Faver are known to have survived in Presidio County without alteration and/or restoration. Since the structure is organic and subject to climatic erosion over periods of time it is traditional that periodic maintenance be performed on the fabric to keep it fully functional. The tradition of irrigation channels (acacias) are continued today in use along the Rio Grande and function as they did in historic periods.

This structure is associated with Milton Faver's ranching operations and is significant because it is the one item that brought Milton Faver into the area and supplied him with a continuous water supply for his agricultural endeavors and a permanent supply of water for his ranching operation. This property type should qualify for registration if it exhibits sufficient stylistic and structural features that identify it as having been built and utilized by Milton Faver during his occupancy of the ranch.

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This context addresses the area within the current political boundary of Presidio County, Texas.

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H Summary of Identification and Evaluation Methods

The Multiple Property Documentation methodology was adopted on the advice of the Texas Historical Commission staff for the three buildings included in this nomination because they are not contiguous. They were all owned by the same person during their period of significance and represent the same historical period. They are all built of similar materials and represent the traditional building patterns of the place and time. A historical context detailing the life and times of Milton Faver was developed using a variety of historical resources in order to substantiate the significance of the buildings and the agricultural enterprise they represent under Criterion B.

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Milton Faver has figured prominently in the local traditions of Presidio County since the 1880s. He has been the subject of many papers, articles and accounts, but most have repeated the original stories told by Jack Shipman and John Gregg. The most recent and detailed treatment has been that in Cecilia Thompson's *History of Marfa and Presidio County*. Those three sources, the county tax records and the various nineteenth-century U. S. manuscript censuses have formed the basis for most of the discussion about Faver and his agricultural endeavors. Dr. Thompson compiled the original research for this nomination, and her notes and assistance have been invaluable. The endnotes accompanying the context, Milton Faver, Agriculturist, give specific citations. The following bibliography lists all references noted and reviewed, regardless of whether there is a specific citation.

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