

Springland – Samuel W. Lackland “House Sted”
Built 1835 by Samuel W. Lackland
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Both Springland and Hillside/Little Elmington are located on a 490-acre patent given to Daniel Burnett in 1734, part of the 40,000 acres Jost Hite purchased from the Van Meters. Burnett sold at least part of the tract to William Davis the Elder who divided it between his heirs sometime before 1773. In 1773, William Davis the Younger sold his 170 acres to Cornelius Conway (BC DB 2/258), and in 1785 Samuel Davis sold his 218 acres to Conway as well (BC DB 6/7). It appears that William Davis the Elder acquired grants from Lord Fairfax beginning in 1750 that settled any question of ownership, and neither Davis nor Conway appeared in the 1786 Jonathon Clark survey of disputed land.

1773 – This deed of Lease and Release from William Davis the Younger and Cornelius Conway was for 170 acres, “Beginning at a locust and two hickory Saplings in the line of the patent Corner of Division to Benjamin Rankin...” (BC DB 2/258) This implies that possibly some of the original Burnett 490 acres were sold to Rankin (the Little Elmington NR incorrectly located the house on Benjamin Rankin’s tract which I believe is probably the William Hooff tract on the 1852 map). The Release price of the 170 acres to Conway was £130 indicating the land was probably not improved with a dwelling.

1785 – This deed of Lease and Release from Samuel Davis to Cornelius Conway was for 218 acres, adjoining “a Tract of Land lately purchased for the use of a Glebe...” (BC DB 6/7) [this is likely the east side of the Conway tract where Springland is located, as I believe the Glebe was part of the Vinton tract]

1798 – Berkeley Co. House tax, Cornelius Conway assessed for a house on “Worthington Marsh” valued at \$131.25 indicating something very basic, probably log.

1808 – Partition of the Cornelius Conway tract of approximately 400 acres (JC DB 4/411).

Lot No. 1 – 104 acres on the west end to “Heirs of James Conway”

Lot No. 2 – 100 acres to William Conway (1811 Wm sells to Matthew Ranson)

Lot No. 3 – 100 acres to Phebe McDaniel plus a 14-acre woodlot in the SW corner

Lot No. 4 – 100 acres on the east end to Sarah Conway, who married William Clarke, plus a 17-acre woodlot at the S end of the McDaniel lot.

1819 – Hugh and Phebe McDonald/McDaniel to Abraham Garver, “late of Washington County Maryland,” 85 acres plus a 14-acre woodlot, Lot No. 3 of the Conway division (see Plat of Division). Garver paid \$7,425 for the 100-acre parcel (JC DB 11/34).

Despite this relatively high price, the McDonald/McDaniels did not appear on the 1815 special house tax.

1820 – Abraham Garver was assessed for 100 acres adjoining William Clark (S 2) with buildings valued at \$350.

1831 – Garver sold the 100-acre tract to Samuel W. Lackland for \$4,000 [Springland].

On survey it was found to be 99 ½ acres of land (1832 tax record).

1832 tax record, Lackland was assessed for 122 acres “Shannandoah Springs” with \$100 in building value; 1 acre of “same and ferry” with buildings valued at \$100; and the 99 ½ acres adjoining “Samuel Howell [Hillside]” with buildings valued at \$350. This was apparently his “House Sted” (see below) later called Springland.

1833 tax record Lackland added 60 acres “Shannandoah Springs” with \$4200 in building value and 297 acres adjoining “James L. Ranson” with \$816 building value – this being the Riverside Farm on the Shenandoah River.

Samuel W. Lackland and James L. Ranson were partners, along with Thomas Griggs, Jr. and Thomas Brown, in the development of Shannondale Springs beginning around 1821.

Bill Theriault writes that “During the early 1830s, Samuel W. Lackland gained control of most of the Shannondale Springs property. On September 1, 1837, he and his wife sold their eight-ninths interest in the 66.5-acre Shannondale Springs tract and the entire 121-acre tract adjoining it to a new group of investors.” (“Shannondale Springs,” www.shannondale.org/FOSS/shannondale_springs.pdf) The tax record however tells a slightly different story. In 1838 and 1839, Lackland was still assessed for the 122-acre and 60-acre tracts associated with the Springs. In 1839 on the 60 acres the building value rose by “\$3000 added for new Buildings” bringing it to a total of \$7200. Perhaps it was the new investors who helped pay for the improvements. No record for 1840 is available but by 1841 Lackland no longer owned the Springs tracts. Samuel Lackland must have retained some interest in the Springs, however, as he was described as President of the Shannondale Springs Corporation in 1848, and Theriault notes that Lackland’s 28 slaves (1850) likely worked there.

1836 – Samuel Lackland’s tax assessment of the 99 1/2-acre home tract had “\$2000 added for new house,” his total building value now set at \$2350.

This is the same year that the Rutherford House in Charles Town was constructed by the builders Ford & Snyder who carved their company name into the cornerstone. The Rutherford House is of a remarkably similar design to the Springland house with hipped roof, double interior chimneys, and a three-part center window on the front second story. Similarly designed houses are found on nearby farms: Cassilis (Kennedy, 1834/35) and Vinton (Jacks?, ???).

1841 – By this time Lackland had divested himself of all of the Shannondale Springs property and was assessed only for his 100-acre home farm, the buildings valued at \$2000, and his 297-acre Riverside farm with \$800 in building value.

Samuel Watkins Lackland wrote his will on December 30th, 1856, probated May 18, 1857 (WB 15, page 201). In it he devised his "House Sted" to his wife then to his son Edward Morton Lackland. To son Francis \$10,000; to daughter Charlotte H. [Sublette] \$10,000; to son Thomas Lackland \$4,000 "with the \$5,000 I gave him when he purchased Shenstone Farm."

Edward Morton (E.M.) Lackland inherited Springland ("House Sted"). In 1860 he was listed in the census as 19 years old, head of household, unmarried, his mother Elizabeth B. Lackland living with him. E.M. was a farmer with \$10,000 in real estate – his mother also listed with \$10,000 in real estate, her dower.

Thomas Lackland purchased the "300-acre" Riverside Farm in January 1856 and died ca. 1877. Thomas Sublette (Charlotte's husband) and E.M. Lackland bought a 2/3 share of Riverside Farm (216 acres) in 1877 that was sold from Thomas Lackland's estate to pay debts. Thus Thomas' heirs owned 1/3 of Riverside, the Sublettes owned 1/3, and E.M. owned 1/3.

Around 1880 E.M. Lackland died intestate and an 1882 Chancery Court assigned his 1/3 share to the children of Thomas who already owned 1/3 share. The court forced the Sublettes "to convey their share" to Thomas' heirs as well (all of this was referenced in JC DB Q, page 94; see Riverside Farm deed chain).

Perhaps this was in exchange for Charlotte Sublette getting Springland (see 1883 map) from her brother E.M. Lackland's estate.