

**PHASE 1 OF A HISTORIC STRUCTURE REPORT
HAPPY RETREAT
CHARLES TOWN, WEST VIRGINIA**



**Prepared For:
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Project Background and Executive Summary

A team of professional architectural investigators under the direction of local architectural historian, Maral S. Kalbian, was contracted in March 2016, by the Friends of Happy Retreat (FOHR) to conduct physical investigations with a focus on the earliest 18th-century sections of the west wing of the house. Maral S. Kalbian, who has 30 years experience in historic building investigation, worked with Dennis J. Pogue, PhD., a historic preservation specialist with more than 35 years experience as an archeologist, historian, and historic preservationist, including 25 years directing the preservation program at Mount Vernon, and who is currently an adjunct associate professor at the University of Maryland. The paint analysis was conducted by Susan L. Buck, PhD, a conservator and paint analyst based in Williamsburg, VA, who has internationally consulted on historic paint projects, and along with private consulting, is an adjunct professor at Winterthur Museum and the University of Delaware. Engineer Tim Painter of Painter-Lewis PLC, in Winchester, VA, completed the structural assessment of the smokehouse/kitchen/privy building. Ken Livingston, vice-president of Main Street Architecture in Berryville, VA, which focuses on the study and design of historic buildings, completed the model of the phases of construction. Margaret T. Peters, independent historian in Richmond, VA, aided in the historical research for this report. Members of this highly professional team have collaborated on other projects in the region, including at Belle Grove in Frederick County, Clermont Farm in Clarke County, Fort Bowman in Shenandoah County, and Glen Burnie in the City of Winchester.

Happy Retreat was the late-18th-century home of Charles Washington, founder of Charles Town and brother of George Washington. The FOHR has partnered with the City of Charles Town to preserve the property and open it to the public. The FOHR own the two acres of land on which the house and the three outbuildings are located, while the City of Charles Town owns the surrounding 10 acres of open land. The ultimate goal for the FOHR is to study and preserve the house and its outbuilding for use as a “center for history, heritage tourism, and scholarship and culture.” On June 18, 2016, the National Trust for Historic Preservation named Happy Retreat “A National Treasure.” The main house is currently unoccupied.

The purpose of this Phase 1 of a historic structure report was to provide a general overview of Happy Retreat’s history, trace the development of the house and refine the chronology of the building’s construction, and assess the level of historic fabric that remains from before the 1954 renovation. In addition, a conditions assessment was performed on the smokehouse/kitchen/privy outbuilding, which included a structural investigation undertaken by a consulting engineer. The rest of the 1842 house was only documented and studied on a cursory level, as the FOHR expressed the desire to focus on the first floor of the west wing, considered to be the oldest portion of the house and the one associated with the original owner, Charles Washington. A prioritized list of recommendations has been developed with reference to structural concerns, preservation issues, future research, and interpretive opportunities.

At the beginning of the project, the Board indicated they were willing to remove the 1954 finishes from the defunct kitchen in the south room of the west wing (Room 106) in order for us to examine any potential 18th-century materials that may have survived. During a March 3, 2016, site visit, Kalbian and Pogue observed an area along the north wall of Room 106 that revealed a preserved spot of the original exterior south wall of Room 105, complete with brown mortar joints that were struck and painted with white “penciling.” This motivated us to ask for the removal of the plaster on that wall. The Board also removed a flue that was installed as part of the structure along the north wall of the kitchen.

As the project unfolded, it was determined that additional investigation (paint analysis) in the north room of the west wing, would be crucial to sorting out the building chronology. Susan Buck was contracted to carry out the analysis; she took more than 20 paint samples on August 23, concentrating on Rooms 105 and 106, but also sampling selected areas in Room 107 in the east wing, as well as from a mantel stored in the basement. Additional samples in the doorway between Rooms 105 and 106 were taken by Pogue and sent for analysis by Buck on November 16, 2016. The FOHR Board also requested that a preliminary structural assessment be conducted on the smokehouse/kitchen/privy located to the south of the main house, as it is experiencing what appear to be critical structural failures. Structural engineer Tim Painter conducted a site visit on July 19, 2016. The paint analysis and structural assessment were submitted as separate reports to the FOHR, but the results of the studies are incorporated into this document in the Description and Architectural Development narratives and the Conditions Assessment.

While the work for this project was underway (2016), the Board undertook several related projects, which included: removing a patio off the west side of the west wing; investigating options related to replacing the roof; conducting a window survey; preparing to add a catering kitchen in the south room of the east wing; and conducting archaeological investigations in the room proposed as housing the catering kitchen.

Several members of the FOHR Restoration Committee, including Board president Walter Washington and Committee members Kevin Lee Sarring and John Allen were extremely helpful in providing background information and other studies that have been made of the house. Many of these remain relevant and are addressed in the Conditions Assessment.

As the initial phase of a comprehensive investigation of the historic fabric of Happy Retreat, one of the most important outcomes of the current project has been to identify potential avenues of additional research. These include systematically documenting the 19th-century portions of the house, which would entail more physical investigations, particularly a systematic campaign of paint analysis. Although an impressive body of documentary evidence already has been generated related to Happy Retreat, further historical research into all of the past owners of the property would be valuable. The outbuildings also warrant additional, systematic investigations to ascertain their significance and to plan for their long term preservation. Similarly focused archaeological excavations also have the potential to yield crucially important evidence relating to the development of the structures and the patterns of daily life at the site.

Summary of Major Findings

The exact date of the construction of the earliest section of Happy Retreat is uncertain. The architectural evidence and historical documentation suggest that the earliest surviving section of the current house is the first-floor north room of the west wing (Room 105), with the room to the south (Room 106) and the east wing (Rooms 107, 108, and 109) added shortly thereafter. Historical documentation and earlier histories of the property extending back to the 1920s point to a ca. 1780 date of initial construction, which the findings of the physical investigations support.

The main central block of the house, the second floor of the wings, and the hyphens were added in 1842 after the property left the Washington family ownership. Perhaps portions of other original construction were torn down at the same time to make way for the central block. Some substantive changes were made after 1945 when the property was purchased by the Blakeley Corporation. This included replacing the slate shingles on the roof with the present standing-seam metal, adding porches, and installing bathrooms.

More extensive remodeling and “modernization” of the house was made after it was purchased by Mr. and Mrs. R. E. McCabe in 1954. Using the architectural services of Florida architect Samuel Ogren, alterations included: installing a kitchen in Room 106 in the west wing which resulted in the replacement of floor and ceiling joists and the removal of a back staircase; adding a second staircase in the east wing, which caused the rearrangement of some of the spaces and the expansion of the east hyphen to the south; and adding multiple new bathrooms in the wings. The center block of the house was generally unaffected, with the exception of a new passage on the second-story stair hall allowing for better circulation to the east wing.

For this study, Kalbian and Pogue focused primarily on the west wing. Physical investigations revealed that there was much more original historic fabric in Room 105 than initially thought. In addition, with the aid of the expertise of paint analyst Susan L. Buck, it was determined that a remarkably complete record of the paints used from the 18th century until the present remains intact, with some of the earliest of the 24 layers of trim color painted a fashionable verdigris-based green paint. Room 105 has been found to have been surprisingly well appointed both in its use of color and trim. Given the relatively intact condition of the woodwork, it was possible to document most of the layers of paint spanning a period of more than 230 years. The paints used in the 18th century reflect the fashions of the day, featuring both a broad range of colors (yellow, blue, green, red) and faux graining to mimic wood. Additional investigation of what was left of the original historic fabric in Room 106 also revealed a highly decorated space with many layers of paint.

A major focus of this project was on trying to try to untangle the chronology of the buildings and better define their original intended use. This is addressed in detail in the Architectural Development section. An updated model of the phases of construction at Happy Retreat was generated by Main Street Architecture PC that was based on the physical investigations conducted as part of this study.

The Historical Background brings together the known history of Happy Retreat using primarily secondary information provided to us by the FOHR. Additional research using primary resources was conducted that helped to confirm the actual construction date of the main block and second-story of the wings. A review of the papers of George Washington and related family members also provided a better understanding of the economic and personal hardships that Charles Washington endured before his death in 1799.

When this project began last spring, it was believed that much of the historic fabric of the 18th century in the north room of the west wing had been replaced, with the exception of the mantel and perhaps the cupboard. The careful physical and historic investigations conducted during the past year have revealed that there is much more intact historic fabric than what was originally thought.

Probably the most significant finding of this research has been to identify the 18th-century components of the west wing as related to a commercial function, in the form of a counting room and associated spaces for storing and displaying items for sale. The earliest structure on the site is the north portion of the west wing, which likely was originally intended to serve as a combined office and store room; appending another room to the south expanded the capacities of the store. The east wing and the smokehouse likely were added simultaneously soon thereafter, which significantly expanded the domestic capacity of the structures. The stone kitchen and a non-extant stone duplex structure were added before the 1830s, which presumably reflects yet another period of expansion and an upgrade in the domestic capacities of the site.

Historical Narrative

The parcel on which Happy Retreat stands is located in present-day Charles Town, West Virginia, on what was part of a 1,106-acre tract that Thomas Lord Fairfax granted to Lawrence Washington on October 17, 1750.¹ Lawrence Washington was half-brother to Charles, who was born in 1738 and was the youngest brother of George Washington. Lawrence Washington died in 1752, when Charles had not yet reached the age that allowed him to assume ownership of his portion of his half-brother's land, in what was then known as Frederick County, Virginia. As the population grew and settlement spread westward, new counties were created, and the area became part of Berkeley County, before it was transferred to Jefferson County, Virginia, in 1801. When Charles reached the age of majority in 1759, he became the legal owner of the parcel where Happy Retreat stands.²

For roughly two decades Charles Washington's attentions were focused on the life he made for himself in the town of Fredericksburg and the surrounding area. In 1757 Charles married his cousin Mildred Thornton, daughter of a prominent Spotsylvania County family. According to John Wayland, noted 20th-century historian of the Shenandoah Valley, by 1759 Charles had acquired land in Spotsylvania County, and two years later he purchased two valuable lots in the neighboring town of Fredericksburg. It was one of those lots that became the site of the famous Rising Sun Tavern. It was the later sale of the Fredericksburg lots that provided the funds to begin the construction of Happy Retreat.

Charles Washington was actively involved in the Fredericksburg and Spotsylvania County communities, where he "entered upon responsible duties of public service." He was elected to the vestry of St. George's Episcopal Church, and in 1766 ascended to the post of Warden. In 1768, Charles was appointed along with other notable Fredericksburg citizens to lead the efforts to raise funds through a lottery to build a new Church (St. George's).³ Washington also served as magistrate of Spotsylvania County and later as a justice of the Spotsylvania County court. He was a signer of the famed Leedstown Resolutions protesting the Stamp Act, a precursor to the American Revolution. A measure of his prominence was his election in June 1, 1774, to the Spotsylvania Committee of Safety, the body empowered to prevent profiteering and authorized to call out the militia should it be needed. It was also during these years that Charles Washington partnered with George Weedon in raising livestock and selling the butchered meat. Washington's responsible positions in county government and church activities, as well as his land ownership and business activities, suggests that his financial position was both stable and thriving during his two-decade tenure in the Fredericksburg-Spotsylvania area.⁴

Simultaneous with Charles Washington's presence in Fredericksburg and Spotsylvania County, records indicate he continued to attend to his lands in western Virginia, a journey of two to three days from his home. On March 4, 1771, Washington received a receipt of damages for a mill race on the land he had inherited from his half-brother, Lawrence.⁵

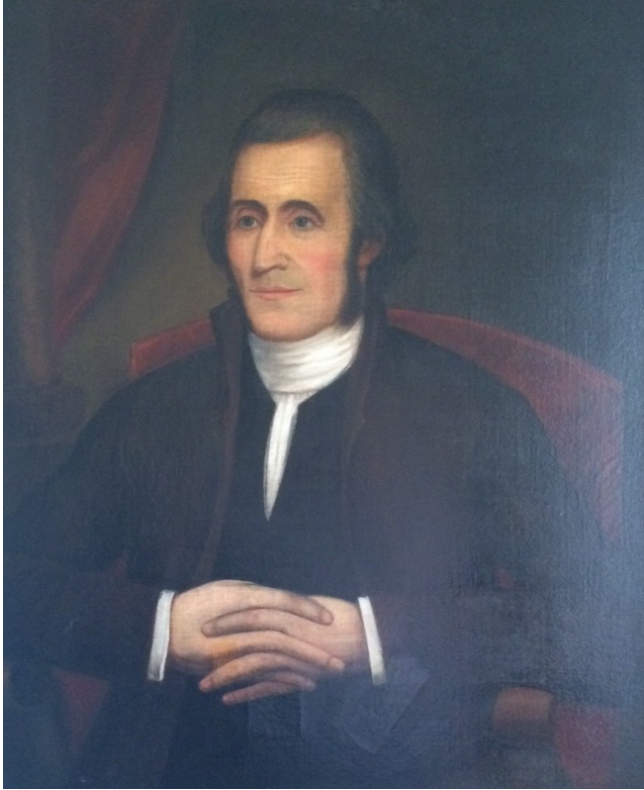


Figure 1. Portrait of Charles Washington (Courtesy of Stewart Marr, now in the Collection of the Mount Vernon Ladies Association).

In 1780 Charles and Mildred Washington and their four children (George Augustine, Samuel, Frances, and Mildred) moved from Fredericksburg to Berkeley County, which is now Jefferson County, West Virginia. Confirming this date, a deed recorded in Spotsylvania County and dated April 20, 1780, identified Charles and his wife Mildred as “late of the town of Fredericksburg.”⁶ Four years later, Charles Washington held a public sale of his original town lots in Fredericksburg, the sale of which presumably generated some income for him.⁷

The first instance when the Berkeley County property was referred to as Happy Retreat is in a letter dated November 23, 1785. Charles wrote to his son, George Augustine Washington, who was staying at Mount Vernon at the time, to congratulate him on his recent marriage. The letter carries the notation that it was penned from “Happy Retreat.” Not only is this the first record of the name Happy Retreat attached to the property, it also suggests that Charles and Mildred Washington were by then actually residing in a dwelling there. In a letter from George Washington to Charles Washington, dated August 2, 1784, George stated his “resolution of setting off the first of September for the Western Count[r]y, and if I am not obliged (in business) to go by the way of Fredericks Town in Maryland to the Spring, I shall most assuredly spend a night with you.”⁸ This would suggest that Charles Washington’s residence was adequate to accommodate George Washington as a guest. George Washington’s diary confirms he visited Charles on September 3, 1784.⁹ According to recent physical research and examination as part of this historic structure report, the only parts of the present building that survive and which appear to date from the 1780s are the first-floor portions of the west (ca. 1780, addition ca. 1785) and the east wings (ca. 1785).¹⁰ These structures seem unlikely to have been

adequate to serve the needs of the Washington household as a dwelling, and the physical evidence does not preclude that there could have been other construction from the 1780s that does not survive.¹¹

Charles Washington formally laid out a town to be known as “Charles Town” on 80 acres of land adjacent to his house at Happy Retreat in 1786. He had held a public sale of the lots two years earlier, but the transactions had not been recorded since the official charter for the town was not enacted by the Virginia General Assembly until 1786.¹² Among the group of purchasers of lots in the new town, which included prominent Washington family members, was Thomas Hammond, who later married Charles Washington’s youngest daughter and eventually purchased Happy Retreat.¹³

An entry in George Washington’s diary on June 3, 1788, recorded his having dined with Charles at Happy Retreat. He wrote that, “Tuesday, 3d, Having accomplished all the business come before the board by 10 o'clock [sic], the members separated and I . . . went to my brother’s about eight miles off – dined there and continued on in the Afternoon to Colonel Warner Washington’s where I spent the evening.”¹⁴

In 1796, Charles Washington sold to his son, Samuel Washington, one-half interest in the 800-acre tract “near Charlestown . . . on which the said Charles Washington now resides, supposed to contain eight hundred Acres, the said moiety to Include the Still house now on the premises and the Situation where the said Samuel Washington has begun to build a New House.” Charles later conveyed the other half-interest in the land and livestock to Samuel, “excepting the house in which Charles was living,” presumably Happy Retreat. In return, Samuel was to provide Charles with meat, grain, and wood.¹⁵ Later that year, Charles also conveyed all of the unsold original lots in Charles Town to Samuel.¹⁶ A special house tax was levied two years later, when Samuel Washington was assessed for two houses, one being Happy Retreat and the other presumably the one he was building for himself. Likely it was Happy Retreat valued at \$1,260 and the other known as “The Hill” for \$210.¹⁷

An exchange of letters between Mildred Washington and her brother-in-law George Washington suggests the difficult financial straits in which Charles Washington’s family found itself in the 1790s. In Mildred Washington’s letter dated October 13, 1798, she outlined the problem. When Samuel married, Charles and Mildred gave up their estate, with the exception of the servants, to their son, Samuel. His prospects for selling some of the town lots to generate cash apparently collapsed, and several suits had been filed against Samuel to collect debts that he owed. Mildred acknowledged that his only fault was in “building a house.” Less than a week later, in a letter dated October 18, 1798, President Washington responded to his sister-in-law deploring Samuel Washington’s conduct in terms of handling his debts and reminding her that he (George) had previously given Samuel \$1,000 to pay some of his creditors. Samuel saw the letter from his uncle to his mother and in a letter to him tried to defend himself against the criticism. The serious personal challenges confronting the Washington family in the 1790s were not unusual, as the financial condition of the nation as a whole were in dire straits.¹⁸ The challenge of confronting the huge national debt in the two decades following the

Revolution was pervasive throughout the nation, and affected many individuals whose primary wealth had been in the land they held. The biggest problem for Samuel Washington was that he was unable to generate cash sales of the multiple lots and other lands he owned. He was “land poor.”

Happy retreat October^{the} 13

Painful is the task which necessity now imposes on me but painful as it is my beloved General I must communicate it to you the only friend now to whom I can make known my situation with a hope of redress. The unfortunate situation of Mr. Washington for a number of years past laid him liable to many advantages being taken of him which has involved the estate in such a manner that I fear all the property both real & personal would do little more than pay the debts. Mr. Washington after the marriage of his son gave him up the estate except the servants which were necessary for the estate and in a hundred years his son became

Mr. Mils. Washington
13. Oct. 1798

Figure 2. Letter from Mildred Washington to her brother-in-law George Washington. October 13, 1798 (Handley Library, Stewart Bell Jr. Archives, Happy Retreat Records, 915 THL, Box 1).

Charles Washington died September 16, 1799. In his will, he stated: “Being sick and weak in body but of perfect sound mind and member do dispose of my estate in the manner following, that is to say I give and bequeath unto my wife Mildred Washington, negroes Will and Nancy to be disposed of as she may think proper. I also give unto my said wife Mildred Washington the following slaves, to wit, Negro Fortune, Manual and Winney, as also all my household and kitchen furniture, for and during her natural life, and after her death I give and bequeath the same unto my son Samuel Washington and his heirs . . .”¹⁹ There is no reference to any real property because all of Charles’s lots, parcels, and his dwelling house, Happy Retreat, had already been deeded to Samuel Washington in 1796. George Washington died only three months later, December 14, 1799.

Almost immediately following Charles Washington’s passing, in a deed dated February 23, 1800, Samuel Washington and his wife Dorothea conveyed to Thomas Hammond,

who was the husband of Washington's sister (also named Mildred), two tracts for a sale price of \$4,746.²⁰ The conveyance was for a 100-acre parcel that "included the old mansion," and a second tract on the Winchester Road, on the west side of Charles Town.²¹ It is not clear whether the "old mansion" that is referenced is Happy Retreat or the house that Samuel built. It would appear in the land tax records from 1802 to 1819 that the size of Thomas Hammond's land holdings fluctuated between 270 and 348 acres with the same value through 1809. The property is variously described as "adj [sic] to Charles Town," or "on Charlestown Run." The 1815 personal property tax records for Jefferson County record that Thomas Hammond was charged with a house valued at \$700. This very likely was Happy Retreat, although he owned other property in the county as well. However, as a rule, the dwelling listed in the personal property tax records is the one in which the tax payer actually resided.²² The 1810 U. S. Census for Jefferson County, Virginia, listed Thomas R. Hammond with a large household that included five "White Persons" (Hammond, his wife, one son and four daughters), and 20 slaves. By 1820, the census lists him, his wife, one son and four daughters, with one son and one daughter over the age of 26. The number of slaves had increased to 25.²³

For 1820 and 1821, the first two years in which building improvements are included in the Virginia Land Tax Records, Hammond was charged with 200 acres near Charlestown [sic] and 79 acres "adjacent Matthew Frame." The two parcels were consolidated, and contained \$800 worth of building improvements; again it is likely that most of the \$800 was attributable to the Happy Retreat dwelling.

By 1830, the census no longer included Thomas Hammond, but does record an entry for his son, George W. Hammond. The land tax records through 1834 continue to list either Thomas Hammond or his heirs as owners. Thomas Hammond died on April 18, 1820, and is buried in the Zion Episcopal churchyard in Charles Town.²⁴ A deed recorded April 18, 1834, from Anna V. Hammond (his third wife)²⁵ and four children (George W. Hammond, Henry C. Hammond, Ann J. Hammond, and Mary Mildred Hammond), conveyed sole ownership of Thomas Hammond's real property to George Hammond. The property conveyed included two tracts, 179+ acres which included the house, and a non-contiguous woodland parcel on the "west end" of Charles Town, containing 67+ acres.²⁶

The 1830 U. S. Census reveals that George Hammond appears to have had in his household, in addition to himself, three males (presumably sons) under the age of 19, and three slaves. The reduction in the number of slaves from the 25 listed in his father's household in 1820 is substantial, and raises questions about the possible reduced size of the farming operation. It also raises questions about whether Hammond's mother and/or his other siblings were actually residing in his household, since a search does not find them in the 1830 census. Archaeological investigations conducted in 2007 around the smokehouse and the kitchen behind the main house suggest that the kitchen wing could have been constructed ca. 1830.²⁷ The 1840 census continued to record George W. Hammond as a resident of Jefferson County, but the enumeration for him does not list any white adult males and shows only one free negro and 17 slaves, at least four of whom were "engaged in agriculture." Mary Hammond, his sister, is recorded as heading a separate household with several young children and two slaves. There is nothing to

suggest that the family was still associated with the Happy Retreat estate, but it indicates that the Hammond family still resided, and continued to have interests, in the area.²⁸

In 1837, a deed was recorded by which George W. Hammond conveyed 179 acres, including the house along with the non-contiguous woodland lot, to I[Isaac] R. Douglass for \$13,000.²⁹ Douglass was already a resident of Jefferson County; the 1830 census recorded him in that year with a household of one male (a son) under five years old, his wife, and three slaves.³⁰ Between 1838 and 1843, Douglass was charged with 205½ acres, with the value of building improvements continuing to be \$800. In 1839, the parcel was recorded as having 179½ acres, and was described as “adj W. W. Lane.” The assessment for buildings remained \$800, with a notation of “alt[ered] 26 acres taken off trnsfrd [sic] to BC Washington.” This suggests that there had been no substantial additions to the value of the buildings on the property since 1820. No changes in the building evaluation were recorded in the 1840 tax records, but in 1841, there was a substantial reassessment across the county with the building improvements on many local properties revised upward in value.³¹ Douglass was assessed for 179½ acres with buildings valued at \$1,000 with no explanation for the increased valuation. The assessed value remained the same in 1842, but in 1843 the building improvements increased substantially to \$2,500, with a notation stating that “\$1,974 added for a new house.” This indicates that the main block of the house was constructed during the Douglass family ownership in 1842.³² According to Wayland, Douglass renamed Happy Retreat “Mordington” after his Scottish ancestral home.³³

Judge Douglass died in a horseback riding accident in 1850, which triggered a series of transactions that divided up the property. David Howell was appointed by the Circuit Court in connection with a suit filed by Elizabeth Whiting, Administrator, against Margaret G. Douglass, which resolved the disposition of Judge Isaac Douglass’s estate. A deed dated July 9, 1851 was recorded in which Margaret G. Douglass conveyed to Francis W. Drew her dower interest in the “large dwelling house,” together with four acres of land attached.³⁴ The following year, another deed was recorded, in which Howell conveyed the balance of the property to Drew. The deed conveyed a total of 133+ acres that included three separate tracts of land. The largest parcel contained 95 acres surrounding the house; two additional noncontiguous lots consisted of 20 acres of woodland, and the remaining 14+ acres.³⁵

The Drew family ownership officially continued until 1874, when special commissioners conveyed title to the property to Charles T. Mitchell. Apparently Francis W. Drew’s ownership was terminated following a lengthy lawsuit to discharge his debts. With no confirmation in the 1860 census that Drew ever actually resided in the area, it is difficult to know exactly what was going on with the Drew family.³⁶ However, in the 1870 census Drew, along with a large household, appears to be residing in Charles Town with his real estate valued at \$28,000. The personal property value was \$1,000. The lawsuit against Drew resulted in a forced sale of the property in late 1873.³⁷

Mordington appears in several Civil-War-era maps and publications including *The James E. Taylor Sketchbook*.³⁸ Taylor called out the “mansion” in his description of the Charles

Town area but admitted that he didn't get a close view of it. Perhaps that explains why only one wing is depicted.



Figure 3. From the *James E. Taylor Sketchbook*, Happy Retreat in 1864 (Western Reserve Historical Society, Cleveland, Ohio).

The accompanying map also by Taylor, shows the location of the house in relation to the rest of Charles Town and even point out the location of the Charles Washington's grave, southeast of the house.

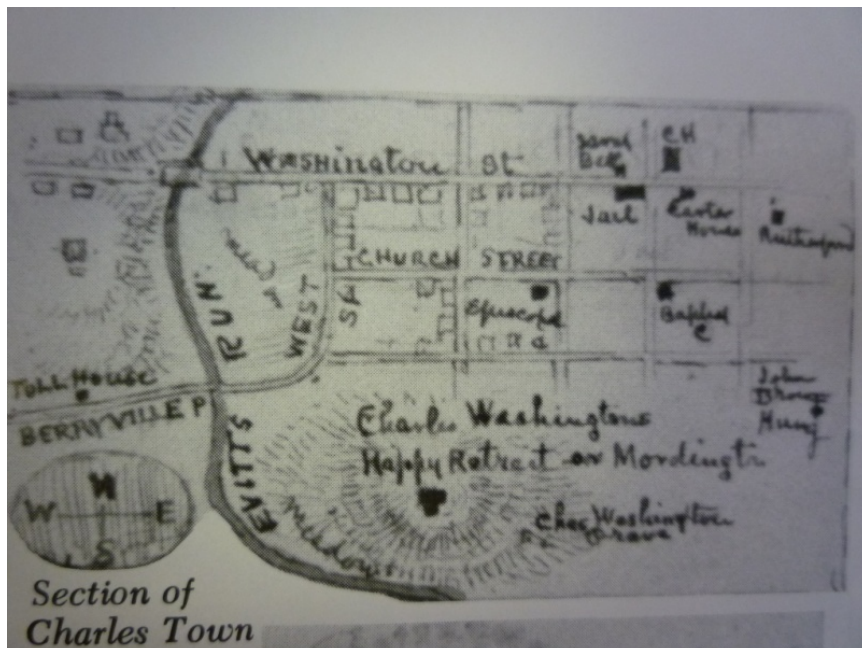


Figure 4. Map of Charles Town from the *James E. Taylor Sketchbook* (Western Reserve Historical Society, Cleveland, Ohio).

In 1887, Charles T. Mitchell conveyed to his wife, Judith F. C. B. Mitchell, his interest in 101 acres on which Happy Retreat stood.³⁹ Judith Frances Carter Bassett Mitchell was born in Spotsylvania County, Virginia, in 1838. She married Charles T. Mitchell in 1863. Although the Mordington/Happy Retreat property was sold to them in 1874, there is no indication that the Mitchell family lived in West Virginia as they are not recorded there in either 1870 or 1880. Their residence in 1880 was in Charleston, South Carolina, with Charles T. Mitchell, age 64, and his wife Judith, age 44, and their family. Mitchell is described as a “receiver for the Southern Railroad.” He and Judith had five young children, all except the youngest “in school.”⁴⁰ Mitchell is recorded as having been born in England; Judith was born in Virginia. Their oldest child was a daughter, Virginia, who became the owner of Happy Retreat after her mother passed in 1907.⁴¹ It cannot be ascertained where the Mitchell family resided in 1890 as the federal census records for that year do not survive. However, the 1900 census for Jefferson County, West Virginia, records Judith F.C. Mitchell as a “widow,” with six living children probably residing at Happy Retreat. Two of her children, William (age 17), who had been born after the 1880 census when they were living in Charleston, South Carolina, and Anna (age 22) are listed in her household along with Mary M. Dailer, age 60, whose relationship is not explained. In the Jefferson County Census for 1900, Mary M. Dailer is listed as “a lodger,” born in South Carolina, so perhaps she was a long-time friend of Judith Mitchell from her years living in Charleston.⁴²

Thirteen years after her mother’s death, Virginia Lewis Mitchell acting as trustee, sold the Mordington/Happy Retreat property (87 acres) to C.(Charles) Magnus Conklyn and his brother, John P. Conklyn for \$20,000.⁴³ Charles M. Conklyn was son of Charles C. Conklyn, who was born in 1839 in what later became West Virginia. Charles C. was a farmer and his three sons were identified as “farm laborers.” By 1910, Charles C. Conklyn, a widower, is listed as managing a “furniture shop” with one son, John, recorded as a furniture shop manager, and the other son, C. Magnus, also working in the furniture shop.⁴⁴ The Conklins were well-known local furniture makers and they constructed the brick garage that still stands at Happy Retreat. An article from the 1940s states that Conklyn “used the East wing of his home as his home factory.”⁴⁵ A photograph from 1929 reproduced in John Wayland’s book, *The Washington and Their Homes*, identifies the old smokehouse and kitchen as the “Old Shop at Mordington,” which may be referring to the Conklyn’s furniture shop.⁴⁶ It should be noted that the street location for the property in the 20th-century census was also known as “Mordington,” presumably named for the old dwelling house. In the census enumeration the house was valued at \$20,000 in 1930 and \$18,000 in 1940. Charles M. Conklyn was recorded as “single” with no resident family members. In 1930 he was described as a “contractor,” and in 1940 as a “Mechanic[al].”⁴⁷

In 1932 the Daughters of the American Revolution, Beeline Chapter, placed a bronze and stone marker on the front lawn of Happy Retreat that marked the supposed burial site of Charles and Mildred Washington. An article in the *Magazine of the Jefferson County Historical Society*, entitled “The Graves of Charles and Mildred Washington,” and written in 1976 by Roger J. Perry, corrects the location of Charles Washington’s burial

based on the findings of more recent archaeological investigations.⁴⁸ In 1937, the Historic American Building Survey (HABS) prepared a report for the property that included eight photographs. John Wayland discussed Happy Retreat in the publication *Historic Homes of Northern Virginia* (1937) and included two 1929 photographs. He also addressed the property at some length in his book, *The Washingtons and their Homes* (1944).⁴⁹

In 1945, C. Magnus Conklyn, Eleanor G. Conklyn, and Willie B. Conklyn sold Happy Retreat to the Blakeley Corporation, conveying 12 acres more or less and the house.⁵⁰ Six years later, on September 11, 1951, a deed from The Blakeley Corporation conveyed the same 12 acres, along with the house, to Funkhouser Industries, Inc. The Funkhouser Foundation, Inc., Funkhouser Industries, Inc., and the Blakely Corporation were all owned by Philanthropist, R. J. Funkhouser.⁵¹ The Funkhousers restored Happy Retreat as the name of the property.⁵²

The R. J. Funkhouser Foundation, Inc., conveyed the same property to R. E. McCabe and Margaret R. E. McCabe in 1954. The McCabes undertook an ambitious renovation of the interior of the house beginning in 1954, using Samuel Ogren, an architect from Delray Beach, Florida.⁵³ Most of the alterations were limited to the east and west wings, thereby destroying much of the original fabric of those earliest parts of the house. The work included installing a kitchen in the south room of the west wing and a curving staircase in the central portion of the east wing, extending the west hyphen, and adding several bathrooms.

R. E. McCabe died in 1963, followed by his wife's death in 1967. In 1968, the executor and trustee under the last will and testament of Margaret Ward McCabe conveyed the 12.22-acre property to William G. Gavin and Mary B. Gavin.⁵⁴ Happy Retreat was listed on the National Register of Historic Places on May 30, 1973. William G. and Mary B. Gavin both died in 2010. Sally G. Jackson, Executrix of the Estate of Mary B. Gavin, conveyed the property to the Friends of Happy Retreat in 2015.⁵⁵ On June 18, 2016, the National Trust for Historic Preservation named Happy Retreat "A National Treasure."⁵⁶ The Friends of Happy Retreat are in the process of completing a historic structure report that focuses on the earliest part of the dwelling. They are also completing a variety of necessary immediate maintenance items in order to open the house to the public for special events.

Endnotes:

¹ Library of Virginia (Richmond, VA) "Northern Neck Grants," Volume G, 454-455 (1750).

² John W. Wayland. *The Washingtons and Their Homes. Facsimile Reprint of 1944 Edition* (Berryville, VA: Virginia Book Company, 1973), 153. For a discussion of the early history of Happy Retreat, see Charlotte Judd Fairbairn. *The Washington Homes of Jefferson County, West, Virginia*. (Ranson, WVA: Whitney & White, 1930), 11-13. Later research and documentation contradict the evolution of Happy Retreat recorded in this book as well as the building date of the central section of the house.

³ Dalton W. Mallory. "A Chronology of the Life of Charles Washington, 1738-1799." (unpublished typescript, n.d.) 5-7, Friends of Happy Retreat Collection.

⁴ *Ibid.*, 7-13.

⁵ Wayland, *The Washingtons and . . .*, 155.

⁶ *Ibid*, 157.

⁷ Berkeley County Deed Book 9, 465. Apparently the deed was never recorded because the grantee died. The information was provided in an e-mail to Maral Kalbian from John Allen dated 11/20/2016 and referenced in a 1789 deed to Judith Rankin referring to lots 11, 12, and 14.

⁸ Fitzpatrick. *Writings of Washington*. 27:452. See <http://founders.archives.gov/documents/Washington/04-02-02-0021>. Note 2 states that George Washington set out from Mount Vernon on September 1 and spent the night of September 3, at Happy Retreat. See *Writings*, 4:1-5.

⁹ See: <https://founders.archives.gov/documents/Washington/01-04-02-0001-0001-0003>, diary entry of George Washington for September 3, 1784.

¹⁰ Collections of the Virginia Historical Society, MSS2W27703b. See also schematic drawing of Happy Retreat Phases of Construction, 2017.

¹¹ Fairbairn, *The Washington Homes....*, 11. She states that the mantel in the current dining room (north room, first floor of west wing) came from another “earlier” log house located southwest of the current house at Evitts Run. No known archaeological investigation has been conducted in that area regarding location of a dwelling.

¹² Wayland, *The Washingtons and . . .*, 162. The law is reproduced in Wayland and entitled “LAWS OF VIRGINIA, OCTOBER 1786 - - 11TH OF THE COMMONWEALTH CHAPTER LXXX. “An Act to establish a town on the lands of Charles Washington in the county of Berkeley.” A map produced in Wayland, p. 163 shows the town lots and indicates the location of “Happy Retreat” adjacent to the new town.

¹³ *Ibid*, 165.

¹⁴ <https://memory.loc.gov/cgi-bin>. . . accessed on December 2, 2016; also see Wayland, 167.

¹⁵ Berkeley County (VA) Deed Book 13, 346, 359 (1796). Information provided to Maral S. Kalbian by John Allen 11/20/2016.

¹⁶ Berkeley County (VA) Deed Book 13, 350. 1796). Information provided to Maral S. Kalbian by John Allen 11/20/2016. There were 28 lots remaining unsold including numbers 63-66, 71-74, 79-82, 87-90, 95-98, 103-106, 141 and two half lots, 137, 138.

¹⁷ Information about property values provided to Maral S. Kalbian by John Allen 11/20/2016. It is uncertain which of the two parcels had the higher value.

¹⁸ <http://founders.archives.gov/documents/Washington/06-03-02-0077>. Also see Doug Perks, “Mr. Jefferson’s County,” in the Spring edition of *The Guardian*. An original of the letter penned by Mildred Washington is located in the collections of the Handley Library Archives (Winchester, Virginia) in the 231 Algernon Sydney Sullivan Collection. Scrapbook Volume 4, Group 13, p. 29. The text of the letter was transcribed by Maral S. Kalbian, March 17, 2016 and was shared with Mount Vernon.

¹⁹ Berkeley County Will Book 3, 252 (1799). Jefferson County was not carved from Berkeley until two years later in 1801.

²⁰ Limited research was conducted on Thomas Hammond as part of this study. Several secondary resources reference him as “Captain” but offer no explanation.

²¹ Berkeley County Deed Book 8, 278 (1800).

²² Jefferson County, VA Land Tax Books, 1802-1819; Personal Property Tax Book, 1815.

²³ 1810, 1820 United States Federal Census for Jefferson County, VA; Provo, UT; ancestry.com Operations, Inc. 2010.

²⁴ Daughters of the American Revolution, Bee Line Chapter, compiled. *Tombstone Inscriptions Jefferson County 1687-1980*. (Marceline, MO: Walsworth Publishing Co., 1981), 263.

²⁵ Charlotte Judd Fairbairn. “Album of Historic Homes IV: Happy Retreat.” *Magazine of the Jefferson County Historical Society*, Volume XIII, December 1947, 10. Fairbairn states that Anna Hammond was Thomas Hammond’s third wife. Mildred, Charles Washington’s youngest daughter, had been Hammond’s first wife.

²⁶ Jefferson County, VA Deed Book 19, 289 (1834). Information provided by Walter Washington, “History of Deed Conveyances of Happy Retreat, 1800 to Present.” 2010. Friends of Happy Retreat Collection.

²⁷ Charles A. Hulse. “Letter of reconnaissance-level survey for Happy Retreat, completed for the Friends of Happy Retreat, July 6, 2007.” Friends of Happy Retreat Collection.

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- ²⁸ 1830, 1840 United States Federal Census, for Jefferson, County, VA; Provo, UT; ancestry.com Operations, Inc. 2010.
- ²⁹ Jefferson County, VA Deed Book 22, 320 (1837). Information provided by Walter Washington, "History of Deed Conveyances of Happy Retreat, 1800 to Present." 2010. Friends of Happy Retreat Collection. Fairbairn. "Album of Historic Homes....", 11 references Deed Book 22,18 for this conveyance. She also describes Douglass as a judge for the Circuit Court.
- ³⁰ 1830 United States Federal Census for Jefferson, County, VA. Family History Library Film, 0029670.
- ³¹ Information provided to Maral S. Kalbian by John Allen 11/20/2016.
- ³² Jefferson County Land Tax Books, 1837-1843. As a rule, the specificity with which improvements were valued for purposes of taxes varies considerably among localities and among years. It often appears that the values were attributable to the skills and whims of the tax assessor. There is a discrepancy of \$474, which may refer to another structure that once stood between the two surviving sections and was demolished.
- ³³ John Wayland. *Historic Homes of Northern Virginia and the Eastern Panhandle of West Virginia*. (Staunton, VA: The McClure Company, Inc., 1937), 23.
- ³⁴ Jefferson County, VA Deed Book 36, 77 (1851). Information provided by Walter Washington, "History of Deed Conveyances of Happy Retreat, 1800 to Present." 2010. Friends of Happy Retreat Collection.
- ³⁵ Jefferson County, VA Deed Book 32, 374 (1852). Information provided by Walter Washington, "History of Deed Conveyances of Happy Retreat, 1800 to Present." 2010. Friends of Happy Retreat Collection.
- ³⁶ For whatever reason, Drew and his household were not recorded in that census year. It should be stated that record keeping in the period after the war, particularly 1870, is often confusing and incomplete. The lack of any data placing the family in Charles Town in 1860 is far more mysterious. Fairbairn. "Album of Historic Homes..."¹² confirms that Happy Retreat "appears to have been rented" out during this period.
- ³⁷ Jefferson County WVA Deed Book A, 503 (1874). This would have fallen in the period after West Virginia was separated from Virginia. Information provided by Walter Washington, "History of Deed Conveyances of Happy Retreat, 1800 to Present." 2010. Friends of Happy Retreat Collection. The actual Public Auction took place in November 1873.
- ³⁸ James E. Taylor. *The James E. Taylor Sketchbook, With Sheridan Up the Shenandoah Valley in 1864*. (Cleveland, OH: Western Reserve Historical Society, 1989), 63.
- ³⁹ Jefferson County, WVA Deed Book Q, 525 (1887). Information provided by Walter Washington, "History of Deed Conveyances of Happy Retreat, 1800 to Present." 2010. Friends of Happy Retreat Collection.
- ⁴⁰ Ancestry.com. *Virginia Select Marriages, 1785-1940*; 1880 United States Federal Census for South Carolina. (Enumeration District No. 3, no. 32).
- ⁴¹ U. S. Find a Grave Index, 1600s – current. <http://www.findagrave.com>. Examination of the Richmond directories does not show Judith F. C. Mitchell as a resident of Richmond at the time of her death, although she is buried in Hollywood Cemetery, Richmond.
- ⁴² 1900 United States Federal Census for Jefferson County, WVA.
- ⁴³ Jefferson County, WVA Deed Book 119, 341 (1920); Jefferson County Will Book C, 284 (1907). Information provided by Walter Washington, "History of Deed Conveyances of Happy Retreat, 1800 to Present." 2010. Friends of Happy Retreat Collection.
- ⁴⁴ Jefferson County, WVA Deed Book 119, 341 (1920). Information provided by Walter Washington, "History of Deed Conveyances of Happy Retreat, 1800 to Present." 2010. Friends of Happy Retreat Collection.
- ⁴⁵ Charlotte Judd Fairbairn. "Album of Historic Homes IV...", 13.
- ⁴⁶ Wayland. *The Washingtons and their Homes . . .*, 159.
- ⁴⁷ See United State Federal Census entry for "Charles Magnus Conklyn" for 1930 that describe the street address of the Happy Retreat property as "Mordington Avenue."
- ⁴⁸ Roger J. Perry. "The Graves of Charles and Mildred Washington." *The Magazine of the Jefferson County Historical Society*, Volume XLIII, December, 1977, 24-30. The location of the graves may be near the site of what could have been Charles Washington's house that is referenced in later histories.
- ⁴⁹ The Historic American Building Survey (HABS) material is available on line and was accessed on the Library of Congress web site: <http://www.loc.gov/pictures/item/wv0090/>.

John Wayland. *Historic Homes of Northern Virginia*...., 22-23. See Also Wayland. *The Washingtons* . . . 153-168.

⁵⁰ Jefferson County, WVA Deed Book 163, 214 (1945). J. P. Conklyn's will is recorded in Jefferson County, WVA Will Book H, 239 Information provided by Walter Washington, "History of Deed Conveyances of Happy Retreat, 1800 to Present." 2010. Friends of Happy Retreat Collection.

⁵¹ Jefferson County, WVA Deed Book 185, 44 (1951).

⁵² National Register of Historic Places Inventory-Nomination Form "Happy Retreat," Jefferson County West Virginia March 9, 1973, prepared by Ted McGee, Field Research Agent to the West Virginia Antiquities Commission. The listing dates to May 30, 1973. Section 8, page 1.

⁵³ Floorplans from the McCabe renovation are held in the Friends of Happy Retreat Collection.

⁵⁴ Jefferson County, WVA Deed Book 295, 493 (1968).

⁵⁵ Jefferson County WVA Deed Book 1158, 0721 (2015); Plat Book 25, 509, shows that the parcel now contains 2.313 acres.

⁵⁶ <http://www.happyretreat.org/happy-retreat-named-national-treasure/>

Description of Property

Happy Retreat is an Early Classical Revival-style dwelling situated in the southeast part of the City of Charles Town, West Virginia. The five-part house is made up of a two-story central block, flanked by lower two-story wings that are connected to it by narrow hyphens. The large, two-story brick house was constructed in several phases, the earliest portion of which dates to ca. 1780 and was built by Charles Washington, George Washington's youngest brother, and the founder of Charles Town. The first-floor portions of the west and east wings are believed to have been erected by Charles Washington in at least two distinct building phases. The center, two-story main block, was constructed in 1842 by Judge Isaac R. Douglass, and the second floors of the wings and the hyphens likely were built at the same time. The large additions made in 1842 incorporate the late-18th-century vernacular components of the house associated with Washington to form an elegant Early Classical Revival facade with Greek Revival-style interior detailing. A further reflection of Judge Douglass' impact on the property was that he changed the historic name of Happy Retreat to Mordington, a reference to an ancestral home in Scotland. The name was changed back to Happy Retreat in more recent years. The property is located at 600 Mordington Avenue in Charles Town and is accessed by a paved circular driveway that leads to the front of the house.

Charles Washington's original Happy Retreat property encompassed much more land than the current two-acre parcel that includes the main house and outbuildings now owned by The Friends of Happy Retreat, Inc. The Charles Town Parks and Recreation Commission own the surrounding 10 acres, which extends south to Evitts Run, and an additional 21-acre wetland park that contains the site of Charles and Mildred Washington's graves.



Figure 1. North view of house (2016).

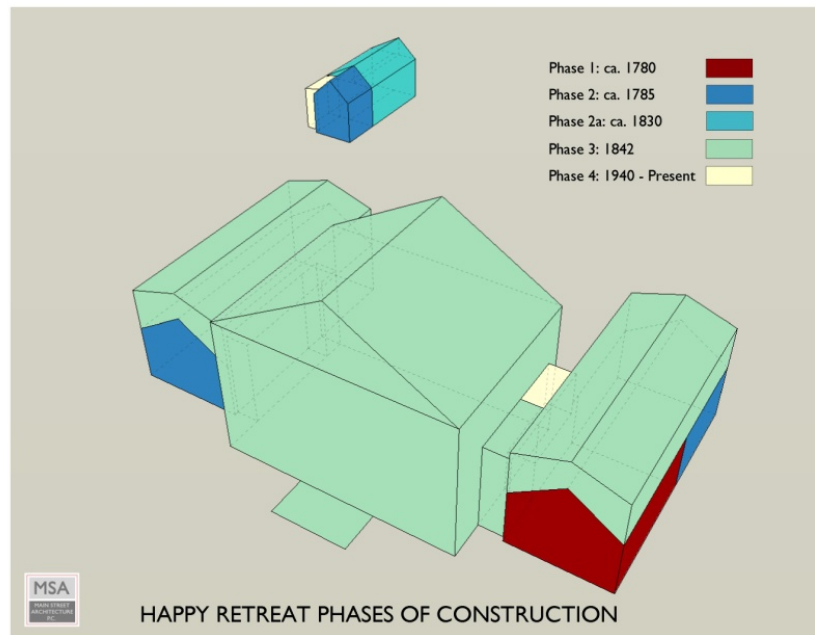


Figure 2. Architectural Development of Happy Retreat (2016).

Exterior Description:

Happy Retreat is an imposing, five-part, U-shaped, two-story brick house, painted white, which was built in three sections: ca. 1780, ca. 1785, and 1842. The house retains a high degree of architectural integrity in both plan and materials. The main block of the current house is a well-proportioned, three-bay, gable-front, Early Classical Revival-style design in brick laid in Flemish-bond on the front (north side) and 5:1 common bond on the sides and rear, and rests on a low stone foundation. The pedimented front gable contains an elegant lunette window with a full entablature in the raking angle molding as well as a developed crown molding on the pediment’s base. The roof is covered in standing-seam metal, but may have originally consisted of slate shingles, and contains two off-center interior brick chimneys. The first- and second-floor wood windows are double-hung with six-over-six-sash, with brick jack arches and wooden sills. A few of the sills have been replaced with masonry. The central tripartite, rectangular window on the second floor has a six-over-six sash and four-pane sidelights. Louvered wooden shutters flank the windows on the facade. The three-bay, one-story front porch is of the Greek Revival style with fluted, Greek Doric wood columns, a wide entablature with plain panels simulating triglyphs, and an overhanging cornice. The bottoms of the wooden columns must have rotted off as they now rest on stone plinths and plinth blocks that rest on low brick piers. The porch floor is covered with flagstones, which are also a later alteration. The vernacular Greek Revival-style doorway is made up of a six-paneled door, topped by a five-light transom with broken four-light sidelights, and plain wide trim. The wooden

reveal and the board beneath the sidelights are paneled, and the wooden ceiling is of narrow boards. The entry surround is topped by a full-width segmental brick arch.



Figure 3. Northwest view (2016).



Figure 4. Northeast view (2016).

The rear of the main block is composed of four symmetrically-placed window bays on the first and second floors and a similar but shorter window centered in the attic gable. The shutters have been removed. A metal bulkhead covers a basement entry near the southeast corner.



Figure 5. South view (2016).

The main block of Happy Retreat is attached to the east and west wings by two-story brick hyphens that were probably constructed in 1842, at the same time as the main block and the upper stories of the wings. They are set back slightly from the facades of the main block and the wings.

The first floor of the west wing was constructed in two phases, as is clearly indicated by a visible vertical seam positioned midway along both the east and west sides. These units were originally one story in height, as is evidenced by the distinctive difference in the brick bonding on the second floor. They would have had gabled roofs with the fronts and rears facing east and west. The earliest section, ca. 1780, is the north end (Room 105), which is laid in Flemish-bond brick on the north and east elevations, suggesting these were the principal facades. The less formal 3:1 common bond is used on the west and south sides. The north end contains a central six-over-six-sash window; a six-light fixed basement window is located below and slightly closer to the northwest corner. The west elevation has both a six-over-six-sash window with louvered wooden shutters and a door that once lead out to a frame porch; the porch was later expanded into a patio that ran the full length of the wall, and which was removed in 2016. Beneath the window is a fixed six-light basement window. Two S-shaped iron tie rod anchors, probably inserted in the 1954 renovation to stabilize the walls, are found on the northwest corner at the top of the first floor. The east elevation contains a doorway that is now enclosed by the hyphen, and one six-over-six window with louvered shutters that looks out onto the narrow brick-floored space between the hyphen and the main block. Just beneath it at the basement level is a row of soldier bricks that correlates with an earlier entry to the basement. The window and door openings all have brick jack arches.



Figure 6. West view of west wing (2016), after the patio had been removed.



Figure 7. Southwest view of west wing (2016).

The rear (south) portion of the west wing is the same width as the original section and was probably added ca. 1785. The east wall is laid in Flemish bond, matching the pattern on the east wall of the original section fairly closely. The other walls are laid in 3:1 common bond. The east wall contains a centered six-over-six-sash, double-hung wood window. Beneath it is a six-light fixed basement window with a brick window well. A door in the eastern-most bay of the south side is the only opening on that first-floor elevation and is fronted by a brick stoop and steps with wrought iron handrails. To the left of the doorway are a pair of brick parapet walls that frame the brick stairs leading down to a double-leaf wooden basement entry door that is topped by a wooden lintel. The west side also contains a door with a brick jack arch; a rectangular basement window that has been enclosed with plywood is located below the doorway. The second floors of both of these portions of the west wing are laid in 5:1 common bond, generally matching the brickwork in the south, east, and west walls of the main block. Three three-over-six-sash wood casement windows with jack arches and louvered shutters are symmetrically spaced along the west side, with another (without shutters) along the east side. Centered on the front and rear gable ends of the second floor are six-over-six-sash double-hung wood windows. The window on the north is flanked by narrow wooden louvers and the one on the south by narrow panels; both are topped by wooden lintels. Above the north

window is a modern round attic louver topped by a mid-20th-century rectangular bronze plaque dedicated to Charles C. Conklyn (1839-1926), whose sons C. Magnus and John P. were previous owners of the property. Charles Cassender Conklyn served as one of the guards who escorted abolitionist leader John Brown to his hanging in Charles Town in 1859. The plaque commemorates Conklyn as being the last surviving member of that special guard. The shallow-pitched gabled roof of this wing is covered in standing-seam metal with front and rear stepped brick parapets. The sides feature a corbelled brick cornice. A brick chimney pierced the roof near the junction of the two building phases, which was removed in 2016.

While the brickwork of the short hyphen connecting the west wing to the main block does not completely match the brick pattern in the 1842 section, it was probably constructed at the same time or shortly thereafter. The connector rests on a low stone foundation and sits back slightly from the north face of the west wing; there are no openings on the north side, but a doorway is centered on the south wall. The lower half of the wooden door is composed of six panels; the upper portion is six glass panes fixed in a wood frame, protected by metal bars. The hyphen has a frame extension on the second floor of the south side that houses a bathroom, and which covers a brick-floored passage that leads to the entry. A one-over-one-sash window is centered on the south wall of the extension.



Figure 8. View of rear of west hyphen (2016).

The east wing is connected to the main block by a two-story hyphen that runs the full length of the wall. . According to the exterior brick pattern, the entire first floor was constructed at one time, probably when the rear section for the west wing was built. The building had a central chimney, which was removed in 1954. The north end and the west side of the first floor are laid in Flemish-bond brick and face the “front” (east side) of the west wing. The other first-floor elevations are laid in 3:1 common bond; the second floor in 5:1 bond. The window and door openings have brick jack arches. The north façade has a centered six-over-six-sash window; the three-bay east elevation has a doorway on the northern-most end and two six-over-six-sash windows centered on the remaining part of

the wall. The door once led to a masonry patio that was removed recently. A doorway with a wooden lintel is centered on the south wall; the west side has a six-over-six-sash window. As on the west, this wing is covered by a gabled roof with stepped brick parapet ends and a corbelled brick cornice. The six-over-six-sash gable-end windows, and the three-over-six-casement windows on the east wall are almost identical to those on the west wing. A portion of the standing-seam metal roof has been covered with a rubberized membrane. A bronze plaque is set in the north gable end, which is dedicated in the memory of Charles Washington, and which is similar in style and shape to the one for Charles Conklyn in the west wing. The hyphen between the east wing and the main block is similar to the one connecting the west wing. It was in 1954 that the hyphen was extended to the south on both levels to accommodate an extended hallway with a new staircase.



Figure 9. East view of east wing (2016).

Interior Description- First Floor:

The interior of Happy Retreat is remarkably well preserved and is in very good condition. The main block of the house contains its original Greek Revival-style woodwork, which is fairly typical of the mid-19th-century era. The window and door frames are standard symmetrical architraves with bull's eye corner blocks and may have been influenced by the designs of Asher Benjamin in his popular pattern book, the *Practice of Architecture* (1833). Most of the doorways feature a six-paneled wooden door with two raised horizontal panels in the center. The hardware is of the period and includes many of the popular Carpenter lock types. The random-width pine floors are all in good condition, as are the plastered walls and ceilings.

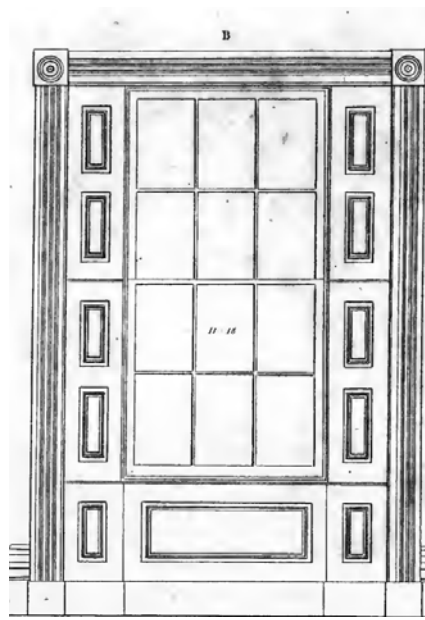


Figure 10. Plate 43 from Asher Benjamin's *Practice of Architecture* (Boston: 1833) showing the similarity to the trim in the main block of Happy Retreat.

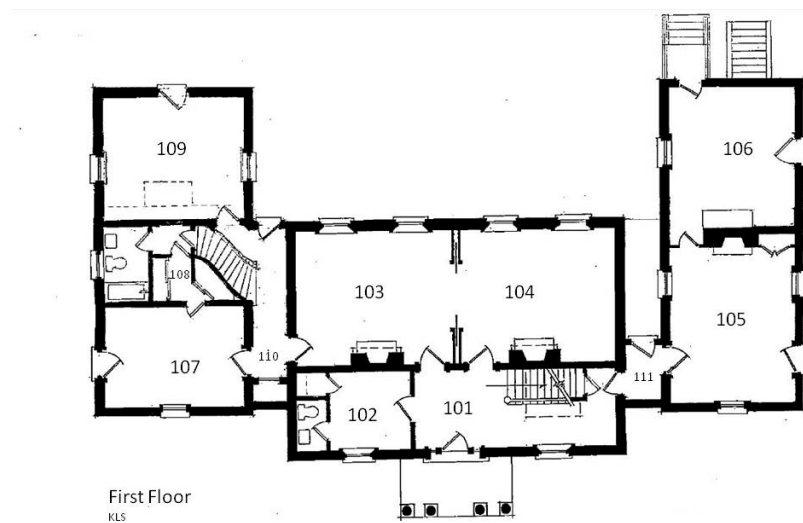


Figure 11. Current first-floor plan with numbers added for room identification (FOHR).

The main entry into the 1842 central block is through the front portico and the six-paneled, single-leaf, wood door, which leads into the 24' long by 10-foot wide transverse hall (Room 101). A metal radiator is located along the north wall next to the entry. The open-well, open-string staircase is situated along the rear south wall, and rises to the west. The oversized circular newel rests on an octagonal base; it measures 24" at its bottom and tapers to 21" at its round-cushioned top. The tapered circular pickets and

secondary posts support the rounded unpainted handrail. The wooden drops off the newels are circular with a nipples crown. A wave motif with a drop-applied molding decorates the end of each stair tread. The underside of the staircase is a plastered triangular field and a door beneath it leads to the single-run basement stairs.



Figure 12. First-floor stair hall, Room 101 (2016). Note the wallpaper pictured here was removed by the FOHR in 2016.

A doorway along the west wall of the stair hall leads into the west hyphen (Room 111), while another along the east wall opens into a small hall with access to a bathroom and closet (Room 102). Room 102 is identified as the “library” in the 1954 as-built plans of the house and is also the location that a former resident recalls was the furniture office of the Conklyn brothers, who resided here in the 1920s.



Figure 13. View to the east into Room 102 (2016).

Two doors on the south wall in front of the stairs lead into the nearly matching east and west parlors (Rooms 103 and 104). These are the most formal rooms in the house and are nearly identical in finish, with two windows along the south wall, a fireplace along the north wall, and oversized complex coved cornices. Both rooms also have plastered ceiling medallions with concentric circles framing acanthus leaves and a central six-lobed flower. Full height, double-leaf, six-paneled pocket doors connect the two rooms. The Greek Revival-style mantels in the parlors appear to be of Italian marble and were probably ordered from Baltimore or New York.¹ The baseboards in both parlors have been painted a marbled pattern to match the mantels. Bookcases along the west wall of Room 104 were removed in 2016 so that wall is missing its baseboard. Radiators are located beneath one of the southern-facing windows in each room. A door along the east wall of Room 103 leads into the hyphen (Room 110).



Figure 14. The two first-floor parlors: Room 104, looking northeast into Room 103 (2016). Note the marbled painted baseboard.

The first floor of the west wing includes two rooms: the dining room (Room 105) to the north and the former kitchen (Room 106) to the south. These spaces are the oldest in the house and are discussed in great detail in the Architectural Development section. As part of this project, the plaster along the north wall of Room 106 was removed to reveal the intact original unpainted exterior wall of Room 105, complete with mortar joints that had been penciled.



Figure 15. Room 105, referred to as the dining room, is the oldest room in the house (2016).



Figure 16. The former kitchen (Room 106) before demolition of the finishes. View looking north into Room 105 (2016).



Figure 17. The former kitchen (Room 106) after demolition of the finishes. View looking north into Room 105 (2016).

The first floor of the east wing is made up of several rooms, which reflects the significant alterations that were made to the house in 1954. The hyphen (Room 110) was extended to the south on both stories in order to accommodate a new staircase in the center of the east wing. The simple curving staircase echoes the design of the one in the main block, especially in the newel post detailing. An exterior door is located along the south end of this hyphen. The northern-most room in the east wing (Room 107) measures roughly 11'x16'. It contains a window centered on the north wall, an exterior doorway on the east wall that once led to a small stone terrace, and a door along the south wall that leads into a hall (Room 108). This central area of the first floor of the east wing (Room 108) includes a hallway, part of the stair to the second floor, a closet, and a bathroom. To the south is Room 109, which is currently being converted into a catering kitchen by the FOHR. A stair along the east wall was removed and a window was inserted along that elevation as part of the 1954 remodeling of this room, which was known as the old "winter kitchen." An exterior doorway is centered on the south wall; a window is centered on the west wall. The doorway between Rooms and 109 was modified and closets flanking it were built in 1954. Archaeological investigations carried out in 2016 revealed the stone foundation for the original partition, along with the base of a chimney attached to the foundation that had been removed before the 1954 alterations.



Figure 18. Room 107, looking northeast (2016).



Figure 19. Staircase in east wing (2016).



Figure 20. Room 109, with flooring removed (2016).

Interior Description- Second Floor:

The second floor of Happy Retreat follows the same basic architectural plan of the floor below. The original plastered walls and ceilings and wooden floors in the main block are intact. The Greek Revival-style trim on this level is more subdued than that on the first floor and is limited to plain 4” trim with simplified bull’s-eye corner blocks.

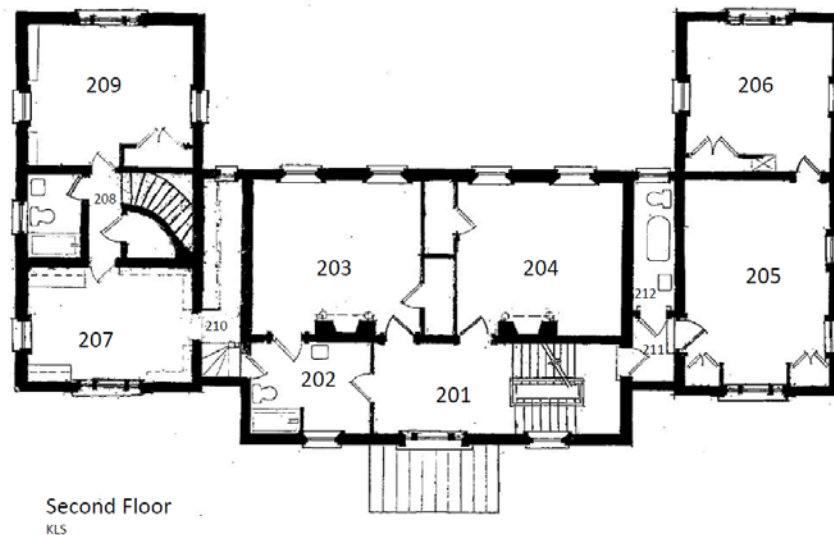


Figure 21. Current second-floor plan with room identification added (FOHR).

The stair rises from the first floor to a landing with a doorway into the second floor of the west hyphen (Room 211). The stair then turns and continues to the second-story transverse hall (Room 201). A single six-over-six-sash window and a larger tripartite window are located along the north wall. A bathroom (Room 202) and a doorway to the east wing occupy the east end of the stair hall.



Figure 22. Stair at second-story landing (2016).

Two doors along the south wall lead into the two bedrooms (Rooms 203 and 204) that correspond to the two parlors on the first floor. Built-in closets in the central wall divide the two rooms and feature closed-in transoms above the doors. The matching wooden Greek Revival-style mantelpieces in each room are made up of Tuscan columns on plinths supporting plain end blocks with a raised-pyramidal paneled entablature. The plain mantel shelf has rounded corners and the hearth is brick.



Figure 23. Mantel in Room 204 (2016).

The east bathroom in the west hyphen (Room 212) was upgraded in 1954 and was probably originally installed during the early 20th century. Steps lead up from the hyphen into Room 205 in the west wing. Two closets flank the north central window of that room. A mantel once located on the south wall was removed during the 1954 renovations and appears to be one of those currently stored in the basement.



Figure 24. Room 205 looking northwest (2016).

The south room of the west wing (Room 206) was remodeled in 1954 when a staircase and small hallway were removed along its west wall. The flue on the north wall next to a closet has recently been removed.



Figure 25. Room 206, looking northwest (2016). The brick flue next to the closet was removed by the FOHR in 2016.

The east hyphen is accessed on the second floor through a doorway in the bathroom (Room 202) off the stair hall. Narrow winder stairs lead down into the hyphen (Room 210) that contains built-in closets along the east wall and a window on the south end. Room 207, located along the north end of the east wing, has built-in bookcases and cabinets along with a window on its north and east walls. The central door along the south wall leads into Room 208, which contains a narrow hall, a closet, the stair landing, a bathroom, and a doorway into Room 209. Room 209 contains a built-in closet in its northwest corner.



Figure 26. Room 207, looking northeast (2016).



Figure 27. Room 209, looking northeast toward Room 208 (2016).

The attic of Happy Retreat is confined to the main block. The stair continues to a landing from the second floor and then turns and rises up to the attic landing through a doorway. The lunette window in the front pediment of the house takes up the north wall of the landing. A closet is located behind the two-panel door on the east end of the landing and a six-panel door on the south wall leads into a large finished room. The only light source

for this room is the central window along the south wall. The open attic of the rest of the space is concealed behind the angled side walls.



Figure 28. Looking up to attic landing (2016).



Figure 29. South room in attic, looking south (2016).

A basement occupies the entire footprint beneath the main block, along with the west wing. There is a crawlspace below the floor in the east wing. The walls and floor of the basement have been parged with concrete and the ceiling has been covered with composite board, probably during the 1954 renovation. The basement houses the mechanical equipment including the furnace.

Outbuildings:

There are currently four outbuildings on the Happy Retreat property, although historic photographs reveal there were originally many more. The oldest surviving one is the brick smokehouse located south of the east wing. Laid in Flemish-bond on the front and 3:1 common bond on the sides and rear, the late-18th-century building has a mid-19th-

century stone kitchen wing addition. The brick privy off the back of the smokehouse was added in the 20th century, replacing an earlier frame lean-to. This interesting building is discussed in detail in the Architectural Development chapter. Structural engineer Tim Painter conducted a preliminary structural assessment of the building as part of this study, which has already been shared with the FOHR Board. Since this project began last year, the deteriorated roof of this building has been covered in tarps to prevent further water penetration and wood shoring has been installed along the rear and south wall of the kitchen.



Figure 30. West view of smokehouse/kitchen/privy (2016).

The unusual frame “schoolhouse” at Happy Retreat is located well south of the house and was moved to its current location in the 1950s. The timber-framed building is octagonal in shape and rests on a pier foundation. Six-over-six sash, double-hung wood windows are located in three of the walls and a six-paneled entry door is in the north bay. Plywood has been placed on the exterior of the window openings. The interior of the abandoned building is trimmed with chair rail and has plastered walls and a wooden floor. Some of the weatherboard siding has fallen away revealing its timber-framed construction. The octagonal roof is covered in tin shingles and features a boxed cornice and evidence of a finial. This building is worthy of additional study and careful restoration.



Figure 31. Southeast view of schoolhouse (2016).

The brick garage located southwest of the main house was constructed shortly after the property was purchased by the Conklins in 1920. An effort was made to make the building fit in with the house by making it of brick construction on a stone foundation. The gabled roof with stepped brick parapet ends echoes the east and west wings. The brick are laid in a Flemish-bond pattern and the building is built into a banked site allowing for a partial basement exposed on the sides and rear. Steel windows are found on the front, sides, rear, and basement windows and have brick jack arches and concrete sills. A large garage door is located along the front elevation along with a door, window, and bulkhead basement entry. A date stone on the southeast corner reads “Conklin.” This interesting building is currently being used for equipment storage and is in generally good condition.



Figure 32. Southeast view of garage (2016).



Figure 33. Southwest view of garage (2016).

The one-story, three-bay, cinder block shed south of the garage is located on property now owned by the City of Charles Town, but it was originally part of Happy Retreat. The abandoned mid-20th-century building has a corrugated metal gabled roof, exposed rafter ends, and German-lap siding in the gables. The three Dutch doors on the east side and the remnants of interior wooden stalls, suggest this building was used as a stable. The north gable end contains a full-width overhead garage door. The floor is graveled and the three two-light windows on the west side are of steel.



Figure 34. North view of former stable (2016).

A bronze and stone marker was erected in the front yard of Happy Retreat in 1932 by the Daughters of the American Revolution, Beeline Chapter. This was to mark the conjectured burial site of Charles and Mildred Washington, although this was later proved to be in error.



Figure 35. This stone and bronze marker erected in 1932 commemorates the burial of Charles and Mildred Washington. It is located northeast of the main house (2016).

Endnotes:

¹ Similar marble mantels are found at Long Branch in Clarke County, which was finished around the same time as Happy Retreat. Also, this type of marble is used in a more decorative mantel in the Greek Revival-style room at the American Wing of the Metropolitan Museum of Art in New York City.

Architectural Development

Tracking the construction history of the buildings at Happy Retreat presents a formidable challenge, as there is limited and fragmentary physical evidence and virtually no detailed documentation relating to the site during the 18th century. The relationship of the two oldest portions of the house, which run parallel and are set roughly 45' apart, suggests that they had been intended to relate to a more substantial structure and/or complex of buildings according to an unrealized plan presumably formulated by Charles Washington in the 1780s. The physical evidence also indicates that Washington either altered or accelerated his plans almost immediately after the initial construction, by constructing the east wing and adding on to the earlier west wing. The east wing could have accommodated at least two heated rooms, which would have increased the size of the living spaces considerably. Remnants of a stone base for a substantial fireplace were discovered in the south room of the wing, which suggests that it served as a kitchen. Physical evidence also indicates that the nearby brick smokehouse was erected early on, possibly in conjunction with the east wing. Adding a second unheated space to the south end of the original one-room block in the west wing seems less likely to have been meant to improve domestic conditions, instead related to upgrading the original function of the building as a counting house and store.

By themselves the two structures seem inadequate for serving the needs of the Charles Washington household, let alone providing comfortable overnight accommodations for his brother, George, during his visit to the area in 1788. If another structure had been erected in between the wings to serve as the Washingtons' residence by that time, the construction of the current main block in 1842 makes it unlikely that any archaeological evidence for the possible earlier building survives. If such a structure had existed there, then the obvious questions relate to its size and overall character, and the reason for its demise. Perhaps the straitened financial circumstances of the Washingtons led Charles to erect a less pretentious frame building as the main dwelling, which was deemed inadequate by subsequent owners. Or perhaps the Washingtons continued to reside in the house that they had presumably built when they relocated to the property in 1780, and the brick structures served other purposes. According to a secondary source from the 1920s, Washington family descendants recalled the remains of a "small log house" that was located some distance from Happy Retreat, which they conjectured was the first residence on the property.¹



Figure 1. Happy Retreat from the southwest, west wing in the foreground; second floor, stepped gable parapets, porch and wood shed all circa 1842 and later (HABS 1937, www.loc.gov/pictures/item/wv0090.photos.172242p/resource/).

The intentions of the Washingtons' son, Samuel, to erect his own house on another portion of the tract, may relate to the decision either to discontinue or considerably reduce the scope of construction at Happy Retreat. Although Charles deeded one-half of the Happy Retreat property to Samuel in 1796, the son already had begun building a new dwelling. Charles's physical and financial health both appear to have deteriorated during the years leading up to his death in September 1799. Samuel Washington sold Happy Retreat just a few months after his father's passing, further suggesting that tight money and Samuel's seeming disinterest in the property meant that the original plans for Happy Retreat never came to pass.²

The current five-part design of Happy Retreat was accomplished in 1842. The main block of the house was erected between the earlier structures, with the wings connected to the new building by short hyphens.³ As such, the completed plan falls into a long tradition of roughly symmetrical, multi-part country houses that may at least approximate what Charles Washington had in mind many decades earlier.⁴ In addition to the main house, evidence from the associated outbuildings and the layout of the building complex provide some context for considering the possible intended functions of the early components of Happy Retreat.

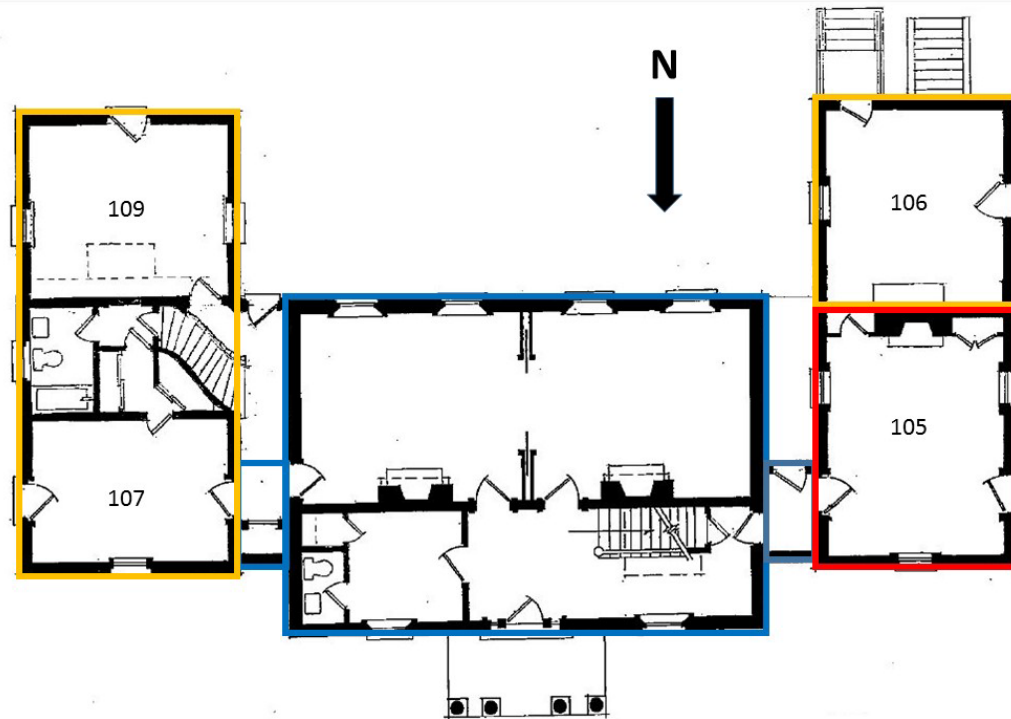


Figure 2. Chronological development of the Happy Retreat five-part plan: Period I ca. 1780 (red); Period II ca. 1785 (yellow); Period III 1842 (blue).

The front (north) portion of the west wing (Room 105) is the oldest extant structure on the property, and the physical evidence conforms to a construction date of circa 1780. It is currently the larger section of a two-part, two-story building (41'3" by 17'3"), with a front-gable roof and stepped gable parapets, and a roughly centered chimney located where the two units join. The brick walls rest on a stone foundation, which accommodates a full basement with a relieving arch to support the fireplace centered on the south wall of the original structure; wood shelves are built-in within the arch and in the southwest corner. A change in the pattern of brick bonding at the height of the first floor ceiling indicates that the second floor was added, very likely when the main block was completed in 1842. Vertical seams in the east and west walls mark the point of connection between the original north section and the addition. The brick walls are laid in Flemish bond on the two principal elevations (north and east); with 3:1 common bond on the west and irregular bonding on the south. The brown mortar joints were struck, then "penciled" with a thin line of white paint in an attempt to visually regularize the pattern of the masonry. The character of the masonry and of the surviving interior woodwork support an 18th century date, and the relationship with the rear wing confirms that the north portion is the earlier of the two.⁵ The three original openings in the north section -- one doorway and two windows -- featured brick jack arches and wood sills and frames; the window in the east wall of the south section is similarly constructed. The other window and three doorways were either added or altered.



Figure 3. West wing, west elevation after removal of 20th-century porch (2016): Period I one-story section on the left (north); Period II on the right; second floor added in Period III. The window and doorway in Period I section added; doorway in Period II section converted from an original window.



Figure 4. Ruled and penciled brick joints revealed on exterior face of Period I south wall, encapsulated within Period II Room 106 (2016).

One story in height and with a footprint of only 17'3" by 23'7", the original structure was modest in size but exhibited a relatively high level of finish. The interior was plastered, with a chair rail and baseboard running along all four walls; the centered fireplace on the south wall was flanked by an enclosed cabinet on one side and either another cabinet or open shelves on the other. Although only a short section of chair rail survives in situ, both physical and photographic evidence indicates that the chair rail extended along all of the walls; a HABS photograph from 1937 shows that the chair rail then met the south edge of the doorway architrave. The woodwork was fashionably detailed: mitred, stepped double-field door and window casings, with ogee backbands and beaded corners. The six-over-six double-hung sash windows feature an unusual shallow under-sill extending almost more than 1' below the bottom sash, which the paint evidence indicates was an original feature. A total of 24 layers of paint were revealed on the woodwork, representing the complete run of finishes from initial construction to the present. The window and door trim, the interior face of the exterior door and closet doors, and the chair rails, all were initially covered with a fashionable verdigris-based green paint.⁶



Figure 5. Room 105, south wall: doorway inserted in Period II; mantel piece a replacement; cabinet original to Period I (2016).



Figure 6. Room 105, Period I exterior door and door casing, showing chair rail connecting to back band (HABS 1937 www.loc.gov/pictures/item/wv0090.photos.172243p/resource/).

The flat-paneled mantel with a dentil band presents a puzzle, as its style fits the period of the 1780s, but physical evidence suggests that it was moved from another location and was installed at a much later date. Matching horizontal seams are visible in the flat panels on the legs, suggesting that they were cut and then spliced together, as if the mantel was altered to fit the space. The head of at least one wire nail also was found in the cornice, and photographic evidence indicates that the seams between the mantel and the surrounding woodwork on each side have been covered with a narrow strip of wood, seemingly to obscure a clumsy juncture. The results of the paint analysis are more equivocal, as the earliest layer on the mantel matches with the east door, but, given the high level of preservation found elsewhere in the room, the next 13 layers of finish are unaccountably absent. The Washington family members who in the 1920s remembered that another structure had been located nearby also contended that the mantel had been salvaged from that building and installed in Room 105.⁷



Figure 7. Fireplace and mantel in Room 105; vertical seams flanking mantel piece suggesting that the mantel was moved from another location; horizontal seam visible in the field of the panel on the lower left (HABS 1937, www.loc.gov/pictures/item/wv0090.photos.172244p/resource/).

The cabinet to the west of the fireplace has two pairs of flat-paneled doors, divided by a rail embellished with the only surviving portion of the original chair rail. The workmanship of the cabinet indicates that it is early, with hand-planed boards and pegged corners on the doors, along with a mortised lock and bottom bolt that appear to be hand-made. The paint history conforms to woodwork in the rest of the room and confirms that the cabinet was an original feature.⁸ Physical evidence indicates that shelves also were intended to be set into the masonry walls for the niche to the east of the fireplace. If they actually were installed, those shelves were removed when the south wall of the niche was demolished to accommodate cutting a doorway to connect with Room 106.



Figure 8. Detail of cabinet, showing former mitre joint between the chair rail on the cabinet and the non-extant chair rail that ran along the west wall (2016).

The paint evidence indicates that the decision to punch through the wall must have occurred quite soon after the original construction was completed. The new short wood wall section and the door casing were set back into the room to align with the face of the fireplace and the closet, and the character of the woodwork matches well with the rest of the room. The complete paint strata revealed on the field of the door architrave also matches with that found on the window and door trim and the chair rail, all of which begin at the verdigris-based glaze that was the second layer of paint found. Another paint sample taken from the other side of the partition revealed that the paint history there matches with the finishes on the window frame in Room 106. Therefore, it seems that all of Room 105 was painted for the first time only after the new doorway was created, which in turn indicates that the south addition to the west wing must have been erected quite soon after the north portion was completed.⁹



Figure 9. East face of Period I fireplace: on the left, scars from dismantling original south exterior wall; doorway inserted in Period II; three in-filled grooves cut into the masonry of the fireplace to support the ends of Period I shelves (2016).

The fenestration in the north room was originally rather unorthodox, with the pattern having undergone several changes over the years. The current doorway and window on the east elevation align with those on the west, but physical evidence indicates that the west wall openings were not original features. A single original window is centered on the north wall as well. The two-bay east elevation was the façade, with its Flemish bond brickwork and the exterior doorway, which later was enclosed by the hyphen. As originally planned, it appears that the fenestration of the east wall included another unusual feature, moreover. A soldier course of bricks is visible just above grade, beginning 4' from the southeast corner and extending 6' to the north. As the floorboards and all of the joists have been replaced over the years, no evidence is available to indicate the location of an interior stairway that could have provided access to the basement. But given the small size of the building footprint, providing entry via an exterior doorway was a likely solution, and the soldier brick course may indicate the top of the arch for a previous, double-wide bulkhead entrance.



Figure 10. East wall of Period I section of west wing: vertical seam on left indicating junction of Period I and Period II construction; Flemish pattern brick bond; Period I window; soldier course of bricks below window at ground level, possibly indicating former location of bulkhead entry to the basement (2016).

The building generally follows the pattern of the hierarchy of architectural ornamentation that was commonly found in the period, with the three original openings positioned in the two walls that were laid up in Flemish bond. This east- and north-facing arrangement supports the hypothesis that the original structure was conceived as the first in a series of modules that together would comprise the completed house. Adding to the west wing and simultaneously erecting the east wing, with its façade facing the earlier building, likely followed and elaborated on that plan. The high level of finish on the interior of Room 105 indicates that it was likely conceived as a public space, and other factors raise the question of whether it was originally intended for domestic use. The prominent placement of a bulkhead stair and doorway in the structure's formal façade would have been an unusual circumstance for a dwelling, as would have the absence of windows on the rear wall.¹⁰

Highly specialized buildings that were used to transact business were found on plantations as well as in urban areas throughout the region in the 18th century. These were generally small structures, often consisting of only one room that was usually heated. In town, law offices were most common, where lawyers and judges could meet with their clients and colleagues, store and consult their reference libraries, file papers, and perform other tasks and duties in relative privacy. On plantations, a room often was set aside either in a corner of the main house or in a separate building where the owner could attend to his affairs, confer with his managers and overseers, and meet with workmen and business partners, all without interfering with the private activities of the household. In a number of instances, a small, self-contained office began as an outpost where the first activity was to oversee construction of the main house.¹¹

Rooms of a similar character also were incorporated into larger structures that served as stores. These buildings generally were laid out with two rooms that may not have been connected on the interior, one of which was heated to accommodate the needs of a store keeper or clerk in transacting business, and the other an unheated space to display merchandise in a convenient and secure location. The well-finished, heated space was commonly referred to at the time as a counting house [or “compting” room and counting room]. Another regular feature of these structures was a full cellar with an ample exterior entrance, in which to stock inventory.¹² An advertisement in the *Virginia Gazette* newspaper listed a store in Charlotte County for sale in 1784: “36 by 18 feet, the store room shelved and finished, the compting room plaistered and a good brick chimney with one fireplace.”¹³

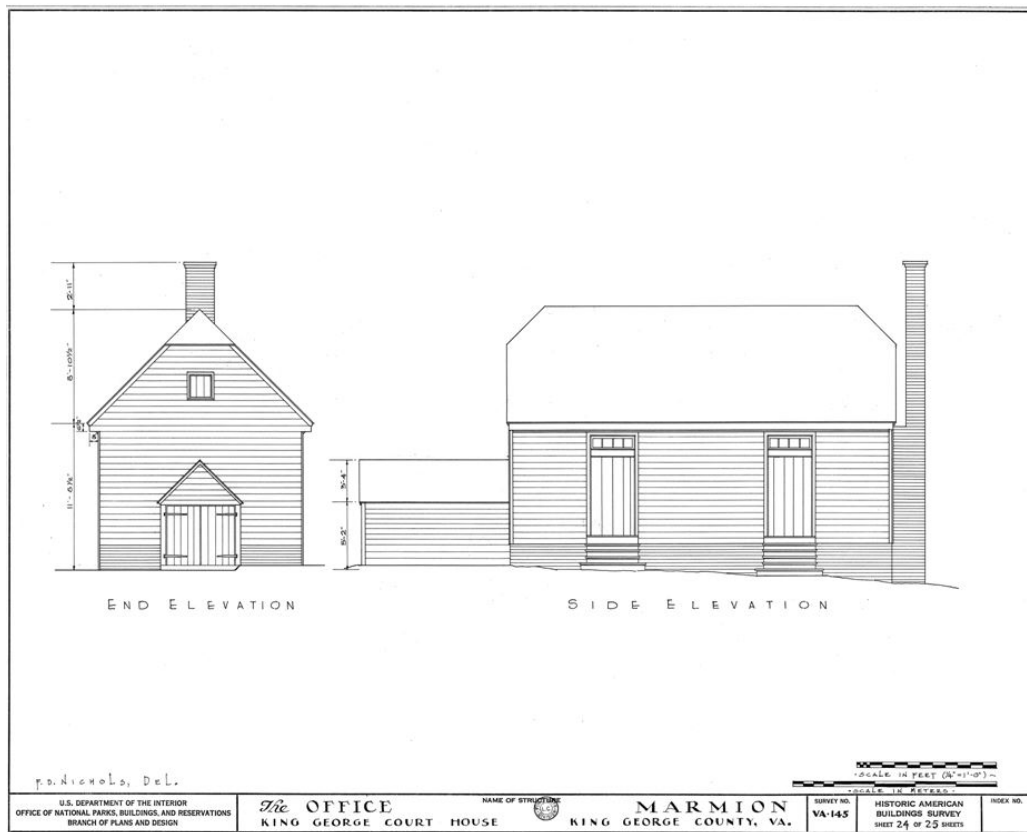


Figure 11. Circa 1780 two-room office/store with full basement and exterior entrance, at Marmion, King George County, Virginia (HABS VA, www.loc.gov/pictures/item/va0659.sheet.00024a/resource/).

An example of a store with the standard two-room arrangement has been investigated recently at Belle Grove plantation, in Frederick County, Virginia. The one-story stone building measures 34’4” by 19’, and has two first-floor rooms, one with a fireplace and a plastered ceiling, with a full basement below. Each of the rooms has an exterior doorway and originally there was no interior connection. Access to the basement was via an exterior bulkhead stairway asymmetrically positioned in the façade. The results of dendrochronological investigations indicate that the structure was erected in the late 18th

century Belle Grove was the home of Isaac Hite, a prominent planter who was also involved in mercantile pursuits.¹⁴



Figure 12. Two-room store at Belle Grove, Frederick County, Virginia; former bulkhead entrance to full basement located between the doorway and window on the right; dormers were a later addition (2016).

The character of the room in the original structure at Happy Retreat matches well with descriptions of both offices and counting rooms, but the other elements of the building -- especially after the second room was attached to the south -- suggest that the wing was always intended to serve as a store. Originally Room 105 would have performed the dual functions of store and counting room, with shelves for merchandise arranged against the window-less west wall, and other commodities kept in the basement below.¹⁵

While it was relatively well finished, the absence of a fireplace and differential treatment of the wall surfaces in Room 106 are particularly telling indications that it was not envisioned as a domestic space. The features and moldings on the surviving window frame set in the east wall are on a similar footing as those in room 105. In addition to the quirked ogee backband, stepped, double-field architrave, and stepped under-sill, the surviving window frame in Room 106 was further embellished by upper corners rendered in a crossette pattern. Crossette corners were not an unusual element in gentry houses during the late 18th century, but finding them in an unheated secondary space such as a store room is remarkable. A paint ghost found on the side of the surviving window frame indicates the shape of the chair rail, which was rectangular and significantly less decorative than the version found in Room 105.¹⁶ The physical evidence also indicates that the two long walls of the room were outfitted with chair rails and baseboards, but the other two were not. In combination with the absence of a fireplace and a window in the

south wall, the omission of the woodwork left those walls unencumbered to arrange shelves to hold and display items for sale.¹⁷



Figure 13. Paint ghost indicating square profile of chair rail found in Room 106; wrought L-head nail used to attach the chair rail, bent over and embedded in the side of the architrave (2016).



Figure 14. The north wall of Room 106, formerly the south exterior wall of the Period I Room 105; after removing 20th-century metal lathe and plaster, and the brick base that had been installed to support the chimney when it was shifted slightly to the south when the room was converted into a kitchen in 1954 (2016).

With the one-room addition to the west wing and the expanded basement below, the structure was well equipped to function as a combined store and counting room. The north room was heated and suitably finished to serve the needs of business, with the south room providing a secure and convenient space for displaying merchandise. The full basement extending below both the north and south rooms would have provided ample additional storage space, with easy exterior access. The only difference between the west wing at Happy Retreat and the other examples of stores in the region, therefore, is the lack of a separate entrance to the store room itself. Perhaps the greater security provided by restricting access to the space by having to pass through the outer room (105) was viewed as a positive feature.



Figure 15. Built-in shelves within the relieving arch for the fireplace and in the niche between the arch and the southwest corner of the Period I basement (2016).

No documentary evidence links Charles Washington with keeping a store. But very little information of any kind has been found relating to Washington's business activities in Charles Town, or in Fredericksburg, Virginia, his home for more than 20 years, for that matter. One secondary source claims that while living in Fredericksburg, Washington entered into a business partnership to raise livestock and sell the butchered meat. Perhaps when Charles relocated to what was then Jefferson County, Virginia, and laid out the plan for the city of Charles Town conveniently adjoining his Happy Retreat property, he envisioned both the need and the financial opportunity for operating a store in the vicinity of what he hoped would become a thriving community.¹⁸

The paint history revealed in Room 106 was quite different from that found in the north room. The fewer layers in 106 (14 compared to 24 in Room 105) indicates that the room was not painted as regularly, which would befit a more utilitarian space. Similarly, the expensive verdigris-based green glaze that was revealed as the first layer on all of the woodwork in Room 105 -- with the exception of the door -- was not present in Room 106. It was not until the 20th century, with three of the last four paint episodes in Room 106 corresponding with those in Room 105, that the spaces appear to have been painted to match.¹⁹

A detached wood mantel was found in the basement of the house, which exhibits a paint ghost on the side that matches the profile of the chair rail in Room 105. The overall character of the mantel is in keeping with an 18th century date, so its paint history was investigated to compare with the findings elsewhere, under the hypothesis that the mantel had been removed from Room 105. The intact sequence of eight paint layers did not match with the woodwork in that room, however, instead corresponding remarkably well with the early paint sequence in Room 106. This finding is puzzling, as the physical evidence in Room 106 conclusively indicates that a fireplace had never been located in that space, and the ghost of the chair rail found on the detached mantel does not match with the ghost of the rectangular chair rail revealed on the intact window casing. While it presents what seems to be a highly unlikely scenario, the most plausible explanation for the similarities in the paint may be that the mantel had been used in another room in Happy Retreat, presumably the east wing, which had also performed a relatively utilitarian function and was painted similarly.²⁰



Figure 16. Detached mantel stored in the basement of Happy Retreat (2016).



Figure 17. Paint ghost on detached mantel, which matches the profile of the chair rail found in Room 105 (2016).

The east wing was substantially altered during the renovations made to the building in 1954, and the fireplaces and the chimney in the wing were removed at that time. None of the original windows or the door appear to have survived, nor have any other interior elements. Only the brick walls and the stone foundation are relatively intact, and these materials and the general workmanship are similar to the west wing: hand-made bricks, with the north and west walls laid in Flemish bond, and the other walls 3:1 common bond. The joints are slightly wider but are also “penciled” with a line of white paint applied over the brown mortar, mimicking the treatment of the walls of the west wing. The original fenestration likely was similar to the pattern in the west wing, with the doorway and two windows facing toward the west, one window in the north wall, and one window in the east. The current doorway in the south wall was a later addition, but the proximity of the smokehouse, kitchen, and other service buildings raises the question

whether it replaced an original opening. In 1954 the space was reconfigured to include a large curved staircase and powder room, and the partition that separated the rooms was shifted several feet to increase the footprint of the south room (109). Recent archaeological investigations within the crawl space below the floor in that room have revealed the stone footing for the original partition, and an adjoining surface made of stones measuring roughly 7' by 3' in dimension.²¹ As the original interior chimney must have been located in this vicinity, it appears likely that the stone pad was associated with the chimney base and a substantial fireplace for Room 109.

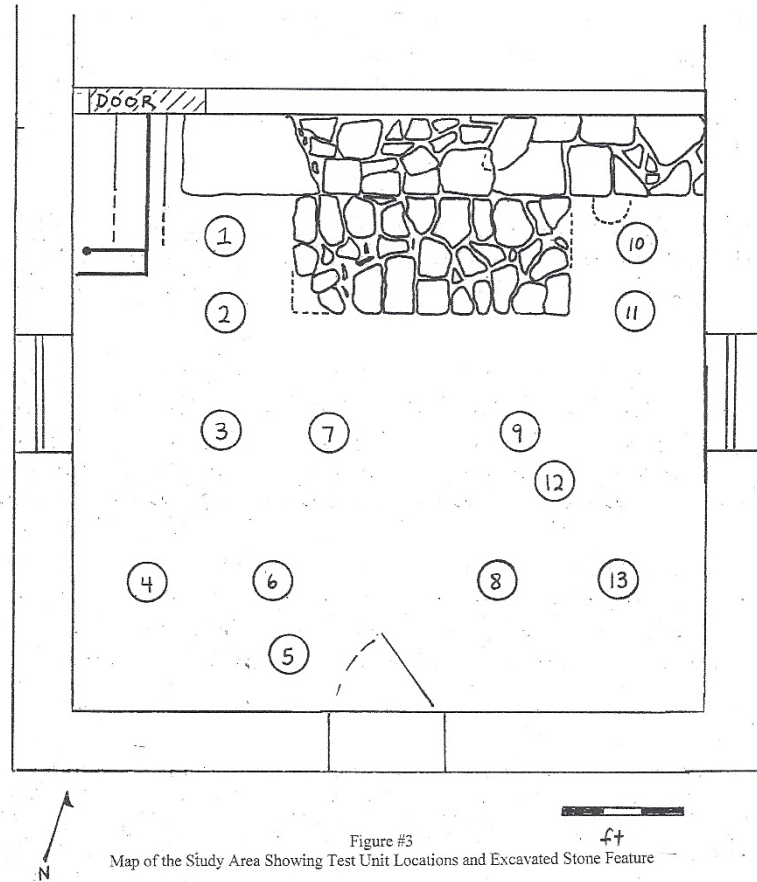


Figure 18. Plan of the ground surface below Room 109, indicating the stone base of the partition and the fireplace (from Hulse 2016).

Given the paucity of physical evidence, any interpretation of the original function of the east wing and its relationship to the activities in the opposite structure must be considered conjectural at this point. However, the placement of the brick smokehouse and the stone kitchen and quarter within 100' of the south end of the wing points to at least the rear room having acted in common with those structures in a service function. The character of the smokehouse – with a Flemish bond façade and the other walls in 3:1 common bond, like the wings, and with rose head nails fastening the roof collars to the rafters -- points to a construction date in line with the wings. The east wing could have accommodated a kitchen, likely in the rear section, and a second heated domestic space in

the front, which may have been the source for the mantel found in the basement. Along with the highly finished front room in the west wing, the resulting complex would have been considerably more amenable as an admittedly small, and unusually configured residence. Given the size of Charles Washington's family, with a wife and four children all presumably living together at that time, space would have been at a premium.



Figure 19. View of the brick smokehouse (left) and the stone kitchen; the second stone structure, with the centered chimney stack, is visible in the background (HABS 1937, <http://www.loc.gov/pictures/item/wv0090.photos.172246p/resource/>).

The stone building attached to the smoke house functioned as a kitchen on the first floor, with an unheated garret above that probably served as quarters for slaves. The substantial fireplace (5'3" wide) centered on the south end wall is flanked on one side by an enclosed stairway leading to the garret, and by a dome-shaped brick bake oven tucked into the niche between the fireplace and the southwest corner of the room.²² The nails used to fasten the collars to the rafters and the plaster lath to the collars in the garret are machine headed, indicating a date after circa 1820. Archaeological excavations conducted in the 1970s near the front door of the kitchen recovered a variety of domestic materials, all dating to the 1830s and later.²³ Construction of the stone building likely relates to removing the kitchen function from the east wing. This may have occurred as late as when the house was dramatically enlarged by erecting the main block and raising the wings to two stories in 1842. But given the choice to build the kitchen in stone, along with the presence of a second stone service building that had been located nearby, these structures may represent an intermediate step between upgrading amenities in the wing and completing the five-part brick dwelling.



Figure 20. Fireplace and brick bake oven in kitchen (2016).

The second stone building is known to have been located just to the east of the kitchen, which survived at least until the 1940s, when the east elevation was photographed. It was a two-bay, rectangular structure, covered with a steeply-pitched side-gable roof. It had an interior brick end chimney, along with a second, narrower brick chimney roughly centered on the roof. The walls are covered with stucco in this image, and in another photograph dating to 1937. The surfaces of the stone walls are visible at several points where the stucco had failed, however, revealing them to be squared stones of varying size laid in irregular courses. The character of the stonework is similar to the kitchen building, and thus at least suggests a similar date of construction. According to one account, the building was used as “quarters for help,” and its apparent duplex arrangement was a common plan for slave quarters throughout the region.²⁴ The small center chimney likely served a wood stove, however, which almost certainly was a later feature, and the lack of an original heat source suggests that at least one of the rooms was used for storage or another non-domestic purpose.



Figure 21. The second stone structure, no longer extant, which was located east of the kitchen (HABS 1937, <http://www.loc.gov/pictures/item/wv0090.photos.172247p/resource/>).

The brick, three-story, hipped-roof structure that was erected by Isaac Douglass in 1842 provided the unifying central block that Charles Washington may have envisioned decades before. Of note is that Douglass chose to adopt the ruled and penciled mortar joints used in the wings for all of the new construction, a treatment that seems somewhat late by 1842.²⁵ Later owners followed more current fashion by covering the walls, first with lime wash and then with white paint. Short hyphens provided direct connections to the wings, which presumably allowed them to be more fully incorporated into the life of the household. Over the years the uses of the wings continued to evolve, with a kitchen re-established within the house, this time in the rear room of the west wing. The east wing was subjected to more substantial alterations that have meant the loss of much of its

historic fabric. The front room in the west wing, on the other hand, has survived relatively intact, with only minor changes that are readily discernible.

The layout and other features of the north room (105) in the west wing, along with the full basement below outfitted for storage and with an exterior entry, suggests that the building was built to serve as a store. The hasty addition made to the south end of the wing, along with creating a second full basement room below, would have improved the capacity of the store, and may therefore reflect the decision to make a greater investment in that commercial activity. As the east wing and the smokehouse were also likely erected at that time, or soon thereafter, the domestic accommodations at Happy Retreat could have been increased as well. Perhaps this investment reflects the decision by Charles Washington to relocate to this part of the property for the first time as his permanent residence, instead of using it solely for commercial purposes.

Endnotes:

¹ The tax evaluation of the buildings at Happy Retreat increased from \$1,000 in 1842 to \$2,500 in 1843, with the notation that \$1974 was added for the “new House.” For the reference to the log house, see Charlotte Judd Fairbairn, *The Washington Homes of Jefferson County, West Virginia* (Ranson, WV: Whitney and White, 1930).

² For more on the activities of Samuel Washington relating the Happy Retreat property, and for Charles Washington’s business dealings, see “Historical Narrative,” this volume.

³ The courses of brick for the hyphens do not match up well with those in the main block, which may indicate that they were constructed at a later date. But the gaps between the buildings would have been a major inconvenience, and thus the hyphens almost certainly were built soon thereafter if not at the same time.

⁴ For a detailed presentation of the architectural development of gentry dwellings in Virginia, and the popularity of symmetrical five-part houses, see Mark R. Wenger, “Town House & Country House,” in *The Chesapeake House*, edited by Cary Carson and Carl R. Lounsbury (Chapel Hill, NC: University of North Carolina Press, 2013), 144-148.

⁵ For the increasing use of “penciled” joints over the course of the 18th century, and for the character of 18th-century masonry, see Carl R. Lounsbury, “Brickwork,” in *Chesapeake House* (2013), 239-258; penciled joints were found at Glen Burnie, in Winchester, Virginia, erected in 1794: see Maral S. Kalbian and Dennis J. Pogue, *Physical Investigations Related to Recent Renovations at Glen Burnie* (2014).

⁶ Susan L. Buck, *Happy Retreat Interior Paint Study* (2016).

⁷ Buck, *Paint Study* (2016); Fairbairn, *Homes of Jefferson County* (1930), 11.

⁸ Buck, *Paint Study* (2016).

⁹ Buck, *Paint Study* (2016).

¹⁰ Chappell, “Looking at Buildings,” *Fresh Advices: A Research Supplement* (1984), 1-7.

¹¹ Michael Olmert, *Kitchens, Smokehouses, and Privies: Outbuildings and the Architecture of Daily Life in the Eighteenth-Century Mid-Atlantic* (Ithaca and London: Cornell University Press, 2009), 147-172. The office at Prestwold, in Mecklenburg County, Virginia, was used by Peyton Skipwith as his base of operations during construction of the house beginning in 1789.

¹² For characteristics of stores in 18th-century Virginia, see: Anne Smart Martin, “Commercial Space as Consumption Arena: Retail Stores in Early Virginia,” Sally McMurry and Annmarie Adams, eds., *People, Power, Places: Perspectives in Vernacular Architecture, VIII* (Knoxville The University of Tennessee Press, 2000).

¹³ Olmert, *Kitchens, Smokehouses, and Privies* (2009), 147-172. The frame two-room store at Marmion, in King George County, Virginia, measures 30’3” by 16’2” (HABS VA 14-5).

¹⁴Gabrielle M. Lanier and Phoebe G. Harding, *Belle Grove Plantation Overseer's House: Historic Architectural Assessment* (Harrisonburg, VA: 2006); Daniel Miles, "Dendrochronological Testing of the Belle Grove Overseer's House," (Draft report: 2016)

¹⁵ Carl R. Lounsbury, *An Illustrated Glossary of Southern Architecture and Landscape* (New York and Oxford: Oxford University Press, 1994), 355.

¹⁶ For crosette-shaped architrave corners, see Lounsbury, *An Illustrated Glossary* (1994), 104.

¹⁷ No evidence of earlier plaster was found on the north wall of the room – formerly the exterior face of the north unit referred to as Room 105 – after the 20th-century plaster and metal mesh were removed. While this would be a highly unusual treatment, this finding suggests that the wall had been left entirely unfinished, possibly to accommodate shelves.

¹⁸ John W. Wayland, *The Washingtons and Their Homes* (Berryville, VA: Virginia Book Co., 1973), 155.

¹⁹ Buck, *Paint Study* (2016).

²⁰ Buck, *Paint Study* (2016).

²¹ Charles A. Hulse, "Letter Report of the Reconnaissance Level Archaeological Survey for the Happy Retreat Property" (2007).

²² For more on 18th-century kitchens, see Olmert, *Kitchens, Smokehouses, and Privies* (2009), 23-50.

²³ Charles A. Hulse, "Archaeological Testing in the East Wing of Happy Retreat, Charles Town, West Virginia" (2016).

²⁴ Edward A. Chappell, "Housing Slavery," in *Chesapeake House* (2013), 156-178.

²⁵ Lounsbury, "Brickwork," in *Chesapeake House* (2013), 251.

Conditions Assessment and Recommendations

Introduction:

Numerous assumptions have guided the investigations that we undertook to inform this preliminary phase of an historic structure report for Happy Retreat. Similarly, we believe that the recommendations to follow reflect the stated mission of the Friends of Happy Retreat (FOHR). The recommendations are meant to provide direction related to specific instances of concern, and reflect current standards that have been formulated and adopted by the historic preservation community. Our understanding of the current plans is that a mixed approach to preserving the site has been selected, which is a combination of Preservation, Restoration, and Rehabilitation (adaptive reuse) standards. The rationale for the different treatments are presented in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, which provide a template for helping to determine the appropriate approach in a given situation.¹

Our understanding of the vision of the future of Happy Retreat comes from a variety of sources. These include, issues of the newsletter of the FOHR; the summary of the pre-planning findings compiled by staff of the National Trust for Historic Preservation; the flyer prepared in support of the ongoing fundraising campaign; the web site; and conversations with various members of the FOHR restoration committee, particularly the input of Walter Washington. Before addressing our findings, we think that it is beneficial to provide context for the recommendations to follow by summarizing FOHR's overarching goals and their current priorities.

The scope of FOHR's mission ranges from preserving the entire two-acre site (and the surrounding acreage currently owned by the city of Charles Town that is intended to serve as parkland and a buffer around the site) and all of the historic structures that are located there, to a tight focus on the resources that have been identified as relating to the period of Charles Washington's ownership. The exact timing and manner of their preservation is yet to be finalized, but the 18th-century components of the main house, along with the smokehouse and kitchen, and the "schoolhouse," are to be given the highest priority. Along with the smokehouse, kitchen, and schoolhouse, the two first-floor rooms in the west wing are viewed as candidates to be restored for educational purposes to their period of greatest significance. At the same time, other spaces in the house, to include much of the east wing, the first floor rooms in the main block of the house, and the 20th-century garage, will be adaptively reused to serve in a variety of associated capacities. The contemplated level of intervention and alteration to the buildings and spaces relate to the current understanding of their significance and the integrity of the historic fabric, and range from minimal and passive to extensive and invasive: preparing the main block as a venue to host meetings, programs, and events, installing a new kitchen in the east wing, and adapting the garage as a visitor center.

The rationale behind adopting a range of treatments when managing the different types of historic resources reflects the conclusions made by the FOHR Board, with the input of

consulting parties, about what the property will be, and what it will not. The NTHP planning document summarized the priorities:²

- The house will not be restored and operated as a traditional historic house museum;
- The site will be used in a variety of ways, with a focus on engaging with the public and elevating Happy Retreat's standing as a valuable community resource;
- The significance and integrity of the site will be honored and preserved;
- The site will be developed as a model for preservation, architecture, and interpretation;
- The house and grounds will be restored.

These directives encompass several different approaches to managing the property, which must be reconciled when making decisions relating to specific issues of preservation, as well as for the presentation and interpretation of the site. Prioritizing the years when Charles Washington owned the property as the site's period of significance helps in determining how to treat the resources that are identified as such. But in practice, the evolved nature of the site – with the main portion of the house having been erected more than 40 years after Charles Washington's death, and the many changes made to the earlier structures over the years – makes it impossible to undertake the type of complete restoration that some members of the FOHR Board might desire. The decision to forsake the traditional historic house museum model, and to embrace the goal of using the entire site in a variety of community-related educational ways, makes it clear that the final result must be a mixture of many different eras and functions. In this situation, in particular, it is paramount that the FOHR Board makes management and treatment decisions that are well grounded in research, reflect an understanding of the significance and condition of the various elements, and with regard to accepted preservation standards. The goal of developing Happy Retreat as a model for preservation practice brings with it the expectation that all planning, decision making, and methods of treatment will meet the highest level of current practice.

The plan for opening the structures to public use on a regular basis brings with it a number of specific concerns that must be addressed. These include meeting code requirements for a wide range of issues, especially regarding life safety, such as: load-bearing capacities, mechanical and electrical systems, fire protection measures and an evacuation plan, ADA compliance, hazardous materials abatement, and more. Addressing these topics was not a component of this phase of the HSR, with the exception of contracting with an engineer to perform a structural assessment of the smokehouse, kitchen, and privy.

The findings and recommendations to follow have built upon work that has been undertaken by many others over the last six years. Therefore, those earlier findings and recommendations will be reviewed and assessed in concert with our own work, to provide background for the current conditions and outline the measures that had been recommended and in some cases have already been accomplished. The previous investigations include: historic structures review (2007) and cost estimate (2010), by

Douglass Reed; need assessment narrative, by Lynn Stasick (2010); site visit by Matt Webster (2006); reconnaissance level archaeological survey, by Charles Hulse (2007); archaeological testing in the east wing, by Charles Hulse (2016); and window survey, by Dave Kardok and Kevin Sarring (2016). Specialized analyses carried out as part of this project are: paint analysis, by Susan Buck (2016), and preliminary structural assessment of the smokehouse, kitchen, and privy, by Tim Painter (2016).

Conditions Assessment:

Main House

Overall:

- All of the investigators agreed that in structural terms the house is in generally good condition, but with several specific areas of lesser concern (below). There is no evidence of movement or subsidence; no significant cracks were observed in the masonry.
- A variety of evidence indicates that there is excessive moisture in the foundation and the walls, which presents a moderate long-term threat to the structure. See below for specific areas where damage from moisture has occurred. Two likely causes of moisture penetration in the past were the numerous decorative plants that surrounded the structure as well as defective guttering. The plantings have been removed and the gutters were temporarily repaired.

Exterior:

- The largest concentration of deteriorated bricks is in the north elevation of all three main parts of the house. This is a long-term condition (reported in 2007 and apparent in historic photographs) that is most likely related to rising moisture in the walls; the bricks deteriorate at the point that the moisture evaporates, which causes soluble salts to migrate through the masonry and break down the molecules in the bricks and mortar joints. Inappropriate Portland-based mortar has been used for repointing joints in numerous locations; the incompatibility of the material also accelerates deterioration of the bricks.
- The many coats of white paint that cover the masonry is failing, with substantial sections of the walls exposed in several locations. The question of the type of finish on the walls that would be appropriate with regard to the historic evidence has been identified by the FOHR as a priority issue; see the Description of Property and Architectural Development sections of this report for a summary of the physical evidence.

Chimneys:

- In 2007 all of the chimneys were identified as likely in poor condition, with loose bricks observed in the upper courses and loose metal flashing that had been temporarily treated with tar. The recommendation made at that time was to

closely inspect all of the chimneys and develop a comprehensive plan for repairs; Reed speculated that all of the chimneys would need to be completely dismantled and rebuilt. The chimney on the west wing was removed and the hole temporarily sealed in 2016.

Roofs:

- Leaks were observed in the standing-seam metal roof in the past; due to its poor condition, parts of the metal roof on the east wing were covered many years ago with a rubber membrane. The decision has been made to replace the roof on all parts of the house, and the planning process is underway; the material to be used is under discussion. Although one of the historic recollections about the house states that the roof was covered in slate shingles, we are not certain if this was the original material, nor whether it was applied to the entire house or only on the main block. The Preservation approach calls for replacing in-kind, which would be standing-seam metal, not slate shingles.

Cornice:

- The substantial cornice encircling the main block of the house appears to have been altered over the years, likely as a result of deterioration and poor repairs, and possibly in association with reroofing. The cornice should be closely and systematically inspected, both to assess the physical condition and to identify and document evidence for its age and original configuration.

Windows:

- In 2007 the windows were judged to be in generally poor but repairable condition. In 2010 Stasick came to the same conclusion, and recommended that all of the windows should be systematically inspected to determine and record their condition, in preparation for undertaking repairs. In 2016 Kardok and Sarring surveyed the windows, which included categorizing them as to type and noting conditions on scaled drawings. They concluded that the windows were in relatively good condition, suggesting that at least a minimum level of repairs had been made over the intervening years. Kardok and Sarring recommended that a systematic program of in situ temporary repairs should be carried out, to be followed by more extensive interventions requiring removing the sash, once repairs had been made to the surrounding walls.
- Kardok and Sarring also recommended replacing current door openings with reproduction windows, and in addition to a variety of minor measures to make the windows weather tight, they proposed sloping the sills to allow water to more easily drain away. Before being implemented, these and other recommendations should be reviewed according to the *Secretary's Standards*, and in relation to the treatment approaches adopted for the property as a whole.

- Kardok and Sarring concluded that no original 18th-century window frames or sashes survived. This is not the case, however, as three original windows have been documented in the first floor of the west wing. A more intensive investigation of all of the windows should be conducted to determine the date and significance of the window units before any invasive measures are planned.

Shutters:

- Stasick (2010) concluded that the shutters were in a state of serious disrepair. The shutters have since been removed and placed in the basement of Happy Retreat. It is uncertain whether the leaves were numbered before they were removed so as to record their original locations. The shutters should be carefully investigated to assess their condition, and to identify and record construction details as a means of determining their relative ages.

Doors:

- All of the doors appear to be in relatively good condition; superficial inspection indicates that they relate to several different time periods and building episodes. One door, in the east wall of the west wing, has been identified as 18th century in date. All of the doors and associated hardware should be surveyed to assess conditions, and to categorize and date them according to construction characteristics.

Interior:

- Stasick (2010) recommended that a high priority be given to testing for asbestos; at that time asbestos material was found covering the hot water tank and boiler in the basement. The structure was inspected for asbestos in June 2010 by Winchester Engineering Consultants, Inc. and was requested by Wheeler Longley Consulting LLC on behalf of the FOHR. Samples were taken from the plaster, drywall, linoleum, floor tile, mastic, roof materials, and window caulk. Asbestos was found in the floor tile of Room 106, in some of the transite roofing shingles on the smokehouse, and in some of the window caulk in the schoolhouse. During the summer of 2015, the asbestos was remediated in the main house only.

Basement:

- The stone foundation throughout is covered with a Portland-based coating; the material is incompatible with the stones and the original lime-based mortar, and is cracking and beginning to spall. The concrete covering inhibits moisture from evaporating on the interior, which exacerbates damage to the brick walls, as that is the only place where the moisture is free to evaporate into the atmosphere. Reed recommended removing the concrete as soon as practicable, but great care must be taken not to damage the stones during the process.

Crawlspace:

- There is a crawlspace below the floors of the east wing; Reed (2010) recommended excavating beneath the structure to create a deeper space that would allow for inspecting below the wing, and to increase ventilation via wall vents. In 2016 the floor was removed in the south room of the east wing, revealing a crawl space of less than a foot below the bottom level of the mid-20th-century joists. The archaeologist discovered a stone foundation for the original partition wall dividing the wing into two rooms, along with what appears to be a stone footing for a substantial fireplace. A less intrusive approach would be to consider adding more vents in the crawl space area to promote air circulation.

Mechanical Systems:

- The systems as a whole, to include HVAC, electrical, and plumbing, should be assessed for condition and effectiveness. Any plans for upgrading systems should be carefully considered in the context of the intended functions of the building, and with reference to current guidance for installed mechanical systems in historic buildings.

Documentation:

- The most comprehensive plans of the main house were made in 1954 in association with the extensive rehabilitation work that was undertaken during the ownership of the McCabes. HABS documentation of the site that was carried out in 1937 consists of a limited number of photographs taken of the exterior and the interior of the main house, and one elevation for each of three outbuildings (<http://www.loc.gov/pictures/item/wv0090/>). All of the structures should be measured inside and out, and a comprehensive set of scale drawings should be prepared. The drawings will serve as a record of the conditions at the time they are executed, and will inform future preservation decisions.

Outbuildings

- Physical investigations have revealed that the smokehouse is related to the late-18th-century period of construction and the kitchen likely dates to ca. 1830; photographic evidence indicates that the brick privy was erected at a much later date, after ca. 1940, and replaced an earlier frame lean-to. All of the structures should be measured and documented via a comprehensive set of scaled drawings.
- The outcome of the structural assessment of the smokehouse, kitchen, and privy is the determination that all three of the structures are suffering significantly from a combination of water damage, poor maintenance, and, in the case of the privy and the kitchen, poor construction practices (Painter 2016).

- The brick smokehouse is in the best condition of the three; the primary symptoms of deterioration are failed mortar joints and spalled bricks as a result of significant and almost constant moisture penetration, along with improper repairs made over the years. At a minimum, failing joints should be repointed with a high-lime mortar; selected bricks should be replaced; and the adjacent ground surfaces should be regraded to allow for positive drainage. Archaeological excavations should be undertaken in advance of any significant ground disturbing activities.
- Three of the stone walls of the kitchen are deflected and exhibit significant cracks. This is a long term problem, documented by numerous photographs taken over the last 80 years, and which is a result of poor original planning and ill-advised construction techniques. In particular, the two walls of the kitchen that join with the smokehouse are not structurally attached to the earlier structure. This integral weakness is most apparent in the case of the kitchen north wall, which is in extremely poor condition. The kitchen has been shored up with temporary braces and covered with a protective tarp, but a comprehensive plan to address the issues should be formulated and implemented as soon as possible.
- The walls of the brick privy also are not effectively tied to the other buildings: the east wall of the smokehouse and the north wall of the kitchen. The privy walls are only one brick wide, and the foundation is likely no wider and is almost certainly quite shallow. The junction of the east wall with the kitchen has completely failed. Given the relatively late date of the privy, it may be most practical to demolish that structure to be able to adequately address the failed stone kitchen walls.
- Assessing the condition of the octagonal frame “schoolhouse” and the brick-and-concrete garage was not included in this preliminary study. The octagonal framing and other structural elements indicate that the smaller building is relatively early, if not 18th century in date. A structural assessment should be made in the near future and the building should be documented via measured scale drawings. The 20th-century garage is slated to be adaptively reused as a visitor center; the condition of the building should be assessed as part of the planning process.

Recommendations for Further Study:

The following recommendations relate to potential avenues of research on the history of Happy Retreat. They are not presented in order of priority. Many relate to functional and interpretive goals of the FOHR, and should be developed in conjunction with an agreed-upon approach to the historic preservation treatment.

Rooms 105 and 106:

- As part of this study, the 1954 kitchen finishes in Room 106 were removed, leaving 18th-century elements exposed and the room generally unusable. Room

105 was intensively studied as well, but in a much less invasive approach, which resulted in numerous discoveries related to its original appearance. Plans for restoring and interpreting the spaces should be carefully considered in light of the goals of the FOHR and the standards for Restoration outlined in the *Secretary of the Interior's Standards*

Paint Analysis:

- Conduct paint analysis on the 1842 portions of the house to fully document the paint history and provide insight into the changing uses of the rooms.

National Register Nomination:

- Happy Retreat was listed in both the West Virginia Landmarks Register and the National Register of Historic Places in 1973. This document should be updated to include a more detailed description and history of the house and the historic outbuildings in light of the recent findings. Updating this document should focus attention on determining the significance and integrity of the site, and will inform onsite interpretation.

Historical Research:

- The history of the Washington and Hammond families should be intensively investigated, to provide the strongest possible context for interpreting the early years of the site, and of the people who lived there. These findings may help to address questions regarding the functions of the earliest portions of the house that have been raised by the current study. Similarly, a systematic program of research should be focused on the entire span of the history of the site.
- Inventory all of the historic photographs of the property, to include historic postcard images that are known to exist, and organize them in a chronological manner for researchers to use. Many of the images are kept in the collections of the Jefferson County Museum and some are posted on the Happy Retreat website.

Archaeology:

- The archaeological survey of the Happy Retreat property was limited in scope and should be expanded.³ More systematic and comprehensive investigations undertaken in the area in proximity to the house, as well as in more remote area of the historic property have the potential to yield valuable information related to the development of the site. Other outbuildings also are known to have been located near the main house and landscape and garden features are likely to survive as well. Identifying and investigating the site of the earliest house constructed by Charles Washington at Happy Retreat would be of particular interpretive value.

Outbuildings:

- Priority should be given to preserving the extant outbuildings on the property, especially the smokehouse/summer kitchen/privy and the schoolhouse. This would include undertaking further, intensive physical investigations and fully documenting the historic fabric.

Publication:

- Publish a small booklet about the history and architectural development of the Happy Retreat House that could be used to educate visitors about the significance of the property and better describe its evolution.

Endnotes:

¹ Secretary of the Interior Standards for Treatment of Historic Properties, see: <https://www.nps.gov/tps/standards/four-treatments/treatment-guidelines.pdf>.

² National Trust for Historic Preservation, Happy Retreat National Treasures Team. “Pre-planning Research Findings for Friends of Happy Retreat.” May 2016.

³ Charles A. Hulse, “Letter report of reconnaissance-level survey for Happy Retreat completed for the Friends of Happy Retreat.” July 6, 2007.

Time Line

1738

Charles Washington is born.

1750

Land grant from Thomas Lord Fairfax to Lawrence Washington that includes land where Happy Retreat is located.

1752

Charles' half-brother, Lawrence Washington dies.

1759

Charles Washington comes of age and assumes control of the property he inherited from half-brother, Lawrence, including land that Happy Retreat is on.

Ca. 1780

Charles and Mildred Thornton Washington move to what is now Jefferson County from Fredericksburg, VA. They had four children (George Augustine, Samuel, Frances, and Mildred). Charles Washington was the youngest brother of George Washington. He had inherited land in what was then Berkeley County from his older half-brother, Lawrence Washington. It is presumed that Charles shortly thereafter began construction of his home known as Happy Retreat on Evitts Marsh.

1784 September 3

George Washington's diary entry records that he visited Charles.

1785 November 23

Letter from Charles Washington to his son, George Augustine Washington (who was staying at Mount Vernon), congratulating him on his marriage. The letter is marked from "Happy Retreat," confirming that Charles Washington was living there at that time.

1786

Charles Washington lays out Charles Town on 80 acres adjacent to Happy Retreat. October 1786 Act of General Assembly establishes the town. A public sale of some of the lots had been held in 1784.

1788 June 3

George Washington's diary records dining with Charles at Happy Retreat.

1789

Diary entry of George Washington mentioning "Major Washington [George Augustine] set out for Berkley to see his Father who had informed him of the low state of health in which he was." (George Augustine died in 1793).

1796

Charles Washington sells one-half of the interest in the 800-acre tract “near Charlestown...on which the said Charles Washington now resides...” to his son, Samuel (Berkeley CDB 13/346). Later that year Charles leaves the other half-interest in the land and livestock to Samuel, except the house where Charles was living (BC DB 13/359).

1798 October 13

Letter from Mildred Washington to George Washington (her brother-in-law) asking for financial assistance.

1798 October 18

Letter from George Washington to Mildred (in response to hers, relating to the financial problems she and her family are having).

1798 November 7

Letter from Samuel to his uncle George regarding the financial matters.

1799 September 16

Charles Washington dies.

1799 December 14

George Washington dies.

1800 February 23

Deed (Indenture) from Samuel Washington and Dorothea Washington, his wife, to Thomas Hammond: for Tract 1 100 acres, 1 rood 17 poles “including the old mansion”; Tract 2: on Winchester Road on west side of Charles Town 78 acres. Thomas Hammond was the husband of Charles Washington’s daughter Mildred.

1801

Jefferson County is formed from Berkeley County and Charles Town becomes the new county seat.

1834 April 18

Deed from Ann V. Hammond, et al., to George W. Hammond (Jefferson County DB 19: 289).

1837 September 23

Deed from George W. Hammond to I. [Isaac] R. Douglass (JC DB 22: 320) for Happy Retreat.

1843 Land Tax

Isaac R. Douglass was assessed for 179½ acres; adj. W. W. Lane; with a building value of \$2,500, with the notation “\$1974 added for a new house.” This confirms that the main block of Happy Retreat was completed the previous year (1842).

1851 July 9

Deed from Margaret G. Douglass to Francis W. Drew, conveying her dower interest in “large dwelling house” together with four acres of land attached (JC DB 36: 77).

1852 June 30

Deed from David Howell to Francis W. Drew, recorded in JC DB 32: 374.

1874 March 8

Deed from Isaac Foulke, Joseph Trapnell, Thos. C. Green, and Charles T. Faulkner, Special Commissioners, to Charles T. Mitchell (JC DB A: 503). Francis W. Drew’s ownership of the property was terminated through a lengthy lawsuit.

1887 September 24

Deed from Charles T. Mitchell to Judith F. C. Mitchell, his wife (JC DB Q: 525), conveying to her his interest in 101 acres, 2 rood and 20 perches.

1920 November 11

Deed from Virginia Lewis Mitchell, Trustee under the will of her mother, Judith F. C. Mitchell, to C. Magnus Conklyn and J. P. Conklyn (JC DB: 119: 341); 87 acres conveyed.

1932

The Beeline Chapter of the Daughters of the American Revolution place a bronze and stone marker on the front lawn of Happy Retreat, to mark the supposed burial site of Charles and Mildred Washington.

1937

HABS documentation photos, plan, and notes by A. A. Biggs, (www.loc.gov/pictures/item/wv0090/).

1937

John W. Wayland refers to Happy Retreat in *Historic Homes of Northern Virginia* and includes two photographs taken in 1929.

1944

John W. Wayland refers to Happy Retreat in *The Washingtons and Their Homes* and includes same photograph as in 1937 book, in addition to one of the smokehouse and summer kitchen also taken in 1929.

1945 August 2

Deed from C. Magnus Conklyn, Eleanor G. Conklyn and Willie B. Conklyn to The Blakeley Corporation, (JC DB 163: 214). 12 acres, more or less, conveyed. (NOTE: The will of J. P. Conklyn is recorded in JC Will Book H: 239.)

1951 September 11

Deed from the Blakeley Corporation to Funkouser Industries, Inc. (JC DB 185: 44); 12 acres, more or less, conveyed. [NOTE: The R.J. Funkouser Foundation, Inc.,

Funkhouser Industries, Inc. and The Blakeley Corporation were all owned by philanthropist R.J. Funkhouser.]

1952 October 31

Deed from Funkhouser Industries, Inc. to the R.J. Funkhouser Foundation, Inc. (JC DB 190: 485); 12 acres, more or less, conveyed.

1954 September 1

Deed from the R. J. Funkhouser Foundation, Inc., to R.E. McCabe and Margaret Ward McCabe (JC DB 201:1); 12.22 acres conveyed; a plat of survey is included with the deed.

1954 October

Drawings by Samuel Ogren, Architect, from Delray Beach, Florida, for Mr. and Mrs. R. E. McCabe.

1963

R. E. McCabe dies.

1967

Margaret Ward McCabe dies.

1968 May 3

Deed from Brooks McCabe, Executor and Trustee under the Last Will and Testament of Margaret Ward McCabe and Robert E. McCabe, Jr., and Trustee under the Last Will and Testament of Margaret Ward McCabe, to William G. Gavin and Mary B. Gavin (JC DB 295: 493); 12.22 acres conveyed.

1973 May 30

Happy Retreat is placed on the National Register of Historic Places.

1977

The site of the graves of Charles and Mildred Washington is confirmed by archaeological investigations, located to the south of the main house, which is no longer part of the Happy Retreat property.

2010

William B. Gavin dies, Mary B. Gavin dies.

2015 June 19

Deed from Sally G. Jackson, Executrix of the Estate of Mary B. Gavin, deceased, and Friends of Happy Retreat, Inc. (JC DB 1158:0721). Lot 1 as recorded in Plat Book 25:509 containing 2.313 acres.

2016 June 18

Happy Retreat is named a National Treasure by the National Trust for Historic Preservation.

<http://www.happyretreat.org/happy-retreat-named-national-treasure/>

Annotated Bibliography

Secondary Resources:

Bauxar Deborah K. “Test Excavation of the Charles and Mildred Washington Grave Site.” *The Magazine of the Jefferson County Historical Society*. Volume XLIII December 1977: 31-35.

Archaeologist, Deborah Bauxar was hired by Roger Perry to confirm the location of the graves of Charles and Mildred Washington, which she did. (The location is not on the current Happy Retreat property).

Bushong, Mildred. “The Washingtons and Their Homes.” *Spur of Virginia*, Volume VI, No. 4, 1971: 17-22.

Pages 19-20 mention the same history as others; that house was constructed in 1837 as two brick wings connected by a breezeway; renamed Mordington by Judge Isaac Douglass for his ancestral home in Scotland.

Coyle, Nancy C. “The Conklyn Brothers and Their Furniture.” *The Magazine of the Jefferson County Historical Society*. Volume XLII, December 1987: 66-70.

This article talks about the Conklyns who purchased Happy Retreat in 1920 and owned it until 1945. The Conklyn Brothers were well-known furniture makers and operated their business out of the house.

Fairbairn, Charlotte Judd. “Album of Historic Homes IV: Happy Retreat”. *Magazine of the Jefferson County Historical Society*. Volume XIII, December 1947: 5-13.

Page 4- photo of Happy Retreat; pages 5 and 6- discussion of how Charles Washington inherited land in what is Jefferson County from his half-brother Lawrence after he came of age in 1759 (Lawrence died in 1752) and Charles was born in 1738; pages 6,7- Charles’ arrival can be authenticated by a deed dated April 20, 1780, of Spotsylvania County and another deed written later that year identifying Charles and wife Mildred as “late of the town of Fredericksburg.” (No reference is given, but see page 157 of *The Washingtons and their Homes* by Wayland for references); page 7- “During the planning of the town, Happy Retreat must have been the scene of many important conferences. One room in the West wing is designated by many to have been Charles Washington’s study during these busy days.”; pages 8 through 12- deed references but some differ slightly in date and notation from what Walter Washington’s 2010 chain of title; and page 13- the Conklyns, local furniture makers, constructed the garage and that they used the east wing at the “home factory.”

Fairbairn, Charlotte Judd. *The Washington Homes of Jefferson County, West Virginia*. (Ranson, WVA: Whitney & White, 1930) Pages 11-13.

“Some time in the year 1780, Charles and Mildred Thornton Washington arrived to take up residence in their new home Happy Retreat.....Until recent years quarters for help and a large stone barn still stood, and their age would indicate that the place was being

actively cleared and farmed at a date prior to Charles Washington's arrival." Page 11 mention of another log building where the mantel in the dining room came from: "Within the memory of living Washington descendants, ruins of an earlier, small log house stood at Evitts Run, southwest and below the present house location. One of the carved mantels from this house was removed by the same descendants, and placed in the west wing dining room of Happy Retreat. This is all that remains of the house undoubtedly used as a headquarters by Charles Washington during his earliest visits to his property, and for supervision of the building of Happy Retreat." Page 12 "When he brought his wife to the new home, only the two wings were completed, connected by a breezeway. Unfortunately Charles Washington died with his plans for the central portion unfulfilled, and it was not until Judge Douglass' ownership that the three-story main structured was built in 1837, between the old wings.Romantic highlights of Happy Retreat are original panes of window glass scratched by diamond with the script initials "M.W." and "B. W." and a closet concealed in the paneling in the west wing kitchen said to have been designed as a means of escape from the Indians. The closet contained a ladder which the occupants ascended through a trapdoor, evidence of which still remains. This was for many years, the only means of access to the second floor." (NOTE: The main house was not constructed until **1842** as reflected in the land tax records).

Fairbairn, Tom. "Life in the Goldfish Bowl: Happy Retreat 1945 to 1954." *The Magazine of the Jefferson County Historical Society*, Volume LXXIV, 2008, 16-22.

This article was written by Tom Fairbairn whose father, Ed Fairbairn, worked for the owners of Happy Retreat in the early 1940s. After Ed's death in 1945, his family became live-in caretakers at Happy Retreat. The article contains several photographs from the period as well as information about alterations to the house and no longer existing outbuildings.

Mallory, Dalton W. "A Chronology of the Life of Charles Washington, 1738-1799." (unpublished typescript, n.d.), Friends of Happy Retreat Collection.

This 28-page typed report provides a time line of the life of Charles Washington and his family until his death in 1799. Also included is a multi-page list of sources.

National Register of Historic Places Inventory-Nomination Form "Happy Retreat," Jefferson County West Virginia March 9, 1973, prepared by Ted McGee, Field Research Agent to the West Virginia Antiquities Commission.

This National Register Nomination was completed nearly 45 years ago. The information presented in it is fairly limited and in need of an update.

Perry, Roger. "The Graves of Charles and Mildred Washington." *The Magazine of the Jefferson County Historical Society*. Volume XLIII December 1977: 24-30.

This article recalls the author's long-term interest in the mystery of the location of the graves of Charles and Mildred. Perry set out to find the location and in his research discovered the 1883 S. Howell Brown map of Jefferson County, WV, that showed the location of their burial south of the main house, and not in front of the house as suggested by the DAR memorial that had been placed in 1932.

Taylor, James E. *The James E. Taylor Sketchbook, With Sheridan Up the Shenandoah Valley in 1864.* (Cleveland, OH: Western Reserve Historical Society, 1989):63.

Page 63 of this book contains a drawing of Happy Retreat/Mordington, as well as a map of Charles Town, which was made by James E. Taylor in 1864.

Thruston, Mynna. *The Washingtons and Their Colonial Homes in West Virginia.* Pamphlet, n.d. (pre-1923).

Mentions that Charles built house called Happy Retreat- “The two wing-house is still standing, which it is supposed was connected by a covered passage-way, that was removed when the central part of Happy Retreat was built by Judge Douglass in 1833 and called “Mordington....” This seems to be the earliest of the written descriptions suggesting there was a covered passage way between the east and west wings.

Wayland, John W. *Historic Homes of Northern Virginia and the Eastern Panhandle of West Virginia.* (Staunton, VA: The McClure Company, Inc. 1937).

Pages 22-23: Two 1929 photos of Happy Retreat (known as Mordington- name changed by Judge Isaac Douglass) along with a map showing the location of the house relative to Charles Town. It includes a brief history. The photo on page 22 is the same as in his book on the Washingtons on page 159, which includes a much more detailed history.

Wayland, John W. *The Washington and Their Homes.* (Berryville, VA: Virginia Book Co., facsimile reprint 1973 of 1944 original).

Chapter IX, pages 153-168 deal with Charles Washington and Happy Retreat. Also included are two 1929 photographs- one of the main house and one of the “old shop”- both taken by photographer Hugh Morrison, Jr.

Other:

<http://www.loc.gov/pictures/item/wv0090/>

Library of Congress, Historic American Building Survey (HABS) records for Happy Retreat (WVA19-5) and available on-line. The documentation includes eight photographs, a cover sheet, and two data pages and was compiled by A. A. Biggs in 1937. References on one of the pages list John Wayland’s *Historic Homes of Northern Virginia* and “The Transmitter” February 1932.

<https://www.nps.gov/tps/standards/four-treatments/treatment-guidelines.pdf>.

This National Park Service website addresses the four optional treatments for historic properties: Preservation, Restoration, Rehabilitation, and Reconstruction.

<http://happyretreat.org>

This well-organized website is sponsored by the Friends of Happy Retreat and contains history, historic photographs, news, and information about upcoming events.

Berkeley and Jefferson County Deed Books, Land Tax Books, Will Books and U.S. Census Records.

Some of these were consulted on-line and helped to fill in gaps about former owners of Happy Retreat.

E-mail correspondence to Maral Kalbian from John Allen dated 11/20/2016.

This contains results of deed and land tax research that John conducted on Happy Retreat in Berkeley County.

Stewart Bell, Jr. Archives Room, Handley Library. “Happy Retreat Records,” 915 THL; and “Algernon Sydney Sullivan Collection,” 231 THL.

These should carefully be examined as there is a lot of interesting information related to the Washington and Hammond families. The letter from Mildred Washington to George Washington dated 1798 is in the scrapbook in Volume 4, Group 13, p. 29 of the 231 THL Collection.

Virginia Historical Society Records, Charles Magnus Conklyn Manuscripts (Mss 1 C7611 a 30-70).

This collection has insurance about Conklyn’s furniture business while he was living at Happy Retreat. This collection could yield some interesting information regarding Happy Retreat’s 20th-century history.

Walter Washington, “History of Deed Conveyances of Happy Retreat, 1800 to Present.” 2010. Friends of Happy Retreat Collection.

This very thorough and concise document traces the deed conveyances of Happy Retreat back to 1800.

_____. **“Inventory of the plans and other documents and three mantels” Happy Retreat, FOHR. July 19, 2015.**

A thorough inventory of the architectural plans and other documents left to the FOHR by the Gavins (previous owners). These relate to architectural drawings and blue prints as well as interior decoration and landscaping plans.

Reports:

National Trust for Historic Preservation, Happy Retreat National Treasures Team. “Pre-planning Research Findings for Friends of Happy Retreat.” May 2016.

A report on the results of interviews conducted by the NTHP of local civic leaders and Happy Retreat stakeholders.

Buck, Susan L. *Happy Retreat Interior Paint Study* (2016).

This report commissioned by the FOHR as part of this HSR. Paint analyst Susan Buck was contracted to carry out the analysis. She took more than 20 paint samples on August 23, 2016, concentrating on Rooms 105 and 106, but also sampling selected areas in Room 107 in the east wing, as well as from a mantel stored in the basement. Additional samples in the doorway between Rooms 105 and 106 were taken by Pogue and sent for analysis by Buck on November 16, 2016.

Hulse, Charles A. Letter report of reconnaissance-level survey for Happy Retreat completed for the Friends of Happy Retreat. July 6, 2007.

Page 3: He also examined artifacts found at Happy Retreat that are currently at the Jefferson County Museum in Charles Town that came from “excavations made in the mid-1980s near the rear door of the kitchen outbuildings- the artifacts were from the period 1830-1960 suggesting the kitchen was constructed during the same period as the main block of the house.” An examination of the building for this HSR study, suggests that the kitchen addition to the smokehouse could have been constructed ca. 1830.

_____. **“Archaeological Testing in the East Wing of Happy Retreat, Charles Town, West Virginia” (2016).**

These investigations occurred as a result of work done in the south room of the east wing of Happy Retreat in order to construct a catering kitchen. The evidence suggests a large chimney along the north wall of the south room, suggesting this room was once used as a kitchen.

Kardok, Dave and Kevin Sarring. Window Survey of Happy Retreat June 11, 2016.

This report is regarding a window survey by Kardok and Sarring for the FOHR. A description, conditions assessment and recommendations are made.

Ogren, Samuel, Architect. “Happy Retreat Mrs. and Mrs. Robert E. McCabe” Measured Drawings of Existing Conditions and Proposed Alterations. Delray Beach, Florida, October 1954.

These drawings are for the alterations to Happy Retreat made in 1954-55 by the McCabes. The FOHR has compiled a list of all the plans they have in their collection, many of which have been digitized.

Painter-Lewis, P.L.C. “Phase 1: Preliminary Existing Conditions Report for Happy Retreat.” August 22, 2016.

Tim Painter, structural engineer, was commissioned to do a preliminary structural assessment of the smokehouse/kitchen/privy building as part of this HSR. He conducted a site visit on July 19, 2016. His findings were submitted as a separate report to the FOHR.

Reed, Douglass C. Letter report of “Historic Structure Overview” of Happy Retreat prepared for the Friends of Happy Retreat. July 14, 2007.

A very well-prepared summary of the evolution of the house and a summary of structural and maintenance issues noted at the site. Some of the items Reed mentions have been addressed.

_____. **Letter report of “Cost estimate for conducting work at Happy Retreat.” June 14, 2010.**

This letter report outlines work recommended for Happy Retreat (along with cost estimates) in regards to recording the property, landscaping, roofing repairs, and other items.

Stasick, Lynne. “Needs Assessment Narrative: Charles Washington’s Happy Retreat.” State-wide field representative of Preservation Alliance of West Virginia, July 15, 2010.

This five-page letter report provides a needs assessment of Happy Retreat and offers some suggestions for immediate work.

Washington, Walter. “Memo to Board in Reference to Matt Webster Visit.” September 2, 2015. This memo to the Board of the FOHR summarizes a site visit made by Matt Webster, Director of Architectural Preservation for Colonial Williamsburg in September 2, 2015. It presents Webster’s observation and recommendations for a variety of preservation issues.

Wheeler Longley Consulting, LLC “Asbestos Inspection Report, 600 Mordington Avenue, Charles Town, WV” June 17, 2010.

This report relates to the results of an asbestos inspection that was conducted at Happy Retreat in June 2010 by Winchester Engineering Consultants, Inc., as requested by Wheeler Longley Consulting LLC on behalf of the FOHR.