

**Hillside/Little Elmington**  
**Built 1830 by Samuel Howell**  
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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 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.

**1803** – A very strange Memorandum of Agreement was recorded between Cornelius Conway and his son James Conway:

“Whereas certain controversy and law suits have Existed, and doth now exist and is now pending in the court of Chancery at Staunton concerning the right of title to a certain tract, it contains 388 acres and is that land whereon the parties now dwells, also that whereon David Alstadt now dwells...in order to put a stop to all suits and controversy that now exists or hereafter may exist with respect to the right of title to the said tract of land the parties herein before mentioned doth mutually agree to and with each other that by Virtue of these presents...all suits, controversy, quarrels and troubles, concerning said right of title shall cease and be fully vested in said Cornelius Conway as if there had never existed any claim...” and Cornelius agreed that at his death he would devise son James and equal share as son William. (JC DB 3/72)

**1805** – James and William Conway entered into a Deed of Trust with Thomas Griggs to secure a debt they owed to Jacob and Daniel Alstadt, using the “tract formerly held & occupied by Cornelius Conway decd” as security (referenced in JC DB 7/526).

**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.

**1811** – William Conway sold his 100 acres, Lot No. 2, to Matthew Ranson for \$3,000 (JC DB 7/154).

**1812** – With James Conway apparently dead and William having already sold his lot, Thomas Griggs sold the James Conway Lot No. 1, executing the Deed of Trust from 1805. The tract was advertised in the *Farmer’s Repository* for six weeks and sold at public sale to Matthew Ranson for \$1,000 (JC DB 7/526).

**1820** – Matthew Ranson, who also owned the Benjamin Rankin/William Helm 300 acres (possibly the Hooff parcel on the 1852 map?), was listed on the 1820 tax record with a combined acreage of 505 acres adjoining Abraham Garver (Springland, formerly Conway/McDonald) and with \$300 in building value.

**1821** – Ranson sold the two Conway lots, 200 acres, to Samuel Howell for \$8,000. The deed says that the land was purchased of William Conway, the heirs of James Conway, and Margaret Helm’s heirs but none of this was Helm land. (JC DB 11/469). By 1822 Howell’s building value was down to \$200 indicating the old Conway dwelling (and springhouse?) was likely pretty rundown.

**1828** – Samuel Howell’s building assessment rose to \$900, \$700 of that amount for “new Stone Barn added.”

**1831** – Samuel Howell apparently built the brick house known as Hillside (much later, Little Elmington) in 1830, the value added to his building assessment in 1831, “\$1,200 added for new brick building.”

The following year, 1832, Elizabeth Dorsey added a “log dwelling” valued at \$100 to a 4-acre lot adjoining Howell (in the road jog on the 1852 map). In 1830, Elizabeth Dorsey was 40-50 years old, probably a widow, living with a white boy under 10, a white girl 10-15, and a free black boy under 10 years.

**1834** – Samuel Howell sold the 200 acres with the brick house and stone barn to James Roper for \$12,000 (JC DB 19/274).

In 1836, Roper purchased two acres from Elizabeth Dorsey with \$160 in building value (on 1837 tax record).