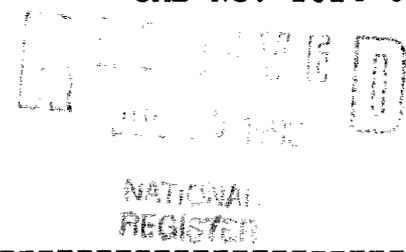


1134

United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name: Mount Pleasant

other name/site number: Samuel Cahoon House, CRS# K-3863

2. Location

street & number: Sunnyside Road (Route 90)

not for publication: N/A

city/town: Smyrna, Duck Creek Hundred

vicinity: X

state: DE county: Kent

code: 003

zip code: 19977

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing	
<u>3</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria.  See continuation sheet.

*David W. Liff*

*7/24/92*

Signature of certifying official

Date

*Delaware Division of Historical & Cultural Affairs*  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

*NA*

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register  
 See continuation sheet.

determined eligible for the  
National Register

See continuation sheet.

determined not eligible for the  
National Register

removed from the National Register

other (explain): \_\_\_\_\_

*Patrick Andrews*

*9/11/92*

*for*

Signature of Keeper

Date of Action

=====

6. Function or Use

=====

Historic:	<u>Domestic</u>	Sub:	<u>single family</u>
	<u>Agriculture</u>		<u>agricultural outbuilding</u>
	<u>Secondary structure</u>		
Current :	<u>Domestic</u>	Sub:	<u>single family</u>
	<u>Storage</u>		

=====

7. Description

=====

Architectural Classification:

Early Republic/Federal

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Other Description: Barn, Smokehouse

Materials: foundation	<u>Brick</u>	roof	<u>Asphalt</u>
walls	<u>Brick</u>	other	<u>Wood, Metal</u>
			<u>Barn: Wood, Metal</u>
			<u>Roof</u>
			<u>Smokehouse: Wood</u>

Describe present and historic physical appearance. X See continuation sheet.

Mount Pleasant is located in Duck Creek Hundred, Kent County, south of Smyrna on Sunnyside Lane (Route 90), about 2000 feet south of the intersection of Routes 90 and 157. A dwelling, a smokehouse, a machine shop, a barn, a milkhouse, dairy stables, silos, and sheds are located on a 334-acre parcel of cultivated farmland.

Built circa 1810, the dwelling is a two-story, five-bay, gable-roofed brick building with an interior brick chimney stack at either gable end. A one-story, gable-roofed brick kitchen wing abuts the east wall. The house faces north on a slight rise that overlooks the rest of the landscape. To the east stand an early nineteenth-century smokehouse and barn as well as modern silos, dairy stables, and sheds. The barn, heavily altered in the nineteenth and twentieth centuries and currently ruinous, and the smokehouse relate to the historic context of the nomination. The smokehouse is of timber frame construction and used for storage. The farm buildings are abandoned and in varied states of disrepair. A dirt drive stretches along the front (north) elevation of the house to Sunnyside Lane to the west and the outbuildings to the east.

=====  
8. Statement of Significance  
=====

Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: A and C

Criteria Considerations (Exceptions) : \_\_\_\_\_

Areas of Significance: Architecture  
Social History  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period(s) of Significance: 1810-1830+/-

Significant Dates : \_\_\_\_\_

Significant Person(s): N/A  
\_\_\_\_\_

Cultural Affiliation: N/A

Architect/Builder: Unknown  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

X See continuation sheet.

Mount Pleasant is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic context in the Delaware Comprehensive Historic Preservation Plan: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

=====  
9. Major Bibliographical References  
=====

X See continuation sheet.

Previous documentation on file (NPS):

N/A preliminary determination of individual listing (36 CFR 67) has been requested.

N/A previously listed in the National Register

N/A previously determined eligible by the National Register

N/A designated a National Historic Landmark

N/A recorded by Historic American Buildings Survey # \_\_\_\_\_

N/A recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data:

X State historic preservation office

   Other state agency

   Federal agency

   Local government

X University

   Other -- Specify Repository: \_\_\_\_\_

=====  
10. Geographical Data  
=====

Acreeage of Property: Approximately 9 acres

JTM References: Zone Easting Northing    Zone Easting Northing

A	<u>18</u>	<u>447600</u>	<u>4347500</u>	B	<u>  </u>	<u>  </u>	<u>  </u>
C	<u>  </u>	<u>  </u>	<u>  </u>	D	<u>  </u>	<u>  </u>	<u>  </u>

   See continuation sheet.

Verbal Boundary Description: X See attached map.

The boundary of Mount Pleasant is shown on the accompanying Kent County tax parcel map (tax parcel 17.19.01.01) is outlined in bold black lines. The nominated property is a roughly rectangular 250 by 1400 foot plot fronting the east side of County Road 90 approximately 2000 feet south of its intersection with County Road 157 and approximately 9 acres. Beginning at a point on the east side of Road 90 approximately 2000 feet south of its intersection with Road 157, proceed east-southeast along the north side of

Boundary Justification:    See continuation sheet.

The boundary includes the farmhouse and yard that have been associated historically with the David Wilson Thomas House and that maintain historic integrity.

=====  
11. Form Prepared By  
=====

Name/Title: Bernard L. Herman, Rebecca J. Siders and Max Van Balgooy

Organization: Center for Historic Architecture and Engineering

Street & Number: University of Delaware Telephone: (302) 451-8097

City or Town: Newark State: DE ZIP: 19716

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page # 2

=====  
The house has overall dimensions of 43' x 25' and is built on a central-passage plan. It stands on a brick foundation above a cellar and is covered by a coursed, composition shingle roof. The front (north) elevation is laid in flemish bond with thick joints and is symmetrically fenestrated with double-hung windows and a central door. The brickwork is whitewashed. The facade is accented with a four-course belt course and a watertable. A modern, one-story, gable-roofed open porch shelters the front entry. The secondary walls are common bond.

The front door opens to an 8' x 23' passage with an opposing rear door. In the southwest corner, the open string staircase features two turned balusters per tread. The original closet or cellar stair underneath the stair was converted to a bathroom in the twentieth century.

A paneled door to the west opens into a 14' x 23' parlor. The closed fireplace in the west wall consists of a wooden mantle with crossetted trim around the opening and an ogee-moulded cornice and shelf above. The chimney breast is wood paneled, framing a plaster overmantle, and finished at the ceiling with a heavy ogee cornice. Small cupboards were built into the jambs, but only the northern one survives. In the late nineteenth century, closets were built on either side of the chimney pile.

On the east side of the passage are two rooms, that may be entered from the passage as well as through a connecting doorway between them. The front (northeast) room, which appears to have been an office or secondary sitting room, measures 14' x 10'. The paneled east wall holds a center fireplace with a cupboard to the north and a later doorway to the kitchen to the south.

The rear (southwest) room likely served as the dining room and measures 15' x 12'. In the northeast corner is a fireplace with an opening trimmed with a simple moulding and a raised panel overmantle.

The second floor is divided into four chambers and a passage. The west chamber above the parlor survives with its original fireplace mantle. The room above the entry was remodeled into a modern bathroom. The northeast chamber retains a paneled endwall with a central fireplace and closets on both sides and is trimmed with a moulded cornice, chair rail, and baseboard. The southeast chamber has raised-panel closets on the east wall. From the second floor entry, an enclosed stairway leads to the attic above, which is unfinished except for a room at the western end.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number   7   Page #   3  

=====

Contributing Buildings

dwelling  
barn  
smokehouse

Noncontributing Buildings

dairy stables  
shed

Noncontributing Structures

silos (2)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page # 2

=====

Samuel Cahoon, the builder of Mount Pleasant, was one of these new gentleman farmers or agriculturalists. In 1804, he was assessed for \$2402, placing him in the top decile of taxable persons.<sup>1</sup> Cahoon's status is also revealed in the inventory of his estate, which was recorded when he died in 1820.<sup>2</sup> The two yoke of oxen, three horses, five cows, and 26 sheep show his investment in husbandry, while the presence of fifty bushels of corn and wheat in the ground demonstrate his agricultural pursuits. In his house, two artifacts present Cahoon's other interests. The "lot of books" reveal his pursuit of education, while his silver watch offers a visible symbol of his industry and wealth.

The best evidence of Cahoon's aspirations is his house. By 1810, he had razed his frame house in favor of a brick house. Its 2150 square feet and two-story height make it one of the largest homes built in rural Delaware during the federal period. Inside, the elaborate moulding and raised paneling made it obvious to guests that he could finish his home in a costly manner.

More significantly, the construction of a brick house with a stair-passage plan linked Cahoon with a particular community. After the Revolution, the elite farmers of rural Delaware's Upper Peninsula Zone turned their attention from plowing the soil to building new houses and outbuildings. Significant portions of farm income were invested in these new buildings, establishing a pattern of architectural renewal that would peak during the mid-nineteenth century. As capital expenditures, the new houses increased the property value of the farms. But the expenditures on brick, plank, and paint were also a testimony of the owner's status, for they also symbolized economic and social success.

At this time, the majority of dwellings were of log or frame construction; a significantly lesser number were made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses was directly associated with wealth and prosperity. Of brick house owners, 90 percent possessed more than a hundred acres of land; 93 percent were among the richest 20 percent of the population.

The construction of stair-passage plan dwellings, which first appeared locally in the second quarter of the eighteenth century, had come into general acceptance among the most affluent members of the society during the last third of the eighteenth century. The presence of a substantial interior passage physically distanced rooms and functioned to control and direct movement through the house. Rooms were no longer separated just by walls, but also by space, reflecting the owner's ability to afford specialized rooms and the luxury of privacy.

Although the addition of a stair-passage did not expand domestic activity to more than one or two rooms, it did redefine the former common room or hall with a more specific use and furnishing scheme, such as a dining room.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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=====

This form, however, remained the property of the wealthy and was not adopted by other income groups. Samuel Cahoon's choice of housing was not dictated simply by the current architectural fashions, but by his desire to be recognized as a member of the new class of Delaware farmers.

After Cahoon died, the property was divided among his wife and children.<sup>3</sup> During the latter half of the nineteenth century, the land was owned by non-Delawarean landlords and occupied by tenants.

Mount Pleasant possesses integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins' 1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

Footnotes

1. KCTA, Duck Creek Hundred, 1804. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.
2. KCPR, inventory of Samuel Cahoon, 1820.
3. KCOC, Book I, p. 156, 1825.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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Primary Sources

- KCCC. Kent County Court of Chancery, Dover, Delaware.
- KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.
- KCPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.
- KCRD. Kent County Recorder of Deeds, Dover, Delaware.
- KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.
- NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.
- NCPR. New Castle County Probate Records, Delaware State Archives, Dover, Delaware.
- NCRD. New Castle County Recorder of Deeds, Wilmington, Delaware.
- NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.
- NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

Secondary Sources

- Black, Samuel Henry. 1820. "An Essay, On the Intrinsic Value of Arable Land; With some General Remarks on the Science of Agriculture." American Farmer 2: 9-51.
- Bordley, J. B. 1801. Essays and Notes on Husbandry and Rural Affairs. Philadelphia: Budd and Bartram for Thomas Dobson.
- Bushman, Claudia. 1982. "The Wilson Family in Delaware and Indiana." Delaware History 20: 28-9.
- Cunnington, C. Willett, and Cunnington, Phillis. 1964. Handbook of English Costume in the 18th Century. London: Faber and Faber.
- Delaware Register. 1838. "Rural Life." The Delaware Register and Farmers' Magazine (April) 1:3, p. 195-198.

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Section number 9 Page # 3

- =====
- Ferguson, David. 1981. "Architectural Survey Site Designated Number 1 Stellar Farm near Taylor's Bridge." Unpublished paper.
- Herman, Bernard L. 1987. Architecture and Rural Life in Central Delaware, 1700-1900. Knoxville, TN: University of Tennessee Press.
- Munroe, John. 1979. History of Delaware. Newark, DE: University of Delaware Press.
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- Pryor, Clifford. 1975. The Forest of Appoquinimink. Milford, DE: Shawnee Printing.
- [Rush, Benjamin.] 1786. "An Account of the progress of Population, Agriculture, Manners, and Government in Pennsylvania, in a letter from a citizen of Pennsylvania, to his friend in England." Columbia Magazine 1:3, p. 117-122.
- Scharf, Thomas J. 1888. History of Delaware, 1609-1888. Philadelphia: L. J. Richards & Company.
- Spurrier, John. 1793. The Practical Farmer: Being A New and Compendious System of Husbandry, Adapted to the Different Soils and Climates of America. Wilmington, DE: Brynberg and Andrews.
- Sweeney, John. 1959. Grandeur on the Appoquinimink: The House of William Corbit at Odessa, Delaware. Newark, DE: University of Delaware Press.

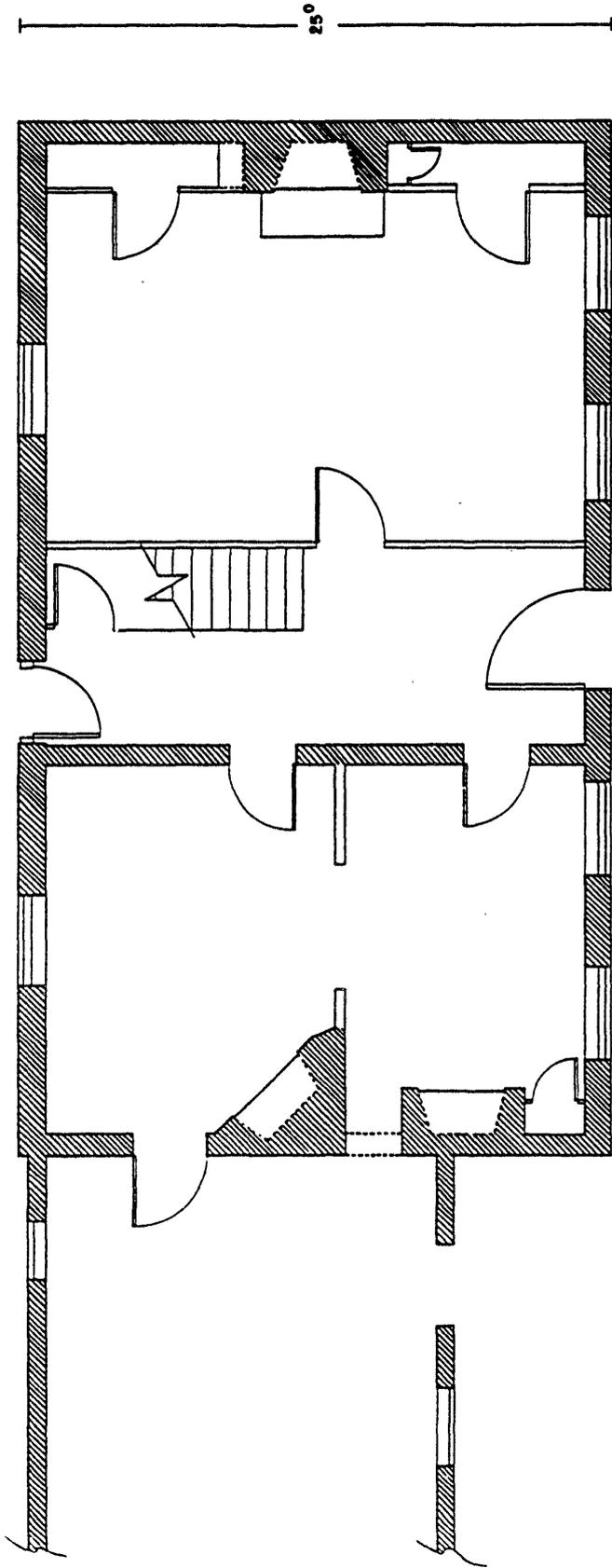
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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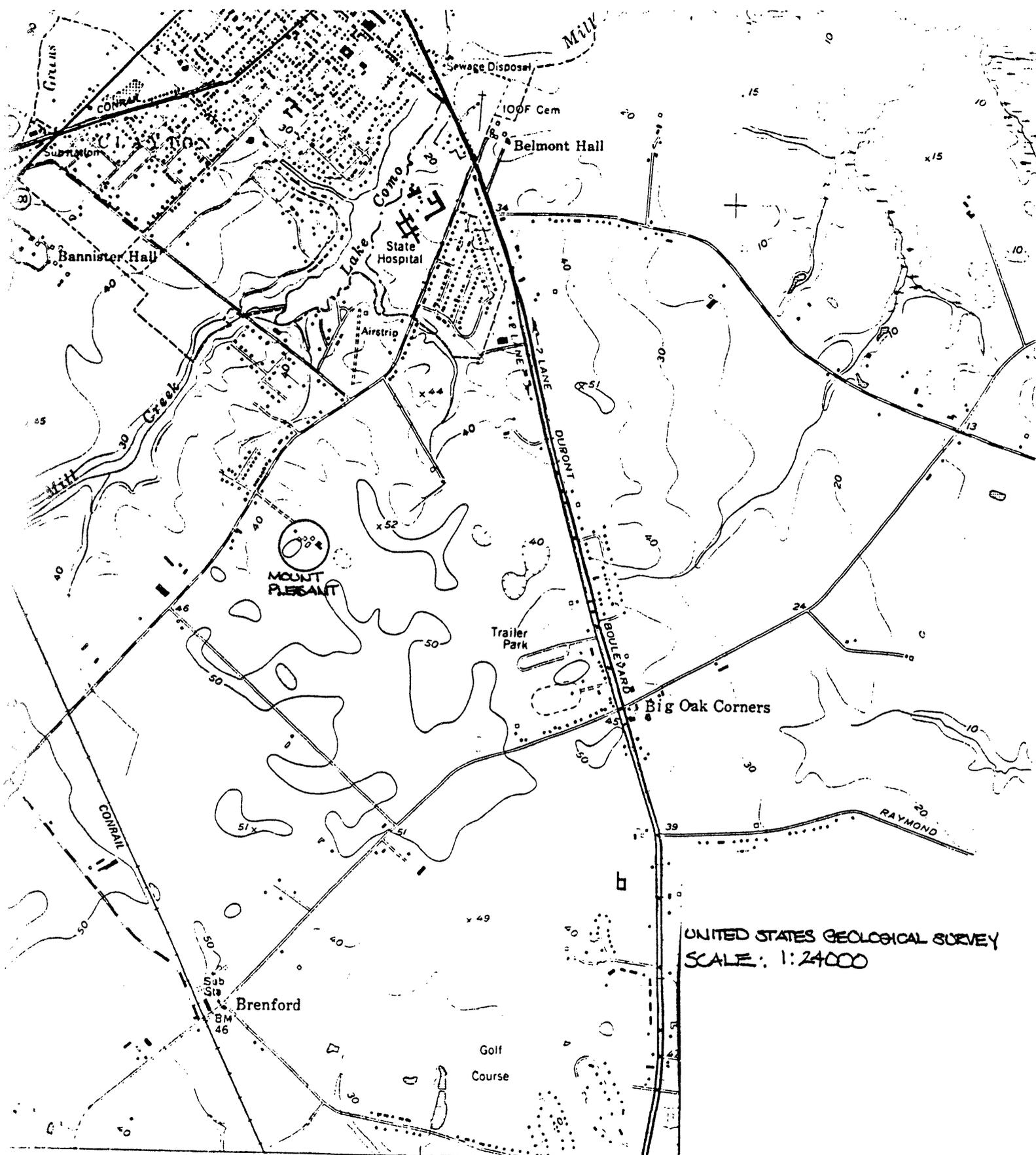
=====

the existing farm lane for approximately 1400 feet. Then proceed south-southwest for approximately 250 feet before turning west-northwest and proceeding back to the east side of Road 90. The parcel is completed by connecting the two points along the east side Road 90. The location of the property is at UTM reference point 18 447600 4347500.



18' 43' 25'

MOUNT PLEASANT (FIRST PERIOD)  
 SMYRNA VICINITY, KENT COUNTY, DELAWARE



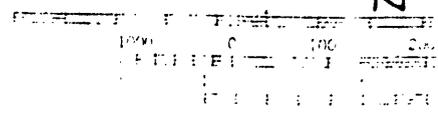
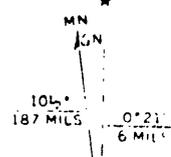
UNITED STATES GEOLOGICAL SURVEY  
SCALE: 1:24000

Compiled by U. S. Coast & Geodetic Survey  
Produced and published by the Geological Survey  
Control by USGS and NOS/NOAA

Topography and drainage in part compiled from aerial photographs  
dated in 1946. Topography by planetable surveys 1947  
checked by USGS 1956

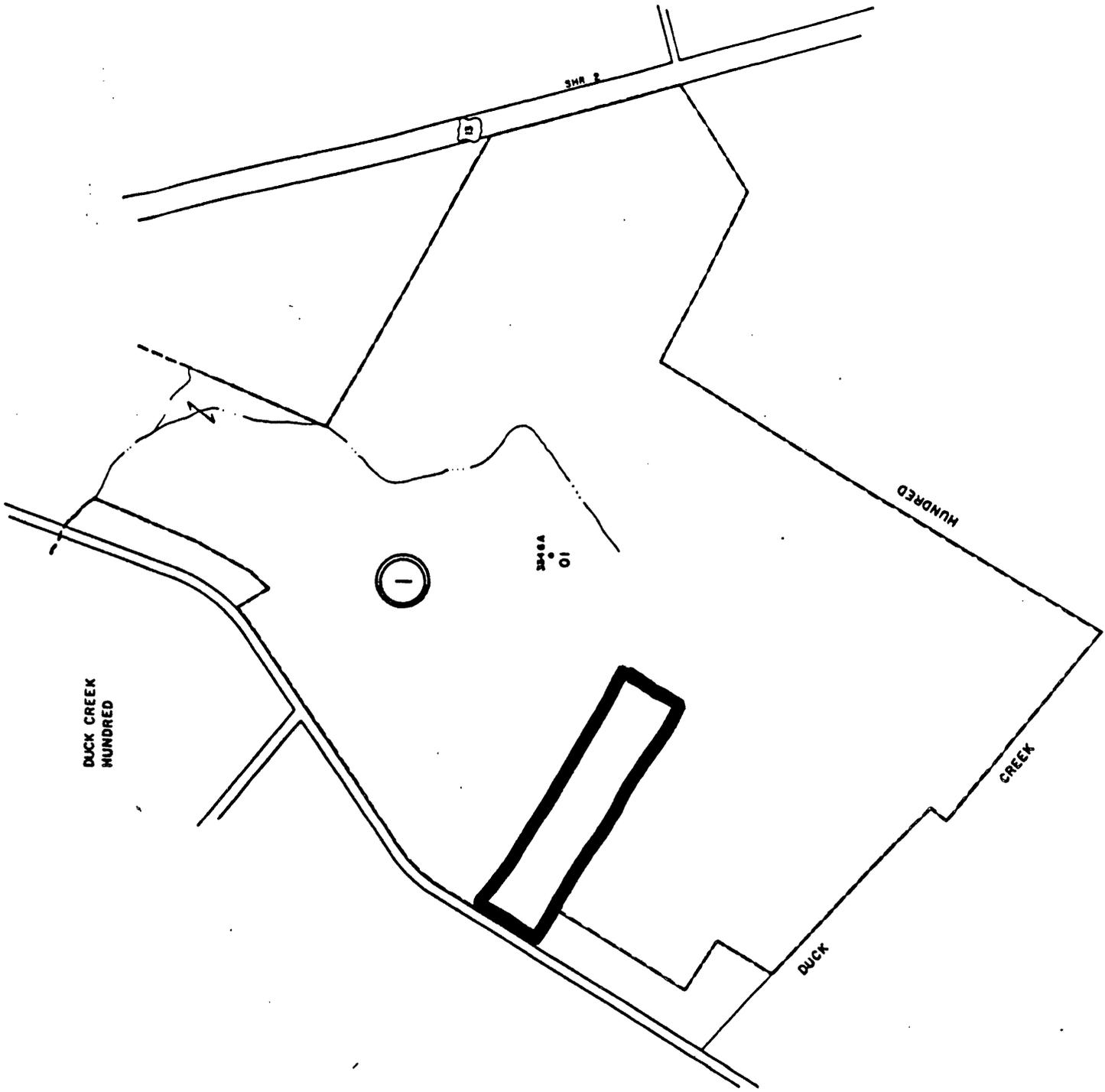
Selected hydrographic data compiled from NOS chart 294 (1951)  
This information is not intended for navigational purposes

Map uses a conic projection. 10,000-foot grid ticks based on Delaware  
map datum of 1929.



CONTOUR  
NATIONAL GEOLOGICAL SURVEY  
DEPARTMENT OF THE INTERIOR

MOUNT PLEASANT  
TAX PARCEL 17.19.01.01



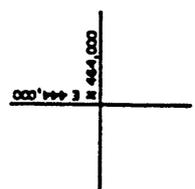
10  
•  
AREA

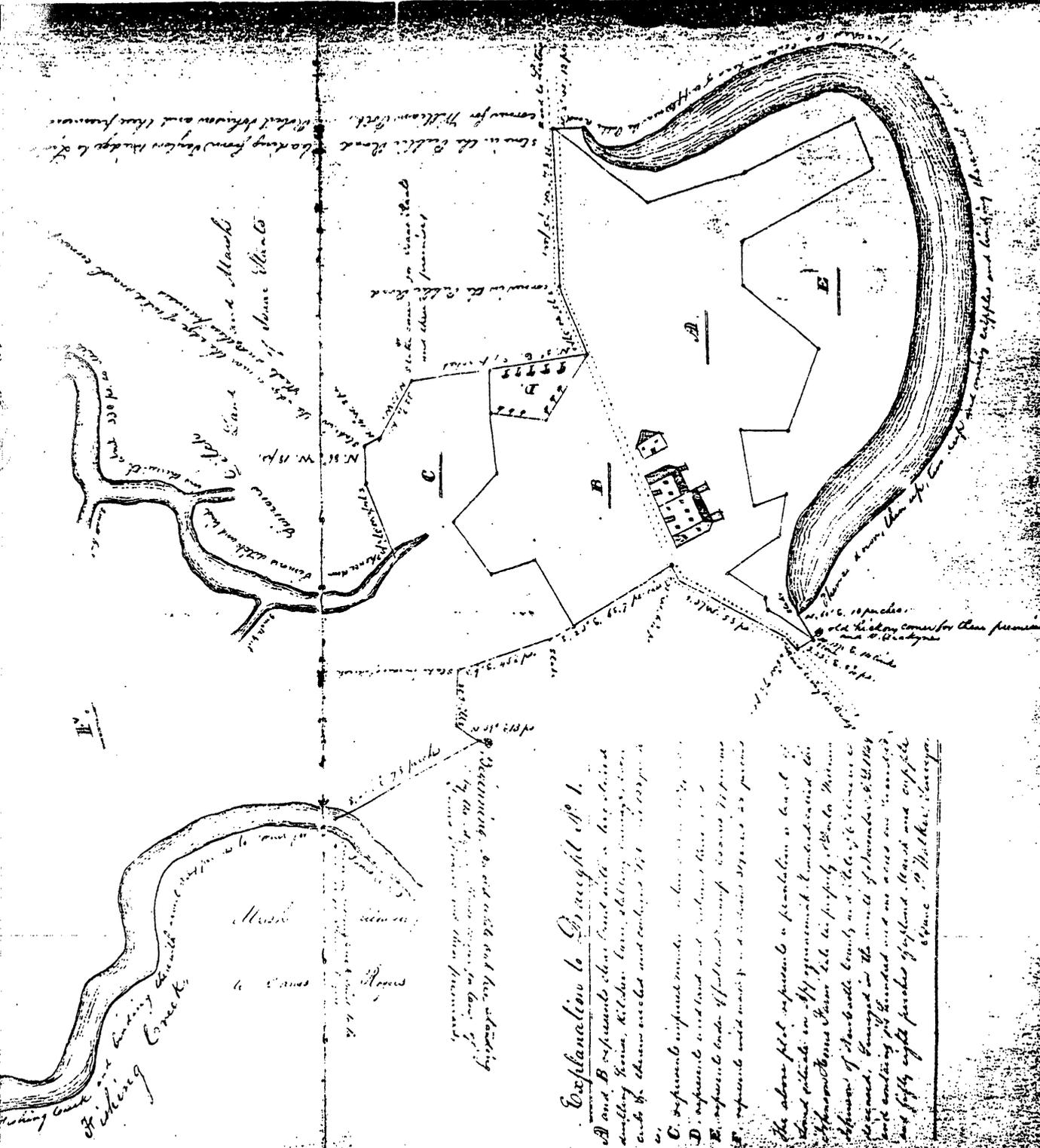
DUCK CREEK  
HUNDRED

HUNDRED

CREEK

DUCK





Explanation to the right of 1.

- A and B represents the land with a large house and other buildings, which have standing on the east side of the river and contains 1/2 of the plot.
- C represents improved marsh, which contains 1/2 of the plot.
- D represents land with a small house and other buildings, which have standing on the east side of the river and contains 1/4 of the plot.
- E represents land with a small house and other buildings, which have standing on the east side of the river and contains 1/4 of the plot.

The above plot represents a plantation of land which stands in the name of the Government, but which is not the property of the Government. The land is the property of the Government, but the land is not the property of the Government. The land is the property of the Government, but the land is not the property of the Government. The land is the property of the Government, but the land is not the property of the Government.

Some in the public hands  
 looking from the top of the river  
 Richard Johnson and the present

Marsh  
 1/2 mile  
 1/4 mile

1/2 mile  
 1/4 mile  
 1/2 mile  
 1/4 mile

Marsh  
 1/2 mile  
 1/4 mile  
 1/2 mile  
 1/4 mile

son, William (M.D.)  
 Oct. 22, 1817

An Inventory and Appraisement of the personal and  
 Chattels of Doctor William Johnson late of Hingham in the  
 Hundred of Hingham, made by the subscribers on the 1<sup>st</sup> day of  
 March 1817.

The wearing apparel of the deceased	\$30.00
one silver Watch	6.-
one sword (old)	4.-
one corner cupboard & contents	30.-
one bed, bedstead, 1 bolster, 2 pillows, 2 sheets, 2 blankets, 2 coverlets & curtains	40.-
one truckle bedstead, bed & furniture	12.-
two small chests and one pine table	3.-
one clock and case	30.-
one looking glass	3.-
one old pine table & pine stand	3.-
one Desk & book case	20.-
two pairs Andirons	1.50
one pair shovel & tongs	1.-
one pine table 3 dolls - one Mahogany table 10 dolls -	13.-
one pair Mahogany card tables, 10 dolls. One old walnut table 100-	11.-
one looking glass in Parlour	8.-
two spinning wheels & one Reel	4.-
thirteen old Windsor & four rush bottom'd chairs	8.50
two pair brass candle sticks & one pair iron tuffers	3.-
four japanned waiters & 1 bread-basket	1.50
one old Mahogany Bureau	7.-
one looking glass 1.50 - one round mahogany stand 200-	3.50
one pine table 100 - one arm chair 50cts. one trunk 50cts -	2.-
one bed, one bedstead, one bolster, two pillows, two sheets, Three blankets & one coverlet	32.-
\$ 277.100	
Amt. carried forward.	

NEW CASTLE COUNTY  
 INVENTORIES

Amt. bal. forward	Doll. Ct.	Three one year
one bed, bedstead, one bolster, two pillows, two sheets, two blankets & one coverlet	277 00	one three year
ten pillow cases 250 - seven sheets 10,50	32	one Ox cart 25
three bed quilts 15,00 - three table cloths 3,00	13	one hay wagon
four napkins 50 ct - one lot cotton & woolen yarn 4,00	18	one pine cupboard
nine yards bed ticking 4,50 - 11 1/2 yards coarse cloth 6,90	4 50	hickory furniture
17 yards homemade carpeting 8,50 - 30 yards Linsey 12,00	11 40	19 volumes of
20 yards woollen cloth 8,00	20 50	Medicine & fur
one single bed, bedstead, one pillow, one sheet, one blanket, & two bed quilts	8	Lot of miscell
one pine chest 100 - one old walnut Bureau 200	20	54 sheep & 19
one old bed, bedstead, one bolster, two sheets, three old blankets & two old coverlets	3	5 two year old h
one pine writing desk 6,00 - 152 muskrat skins 30,40	12	6 steers 80 doll
one lot of beans 10,00 - Lot of sundries in garret 12,00	36 40	4 cows & calves c
Lot of lard 15,00 - Lot of pickled pork 150,00	22	10 cows 130 doll
Lot of pickled beef 25,00 - Lot of dried beef 2,00	165	Corn in the bui
Six barrels with some cider	27	One negro man n
5 meat casks 5,00 in meat house	6	one do
one lot of sundries in meat house	5	one do
one work bench, two bread trays & old cedar tub	1	one do
one old rug carpet 2,00 - one old carriage 5,00	2	one do
Lot of shovels, spades, hoes, & dung forks	7	one negro woman
Lot of old iron 8,00 - 12 barrels with some cider 18,00	5	one do
Lot of old scythes & one cradle	26	one do
Lot of old chair wheels & one grind stone	150	one do
Lot of hemlock boards	2	73 cords of wood
one wheat fan 8,00 - one cutting box 4,00	12	Lot of Potatoes
two old harrows 6,00 - two ploughs 4,00	12	wheat in the Gro
one grass scythe 50 ct - one lot of flax 1,50	10	
Lot of corn blades 10,00 - Lot of hay 50 dolls	2	
one sorrel horse 25 doll - one brown horse 25 doll	60	
one bay mare 15 doll - one grey mare 30 doll - one brown mare 30 doll	50	
	75	
Amt. carried forward	946 30	

1811

Dolls.	Amt. Val. forward	Dolls. cts
277 00	Three one year old colts 33 doll. one by mare 33 doll.	946 30
32	one three year old colt 40 doll. - one ox chain 1.00	70 -
13	one Ox cart 25 doll. Three yoked oxen 90 doll.	41 -
15	one hay waggon & ox chain 25 doll. - one sled 2.00	115 -
4 50	one pine cupboard & contents 2.00 - three axes 4.00	27 -
11 40	Kitchen furniture 12 doll. - three iron wedges 1.00	6 -
20 50	119 volumes of Medical books	13 -
8	Medicine & furniture 15 doll.	30 -
20	Lot of miscellaneous books	15 -
3	54 sheep & 19 lambs, & 140 frothy sheep including lambs	20 -
12	5 two year old heifers @ 8 doll.	75 60
36 40	6 steers 80 doll. - one Bull 12 doll.	40 -
22	4 cows & calves 60 doll. - 6 milk cows 90 doll.	92 -
165	10 cows 130 doll. - 7 yearlings 28 doll. - 33 hogs 99 doll.	150 -
27	Corn in the crib 100 doll. - 14 bushels wheat 38.50	257 -
6	One negro man named Ben aged about 65 years	138 50
5	one do " Cyrus " 25 "	1 -
1	one do " Isaac " 16 "	180 -
2	one do " Harry " 12 "	100 -
7	one do " Bill " 18 months	75 -
5	one negro woman " Calae " 22 years	0 -
26	one do " Bett " 20 "	90 -
1 50	one do " Jane " 6 "	90 -
2	one do " Susan " 3 "	20 -
12	73 cords of wood @ 2.50 @ cord	10 -
12	Lot of Potatoes 10 doll. - one Surveyor's compass 5 doll.	182 50
10	Wheat in the Ground about 30 acres	15 -
2		90 -
60		\$ 2894 90
50		
75		
946 30		

*M. J. Moody* } appraisers  
*John Thomas* }

INVENTORIES