

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Chandler Court & Pollard Park Historic District (2020 Update)
Name of Property Williamsburg, VA
County and State 96001075
NR Reference Number

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this additional documentation move removal
 name change (additional documentation) other
meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.


Signature of Certifying Official/Title:

9-29-2020
Date of Action

National Park Service Certification

I hereby certify that this property is:
 entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 additional documentation accepted
 other (explain:) _____

Signature of the Keeper

Date of Action

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Located in the City of Williamsburg, Virginia, the Chandler Court & Pollard Park Historic District (DHR ID 135-0478) was listed in the Virginia Landmarks Register and the National Register of Historic Places in 1996 under Criterion A in the area of Community Planning and Development, Criterion B in the areas of Politics/Government and Education, and Criterion C for Architecture. The historic district was originally listed with 28 contributing resources and 3 non-contributing resources, and had a period of significance beginning in 1922 and ending in 1940. The purpose of this additional documentation is to update the Chandler Court & Pollard Park Historic District to provide additional information and justification for the addition of Landscape Architecture under Criterion C as an area of significance, and to extend the end date of the period of significance from 1940 to 1968. Additional documentation provided herein are in the following sections from the current NRHP nomination form: Section 5, Classification (with number of contributing and noncontributing resources based on this update); Section 7: Description (limited to an update of the inventory entries for the new contributing resources, as well as significant site and landscape features); Section 8: Statement of Significance (limited to period of significance and support for adding Landscape Architecture as an area of significance); Section 11: Information Regarding Authors; and Section 12: new Additional Documentation including an updated Sketch Map showing new contributing resources, and photographs of new contributing resources and significance site and landscape features.

Section 5: Classification

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>27</u>	<u>1</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>30</u>	<u>1</u>	Total

Section 7: Description

Landscape and Site Features

The Chandler Court & Pollard Park Historic District features significant site and landscape elements that were integral components of the original conception and design of the neighborhood. John Garland Pollard recognized the complexity of the topography, which previously caused a failed attempt to develop a more regular, grid-patterned subdivision. Therefore, Chandler Court and Pollard Park were platted with considerable attention to the natural terrain. The plan for the neighborhood also features greenspaces at the center of both Chandler Court and Pollard Park, as well as the sloping lawn that

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connects the two streets. Public brick and stone pathways wind through and around private property, and at least one home is exclusively accessible via such garden walks. The neighborhood consists of mature trees, shrubs, and other vegetation as well as landscaped lawns.

In addition to the neighborhood level features, individual parcels also feature significant landscaping, structures, and systems that contribute to the overall significance of the neighborhood, as well as their individual sites. These parcel-level historic site features are integral to the original design of the individual primary resources and are in direct alignment with the intent of the master plan for the development of the entire historic district. Per NPS guidance found in National Register Bulletin 16A, these site features are not counted separately from their primary resource. However, the types of parcel-level site features which are considered contributing in the area of Landscape Architecture include: **terraced/sloped lawns; retaining walls; cheek walls; brick/stone walkways and steps; front steps/stoops; garden walks and walls; brick or stone paved patios/terraces; and French drains, brick gutters, and other landscape irrigation or water-management elements.** All parcel-level landscape features identified above that were constructed during the period of significance contribute to the significance of the associated property.

Period of Significance and Contributing Resources

This additional documentation updates the period of significance for the Chandler Court & Pollard Park Historic District. The district's original period of significance began in 1922, when John Garland Pollard first purchased the land area that he subsequently developed into the two adjoining neighborhoods, and extended through 1940. It is unclear, however, from the text of the National Register Nomination the reason for the chosen end date for the Period of Significance. This additional documentation extends the Period of Significance of the district to 1968, which represents the full build-out of Pollard's development. This extension of the district's period of significance results in the addition of two contributing resources, 130 Chandler Court and 205 Griffin Avenue, both previously considered non-contributing due to their construction date.

The residence located at 130 Chandler Court, constructed ca. 1948, was identified as a non-contributing resource in the Chandler Court & Pollard Park Historic District in the 1996 nomination. The resource, however, has significant ties to the original development and Pollard's intended design. Additionally, the property physically linked Chandler Court and Pollard Park. The existing nomination discusses a "key parcel" several times throughout the Statement of Significance, which was sold by Pollard's heirs in 1941. The deed carried specific development restrictions, which played a significant role in Pollard's overall development of the neighborhood. Pollard and his heirs specified in the deed the location of the building on the lot and the lot's perpetual physical linkage between the neighborhood's two green spaces connected by public pathways. The deed restriction for 130 Chandler Court allowed for the construction of a multi-family home, so long as it appeared from the exterior to be a single-family residence. Therefore, a purpose-built basement level apartment that faced the rear lawn and Pollard Park was incorporated into the design of the house. This additional documentation identifies 130 Chandler Court as a contributing resource, and an updated inventory description is listed below.

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The property located at 209 Griffin Avenue, constructed ca. 1968, will also flip from non-contributing to contributing. The lot, which is located in the intersection of Griffin Avenue and Ballard Lane, features many of the characteristics of the rest of the neighborhood including lot size, set back, architectural style, and size, scale, and quality of construction. The property is also representative of the final build-out of Pollard's residential development.

The last of the three non-contributing resources identified in the original nomination is the former multi-family dwelling located at 605 Wythe Lane. The building was constructed ca. 1940, within the period of significance. It is unclear the reason for its status determination at the time of the nomination. This dwelling was demolished ca. 2016, and a modern ca. 2017 residence was constructed in its place. This property remains non-contributing to the historic district.

Updated Inventory

137-0478-0001

Primary Resource: 130 Chandler Court. Ca. 1948. (Dwelling). Stories: 2 ½ Style: Colonial Revival. Contributing Building.

Secondary Resource: Shed. Ca. unknown Stories: 1 Style: No discernable style. (Non) Contributing Building.

130 Chandler Court is a Colonial Revival-style house with Cape Cod influencing that was constructed c1948. The symmetrical façade (north side) fronts Chandler Court and gives the appearance of a 1-1/2 story house. The rear elevation (south side) faces Pollard Park with 2-1/2 story appearance. The house has a side gable, composite shingle roof with two gable dormers on the façade and a 5-bay shed dormer on the rear elevation. The house is clad with seven-course American bond masonry brick, as well as horizontal wood siding on later additions. There is an enclosed side porch, as well as a screened-in rear porch on the first floor. The front entry has a decorative door surround and a louvered screen door. The double hung wood sash windows are 8-over-8 with attached wood shutters. The dormer windows on the façade, as well as the windows on the side and rear elevations, are double hung wood sash windows with 6-over-6 configuration. All of the windows, except in the dormers and enclosed porch, have a jack arch and brick sill.

The interior has a finished basement with an apartment, as well as utility room and storage room. The first floor features a living room, kitchen, dining room (enclosed side porch), two bedrooms, and a bathroom. The second floor has two bedrooms on the east and west sides, each with an individual bathroom.

There is a small, square plan shed behind the house. The lot stretches from Chandler Court down to Pollard Park.

137-0478-0002

Primary Resource: 209 Griffin Avenue. Ca. 1968. (Dwelling). Stories: 1 ½ Style: Colonial Revival. Contributing Building.

The residence at 209 Griffin Avenue is a 1 ½ story building with a basement, side-gable Colonial

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Revival building that has a three-bay-wide central block flanked by two smaller wings. The building features three gabled dormers with 6/6 double-hung windows. The northern bays of the central portion of the building contain 8/8 double hung windows, while the southern bay features the main entrance. A brick stoop of six steps and iron handrails rise to the main entrance which features a six-panel door. The roof is composed of modern asphalt architectural shingles, and the cornice is lined with dentils. There is a full shed dormer in the rear of the main block and a garage under the house that is accessed from the south side facing Ballard Lane. There is an interior chimney on the northern end of the main block. The beaded weatherboard siding is painted, and modern gutters and downspouts line the roof and corners of the building.

Section 8: Statement of Significance

Areas of Significance

LANDSCAPE ARCHITECTURE

Period of Significance

1922-1968

This additional documentation updates the period of significance for the Chandler Court & Pollard Park Historic District and adds Landscape Architecture as an area of significance. The district's original period of significance began in 1922, when John Garland Pollard first purchased the land area that he subsequently developed into the two adjoining neighborhoods, and extended through 1940. It is unclear, however, from the text of the National Register Nomination the reason for the chosen end date for the Period of Significance.

This additional documentation extends the Period of Significance of the district to 1968, which represents the full build-out of the land platted by Pollard in the early twentieth century. Two properties located within the boundary of the existing historic district were listed as non-contributing in the original nomination due to their construction date: 130 Chandler Court and 209 Griffin Avenue. These properties, constructed ca. 1948 and 1968, are consistent in character with the rest of the district, and also demonstrate continuity of scale, massing, setback and style consistent with Pollard's overall vision for the neighborhoods. The house at 130 Chandler Court, for example, is a Colonial Revival-style dwelling that has a Cape Cod appearance on its façade. The rear elevation, on the other hand, has the appearance of a 2.5-story dwelling that accommodated a basement apartment on the ground level. These architectural features are specifically linked to the overall development and point to Pollard's innovative vision for using architectural detailing to differentiate and define space. Similarly, the modestly-sized dwelling at 209 Griffin Avenue is also a Colonial-Revival style dwelling with Cape Cod influences. The dwelling is constructed using quality materials such as wood and brick consistent with those used throughout the neighborhood.

Criterion C: Landscape Architecture

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The original nomination for Chandler Court & Pollard Park Historic District hints at the complexity of the topography and the importance of designed landscapes and site features to Pollard's residential development, yet, it does not fully call out Landscape Architecture as an Area of Significance. This additional documentation is intended to demonstrate the level of planning, design, and integration of parcel-level and development-wide landscaping make the neighborhood eligible for listing under Criterion C in the area of Landscape Architecture at the local level. The information used to support this argument is primarily adapted from the information conveyed in the 1996 nomination.

John Garland Pollard, the developer of Chandler Court and Pollard Park subdivisions, ensured that the natural topography and associated landscape features of the neighborhood were at the forefront of the planning and development process. Pollard devised the design of the neighborhood based upon English and American concepts of picturesque siting and suburban developments that combined freestanding houses on relatively small lots with shared lawns and naturalistic features. Pollard's many roles in the development of Chandler Court and Pollard Park included his oversight as it related to overall design and vision, adjustments to private and public parcels, and incorporation of deed restrictions on both the preservation of open space and architectural design that was appropriate for the landscape vision for the neighborhood (Sec. 8. Pg 2). While Chandler Court and Pollard Park are representations of larger trends in scenic planning and development of the early twentieth century, the original nomination indicates the sloping lawn connecting the two greenspaces between Chandler Court and Pollard (on the current parcel of 130 Chandler Court) was "most innovative for an American Development." The original nomination also points out that the treatment of this connection as a public-private parcel with brick-paved walks passing through it were key elements of the neighborhood's unique design.

In addition to the community landscape features such as the two public greenspaces at the center of the two u-shaped streets, the overall landscape master plan was carried out at the individual parcel levels through the extensive use of deed restrictions. Pollard's deed restrictions ensured quality architecture, dictated lot coverage, and preserved in perpetuity the open space and pathways that traverse private lots. His plan also ensured that each house had an unobstructed view of the picturesque setting by creating slopped terraces supported by retaining and cheek walls that staggered building heights in Pollard Park. According to the original nomination, the intimate scale, the tightly-woven nature of public walkways through private property, and the carefully designed quality of most of the houses give this planned development a particularly strong visual coherence that has remained intact (Section 8, Page 1). These intentional landscape elements are important character-defining features of the historic district and remain a recognizable aspect of the neighborhood. Therefore, the Chandler Court & Pollard Park Historic District is locally significant under Criterion C in the area of Landscape Architecture.

Section 11: Form Prepared By

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Additional Documentation

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Chandler Court & Pollard Park Historic District

City or Vicinity: Williamsburg

County: State: Virginia

Photographer: Erica Howard

Date Photographed: 4/16/2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo Number of 32	Description	Camera Direction	Date	Photographer
1	Brick pathway along Chandler Court looking toward College	N	4/16/2020	EH
2	House (c.2017) located at 605 Wythe Lane	NW	4/16/2020	EH
3	Chandler Court Open Space	SW	4/16/2020	EH
4	Brick walkway along parcel line of 130 Chandler Court	S	4/16/2020	EH
5	Brick walkway along 130 Chandler Court	S	4/16/2020	EH
6	Brick walkway along 130 Chandler Court	N	4/16/2020	EH
7	Brick walkway facing 3 Pollard Park	SE	4/16/2020	EH
8	Brick walkway facing 129 Chandler Court	E	4/16/2020	EH
9	Brick walkway up to Chandler Court	N	4/16/2020	EH
10	Brick walkway down to Pollard Park	S	4/16/2020	EH
11	Brick walkway and steps down from 130 Chandler Court to Pollard Park	S	4/16/2020	EH
12	Brick step and retain wall near 3 Pollard Park	N	4/16/2020	EH
13	Retaining wall at rear of 130 Chandler Court	N	4/16/2020	EH

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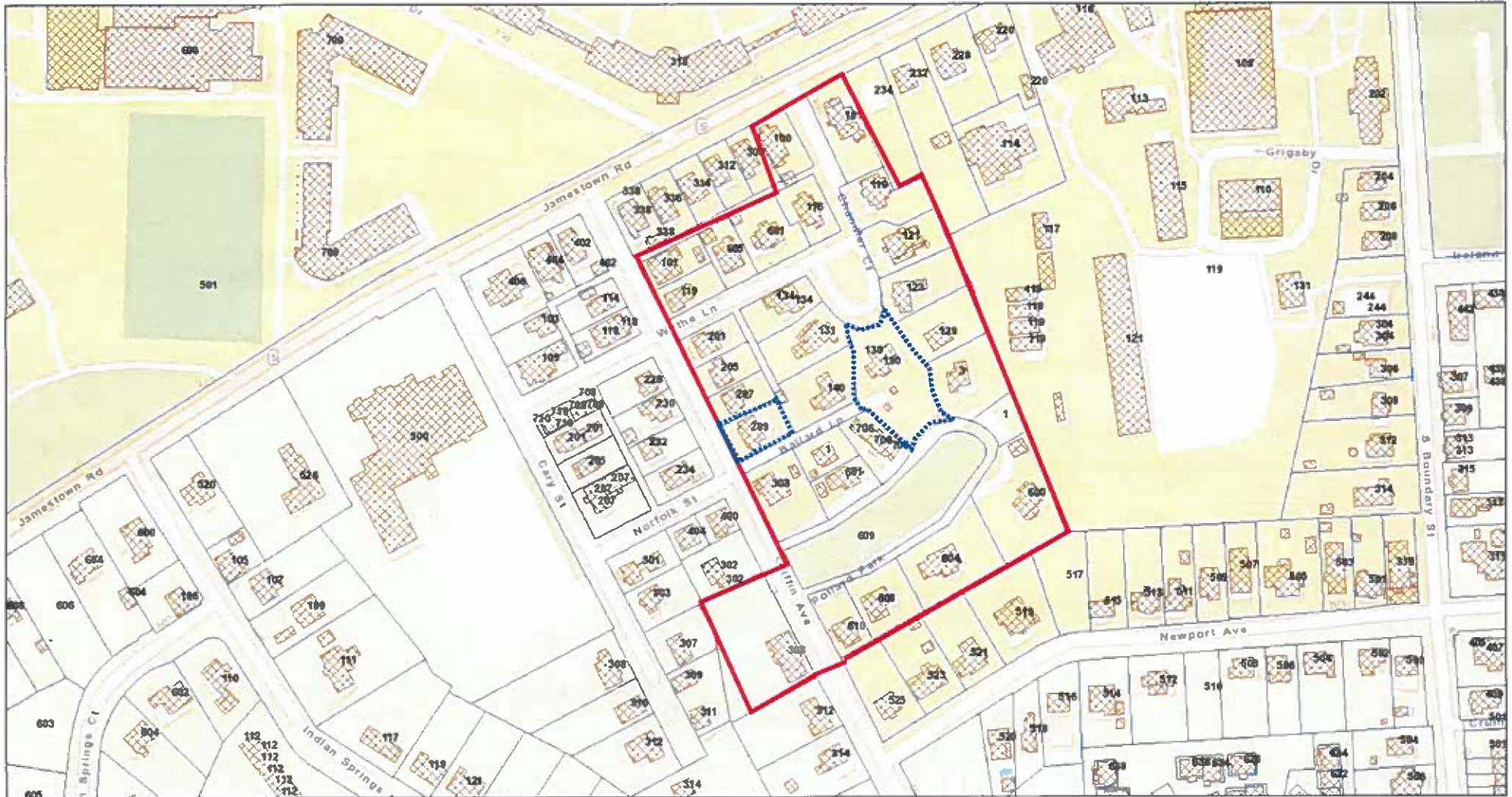
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14	Steps at rear of 130 Chandler Court	N	4/16/2020	EH
15	Retaining wall along south side of Pollard Park	SW	4/16/2020	EH
16	Retaining walls along south side of Pollard Park	S	4/16/2020	EH
17	Retaining walls and brick steps along south side of Pollard Park	SE	4/16/2020	EH
18	Sloped lawn and stone steps of 600 Pollard Park	E	4/16/2020	EH
19	Brick steps at 3 Pollard Park	N	4/16/2020	EH
20	Steps down through 130 Chandler Court to Pollard Park	S	4/16/2020	EH
21	Façade of 130 Chandler Court	S	4/16/2020	EH
22	Rear (south) elevation of 130 Chandler Court	N	4/16/2020	EH
23	209 Griffin Ave	SE	4/16/2020	EH
24	209 Griffin Ave	NE	4/16/2020	EH
25	Pollard Park Open Space	E	4/16/2020	EH
26	Chandler Court Brick Posts at Jamestown Road	SW	4/16/2020	EH
27	Retaining wall and drain detail at 608 Pollard Park	S	4/16/2020	EH
28	Retaining and Chèek walls and stone steps at 608 Pollard Park	W	4/16/2020	EH

SKETCH MAP

Chandler Court and Pollard Park Historic District 2020 Update, City of Williamsburg, VA, DHR #137-0478



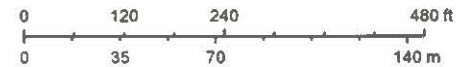
April 14, 2020

Legend:

- Existing Boundary
- ⋯ Current NC which will Flip to C



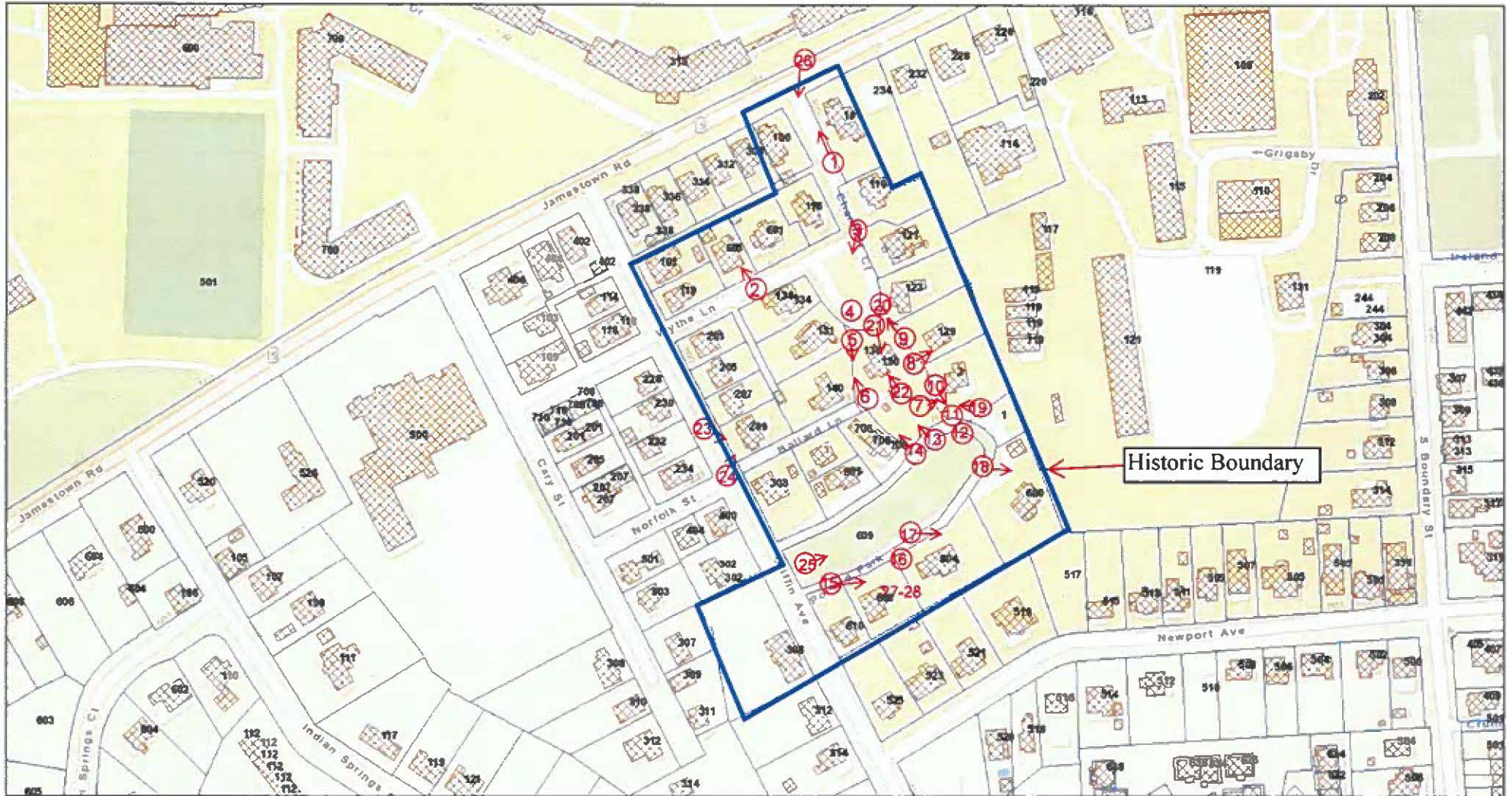
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

PHOTO KEY

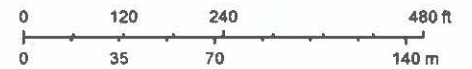
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