



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.

DHR No. (to be completed by DHR staff) 030-0423

1. General Property Information

Property name: Dunnottar (DHR# 030-0423)

Property address: 7088 Dunnottar Lane

City or Town: Warrenton

Zip code: 20186

Name of the Independent City or County where the property is located: Fauquier County

Category of Property (choose only one of the following):

Building x Site Structure Object

2. Physical Aspects

Acreage: app. 400 acres

Setting (choose only one of the following):

Urban Suburban Town Village Hamlet Rural x

Briefly describe the property's overall location and setting, including any notable landscape features:

Dunnottar is located off the south side of Cannonball Gate Road, at the terminus of Dunnottar Lane. It encompasses just over 400 acres of rolling farmland with Great Run running through its western side. The graveled Dunnottar Lane begins at a set of stone gateposts topped with cannon balls and wends its way up to the main house, passing a stone springhouse and a stuccoed log cabin along the way. The property is mainly open farmland with copses of trees located in various areas on the farm. Stone and wood fences delineate fields and the yard around the main house. The main house is located on an eminence with expansive views towards the Blue Ridge Mountain, the open fields, a family cemetery to the south, and a barn and stable to the north. A formal garden, below and west of the main house, is filled with mature shrubs, trees, and boxwood. A tenant house, barn, and other agricultural buildings are located to the east. The property is held under Conservation Easement with the Virginia Outdoors Foundation and was purchased by the current owner in 2022.

3. Architectural Description

Architectural Style(s): Arts and Crafts/Craftsman

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: Unknown

If the builder is known, please list here: Unknown

Date of construction (can be approximate): 1904 (original 1799)

Narrative Description (Please do not exceed one page in describing the property):

Briefly describe the property's general characteristics, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions or other major alterations.

The primary residence at Dunnottar was built in 1904, replacing the original 1799 house that succumbed to a fire in 1899. This 1 ½-story, combining frame and stone construction, showcases Craftsman-style details. Situated on a sloped site, the south and east sides reveal the stone foundation and a full-story basement level. Along the east side, the one-story section displays three-part and five-part wood windows with multi-light/one sash. A prominent interior-end stone chimney, breaking through the roof eaves and marked with the date 1904, adds character. The cross-gabled roof, adorned with exposed purlin ends, contains numerous gabled dormers and is covered in asphalt shingles. The frame gable end walls are a mix of stucco and wooden shingles. An enclosed porch on the north end leads to the current kitchen, while a large, enclosed porch on the south end features an interior stone chimney. The south/west side of the house includes an enclosed integral porch supported by stone piers and wall clad in stucco siding. A sizeable shed-roofed one-story wing occupies the northwest corner of the main block.

Dunnottar's interior retains its character with original windows, random-width flooring, and plain trim with corner blocks. The main entry door, situated along the south wall, includes a multi-light transom. The short entry hall is characterized by a winding corner staircase. Recently restored, the house is in excellent condition.

In a bullet list, include any outbuildings or secondary resources or major landscape features (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

- **Log cabin-** ca. 1799, 1 ½-story, three-bay, vernacular log cabin with exterior-end stone chimneys and later additions. The building is in fair condition. A tree fell on the west chimney in June 2023, damaging it and the upper wall. The building is awaiting repair.
- **Meat house-** Ca. 1800, one-story, one-bay stone meat house with a pyramidal roof covered in wooden shingles. The building is in very good condition.
- **Tenant House-** ca. 1910, 1 ½-story, frame tenant house with Masonite siding, a corrugated metal gabled roof with a central brick flue, an enclosed front porch, a stone and concrete foundation, and some mid-20th-century remodeling. The building is in fair condition and requires some system upgrades.
- **Shed near tenant house-** This ca. 1920, one-story, gable-end frame shed has stone pier foundation, board-and-batten siding, a batten door, and v-crimp metal roofing. The building is in fair condition.

- **Bank Barn-** This ca. 1900, frame bank barn on a stone foundation has a standing-seam-metal gabled roof with a central front gable, board-and-batten siding, a stone foundation, a rear lean-to and is in good condition.
- **L-shaped shed-** ca. 1910, one-story, L-shaped frame pole building used to store machinery. The building is in fair condition.
- **Corn Crib-** This ca. 1910, frame corn crib on raised stone foundation has spaced, beveled horizontal siding, and a standing-seam metal gable roof with two small doors for loading the corn into the building. It is in very good condition and features two cribs on the interior, each with its own central vertical venting area.
- **Pig House-** ca. 1910, this one-story pig sty is made up of two gabled sections. The roofs are v-crimp metal and the walls are covered in vertical wood siding. The portion on the south contains an interior stone chimney and vat that were used to heat water when processing hogs. The building is in fair condition.
- **Dairy Barn and 2 silos-** This very large frame dairy barn appears to have been constructed ca. 1910. The 2-story barn has a gambrel roof covered in standing-seam metal with the walls covered in vertical wood and board-and-batten siding. A gabled cupola is located at the center ridge of the roof, part of which has been damaged by wind storms. Two silos, one of concrete with a stone base, and the other of terra cotta tile, are located on the north end of the building. The building has a low concrete foundation and a concrete floor with its original metal milking stanchions and is in fair condition.
- **Spring House-** early-19th-century, one-story, stone springhouse with gable roof covered in wooden shingles, exposed purlin ends, batten door, and wooden vent window in east end. The building appears to be in good condition.
- **Cemetery-** This cemetery contains seven Payne family members and is in a field south of the house. In 1932, a stone enclosure (9'x12') with a metal gate was erected around the cemetery along with a bronze tablet listing the names of those interred there. At the same time, two other bronze tables, one presented by the Virginia Chapter of the Sons of the American Revolution and another by the Daughters of the Revolution, were installed. The cemetery is overgrown, and some parts of the wall need repair.
- **Stable-** This one-story, L-shaped frame stable with a cross-gabled standing-seam-metal roof is clad in board-and-batten siding and was built in the 1980s. It is in good condition.
- **Modern tenant house-** Built on a banked site just east of the main house, this 1980s, one-story, gable-roofed (asphalt shingle), frame tenant house features an inset one-bay corner porch, hardi-plank siding, a full basement on its east side, and is in good condition.

4. Property's History and Significance (Please do not exceed one page)

Briefly explain the property's historic importance, such as significant events, persons, and/or families associated with the property.

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

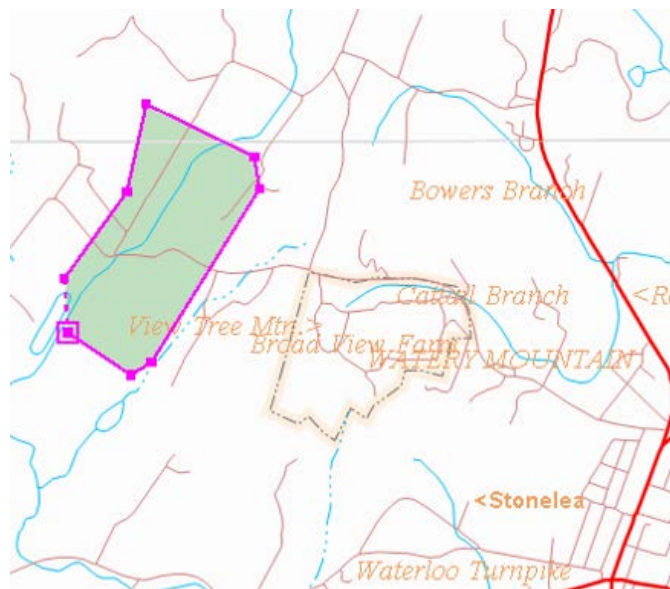
In 1724, John Blowers acquired 453 acres from Lord Fairfax, subsequently selling the land to William Payne in 1736. After William's passing without an heir, the property passed through the Payne family- John Payne (d. 1750), Richard Payne, and finally George Payne, who sold it to his brother Daniel Payne in 1779. A resurvey in 1781 revealed an increase in acreage from 453 to 1045 acres. Daniel later gifted the land to his nephew, Col. William Payne, in 1796, and it was Col. William Payne who built Clifton (now Dunnottar) in 1799. The last Payne owner, Arthur Payne, sold the property in 1856 before moving to Missouri.

In 1879, Maj. Robert P. Barry purchased the property for \$18,000. According to Col. Brooke Payne, a family descendant of the Paynes who built Clifton, at about 9 pm on 1 Jan 1899, the then 100-year-old house caught

fire and burned to the ground. A Virginia Historic Landmarks Commission Survey taken in the 1970s suggests Barry rebuilt the home in 1904, however a Payne Family History account suggests that his daughter and son-in-law Julian Keith rebuilt the house after Barry's death in 1912. The year 1904 is carved into the chimney, discrediting the family account. Regardless, the house was rebuilt on the original site, and incorporated some of the remaining stone walls of the original house, which was significantly different from the original. Robert Barry's daughter Margaret and her husband Keith inherited the property after his death, and they changed the name from Clifton to Dunnottar, allegedly after the Keith ancestral home in Scotland.

The property has a long history of agriculture and equestrian activities. Peggy Keith, the daughter of Julian and Margaret, won "Most Distinguished Farm Girl" by the US Department of Agriculture in 1924. She successfully raised chickens, Shetland ponies, guernsey calves, and demonstrated a remarkable skill in crop cultivation and canning. During the Keith's residence at Dunnottar, the Warrenton Point-to-Point was held on the property, as well as a number of other Hunt races. In later decades, Mrs. C. C. Jadwin cultivated "top-flight" ponies on the property, and many won blue ribbons at international competitions. The property remains an active farm today.

Dunnottar appears to be eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places at a local level under Criteria A for Agricultural history and under Criteria C for Architecture. Although the original 1799 main house burned, the 1 ½-story log cabin on the property dates to that era. Despite the 1799 main house's fire, a 1 ½-story log cabin from that era and the continuous farming activities through the 20th century contribute to the property's historical value, establishing a Period of Significance from 1799 to 1974. The current owner, who purchased the property in 2022, continues to run cattle on the farm.



Overlay of original 1724 John Blower/Fairfax Grant (courtesy of Gott Library)

Please list all sources of information used to research the history of the property, such as deeds, census and tax records, and/or published articles and books. (It is not necessary to attach lengthy articles or family genealogies to this form.)

- “Dunnottar [sic] Works Progress Administration of Virginia Historical Inventory.” Research by Francis B. Foster, The Plains, Virginia, March 3, 1938, Library of Virginia, Fau 106.
- Evans, Louise. “Clifton, Now Dunnottar: One of County’s Oldest Estates.” *The Fauquier Democrat*, Fauquier County, VA, Thursday March 6, 1952, p. 12.
- Moulton, Robert H. “Most Distinguished Farm Girl.” *Farm Mechanics*, July 1924, pp. 26-27.
- Payne, Brooke. *The Paynes of Virginia*. Richmond, VA: The William Byrd Press, Inc. 1937.
- “Mrs. Jadwin Buys Outstanding Pony at National Show.” *Fauquier Democrat*, November 19, 1959.

5. Property Ownership (Check as many categories as apply):

Private: x Public\Local _____ Public\State _____ Public\Federal _____

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: Ross and Cammie Fuller

organization: Dunnottar Farm Land Trust, Michael T. Brown Trustee

street & number: 7088 Dunnottar Lane

city or town: Warrenton state: VA zip code: 20186

e-mail: rossdsfuller@gmail.com telephone: 240-463-5059

Legal Owner’s Signature: _____

Date: _____

• • *Signature required for processing all applications.* • •

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: _____

Applicant Information (Individual completing form if other than legal owner of property)

name/title: Maral S. Kalbian

organization: Maral S. Kalbian, LLC

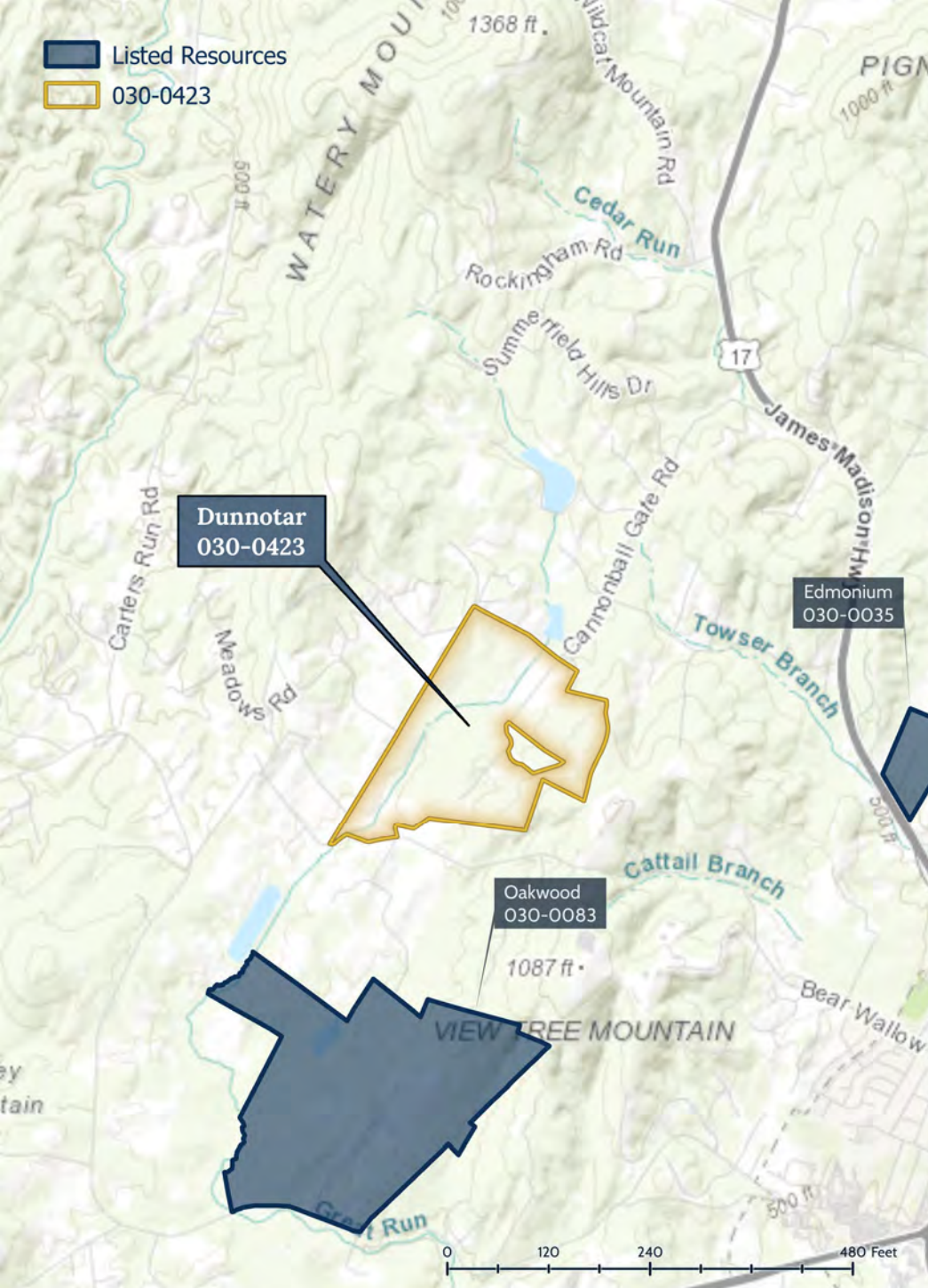
street & number: PO Box 468

city or town: Berryville state: VA zip code: 22611

e-mail: maral@mkalbiam.com telephone: 540-955-1231

Date: 1/22/2024

PLEASE DO NOT ATTACH CONTINUATION SHEETS TO THIS FORM. THANK YOU!

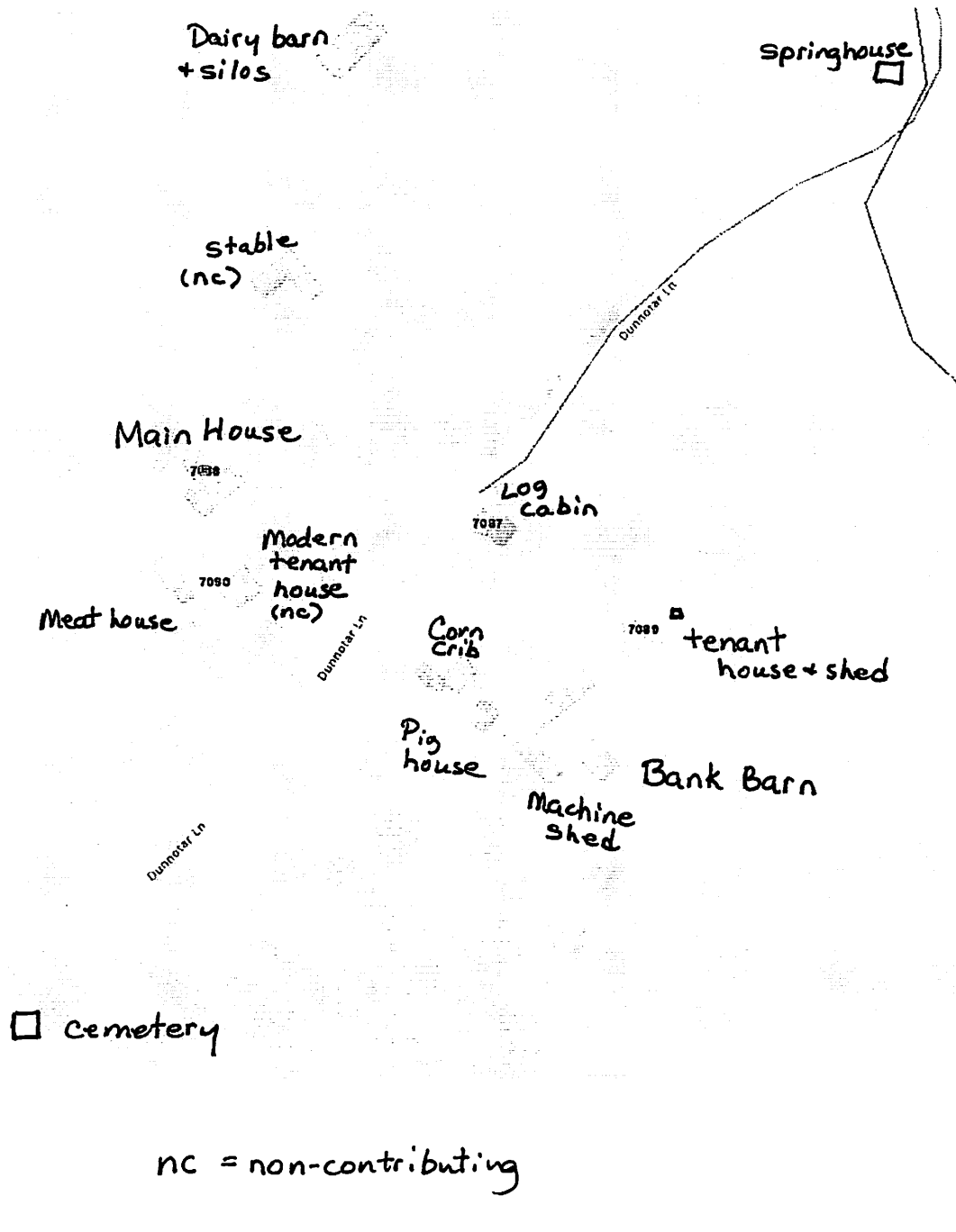


Dunnotar
Fauquier County, Marshall and Warrenton Quads
DHR ID: 030-0423

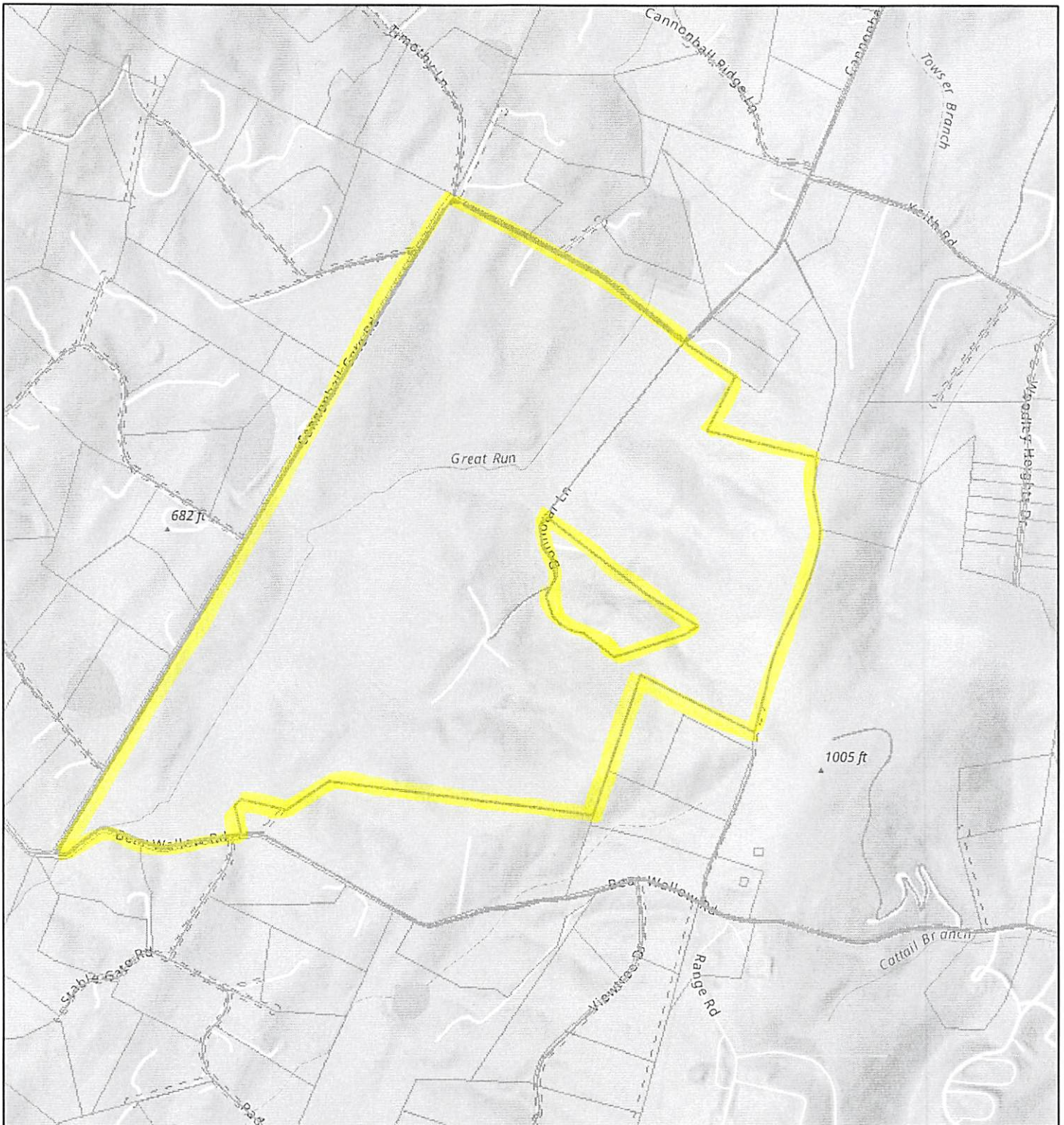
Created By: D. Bascone 2/1/2024
Sources: VDHR 2024, ESRI 2024, VDOT 2024, VGIN 2024
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



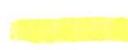
Site Plan
Dunnottar DHR #030-0423
For Preliminary Information Form



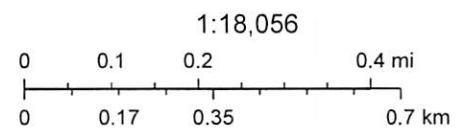
DHR # 030-0423
7088 Dunnottar Lane, Warrenton, VA: 400.6539 acres



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 Property boundary

- | | |
|-----------------------|---------------------------------------|
| ● Towns_18K | — Road Centerlines_without labels_18K |
| ● TownsPts_18K | — MAJOR |
| — School Location_18K | — MINOR; RAMP |
| --- Municipal | — COUNTY |
| — Railroad_18K | — LOCAL |
| □ TaxParcel_18K | — PRIVATE |
| | --- Encumbrances_18K |



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2024

Fauquier County GIS















































































































