

Historic Name – Rippon Lodge

Date or Period – ca. 1727

Original Use – Residence

Vicinity - Leesylvania

Source – Prince William: A Past to Preserve

A frame house of one and one-half story covered with jerkin heads and dormers, Rippon Lodge derived its name from Rippon England, the birthplace of Richard Blackburn, its builder and owner. Although additions have somewhat obscured the original design, notable features remain in the early-eighteenth-century portion of the home. Among these are seven fireplaces, fine interior paneling, and original framing and chimneys. There is also a brick-lined tunnel leading from the basement to a nearby ravine. One of the most impressive features of the house is its site overlooking the alluvial plain of the Potomac River, with the river itself visible over the trees to the east. Richard Blackburn, who was engaged in many pursuits, was typical of the colonial gentry. He built a church named Falls Church on the Potomac River in what is now northern Fairfax County, speculated in land, owned a grist mill, and co-founded several towns, including Dumfries. It is said that during the American Revolution, he quartered an entire regiment of troops on his property for a winter, clothing and feeding them, and then sent them back to the army free of charge in the spring.

Virginia Journal & Alexandria Advertiser 17 Feb 1785

TO BE SOLD on Monday the 7th of March next, before Mr. William McDaniel's Door, in the Town of Dumfries, TWELVE SLAVES, belonging to the personal estate of the Rev. James Scott, deceased, consisting of Men, Women, and Children; and on Friday in the same week at WESTWOOD, in Prince William County, the remainder of the household furniture, belonging to the said estate, consisting of tables, chairs, bedspreads, one bed and furniture, a neat pier glass, and other articles too tedious to enumerate. Credit will be allowed for all sums exceeding Forty shillings for 12 months, the purchasers giving bond and approved security to bear interest from the date, if not punctually paid.

T. Blackburn, administrator

Those who have claims against the said estate are desired to bring them in, that provision may be made for payment; and those indebted to it, either by bond or open account, are requested to discharge the same as speedily as possible.

Rippon Lodge
February 8, 1785

Alexandria Daily Advertiser 7 Mar 1804

TWENTY DOLLARS REWARD – Eloped from Mr. Thomas Blackburn's plantation, on Monday the 20th inst. HARRY, a dark mulatto, about 30 years of age, five feet seven or eight inches high. The above Negro was purchased by me in December last, at the sale of the late Mr. Triplett's property at ROUND HILL; he has received uncommon indulgences, and absconded through a pretended aversion to going to my farm in Jefferson. He has connections about Centreville, and also in and near Alexandria, at which place I think it most probable he is now

concealed. I will give the above reward to any person who shall apprehend the said Negro and lodge him in jail at Dumfries, or 15 dollars if secured in any other jail so that I get him again.

H. S. Turner
Dumfries, Va.
February 21, 1804

Alexandria Gazette 21 Oct 1805

A SALE OF LAND BY AUCTION – Desirous of paying some debts which the shortness of my crops the last and present year has prevented me from doing. I will sell, at public auction, on the third Monday, in next month, at Fairfax Court House, at one o'clock in the afternoon, a TRACT OF LAND in Prince William, laying on Bull Run, near its confluence with Occoquan; containing by patent 260 acres.

The terms of sale will be one half the money in hand, when a deed with a general warranty to the purchaser will be made, the other half in a year on bond with interest from its date. As a security for the last payment a mortgage on the land will be required. Such as incline to purchase will, no doubt, view the land, which will be shewn by a Mr. Thomas and Jesse Woodyard and a Mr. Stuart, who are tenants on the premises.

T. Blackburn
Rippon Lodge, October 9, 1805

Alexander Gazette 2 Feb 1808

NOTICE – The subscriber having qualified as executor to the estate of Col. Thomas Blackburn, deceased, respectfully request those who have claims against the estate, to lodge them properly authenticated, in the hands of Robert I. Taylor, of Alexandria, or John H. Peyton, of Dumfries, attorney at law, who will forward them to the subscriber. Those persons indebted to the deceased, will please make payment to either the above mentioned gentlemen or

T. Blackburn
Rippon Lodge, January 8, 1808

Alexandria Gazette 15 Jun 1809

VALUABLE LAND FOR SALE – Distant 23 miles from Georgetown and Alexandria, 19 miles from Occoquan Mills, and twenty from Dumfries, and within two miles and a half of Little River Turnpike. It consists of Five and Twenty hundred Acres, lying on the waters of Bull and Little Rocky runs, in the Counties of Fairfax and Prince William. The quality of this land is excellent, and to a grazer especially, would be a source of great emoluments, from the quantity of low grounds, of which there is not less than Five Hundred acres, ready, from the strength of the soil, to be sowed in timothy. This land is decidedly benefited by the plaster of Paris. On it is a very good site for a mill, the stream being one of the most constant in that part of the country. There are about 500 acres in wood, heavily timbered. The improvements are a dwelling house newly fitted up, consisting of two rooms below stairs, with a store room and two convenient closets, three lodging rooms above stairs, an excellent cellar, kitchen, corn house, meat house, and stables. Likewise the overseer's house, one in each county, with other necessary houses for Negroes &c.

Between 2 and 300 acres in addition, for sale, in Prince William County, on Bull Run, near its conflux with Occoquan. This land lies about 10 or 11 miles from the Occoquan Mills, and has nearly one third in woods, its quality is equal to any in its immediate neighbourhood.

Persons disposed to purchase may be supplied on the first named tract with a large stock of horses, cattle, sheep, hogs, farming utensils. The subscriber willing to emigrate southwardly will dispose of the above mentioned property on the most reasonable terms.

Information respecting the property may be had by application to the honorable Judge Washington of Mount Vernon, H. S. Turner Esq. of Jefferson Count, or in the absence of the subscriber to the subscriber to Bernard Hooe Jun. Esq. living near premises.

T. Blackburn
Rippon Lodge, near Dumfries Va.
Jun 12, 1809

Alexandria Gazette 4 Sep 1811

RIPPON LODGE FOR SALE OR RENT consisting of about one thousand acres of land, bordering on the Neabsco, a navigable creek, about one mile from the Potomac, within 21 miles of Alexandria and four from Dumfries, on the main road from the one to the other. There is a spacious mansion house with every necessary out house, an excellent garden with a great variety of fruit trees, a well of remarkable cool water, and the situation considered among the healthiest near the Potomac. There are about 400 acres open for cultivation, which produce in rye, corn, &c. equally as well as any in the country. Extensive marshes attached to this farm excellent for the grazing of cattle, &c. and two meadows that produce annually from eighteen to twenty-five tons of hay of the natural grass. The land will be disposed of on liberal terms. A third of the money being in cash, the balance by approved guarantees of payment, a credit of one and two years may be had on. Persons disposed to buy or rent will apply to Mrs. Christian Blackburn.

T. Blackburn
Executor of T. Blackburn
August 27, 1811

Alexandria Gazette 27 Nov 1813

PUBLIC SALE – on Wednesday the 15th of December next, at the late dwelling house of Thomas Blackburn, deceased. A large quantity of Corn, Fodder, Shucks, Cattle, Hogs, Household and Kitchen Furniture, Farming Utensils, &c. Bond with approved security will be required, to bear interest from the date, if not punctually paid. All persons having claims against the estate of Thomas Blackburn, are desired to bring them in to Doctor Peake of Centreville, legally authenticated, for adjustment, and all persons indebted are desired to call and make payment to him.

William Z. Sinclair, agent for
Elizabeth Blackburn, administratrix
November 25, 1813

Alexandria Gazette 15 Jun 1815

JEFFERSON LAND FOR SALE – about 892 acres in the County of Jefferson and the State of Virginia, on the road leading from Winchester to Baltimore, 17 miles from the former, 11 from Harper's Ferry and 3 from Charleston, 60 miles from Alexandria, Georgetown and the city of Washington. The improvements are a new brick house, 2 stories high, a barn 40 feet square, stable, &c.

Also for sale RIPPON LODGE containing from 700 to 800 acres on Potomac River, about 5 miles from Dumfries and 20 from Alexandria. The soil is good for corn, small grain and grass. The improvements are a dwelling house in good repair containing six rooms, a kitchen, laundry, stables and other necessary house. The extensive marshes (now nearly dry) belonging to

this estate offer to the purchaser the most flattering prospect of rendering this a valuable farm by an inconsiderable devotion of labour. For terms apply to the subscriber or to Noblet Herbert, Esq. of Alexandria.

John A. Washington
June 14, 1815

To the editors of the Federal Republican, Frederick-Town Herald, Lancaster Journal, Winchester Gazette and Hagerstown Torch-Light, will please insert the above once a week for two months and send their accounts to this office for payment.

Court Minutes 1833

On the motion of Gerard Mason who desires to have the road changed leading from Mrs. Mason's Ferry to Little Creek near Mrs. Blackburn's Gate," it is ordered that James Foster, Mason French & Henry Duvall being first sworn before a justice of the peace for that purpose, do view as well the old road as the ground along which the said road is proposed to be conducted and report to the next court truly and impartially the conveniences and inconveniences that will result as well to individuals as to the public, if the said road shall be changed as proposed.

On the motion of Gerard Mason it is ordered that the justices of this county be summoned to the first day of March court next to take into consideration the propriety of permitting him to erect a gate across the road leading from Dumfries to Colchester.

4 July 1842

**Bernard Hooe to John Hooe Jun.
Book 17, 294**

This Indenture made this tenth day of May in the year of our Lord one thousand eight hundred and forty two, between Bernard Hooe of the City of Washington in the District of Columbia, of the one part, and John Hooe Jun. of Prince William County in the State of Virginia, of the other part; Whereas, by the last will and testament of Bernard Hooe, father of the parties to this instrument, it was directed, that a certain tract of land commonly called the "new-buildings" tract, in the said County of Prince William, and constituting a part of his estate, should, when it should seem expedient to his execution, be sold for the purpose of raising the money devised to his daughters; and whereas, he also devised, on the determination of certain trusts in his will mentioned, a certain other tract or parcel of land, also a part of his estate, in the said County of Prince William, to his son Richard, which said tract of land is the same on which (blank) resides, at, or near "Sprigg's" ford on Occoquan Run, and on which Joseph Payne now resides as tenant, and whereas it was not deemed necessary by the execution of the said Bernard Hooe to make sale of the aforesaid "New Buildings" tract, for the purposes in his said will mentioned; and whereas the aforesaid tract of land which was devised to Richard, the second son of the above mentioned Bernard Hooe, deceased, lying near Sprigg's Ford as aforesaid, became vested in the parties to this Indenture by the death of their intermediate brother Richard during his infancy, and intestate; that being also the case in regard to the "New Buildings" tract; and whereas the said parties to this instrument, being equally interested, under the will of their father, in the said two tracts of land herein above more particularly described, have heretofore agreed to divide the same between them; and considering the said two parcels or tracts of land of equal value have heretofore consented and promised, each to the other, to make such exchange of interest in the said two several tracts of land as would give to each, one entire tract; and, whereas in consequence of such understanding, the said Bernard Hooe, has heretofore already sold and conveyed to one George Atkinson of Rippon Lodge in the aforesaid County of Prince William all his right, title and interest in, and to the aforesaid "New Buildings" Tract; and whereas, in order to complete the title of the said George Atkinson in, and to that said tract of land, it is requisite that the said John Hooe Jr. should also convey his interest in the same, which he has stipulated and agreed to do, when thereto requested by the said George Atkinson; Now this Indenture witnesseth

that for, and in consideration of the said John Hooe Jun. making such conveyance as aforesaid to the said George Atkinson, thereto required, and for the further consideration of one dollar to the said Bernard Hooe is have paid by the said John Hooe Jun. at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the said Bernard Hooe hath granted, bargained, sold, alien, released and confirmed, and, by these presents, doth grant, bargain, sell, alien, release and confirm unto the said John Hooe Jun. his heirs and assigns, all the right, title, interest, claim and demand of him, the said Bernard Hooe, his heirs, executors, and administrators, in and to the above described tract or parcel of land situated, lying and being on Occoquan Run, aforesaid, and now occupied by Joseph Payne, as tenant to the said John Hooe Jun. To have and to hold the said tract, or parcel of land, and all the right, title and interest of the said Bernard Hooe, his heirs, executors, and administrators therein, to the said John Hooe Jun., his heirs and assigns forever. And the said Bernard Hooe, for himself, his heirs, executors and administrators, doth hereby covenant and agree to, and with the said John Hooe Jun. his heirs and assigns, that he the said Bernard Hooe, and his heirs, the said tract or parcel of land, with its appurtenances, unto him the said John Hooe Jun. his heirs and assigns against him the said Bernard Hooe, and his heirs, and against any and all persons whomsoever, shall, and will warrant, and forever defend by these presents.

In witness whereof the said Bernard Hooe has hereunto set his hand and affixed his seal, on the day, and in the year herein first above written, as the date of this Indenture.

B. Hooe (seal)

Washington County &c.

We Henry Howison and Thomas R. Hampton justices of the peace in, and for the County and District aforesaid, do hereby certify that Bernard Hooe, a party to a certain deed, bearing date on the tenth day of May in the year One Thousand Eight Hundred and Forty Two, and hereto annexed, personally appeared before as in our County aforesaid, and acknowledged the same to be his act and deed, and desired us to certify the said acknowledgment to the Clerk of the County Court of Prince William, in order that the said Deed may be recorded. Given under our hands and seals this 18th day of June 1842

Henry Howison J. P. (seal)

Thos. R. Hampton (seal)

At a Court held for Prince William County July 4th 1842. This Deed from Bernard Hooe to John Hooe Jr. with certificate annexed was presented to the Court and ordered to be recorded.

Teste, J. Williams C.C.

Alexandria Gazette 27 May 1855

PUBLIC AUCTION AT NEABSCO MILLS, PRINCE WILLIAM COUNTY, VA. – I will sell at Public Auction, on Monday, the 28th day of May, 1855, a large stock of GOODS, embracing all articles usually kept in a well conducted country store, such as DRY GOODS, GROCERIES, HARDWARE, TIN, WOODEN AND EARTHENWARE, GLASS, CHINA, LIVERPOOL, TOILET, AND OTHER SOAPS, FANCY GOODS, MEDICINES, Etc. Etc. These goods are new and in good order. I will also sell 500 flour barrels, new and in good order. Also, a large lot of new Ploughs which were selected expressly for the neighborhood. I will also sell at the same time one Long Boat in complete order. Also, a large lot of Cedar Posts. One set of Blacksmith's tools nearly new. The sale to continue from day to day until all are sold.

TERMS OF SALE – Nine months credit on all sums above \$10, the purchaser giving bond and approved security; \$10 and under cash, no property to be removed until the terms of sale are complied with.

At the same time and place I will rent the Store House and Blacksmith Shop. I will also hire the Blacksmith for the balance of the year. The location is a good one and commands a good trade. A post Office may be kept at the store. For further information address

Ruth Ann Atkinson, Executrix of
Richard Atkinson dec'd

All persons having claims against the estate will present them properly proven. All those indebted are requested to settle the same

NEABSCO MILLS

Alexandria Gazette 13 Dec 1856

PUBLIC SALE – Will be offered for sale at RIPPON LODGE, Prince William County, Va., on the 19th day of December (if fair, if not, the next fair day) about 30 head of cattle; 30 sheep, a large lot of hogs, 4 mules. 1 horse, all in good order. Also, a lot of new plows, 1 wagon, 1 cart, and many other articles.

TERMS OF SALE – All sums of \$10 and under cash; over that amount, a credit of nine months will be given, with bond and approved security, bearing interest from date; but if the principal be punctually paid the interest will be remitted. No property to be removed until the terms of sale are complied with.

R. A. Atkinson

Alexandria Gazette 12 Dec 1857

PUBLIC SALE – I will offer for sale at Public Auction, on Monday, the 21st instant, (if fair, if not, the first fair day thereafter,) at Rippon Lodge, (the late residence of Mr. R. A. Atkinson, dec'd) all the perishable property thereon consisting of about 500 bushels of wheat in the barn, 150 barrels of corn, growing crop of wheat, 123 bushel, seeding, with application of plaster and guano; a large quantity of hay and other provender, horses, mules, three yokes of oxen, cattle, sheep, and hogs; (about 30 of which are fattened;) new threshing machine, two wheat fans, wagons, carts, and farming utensils of every kind, and a large amount of superior HOUSEHOLD AND KITCHEN FURNITURE, set of Smiths' Tools, one Long Boat, and many other valuable articles.

A credit of nine months will be given on sums over \$10; the purchaser giving bond with approved security, bearing interest from date, unless punctually paid, sums of \$10 and under, cash.

W. G. Brawner

Administrator of R. A. Atkinson, dec'd THE RIPPON LODGE FARM, MILLS, STORE HOUSE, and several small TENEMENTS, will be rented, and the SLAVES hired, which belong to the estate of the late Richard Atkinson, for the year 1858.

W. G. Brawner

Administrator de bonis non of Richard Atkinson, dec'd
Prince William County

Administrix of R. Atkinson, dec'd

Rippon Lodge, Prince William County

Alexandria Gazette 1 June 1867

FOR RENT – THE NEABSCO MILLS PROPERTY, consisting of Grist and Saw Mills, lately put in repair, Miller's House, Commodious Store-House, Blacksmith Shop and 13 ACRES of land, belonging to the estate of R. Atkinson, deceased, situated in Prince William County, Va., midway between Occoquan and Dumfries, near the Telegraph Road. This is a fine place for business. There is also a post-office kept at the store. To a good tenant the rent would be moderate. Apply to either Gen. Eppa Hunton, Warrenton Va. Possession given immediately.

Alexandria Gazette 26 April 1878

COMMISSIONERS SALE – By virtue of the circuit court of Prince William County rendered July 1873 and May Term 1874 in the chancery suit of Mason’s committee vs Atkinson therein pending, the undersigned commissioners appointed by the said decrees will offer for sale before the front door of the court house of the said county, on MONDAY the 13th day of May 1878, that being Circuit Court, the following tracts of valuable land abounding in timber and plentifully supplied with water, being part of Ripon Landing, belonging to the estate of Richard Atkinson, deceased; the first tract containing 600 ACRES and is the same land set apart to Emma R. Atkinson in the division of said estate. Also a tract of 450 ACRES allotted to S. E. Ish in the said division. Also another tract of 300 ACRES allotted to George R. Atkinson being the portion of said estate, embracing the homestead, and other tracts, containing respectively 82, 95, and 92 ACRES. Also THE NEABSCO MILLS with SIX ACRES of land together with the tract containing 8 ACRES, known as the Mill Tract. Also one undivided one half of a tract of land on Powells Run, containing 191 ACRES upon the following terms to wit:

One third cash; the balance in three equal annual installments the purchasers executing bonds with approved personal security bearing interest from day of sale and the title to be retained until the whole of the purchase money has been paid.

Wm. H. Payne
E. E. Meredith
Eppa Hunton
Commissioners of Sale