

**ARLINGTON COUNTY REGISTER OF HISTORIC PLACES
HISTORIC DISTRICT DESIGNATION FORM**

1. NAME OF PROPERTY

Historic District Name: Happinest

Historic Name: Happinest

Current Name: Happinest

2. LOCATION OF PROPERTY

Street and Number: 4120 41st Street N.

County, State, Zip Code: Arlington, VA. 22207

3. TYPE OF PROPERTY

A. Ownership of Property: PRIVATE

B. Category of Property: PRIVATE

C. Number of Resources within Property

Contributing

Noncontributing

1

buildings

sites

2

structures

objects

3

Total

D. Listed in the National Register of Historic Places

Yes

X

No

4. FUNCTION OR USE

Historic Functions: DOMESTIC: Residence

Current Functions: DOMESTIC: Residence

5. DESCRIPTION OF PROPERTY

Summary Description:

Happinest, located at 4120 41st Street N., is a Tudor Revival dwelling constructed in 1933. Happinest was the home of Fannie F. and David K. Ballard who hired Valla Engineering, Ltd. to construct the house. The architect of Happinest is unknown. Mrs. Ballard later expanded the home by building a rear addition around 1960. Fannie Foy Ballard lived in the home for over forty-five years until she sold the house in 1980 to the current owner.

Happinest is a well-preserved example of Tudor Revival architecture and contributes to the architectural heritage of Arlington County. Built during the Great Depression, Happinest exhibits some of the building techniques that were promoted with the Tudor Revival style during the 1920s and 1930s such as the use of mixed materials. Rather than

construct the house entirely of brick, a more expensive material, Happinest's upper floors were made of frame construction clad in wood siding. This is a unique feature since most Tudor Revival houses with frame upper stories utilized designs with exposed timbers and stucco in between. Additionally, Happinest is an extant example of a building style that was popular in large part because of its versatility. Typically, Tudor Revivals had an asymmetrical design which allowed for construction on unique terrains and the expansion of the home in the future with additions. The style also lent itself to rural areas because of its use of natural materials with muted colors which allowed the building to blend in with its natural setting. Happinest uniquely reflects these architectural characteristics and demonstrates one of the ways this style was utilized in Arlington County.

Site Description:

Happinest is located at 4120 41st Street N. in the Arlingwood neighborhood. The local historic district contains a 0.621-acre lot with the historic house (RPC #03-003-164) and two sheds. The site is bounded by 41st Street N. to the north and single-family houses on the east, south, and west sides (see Appendix Two: Site Plan).

The lot on which Happinest is located has varying levels of topography. The house is built into a steep hill facing north towards 41st Street N. and sits about 130 ft. away from that street. An asphalt driveway lined with a low stone wall along the east side and a stone retaining wall along the west side winds up to an asphalt parking pad to the east of the house. A mailbox set in a stone pillar topped with a slate roof is situated near the parking pad along the east side. Along the southern side of the parking pad is a one-story shed. The ca. 1933 shed, which is utilized for mechanical equipment today, features a frame structural system clad in wood shingle siding with a staggered design and a hipped roof clad in architectural asphalt shingles. The only fenestration is a single-leaf wood door with spade strap hinges on the northern façade. A metal light extends from the façade next to the doorway and a metal vent extends out above the doorway.

A flight of flagstone and brick stairs leads from the asphalt driveway to the main entrance on the north façade of Happinest. Along the stairs is a decorative, stepped brick wall with openings at the middle. The stairs lead to a flagstone and poured-concrete patio space on the northern side of the property. The patio, which was added around 2020, is outlined with a metal cable railing. A flagstone and poured concrete walkway leads from the patio to the west elevation of the house where there is a set of stairs comprised of slate and brick with the same stepped brick wall on the sides as seen elsewhere on the property. This stairway leads to a flagstone walkway along the west elevation of the house. A brick and stone retaining wall with a stepped design outlines this walkway. Further west from this walkway is another pathway that forks at the middle and provides two stone and concrete sets of stairs that lead to another flagstone patio space, also added around 2020. The patio has a low stone wall along the south side. At the northwest corner of the patio is another ca. 1933 shed. The shed has a concrete foundation and frame structural system also clad in wood shingle siding with a staggered design. The front gable roof is sheathed in asphalt shingles. The gable end of the roof on the east elevation (front) features a vent.

Another vent is featured on the north elevation. The only fenestration is a single-leaf wood door with L hinges on the front elevation. A single lantern provides light over the doorway. Mechanical equipment extends from the north elevation of the shed.

The same flight of stairs that runs along the eastern edge of the patio on the west side of the property provide access to an open area in the southwest corner of the lot. This area, which is in the uppermost portion of the property, is enclosed by a wood split rail fence with wire in between the openings. The open area has a series of pea gravel pathways lined with low stacked stone or slate walls. In the southwest corner of the open area is a stone wall and at the center of the wall is a fountain feature with a pool below. The fountain features a rope motif and a decorative face; it no longer functions, but it may have once tapped into an existing spring on the property according to the current owner.¹

Along the east elevation of the property is a small set of flagstone stairs outlined with stepped brick that leads to another flagstone patio space. This ca. 1960 patio has a low brick wall along the east side. From this patio, a flight of stairs comprised of wood framing filled with small stones lead to a wood staircase that provides access to a deck connected to the southern elevation of the house. The deck, which was constructed in the 1980s, is level with the upper story of the rear of the house and has a concrete foundation with a stone veneer and wood framing. The deck is outlined by a wood railing with metal cables. A small set of stairs lead down to a wood walkway that leads from the deck to the entrance on the southern elevation of the rear addition. A flight of wood stairs in the northwest corner of the deck lead to the fenced-in open area in the upper southwest corner of the lot. Jutting from the northern side of this flight of wood stairs is another wood walkway that leads to the entrance on the upper level of the rear addition on the west elevation. This entire walkway features wood railings with metal cables.

Happinest has a variety of plantings and vegetation throughout the lot as well as large trees. Low lying vegetation covers the hillside from 41st Street N. to the house. Several large deciduous trees are located on this hillside as well. Along the western side of the property, low lying plantings and grasses intersperse with the various patio spaces and the open area with gravel pathways. A variety of evergreen and deciduous trees dot the landscape here outside of the open area. A majority of the property's trees are located along the west elevation of Happinest as well as in the northeast corner of the property closer to 41st Street N. Some of the largest trees are located in this corner. Additional large deciduous trees are located along the driveway and in the southeast corner near the patio space and rear deck. Again, low lying vegetation and a variety of bushes dot the landscape along the patio space on the eastern side of the house. There are three different types of fencing found on the property. Along the northeast side is a metal fence with stone pillars; it terminates at the driveway entrance with two stone pillars and a metal gate. Along the eastern edge and southern edge of the property is a metal chain link fence.

¹ Pierre Yves Cossard, Conversation with Historic Preservation Program staff on April 9, 2025.

Surrounding the open area where the fountain is located is a split rail fence with wire in between the posts.

Neighborhood Description:

Happinest is in the Arlingwood neighborhood. Arlingwood is a residential neighborhood in north Arlington, Virginia, which is a county adjacent to Washington, D.C. The neighborhood is situated close to Chain Bridge which spans the Potomac River and provides access to Maryland and Washington, D.C. from this portion of the County. For the first twenty years after Happinest's construction, the area around it remained relatively isolated within a heavily wooded setting and was sometimes referred to as the "Chain Bridge" neighborhood. Neighboring single-family dwellings were predominately located to the south, southwest, and west of Happinest. One of the nearby homes is the Hermitage which was constructed in 1931 and is situated to the northwest of Happinest; the Hermitage remains extant today and is one of Arlington County's Local Historic Districts (LHDs). Much of the development in the area was residential; industrial activities, such as stone quarrying, occurred closer to the river.

Continued population growth in the County and the construction of the George Washington Memorial Parkway, which is located to the east of Happinest, led to the creation of the Arlingwood subdivision in the early 1950s. Arlingwood was developed from some of the larger lots located to the west and northwest of Happinest. The neighborhood developed around the loop of North Richmond Road and North Randolph Street and consisted largely of Minimal Traditional and Ranch style homes. The development of the area diminished the wooded context of the neighborhood, but the areas along 41st Street N. largely remain wooded and hilly which continues to suggest the naturalistic qualities of Happinest's original setting. Today, many of the houses that pre-date the Arlingwood development and those built as part of the development remain extant; however, infill in the form of large single-family dwellings has occurred throughout the neighborhood.

Architectural Description:

Overview

Happinest is a Tudor Revival style dwelling built in 1933 with an addition added around 1960. Tudor Revival houses have a construction period from 1890 to 1940. The Tudor Revival style is loosely based on a variety of early English building traditions. Most Tudor Revival houses, post-1920, are asymmetrical in arrangement and feature a variety of decorative details. Many Tudor Revival dwellings feature a mixture of materials such as framing, brick, and stone, although masonry is the most prevalently used material. Early modest examples of Tudor Revival houses mostly utilized masonry on the first floor but had frame upper floors so as to avoid the expense of having a house built completely of solid-masonry construction.² This use of mixed materials and even brick

² Virginia Savage McAlester, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 2018, pg. 452.

veneers, which was a perfected technique by 1920, became increasingly popular during the Great Depression (1929 – 1941) when designs and materials needed to be simplified due to economic strain. This shift in design made the style more financially accessible to more people. Happinest, which was built during the Great Depression and has this mixture of materials, is a clear example of this architectural history.

The Tudor Revival style was popular because the variety of materials and asymmetrical design allowed for greater versatility. According to architectural historian Virginia Savage McAlester, “The house plan could rule the design rather than its being dictated by symmetry. This freedom allowed rooms to be oriented in any direction and windows to be placed where needed...”³ It also allowed for additions to be easily included into the design in the future as was done at Happinest around 1960. Such flexibility was appealing to those building houses on unique terrains and those seeking to obtain the best views of surrounding nature. The use of natural materials with muted colors, such as brick and stone, allowed the home to blend in with its natural setting as well. With these features, the home could contribute to the creation of a “picturesque” view. The picturesque was a popular movement largely associated with landscape and garden design during the mid-19th and into the early 20th centuries in America; however, the movement acknowledged the role that architecture played in the creation of beautiful or sublime vistas. These characteristics of the Tudor Revival style made it an appealing choice for those building in more remote areas. The style’s popularity during the early 20th century, versatility, and connection to the picturesque likely contributed to the Ballards choice of utilizing this style when constructing Happinest.

Happinest is unique in its design. Most Tudor Revival houses with frame upper stories have exposed timbers with stucco in between. This is the design feature that was largely utilized in the more suburban areas of Arlington County where the style was built in neighborhoods like Lyon Village and Lyon Park, to name a few. The architect of Happinest instead chose to clad the frame upper story with wood shingles in a stepped design. This design feature gives the house a more “rustic” quality than the exposed timbers would have conveyed. While we may never know why this design choice was made, it might have been felt that wood shingles was more appropriate stylistically given the rural area in which the house was constructed. The other architectural features of Happinest more closely resemble the characteristics of the Tudor Revival style.

Happinest is split into two different sections, a northern section and a southern section, and is connected by a hyphen at the center. The oldest portion of the house, constructed in 1933, is the northern portion. The hyphen and southern section were added later around 1960. The house, at the time of writing, is utilized as a rental property with both the northern and southern sections rented separately. For clarity, this architectural description has been split into different sections: Part A (1933), Hyphen (ca. 1960), and Part B (ca. 1960).

³ Virginia Savage McAlester, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 2018, pg. 466.

Part A – Constructed in 1933

“Part A” of Happinest refers to the northernmost and original section of the house. This was the portion that was constructed in 1933. The Hyphen and Part B were added onto this section of the house around 1960.

North Elevation (Front)

The north elevation of Part A of Happinest faces 41st Street N. and features the main entrance into this part of the house. It measures about five bays wide. This elevation is split into two parts demarcated by the cross-gable roof: the section running north-south which is three-stories in height and the section running east-west which is two-stories in height. The house’s foundation is not visible. The structural system of the lower level is mainly comprised of brick with stone interspersed throughout. The brick has an irregular coursing. This is particularly evident on the eastern side of the north elevation where most coursing is stretcher course with a few rows of Flemish bond coursing too.

Demarcating the basement level from the rest of the lower level of the house is a row of soldier course bricks. Interestingly, the 1936 Sanborn Map notes that Happinest was “tile brick faced” which indicates a type of brick veneer; however, the map does not depict the house as a veneered dwelling with its coloring and instead marks it as entirely pink, the color used to denote a brick building (Figure 12). The material call out was amended on the 1959 Sanborn Map to note the house has brick at the first floor (Figure 17).

Furthermore, the building permit for Happinest indicates the house had a brick structural system (Figure 9). The structural system of the upper level of the north-south section of the house is frame clad in wood shingle siding with a staggered design. This is also noted on the 1936 Sanborn Map (Figure 12). The two sheds on the property have the same siding design. The cross-gable roof of Part A is sheathed in architectural asphalt shingles and features a copper gutter system. Three skylights, a ca. 1980 modification, pierce the northern-facing slope of the cross-gable roof. At the top of the north-south gable is a wood frame dovecote. The dovecote, which is not used, is supported by a wood bracket and features a hipped roof clad in architectural asphalt shingles; the dovecote does not have any visible openings.

Historically, dovecotes (also known as dovehouses or pigeon houses) were used for the housing of domestic pigeons and/or doves. Until the 17th century in England, only the aristocratic class could keep doves and therefore, the use of dovecotes predominately occurred at grand houses or castles.⁴ Doves and pigeons were used as a food source, but their feathers were also used for practical purposes in the household (down for pillows, etc.). Dovecotes can either be freestanding structures or they can be attached at the gable ends of houses, like those at Happinest.⁵ While it is possible the Ballards kept doves or pigeons, it is more likely that this feature was added to the house decoratively. Revival

⁴ “What is a Dovecote?,” August 22, 2025, National Trust UK, <https://www.nationaltrust.org.uk/discover/history/architecture/what-is-a-dovecote> (accessed August 22, 2025).

⁵ “Dovecote/Pigeon house,” January 28, 2021, National Gallery of Art, https://heald.nga.gov/mediawiki/index.php/Dovecote/Pigeon_house (accessed August 22, 2025).

styles often took decorative details or features from older architectural styles and utilized them in the modern designs even if they did not have a purpose. The connection between the Tudor Revival style and English architecture would have made the choice to include a dovecote, a largely English aristocratic feature, in the design somewhat obvious. Most of the dovecotes found on Revival style houses are not large enough for any utilitarian purpose and are mostly decorative.

A set of stairs provides access to the main entrance on the north elevation. The stairs are comprised of brick and stone and are outlined by a brick wall that functions as the “railing.” The wall is stepped and features rectangle cut-outs at the center of each step. The brick wall also surrounds the landing at the main entrance. To the left of the main entrance (when facing the north elevation), is another patio space. This patio is above the attached garage which is located to the north of the east-west running portion of Part A. The garage is accessed from the east elevation of Part A. The patio has a flagstone floor and is surrounded by the same brick wall seen on the stairway to the main entrance.

The main entrance is off-center and features a fully glazed, wood door that leads into an area that was likely once an open porch that has since been enclosed at an unknown date. Next to the entrance are two large bay wood windows with glass panes above in between the brick columns which support the front porch. Underneath each of the large bay windows is a glass block decoration featuring two pieces of glass block stacked atop each other in a row of three with brick in between underneath each window. On the north elevation of the east-west running portion of Part A is a tri-partite metal French casement window with four fixed lites above it and two fixed, eight lite windows on either side. Underneath the window is a rowlock brick sill and above it is a stone lintel. Wood shutters flank the fixed windows. Other fenestration includes a fully glazed, wood door that leads from the interior to the patio above the attached garage, another metal French casement window with wood shutters, and wood casement windows with a metal screen at the basement level. Along the north elevation of the attached garage is a window opening that was infilled with brick at an unknown date.

East Elevation

The east elevation of Part A faces the asphalt driveway. This portion of Part A is two-stories tall and measures two bays wide; it is the portion of Part A that runs east-west with a side-gable roof. The use of stone in the structural system is most prominent on this elevation of the house. Again, there is use of irregular course work in the brick. Extending from the right side (when facing the elevation) is the attached garage. Above the garage is the patio space described in the section above. The attached garage is one-bay wide and features a wood, paneled garage door with eight lites at the top. A large exterior end chimney made of brick and stone is situated at the center of Part A's east elevation. An ash pit door with the words “The Donley Bros. Co. Cleveland” etched on the outside is situated near the base of the chimney. The Donley Bros. Co. was a company founded in 1895 in Cleveland, Ohio. They specialized in building materials and fireplace paraphernalia such as ash dumps, dampers, ash pit doors, coal chutes, and other

equipment.⁶ One of the ways they sold these materials was through catalogues which is likely how the equipment was purchased for Happinest.

A brick and stone planter box extends from the base of the chimney out towards the east. This planter box wraps around to the southern elevation of Part A. In between the garage and the chimney is an entrance to the lower level of this part of the house. This entrance features a single-leaf, wood door with 12 lites. Above the door is a stone lintel with a keystone at the center and two flanking stones with a pointed edge design. Access to this doorway is granted via a set of flagstone stairs leading up from the driveway. Other fenestration includes a wood awning window at the basement level with the same stone lintel design as the doorway and two metal four lite casement windows with rowlock brick sills and stone lintels.

South Elevation (Rear)

The southern elevation of Part A, just as with the north elevation, is split into two parts due to the cross-gable roof: the portion running north-south which has the front-gable roof and the portion running east-west with the side-gable roof. The east-west section, which measures two bays wide and two stories in height, features the same brick and stone exterior as the north elevation. Three metal skylights pierce the southern slope of the roof. Other fenestration includes metal, four lite casement windows with one-over-one fixed windows on either side and wood and vinyl, awning windows at the basement level. All windows have brick rowlock sills and stone lintels.

The north-south running section of Part A's southern elevation features parging at the foundation. Again, the brick coursing pattern is irregular. At the mid-way point of the house, the frame upper portion of the house cantilevers out slightly. This part of the house is clad in wood shingle siding with the same staggered design found elsewhere on the house. Another dovetail is situated at the top of the gable end of the roof on this elevation. This dovetail features half-moon openings: two on the south-facing portion and one on each side elevation. The openings have been covered with an unknown material from the inside. An exterior end brick chimney is situated on the left (when facing the elevation) side. The brick chimney has a brick archway that connects it to the brick and stone retaining wall that runs along the west and south sides of Part A and the west side of Part B. At the portion where the brick archway meets the chimney is an ash pit. Another ash pit opening is located at the base of the chimney. A subterranean flagstone walkway wraps around the west elevation to the south elevation on this side of the property. Fenestration on this elevation includes two metal French casement windows; one has four fixed lites above it. A window AC unit extends from a permanent opening made for it on this elevation as well; it is not installed in a window.

West Elevation

⁶ Donley Brothers Company, *Donley Book of Fireplaces*, 1925, pgs. 18-26, <https://archive.org/details/DonleyBookOfFireplaces/page/n23/mode/2up> (accessed August 22, 2025).

The west elevation faces the side yard and patio space as well the neighboring lot at 4132 41st Street N. This elevation of Part A is two-stories in height and four bays wide; this is the side elevation of the portion of Part A that runs north-south. The brick structural system remains irregular in its coursing and features stone throughout. Again, the upper level has a frame structural system clad in wood shingle siding with the same staggered design found elsewhere on the house. A majority of this upper portion of the elevation (three-bays in length) extends from the gable roof much like how a dormer extends from a roof. This portion has a shed roof clad in the same architectural asphalt shingles as the rest of the roof. The gutters are copper. Fenestration on the lower half of the house includes a large, fixed wood window, a fully glazed, wood door that leads into the enclosed porch on the north side of Part A, a metal French casement window with four fixed lites above, and a wood door with nine lites and a wood jalousie screen door. The window on this lower portion features a rowlock sill and stone lintel. The upper portion of the elevation features two metal French casement windows and a one-over-one, double-hung-sash, vinyl window.

Hyphen – Constructed ca. 1960

The hyphen was added around 1960 to connect the original 1933 portion of Happinest with the rear addition. The hyphen served as the front entrance to the house after it was constructed.

East Elevation

Post-1960, the main entrance to the house was on the east elevation of the hyphen. Today, this entrance is used by the rental unit of Part B as an entrance. A flight of flagstone stairs that run alongside the planter box at the base of the chimney located on the east elevation of Part A provide access to the ca. 1960 patio space just to the east of the hyphen. The flagstone patio is surrounded by a brick English bond retaining wall. A flagstone walkway leads from the patio to the entrance to the house at the hyphen; the walkway is outlined with a short brick wall that also functions as a planter space along the south elevation of Part A and north elevation of Part B.

The two-story hyphen's foundation is parged and supports a brick and stone structural system. The side-gable roof, which is sheathed in architectural asphalt shingles and features copper gutters, connects to the roof of Part A and Part B. A wall dormer with a front gable roof extends from the center of the hyphen at the roofline along this elevation. The gable end of the dormer is clad in the same wood shingle siding with a staggered pattern as other parts of the house. A metal French casement window with four fixed lites above it and a rowlock brick sill is centered in the dormer. Underneath the dormer, at the center of the hyphen, is the former main entrance to the house. The entrance has a half-glazed, single-leaf wood door with a leaded glass lite with a diamond design characteristic of Tudor Revival architecture. The doorway is surrounded by a variety of stones which renders a quoin-like effect, and a metal lantern is affixed to the keystone

directly above the doorway. Above the doorway is an overhanging gable supported by two brackets. The frame gable roof is sheathed in architectural asphalt shingles.

West Elevation

The foundation on the west elevation of the hyphen is not visible, but the brick and stone structural system is the same as the east elevation. However, there is a break in the roofline on this elevation. The left portion of the roofline, when facing this elevation, is steeper. The right side of the roofline, when facing the elevation, juts out further towards the west from the house and is less steep than the other side. Both appear to have the same ridgeline though. The subterranean flagstone walkway that wraps along the west and south elevation of Part B leads to the west elevation of the hyphen. A set of concrete stairs lead down to the entrance at the center of this elevation of the hyphen which comprises a wood half-glazed door with nine lites. The doorway is set into an arched frame and has two rows of rowlock bricks at the top of the archway. Even though access to this portion is granted down a set of stairs, this entrance leads to the same level of the house as the entrance on the east elevation of the hyphen. Other fenestration includes a metal French casement window with a standard brick sill.

Part B – Constructed ca. 1960

Part B was added around 1960 as the main rear addition. It connected to the original 1933 portion of Happinest via the hyphen which was constructed around the same time.

North Elevation

Part B is two-and-a-half stories in height and connects to Part A via the Hyphen at the center. Like Part A and the Hyphen, the foundation is not visible, and the structural system is comprised of brick with stone interspersed throughout. Notably, the brick patterning is split into two designs. A single stretcher bond brick course demarcates the change; this course runs right above the first floor of Part B and protrudes slightly from the elevation. Underneath this brick course, the brick coursing runs in six-to-one common bond. Above it, the brick is all stretcher bond brick coursing. Some stone is used throughout this elevation, but mostly at the top and bottom east corners of the elevation. Part B has a side gable roof clad in architectural asphalt shingles with copper gutters. This elevation is largely devoid of fenestration save for one metal casement window with six lites above it. A brick planter bed extends from the base of Part B and wraps around to the east elevation of Part B. It matches the planter bed found at the base of the south and east elevations of Part A.

East Elevation (Front)

The same projecting stretcher bond brick course as seen on the north elevation of Part B is on the east elevation as well. However, this projecting course does not extend to the south or west elevations of Part B. The brick coursing on the east elevation is more regular than elsewhere on the house and features a six-to-one common bond throughout. Stonework is still utilized on this elevation too and can be seen at the top and bottom

corners of the elevation and near the fenestration. The result is a quoin-like effect. Fenestration includes two metal French casement windows with six fixed lites above them and a metal casement window with six lites in the gable end. The first-floor window has stonework on either side of the window and a stone sill underneath. The second-floor window has a brick rowlock sill and a stone lintel.

A brick stepped retaining wall runs east west along the back hill of the property in between Part B and the rear deck that connects to the upper level of Part B. In between this retaining wall at the ground level and Part B is a one story, one bay wide addition. The addition is underneath the walkway that leads to the only entrance to Part B on the south elevation. It was added in the early 1980s by the current owner for the creation of a kitchen for Part B of the house. The addition extends from the southern elevation of Part B, but the main entrance into this addition is on the east elevation. The entrance has a single-leaf, half-glazed fiberglass door. The doorway is set into a frame that fills out the space between it and the brick archway around it. A shed roof overhang extends over top of the entrance to allow for water run-off; copper gutters outline the overhang.

South Elevation (Rear)

The southern elevation of Part B is three bays wide and faces the back of the lot and the neighboring properties to the south. The large wood deck on the southern side of the property is connected to this elevation. The brick coursing on this elevation mimics that seen on the other elevations of Part B except for the projecting brick course dividing the first and second floors; this is not found on the south elevation. A shed roof dormer pierces the southern slope of the side gable roof. The dormer's roof is sheathed in architectural asphalt shingles and is covered in the same wood shingle siding as found on portions of Part A. The dormer features paired six-over-six, double-hung-sash wood windows. At the center of the southern elevation is a half-glazed wood door featuring nine lites. Access to the doorway is granted via a landing and a set of wood stairs connected to the wood deck. Other fenestration includes two metal French casement windows; one has four fixed lites above and the other has six lites. One window has a brick rowlock sill and the other has a brick header course sill.

When standing on the landing between the deck and the entrance on the south elevation, the top of the early 1980s kitchen addition is visible to the west. This is the addition that is accessible from the east elevation of Part B. A metal skylight pierces the roof of the addition and provides light to the kitchen. The addition is nestled between the brick retaining wall and the house.

West Elevation

The western elevation of Part B is two bays wide. The brick coursing on this elevation mimics that as seen on the other elevations of Part B except for the projecting brick course dividing the first and second floors; this is not found on the west elevation. The main feature on this elevation is the doorway to the upper story of Part B. A wood walkway from the deck located on the southern side of the property provides access to

the door. The entrance features a half-glazed wood door with six lites. Other fenestration on this elevation includes two metal casement windows with two lites above them and header course brick sills. At the lower level are two deep brick window wells which feature one metal casement window and a vinyl one-over-one, double-hung-sash window. Another AC unit extends from a permanent opening made for it on this elevation.

Materials:

Foundations: not visible; parged in areas.

Walls: Brick and stone.

Roof: Cross-gable; side-gable.

Roof Materials: Architectural asphalt shingles; copper gutters.

Windows: tripartite metal French casement window; metal French casement windows; metal French casement windows with four and six transom lite variations; single, metal casement windows; glass block; wood bay windows; wood awning windows; vinyl awning windows; vinyl one-over-one, double-hung-sash window; wood casement windows; metal skylights; six-over-six, double-hung-sash, wood windows; metal four lite casement windows flanked with one-over-one, metal windows.

Doors: fully glazed, single leaf, wood door; wood paneled garage door; single-leaf wood door with 12 lites; single leaf wood door with nine lites; a wood jalousie screen door; half glazed door with leaded glass in diamond pattern; half-glazed fiberglass door; half glazed wood door with six lites.

Interior Floor Plan and Features

The original interior floor plan of Happinest is largely intact. Today, the house has a unique “U” plan – due to the connection of the two parts of the house with a hyphen. As noted earlier, the house has been split into two separate rental units. Interior alterations have occurred to accommodate the change in use, such as the expansion of Part B on the south elevation for the construction of a kitchen space on the interior. For both Part A and Part B, the lower levels consist of living rooms, dining rooms, and kitchens with the bedrooms located upstairs.

The interior Part A of Happinest, the original part of the house, retains much of its original early- to mid-20th century features. Part A has a more decorative interior than Part B in that it features wood paneled walls, original built-in cabinetry, and several, likely original, light fixtures. Original wood paneled doors and wood flooring is found throughout both Part A and Part B. Part B features closets comprised of cedar on the inside, a popular material choice for closets due to cedar’s ability to repel bugs and its pleasant aroma. The primary staircase in Part A features a decorative baluster comprised of pairs of curved cutout panels and ball top newel posts. The door and window surrounds feature mitered casings in the Colonial style. Most windows feature a standard casement window crank for opening; a few windows in Part A feature a unique casement stay lever with a handle to open the windows. Most doors feature crystal doorknobs. Further details about each section are outlined below.

Part A – Constructed in 1933

The interior of Part A of Happinest is accessed via the entrance on the north elevation and through the enclosed front porch. The enclosed front porch features a flagstone floor; while it is unknown when the enclosure of this engaged porch occurred, it is obvious that it did occur due to the placement of windows in between the brick columns as well as the presence of a window on the interior north elevation of the house. A wood paneled door with a single leaded glass lite at the center provides access to the interior of Part A from the enclosed porch. This entrance leads to the main living space of Part A and would have functioned as the historic main entrance. The living room is an open space with tall ceilings. A large brick and stone fireplace is centered on the eastern wall (the fireplace connects to the chimney on the east elevation of Part A). The fireplace features a wood mantel with dentil molding. The walls feature wood paneling. The skylights above are the primary light sources. Off from the living room area is the dining room and kitchen. The wood paneling on the walls in the living room continues into the dining room. A wood staircase with decorative wood railings provides access to the upper floor from the living room. At the top of the staircase is a balcony that looks out into the large living room. Two bedrooms and a bathroom are located upstairs. Hard wood flooring is found throughout the main and upper levels.

On the main level, a staircase between the living room and the dining room provides access to the basement level. At the top of the staircase is the original wood telephone nook with a space to store the phonebook. The basement flooring is both carpeted and vinyl in areas. Another large brick and stone fireplace is located on the eastern wall; it also features a wood mantel, but in a simpler design than the one on the main level. The basement level includes a recreation room, a laundry room, a half-bath, and two closet spaces. The walls of the recreation room are parged. Along the north elevation at this level is a wood paneled door that leads out to attached garage on the north elevation of the house. Inside the closet space across the room from the doorway to the north side of the property is a small arched doorway in the back. The doorway is wood paneled and features spade-strap hinges; inside the closet is a wooden rack storage system.

Hyphen – Constructed ca. 1960

After the hyphen and rear addition were added to Happinest around 1960, the main entrance to the house moved to the hyphen. Today, this entrance is only used by the resident of Part B of the property. The interior of the first floor of the hyphen space is largely comprised of a short hall between the entrance on the east elevation and the entrance on the west elevation of the hyphen. A doorway connects the Hyphen to Part A, and an open hall leads from the Hyphen to Part B. The second story of the hyphen is used as a storage space by the tenant of Part B. A doorway in that room connects this portion of the house to Part A.

Part B – Constructed ca. 1960

The interior of Part B can either be accessed via the entrance at the Hyphen or to the entrance into the ca. 1980 kitchen addition on the east elevation. The main level of Part B contains the kitchen and dining space, closets/pantries, the living room area, and a half-bath. The kitchen and bathroom on this level have been renovated. Hard wood flooring is found throughout. Access to the second story is granted via a narrow staircase in the living room. The second floor contains a bedroom, a bathroom, and a laundry room. The bedroom can also be accessed via the walkway from the deck to the doorway at the center of the south elevation of Part B. A floating staircase that functions as a shelving unit today provides access to the top floor of Part B through a square hatch opening in the ceiling in the laundry room. Interior fenestration and other decorative features in Part B largely match those found in Part A of Happinest.

The upper half-story of Part B can either be accessed via the square hatch located in the ceiling of the second floor of Part B or by the outside walkway that leads to the doorway on the west elevation. This upper story contains one small room and a large closet space. Like elsewhere on the property, the closet is made entirely of cedar.

6. STATEMENT OF SIGNIFICANCE

A. Applicable Designation Criteria as described in Section 11.3.4.A of the Arlington County Zoning Ordinance:

Happinest meets four of the eleven designation criteria as described in Section 11.3.4.A of the Arlington County Zoning Ordinance:

B. The property has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.

E. The property embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction.

G. The property embodies elements of design, detailing, materials, or craftsmanship that render it structurally or architecturally significant.

K. The property is suitable for preservation or restoration.

(See Section J of this report for a detailed description of how this property meets the designation criteria).

B. Statement of Significance:

Happinest is a Tudor Revival dwelling on a standard-sized lot in the Arlingwood neighborhood. The historic house displays a high level of integrity; it has been well preserved and serves as an extant example of an architectural style utilized in the early 20th century for its versatility, its ability to connect the built environment with nature, and its associations with the upper classes. Constructed under the ownership of Fannie F. and David K. Ballard in 1933, Happinest was built during a time when

the area around Chain Bridge was beginning to develop. The preservation of Happinest will help define the early-20th century architectural heritage of Arlington and provide insight into the development of the northernmost sections of the County.

C. Period of Significance: 1933 – 1980

D. Significant Dates: 1933; ca. 1960

E. Significant Persons:

Gilbert Vanderwerken (1810 – 1894): The property on which Happinest was constructed in 1933 was part of Gilbert Vanderwerken's massive land holdings in Arlington County. Gilbert Vanderwerken owned and operated an omnibus and stagecoach business in Washington, D.C. and resided in Georgetown. His summer home, Falls Grove, was in Arlington County. In total, he owned over 1,000 acres of property, most of it located in northern Arlington.

Emma (1848 – 1899) and Thomas Jewell (1851 – 1928), Florence Jewell (1864 – 1947): Emma Jewell (née Vanderwerken) came to own the property on which Happinest was eventually constructed after it was left to her by her father, Gilbert. The property was not developed until after Emma's death under her husband, Thomas, and his second wife, Florence's, ownership. They built a bungalow which they likely used as a summer house; the historic record suggests that this bungalow was located to the south of where Happinest was constructed in 1933.

Lena (1893 – 1956) and J. Grafton Poore (1893 – 1952): The Poores purchased the bungalow and land on which Happinest was eventually built from the Jewells in 1922. Lena's family, the Lentz, were direct neighbors. The Poores lived in the bungalow at 4015 N. Randolph Street and in 1929, sold the portion of the land on which Happinest was eventually built.

Crandal Mackey (1865 – 1957): Crandal Mackey was a prominent citizen of Arlington County and served as the Commonwealth Attorney from 1904 to 1915. In addition to his law career and other business ventures, Mr. Mackey was also a real estate investor and owned several tracts of land in the County. The historic record indicates that Mackey did not develop the land he bought from the Poores.

Fannie Foy (1901 – 1987) and David K. Ballard (1894 – 1946): It was under the ownership of the Ballards that Happinest was constructed in 1933. They contracted Valla Engineering, Ltd. for the construction; the architect of the house is unknown. Fannie Foy Ballard later expanded the house with a hyphen and rear addition around 1960. The Ballards called the house "Happinest."

Pierre Y. Cossard: Pierre Y. Cossard purchased Happinest from Fannie Foy Ballard in 1980; he is the current owner of the property as of the date of this report.

F. Cultural/Social Affiliation: Single-family dwelling

G. Architect: Unknown

Builder: Valla Engineering, Ltd.

H. Narrative

Mid-19th Century Land History: Frye and Vanderwerken Ownership

Prior to the Civil War (1861 – 1865), the present-day property of Happinest was part of a 188-acre tract owned by the Fries (Figure 1). Dr. Thomas Baker Frye (1820 – 1889) and Annie C. Frye (1820 – 1897) lived on the property, but the title was under Annie’s name.⁷ Annie was an immigrant from England who came to America in 1848 with her then-husband, Francis Carman.⁸ Francis, who was an actor, and Annie settled in Washington, D.C. by 1850 with their three children.⁹ Ten years later, Annie was no longer with Francis. The record is unclear if they were separated or if he passed away, but by 1860, Annie had changed her last name to Frye and lived with Dr. Thomas Frye in Arlington County with her children.¹⁰ Dr. Frye practiced medicine in Washington, D.C. prior to moving to Arlington County. The Fries farm was valued at \$9,250 and 130 acres of it was wooded. On the eastern edge of the property, along the Potomac River, was an inactive 30-acre quarry.¹¹ Records indicate that Dr. Frye also enslaved a 9-year-old Black boy.¹²

The start of the Civil War brought significant changes to this part of Arlington County. Dr. Frye joined the Confederacy and moved south, but Annie remained in Arlington County. The United States Army seized the Frye property and began constructing Fort Ethan Allen which was partially located on the 188-acre parcel; the fort was completed in 1861.¹³ In October of that same year, Annie wrote to General Thomas of the United States Army requesting compensation for the possession of her property by the Army. Specifically, she noted the destruction of her crops, fences, and timber supplies by the various regiments encamped on her land and lamented that her house was used as the headquarters for the Engineer Corps who were building Fort Ethan Allen. At the time she wrote the letter, she was living in Washington, D.C. at the Fitzgerald House on

⁷ Arlington County Land Records, “Thomas Donoho and Alfred Holmead (trustees) to Gilbert Vanderwerken,” February 19, 1862, Liber 8, pgs. 175-176.

⁸ “Francis Carman”, U.S. and Canada, Passenger and Immigration Lists Index, 1500s-1900s, <https://www.ancestry.com> (accessed March 10, 2025).

⁹ “Francis Carman,” 1850 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

¹⁰ “Anne Finger,” 1860 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

¹¹ Arlington County’s Historic Preservation Program, “Hermitage Historic District Designation Form”, pgs. 11-12, February 2017, <https://www.arlingtonva.us/Government/Projects/Project-Types/Local-Historic-District/The-Hermitage> (accessed March 10, 2025).

¹² “Thos. B J Frye” 1860 U.S. Federal Census – Slave Schedules, <https://www.ancestry.com> (accessed March 10, 2025).

¹³ Arlington County’s Historic Preservation Program, “Hermitage Historic District Designation Form”, pg. 13, February 2017, <https://www.arlingtonva.us/Government/Projects/Project-Types/Local-Historic-District/The-Hermitage> (accessed March 10, 2025).

Pennsylvania Avenue and noted she had no other means or resources for income.¹⁴ It is unclear if the Army compensated her for her losses or paid her rent for the usage of her land, but it is unlikely considering she sold the property just a few months later in February 1862 to her neighbor, Gilbert Vanderwerken for \$2,607.¹⁵

Gilbert Vanderwerken (1810 – 1894) owned a significant amount of land in Arlington County (Figure 2). Starting in 1852, he began purchasing various tracts for his business and personal enterprises bringing the total land he owned to over 1,000 acres. Born in Waterford, New York, Mr. Vanderwerken left home at the age of seventeen and apprenticed for James Gould, a coach and omnibus manufacturer in Albany, New York.¹⁶ Omnibuses were versions of stagecoaches and were often designed as long four-wheeled carriages with seats for several passengers. They were largely used in urban settings and for conveying passengers short distances.¹⁷ Gilbert Vanderwerken made the omnibus and stagecoach business his career. In 1830, he was the part owner and manager of a line of stagecoaches in Mexico, but he returned to the United States in 1834 and married Jane Van Denburgh in 1835.¹⁸ They moved to Newark, New Jersey where Mr. Vanderwerken established his own manufacturing business for stagecoaches, omnibuses, and railroad cars.¹⁹ According to a newspaper article, the first railway coaches in New Jersey, and potentially the United States, were manufactured in his factory. His company was financially successful.²⁰

Between 1848 and 1851, the Vanderwerken family relocated to Washington, D.C. where Gilbert established an omnibus line.²¹ The Vanderwerken Company line closely followed the horse-drawn carriage routes of the early 1800s and traveled from Georgetown to Navy Yard via M Street and Pennsylvania Avenue. A one-way fare cost 12.5 cents and the stagecoaches sat 12 passengers.²² The Vanderwerken family resided in Georgetown on M Street between 30th and 31st Streets, but Mr. Vanderwerken started purchasing tracts in Arlington County with the goal of using them as pastureland for the horses that carried

¹⁴ “Annie C Frye to General Thomas,” October 2, 1861, File F426, pg. 1-4, Roll 0023, <https://www.Fold3.com> (accessed March 10, 2025).

¹⁵ Arlington Land Records, “Thomas Donoho and Alfred Holmead (trustees) to Gilbert Vanderwerken,” February 19, 1862, Liber 8, pgs. 175-176.

¹⁶ “Gilbert Vanderwerken,” *The Sunday Star*, December 24, 1933, pg. 47, <https://www.newsbank.com> (accessed March 10, 2025).

¹⁷ “Early Transportation in Washington,” *The Sunday Star*, September 28, 1930, pg. 86, <https://www.newsbank.com> (accessed March 10, 2025).

¹⁸ “Gilbert Vanderwerken,” *The Sunday Star*, December 24, 1933, pg. 47, <https://www.newsbank.com> (accessed March 10, 2025).

¹⁹ Ibid.

²⁰ Ibid; Arlington County’s Historic Preservation Program, “Hermitage Historic District Designation Form”, pg. 12, February 2017, <https://www.arlingtonva.us/Government/Projects/Project-Types/Local-Historic-District/The-Hermitage> (accessed March 10, 2025).

²¹ Arlington County’s Historic Preservation Program, “Hermitage Historic District Designation Form”, pg. 12, February 2017, <https://www.arlingtonva.us/Government/Projects/Project-Types/Local-Historic-District/The-Hermitage> (accessed March 10, 2025).

²² Fort Ethan Allen National Register Nomination Form, 2003, NRHP Reference Number 04000052, pg. 6, <https://www.dhr.virginia.gov/historic-registers/000-5819/> (accessed March 10, 2025).

his omnibuses.²³ Around 1852, he constructed a house on his property in Arlington on “a hilltop in a grove of fine oak trees at the northwest corner of Little Falls and Glebe Roads” with the intention of using the home as a summer house for his family.²⁴ The house was called Falls Grove and was located about 1.3 miles southwest from where Happinest is located today.

Mr. Vanderwerken’s property in Arlington was impacted by the Civil War. His land and his house were utilized, with Vanderwerken’s permission, by General Winfield Hancock of the United States Army as a headquarters and field hospital (Figure 3). In return for its usage, the Army protected all the buildings located on Mr. Vanderwerken’s property as well as his considerable grove of trees.²⁵ Gilbert Vanderwerken also provided the Army with information about where best to situate Fort Marcy which was built entirely on Vanderwerken property; Fort Marcy was located to the north of present-day Happinest (Figure 4). At the end of the war, the federal government conveyed Fort Marcy back to Gilbert Vanderwerken as compensation for the use of the 113-acre lot. He also purchased several of the buildings at Fort Ethan Allen at auction.²⁶ While Mr. Vanderwerken’s property experienced massive change during the Civil War, his career also shifted. During the war, Mr. Vanderwerken sold his stage line to the Washington and Georgetown railroad. One of the provisions of the charter for the railway was that any major competitors would be bought out. Since the Vanderwerken Company Line was one of the top competitors, it was purchased at a high figure.²⁷ Through this sale, Mr. Vanderwerken became one of the largest stockholders of the railway company.

In addition to his business ventures in public transportation in Washington, D.C., Gilbert Vanderwerken also opened a stone quarry on his property in Arlington County. Portions of his land holdings in the County included land along the Potomac River near Chain Bridge, much of which had vast amounts of stone. Vanderwerken’s quarry company, called the Potomac Blue Stone Company, provided stone for several public and private development projects. In total, Vanderwerken had three quarries along the river near Chain Bridge.²⁸ Rock would be blasted on site and transferred to the Georgetown waterfront. There were largely two types of stone quarried: rubble to use on streets and roads and larger stones for construction projects. The Healy Building of Georgetown

²³ “Gilbert Vanderwerken,” *The Sunday Star*, December 24, 1933, pg. 47, <https://www.newsbank.com> (accessed March 10, 2025).

²⁴ Fort Ethan Allen National Register Nomination Form, 2003, NRHP Reference Number 04000052, pg. 6, <https://www.dhr.virginia.gov/historic-registers/000-5819/> (accessed March 10, 2025); Eleanor Lee Templeman, *Arlington Heritage: Vignettes of a Virginia County* (New York, New York: Avenel Books, 1959), pg. 126.

²⁵ Arlington County’s Historic Preservation Program, “Hermitage Historic District Designation Form”, pg. 13, February 2017, <https://www.arlingtonva.us/Government/Projects/Project-Types/Local-Historic-District/The-Hermitage> (accessed March 10, 2025).

²⁶ Ibid; Southern Claims Commission, “Gilbert Vanderwerken,” Commission No. 13314, 1874-1875, <https://www.ancestry.com> (accessed March 10, 2025).

²⁷ “About Georgetown,” *The Evening Star*, January 23, 1894, pg. 5, <https://www.newsbank.com> (accessed March 10, 2025).

²⁸ “Bluestone from the Hills,” Charles Va. Grunwell, *The Sunday Star*, January 30, 1966, p. 110, <https://www.newsbank.com> (accessed March 10, 2025).

University, St. Patrick's Church, the Hains Point seawall, and St. Elizabeth's Hospital, all located in Washington, D.C., were some of the projects built with stone from his quarry.²⁹

The quarry changed ownership throughout the years but ultimately ceased operations in 1938 under the management of the Smoot Sand & Gravel Company.³⁰ In 1956, the National Park Service gained ownership of the property and used the land for the construction of the George Washington Memorial Parkway. It was during the parkway's development that the last remaining members of a community known as "Little Italy" were evicted. "Little Italy" was located in the Marcey Creek ravine and was the home to several Italian immigrants who had worked in the quarry industry during the early 1900s.³¹ It was within this surrounding context that Happinest was constructed during the early 20th century. Given the prevalence of stone in the surrounding area near Happinest, it is unsurprising that the house's construction incorporated the use of stone interspersed with brick.

Upon his death in 1894, Gilbert Vanderwerken left much of his property to his wife Jane but also gave property to his three daughters: Jane Grunwell, Emma Jewell, and Ella Truitt. His daughter Emma received about 125 acres which lay between the Alexandria and Chain Bridge Road and the road leading from this road to Falls Church, Virginia.³² It was on this 125-acre tract that Happinest was eventually constructed.

The Jewells (1893 – 1922)

Emma Jewell (1848 – 1899), one of Gilbert and Jane Vanderwerken's daughters, married Thomas B. Jewell in Arlington at the Vanderwerken's house, Falls Grove, in February 1883.³³ Emma, who was born in New Jersey, largely grew up in Washington, D.C.³⁴ Thomas Bronson Jewell, Sr. (1851 – 1928) was born in Vermont and studied law at Oberlin College in Ohio.³⁵ At the time of their marriage, he was a lawyer living in Kansas City, Missouri.³⁶ In the early 1890s, the Jewells resided in Kansas City, but they

²⁹ Nan and Ross Netherton, *Arlington County in Virginia: A Pictorial History*, (Brookfield, Missouri, Donning Company, 1987) pg. 179.

³⁰ "Bluestone from the Hills," Charles Va. Grunwell, *The Sunday Star*, January 30, 1966, p. 111, <https://www.newsbank.com> (accessed March 10, 2025).

³¹ Ibid; Nan and Ross Netherton, *Arlington County in Virginia: A Pictorial History*, (Brookfield, Missouri, Donning Company, 1987) pg. 179.

³² Arlington County Land Records, "Gilbert Vanderwerken to Emma Jewell," August 28, 1893, Liber O4, pgs. 326 – 329; "Gilbert Vanderwerken," District of Columbia, U.S., Wills and Probate Records, 1737-1952, <https://www.ancestry.com> (accessed March 10, 2025).

³³ "Emma Vanderverken" Virginia, U.S. Marriage Registers, 1853-1935, <https://www.ancestry.com> (accessed March 10, 2025); "Married" *The Evening Star*, February 23, 1883, pg. 3, <https://www.newsbank.com> (accessed March 10, 2025).

³⁴ "Emma Vanderwerken" 1880 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

³⁵ "Thomas B. Jewell Dies at Age 77," *The Evening Star*, July 15, 1928, pg. 9, <https://www.newsbank.com> (accessed March 10, 2025).

³⁶ "Emma Vanderverken" Virginia, U.S. Marriage Registers, 1853-1935, <https://www.ancestry.com> (accessed March 10, 2025).

eventually relocated to Washington, D.C. where Thomas practiced law for 35 years.³⁷ Emma and Thomas had three children. Despite receiving the property in Arlington from Emma's father in 1893, records indicate that the Jewells did not reside or develop the property during Emma's lifetime.³⁸ Six years after receiving the land from her father, Emma passed away in Washington, D.C. in 1899 and left the land to Thomas in her will (Figure 5).³⁹

Thomas Jewell continued to reside in Washington, D.C. with his three children after Emma's death. In 1902, he married his second wife, Florence Eddy (1864 – 1947) in New Jersey, where Florence was born.⁴⁰ Again, the Jewells continued to primarily reside in Washington, D.C. where Thomas had his own law practice.⁴¹ In February 1916, Thomas and Florence sold 142.84 acres of the land left to him from his first wife Emma's will to George W. Thomas in a deed of trust to secure a loan.⁴² George W. Thomas conveyed the property to D.S. Mackall and B. D. Boteler, trustees. It appears that Thomas failed to make a payment on a loan which prompted the land to be sold at public auction to Andrew M. Curry, who purchased it for \$29,000, in December 1916.⁴³ In January 1917, Mr. Curry transferred the purchase back to Thomas Jewell.⁴⁴ Throughout this situation, records indicate that Thomas and Florence continued to reside in Washington, D.C.; however, it is likely they developed the land and built a house on the property around 1920.⁴⁵ It is possible that the deed of trust noted above was used to obtain funds needed to construct a house on the property, although the amount of land used as collateral is significant and was likely worth more than what a house would have cost to construct at that time. It is more likely that the Jewells built their house after the land was transferred back to them in 1917. It is known that they constructed a house on the lot because when they sold 3.452-acres of the original 142.84-acre lot in December 1922 to J. Grafton and

³⁷ Arlington County Land Records, "Last Will and Testament of Emma Jewell," January 21, 1894, Will Book 10, pgs. 391 - 396; "Thomas B. Jewell," U.S. City Directories, 1822-1995, <https://www.ancestry.com> (accessed March 10, 2025); "Thomas B. Jewell" 1900 Census United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025); "Thomas B. Jewell Dies at Age 77," *The Evening Star*, July 15, 1928, pg. 9, <https://www.newsbank.com> (accessed March 10, 2025).

³⁸ "Emma N. Jewell" Washington, District of Columbia, U.S., Death Certificates, 1874-1931, <https://www.ancestry.com> (accessed March 10, 2025); Arlington County Land Records, "Last Will and Testament of Emma Jewell," January 21, 1894, Will Book 10, pg. 391 - 396.

³⁹ Arlington County Land Records, "Last Will and Testament of Emma Jewell," January 21, 1894, Will Book 10, pgs. 391 - 396.

⁴⁰ "Thomas Jerwell" New Jersey, U.S., Marriage Index, 1901-2016, <https://www.ancestry.com> (accessed March 10, 2025).

⁴¹ "Thomas B. Jewell" 1910 Census United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁴² Arlington County Land Records, "Thomas B. and Florence Jewell to George W. Thomas," Liber 150, pgs. 92-96.

⁴³ Arlington County Land Records, "D.S. Mackall and B.D. Boteler (Trustees) to Thomas B. Jewell," Liber 153, pgs. 406 - 407.

⁴⁴ Ibid.

⁴⁵ Thomas B. Jewell" 1910 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025); "Thomas B. Jewell" 1920 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

Lena Poore, the local paper advertised the sale as having included “a bungalow and three acres near Chain Bridge.”⁴⁶

The “bungalow” was likely a summer house located just off Randolph Road. The construction and use of summer houses in Arlington by residents of Washington, D.C. was common during the early 20th century. Arlington County was still a largely rural area, especially in the region near Chain Bridge (Figure 6). Residents of Washington, D.C. often sought relief from the city in the hot summers and spent much of their time in the Arlington countryside at their summer homes. All records indicate that the Jewells resided primarily in Washington, D.C., specifically at 1485 Columbia Road N.W. in the Columbia Heights neighborhood, during the early 20th century and did not reside in Arlington, Virginia.⁴⁷ Even after Thomas Jewell passed away in 1928, Florence continued to reside in Washington, D.C. In 1940, *The Evening Star*, a local paper, alerted readers to the disappearance of Mrs. Florence Jewell who was 76 at the time. She had left her home at 4831 36th Street N.W. in Washington, D.C. in the evening, her whereabouts unknown. Police noted they were watching “Mrs. Jewell’s summer home in Arlington County, VA. in the belief that she might be headed there.”⁴⁸ It is unknown if the summer house referenced in this article is the bungalow located on the property near Chain Bridge or a different one. Florence Jewell no longer owned the land near Chain Bridge (having sold the property in 1922), but perhaps she returned periodically for an occasional visit, or she owned a different summer home elsewhere in the County. Regardless, the article indicates that the Jewells were among some of the Washington, D.C. residents who owned summer homes in the County.

J. Grafton and Lena Poore (1922 – 1929)

In December 1922, the Jewells sold 3.452 acres to J. Grafton and Lena Poore.⁴⁹ In addition to having a bungalow, the lot had a natural spring in the northwest corner. The property abutted Randolph Road which was originally called “Lentz Lane” until 1935 when the streets were renamed in Arlington.⁵⁰ Lena Poore’s maiden name was Lentz and members of her family lived on Lentz Lane, for whom it was likely named. Lena (1893 – 1956) was born in Virginia, but by 1910, she and her family lived in Washington, D.C.⁵¹ At the age of nineteen, Lena married James Grafton Poore (1893 – 1952), a fellow

⁴⁶ “Suburb Realty Active,” *The Evening Star*, March 17, 1923, pg. 15, <https://www.newsbank.com> (accessed March 10, 2025).

⁴⁷ Thomas B. Jewell” 1910 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025);

“Thomas B. Jewell” 1920 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁴⁸ “Rock Creek Park Hunted for Woman, 76,” *The Evening Star*, September 11, 1940, pg. 23, <https://www.newsbank.com> (accessed March 10, 2025).

⁴⁹ Arlington County Land Records, “Thomas B. and Florence E. Jewell to J. Grafton and Lena M. Poore,” Liber 188, pgs. 445 – 447.

⁵⁰ *Arlington County Virginia Directory of Street Names: Showing New Names and Locations of Streets also Old Street Names*, June 1, 1935, Arlington County, <https://libraryarchives.arlingtonva.us/index.php/Detail/objects/475> (accessed March 10, 2025).

⁵¹ “Lena M. Lentz” 1910 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025); “Lina M. Lintz” 1920 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

Washingtonian.⁵² James, who was born and raised in D.C., worked as a steamfitter in the plumbing industry when they married.⁵³ In 1920, the Poores continued to live in Washington, D.C., but by 1930, census data recorded them as living at a house they owned on “Glebe Road and Walkers Chapel.” Henry and Sarah Lentz, Lena’s parents, and Charles Lentz, Lena’s brother, also lived off Glebe Road and were their neighbors.⁵⁴ The house the Lentz resided in was the same bungalow that the Jewells had constructed during their ownership of the property; the address of the property was 4015 N. Randolph Street.

The Jewell/Poore bungalow was not an early iteration of Happinest. Historic maps and other data all indicate that the “summer bungalow” owned by the Jewells and then the Poores was a house located to the south of where Happinest was constructed in 1933. The Jewell/Poore house at 4015 N. Randolph Street was likely constructed around 1920, though no official records confirm the date. The house’s description does not match that of Happinest.⁵⁵ A plat of the property from 1922 does not show any known construction on the lot owned by the Poores, but this was not uncommon to plats which mainly depicted the property lines (Figure 7). The plat does show that main access to the property was from N. Randolph Street; no other roads are depicted on the plat and 41st Street N., from which Happinest is accessed, was not an “official” road until 1935 and remained unpaved for several years after.⁵⁶ It is most likely that the Jewells would have constructed a bungalow from which they could obtain easy access, such as from N. Randolph Street. The Jewell/Poore bungalow house was located much closer to N. Randolph Street than where Happinest is currently sited.

In 1929, the Poore’s sold 1.563 acres of their property to Crandal Mackey, but they retained the remaining portion of the property, which included their house at 4015 N. Randolph Street. In 1934, Lena and James Poore divorced.⁵⁷ Lena, who began working as a nurse, remained in their house off N. Randolph Street and eventually had family members and lodgers living with her.⁵⁸ James relocated to Washington, D.C. and by 1940, was remarried to Caroline Poore.⁵⁹ In 1948, Lena sold the house at 4015 N. Randolph Street and the house was demolished in 1986.⁶⁰

⁵² “Appointed School Trustee,” *The Evening Star*, December 5, 1912, pg. 16, <https://www.newsbank.com> (accessed March 10, 2025).

⁵³ “James G. Poore” 1910 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁵⁴ “James G. Poore” 1930 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁵⁵ “4015 N. Randolph Street,” Real Estate Assessment Property Cards, Arlington County Public Archives, <https://geocortex.arlingtonva.us/Html5Viewer/index.html?viewer=ACMaps.HTML5> (accessed March 10, 2025);

⁵⁶ Arlington County Land Records, “Thomas B. and Florence E. Jewell to J. Grafton and Lena M. Poore,” Liber 188, pgs. 445 – 447.

⁵⁷ “James G. Poore” Virginia, U.S. Divorce Records, 1918-2014, <https://www.ancestry.com> (accessed March 10, 2025).

⁵⁸ “Lena M. Poore” 1940 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁵⁹ “James G. Poore” 1940 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁶⁰ “4015 N. Randolph Street,” Real Estate Assessment Property Cards, Arlington County Public Archives, <https://geocortex.arlingtonva.us/Html5Viewer/index.html?viewer=ACMaps.HTML5> (accessed March 10, 2025); Arlington County Land Records, “Lena M. Poore to Virginia B. Anderson,” Liber 816, pgs. 158 – 159.

Crandal Mackey (1929 – 1932)

In January 1929, the Poores sold the 1.563-acre lot on which Happinest would eventually be constructed to Crandal Mackey.⁶¹ Crandal Mackey (1865 – 1957) was a prominent citizen of Arlington County during the early 20th century. Born in Louisiana during the Civil War, he primarily grew up in South Carolina where he attended the South Carolina Military Institute.⁶² Eventually, his family relocated to Washington, D.C. during which time he attended Randolph Macon College in Virginia and then Georgetown Law School. In 1889, Crandal married Mary Schuyler and then in 1898, he enlisted in the Army to serve in the Spanish American War. When the war ended, Captain Crandal returned home and by 1900, he and his wife, Mary, lived in Arlington, Virginia.⁶³ They resided at their 18-room home at 1711 22nd Street North, close to Rosslyn, a 31-acre lot that became known as “Mackey’s Hill”.⁶⁴ Crandal Mackey worked as a lawyer and served as the Commonwealth Attorney from 1904 to 1915. Mr. Mackey was most known at the time for his raids on illegal businesses, bars, and saloons in Rosslyn, Jackson City, and St. Asaph’s (a horse racetrack in Arlington).⁶⁵ Some at the time credited the decrease in crime in certain areas of Arlington entirely to Mr. Mackey and his efforts. In addition to his law career, Crandal was an editor and publisher of a local paper called *the Chronicle*, a member of the Board of Trustees of George Washington University, and director of the Arlington National Bank in Rosslyn.⁶⁶

Mr. Mackey was also invested in real estate. He purchased and then subsequently sold several tracts of land in Arlington. According to one contemporary newspaper of his time, Crandal owned “considerable real estate in both Arlington and the District” and was the landlord of the Chinese Embassy on 16th Street.⁶⁷ Between 1900 and 1955, he sold more than 120 properties according to deed records. Some of these deed sales were due to his legal representation of a client or to his being assigned as an executor of a will; however, many were also from his own personal investments. The high level of turnover of this property suggests that his interest was in selling the land itself for profit and the number

⁶¹ Arlington County Land Records, “J. Grafton and Lena M. Poore to Crandal Mackey,” Liber 292, pgs. 346 – 347.

⁶² “Crandal Mackey,” Virginia, U.S. Death Records, 1912-2014, <https://www.ancestry.com> (accessed March 10, 2025); “Crandal Mackey, Who ‘Cleaned’ Arlington, Dies,” *The Virginia-Pilot*, Norfolk, Virginia, April 2, 1957, pg. 14, <https://www.newspapers.com/article/the-virginian-pilot-obituary-for-crandal/122878359/> (accessed March 10, 2025).

⁶³ Ibid.

⁶⁴ Arlington County Historical House Card Collection, “1711 22nd Street N.,” accessed March 10, 2025; “Crandal Mackey Makes County History as State’s Attorney,” *The Arlington Daily*, September 6, 1946, pg. 1-B, <https://www.virginiachronicle.com> (accessed March 10, 2025); “Crandal Mackey, Crusading Commonwealth’s Attorney,” Jack Hamilton Foster, Arlington Historical Society, <https://arlhist.org/wp-content/uploads/2020/02/1984-4-Mackey.pdf> (accessed March 10, 2025).

⁶⁵ “Crandal Mackey, Who ‘Cleaned’ Arlington, Dies,” *The Virginia-Pilot*, Norfolk, Virginia, April 2, 1957, pg. 14, <https://www.newspapers.com/article/the-virginian-pilot-obituary-for-crandal/122878359/> (accessed March 10, 2025).

⁶⁶ “Crandal Mackey, Crusading Commonwealth’s Attorney,” Jack Hamilton Foster, Arlington Historical Society, <https://arlhist.org/wp-content/uploads/2020/02/1984-4-Mackey.pdf> (accessed March 10, 2025).

⁶⁷ “Crandal Mackey Makes County History as State’s Attorney,” *The Arlington Daily*, September 6, 1946, pg. 1-B, <https://www.virginiachronicle.com> (accessed March 10, 2025).

of purchases and sales aligns with the actions of someone investing in the real estate industry. Evidence does not suggest that Crandal Mackey developed the plot of land he purchased from the Poores during his ownership and instead purchased it with the intent of selling the property to someone else in the future for development. In 1935, Crandal Mackey still owned 21.352 acres of property adjacent to Happinest; much of this land was undeveloped.⁶⁸

Fannie Foy and David K. Ballard (1932 – 1980)

In August 1932, Crandal and Mary Mackey sold the undeveloped 1.56-acre lot to Fannie Foy and David K. Ballard.⁶⁹ It was under the Ballards ownership that Happinest was constructed. Fannie Foy Ballard (1901 – 1987) grew up in Reidsville, North Carolina and was one of five children.⁷⁰ Fannie's father founded the High Point Paper Box Company and manufactured paper boxes. He was also a founder of the Container Company of High Point.⁷¹ Her mother, Fannie, managed the household. Fannie Foy attended Flora Macdonald College in Red Springs, North Carolina (Figure 8). Flora Macdonald College was an all-female institution founded in 1896 and operated by the Fayetteville Presbytery.⁷² While there, Fannie had an active social life and was a campus leader. She was a member in the Zetesian Society and served as the Vice President of the organization for two years. She was also the Vice President of the Junior class and then of the Senior class and part of the Y.M.C.A. Cabinet. Fannie was known for having a beautiful singing voice. In 1921, her senior year, the yearbook noted that Fannie had "sung her way into Flora Macdonald's 'Who's Who,' and if she keeps on at the pace she has set we will soon see her name in the 'Who's Who' of the opera."⁷³

Four years after graduating from college, Fannie Foy married David K. Ballard at her parent's house in Reidsville, North Carolina in 1925.⁷⁴ David Keeley Ballard (1894 – 1946), who in early census data went by "Doc," was from Florida and was one of eight children to James and Lola Ballard.⁷⁵ His parents owned and operated a farm.⁷⁶ In 1916, David married his first wife, Leona Locklar, and they resided in Fort Myers, Florida.⁷⁷

⁶⁸ Franklin Survey Company. *Atlas of Arlington County, Virginia*. Philadelphia: Franklin Survey Company, 1935, Plate 20, Arlington County Historic Preservation Program Archives.

⁶⁹ Arlington County Land Records, "Crandal and Mary Mackey to Fannie Foy and David K. Ballard," Liber 336, pgs. 236 – 237.

⁷⁰ "Fannie Foy," 1910 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁷¹ "William H. Foy," *The News and Observer*, Raleigh, North Carolina, April 5, 1947, pg. 8, <https://www.newspapers.com> (accessed March 10, 2025).

⁷² "Flora MacDonald College (1-24)," December 29, 2023, NC Department of Natural and Cultural Resources, <https://www.dncr.nc.gov/blog/2023/12/29/flora-macdonald-college-i-24> (accessed March 10, 2025).

⁷³ "Fannie Elizabeth Foy," U.S., School Yearbooks, 1900-2016, <https://www.ancestry.com> (accessed March 10, 2025).

⁷⁴ "Fannie Fay" North Carolina, U.S., Marriage Records, 1741-2011, <https://www.ancestry.com> (accessed March 10, 2025); "Ballard-Foy," *The News and Observer*, Raleigh, North Carolina, November 1, 1925, pg. 16, <https://www.newspapers.com> (accessed March 10, 2025).

⁷⁵ "Doc Ballard," 1910 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁷⁶ Ibid.

⁷⁷ "Locklar-Ballard," *The Tampa Times*, June 17, 1916, pg. 12, <http://www.newspapers.com> (accessed March 10, 2025). "D K Ballard" U.S., World War I Draft Registration Cards, 1917-1918, <https://www.ancestry.com> (accessed

The record is unclear as to the reasoning, but between 1920 and 1925, David and Leona were no longer together. At the time of his marriage to Fannie Foy, David worked in the real estate business and was also a “scout executive” of the Cherokee Council Boy Scouts which had several troops in the area near Reidsville, North Carolina.⁷⁸ The newspaper article announcing their marriage noted that Fannie was “an accomplished young woman” and that the graduate of Flora Macdonald College “possesses a voice of musical sweetness.”⁷⁹ For their honeymoon, Fannie Foy and David traveled throughout Virginia before going to Tarpin Springs, Florida to reside.⁸⁰

By 1926, Fannie Foy and David were living in Clearwater, Florida in a house they owned; David was still working in real estate.⁸¹ Four years later, Fannie Foy was living with her parents in Reidsville, North Carolina.⁸² It is unclear if David Ballard was also residing in North Carolina with Fannie’s family as he is not listed in the census record; however, a newspaper article noted that he had moved to Arlington, Virginia by 1926.⁸³ It is possible he relocated north for a job and was searching for a place for he and Fannie to reside.⁸⁴ In August 1932, the Ballards purchased the 1.56-acre lot at 4120 41st Street N. and officially relocated to Virginia between 1932 and 1933.⁸⁵

In January 1933, Fannie Foy submitted a building permit for the construction of their house (Figure 9).⁸⁶ David and Fannie called their house “Happinest.” The name “Happinest” does not have a specific origin, or at least none that was uncovered during research. It is likely the name was a combination of “Happy” and “Nest” and referred to the creation of a “happy nest” or home for their family. No formal references to the house under this name were uncovered as part of this research. According to the permit, the Ballards were requesting the construction of a two-story dwelling comprised of brick with six rooms and one bathroom.⁸⁷ They had contracted Valla Engineering, Ltd. to complete the work.⁸⁸ Valla Engineering, Ltd. was a construction group from Delaware that built various projects in Arlington throughout the 1930s and had an office in Rosslyn.⁸⁹ A plat accompanied the building permit and depicts the proposed placement

March 10, 2025); “David K. Ballard”, 1920 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁷⁸ “Ballard-Foy,” *The News and Observer*, Raleigh, North Carolina, November 1, 1925, pg. 16, <https://www.newspapers.com> (accessed March 10, 2025).

⁷⁹ Ibid.

⁸⁰ Ibid.

⁸¹ “Fannie Ballard,” U.S., City Directories, 1822-1995, <https://www.ancestry.com> (accessed March 10, 2025).

⁸² “Fannie Ballard,” 1930 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁸³ “Last Rites Held for David Ballard,” *The Arlington Daily*, September 26, 1946, Vol. VII, No. 231, pg. 1, <https://www.newspapers.com> (accessed March 10, 2025).

⁸⁴ Ibid.

⁸⁵ Arlington County Land Records, “Crandal and Mary Mackey to Fannie Foy and David K. Ballard,” Liber 336, pgs. 236 – 237.

⁸⁶ Building Permit No. 1140, January 16, 1933, Arlington County’s Charlie Clark Center for Local History.

⁸⁷ Ibid.

⁸⁸ Ibid.

⁸⁹ “State Charters,” *Northern Virginia Daily*, Vol. 51, No. 158, July 6, 1933, pg. 6, <https://www.virginiachronicle.com> (accessed August 15, 2025).

and size of the house (Figure 10). The plat and the description of the house on the permit matches the northern most portion of Happinest (Part A) which indicates this portion of the house is the oldest and original part. The building permit required if “only alterations or additions” were being made that the applicant explain those alterations; this portion of the permit is notably blank which indicates that this was a new build and not the construction of an addition to an existing building. A map from 1935 shows Happinest in the exact location as platted as part of this permit request (Figure 11). Just to the south is the frame dwelling of Mrs. Lena Poore, the previous owner of the land on which Happinest was constructed.⁹⁰ Happinest is shown on the 1936 Sanborn Maps of Arlington County as well and notes it as a “tile brick faced dwelling” with one-and-one-half-stories, a roof sheathed in either slate or metal, and a “frame” attic (Figure 12).⁹¹ The “frame attic” is a reference to the second story of the northern-most portion of Happinest which is clad in wood siding. The rear addition, which is entirely composed of brick, had not been constructed yet.

Two frame outbuildings are associated with the Happinest property as well. Both were likely constructed around when Happinest was built in 1933 although neither are included on any early maps of the property, such as Sanborn maps which often did denote the location of associated outbuildings. According to the current owner, the shed located to the west of the house was utilized as the outhouse. Outhouses or “privies” were commonly found throughout Arlington in the early 20th century. Arlington did not begin the construction of a countywide sewage system until 1926 and in certain areas of the County, access to the system did not occur until the 1930s. Given the rural area where Happinest was constructed, access to the system was certainly limited or non-existent. According to the building permit for Happinest, Fannie Foy marked sewer as “no” which confirms that they did not have access to the sewer system. However, the building permit requested the construction of a septic tank which indicates that they did construct a system by which to deal with their wastewater.⁹² Septic tanks were not used in conjunction with outhouses so its unlikely the western shed was utilized as an outhouse by the family.

By 1935, the Ballards were settled in Arlington, Virginia at Happinest.⁹³ In April of that year, Fannie Foy and David had a son, Will Foy Ballard.⁹⁴ According to 1940 census data, Happinest was worth \$8,000.⁹⁵ David’s career had shifted and he now worked as a

⁹⁰ Franklin Survey Company. *Atlas of Arlington County, Virginia*. Philadelphia: Franklin Survey Company, 1935, Plate 20, Arlington County Historic Preservation Program Archives.

⁹¹ *Sanborn Fire Insurance Map from Arlington County, Arlington County, Virginia*. Sanborn Map Company, 1936, Sheet 60, <https://www.libraryofcongress.com> (accessed March 10, 2025).

⁹² Building Permit No. 1140, January 16, 1933, Arlington County’s Charlie Clark Center for Local History.

⁹³ “David K. Ballard,” 1940 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

⁹⁴ “Personals,” *The Reidsville Review*, Reidsville, North Carolina, April 29, 1935, pg. 5. <https://www.newspapers.com/newspage/986209926/>.

⁹⁵ “David K. Ballard,” 1940 United States Federal Census, <https://www.ancestry.com> (accessed March 10, 2025).

postal clerk for the United States Post Office in Washington, D.C.⁹⁶ Fannie managed the household and continued to explore her passion for singing.⁹⁷ It was said that she would sing opera to her guests at Happinest from the balcony inside the main room of the house.⁹⁸ In 1936, David and Fannie Foy sold 0.27-acres of the original lot they purchased from the Mackeys to Mitchell and Dorothy Dreese.⁹⁹ The Dreese's constructed their brick house at 4136 41st Street N. in 1937 to the west of Happinest and became the neighbors of the Ballards (Figure 13).¹⁰⁰ Interestingly, David Ballard lists "Dr. Dreese" as the individual who would always know his address on his World War II draft registration card indicating that they were well acquainted.¹⁰¹ Although the Ballards primarily lived in Arlington throughout the year, they still spent some of the winter months in Fort Myer, Florida.¹⁰² In 1945, David retired from the Post Office Department, and in September 1946 he passed away as a result of injuries he sustained from an accident. While doing work on the exterior of Happinest, David fell from his ladder. He suffered several injuries and after an unsuccessful surgery, passed away in an Arlington hospital ten days after his fall.¹⁰³ Fannie, who never remarried, continued to raise her son, Will, at Happinest.

It was suggested in the Local Historic District (LHD) designation application for Happinest that it was possible the house was utilized as a place for people to purchase and/or pick up alcohol during Prohibition (1920 – 1933). It is unlikely that this occurred on the property. Although the sale of liquor did not become legal again in Virginia until 1934, national prohibition ended in 1933 when the federal government ratified the Twenty-First Amendment which repealed the Eighteenth Amendment which had made the production, sale, and transportation of alcoholic beverages illegal.¹⁰⁴ Happinest was constructed right around the time when Prohibition ended. The main information presented as potential evidence that the house was used as a liquor outpost is the presence of a cellar inside a closet in the basement of the home. It is not uncommon to find wine cellars or liquor closets in the basements of older houses as it was a practical place to store alcohol. The Ballards utilized this closet as a pantry and stored wine in the cellar

⁹⁶ "David Keeley Ballard," U.S., World War II Draft Registration Cards, 1942, <https://www.ancestry.com> (accessed March 10, 2025).

⁹⁷ "Fannie F Ballard," 1940 United States Federal Census, <https://www.ancestry.com> (accessed June 9, 2025).

⁹⁸ Pierre Yves Cossard, Conversation with Historic Preservation Program staff on April 9, 2025.

⁹⁹ Arlington Land Records, "David K. and Fannie Foy Ballard to Mitchell and Dorothy Dreese," Liber 383, pgs. 373 – 374.

¹⁰⁰ "4136 41st St. N.," Real Estate Assessment Property Cards, Arlington County Public Archives, <https://archives.arlingtonva.us/propertycards/PublicAccessProvider.ashx?action=ViewDocument&overlay=Print&overrideFormat=PDF> (accessed March 10, 2025).

¹⁰¹ "David Keeley Ballard," U.S., World War II Draft Registration Cards, 1942, <https://www.ancestry.com> (accessed March 10, 2025).

¹⁰² "D.K. Ballard Dies in Washington, D.C.," *News-Press*, Fort Myers, Florida, September 25, 1946, <https://www.newspapers.com/article/news-press-obituary-for-d-k-ballard/82503373/>.

¹⁰³ "David Keely Ballard," Virginia, U.S. Death Records, September 30, 1946. <https://www.ancestry.com/search/collections/9278/records/1419466>; "D.K. Ballard Dies in Washington, D.C.," *News-Press*, Fort Myers, Florida, September 25, 1946, <https://www.newspapers.com/article/news-press-obituary-for-d-k-ballard/82503373/>.

¹⁰⁴ "Wet or Dry: A History of Prohibition in Fredericksburg," October 23, 2016, Historic Fredericksburg Foundation, Inc., <https://hffi.org/wet-or-dry-a-history-of-prohibition-in-fredericksburg/> (accessed March 10, 2025).

located within the pantry. According to a previous tenant of Happinest, Mrs. Ballard made her own wine and stored the wine barrels in the cellar.¹⁰⁵ Evidence to suggest Mrs. Ballard sold her wine to a wider market was not uncovered in the historic record as part of this effort.

Another suggestion in the LHD designation application for Happinest was that seances were held at the home by famous Spiritualists such as Edgar Cayce, Arthur Ford, and Ruth Montgomery and that the house was thought to be a “portal to the spirit dimension.” No evidence was found in the historic record to confirm or deny this suggestion although some individuals that lived in the house have experienced paranormal activity.¹⁰⁶ Spiritualism was a movement that began in America and Europe during the 19th century. It was based on the belief that the dead could interact with the living. Spiritualists sought to connect with those departed by working with mediums who had the ability to connect with the dead. Edgar Cayce (1877 – 1945), Arthur Ford (1896 – 1971) and Ruth Montgomery (1912 – 2001) were all famous mediums and Spiritualists during the 20th century. In fact, Ruth Montgomery claimed that Arthur Ford would bring messages from beyond through her typewriter.¹⁰⁷ Records indicate that Edgar Cayce, who resided in Virginia Beach, Virginia, hosted events in Washington, D.C. and was familiar to the surrounding area (Figure 14).¹⁰⁸ Ruth Montgomery lived in Washington, D.C.¹⁰⁹ Arthur Ford resided in Florida.¹¹⁰ While it is possible that Fannie Foy Ballard may have hosted seances at her home or knew all three mediums personally, this is difficult to confirm. The occurrence of these events is challenging to corroborate as the Happinest seances likely would not have been widely advertised events (no advertisement or newspaper clipping was discovered to suggest they were advertised) and hosted with a select few individuals and/or friends.

Fannie Foy continued to live at Happinest throughout the mid-20th century. The exact date of when the hyphen and rear addition were constructed and added to the 1933 portion of Happinest is unknown; however, mapping and historic aerials suggest Mrs. Ballard added it around 1960. Historic aerials of the region from 1934 show Happinest in its original format (Figure 15).¹¹¹ It is visually challenging to see Happinest on the aerial from 1949 given how heavily forested the area was around the house; however, it is

¹⁰⁵ Xyra H-Cann, Conversation with Historic Preservation Program staff on September 25, 2025.

¹⁰⁶ Pierre Yves Cossard, Conversation with Historic Preservation Program staff on September 19, 2025.

¹⁰⁷ “Medium’s Message,” *The Evening Star*, November 11, 1971, pg. 44, <https://www.newsbank.com> (accessed March 10, 2025).

¹⁰⁸ “Advertisement,” *The Evening Star*, April 6, 1935, pg. 6, <https://www.newsbank.com> (accessed March 10, 2025); “Advertisement,” *The Evening Star*, November 4, 1965, pg. 2, <https://www.newsbank.com> (accessed March 10, 2025).

¹⁰⁹ “Ruth S. Montgomery Dies,” *The Washington Post*, June 18, 2001, <https://www.washingtonpost.com/archive/local/2001/06/19/ruth-s-montgomery-dies/acc648f3-9bcb-44fb-82ae-01d9c426b592/> (accessed August 15, 2025).

¹¹⁰ “Rev. Arthur A. Ford Dead at 75; Medium Who Aided Bishop Pike,” *The New York Times*, January 5, 1971, <https://www.nytimes.com/1971/01/05/archives/rev-arthur-a-ford-dead-at-75-medium-who-aided-bishop-pike.html> (accessed August 15, 2025).

¹¹¹ *Aerial Photographic Map of Arlington County, Virginia*. January 11, 1934, Sheet 1, Arlington County GIS.

unlikely the addition was added in the 1940s since a 1943 plat of the house shows it in its original footprint (Figure 13).¹¹² Mapping and photographs from the 1950s suggests that the house remained in its original iteration. A plat from 1952 shows Happinest with its original footprint (Figure 16). This is reiterated by the 1959 Sanborn map (Figure 17). The 1959 Sanborn map shows the house with a minor modification. A slight setback is drawn at the front right side of the house in the area where the porch above the garage is located. However, no hyphen or rear addition are shown. The map continues to note that the house is composed of brick on the first floor but adds that there is an attached garage (“A in B” stands for “Automobile in Basement”). Happinest is difficult to see in historic aerials from the 1950s. The hyphen and rear addition are visible for the first time on a historic aerial from 1962 (Figure 18). It can be seen again on a 1967 historic aerial of the site, but it is most clearly visible on a 1974 historic aerial of the area as is the outbuilding at the southern edge of the driveway (Figure 19 and 20).

According to the current owner of Happinest, an older Black couple lived in the top floor of the rear addition while the home was under the Ballards ownership.¹¹³ The couple had worked for Mrs. Ballard for several years completing housekeeping, gardening, and other domestic tasks and had traveled with her from North Carolina.¹¹⁴ Unfortunately, the names of the woman and man who lived with and worked for Mrs. Ballard are unknown at this time. The couple resided in the uppermost room of the rear addition at the time the present owner purchased the property. This portion of the house, which was built around 1960, was small (one room and a closet) and had no bathroom, requiring the couple to use a bathroom in the basement of the original portion of Happinest; they were not permitted to use the bathroom in the main level of Happinest and the bathroom in the basement was in poor condition.¹¹⁵ It should be noted that no census data or other records suggests that other people, aside from the Ballards, resided at Happinest throughout the 20th century; however, it is not uncommon for written records to lack essential information about domestic workers and there was systemic underrepresentation of minorities in these records as well. Further research should be completed in the future to learn more about this couple who lived and worked at Happinest.

Eventually, Fannie Foy’s son Will left to study at the University of Virginia and in March 1959, got married.¹¹⁶ Mrs. Ballard continued to reside at Happinest. By 1970, Will moved back home to Happinest while going through a divorce with his first wife, who lived in

¹¹² Franklin Survey Company, *Atlas of Arlington County, Virginia*. Philadelphia: Franklin Survey Company, 1935, Plate 1, Arlington County Historic Preservation Program Archives.

¹¹³ Pierre Yves Cossard, Conversation with Historic Preservation Program staff on April 9, 2025, and September 19, 2025.

¹¹⁴ Pierre Yves Cossard, Information Obtained from Conversations with Mrs. Fannie Foy Ballard, Conversation with Historic Preservation Program staff on September 19, 2025.

¹¹⁵ Ibid.

¹¹⁶ “Miss Trew Wed to Mr. Ballard,” *The Evening Star*, March 9, 1959, pg. 29, <https://www.newspapers.com> (accessed March 10, 2025).

McLean, Virginia.¹¹⁷ He eventually left Happinest again after marrying for a second time and purchasing a house elsewhere in Arlington County in 1979.¹¹⁸

The portion of the land on which Happinest was built had an easement placed on it and was subdivided in the late-20th century. In July 1962, a storm sewage easement, held by Arlington County, was placed on a portion of the Happinest property from 41st Street N. to N. Randolph Street through Mrs. Ballard's property.¹¹⁹ In February 1980, Fannie Foy Ballard subdivided her land into two lots: Lot 1 which contained Happinest and measured approximately 27,081 square feet and Lot 2 which contained 20,000 square feet and was located between Happinest and the Dreese house at 4136 41st Street N.¹²⁰ That same month, Fannie Foy Ballard sold Lot One, which contained Happinest, to Pierre Yves Cossard.¹²¹ A month later, she sold Lot 2, the undeveloped lot, to him as well.¹²² Mrs. Ballard moved to 4501 Arlington Boulevard, an apartment complex near Buckingham, and passed away seven years later in February 1987.¹²³

Pierre Yves Cossard (1980 - Present)

As noted above, Pierre Cossard, the present owner of Happinest, purchased both of Fannie Foy Ballard's lots along 41st Street N. in 1980. In December of that year, Mr. Cossard sought approval for the resubdivision of the property from the County's Board of Zoning Appeals (BZA). Due to the steep grade and positioning of Lot 1, which contained Happinest, Mr. Cossard was seeking to take a portion of land from the neighboring Lot 2, which he also owned, and add that land to Lot 1 so he could create a yard for his property. The BZA denied this request.¹²⁴ In March 1981, Mr. Cossard was able to obtain a private ingress-egress easement upon Lot 2-A for "the use and benefit of Lot 1-A".¹²⁵ In 1984, Mr. Cossard constructed a house on Lot 2 and sold the property in May 1985 to Richard and Judith Schwartz which left him in sole possession of Lot 1 which contained Happinest.¹²⁶

¹¹⁷ "William Foy Ballard," Virginia, U.S. Divorce Records, 1918-2014, <https://www.ancestry.com> (accessed March 10, 2025).

¹¹⁸ Arlington Land Records, "Earl and Joanne Tucker to William F. and Elizabeth Ballard," Liber 1993, pgs. 1776 – 1777.

¹¹⁹ Arlington Land Records, "Fannie Foy Ballard to the County Board of Arlington County, Virginia," Liber 1480, pgs. 166 – 168.

¹²⁰ Arlington Land Records, "Deed of Subdivision," Liber 2006, pgs. 1853 – 1860.

¹²¹ Arlington Land Records, "Fannie Foy Ballard to Pierre Y. Cossard," Liber 2007, pgs. 1278 – 1279.

¹²² Arlington Land Records, "Fannie Foy Ballard to Pierre Y. Cossard," Liber 2010, pgs. 900 – 901.

¹²³ "Fannie Foy Ballard," Virginia, U.S. Death Records, February 5, 1987, <https://www.ancestry.com> (accessed March 10, 2025).

¹²⁴ Arlington County Board of Zoning Appeals, December 1, 1980, Meeting Minutes, OnBase Archives (accessed March 10, 2025).

¹²⁵ Arlington Land Records, "Pierre Y. Cossard to Pierre Y. Cossard and Monique Cossard," Liber 3421, pgs. 1028 - 1029; Arlington Land Records, "Pierre Y. Cossard to M. Patton Echols and Joseph B. Hyman," Liber 2037, pgs. 483 - 491.

¹²⁶ Arlington Land Records, "Pierre Y. and Beatrice Cossard and Richard B. and Judith M. Schwartz," Liber 2177, pgs. 1560-1561.

In December 2002 and again in June 2017, Mr. Cossard made a deed of gift and included his mother, Monique Cossard, on the deed for Happinest.¹²⁷ Mr. Cossard emigrated from France in 1951 with his mother, Monique J. Cossard (1921 – 2023). Upon arrival in the States, Mrs. Cossard began teaching French at the U.S. Department of State Foreign Service Institute (FSI) Language and Area Training Center in Arlington County.¹²⁸ Over the years, she taught French to U.S. Diplomats and other state officials and continued working as an instructor for the FSI, eventually becoming the Head of Romance languages.¹²⁹ The property remained in both of their names until Mrs. Cossard passed away in April 2023 and Pierre Cossard became the sole owner.¹³⁰ In February 2024, he conveyed the property to PYC 41st LLC, his limited liability company.¹³¹

Mr. Cossard has never lived in Happinest but has instead utilized it as a rental property. Landscape changes have occurred as have limited modifications to the house itself. In the early 1980s, he expanded the first floor of Part B of the house on the southern elevation to create a kitchen for that portion of the house. That same year, he added the deck to the rear of the property. Around 2020, the two patio spaces on the property – one on the north side and the other on the west side – were added to the lot. Today, the property continues to function as a rental.

I. Areas Exempt from Designation: There are no areas exempt from designation.

J. Designation Criteria:

Happinest meets Designation Criteria B, E, G, and K as listed in Section 11.3.4.A.4 of the Arlington County Zoning Ordinance.

B. The property has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.

The area around Chain Bridge in Arlington County has a unique and varied history and it was within this regional development history that Happinest was constructed. Throughout the 18th, 19th, and much of the 20th centuries, the region was predominately rural save for a few summer homes and permanent residences of the area's families. The area was a nexus connecting Arlington County with other counties in Virginia, with Washington, D.C. and with Maryland. Given its strategic location, the region saw the construction of two Civil War forts, Fort Ethan Allen and Fort Marcy, which brought about several changes to the landscape in the form of roads and permanent development. Although

¹²⁷ Arlington Land Records, "Pierre Y. Cossard to Pierre Y. Cossard and Monique Cossard," Liber 3421, pgs. 1028 – 1029.

¹²⁸ "Monique J. Cossard," Dignity Memorial, March 10, 2025, <https://www.dignitymemorial.com/obituaries/falls-church-va/monique-cossard-11255058> (accessed March 10, 2025).

¹²⁹ Ibid.

¹³⁰ Arlington Land Records, "Pierre Y. Cossard to PYC 41st, LLC.," Liber 202401000002491, pgs. 1- 2.

¹³¹ Arlington Land Records, "Pierre Y. Cossard and Monique Cossard to Pierre Y. Cossard," Liber 4161, pgs. 855 - 857; Arlington Land Records, "Pierre Y. Cossard to Pierre Y. Cossard and Monique Cossard," Liber 20170100012437, pgs. 1-2; Arlington Land Records, "Pierre Y. Cossard to PYC 41st, LCC.," Liber 20240100000618, pgs. 1-2.

much of the development that occurred in this portion of the County was residential or agricultural in nature, there were industrial endeavors that occurred too along the Potomac River in the form of stone quarrying. It was within this historic context that Happinest was constructed in 1933. The Ballards chose to settle in a largely rural portion of Arlington County and were part of the community there. While Happinest does not architecturally speak to the history of the property prior to its construction in 1933, it is valuable in that it is the earliest extant home built along 41st Street N. and conveys the early-20th century development history of the area around Chain Bridge.

E. The property embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction.

Happinest is an exemplary example of the Tudor Revival style and represents one of the popular architectural styles of the early 20th century. The property contributes to our understanding of the architectural heritage of Arlington County.

The Tudor Revival style, which was loosely based on a variety of early English building traditions, was a popular design choice for architecture in Virginia where a third of architect-designed houses were Tudor Revivals between 1880 and 1940.¹³² The characteristics of the Tudor Revival style, which often highlighted natural materials and muted colors that blended in with a natural setting, lent themselves to the creation of beautiful or sublime views as advocated for by the picturesque movement of the mid-19th and into the early 20th centuries in America. Additionally, the style was associated with the British upper classes and “the country house lifestyle of the British aristocracy.”¹³³ Therefore, the style was valued by many because of its association with and its ability to exude connections to the upper echelon. Some stylistic attributes of Tudor Revival houses include an asymmetrical design, a mixture of materials such as brick, stone, and wood, and the use of natural materials to blend with natural surroundings.

Happinest has many of the stylistic attributes of the Tudor Revival style. It features a mixture of materials such as wood, brick, and stone. Early modest examples of Tudor Revival homes utilized masonry on the first floor but had frame upper floors to avoid the expense of having the house built entirely out of solid masonry, the more expensive material. The use of mixed materials became increasingly popular during the Great Depression when materials were simplified due to economic strain. Happinest, which was built during the Great Depression and has this mixture of materials, is a clear example of this architectural history. Additionally, Happinest’s use of wood shingles as siding in the upper floors, rather than using the more traditional exposed timbers with stucco design common to Tudor Revivals, is a unique iteration of the style which may have been chosen as a way to reflect the more “rustic” environment in which the house was built. Happinest is also asymmetrical in its design. This allowed for design flexibility which was

¹³² Chris Novelli, Melina Bezirdjian, Calder Loth, and Lena Sweeten McDonald, *Classic Commonwealth: Virginia Architecture from the Colonial Era to 1940*, The Virginia Department of Historic Resources, Richmond, Virginia, 2015, https://www.dhr.virginia.gov/pdf_files/Classic_Commonwealth_Style_Guide.pdf, pgs. 99-100.

¹³³ Ibid.

appealing to those building houses on unique terrains and those seeking to obtain the best views of surrounding nature. This characteristic of the Tudor Revival style made it an appealing choice for those building in more remote areas such as the area in which Happinest was constructed. Additionally, it allowed for future expansions of the house which occurred at Happinest around 1960.

G. The property embodies elements of design, detailing, materials, or craftsmanship that render it structurally or architecturally significant.

The Tudor Revival architectural elements of Happinest render the house an important component of Arlington County's built environment. The mixed use of materials, such as brick, stone, and wood, were key attributes to the Tudor Revival style during the 1920s and 1930s. The use of such materials, all with muted tones, allowed Happinest to blend in with its natural setting and provided the homeowners with a picturesque home where they could enjoy the views and sounds of nature. Additionally, the use of rough-cut stone on the exterior is a visual reminder of the stone quarrying that occurred nearby in the northern portion of the County along the Potomac River. A sense of craftsmanship is imparted with the asymmetrical design, inconsistent brick patterning, uniquely shaped wood shingles in the gable ends, inclusion of dovecotes on the home, and in the home's small design details such as the use of rectangular patterning in the staircase and patio railings and the use of patterned glass block in the exterior at the basement level to name a few. All of these elements combined create an architecturally significant dwelling that conveys the architectural history of this area of Arlington County.

K. The property is suitable for preservation or restoration.

Happinest has a high level of integrity and has been well-preserved throughout the building's lifetime. The dwelling's location has remained the same and the feeling and association are likewise unchanged as the property continues to evoke the residential character inherent in its function from the time of its construction. The setting has remained similar to that of the building's period of significance. Even though property development occurred to the northwest of Happinest with the creation of Arlingwood in the 1950s, the area has remained largely "rural" in nature with limited development in the immediate area and the property has retained its wooded views of the surrounding region. The house's design and materials have largely remained unchanged over the years. The most significant alteration made to the property was the construction of the hyphen and rear addition around 1960. The rear addition was an appropriate alteration in that it utilized the same design, materials, and detailing as the original portion of the house which allowed it to blend seamlessly with the original 1933 dwelling. Furthermore, the scale and proportions of the addition matched those of Happinest and did not detract from the original section of the home. The 1933-portion of the house retains its original floorplan and much of its original features on both the exterior and interior. Original doors and windows are found throughout. Several features such as built-ins, light fixtures, wood paneling, fireplaces, a telephone nook, and the main staircase and balcony

remain in the interior of the house as well. These various design elements contribute to a strong sense of workmanship.

K. Conclusion

Happinest is a noteworthy and well-preserved example of a Tudor Revival dwelling. Constructed in 1933 under the Ballards ownership, the only major change to the house was the construction of a rear addition around 1960. The house exhibits the major characteristics of the Tudor Revival style, as well as some of its own unique design choices, and illustrates how the style lent itself to the construction of houses in rural settings and in unique terrains. Furthermore, Happinest is an extant example of one of the early-20th century homes built near Chain Bridge in Arlington County. Happinest retains the necessary historic and physical integrity to be recommended for LHD designation in Arlington County.

7. GEOGRAPHICAL DATA

Acreage of Property: 27,081 sq.f.t/0.621 acres

RPC Number: 03-003-164

Verbal Boundary Description: Happinest is located at 4120 41st Street N., Arlington, Virginia. The proposed local historic district consists of the entire legal property boundary containing RPC #03-003-164.

Boundary Justification: The proposed local historic district boundary includes all of the property associated with the historically significant dwelling.

8. PROPERTY OWNERS (SEE ABOVE LIST OF RPC NUMBERS)

PYC 41st LLC

9. FORM PREPARED BY

Names/Titles: Mical Durak, Arlington County Historic Preservation Principal Planner

10. MAJOR SOURCES CONSULTED

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