

21 August 2012

Matthew Hillman
120 Rooster Tail Trail
Burgaw, North Carolina 28425

RE: William Waugh Property, Lynchburg, Virginia

Dear Matt:

I am pleased to report on my findings regarding the building ruins that you located on the property of the Odd Fellows Home on Elmwood Avenue in Lynchburg. While I am not able to determine the exact nature of the ruins that you located, I have been able to prove that the property was occupied well before Waugh's ownership. Interestingly, no buildings appear on the extraordinarily detailed "Lynchburg and Vicinity" map that dates to the Civil War period, while what appears to be a fully-developed estate is indicated on the 1891 Baist map of the area (See Map #4). While unlikely, it is possible that the Confederate engineers did not record the estate on their map. Another possibility is that the previous house was destroyed prior to the war and not rebuilt until Waugh's ownership. A more detailed study of historic Campbell County land tax records for the period between 1850 and 1892 (available on microfilm from the Library of Virginia) might provide more information.

The property was conveyed by Christopher Lynch (who had died by 1791) to his daughter Ann Lynch Mitchell. Ann and her husband Samuel Mitchell sold 809.5 acres on Blackwater Creek to James Steptoe, Caleb Tate, and James Callaway, Jr. in 1791. In 1805, Steptoe and Callaway reconfirmed their ownership of the tract (then thought to contain 940 acres) by purchasing a grant from the Commonwealth of Virginia. In 1810, James Steptoe, Sr. sold George Callaway the tract, along with Blackwater Mills. Just a few years later, Callaway was noted as residing on a smaller portion of the 940 acres, and likely lived within the current boundaries of the Odd Fellows Home property.

In 1817, he sold a portion of the tract to Colin Buckner for over \$19,000, which was a very large sum of money for a tract of that size. Buckner had served as a Major in the U.S. Army during the War of 1812, and died at age 58 in 1836. He is buried in the Presbyterian Cemetery in Lynchburg. The 1820 land tax records indicate that buildings valued at \$2,500.00 were located on the 158-acre tract that Buckner purchased from Callaway in 1817. Through his death in 1836, he made several additional purchases, but none were listed as containing buildings, which confirms that his house was located within the blue tract shown on Map #2. By 1845, the value of buildings on this tract had been reduced to \$1,000.00. Following his death, his estate, called "Oakland," remained in his family until the early 1880s, when a protracted series of legal cases ended and it was purchased by William McC. Waugh, with whom you are familiar.

Please let me know if you have any questions. It has been a pleasure working with you on this project.

Sincerely,

W. Scott Smith