

**HISTORICAL CASE STUDIES
OF ALEXANDRIA'S
ARCHAEOLOGICAL SITES**

**The Sanford-Dempsey-Carter House
217 South Fairfax Street, 44AX69**

**Archival Profile of the 200 Block of
South Fairfax Street, West Side**

By

Sara Revis



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Foreword

The Alexandria Archaeology Publications series is composed of papers on various aspects of research conducted under the auspices of Alexandria Archaeology, a division of the Office of Historic Alexandria, City of Alexandria, Virginia. The authors include professional staff members, university students and Alexandria Archaeology volunteers. Editing of the papers has been kept to a minimum. It should be understood that the papers vary in tone and level of technicality, since they were originally directed toward many different audiences.

We are pleased to offer the papers within this series and in so doing are opening our “manuscripts on file” - including professional conference papers, background documentary studies, student course papers, and volunteer research papers - to professionals and public alike.

Sara Revis has been researching and writing the history of Alexandria’s archaeological sites since 1980. She has produced many important outlines and summaries that have guided our investigations. By using deeds, tax, census and city directory sources Sara has been able to piece together the history of lots, streetfaces and blocks. By editing her work, Sara has produced fascinating histories of parts of Alexandria. They are case studies of urban life in Alexandria.

The following history of No. 217 South Fairfax and the surrounding block is adapted and amplified from a report written by John Stephens in 1981 from research Sara made available to him. It is based primarily on deed, tax and census information. Newspaper advertisements cited are from a manuscript of Ethelyn Cox in the Lloyd House Library, Alexandria.

Alexandria Archaeology conducted test excavations at the site in 1981 as part of the City Survey Project funded by the National Endowment for the Humanities. It was during the time that the property was renovated. We greatly appreciate the owners’ permission to study this “most agreeable” house. This streetface is one of the few that continues,

regardless of the economic health of the city, to be a middle class street-face, from the eighteenth into the twentieth century. Reading Sara's paper provides a "Who's Who" of Alexandria's merchants, speculators, professionals and artisans who often appear in other studies. This street-face stands out as architecturally distinct today, in large part because of its history.

Pamela J. Cressey, Ph.D.

City Archaeologist

1991

PROFILE OF NO. 217 SOUTH FAIRFAX STREET (AX69)

The house at No. 217 South Fairfax was in the possession of the Sanford-Dempsey-Carter families from 1824 to 1981. Built about 1786, on property owned by Nathaniel Chapman Hunter of Dumfries, this was the dwelling house of Dr. William Baker, who advertised it for rent in 1787 and 1791 (Cox, mss). In 1795 “Doctr” Stephen Cooke bought a 45-foot lot on Fairfax Street with “the house built by Dr. William Baker” (Alexandria Deed Book [DB] F:357), also a 20-foot lot to the south for 130 pounds (DB F:321).

Cooke, and later his widow, Catherine, owned the house until 1816. They were evidently living there when Cooke first advertised the house for sale or rent in 1800 (Cox mss). Newspaper advertisements and tax records show a Stephen Cooke “near Leesburg” renting to a succession of tenants thereafter, as follows:

- Mr. Cadogan was “lately” the occupant of “one of the most agreeable houses in Alexandria,” when Cooke advertised it in the Alexandria Advertiser and Commercial Intelligencer, of August 3, 1801 (Cox, mss).
- The 1802 assessment rolls show Cooke owner of a frame house valued at \$3250 and occupied by William Kilty (Alexandria Tax Records [TR]), Chief Judge of the Circuit Court of the District of Columbia for the County of Alexandria (Cox, mss). Although the street is not given in the 1802 tax record, this was very probably the house on Fairfax Street.
- A Mr. Moffit is occupant in 1804; the property value was \$3015 (TR).
- J. (James Hewes) Hooe occupied it (90 feet) in 1805; the property was assessed \$4600 (TR).
- In 1807-8, Charles Wadsworth was the “late occupant” (Cox, mss); the property value was \$4200 (TR).
- Celina, or Selina, Nichols, a schoolteacher with a household of 7 whites, 1 free black, and 1 slave (1810 Alexandria City Census), rented No. 217 from “Doctr” Cooke from 1809 to 1812. The property was valued at \$3750 (TR).

- Finally, Charles Slade occupied No. 217 from 1813 to 1824 (TR).

Catherine Cooke, Stephen's widow, had conveyed the property to Slade in 1816, who pledged it as security for a debt in a deed of trust to Edmund J. Lee. In 1820, Slade, a merchant, had a household consisting of 6 whites, 3 persons in commerce, and 3 slaves (U.S. Census). Slade conveyed the property to Thomas Sanford, a sailmaker, in 1824 for \$1000 (DB O2:91).

In 1830, the Sanford property was valued at \$3300 (TR). The Sanford household in 1830 had 11 whites and 3 slaves; in 1840, it had 6 whites, 1 person in trade, 1 free black "under age," and 1 slave (U.S. Census). The 1850 assessment rolls show the Sanford property valued at \$3300, with furniture worth \$1000, and \$2500 in aggregate personal wealth.

Thomas Sanford's daughter Esther married James Dempsey, an attorney, at the Presbyterian Meeting House in 1841. Both Thomas and his wife, Esther, died in 1852 (Alexandria Will Book [WB] 6:122-3, 193-5, 261, 317); and in 1854 Esther and James Dempsey purchased the house from the estate for \$3700 (DB P3:513). That year the Dempsey property was assessed at \$4500, with \$500 in furniture (TR). In 1860, the Dempsey household consisted of James, then a bank clerk; his wife Esther; their children Anna, Charles (clerk), Sally, and Phineas; and a female mulatto. In 1870, the Dempsey household consisted of Esther, Charles (Lieut, U.S. Army) Phineas (engineer's clerk), Anna and Sally (U.S. Census). The property was valued at \$4000 in 1870 (TR).

It appears that the Dempseys sold the house in 1872 to pay off some debts. It went at public auction to William Sanford of St. Louis, who is thought to have been the brother of Esther Sanford Dempsey (DB P3:514; 2:312, 314). The following year, in 1873, Sanford agreed to sell the house back to the Dempsey family. James and Esther's son, Phineas Dempsey, purchased it on the installment plan for \$4,360.60 (DB 2:562) and remained in the house until his death in 1929.

According to the 1880 U.S. Census, P.J. Dempsey was a War Department clerk, residing at No. 217 with his wife, their 2 daughters, his sister-in-law and his uncle. In 1886, Dempsey paid William Sanford's heirs and executors \$1100 in final settlement for the

property (DB 17:235). In 1891, the assessment rolls show Dempsey with a house and 2 lots valued at \$2000; furniture worth \$200; clocks, \$3; watches, \$15; musical instruments, \$300, and gold and silver plate, \$30. The Dempsey property was valued at \$2700 in 1910.

Phineas' wife, Jane Ashley Dempsey, inherited the house by his will of 1929. To his daughter, Ashley Christian Dempsey Carter, he left the "Dempsey Clock" in the sitting room of his residence at No. 217 S. Fairfax (WB 5:109). Ashley Carter inherited the house at her mother's death in 1933 (WB 6:403).

PROFILE OF ADJOINING AREA

The following analysis is based upon tax and census data compiled in a city survey of the occupational status of Alexandria residents (Alexandria Archaeology), and deed information from Alexandria: Street by Street, by Ethelyn Cox, page 45.

The 200 Block, West Side, S. Fairfax, was a solidly middle-class street face from the late 18th century to the early 20th century.

- No. 203 may date from ownership of Jacob Cox (1775-1796). John Wood purchased the property in 1813, and it remained in his family until 1889, when Wood's heirs conveyed it to Charles W. Duffey.
- No. 205 dates from the ownership of Nicholas Kingston (the house was no longer standing in 1910) and was a rental property belonging to John Lawson's family between 1850 and 1875 (TR).
- No. 207-209 dates from the ownership of John C. Kempff (1787-1795) and was occupied by Evan Taylor's coachmaking shop, when James Green bought it in 1842. In 1866, Green conveyed it to his son John W. Green, who later converted it into two residences. In 1891, John gave No. 209 to his daughter Fannie Lee Kemper; in 1892, he gave No. 207 to his son J. Johnston Green.
- Aaron Hewes bought the site of No. 213 in 1794 from Nathaniel Hunter (DB F:37) and had a hatshop here in 1810 (TR). The present house was built in 1812 by Reuben Johnston. In 1845, Johnston's heirs conveyed No. 213 to Francis L. Smith. Their property passes through the hands of different owners after Smith sold it in 1855.
- No. 227 was part of the Joseph Mandeville estate in 1850 and occupied by Charles L. Neal with a one-story shop, assessed at only \$30 (TR). The house was completed in 1852 for George Plain. John McLean (1873), James McWilliams (1891), and Annie Webster (1910) were subsequent owners and occupants of No. 227 S. Fairfax.

The occupants of the 200 Block, West Side, S. Fairfax Street, were white

professionals, merchants, and prosperous craftsmen. John Wood at No. 203 was a hatter; Charles Duffey, who bought it, was a machinist. Nicholas Kingston at No. 205 was a botanist; the Lawson family, who owned No. 205, were grocers; and its last occupant, Frank Hill, was a printer. (The Halls, who rented No. 203 in 1873, were druggists and a photographer.) Evan Taylor, who apparently lived at No. 207-209, was a coachmaker; A.D. Warfield, who rented there in 1873, was a dyer. John W. Green at No. 209 was a real estate agent in 1891, and A.H. Thompson, who rented the companion house at No. 207, was a clerk. Thomas Bayne at No. 207 in 1910 was a bookkeeper. Reuben Johnston at No. 213 was a shoemaker; F.L. Smith, who owned No. 213 from 1845-1855, was an attorney; and Charles Callahan, who owned it in 1910, was a carpenter. The owner/occupants of No. 227 or a preceding building included Ephraim Evans, chairmaker, John McLean, an oyster dealer (1873), and James McWilliams, a grocer (1891). The dominant occupational category on the street face was lower white collar, typified by Thomas Sanford, a bank clerk, and P.J. Dempsey, a government clerk.

The Sanford-Dempsey-Carter property is the most consistently highly-valued property on the street face between 1810 and 1910. The assessments ranged from \$3300-\$4000 before 1875; afterwards, they ranged from \$2000-\$2700. The Johnston-Smith property at No. 213 is comparatively valued between 1820 and 1910. Before 1875, the assessments range from \$3200-\$4000; afterwards, they range from \$2100-\$3000. While Evan Taylor's residence and coach factory were at No. 207-209, the property declined in value from \$3750 in 1810 to \$1600 in 1830. After James Green bought No. 207-209, the property sank to \$1100 in 1850. It rose in value to \$6000 in 1873 when John Green improved the 2 houses; when he converted them into separate dwellings, their values ranged from \$1500-\$2000 in 1891 and 1910. After No. 227 was built in 1852, the assessments were comparable to Sanford-Dempsey-Carter; the property was valued at \$4000 in 1873 and between \$2050-2000 in 1891 and 1910. No. 203 ranged in value from \$1900-\$1300 between 1810 and 1875; afterwards, it was assessed at \$700. No. 205, which was no longer standing in 1910, was valued at \$1000-\$1300 between 1830 and 1875; it was worth \$600 in 1891.

Throughout the 19th century, Nos. 213, 217, and 227 were in the top 10-20% of assessed values for the whole city, while Nos. 203, 205 and 209 (when 207-209 are considered separate dwellings) varied. Nos. 203-205 were at the bottom 30-34% before and after 1875. After the Green improvements, Nos. 207 and 209 were in the top 50% in 1874 and in the top 20% in 1891 and 1910.

On a solidly middle class street face, the residents range from the highest levels of skilled craftsmen to the lower white collar occupations that represent the lower and mid-levels of the upper middle class. Generally speaking, in terms of occupational status and propertied wealth, the residents of the 200 block, east side, S. Fairfax, are lower in status than those of the 600 block, south side, Cameron Street. They are comparable in both regards to the residents of the 400 block, west side, S. Fairfax.

BACKGROUND RESEARCH NOTES

200 Block, West Side, South Fairfax Street

- July 13, 1749 - (First sale of town lots): Lot #74, the quarter block which included the northwest corner of Duke and Fairfax, bought by Simon Pearson (Cox MSS).
- 1787 - Tax records show Nathaniel Chapman Hunter of Dumfries, VA, owning Lots 74 and 75, i.e. the southern half of the block bounded by Prince, Fairfax, Duke and Royal. He is renting property "at Fairfax and Duke" to William Baker and Co. (Cox MSS)
- October 11, 1787 - William Baker announces in the Virginia Journal and Alexandria Advertiser that he "will move sometime in the next month to his plantation in Maryland" and will either rent or sell his house on "cheap credit for four or five years." (Cox MSS)
- January 27, 1791 - The Virginia Journal and Alexandria Advertiser carries the notice: "TO BE LET -- My dwelling house on Fairfax Street. Enquiries of Captain John Hawkins in Alexandria or of the Lodge, Prince George Co. WILLIAM BAKER." (Cox MSS)
- 1794 - In September, Hunter sells to Aaron Hewes the lot to the north which begins at the center point of the block, runs south 30' on Fairfax and west 118'6" to a 10-foot alley laid out by Hunter to divide it from his land on Royal Street (DB F:37).
- 1795 - In February, Hunter sells to Stephen Cooke for 130 pounds the lot running south 20' from the southeast corner of the "house built by Dr. William Baker," then 100'6" to the 10-foot alley (DB F:231). Later he sells to Cooke the lot running north from the southeast corner of the Baker house, which is "supposed to be" 45' on Fairfax. Hunter reserves a ground rent of 45 pounds per year (DB F:357).
- 1810 - *Alexandria City Census and Tax Records*
- Celina (or Selena) Nichols, who rented No. 217 in 1810, was a teacher, with household of 7 whites, 1 free black and 1 slave (TR Vol. 27, p. 9).
- James Hooe, who had rented No. 217 in 1805, was a merchant living on Prince near Water, had a household of 4 whites, 2 slaves (TR Vol. 27, p.8).
- Charles Slade, merchant, then living on Prince at Fairfax, had household of 13 whites, 2 slaves (TR Vol. 27, p.7).
- Thomas Sanford, sailmaker, then living at Duke and Water, with household of 7 whites, 3 slaves. (TR Vol. 27, p.11).
- William S. Moore, merchant, owning ground rent at No. 217 1815 to 1825, lived at Alfred and Cameron, with household of 5 whites, 6 slaves. (TR Vol. 29, p.9).

Aaron Hewes, hatter, had his shop on Fairfax (No. 213), home on Prince. Household of 11 whites, 1 free black. (TR Vol. 27, p. 2).

Nathaniel Hunter, was a bank clerk, living on Henry near Wilkes, with household of 11 whites, 5 slaves. (TR Vol. 30, p. 14).

1815 - Annuity, or ground rent, of \$150 for the 45-foot lot is sold for \$1215 to William and Catherine Moore of Baltimore by Robert I. Taylor and William Herbert, Jr., Commissioners, pursuant to decree dated 21 November 1811 of DC/US Circuit Court in the case of Heathcote, Dall & Davidson vs. N.C. Hunter and subject to dower rights of his widow (DB Z:436).

May 6, 1815 - Alexandria Gazette: "PUBLIC SALE under a court decree. Real estate of NATHANIEL C. HUNTER, deceased, on Fairfax, Duke and Royal. Also an annual ground rent of \$150 on house and lot on Fairfax Street, now occupied as a dwelling by CHARLES SLADE. To be sold subject to MRS. HUNTER'S right of dower. THE COMMISSIONERS" (Cox MSS)

October 23, 1815 - Alexandria Gazette: "FOR SALE: THE WHITE HOUSE on the west side of Fairfax Street between Duke and Prince now occupied by MR. SLADE. J.D. SIMMS" (Cox MSS)

1816 -1824 - Catherine Cooke, widow of Stephen Cooke, conveyed the two lots (of No. 217) to Charles Slade in March 1816. In June 1818 Slade and his wife mortgaged the property in a deed of trust to Edmund J. Lee as security for a debt owed to Jacob Hoffman. A sale having becoming necessary under terms of the deed of trust, Lee advertised and sold at public auction to Hoffman in June 1821. Hoffman, in turn, sold to Henry C. Slade (son of Charles) by deed of July 15, 1822. In July 1824, Henry C. Slade and his wife Charlotte sold to Thomas Sanford for \$1000 "two lots south of Aaron Hewes' former land (now belonging to Reuben Johnston), fronting 45 and 25 feet, respectively, on Fairfax, the house now being occupied by Slade" (DB O2:91).

1825 - In April, the Moores sell the ground rent of \$150 per annum to Thomas Sanford for \$1300. This ground rent applies to the lot "beginning at the southeast corner of the Baker house" and running north for what is "supposed to be" 45 feet (DB O2:375).

1820 - *U.S. Census Records*

Charles Slade is listed on Fairfax (No. 217) with 6 whites, 3 slaves, 2 persons in commerce.

Reuben Johnston is to north (No. 213) with 8 whites, 2 slaves, 3 persons in commerce.

Thomas Sanford has a household of 12 whites, 2 slaves, 3 persons in manufacturing.

1830 - *U.S. Census Records*

Thomas Sanford has household of 11 whites, 3 slaves at Fairfax Street.

1840 - *U.S. Census Records*

Thomas Sanford has household of 6 whites (he is between 60 & 70 years) 1 free black under years, 1 slave, 1 person in trade.

1847 - Land and tax records show Thomas Sanford assessed at \$3399, furniture worth \$500, 1 tithable, 2 stories, 1 cow. To south is Joseph Mandeville estate.

1850 - Land and tax records show Thomas Sanford, assessed at \$3300, furniture worth \$1000, 2 tithables, 2 stories, \$2500 aggregate personal value. To south is Joseph Mandeville estate, with Charles L. Neal occupying shop only, assessed \$30.

1852 - Will of Thomas Sanford is probated, leaving wife Esther as heir, and on her decease the property goes to daughter Margaret. Accounting of the will mentions a note of \$199.12 to James Dempsey and advertising in the "Telegraph and Gazette" in October 1852 (WB 6:123, 195, 261)

Land and tax records show Esther Sanford owner/occupant with Thomas and Robert Jamieson listed there also. Furniture worth \$400. George Plain has the corner to south.

1853 - Land and tax records show James Dempsey, attorney, owner/occupant. Assessed \$3500, furniture worth \$500, 1 tithable, 2 slaves.

1854 - Land and tax records show James Dempsey assessed \$4500, \$500 furniture, 1 tithable, 2 slaves.

Francis Smith to north is assessed at \$16,560.

1854 - Accounting on Esther Sanford estate mentions cash balance of purchase money on Fairfax Street house from James Dempsey, i.e. \$900, 15 months' interest on \$3700, plus \$277.50 and \$50.67 -- total \$1238.17 payment (WB 6:317).

Andrew Jamieson and James Smith, executors for Esther Sanford grant to James Dempsey for \$3700 what is described as lot, ca. 90 x 118', starting 30' south of center point of block and extending to 56' north of Duke Street (DB P3:513).

Dempsey mortgages to Isaac L. Kinzer, Trustee, for \$816 (DB P3:514).

1860 - *U.S. Census Records*

James Dempsey - Age 40, bank clerk.
Real estate valued at \$3000. Personal estate \$510
Esther Age 48
Anna 17
Charles 15, grocer's clerk
Sally 13
Phineas 10
Mary Washington, Age 22, Mulatto

1870 - *U.S. Census Records*

Esther W. Dempsey - Age 58, keeping house
Real Estate value \$4000. Personal estate value \$200
Anna 27, at home
Charles 25, Lieut. U.S. Army
Sarah 22, at home
Phineas 20, Clerk in engineer's office

1872 - Robert Jamieson is substituted as Trustee for Isaac Kinzer, dec. "Since Dempsey forfeited his bond in life", property has been advertised and sold at auction, May 1872 to William W. Sanford of St. Louis, MO, for \$4325 (DB 2:312).

Sanford mortgages property to Robert Jamieson, Andrew Jamieson, James Smith, trustees, for \$730, plus another \$730 and \$2000 and promises to insure the buildings on the lot (DB 2:314).

1873 - Sanfords sell No. 217 to Phineas J. Dempsey. The lot now ends 60' north of Duke Street, instead of 56'. Dempsey assumes the \$2000 insurance on the dwelling house, which he now occupies, and agrees to pay \$4360.60 in installments (DB 2:562).

1880 - *U.S. Census Records*

Phineas J. Dempsey, age 30, Clerk in War Department
Ashley Age 28, keeping house
Esther S. 6
Ashley C. 4
Louise B. Mitchell 17, sister-in-law, boarding, single
William E. Warren 67, uncle, boarding, single

1901 - Tax records: P. J. Dempsey occupied No. 215-119 S. Fairfax. Property assessed at \$2500; furniture, \$200; clocks, \$5; watches, \$15; musical instruments, \$300; sewing machines, \$10; gold and silver plate, \$30.

1910 - Tax records: P.J. Dempsey owns No. 215-219, lot valued at \$1500, improvements at \$1500.

1929 - Probate of Dempsey's will refers to the "mansion house" at 217 S. Fairfax. He bequeaths to his daughter Ashley Dempsey Carter the "Dempsey Clock," now in the sitting room of his residence at No. 217 S. Fairfax. The rest goes to his wife Jane Ashley Dempsey (WB 5:109).

Miscellaneous

Stephen Cooke may have come from Cumberland County, VA. The name of an individual named Stephen Cooke appears on a tax list of 1787 in that county as a District Commissioner. His household included four black workers over 16 years of age, four blacks under 16 years, 3 horses and 14 cattle. A column for white males age 16-21 was marked zero.

Henry C. Slade appears in District records 1836-1838 as owner of a portion of Lot 12 on the south side of E Street, NW, in Square 348, District of Columbia. The 1834 District of Columbia directory shows him located here as a hardware merchant. (Washington Deed Book WB59:295 and WB 71:140).

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