

**Fruit Hill Chain of Title**

March 2007

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Stone house, 1 ½ story built over spring, original enlarged with a corner chimney. Mid 19<sup>th</sup> century brick addition. 1842 brick mansion house to the northeast.

Northern Neck Grant Book G, page 444

15 October 1750

To: Captain Thomas Swerengen [sic]

From: Thomas Lord Fairfax

444 acres adjoining William Chaplin, Simmion Turner, Joseph Chaplin, Jacob Vanmeter, and "his own land."

Geertsema plot No. 515 Shepherdstown Quad (see attached sketch from Geertsema map)

NN Grant Book G, page 457

18 October 1750

To: Captain Thomas Swerengen

From: Thomas Lord Fairfax

478 acres partly along Potomac River (Bellevue is the easternmost section of this tract)

Geertsema plot No. 514 Shepherdstown Quad

**Note: These two grants are identified on the 1983 plat of Fruit Hill Farm (see attached).**

Frederick County (Virginia) DB 11, page 142

4 August 1766

To: Henry Cocus [sic]

From: Thomas Swearingen

Lease and Release for 370 acres carved from Swearingen's two 1750 grants, for £270.

FC DB 12, page 298

11 November 1767

To: Michael Burket [sic]

From: Henry Cucas [sic]

85 acres near Mecklenburgh by Lease & Release for £85, part of the 370 acres purchased from Swearingen. Henry Cuckas [sic] signed his mark but his wife signed her name "Catron Cuckas."

Witnesses to the conveyance included Thomas Swearingen, Thomas Thornburgh, and Henry Cookus, Jr.

**Michael Burkett was the son of Jacob Burkett, a Swiss immigrant to Lancaster County, Pennsylvania. Michael Burkett married Rosina Nogelle. (Burkett genealogy file, BCHS)**

FC DB 12, page 307

11 November 1767

To: George Burket [sic]

From: Henry Cuckas [sic]

65 acres near Mecklenburgh by Lease & Release for £65, part of the 370 acres purchased from Swearingen, adjoining "Michael Burkets land."

Berkeley County DB 2, page 230

3 September 1773

To: Michael Burkitt [sic] of Berkeley County

From: George Burkitt of Frederick Co. Virginia, and Barbary his wife

65 acres adjoining his own land, by Lease & Release for £65

**[this gives Michael Burkett a total of 150 acres]**

BC DB 5, page 206

13 March 1776

To: Michael Burkett

From: Michael & Elizabeth Welsh

50 acres near Potowmack River, "part of a Greater Tract which Henry Cookus purchased of Thomas Swearingen and the said fifty acres since being conveyed to the said Michael Welsh by the said Henry Cookus."

Beginning at the line of "Burkett's own land," then N & E to a corner, then N & W to Williamson, then S & W, then S & E to a stone in a field in Peter Sever's line, then with that line N & W to a corner of Sever and Burkett, then N & W to the beginning. [Williamson from Sanders, 1768, FC DB 12/389; Sever bought 77 acres from Nicholas Hane in 1779, reference in BC DB 11, page 388]

**[This gives Michael Burkett a total of 200 acres]**

**1788 Berkeley County Land Tax listed Michael Burkett with 200 acres. In 1793, Burkett's assessment was the same.**

**1798 Berkeley County House and Slave tax listed Michael Birkett [sic] in Shepherdstown but in the slave tax list he was listed in "country" (district 3) with one slave. Burkett's house was valued at \$315. By comparison, Jacob Smurr had a house in Shepherdstown valued at \$315 on the tax list, which was described in his 1798 Mutual Assurance policy as a two-story frame house, 17 feet by 26 feet. Burkett's neighbor Peter Williamson had a stone house built in 1782 that was valued at \$630 in 1798.**

**It was not until the 1802 Jefferson Co. Land Tax that Burkett was actually assessed for a town lot so it is still not clear whether he was living in town in 1798 or on his 200 acres in the “country.”**

WB 1, page 373

13 May 1807, probated 13 October 1807 “being the 31<sup>st</sup> year of American Independence”  
Will of Michael Burkitt (Burkett)

“...it is my will and orders that my beloved wife Rosenah Burkitt shall have the **stone House that I now live in** [emphasis mine] her life time and all the property that is within it...and at her Death all the property that I have given her is to [be] the property of my son Michael Burkitt Junr. And as my son Michael Burkitt I will and bequeath to him all the Land or Lands that I now own at my Death unto him...as he has paid unto my son Henry Burkitt the sum of £500 in Lands it being for part of my Estate...And as my son Michael Burkitt Junr. has paid unto my son Jacob Burkitt the sum of £300 of his part of my Estate...”

Burkett signed the document “Bûrkett” indicating his Swiss origin (see above). It was witnessed by neighbors Isaac Chapline and John Stip (Stipp) Jr.

**1810 U.S. Population Census record listed Michael Burkett [Jr.]; in the household were four children under 15 years, a female aged 26-44 (his wife?), a male aged 26-44 (Michael Jr.), and a male over the age of 45. Michael Burkett owned four slaves in 1810. No Henry Burkett listed.**

**1820 Jefferson County Land Tax listed Michael Burkett [Jr.] with 185 acres adjoining the 75 acres owned by his brother Henry who was listed as living in Maryland. The value of buildings on Michael Burkett’s 185 acres was \$400.**

**Michael Burkett [Jr.] died in 1820, intestate and no administrative accounts were found.**

**1820 U.S. Population Census record listed Margaret Burkett as a “widow” with two males under 25 years and four slaves in her household. No Henry Burkett listed.**

DB 11, page 485

6 March 1822

To: Alexander Robinson, of the City of Baltimore

From: Joseph Burkett, one of the heirs (children) of Michael Burkett (Jr.)

\$1,666.66 for Joseph’s one-quarter interest in the 179-acre farm adjoining Folk [Fulk-Tabler farm], Williamson [Mason farm], and Stipp, “Beginning at a stone near a Barn...”

“also the perpetual right and priveledge [sic] of using the Allay, running from the Tract of land aforesaid between Henry Burkett and George Folk to the Martinsburg Road.” (this lane shows on the 1925 map)

Immediately preceding this deed (page 484), the re-married widow Margaret (Burkett) Lemen, who married Jacob Morgan Lemen, sold her dower portion to Robinson for \$1,666.66.

5 October 1822, son Jacob Burkett sold his share to Alexander Robinson for \$1,667 (DB 12, page 75).

6 November 1824, daughter Mary Tracy (Burkett) Wolvington (husband David) sold her share of the farm to Robinson for \$1,800 (DB 13, page 156).

**This makes for a total price of \$6,800 for the 179-acre farm, including Michael Burkett's stone house and at least a barn, in the 1820s.**

**Alexander Robinson lived in Baltimore, Maryland. He was a native of Ireland, born about 1751. In 1794 he married his second wife, Angelica Kauffman Peale. Archibald Robinson [Jr.] was their second son, third of eight siblings. Archibald was born November 16, 1798 in Maryland. He married twice, first to Jane Stewart Rowan, and second to Anna Kearsley Mines. (Robinson genealogy)**

DB 18, page 23

27 November 1830

To: Archibald Robinson [Jr.]

From: Alexander and Angelica Robinson, City of Baltimore

Deed of Gift, for \$1 and the natural love for their son, two tracts:

- 1) 179-acre farm adjoining George Fulk, William Williamson, Heirs of Martin Stipp – “Beginning at a stone near a Barn.”
- 2) 77 acres adjoining the first tract and Heirs of Martin Stipp, Heirs of Thomas V. Swearingen, and Michael Henzel – purchased from Henry Burkett in 1823.

Jefferson County Marriages

31 March 1831

Archibald Robinson and Ann K. Mines

This was Archibald's second marriage from which five children were produced: Anna, Ellen, Archibald (Jr.), Fanny, and Rosa.

His first marriage was in Maryland, to Jane Stewart Rowan. They had three children – Alexander, George Rowen, and Angelica P. Robinson. Alexander Robinson, son of Archibald and Jane, died in December 1848 in the U.S. Naval Hospital in Pensacola (Florida) where he wrote his will (recorded in Jefferson County WB 12, page 168).

**By 1836, the Jefferson County Land Tax assessed Archibald Robinson [Jr.] for 180 acres with buildings valued at \$700 (\$400 in 1820). This may reflect the brick addition to the stone house for Robinson's growing family (see below).**

1840 census listed Archibald Robinson in Jefferson County, “no twp,” which included all rural households outside of the towns. He was between 40-50 years, his wife between 30-40. There were four boys, the oldest between 15-20, and four girls, two under 5 years and two between 15 and 30 years. They had 21 slaves, 9 of them children under the age of 10. There were 7 “persons...employed in agriculture.”

Given the size of the Robinson household by 1840 it is not surprising that the new brick house was constructed in 1842, according to Robinson’s 1843 tax assessment, “\$2,060 added for new House.”

The stone house might then have been used to house slaves and to serve as an out-kitchen.

1848 – Archibald Robinson died intestate. His estate records include a personal property inventory (WB 12, page 291) and a list of personal property sales (WB 12, page 299).

At the time of his death, Archibald Robinson had 21 slaves (4 of them described as children). The inventory listed the slaves by name a value, ranging from \$0 to \$500, certainly the most valuable “property” that Robinson owned:

Abram (\$450), John Henry, George, John Conn, Washington (\$500), Paris, Goin (\$200), Henrietta, Clairissa (\$50), Hannah, Mary Ann & 2 children (\$400), Jane (\$150), John (\$175), Moses, Thomas, Sophy, Nancy “aged, worth nothing,” and Emily & 2 children.

Agricultural items included livestock: 1 steer, 1 bull, 4 cows, 12 horses, 4 brood sows & suckling pigs, 16 fattening hogs, 13 shoats, 54 sheeps & lambs; and equipment: 1 wheat ladder, 2 wheat fans, a wheat roller, all the standard plows, harnesses, and wagons etc., 1 cider mill, 2 hogsheads, “Flaxbreakes, &c.”, “Dairy furniture,” cross cut saw, sycamore and oak planks, shingles, “Cooper stuff,” 1 side saddle and 2 men’s saddles.

Household furniture, generally listed by room, included:

“1 small ten plate stove (in Basement)”  
 “1 ten plate stove (in old Nancy’s room)”  
 “Furniture in school room”  
 “kitchen sundries”  
 “(Dining room) – 4 spittoons”  
 “Dining room Furniture &c.” also 2 mahogany Tables  
 “1 Side board (in Parlour)” also 12 Parlor chairs  
 Door mat, stair carpeting, and step rods  
 “1 bedsted & bedding (in room over hall)”  
 “1 bed (Room over Parlor)”  
 “1 feather bed (Garrett)”  
 “Grate, fender & andirons”  
 “Bedstead & bedding (over Dining room)”

There were many other beds and furniture etc. too numerous to list.

**On August 8, 1848 a private sale of items to the family was held in which the widow Ann bought back most of the furniture. The public sale, mostly consisting of agricultural items, was held on August 9, 1848. None of the slaves were sold at either sale.**

DB 30, page 281

21 August 1848

Decree on Division of Archibald Robinson Property

Archibald Robinson owned two farms, the 298-acre "Scrabble Farm" in Berkeley County, and the 255-acre "Home Farm" which "A. Robinson lived on at his decease."

The "Scrabble Farm" went to the children of his first marriage, the widow Anna K. (Mines) Robinson selling her dower right to them as well. Son Alexander died in Pensacola shortly after the division of the property.

The "Home Farm" was divided among the children of Archibald's second marriage and his widow Anna (see attached plat). Six lots were created from the 255-acre farm:

The Dower Lot, 62 acres – shows on the 1852 map under the name of "Mrs. Anna K. Robinson" and appears to include a house (probably the brick house) although no house is mentioned in the division.

Lot No. 1, 39 acres – Assigned to daughter Anna (1861 married M.P. Andrews)

Lot No. 2, 30 acres & 5 acres of timber – Assigned to daughter Ellen, "including the stone house, barn, and corn crib."

Lot No. 3, 41 ½ acres – Assigned to son Archibald

Lot No. 4, 39 acres – Assigned to daughter Fanny (1868 married S. Hoxton)

Lot No. 5, 39 acres – Assigned to daughter Rosa

**It appears that all of this acreage remained in the Robinson family with the exception of the 39 acres given to daughter Anna (later Andrews), whose parcel appears on the 1883 Brown map under the name "George W. Hall."**

**(see attached modern (1983) plat showing the farm whole again, minus the Anna Robinson Andrews/George W. Hall parcel)**

**This division is reflected in the 1850 land tax however the building value (\$3,000) was credited to Anna K. Robinson's parcel only (not that that means anything necessarily).**

**1860 census, Jefferson County, Charles Town P.O. (don't know why this P.O. but the location is still the Shepherd Grade/Martinsburg Road neighborhood), listed 58-year old Ann K. Robinson, "Lady," with \$12,500 in real estate. Living in the household was Anna (23), Ellen C. (20), Fannie (18), Charles Y. (11), and Elizabeth Mines (46) [sister?].**

**1861 – Anna Robinson married Matthew Page Andrews. She was the oldest daughter of Archibald and Anna K. (Mines) Robinson. Anna R. and M.P. Andrews had at least three children, Sally Page Andrews, Matthew Page Andrews (Jr.), and Charles W. Andrews (named after his grandfather).**

**1868 – Fannie Robinson married S. Hoxton**

**1870 census, Jefferson County, Chapline Township, listed Ann K. Robinson (68) with \$20,480 worth of real estate.**

**Living in her household were her daughters Rosa (26) and Ellen (30) and Ellen's husband Thomsin M. King, their two children, and black domestic servant Sarah Woods and her two children Mollie and Margaret. Matthew P. Andrews and his wife Annie R. (Robinson) were listed with their own household immediately before, with no real estate. Presumably they were living in the stone house with their children Sallie P., Charles W., and George R., along with black farm laborer Clinton Cramer, his wife June, their two children, and 14-year old mulatto farm laborer Henry McCain [?].**

**1880 census, Jefferson County, Potomac District, listed the household of widow Annie Andrews (42), with her daughter Sallie (17), son Charles W. (16), son George R. (11), son Mathew P. (1), her mother Anne K. Robinson (76), and white servant Mary [?].**

**1882 Jefferson Co. Land Tax listed Ann K. Robinson with 216 ½ acres, "Fruit Hill," with buildings valued at \$1,500 (comparable to the Rinehart farm on Lucas Run).**

WB D, page 66

9 October 1899

Will of Anna R. Andrews, written at "Fruit Hill"

It appears that the Andrews' held the majority (approx 215 acres) of the Archibald Robinson Home Farm by 1899 when Anna R. (Robinson) Andrews wrote her will:

"Ma [Anna K. Robinson] gave Sally Page the brass andirons and fender, and I have given her the Mahogany work stand (which Ma gave me), and the large brass lamp. It is my wish that she should have the Annfield Mahogany dining room table. The Mahogany Secretary which Courtney gave to Page's father, she has always said Page [Matthew Page], his namesake, must have. It is my wish that Sally Page should retain Fruit Hill intact, if she wishes to make it her home, as long as she remains unmarried. The rest of the property I feel sure my dear children will arrange lovingly and judiciously."

There were no witnesses to the writing of this will, and when Anna R. Andrews died in 1912, the probate court ordered depositions attesting to its authenticity from Mrs. James (don't know who she is) and Matthew Page Andrews (the son). The will was approved and Fruit Hill passed to Sally Page Andrews who apparently never did marry.

DB 129, page 255

14 September 1927

To: Sally Page Andrews

From: Mrs. Jane M. Andrews, widow of Charles W. Andrews, and Matthew Page Andrews, unmarried

It appears there was still some question concerning the ownership of Fruit Hill and this deed conveyed (for \$1) any interest the other siblings had in the property to Sally Page Andrews. Charles W. died in 1919, apparently without children.

WB I, page 278

9 October 1947

Will of Sally Page Andrews, probated 1952

"I give, devise and bequeath my farm with the buildings thereon known as 'Fruit Hill'...to my cousin, Archibald Robinson Hoxton, Jr. together with the contents of the buildings except such articles of furniture and jewelry as I may designate later."

Archibald Robinson Hoxton, Jr. was the grandson of Fanny (Robinson) Hoxton, and great-grandson of Archibald Robinson who began buying Fruit Hill in 1822.

**"Archibald R. Hoxton Jr., [was] a third-generation headmaster of The Episcopal High School...Mr. Hoxton was named headmaster of the private school in Fairfax in 1967. He retired to Fruit Hill, the family farm in Shepherdstown, W.Va., in 1981. His grandfather [?] and father [1913-147] had both held the headmaster's post and Mr. Hoxton was born in the campus's main building, Hoxton House, in 1916. After graduating from Yale University, he taught at the Hotchkiss School in Lakeville, Conn., and then served in the Navy during World War II. For two years, he taught at Episcopal High before becoming headmaster of Fairfield Country Day School in Fairfield, Conn. Before returning to the Fairfax school as headmaster in 1967, he was headmaster at The Green Vale School in Glen Head, N.Y. Mr. Hoxton was a Paul Harris Fellow of Rotary International and a member of Sons of Confederate Veterans and Sons of the American Revolution...He died June 19 [2002] in Fairfax. He was 86." (Obit., [www.timesdispatch.com/obits/mgbmbekw2d.html](http://www.timesdispatch.com/obits/mgbmbekw2d.html))**

DB 664, page 20

5 July 1990

To: Ann (Hoxton) & Michael Taylor

From: Archibald (Jr.) & Ruth de W. Hoxton

Half-acre lot, part of the "Merger Lands" on Plat Book 9, page 49, with the stone house.