NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1172

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280
DEC 23 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: Old Welbourne Farm and Dulany Family Cemetery
Other names/site number: VDHR File No. 053-6345
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 21398 Willisville Road
City or town: Bluemont State: VA County: Loudoun
Not For Publication: N/A Vicinity: x

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide x local

Applicable National Register Criteria:

x A ___B x C ___D

Julie V. Langan 12/20/13

Signature of certifying official/Title: **Date**

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Patrick Andrus
Signature of the Keeper

2/16/2014
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	x
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	
District	x
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
3	0	buildings
4	0	sites
3	5	structures
0	0	objects
10	5	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC: Single Dwelling
DOMESTIC: Single Dwelling - tenant house
AGRICULTURE/SUBSISTENCE: Agricultural Outbuildings - stable/corn crib, machine shed, bank barn, silos and feeding sheds, springhouse, fieldstone walls
FUNERARY: Cemetery

Current Functions
(Enter categories from instructions.)
DOMESTIC: Single Dwelling
DOMESTIC: Single Dwelling - tenant house
AGRICULTURE/SUBSISTENCE: Agricultural Outbuildings - stable/corn crib, machine shed, bank barn and retaining wall ruins, silos and feeding sheds, springhouse, fieldstone walls
FUNERARY: Cemetery

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE VICTORIAN: Queen Anne - Eastlake
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
OTHER

Materials: (enter categories from instructions.)
Principal exterior materials of the property: BRICK; STONE: Fieldstone; WOOD

Narrative Description

SUMMARY PARAGRAPH

The 164 pastoral acres of Old Welbourne Farm and Dulany Family Cemetery are located in a valley of southwestern Loudoun County, Virginia, and sited three miles southwest from the village of Unison along the Willisville Road, an unimproved gravel road. Old Welbourne Farm remains surrounded by open farmland, now used for cattle and hay production, that was once part of the original 1,003-acre farm. The two-story, brick ca. 1878 manor house, originally built in the Queen Anne Style and remodeled into the Colonial Revival style in 1910, is sited away from the main road yet is imposing from the public right-of-way due to its massive size and view from across expansive hayfields. A residential lawn separates the main house from the surrounding agricultural fields, and large oaks and mature box envelope the house. Although no longer in use, the original 1812 roadbed and fieldstone walls, contributing structures, still cross the front lawn and lead south from the property towards Middleburg. To the rear of the house is the working barnyard with remaining farm dependencies, which includes a combined tack room, stable and machine shed (contributing building), dating to circa 1878. Directly north and separated by agricultural fields is the ca. 1812 original 'Welbourne' home site and Dulany family cemetery, both contributing sites. The original dwelling's log foundation and remaining plastered stone walls and chimneys are a stately reminder of the original early 19th century dwelling. Immediately to the east of the original 1812 home site is the early 19th century farming complex which contains the stone ruins of a bank barn and retaining wall (contributing site) and an adjacent 20th century farming complex of double silos and shed (non-contributing structures that postdate the period of significance). In addition, there is ca. 1910 frame tenant house (contributing building), built along Willisville Road and sited adjacent to a ca. 1837 stone springhouse/dairy (contributing structure). Although enslaved African Americans worked at Old Welbourne from the

1810s through the early 1860s, today's landscape does not retain any visible traces of slave quarters, slave cemeteries, or other resources; however, future archaeological investigation may reveal some associated sites. The property is well maintained, retaining its rural, agricultural character and equestrian heritage.

Detailed Architectural Description

Manor House, ca. 1878, Contributing Building

Although altered through the ages, a period photograph, taken from the vantage point of the original entrance from the south, shows a house sited on an unlandscaped knoll and revealing the original late-19th-century, high-style Victorian-era house. The original floor plan, vertical proportions, and sharply pitched roofs all remain and are a testimony to the original Queen Anne style with Eastlake features. Typical of the Queen Anne style, the house originally had a three-part front entry porch with central pediment, grouped columns and spindlework, projecting bay windows to the north and south, double-banded brick courses at the windowsills and transoms, and corbelled brick chimneys. The roof, one of the most distinguishing features of the Queen Ann style, remains today similar to the period photograph with its steeply pitched, hipped form, asymmetrical shapes, and rear cross gable, which forms the kitchen wing. Another distinguishing feature of the Queen Anne style, the asymmetrical massing, accentuated by the hipped roofs and cross gable roofs, is also visible. Comparatively few houses in Loudoun County are built of brick, with stone or frame as the predominant building material. The brick exterior, similar to other Dulany houses in Loudoun County, is another statement to its high style.

The original front porch has been replaced with a one-story Colonial Revival-style, semi-circular front portico, with classically detailed Doric columns and topped by a balustrade. The doorway retains its Queen Anne features with integrated sidelights and an arched transom. A relatively simple, single leaf front door sits within this remarkable front portico. The rear entry, at the east elevation, is more typical of the Queen Anne period with double-leaf doors and integrated transom above. Other features of the original Queen Anne style that remain are the first-story double-hung, four-over-eight, floor-to-ceiling windows. Segmental brick arches at the first floor and jack arches at the second floor further accentuate the vertically proportioned windows.

Flanking north and south double-story brick wings, added to the main core in 1910 and replacing the original single-story large bay windows, are much in keeping with the Queen Anne styling of the patterned brick, especially the styled brick paneling below the second-story windows.

The rear of the house, the 1878 kitchen wing, demonstrates a more vernacular interpretation of the Queen Anne style and remains much unaltered since its original construction. Wooden windows with more simple proportions are double-hung, six-over-

six, double-hung sash. Brickwork is six-course American bond, absent the brick ornamentation, which graces the facade. A simple shed-roof porch added in the 1960s protects the kitchen entrance on the east elevation. The rear kitchen chimney retains the brick corbelling detail.

Interior

The center Queen Anne block of Old Welbourne has an asymmetrical floor plan with center hall and flanking dining room and double-parlor. A winding stair with a landing and curved baluster dominates the front entry hall. A chair rail, 9-inch baseboard, and crown molding provide a simple statement for the plaster walls. A 12-foot-by-12-foot dining room is located to the right of the center stair hall and a double parlor, almost twice the length of the dining room, which was originally two parlors, is located to the left side. The random-width floors are pine. The plaster walls incorporate built-in radiators, obscuring the need for exposed radiator piping. Interior doors are simple, raised four-paneled doors with elaborate 6-inch trim.

The dining room is characterized by an offset fireplace in the southeast corner and flanking servants' door to the left, elements typical of the Queen Anne style. Simple woodwork, including 8-inch baseboard, paneled wainscoting, and crown molding, adorn the plaster walls. The dining room fireplace mantel, with scrolled columns and fluted pilasters, is a 1910 Colonial Revival style. Full-light French doors lead to a mid-20th-century brick terrace to the south and replace the original bay windows (both the original mantel and bay windows survive in excellent condition, having been stored in the machine shed during the 1910 renovation).

The flanking, double-parlor to the left of the front stair is simpler, with only 9-inch base boards and crown molding. The Colonial Revival-style fireplace mantel, with scrolled columns and fluted pilasters, was likely a 1910 addition. The west wall of the living room, looking out to the Blue Ridge Mountains, similar to the dining room, is characterized by large double-hung, four-over-eight window sash, which define the façade. Originally, the double parlor was divided by an interior wall, creating two rooms.

The double parlor leads to the north wing, enclosed at the first floor, in which Lily Bedford, who purchased the house with her husband in 1960, cased the walls in salvaged pine to create a paneled library.[1]

The rear domestic wing, with a kitchen on the first floor and sleeping area above, accessed by a service stair, remains largely unaltered. The original cooking alcove with chimney flue above, and a stone hearth for the original cast iron stove, remains. Ceiling heights are lower and proportions less grand, defining the servants' area of the house.

There is a full basement under the center hall, side parlors and dining room. Insulation and mechanical ducts obscure a clear view of joists, but it appears that joists have circular saw marks. The basement floor is contemporary poured concrete.

Second-floor bathrooms were updated during the 2006-2013 period, when the Catlett family owned the house. All are contemporary and were installed in hallways or partially bisected room plans.

The attic space was originally built not only for servants' sleeping quarters but also to house a rainwater cistern, an unusual feature providing indoor plumbing at a very early date.[2]

Secondary Resources

Original Road Trace and fieldstone walls, ca. 1812, Contributing Structure
The original road trace, originally connecting the early-19th-century Dulany log dwelling, now a ruin, with neighboring family properties and Middleburg beyond, remains embedded in the historic landscape, crossing the front lawn immediately to the west of the manor house. The original stone gateposts, which mark the early-19th-century entrance and were originally part of the 417-acre farm, remain standing along Quaker Lane, now on an adjacent parcel. This road, although abandoned today, was in use through the 1940s.

Fieldstone walls are typically found lining roadbeds or agricultural fields and are a character-defining feature of the Loudoun Valley. The walls are all made from dry-laid fieldstone using indigenous stones. The fieldstone walls were not built in a single campaign; stones were gathered from the fields prior to cultivation each year. Walls were used to keep in livestock or delineate roads.

Tack Room, Stable, and Corncrib above, ca. 1878, Contributing Building
Located to the east of the main house, the tack room-stable-corncrib is a two-story, nine-bay 1878 frame building connected to a later 1910 addition that was originally built as a garage and later enclosed to be used as a tack room in 2006. The roof is a long gabled, low-pitched roof covered in standing-seam metal with four monitors for ventilation for grain and hay storage above. Built in the bank barn style, this stable has a modest overhang to create a south-facing work area. Stall doors have a top-and-bottom double door and X-bracing. Siding at the ground floor is board and batten and at the loft above is gapped vertical board to allow for ventilation, an extremely unusual architectural characteristic. The original grain chutes for mixing horse feed remain. This stable has been in use for over 100 years.

Although the concrete apron at the front of the former garage, now tack room, remains, the front elevation has been enclosed. The south-facing, front elevation is three bays, with a single front door, flanked by two six-over-six, double-hung-sash wood windows.

Machine Shed, ca. 1878, Contributing Structure
Located across the farmyard and directly facing the stable, the machine shed is a single-story, five-bay pole barn, open at the front elevation with the rear enclosed by board-and-batten siding punctuated by six square openings, indicating the structure may have been originally designed for livestock or horses. Like the stable, it sits on a banked, fieldstone foundation. The roof is a side-gabled, low-pitched roof covered in standing-seam metal. Board-and-batten siding shows both water sawn marks and circular sawn marks, indicating some of the siding may have been salvaged from an earlier structure. Framing members show circular-sawn patterns.

Pool complex: ca. 1965, Non-Contributing Structure (2)
Located immediately to the south of the manor house, the mid-20th-century pool, brick garden wall, and integrated pool house take clues from the architectural style of the main house. The central axis of the pool is an extension of the asymmetrical floor plan of the main house. The brick garden wall, connected to the original rear kitchen wing, is accentuated with a segmental brick arch connecting the landscaped front yard with the agricultural farmyard behind. The pool house, constructed circa 1960, with a pyramidal roof covered in wood shakes, attached brick wall and jack arches, is integrated into the garden wall. Although built outside the period of significance, the architecture of the pool complex complements the manor house design.

Dulany Log Dwelling Ruin, ca. 1812, Contributing Site
The original Dulany log dwelling, located directly north of the manor house along the original early-19th-century roadbed, originally was a two-over-two log house, later covered with board-and-batten siding, and it had an exterior stone chimney. A later addition, likely also built in the early 19th century, was a one-and-one-half story stone addition that created the front elevation. Although in ruinous condition, significant architectural pieces remain including a V-notched corner and chair rail of the original log dwelling as well as the remaining stone walls and a fireplace mantel silhouette of the front stone addition. The remaining, standing chimney replaces the original 1812 chimney and likely dates to the early 20th century. The remains of a cellar are located adjoining the log dwelling to the north.

Bank Barn Foundation and Retaining Wall, Ruin, ca. 1837, Contributing Sites (2)
A large, three-sided bank barn foundation sits immediately northeast of the Dulany House ruin with an adjoining 16-foot-high retaining wall to the east. Only the foundation with an associated stone wall remains.

Dulany Family Cemetery, 1837, Contributing Site
Located immediately southeast of the original 1812 Dulany dwelling, this family cemetery contains gravestones dating from 1837, when John Peyton Dulany still resided in the Old Welbourne log house. Thick fieldstone walls, capped with Bull Run limestone, surround the cemetery. The elaborate cross on some tombstones is indicative of the Dulany family's high Anglican faith. Although Old Welbourne farm has transferred out of Dulany family ownership, the cemetery remains with the family. Mature hemlock trees bear witness to the cemetery's age.

Springhouse/Dairy, ca. 1833, Contributing Structure
A low-lying springhouse sits immediately to the east of the tenant house. Standing only about 4 feet above grade, the springhouse sits on a hand-dug foundation, which at a later date was altered to be a dairy with concrete trough and cast iron pipe for running water. The original sloping roof has been replaced by slab concrete. A low entrance with wood door faces the tenant house. The springhouse is lighted by two small square openings on the north and south elevations.

Tenant House, ca. 1910, Contributing Building
Located to the west across the open hay field from the original Dulany house site is a three-bay, one-and-one-half-story frame tenant house with full-length porch facing south. The dwelling is clad in metal siding and covered in the original standing-seam metal roof. The foundation is stone.

Feeding Shed, Blue Steel Silo, and Concrete silo, ca. 1965, Non-Contributing Structures (3)
The silos are part of the 20th century faming complex, located immediately east of the bank barn and retaining wall ruins, at the lower side of the retaining wall. The concrete silo, built by Erskine Bedford sometime around 1965, is made of pre-cast concrete blocks with ridged grooves along each edge to lock each into a high-strength shell. The silo rings are supported by metal rings, spaced more closely at the bottom to reinforce the increased outward pressure when the silo is fully loaded. This silo construction pattern is typical of the region. The blue steel silo is located adjacent to the south of the concrete silo, although is slightly smaller in proportion.

The feeding shed has a corrugated tin roof, which is badly rusted and torn. The shed sits on a concrete pad, designed for easy cleaning. Cattle would have been fed here as well as likely 'worked' (vaccinated and wormed.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [x] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
AGRICULTURE
ENTERTAINMENT/RECREATION

Period of Significance
ca. 1812 – 1960

Significant Dates
ca. 1812
1837
ca. 1878
1910
1960

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder

Wood, Donn, and Demming (1910 renovation

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Old Welbourne, distinguished from its counterpart 'Welbourne' (VDHR File No. 053-0120, listed on the state and National Register in 1972), is locally significant under Criterion A for Agriculture and Recreation/Entertainment due to its association with the establishment and continuity of rural Virginia traditions of agriculture and foxhunting. The tradition of farming was established in 1812, when John Peyton Dulany settled the property in what was then a remote and unpopulated area of the state making his living from personal banking and farming. Farming became more entrenched at Old Welbourne, continued by generations of Dulanys who profited from the South's antebellum slavery-based agricultural economy. The farm has remained in continuous agricultural cultivation since 1812. The tradition of foxhunting in Virginia, originally established as a farmer's past time and evolving to a more formalized social event, has been continued at Old Welbourne for over a century and a half. The Old Welbourne front lawn has been and continues to be a hunt fixture for the Piedmont Fox Hounds, the oldest recognized pack in the United States, established by the Dulany family in 1840.

Old Welbourne is also locally significant under Criterion C for its evolved architectural style and its intact rural setting surviving two centuries and for seven generations. Sited in the center of 164 acres of rolling farm land still in cultivation, the original 'Welbourne Hall' home site, as it was known around 1812 when constructed by John Dulany, and now a contributing site, stands as a testimony to John Dulany and the early post-Colonial building practices of log construction, typical of the early 19th century when Loudoun was undergoing agricultural transformation as Tidewater Virginia families migrated westward. A historic road trace and stone wall, dating to ca. 1812 and a contributing structure, survives on the landscape of Old Welbourne west of the manor house. The Dulany Family Cemetery, ca. 1837 and a contributing site, lies southeast of the original dwelling. The vernacular-style fieldstone agricultural buildings, including the large bank barn foundation and associated retaining wall, possibly built sometime between 1812 and 1833 and now a contributing site, are testimonies to the enormous wealth produced by the antebellum, slavery-based agricultural economy. The ca. 1878 Queen Anne manor house was likely constructed by a master mason following pattern books of the day and is a rare display of wealth in the post-Civil War South. Farm dependencies, complementing the equestrian lifestyle and agricultural economy, were also constructed during this time including the stable/corncrib and machine shed, both contributing resources. Later, as was typical of the early 20th century, the main house was enlarged with two double-story side wings and updated in the Colonial Revival style by the architectural firm of Wood, Donn, and Demming of Washington, D.C., fitting of a country seat for the landed gentry. Other contributing resources include a mid-19th-century stone springhouse/dairy and a ca. 1910 tenant house. Non-contributing resources include a ca. 1965 farming complex and a pool complex. The physical integrity of the main house, collection of outbuildings, and pristine agricultural setting, remain intact. The rural setting is protected by a perpetual land conservation easement.

The period of significance spans from ca. 1812, when John Peyton Dulany, after receiving the land from his family the year before, began construction of the original dwelling and ends in 1960, when the farm was sold after seven generations of Dulany family stewardship.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Background

In December 1811, John Peyton Dulany (1787-1878) received 250 acres in Loudoun County as a gift from his parents as divided from a part of a larger 2,000-acre tract reportedly purchased by his maternal grandfather Daniel French.[3] The following year in May, John Peyton Dulany married Mary Ann de Butts (1783? – 1855). The property was named Welbourne, after Welbourne Hall in Lincolnshire where Mary Ann was born.[4] The exact year of the construction of their original Welbourne log dwelling is not known except that in 1813, the original two-over-two building was complete. In 1813, Mary Ann fell ill and received a visit from her parents, who traveled from Alexandria to help take care of her. In a letter from Mary Ann's mother Mary Welby de Butts to her family in England, Mary Welby describes life at Welbourne:

> *"Mr. Dulany's [John Peyton Dulany] farm is a fine level spot, the land is very rich, has many excellent springs upon it – plenty of wood and stone for building ... The house is very small, consisting only of two little rooms below and the same above. Mr. D hopes in a few years by industry and attention to his farm to be enabled to build a more commodious residence. They seem however to be perfectly content & happy in their snug Cottage and if it pleases God ... they will live comfortably. The neighborhood chiefly consists of plain industrious but independent People chiefly Quakers, there are very few Slaves in that part of Virginia and the whole time I was there I never saw a poor Person."*[5]

Although slavery was less prevalent in parts of Loudoun County, use of an enslaved workforce was common, including at Old Welbourne. Indeed, the use of enslaved workers was crucial to the financial success enjoyed by the county's landed gentry during the early to mid-nineteenth century. The Dulany family's experience is an illustration of this pattern. By 1815, John Peyton Dulany received an additional 252 acres, another gift from his parents.[6] Shortly afterward, the log dwelling was enlarged with a one-and-a-half-story stone-and-plaster addition built on the front elevation, facing west. By 1832, the land tax records indicate the buildings at Old Welbourne were valued at $500.[7] This amount could reflect the both the log and stone house and the bank barn with retaining wall and other agricultural buildings. By 1833, John had continued to prosper and purchased 67 acres and the dwelling of Joanna Lewis, across from his sister and brother-in-law, Louisa Dulany and Richard Welby DeButts who were living at Crednal (DHR No. 053-0141, listed on the state and National Register in 2011). This new property, which is today known as Welbourne, had an existing stone dwelling, which was possibly much larger than the Old Welbourne log and stone house. In 1836, the value of buildings at Old Welbourne was $500 and the value of the buildings at the new 67-acre parcel was $2,000.[8]

Antebellum Period, 1840-1860

Despite his prosperity and growing family, it is likely that John Peyton Dulany did not leave his log house until sometime after 1840.[9] Between 1837 and 1851, there was an enormous amount of investment into the Welbourne property. It was during this time Dulany added the two front wings to the Welbourne Hall manor house and possibly moved his family after this construction.[10]

The Dulanys had three children who grew to adulthood, Mary (1818-1895), Julia Ann Bladen (1814-1865), and Richard Henry (1820-1906). In 1845, Julia Ann married her second husband, and second cousin, Samuel Steven Roszel, a minister from Baltimore. Family lore states that Julia and Samuel returned to the Old Welbourne cabin during this time. However, these accounts could not be substantiated; census records reveal the Roszels moved between Baltimore and Waterford.[11] Journal accounts reveal Julia was living at Wheatland, near Hillsboro, during the Civil War. [12]

In 1847, Colonel Richard Henry Dulany married Rebecca Anne Dulany (1828-1858), a wealthy second cousin.[13] Richard and Rebecca had five children, four of whom lived to adulthood, Mary (1849-1876), Frances 'Fannie' (1851-1928), Richard 'Dick' Henry Jr. (1820-1906) and H 'Hal' Grafton (1854-1890). Rebecca died young at the age of 30 and Colonel Dulany remained at his father's home, Welbourne, to raise his children with the help of his cousin 'Aunt Mille' and his father, John Peyton Dulany, who by then was a widower as well.

In 1853, Richard Dulany commissioned George A. Fredrick of Baltimore (1842-1924) to design and build Oakley (VDHR File No. 030-0046 and listed on the state and National Register in 1983), Fredrick's only Virginia commission. At a time when most buildings were designed from pattern books, a custom home designed by an architect was indicative of the Dulanys' enormous wealth and social status. As well, the grand Italianate-style front porch of Welbourne (VDHR File No. 053-0120) is attributed to Fredrick. Frederick was known for his civic and religious designs, including Baltimore City Hall, not as much for his residential work. [14] The fact that Fredrick was a public architect, designing a private home, was further evidence of the Dulany social stature. Although nothing was built at Old Welbourne during this time, the Dulany family's association with high-style architects is established.

Agricultural and Equestrian Pursuits

Although John Peyton Dulany was a banker, his son, Colonel Richard Henry Dulany was an avid horseman and prosperous farmer. Typical of the wealthy elite, Richard had been sent to boarding school in the north. However, graduation records do not indicate that Richard completed his studies, preferring agricultural to academic pursuits. In 1840, when Richard was 20 years old and a high school dropout,[15] he founded the Piedmont Fox Hounds, recognized today as America's oldest established hunt. From U. S. Census records of 1840, it is likely John Peyton Dulany's family was still living at Old Welbourne when the hunt was founded.[16]

During this same time period, Colonel Dulany, at age 34, continued to demonstrate his dedication of agricultural pursuits. Upset by how farmers were treating mares in foal, he founded the Upperville Colt and Horseshow in 1853 to encourage farmers to take better care of the bloodstock. Also Colonel Dulany offered his Morgan stallion so neighbors could upgrade their stock. A Tiffany cup was designed and awarded to offspring of the Morgan stallion.[17]

There was tremendous investment in farming and construction during this time period, with reliance on an enslaved African American labor force continuing through the outbreak of the Civil War. John Peyton Dulany continued to amass acreage, growing his land holdings from his original 250 acres in 1812 to ten parcels totaling 1,225 by 1837. These parcels included the original 250 acres of Old Welbourne, the Lewis property on Goose Creek, and holdings in between. Sometime between 1837 and 1850, the large agricultural buildings, the bank barn and retaining wall may have been built at Old Welbourne. Judging from land tax records, it is assumed these structures were destroyed in the Burning Raid of 1864 during the Civil War.[18]

John Peyton and Mary Ann enjoyed a prosperous life. Personal property records of the 1850s reveal John Peyton Dulany was one of the wealthiest men in Loudoun County. Some of his wealth was generated by his plantation holdings, which were worked by enslaved African Americans; by 1856, census records indicate Dulany owned 23 slaves. It appears, however, that Dulany prospered far more as a private banker.[19] Indeed, his investments in New York and England helped to shield his family from the enormous economic losses suffered by many of his peers, whose wealth had been invested primarily in their enslaved workforces and thus vanished when slavery was abolished by the Emancipation Proclamation.

Statistics from the Loudoun County Agricultural census reveal Old Welbourne ranked among the most productive farms in Loudoun in 1850 and 1860. By 1860, the value of production of the combined farming operations of Welbourne and Old Welbourne had almost doubled from the previous decade. Also of note was the significant wool production credited to Richard H. Dulany.[20]

By this time, the 1,003 acres that comprised Welbourne and Old Welbourne had been worked by African American enslaved workers for decades. Although the contributions of these individuals were vital to the plantation's financial success, little remains on today's landscape to indicate this aspect of Old Welbourne's history. To date, locations of slave dwellings and/or burial places have not been found, although further archeological study may reveal more. The Dulanys are known to have built a slave chapel in 1858, although their reasons for doing so are not known.[21] This building has since been converted to a residence and is located at 34611 Welbourne Road, adjacent to Welbourne Farm. Journals reveal a complex, intertwined relationship between the Dulany family and the slaves whose labor they depended on. During times of famine, the Dulanys recorded their commitment to the well being of everyone on the plantation. As was the case at plantations throughout the Confederacy, many African Americans left Welbourne during the Civil War, but some remained or returned to Old Welbourne after the war.

1870 Paradox: Reconstruction and decade of expansion

John Peyton Dulany died at Welbourne in 1878 and his will and personal property records indicate that he died as one of Loudoun County's richest men.[22] Although living at Welbourne, by then an elegant home and large estate, John Peyton Dulany chose to return to his original home site to be buried next to his wife, who had died in 1837. At his death, the Dulany family cemetery was enclosed with a fieldstone wall capped in limestone from the Bull Run Mountains. [23]

The last half of the 1870s saw years of expansion for the Dulany family. Colonel Dulany had inherited his father's vast fortune with the 1,003 acres of 'Welbourne' property held in trust for the Colonel's children. [24]

In 1876, the oldest daughter of Colonel and Rebecca Dulany, Fannie, married Southgate Lemmon, also a Confederate veteran and they moved to Baltimore.[25] In November 1876, Fannie's sister, Mary Dulany, married Irishman Robert Neville, who was an exceptional horseman, successful jockey, trainer, and owner. The Nevilles returned home in 1877 from an extended honeymoon to their wedding present, a newly constructed house, Pelham (VDHR File No. 053-0125), a 100-acre property built on 'Venus Hill' adjacent to Old Welbourne and Welbourne. Pelham is an excellent example of the Carpenter Gothic style and its design was likely copied from one of the pattern books of the day.[26]

In 1878, Richard Hunter 'Dick' Dulany, Jr., married Eva Virginia Randolph of Fauquier County. It is entirely conceivable that sometime after this the extant Old Welbourne manor house was built. By 1881, Old Welbourne appears listed separately in the land tax records with buildings valued at $6,000. It may be at this time, when Dick and Eva Dulany moved to the property that the farm was distinguished as a separate residence from 'Welbourne.'[27] Historic photographs documenting the house shortly after it was completed, show a grand manor house, built in the Queen Ann style, a style suitable for a family of this economic and social stature.

Queen Anne Style, 1880s

American architecture, especially architecture in the Reconstruction-era South, was built by master carpenters, not designed by architects or borrowed from pattern books. However, with the Dulany family's previous association with George Fredrick, the Baltimore architect and the elaborately designed Oakley, it is clear that this family chose to distinguish their social status through architecture. In 1884, "American Architect and Building News," a widely circulated magazine of its day, published a design by the noted Boston firm, Cabot and Chandler, for "H G Dulany near Upperville, VA."[28] Although never built, the design is further testimony to the Dulany family relationship with architectural design.

The Queen Anne movement was made popular in the United States in 1876 in the Philadelphia Centennial exposition, when the British government built temporary offices for the British Executive Commissioner and his staff. Recognized by the American Builder magazine as the

"most interesting and costly buildings erected on the Centennial Grounds… it is to be hoped that the next millionaire … will adopt this style, and he will have a house ample enough to entertain a Prince yet exceedingly cozy… and capable of highest ornamental development."[29]

A popular style characterized by contrasting forms, asymmetrical massing, steeply pitched roofs, and varied surface textures, the Queen Anne style was a departure from the more formalized Greek Revival motifs that had characterized the architecture of the antebellum South. As seen in the period photograph when the Old Welbourne manor house was originally constructed, the house embodied the fashionable style of the Queen Anne movement.

1890 – Old Welbourne is abandoned

Dick Dulany, Jr. not only assumed his father's property, but his social status too, assuming the mantle of Master of the Piedmont Fox Hounds. Dick and Eva raised two children who lived to adulthood, Eva ' Terry' Randolph Dulany (1887-1933) and Rebecca 'Cuppy' Dulany (1884-1941).

In 1890, H. 'Hal' Grafton Dulany died prematurely. Upon inheriting the life rights to his brother's farm, Grafton in Fauquier County, R. H. (Dick) Dulany, Jr., left the original house at Old Welbourne. Abandoned, the evolved log and stone dwelling fell into disrepair. Land tax records detail the value of buildings at Old Welbourne declined from a high of $6,000 in 1881 to $2,919 in 1890.[30] In 1903, the main house at Grafton burned and Dick Dulany returned to Old Welbourne. Between 1904 and 1905, "Grafton Hall," known as the R. Hunter Dulany residence, was rebuilt by the architectural firm Wood, Donn, and Deming, a successful firm in Washington, D. C.[31] Known for classical designs and public structures, including the Union Trust Building, home to a branch office of the American Bar Association and listed on the National Register, they also had a strong residential client base. William Deming made his name in restoration of houses and reportedly remodeled Woodlawn Plantation in Fairfax county. After the restoration, Dick Dulany returned to the restored Grafton Farm where he lived until his death in 1910.[32]

Also in 1905, the Dulanys 'restored' Welbourne using the services of Wood, Donn, and Demming. The restoration cost $25,000.[33] It is possible to assume that, during this period of restoration when two Dulany farms, Welbourne and Grafton, were restored by the same architectural firm, that the Queen Anne house at Old Welbourne was updated during this same time period prior to Dulany Randolph's 1910 wedding. Therefore, it is possible that Wood, Donn, and Demming added the Colonial Revival-style elements, including the double-story side additions and the semi-circular single-story front porch with balustrade. During this time the value of buildings at Old Welbourne jumped from $8,340 in 1905 to $14,942 in 1912, supporting this assumption. Eva Dulany married A.C. Randolph in 1910 and possibly the house was remodeled for the newlyweds.[34]

This pattern of updating Virginia dwellings in the Colonial Revival style was typical of this time period. In the early 20th century, enormous wealth was migrating to northern Virginia from different areas, including the Northeast, drawn by the allure of the foxhunting and thoroughbred-

racing scene. Whitneys, DuPonts, and other notable families moved to northern Virginia, capitalizing on the equestrian lovers' dream. Old 18th and 19th century Virginia houses were remodeled in the Colonial Revival style, establishing these newly relocated families as patriarchs of the Virginia countryside in an attempt to associate themselves with Virginia history, albeit oblivious to the value of the original architecture. Other neighboring farms in the area were transformed in the Colonial Revival style in the early 20th century, including Huntland (VDHR File. No. 053-0487 and listed on the Virginia Landmarks Register in 2013), Benton in 1908 (VDHR File No. 053-0107 and listed on the state and National Register in 1984), and Farmer's Delight in 1919 (VDHR File No. 053-1210 and listed on the state and National Register in 1973). Although Old Welbourne never changed hands, remodeling the house into the Colonial Revival style would have been appropriate for a family of this social and economic status and certainly appropriate for a Master of Foxhounds, as was Colonel Richard Dulany, his son Dick Dulany, and his son-in-law, Dr. A. C. Randolph of Charlottesville, who moved to the farm in 1910 with his new wife, Eva Dulany, granddaughter of Colonel Dulany.

1910-1941 – Randolph's Corner

In 1910 Dr. A. C. Randolph (? - 1959) married Eva 'Terry' Dulany (1887-1933), granddaughter of Colonel Dulany, and the two occupied Old Welbourne.[35] Eva died young in 1933, leaving Old Welbourne to her husband until his death or later remarriage and then to their three children.[36] Shortly after Eva's death, Dr. Randolph wed her sister, 'Cuppy,' (1884–1941). Cuppy died young as well and never one to be alone, Dr. Randolph married Theo Ayres the year Cuppy died. The newlywed couple moved to Grafton in Fauquier County, allowing Dulany Randolph, the older son, and his new bride, Sally Sears, to occupy Old Welbourne.

1941 – Sally Sears and A. C. (Dulany) Randolph

For a short period, Dulany Randolph (1912-1988) lived at Old Welbourne with his wife Sally Sears Randolph. Although the house was updated in 1910, it's not clear that the house received attention in the following 30 years. As reported by Sally's daughter, Evelyn Sears 'Eva' Randolph, the house was in miserable shape. When Sally's mother, Mrs. Sears of Boston, visited her daughter in Virginia in the 1940s, she was shocked by the living conditions at Old Welbourne. Although Mrs. Sears was enamored by the idea of her daughter marrying a fine Virginia gentleman of the fox hunting sort, she was so appalled by living conditions she paid for restoration of Old Welbourne from her own funds.[37] It was during Sally and Dulany's tenure at Old Welbourne that foxhunting and the lively accompanying social life was in full swing at Old Welbourne. Wild parties and hunt breakfasts (evening parties held after hunting) were commonplace, complete with rumors that a guest was shot in the upstairs bath.[38] Sally Sears Randolph and Dulany Randolph divorced in the late 1950s and the house was again abandoned.

1960 – Old Welbourne is sold outside of the Dulany family

In 1960, Old Welbourne was sold out of the Dulany/Randolph family for the first time in almost 200 years when Erskine and Lily Bedford of Maryland purchased the property.[39] The family

graveyard was expressly not conveyed and remained in Dulany family ownership.[40] The house was in disrepair and the Bedfords engaged Washington Reed, Jr., and the Handbacks, well-known builders in Loudoun and surrounding counties, to restore the abandoned property. Washington Reed was a well-established architect in the restoration circles, having worked in the architectural office of Colonial Williamsburg between 1930 and 1933 and later, in 1949, established a practice in Warrenton, Virginia. Washington is also credited with the 1958 restoration of Rokeby in Fauquier County for the Mellons and for the 'Potato Patch' in Bluemont for the DuPonts.

The newlywed couple lived in the groom's cottage, which has since been lost, during construction.[41] Following generations of Dulany tradition, Erskine Bedford became the Master of the Piedmont Foxhounds, one of the few outside of the Dulany family to do so, and President of the Upperville Horse Show. Also following Dulany traditions, Erskine invested heavily into the Old Welbourne farming operations, building the ca. 1965 farming complex, including the concrete and blue steel silos. The metal silo is not typical of silo construction in the area and was designed to limit the amount of oxygen on the interior and to be unloaded from below. It is considered to be a higher quality silo than the more typical concrete silo, indicative of the investment in farming operations. Normally, one silo would serve a single agricultural center and the presence of two silos is also indicative of the wealth invested into farming in this region.

Upon his death in 1998, the Bedford family requested permission that Erskine be buried at his home, Old Welbourne. He is the only non-member of the Dulany family in the cemetery and the fourth Master of the Piedmont Foxhounds to be buried in the Dulany family cemetery. Old Welbourne remained in Bedford family ownership until 2006, when Tommy and Mary Catlett, who also enjoyed the fox hunting at Old Welbourne, lived in the house until they sold it five years later in 2013.

Today, the Bondi family, who continue in the farming and foxhunting traditions, owns the property. The Bondi family intends to restore the original Old Welbourne 1812 cabin. The land is protected by a land conservation easement.

Archeological Potential

No formal archeological investigations have been conducted at Old Welbourne. There is great potential to yield information relating to former buildings and structures that may have existed on the property as well as early-19th-century material culture as related to the largely undisturbed 1812 original house site and the 19th-century farming complex. In addition, there is potential to yield information related to lifeways and material culture of African Americans.

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Newspapers
Reid, Frances, "Old Welbourne Changes Owners for First Time in 200 Years. *Loudoun Times Mirror*, November 19, 1959.

Magazines
The American Architect and Building News. Volume 15. 1884. Viewed online, http://books.google.com.

Interviews and Conversations, Spring/ Summer 2013
Evelyn Sears 'Eva' Randolph, grand daughter R H 'Dick Dulany and Eva Randolph Dulany and daughter of Sally Sears Randolph and Dulany Randolph.

Mason Randolph, cousin of Evelyn Sears 'Eva' Randolph.

Nat Morrison, of Welbourne and descendant of Colonel Richard Dulany.

Lily Bedford, first wife of Erskine Bedford and purchased Old Welbourne in 1960.

Nancy Bedford, second wife of Erskine Bedford and lived at Old Welbourne until Erskine's death, December 1998.

Personal Papers
Nat Morison, Dulany Family Genealogy.

Nat Morrison, Welbourne scrapbook.

Cricket Bedford, Old Welbourne personal files including Transcription of letters from Mary Ann Welby DeButts to her brother in England, 1812.

Unpublished Manuscripts

Bergner, Audrey Windsor, "Old Plantations and Historic Homes around Middleburg, Virginia," Volume II. Unpublished manuscript.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__X__ State Historic Preservation Office
____ Other State agency – Library of Virginia, Virginia Memory Collection
____ Federal agency
__X__ Local government: Loudoun County Courthouse, Fauquier County Court House
____ University
__X__ Other

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia; Balch Library, Leesburg, Virginia

Historic Resources Survey Number (if assigned): VDHR File No. 053-6345

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10. Geographical Data

Acreage of Property approximately 164 acres

Latitude/Longitude Coordinates

1. Latitude: 39.020638 Longitude: -77.492862
2. Latitude: 39.020474 Longitude: -77.490381
3. Latitude: 39.023281 Longitude: -77.490892
4. Latitude: 39.014072 Longitude: -77.494370

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

VERBAL BOUNDARY DESCRIPTION:
The nominated boundaries include the land currently associated with Old Welbourne bounded on the west by the Willisville Road, and on north, east and south by exiting property lines. This is the same parcel currently recorded in Loudoun County assessment office known as "Old Welbourne," with the parcel identification number 640-37-1556-000 as shown on the attached parcel map. This is the same parcel recorded in Loudoun County assessment office known as "Old Welbourne Farm," being a portion of the same parcel sold to Erskine Bedford recorded in Loudoun County deed Book 398, page 643. The existing parcel does not include three tracts historically associated with the 417-acre farm.

BOUNDARY JUSTIFICATION: (Explain why the boundaries were selected.)
The boundaries of the nominated property include 164 acres historically associated with Old Welbourne and is the same purchased by the current owners in January 2013. The historic boundaries encompass the manor house and all of the contributing and non-contributing resources described in this nomination, as well as the historic setting associated with the former plantation, which remains in agricultural use today.

11. Form Prepared By

name/title: Jane Covington
organization: Jane Covington Restoration
street & number: PO Box 741
city or town: Middleburg state: VA zip code: 20118
e-mail: jane@janecovington.com
telephone: 434-960-4678
date: September 2013

PHOTOGRAPHIC DOCUMENTATION:
Unless otherwise noted, all photographs are common to:
Property: Old Welbourne
VDHR File Number: 053-1044
Location: Loudoun County, Virginia
Photographer: Jane Covington, unless otherwise noted
Date: August 2013
Digitals repository: Virginia Department of Historic Resources, Richmond, Virginia.

Photo 1 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0001
View: Front (west) elevation, showing 20th century elements of semi-circular one-story front porch.

Photo 2 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0002
View: Side (south) elevation showing early 1910 wing and original 1878 rear kitchen wing.

Photo 3 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0003
View: Rear (east) elevation showing kitchen wing with mid-20th century shed-roof porch addition.

Photo 4 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0004
View: Side (northeast) elevations showing kitchen wing addition, partially obscured by tree, original ca. 1878 rear elevation, and 1910 two-story addition.

Photo 5 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0005
View: Interior front hall and central stair.
Photo by DHR Staff

Photo 6 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0006

View: Front parlor, showing original floor to ceiling windows.
Photo by DHR Staff

Photo 7 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0007
View: Dining room.
Photo by DHR Staff

Photo 8 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0008
View: Mid-20th century pool complex including pool, garden wall and pool house, west elevation.

Photo 9 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0009
View: Tack room, south elevation.

Photo 10 of 18 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0010
View: Stable with corn crib above, south elevation.

Photo 11 of 19 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0011
View: Rear (south) elevation of machine shed showing fieldstone foundation.

Photo 12 of 19 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0012
View: Original 1812 road trace leading to manor house. View facing south.

Photo 13 of 19 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0013
View: Typical dry laid fieldstone wall, characteristic of Bluemont area of Loudoun. View facing north with manor house in background.

Photo 14 of 19 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0014
View: Original 1812 log dwelling and stone addition, now a ruin, view facing west with Blue Ridge mountains in background.

Photo 15 of 19 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0015
View: Ca. 1833 farming complex, now a ruin, with fieldstone retaining wall in foreground and bank barn foundation in background, view facing west.

Photo 16 of 19 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0016
View: Ca. 1960 farming complex, now abandoned, with feeding shed in foreground and double silos in background, view facing north.

Photo 17 of 19 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0017
View: 20th century tenant house, front (south) elevation.

Photo 18 of 19 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0018
View: Ca. 1833 springhouse and dairy, view facing northwest/west.

Photo 19 of 19 VA_LoudounCounty_OldWelbourneAndDulanyFamilyCemetery_0019
View: 1837 Dulany family cemetery, view facing west.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

END NOTES

[1] Conversations with Nancy Bedford. The wood for the paneled library was salvaged from a barn, which Erskine Bedford dismantled. The library was damaged at a later date and carefully restored by the current owner.
[2] Conversations with Eva Randolph, Spring 2013. This rainwater system was so advanced for its time; it lasted well into the 20th century. Oakley in Fauquier County had a similar system.
[3] LCDB 2P/259. Elizabeth French Dulany and Benjamin Tasker Dulany, part of a 2,000 acre tract owned by Elizabeth French's father. It is reported the Benjamin and Elizabeth Dulany divorced in 1808 and shortly thereafter, divested their holdings among their children. In the deed, they are listed as husband and wife although living separately in Alexandria and the District of Columbia. Reports that Daniel French, father of Elizabeth French Dulany, purchased the property could not be confirmed.
[4] Margaret Ann Vogtsberger, *Dulanys of Welbourne*, (Berryville, VA: Rockbridge Publishing Company, 1995), p. xiv
[5] Personal files of Cricket Bedford, daughter of Erskine Bedford, Transcription of 1813 letter from Mary Anne DeButts to her brother Richard Early Welby, residing in England.
[6] Loudoun County Deed Book, 2T/200.
[7] Loudoun County Land Tax Records, 1832, Mercer District.
[8] Loudoun County Land Tax Records. 1836.
[9] The 1840 census reveals that J P Dulany did not live along Welbourne Road.
[10] Loudoun County Land Tax Records, 1834 1850
[11] U. S. Census Record for Loudoun County, 1840, 1860, 1870.
[12] Vogtsberger, p.
[13] Will of Henry Rozier Dulany, written 29 Oct 1835, proved 20 May 1839. Rebecca Anne Dulany inherited the vast fortune of her father's cousin, Lady Hunter, of England. Rebecca was so wealthy at a young age that her father Henry Rozier Dulany left only his residence – Shuter's Hill in Alexandria and no dowry – to Rebecca.
[14] George Fredrick Historic Society, http://georgeafrederick.com/dulany.html. In 1853, Colonel Dulany purchased Oakley (FCDB 54/140) and later sold it in 1857 (FCDB 59/380) to his brother-in-law, Henry G 'Hal' Dulany. Fredrick's Italian drawings are sometimes incorrectly attributed to Hal's nephew, also H. G. 'Hal' Dulany.
[15] Vogtsberger, Ironically, although a high school dropout, Col. Dulany's letters home to his children during the Civil War repeatedly harp on his children to focus on their studies.
[16] U. S. Census Record for Loudoun County, 1840, 1860, 1870. It has not been determined when the family moved to the 67-acre Lewis house, today known as Welbourne.
[17] Gwen Dobson, *Middleburg and Nearby*. Robert Dobson, 1999. P.68.
[18] Loudoun County Land Tax Records, 1850-1865. During this time, land tax records do not distinguish between the 'Old Welbourne' land holdings and the 'Welbourne' land holdings. The combined Loudoun County acreage amassed by John P. Dulany was 1,003 acres and the combined value of buildings was $10,000.

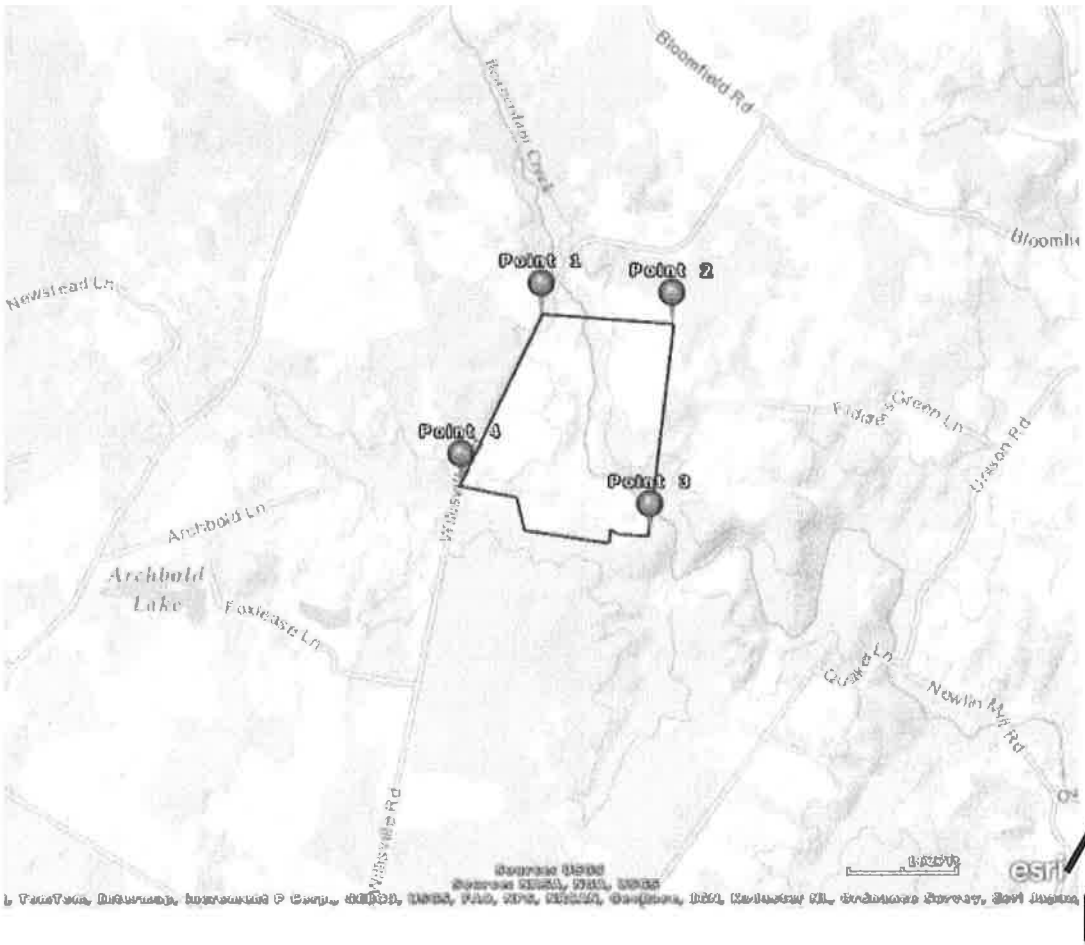
[19] Loudoun County Personal Property Records, 1851- 1856. John P. Dulany was a large bondholder and held large sums of cash, typical in the antebellum south when the banking industry was not yet formalized. Much of the family money was invested abroad and in the Northeast, preserving the family fortunes during the Civil War. J P Dulany's obituary confirms he was one of the wealthiest men in Loudoun County.
[20] U. S. Agricultural Census, Loudoun County 1850, 226/2 and 226/4; 1860, 383/3.
[21] Conversations with Nat Morison, Spring and Summer 2013.
[22] Loudoun County Will Book, 3C/166 1878. Although the Confederate economy was decimated after the war, the Dulany family fared well with investments in New York and in England.
[23] Although today, the two properties are distinguished as Old Welbourne and Welbourne, it is likely that John Peyton Dulany viewed his entire 1,003 land holdings as 'Welbourne.'
[24] Loudoun County Will Book 3C/166. Colonel Dulany held the Welbourne properties in trust for his siblings and their children. John Peyton Dulany specified in his will that the land be passed to his grandchildren at the Col's death. Hal was specifically excluded, having inherited his mother's vast estate.
[25] Welbourne family papers, un-numbered pages. Unlike her siblings, Fannie was not given an estate as a wedding present. However, she did inherit Welbourne Hall and its contents at her father's (John Peyton Dulany) death.
[26] Virginia Department of Historic Resources files, Pelham, DHR File No. 053-0125. Although the reported date of construction of the Pelham manor house is 1878, the property does not appear to transfer until 1881; "100 acres to Robert Neville" is listed in the 1881 land tax records.
[27] Loudoun County Land Tax Records, 1881. The 1,003 acres owned by John Peyton Dulany appears to have been divided in 1881: 503 acres on Goose Creek is known today as 'Welbourne'; the remaining 500 acres today as 'Old Welbourne.' The name 'Old Welbourne' does not appear in the land tax records until 1884 and previous to that date, it is referred to as 'Welbourne.' Even after this date, the name "Welbourne" and "Old Welbourne" appear to be interchanged in land tax records. It is not until 1907 at the Colonel's death that the two names appear to have been formalized.
[28] American Architect and Building News, May 17, 1884, Volume 15, http://books.google.com/books?id=R5JMAAAAYAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0-v=onepage&q&f=false
[29] Ibid., p 118.
[30] Loudoun County Land Tax Records, 1881-1905. Between 1881 and 1904, R. H. Dulany is listed as owner of "Old Welbourne" but living in Fauquier County.
[31] John E. Wells and Robert Dalton, *The Virginia Architects: 1835-1955* (Richmond: New South Architectural Press, 1997), 487.
[32] Loudoun County Will Book, 3T/485 (1910).
[33] Ibid.
[34] Loudoun County Land Tax Records, 1905 through1910.
[35] Welbourne family papers, un-numbered pages; also conversations with Evelyn Sears 'Eva' Randolph, Spring 2013
[36] Loudoun County Will Book, 3X/ 201, 1933. Oddly, Dr. A. C. Randolph transferred Old Welbourne to their children twenty years after Eva's death in 1953, which was not according to her instructions. This is the first deed of transfer of the property in 142 years.
[37] 'Eva' Randolph, Spring 2013. Eva also shared that the stallion barn had running water before modern plumbing was installed in the main house. Eva remembered a large, rainwater tank, located on the third floor, which served the house.
[38] Although the legendary parties at Old Welbourne have never been formally documented, stories have passed on through conversations among family generations and through neighborhood lore and have never been discounted.
[39] Frances H. Reid, "Old Welbourne Changes Owners for First Time in 200 Years," *Loudoun Times Mirror,* November 19, 1959. Xerox copy from files of Cricket Bedford. This article announced that the property was sold to a "Mr. Muhl" of New Jersey. It appears that Mr. Muhl only placed a contract to purchase the property. Nevertheless, the fact that the property was sold outside of the family made local news.
[40] Loudoun County Deed Book, 398/643, 1960
[41] Lily Bedford, Spring 2013, phone interview, Bluemont Virginia. Records kept in office of Jane Covington.

Old Welbourne manor house, view from southeast standing in original early 19th century roadbed.
Photographer and date unknown, possibly circa 1878
From personal files of Cricket Bedford

Old Welbourne manor house, view from southeast standing in original early 19th century roadbed.
Photographer: Jane Covington Date: summer 2013

Old Welbourne 1812 log and stone cabin
Photographer and date unknown
From personal files of Cricket Bedford

Old Welbourne Farm and Dulany Family Cemetery



Location Map
Old Welbourne Farm and Dulany Family Cemetery
Loudoun County, Virginia
DHR File No. 053-6345

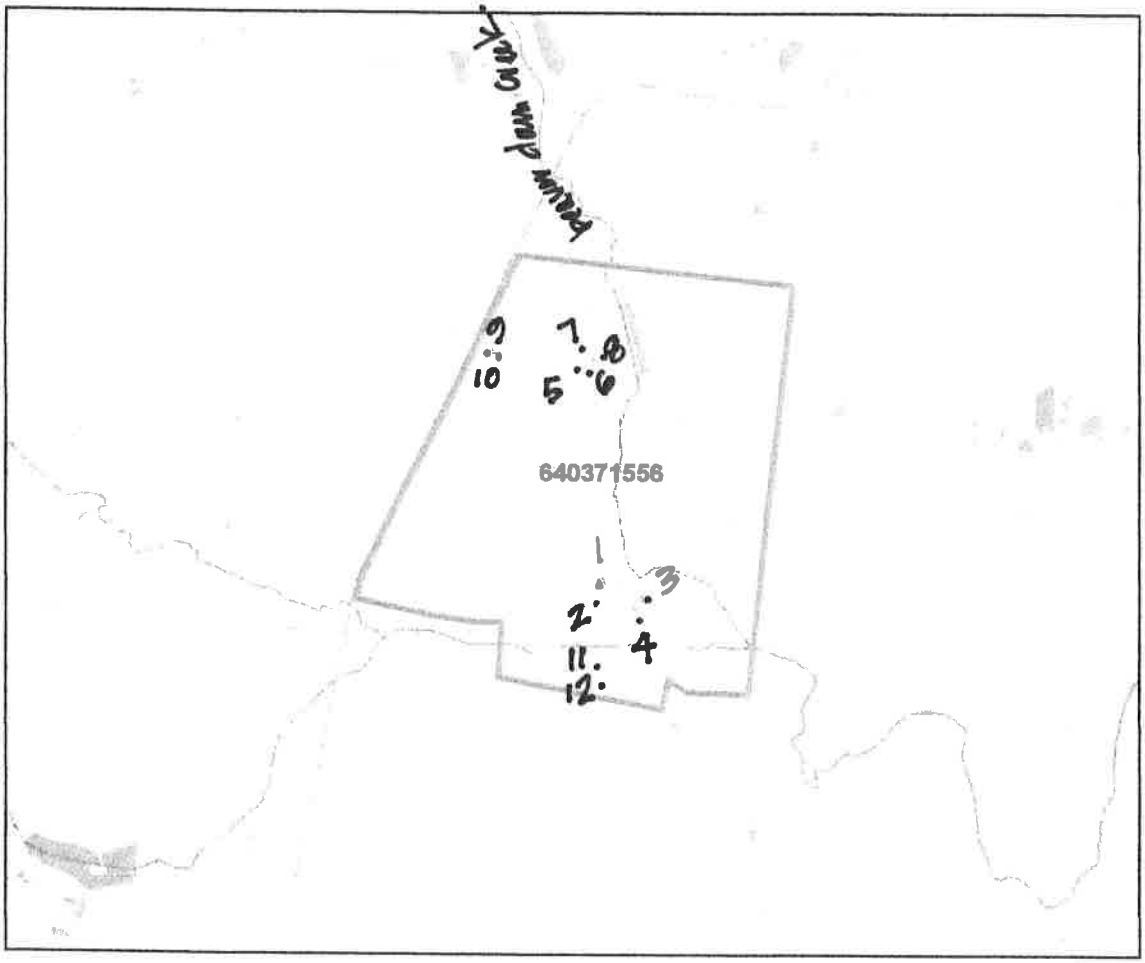
Latitude/Longitude Coordinates

1. Latitude: 39.020638 Longitude: -77.492862
2. Latitude: 39.020474 Longitude: -77.490381
3. Latitude: 39.023281 Longitude: -77.490892
4. Latitude: 39.014072 Longitude: -77.494370

Wednesday, September 25, 2013 Wednesday, September 25, 2013

Loudoun County, Virginia
www.loudoun.gov

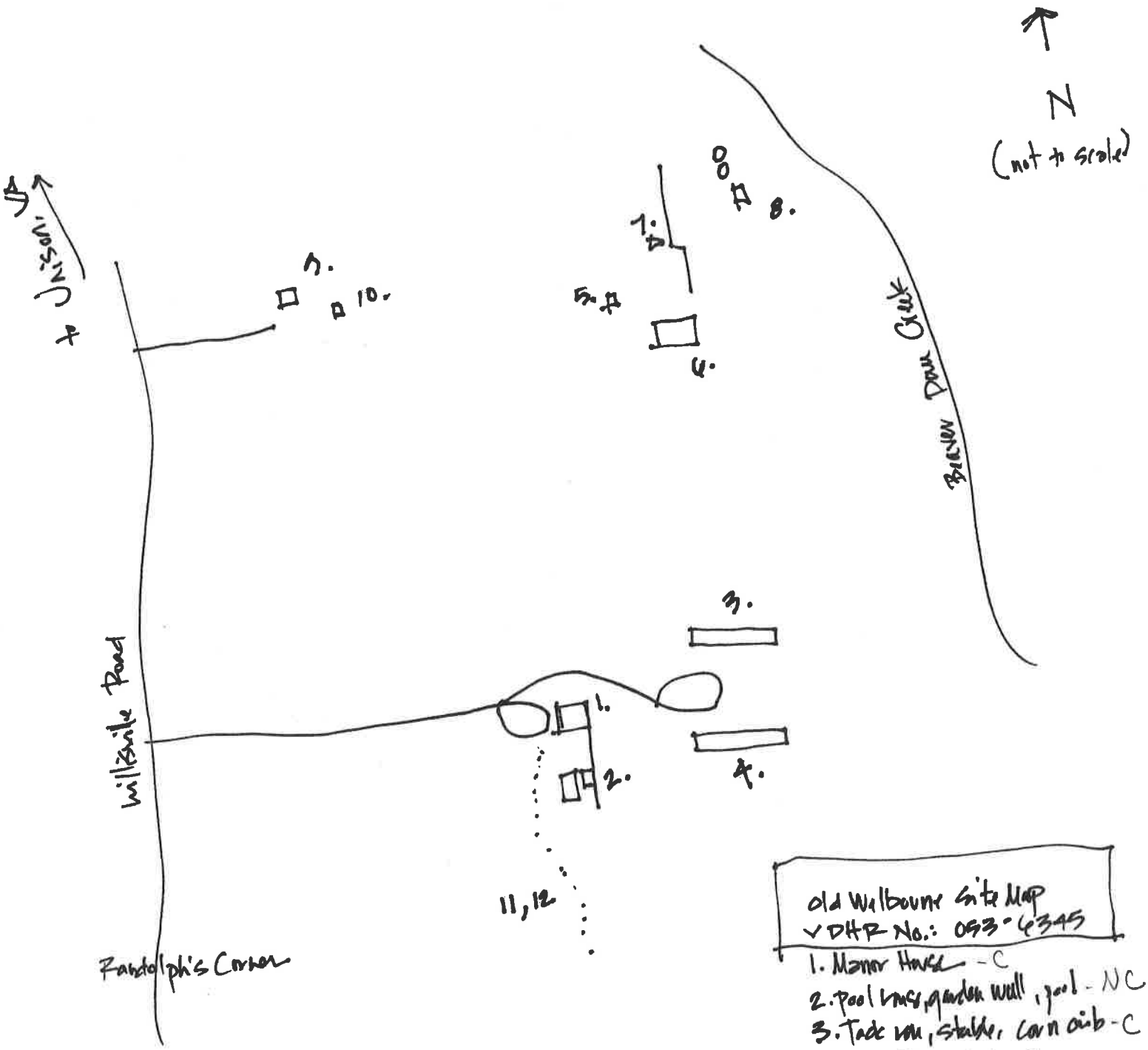
(map not to scale)



Old Welbourne Site Map
1. Manor house - C
2. Pool house, garden wall, and pool - NC
3. Tack room, stable, corncrib - C
4. Machine shed - C
5. 1812 Dulany log cabin, ruin - C
6. Dulany family cemetery - C
7. Bank barn foundation, and retaining wall, ruin - C
8. Double silos and feeding shed - NC
9. Tenant house - C
10. Spring house/ dairy - C
11. Fieldstone walls
12. 1812 road trace } - C

C = Contributing
NC = Non-contributing

Parcel Map
OLD WELBOURNE AND
DULANY FAMILY CEMETERY
LOUDOUN COUNTY, VA
VDHR FILE NO. 053-6345

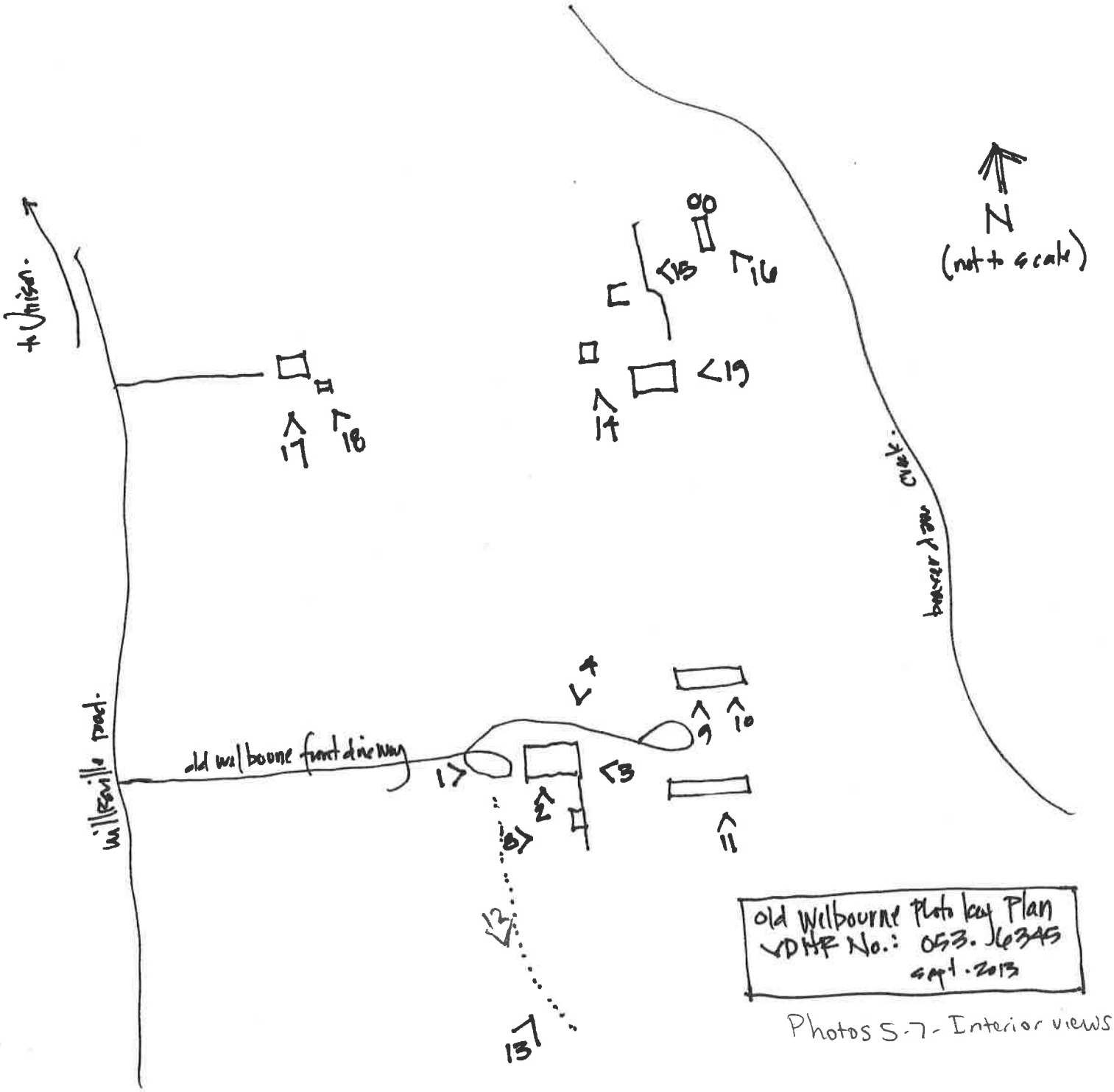


Old Welbourne Site Map
✓ DHR No.: 053-6345

1. Manor House - C
2. Pool house, garden wall, pool - NC
3. Tack room, stable, corn crib - C
4. Machine shed - C
5. 1812 Dulany log cabin, ruin - C
6. Dulany Family cemetery - C
7. Bank barn and watering well, ruin - C
8. Double silos & feeding shed - NC
9. Tenant house - C
10. Spring house, dairy - C
11. Fieldstone walls } C
12. old road trace }

C = Contributing ; NC = Noncontributing

OLD WELBOURNE AND DULANY FAMILY CEMETERY
LOUDOUN COUNTY, VIRGINIA
VDHR FILE NO. 053-6345



Photos 5-7 - Interior views

OLD WELBOURNE AND
DULANY FAMILY CEMETERY
LOUDOUN COUNTY, VIRGINIA
VDHR FILE NO. 053-6345

Old Welbourne
Loudoun County, Virginia
DHR #053-6345
Additional Documentation

1 WEST ELEVATION
SCALE: 1/8"=1'-0"

Architects
archetype
1640 Columbia Road, NW
Suite 100
Washington, DC 20009
tel: 202 265 7800
fax: 202 387 3807
archetype@archetype.com

SCALE: 1/8" = 1'-0"

date 11.25.02
revised
drawn by D.S.

OLD WELBOURNE - MASTERPLAN STUDY
21266 WILLISVILLE ROAD
BLUEMONT, VIRGINIA

archetype

EXISTING WEST ELEVATION

2002-08 EX-6

Old Welbourne
Loudoun County, Virginia
DHR #053-6345
Additional Documentation

1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

Architects:
archetype
1041 Columbia Road, NW
Suite 202
Washington, DC 20009
tel 202.265.7888
fax 202.387.8637
archetype@verizon.net

Scale: 1/4" = 1'-0"

Date: 11.25.02
revised:
drawn by: S.S.

OLD WELBOURNE - MASTERPLAN STUDY
81398 WILLIAMSVILLE ROAD
BLUEMONT, VIRGINIA

archetype

EXISTING NORTH ELEVATION

2002-08 EX-7

Old Welbourne
Loudoun County, Virginia
DHR #053-6345
Additional Documentation

1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Architects
archetype
1441 Columbia Road, NW
Suite 202
Washington, DC 20009
tel 202 265 7060
fax 202 267 8027
archetype@erols.com

SCALE: 1/8" = 1'-0"

date 11-25-02
revised
drawn by G.S.

OLD WELBOURNE - MASTERPLAN STUDY
21899 WILLISVILLE ROAD
BLUEMONT, VIRGINIA

archetype

EXISTING SOUTH ELEVATION

2002-06 EX-9

Old Welbourne
Loudoun County, Virginia
DHR #053-6345
Additional Documentation

1 EAST ELEVATION
SCALE: 1/4"=1'-0"

OLD WELBOURNE - MASTERPLAN STUDY
21399 WILLISVILLE ROAD
BLUEMONT, VIRGINIA

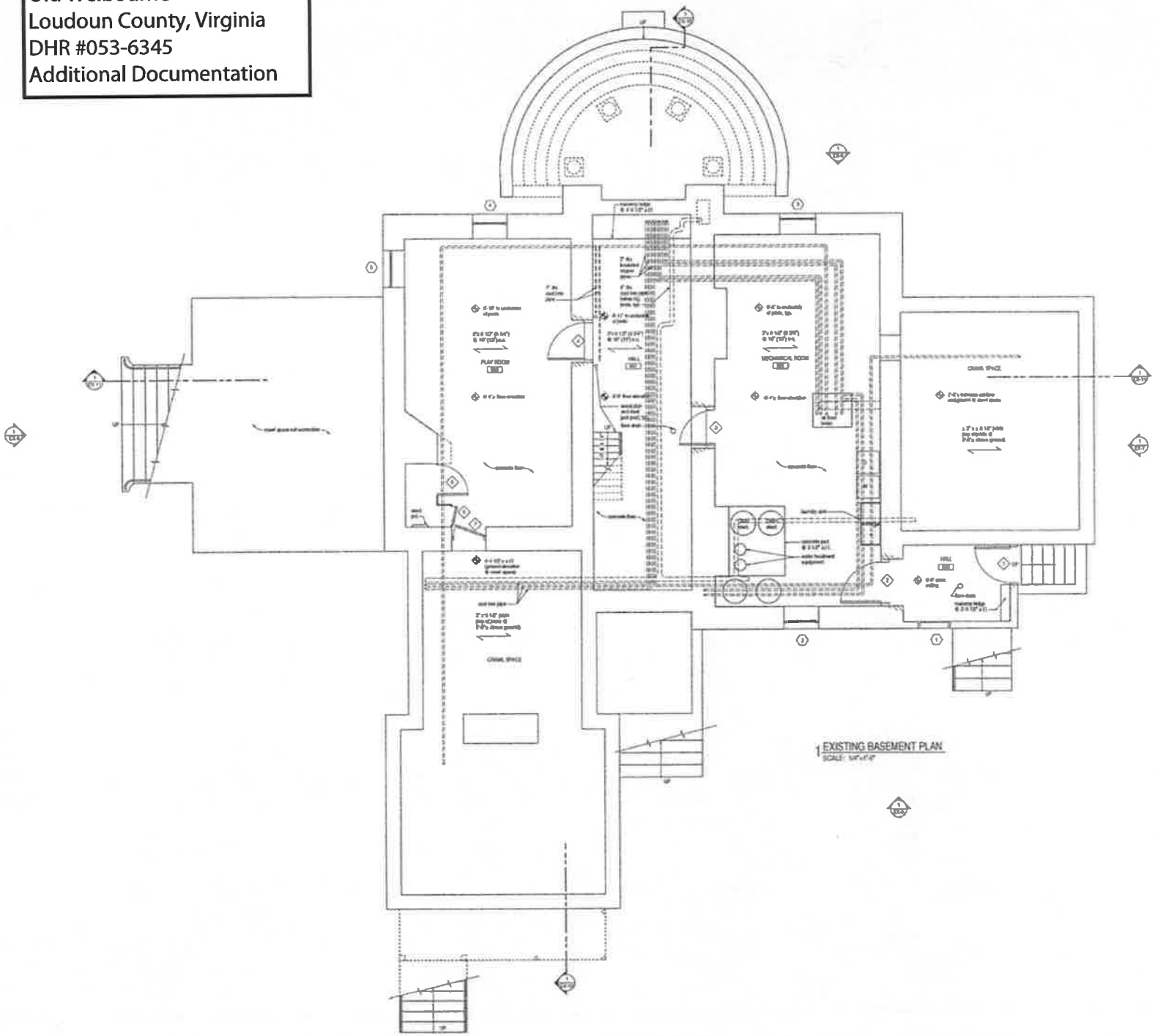
archetype

EXISTING
EAST
ELEVATION

2002-07

EX-8

Old Welbourne
Loudoun County, Virginia
DHR #053-6345
Additional Documentation



OLD WELBOURNE - MASTERPLAN STUDY
21356 WILLISVILLE ROAD
BLUEMONT, VIRGINIA

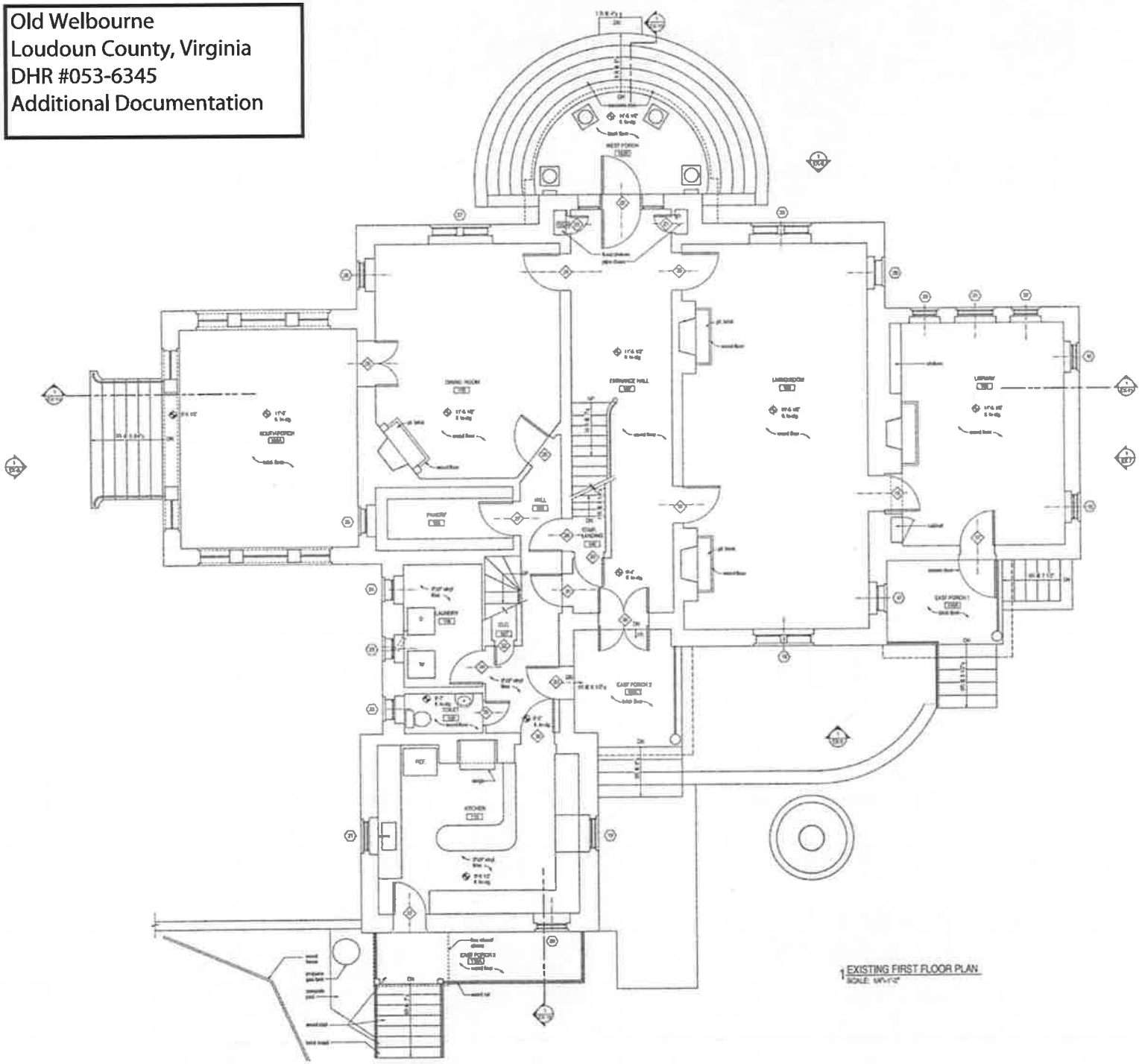
archetype

EXISTING BASEMENT PLAN

2003-07

EX-1

Old Welbourne
Loudoun County, Virginia
DHR #053-6345
Additional Documentation



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

Architects
archetype
1625 Columbia Road, NW
Suite 202
Washington, DC 20009
tel 202.265.7333
fax 202.387.9601
archetype@verizon.com

date 11.26.02
revisions
drawn by E.H.

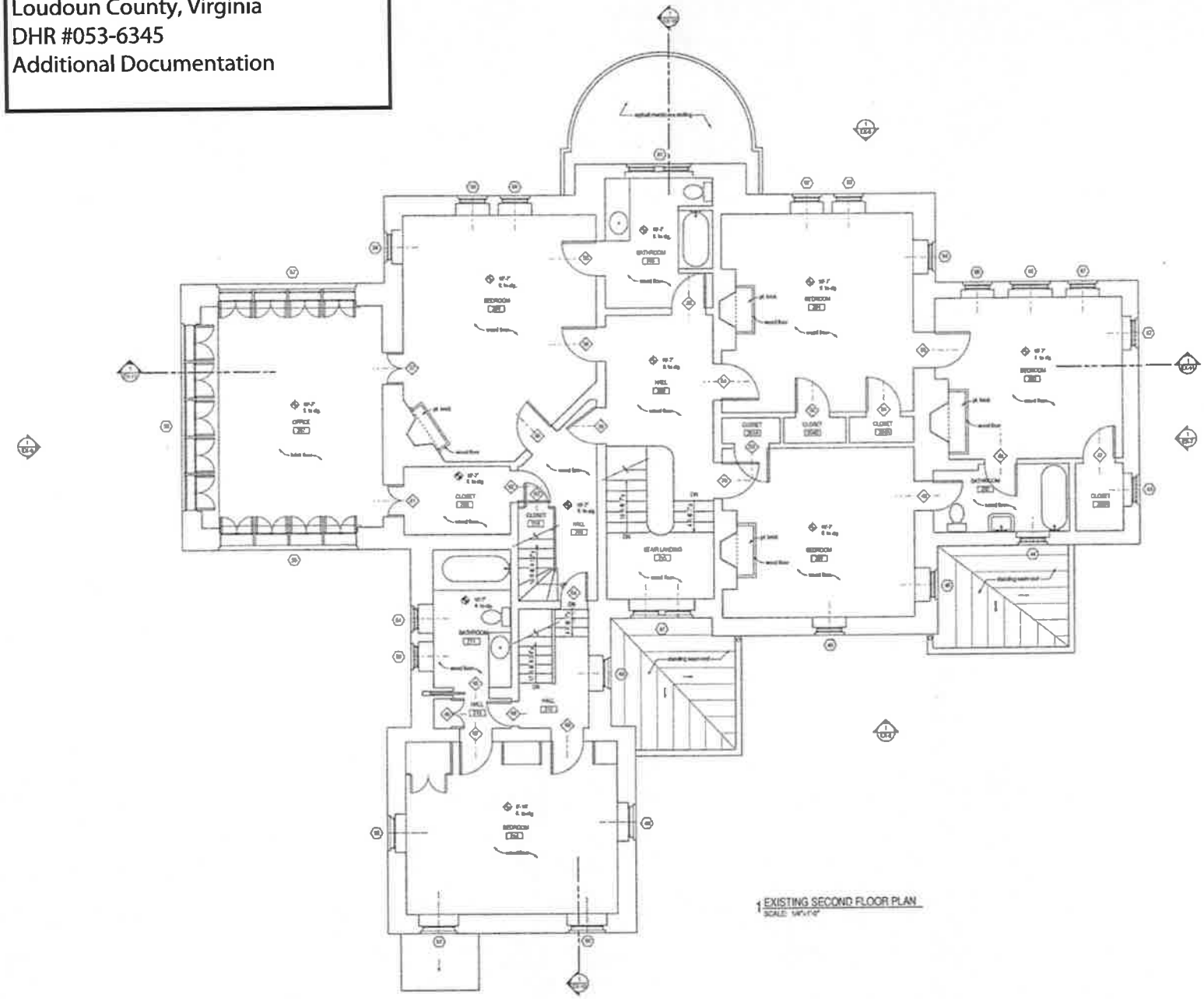
OLD WELBOURNE - MASTERPLAN STUDY
B 1066 VIRGINIA ROAD
BLUEMONT, VIRGINIA

archetype

EXISTING FIRST FLOOR PLAN

2002-07 EX-2

Old Welbourne
Loudoun County, Virginia
DHR #053-6345
Additional Documentation



Architects
archetype
1041 Columbia Road, NW
Suite 202
Washington, DC 20009
tel: 202.265.7469
fax: 202.387.8457
archetype@erols.com

scale: 1/4" = 1'-0"

date 11.25.02
revised
drawn by G.S.

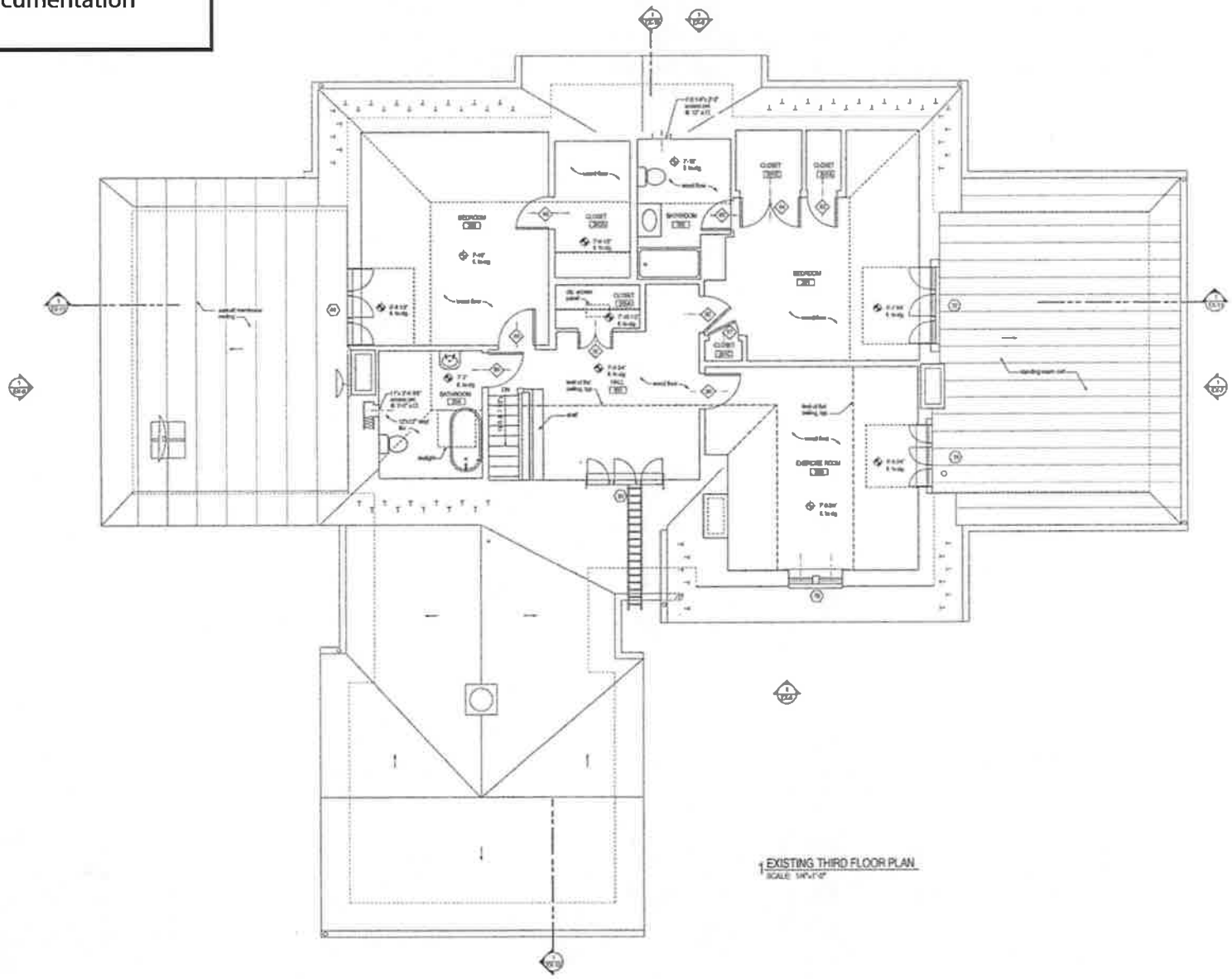
OLD WELBOURNE - MASTERPLAN STUDY
21309 WILLISVILLE ROAD
BLUEMONT, VIRGINIA

archetype

EXISTING SECOND FLOOR PLAN

2002-07 EX-3

Old Welbourne
Loudoun County, Virginia
DHR #053-6345
Additional Documentation



1 EXISTING THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

Architects
archetype
1041 Columbia Road, NW
Suite 200
Washington, DC 20009
tel: 202 265 7666
fax: 202 387 3867
archetype@aol.com

scale: 1/8" = 1'-0"

date: 11.25.02
revised:

drawn by: E.H.

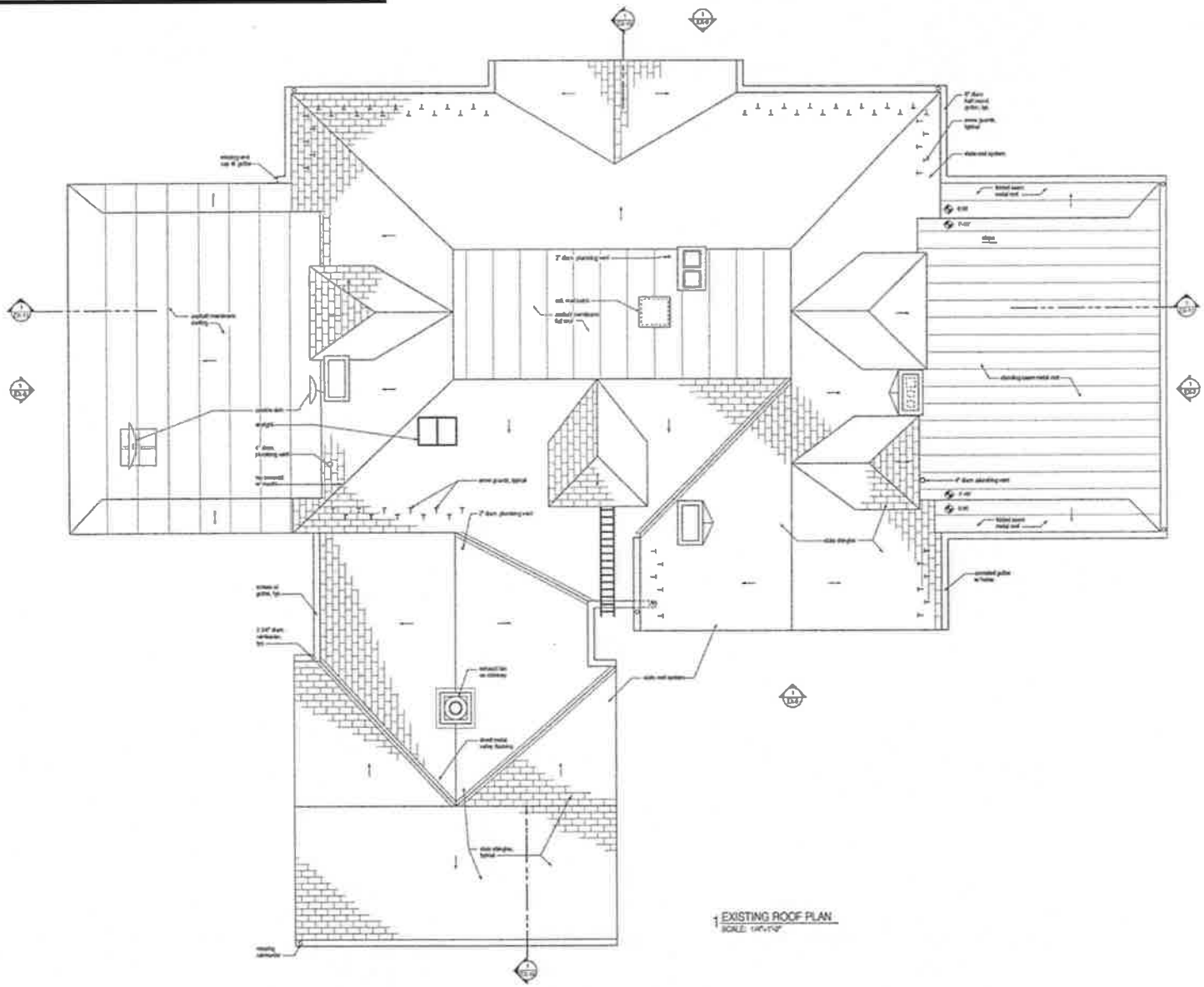
OLD WELBOURNE - MASTERPLAN STUDY
21999 WILLIPVILLE ROAD
BLUEMONT, VIRGINIA

archetype

EXISTING THIRD FLOOR PLAN

2002-07 EX-4

Old Welbourne
Loudoun County, Virginia
DHR #053-6345
Additional Documentation



1 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

Architects
archetype
1841 Columbia Road, NW
Suite 300
Washington, DC 20009
tel: 202 265 7540
fax: 202 387 8847
archetype@archetype.cons

Scale: 1/4" = 1'-0"

Date: 11.25.02
revised:
drawn by: S.H.

OLD WELBOURNE - MASTERPLAN STUDY
01999 WILLISVILLE ROAD
ELDBROOK, VIRGINIA

archetype

EXISTING ROOF PLAN

2002-07 EX-5

TORO