

**Rion Hall (William Lucas House)**  
**Built 1836 (NR date) or 1840 (tax record date) by William Lucas**  
**Resource History**  
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Rion Hall is located on part of a 2,236-acre Fairfax grant to William Hall the Elder in 1764 (NN GB M/311). This was a resurvey on two smaller grants obtained by Hall in 1751 and 1756, adding adjoining "surplus" land, which began "on the North side of Howard's Marsh," near "Cabbin Run" and crossing Elk Branch, the tract adjoined Robert Harper among others.

**1774** – William Hall (the Elder or Sr.) sold 100 acres to John Rion by Lease & Release for 5 shillings/£200 (BC DB 2/320).

**1784** – William Hall Jr. sold 292 acres for £600, part of a tract of 432 acres conveyed to William Jr. by his father William Sr. (BC DB 6/422).

The 292 acres here conveyed included the 100 acres previously sold to Rion by Hall Sr. – so Rion's total Hall acreage was just the 292 (not 392).

Rion's tax records for this period:

1782 – 142 acres "from William Hall"

1785 – 576 acres (probably Benj. Wade land, see below) and 142 acres

**1785** – John Rion (Ryon) wrote his will (probated 1788; BC WB 1/485).

He devised to his wife [Mary?] Rion "one third part of that Tract of Land I bought of Benjamin Wade," 1/3 of the furniture, one horse, three cows, etc. for life.

To his son John Rion Junior he devised the other 2/3 of the Wade tract.

To his daughters Sarah Rion and Cloe Rion "that Tract of land I bought of William Hall after the Term of five years being now Rented to Daniel Smith being now Let to him for [?] time after which time to be equally Divided between them," and if one dies the other to get the whole thing.

**1789** – Mary Rion was assessed for 576 a. and 142 a.

In 1790, Mary Rion was assessed for just 400 acres. In 1795, her son John Rion was assessed for the 400 acres.

I'm guessing that means that some of the Wade land was sold (176 acres) and that by 1790 Sarah Rion had gotten her inheritance.

Probably Mary Rion was deceased by 1795. Cloe Rion never appeared in the record (possibly deceased or married).

Sarah Rion married Robert Lucas (III, son of Edward III) about 1788-89 (first son Edward Lucas (V) was born 1790).

**1791** – Berkeley Co. Land Tax listed Robert Lucas (III) with 121 acres (7/2 rate), described as coming to him “by Will left to his wife.”

Apparently this was Sarah (Rion) Lucas’ inheritance, part of the William Hall tract.

Robert’s assessment on the 121 acres remained the same through 1809.

**1798** – BC House Tax, Robert Lucas was assessed for one house in the country, valued at \$131.25 and occupied by George Shagly.

It is likely this house was on the 121 acres inherited by Sarah (Rion) Lucas, previously (1785) tenanted by Daniel Smith (see Rion will above) and now tenanted by George Shagly.

Makes one wonder where Robert and Sarah Lucas and their children were living (in brand new Elmwood with father Edward Lucas III?).

**1809** – Edward Lucas (III), father of Robert Lucas (III), died and Robert inherited half of his father’s real estate on which he built the house known as Cold Spring.

On the 1810 tax assessment, Robert was assessed for his 378-acre Cold Spring inheritance and his wife’s inheritance (later Rion Hall) now shown as 114 acres.

This stayed the same until 1813 when it was 308 acres [Cold Spring] valued at 12/6 and 114 acres [Rion Hall] valued at 7/2.

**1814** – Robert Lucas began adding to his wife’s property with a purchase of 32 acres from Thomas Keyes for \$1,612 (JC DB 8/476).

Keyes had purchased the 32 acres from William Hall Jr. in 1806 for \$523 (JC DB 3/230; part of the 432 from Hall Sr.) so it is a good bet this parcel was improved by Keyes. Lucas, who now lived at Cold Spring in his new stone house, likely continued to lease out the Rion/Hall (later Rion Hall) property.

In 1815 tax record, Robert Lucas’ properties included:

308 acres, adjoining Edward Lucas [IV], N 7 (direction from courthouse), value rate 12/6

114 acres, adjoining Garland Hurst, NE 4, value rate 7/2

39 acres, adjoining William Hall, NE 3, value rate 12/6 [I didn’t find this deed]

32 acres, adjoining William Hall, NE 3, value rate 12/6

In 1816 the Lucas land was shown as 308 acres, 114 acres (adjoining Garnhart), and 71 ½ acres (the two consolidated) adjoining William Hall, described as “by dower right” (but I don’t know why).

This assessment remained the same through 1819.

**1820** – Robert Lucas was assessed for his three properties:

308 acres, adj. E. Lucas, \$2,500 building value [Cold Spring]

114 acres, adj. Garnhart, \$0 building value

71 ½ acres, adj. William Hall, \$0 building value

This assessment did not change through 1826.

The \$0 building value on the Rion/Hall tracts is odd since there is some indication the property was previously occupied (Smith and Shagly) and since in his 1826 will Robert Lucas noted that his son Robert (IV) lived on one of those tracts (see below).

**1826** – Robert Lucas (III) wrote his will and died (JC WB 5/209).

He devised “unto my two younger sons Robert & William...all that my message [sic] or tenement situate in the County of Jefferson, adjoining William Hall and others the same my son Robert now lives on...” Also, “my lands and tenements where I now live...to be equally divided...Robert to have the house...”

Thus Robert (IV) and William Lucas owned Cold Spring and Rion Hall jointly beginning in 1826 and they continued that partnership, with a large amount of additional purchases of acreage and other farms, until 1859 (JC DB 39/15).

Robert’s will, written in 1876 (pr. 1880), devised Cold Spring and William’s will, written in 1877 (pr. 1877), devised Rion Hall.

In 1827, Robert and William Lucas were assessed for 306 acres [Cold Spring] with \$2,500 building value and 185 ½ acres [Rion Hall] with \$0 building value.

In 1837, after various land purchases over the intervening decade, Robert and William Lucas were assessed for:

306 acres [Cold Spring] with \$2,500 building value

44 acres, \$0 building value [probably near Cold Spring]

185 ½ acres, \$0 building value [Rion Hall]

25 acres (purchased from Wm Hall ~1835), \$100 building

53 acres, adjoining Hall Town, \$0 building value

3 ½ acres, \$0 building value

25 ¼ acres (purchased from Jacob Coons 1828), \$150 building value

29 acres (from M. Coons), \$0

28 ¾ acres (from S. Coons), \$0

In 1838, these smaller tracts were consolidated:

306 a. [Cold Spring] and 44 a. remained the same

238 ½ acres (185 ½ + 53), \$0 building value [Rion Hall]

28 ½ acres (25 + 3 ½), \$100 building value

83 acres (25 ¼ + 29 + 28 ¾), \$150 building value

This assessment remained the same through 1839.

**1841** – Reassessment year. All of the R & W Lucas land (plus some previously unrecorded acreage?) was consolidated into two tracts:

469 acres [Cold Spring] with \$2,000 building value (down \$500)

446 acres [Rion Hall] with \$2,000 building value – with no comment from the assessor but this would probably have included the \$100 and \$150 on two of the consolidated tracts

The Rion Hall NR says definitively that Rion Hall was built in 1836 (no citation, possibly family lore?). According to the tax records, either the assessor missed it, was conveniently ignoring it, or it was built in 1840.

**1851** – Another reassessment year. R & W Lucas were assessed for:

469 acres [Cold Spring], adjoining Robert A. Lucas [Elmwood], \$1,500 building

446 acres, named “Ryon Hall,” adj. Hall Town, \$4,000 building value

**1857** – Another possible reassessment year. The assessment for “Ryon Hall” showed 1,034 ½ acres with a building value of \$6,000.

This assessment was again a consolidation of recently acquired land, including what the Lucas brothers called the “Gatton farm” adjoining the Rion Hall acreage inherited from their father Robert Lucas (III). The Lucas’ paid \$15,394 for the 233-acre Gatton farm in 1848 (JC DB 30/363), indicating a well-improved property that likely had a lot to do with the increase of the “Ryon Hall” building value in 1857.

William Lucas died in 1877. In his will he devised “Rion Hall to son Daniel B. Lucas, with 300 Acres of land attached” (JC WB A/115). Daniel B. Lucas died in 1909 and he passed the property to his wife Lena for life, then to his daughter Virginia for life with the “power of appointment” to the children of his (D. B. Lucas’) nephew E. W. Bedinger (JC WB C/386). In 1929, Virginia Lucas gave one-ninth interest to each of nine children and grandchildren of E. W. Bedinger (JC WB F/40). Charles L. Crane acquired the whole interest in Rion Hall (268 acres) in two deeds (in 1936 and 1938) from the heirs for a total of \$18,000 (JC DB 144/174 and 147/384). In 1945, Annie Crane, widow, and the heirs of Charles Crane, sold Rion Hall farm, then 298.8 acres, to Bonney Youngblood and George W. Bachman (DB 162/148). Bachman sold his interest in the farm to Youngblood in 1946. Lotus Youngblood, widow of Bonney Youngblood, devised the farm to Maurice and Ora Cooper as equal devisees in her 1960 will (WB K/327). Maurice Cooper devised his half interest in the farm to Ora Cooper in his will probated 1966 (WB M/188). Ora Cooper was still the owner of record at the time of the National Register documentation in the late 1970s or early 1980s.