

VLR 12/7/5  
NRHP 6/22/7

United States Department of the Interior  
National Park Service

### NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### I. Name of Property

historic name Zoar  
other names/site number Mount Zaar, Upper Zoar, Lower Zoar. Zoar State Forest  
DHR Number 050-0119

#### 2. Location

street & number State Road 608, Upshaw Road  not for publication  
city or town Aylett  vicinity  
state Virginia code VA county King William code 101 Zip 23009

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Presentation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria, I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

 Date 5/15/07  
Signature of certifying official Date

Virginia Department of Historic Resources  
State or Federal agency and bureau

Signature of commenting or other official Date

State or Federal agency and bureau

#### 4. National Park Service Certification

I, hereby certify that this property is:  
 entered in the National Register  
 See continuation sheet.  
 determined eligible for the National Register Signature of Keeper \_\_\_\_\_  
 See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register Date of Action \_\_\_\_\_  
 other (explain): \_\_\_\_\_

Name of Property: Zoar  
Location: King William, Virginia

**5. Classification**

**Ownership of Property** (Check as many boxes as apply)

- private
- public—local
- public—state
- public—Federal

**Category of Property** (Check only one box)

- building (s)
- district
- site
- structure
- object

**Number of Resources within Property**

Contributing	Noncontributing	
<u>6</u>	<u>2</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>8</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

**6. Function or Use**

**Historic Functions** (Enter categories from instructions)

Cat:	Sub:
<u>DOMESTIC</u>	<u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>FUNERARY</u>	<u>cemetery</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>processing</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>agricultural field</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>agricultural outbuilding</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**Current Functions** (Enter categories from instructions)

Cat:	Sub:
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>FUNERARY</u>	<u>cemetery</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>processing</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>agricultural field</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>agricultural outbuilding</u>
<u>RECREATION AND CULTURE</u>	<u>outdoor recreation</u>
<u>LANDSCAPE</u>	<u>park</u>
<u>GOVERNMENT</u>	<u>municipal office</u>

Name of Property: Zoar  
Location: King William, Virginia

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**7. Description**

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**Architectural Classification** (Enter categories from instructions)

MID-19<sup>TH</sup> CENTURY

LATE VICTORIAN: Queen Anne

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**Materials** (Enter categories from instructions)

Foundation BRICK

Roof ASPHALT, WOOD: shingle

Walls WOOD: weatherboard

Other

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**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

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**8. Statement of Significance**

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

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

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

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Name of Property: Zoar  
Location: King William, Virginia

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1821-1957

Significant Dates 1821—subdivision of Robert Pollard's land to his son Robert Pollard  
1901—erection of single family house  
\_\_\_\_\_  
\_\_\_\_\_

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

Cultural Affiliation N/A

Architect/Builder N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

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

**Primary Location of Additional Data**

X State Historic Preservation Office.  
\_\_\_\_ Other State agency  
\_\_\_\_ Federal agency  
\_\_\_\_ Local government  
\_\_\_\_ University  
\_\_\_\_ Other

Name of repository: Virginia Department of Historic Resources

Name of Property: Zoar  
Location: King William, Virginia

**10. Geographical Data**

Acreage of Property 327.75 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing									
1 18	312808	4185223	3 18	314515	4184888	5 18	314708	4184324	7 18	313890	4184268
2 18	313936	4185741	4 18	314744	4184583	6 18	314474	4184243	8 18	313606	4184420

\_\_\_\_\_ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title: Kimble A. David, Architectural Historian for

Organization Commonwealth Preservation Group date: 2006

street & number P. O. Box 4266 telephone 757 / 923 . 1900

city or town: Suffolk state: VA zip code: 23439

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name Virginia Department of Forestry

street & number 900 Natural Resources Drive telephone 434.977.6555

city or town Charlottesville state VA zip code 22903

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Summary Architectural Description**

The Zoar farmstead is an early 19<sup>th</sup> century farmstead with outbuildings dating to the 1820s, and a single-family farmhouse designed in the Queen Anne style dating to 1901. Replacement for an early farmhouse that burned, the house is a high-style building reflective of fashionable trends in domestic architecture in the late 19<sup>th</sup> century. The farmstead is comprised of a number of outbuildings situated in a courtyard farm plan to the rear of the house. The farm rests upon a hill overlooking the town of Aylett and is visually prominent in the surrounding area. The remaining outbuildings are comprised of a dairy, kitchen and servant's quarters, smokehouse, crib, barn, and cemetery. These buildings date to the farmstead's establishment in the early 19<sup>th</sup> century, and are characteristic of common forms erected during this period. Within the agricultural building complex there is evidence of sites of former agricultural buildings, which no longer remain. An historic agricultural field is situated south of the dwelling and the west fields have been forested. Zoar is comprised of 327.75 acres and is eligible for listing in the National Register of Historic Places under Criteria A and C for its function as an agricultural property, architectural design and significance during the period of 1821-1957. There are six contributing buildings, two contributing sites and two non-contributing buildings within the boundaries of Zoar.

**Architectural Description**

The property dates originally to the 1780s, with a prominent Queen Anne dwelling resting atop a hill. Situated to the south or rear of the dwelling are outbuildings in a general U-shape. The Queen Anne dwelling dates to 1901 and replaced an earlier dwelling on the same site. The outbuildings are comprised of a dairy to the southeast, kitchen/servants quarters and smokehouse to the south, crib and barn to the southwest, and cemetery to the west of the house. To the south and east of the outbuildings are open fields, and to the west and north of the farm complex are timbered lands.

The land generally slopes down toward the Mattaponi River to the north and other privately owned farms to the east. Upshaw Road is situated to the east leading from the main east-west road, River Road, which parallels the river.

*Main House*

The farmhouse is a one-and-one-half-story Queen Anne single-family dwelling. It has a brick pier foundation with brick infill. The building is wood frame clad in weatherboard. The roof has a side-gable form and is clad in asphalt shingles. The building has an irregular plan typical of Queen Anne dwellings. The areas within the gables have bands of square-cut and diamond-cut shingles. Windows punctuate each elevation and are primarily 2/2 wood double-hung sash. Wood louvered shutters with S-curved shutter

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dogs flank individual windows. Brick interior chimneys are found on the west elevation and the east end of the north roof pitch. The chimneys have brick corbelled caps.

The north façade features a one-bay porch incorporated under the main roof. The façade is asymmetrical, with a prominent intersecting gable featuring a projecting one-story squared bay. A shed roof with a modillion cornice surmounts the bay. The bay features wood casement windows with diamond panes surmounted by transoms. The north façade of the bay features a tripartite window. Echoing the tripartite window on the bay is a tripartite window grouping of 2/2 wood double-hung sash windows in the gable above. There is a small casement window tucked into the gable on the façade. The gable is clad in wood shingles with square-cut and diamond-cut wood shingle banding. Above the porch on the west end of the north roof pitch is a gabled dormer clad in square-cut shingles with a 2/2 wood double-hung sash window.

The incorporated porch features a plain wood post resting on a brick pedestal and a replacement balustrade. The main entrance is situated on the west wall within the porch, and features a four-panel one-light single leaf door. Two panel and eight light sidelights flank the door. The lights on the door and sidelights feature a cornice with a dentiled molding. The locket is cast metal with a foliate pattern.

The east elevation features a single-bay shed-roofed porch accessed by the interior at the north corner. The balustrade is a wood replacement and the posts are plain and similar to the main porch. At the south end of the east elevation is a projecting canted bay with a standing-seam metal clad hipped roof. The bay features a modillion cornice and four-light wood casement windows. Diamond paned transoms surmount each window. Within the gable apex there is a circular four-light casement window. The west elevation features window openings within the gable and on the first story.

The south elevation features a squared pantry ell that occupies the central and east end of the building. Surmounting the bay is a centrally located wall dormer, clad in wood shingles with diamond-cut and square-cut banding. A 2/2 wood double-hung sash window punctuates the dormer and is flanked by wood louvered shutters. Within the gable is a small two-light wood casement window. Brackets support the base of the steeply pitched gable roof. The roof of the ell is clad in standing-seam metal. A cellar door near the west corner accesses the basement.

An ell was added, circa 1900, to the south elevation. It has a rectangular plan and is attached to the building below the dormer window to the east corner of the south elevation. The ell roof has a shed-form and covers the pantry and contains the kitchen. The windows on the ell are 6/6 wood double-hung sash flanked by shutters. There is an open porch on the southwest corner that has a plain wood post and balustrade. The porch shelters an original single-leaf wood door with four lights and three panels.

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The interior of the house has an open plan. Some temporary partition walls have been installed on the first story. The plaster has been removed throughout the dwelling except on the second-story ceilings, and interior woodwork remains on the second story, in areas such as baseboards, and door and window surrounds. The original window and door surrounds are fluted with roundel corner blocks. There are wide beaded baseboards. All flooring is intact. The flooring on the first and second stories is pine tongue-and-groove. The basement has a poured concrete floor and mostly parged brick walls.

The main room off the porch is situated on the east end of the building and has a generally rectangular plan. There is a fireplace located on the south wall that features a wood surround with paneled pilasters and carved oval-shaped sunburst motifs. Below the mantel is a fretted frieze. The hearth is brick. The flooring is a wide wood plank and the walls are modern sheetrock wallboard. Applied to the walls are replacement crown moldings and baseboards. The ceiling is also sheetrock wallboard. Lighting fixtures are boxed florescent bulbs. The interior woodwork on the first story has been replaced with similar surrounds and roundel corner blocks to those found on the second story. A lavatory has been installed on the first story in the parlor on the southwest corner of the house. A closet has been added to the dining room, which is situated at the southeast corner of the house. Walls, ceilings and woodwork in these rooms have also been replaced.

The pantry and kitchen ell have exposed walls with pine tongue-and-groove flooring. There are remaining historic window and door surrounds, which are more simplified. The door and window surrounds in the kitchen ell have fluted surrounds.

The stairway has been enclosed with a partition wall. The stairs are in their original condition and feature wood newels and stanchions with applied carved roundel motifs. There are two landings on the stair, which has a double-return form. At the second landing at the southeast end of the stair, there is a single-leaf wood door accessing the lavatory. The lavatory features plaster walls whose lower portion has been coursed in the form of common bond brickwork. The flooring is wood and the original window and door surrounds remain. The fixtures in the lavatory are original to the dwelling and are porcelain with early 20<sup>th</sup> century cast-iron fixtures. The door to the lavatory is four-panel single-leaf wood and is surmounted by a frosted transom. To the west of the door is a clerestory window with historic surround and frosted glass.

The attic level contains a hall with four rooms situated at each building corner. The wall supports are visible, as all plaster and lathe have been removed. The rooms are accessed by single-leaf doors opening off a small hall at the top of the stair. Each original door surround remains and some four-panel wood doors remain. The chimneys are visible in each room and feature stovepipe holes that have been closed. Window openings echo those featured on the exterior with remaining historic surrounds. Ceilings remain in each room and are plaster on lathe. This building contributes to the Zoar farmstead.

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**Outbuildings**

*Smokehouse*

Southeast of the house is a smokehouse approximately twelve-and-one-half feet square in plan. The building is wood frame construction clad in weatherboard. The roof is gable clad in a double layer of wood shakes, and features a boxed cornice. The building rests on a brick foundation with hew marks on the heavy mortise and tenon sills. There is a brick fireplace resting on the poured concrete foundation on the interior. The door is tongue-and-groove vertical board. There are no windows. This building is a contributing resource to Zoar.

*Kitchen/Servant's Quarters*

East of the smokehouse is a kitchen and servant's quarters. The building comprises two major blocks. The earliest block is situated on the east end of the building with a later addition appended on the west end. Each block features a brick foundation and is clad in weatherboard. The building roof is hipped and cross-gable, and clad in pressed metal shingles and standing-seam metal. There is a wide central chimney. On the north elevation there is a porch with plain posts and evidence of previous screens. Windows punctuate each elevation and are 6/6 wood double-hung sash. The east block is divided into two rooms with a connecting single leaf doorway. There are two single-leaf doors on the east elevation. The south door is vertical board and the north door is four-panel wood. The flooring on the interior of these two rooms is wide board and the walls are plastered. The fireplace is located in the south room, but the opening has been partially filled. The west block comprises a single room and features the original exterior brick chimney on its east wall. Interior treatment is similar to the other rooms. The building originally served as a kitchen, but was later expanded to include servant's quarters. This building is a contributing resource to Zoar.

*Dairy*

East of the house is a dairy dating to the mid-19<sup>th</sup> century. The dairy sits on the edge of the level lands of the farmstead and its foundation is exposed on the east side. It features a brick foundation parged on the north, south and east elevations. The building is wood frame clad in weatherboard. The interior yields mortise and tenon construction with pegged timbers. The walls have been plastered and portions are missing revealing brick nogging. The roof is a wood-shake-clad side gable with a wide saw cut frieze at its base. The roof eaves are wide. This building is a contributing resource to Zoar.

*Crib and Barn*

To the southwest of the house are a crib and barn. Both have pole construction. The crib is a sixteen feet wide by twenty-four feet long building with a gable roof clad in modern corrugated metal. The building is clad in board and batten siding that extends to the ground. There are exposed pole rafters under the roof

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eaves. The north façade features a double-leaf door with a loft opening above. This building is a contributing resource to Zoar.

The barn is thirty-two feet wide by seventeen feet long, capped with a gable roof clad in modern corrugated metal. The barn features three bays with a central crib and open side bays. The central bay is clad in board and batten siding. The open bays on the south elevation have been clad with corrugated metal. The single-leaf door is slightly off center and is also board and batten with strap hinges. This building is a contributing resource to Zoar.

*House Field*

There is one historic agricultural field associated with Zoar. The main “house field” is located south of the farmstead and includes open fields that are still cultivated.

*Non-contributing Buildings*

To the west of the house are two buildings added by the Department of Forestry after its acquisition in 1987. There is a vehicle storage building and wood frame shelter. The vehicle storage building is located at the bottom of the hill on which the farmstead rests. It features modern horizontal board siding and a modern corrugated metal roof. The shelter is wood frame clad in pressure treated lumber. The roof is gable clad in asphalt. These two buildings are non-contributing.

*Cemetery*

An enclosed cemetery of sixty-three feet wide by seventy-seven feet long sits north of the house. The cemetery enclosure is common bond brick with an entrance marked by decorative piers. The corners are also marked by piers and the coping on the walls is a rowlock brick course that has been parged. The entrance has a wrought-iron gate. Within the cemetery, the remaining gravestones are primarily clustered at the north end near the entrance, though there is also one remaining at the south end. The gravestones are comprised primarily within two rows. Some are set in an irregular pattern near the central east end of the cemetery, but all gravestones face north. Some feature accompanying footstones with head stones. The Marble, limestone, granite and concrete were used for the gravestones. The site is contributing to Zoar.

The following gravestone inventory is organized beginning in the northeast corner from east to west and north to south. Footstones are noted as FTS.

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**ROW 1**

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Beverly B. Douglas  
Born at Providence Forge, VA.  
Dec. 21, 1822.

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Died in Washington D.C.  
Dec. 22, 1876.  
An honest Politician.

---

Edward Spotswood Pollard  
Youngest Son of  
Robert Pollard  
and  
Evelyn Byrd Chamberlayne  
his wife  
of Zoar, King W<sup>m</sup> Co. VA.  
Born July 7, 1832  
Died Mar 15, 1909  
“An honest man the noblest work of God.”

---

Mary Beverly Douglas  
Beloved wife of  
Edward Spotswood Pollard  
and Daughter of  
W<sup>m</sup>. R. C. & Lucy Hankins Douglas  
Of Kaimes Nw Kent C<sup>o</sup>. V<sup>a</sup>.  
Born Oct. 11, 1843  
Died May 30, 1902  
“Blessed are the pure in heart for they shall see God.”  
St. Matt. 5-8

FTS: M.B.D.P.

---

Robert Spotswood Pollard  
Eldest Son of  
Edward Spotswood  
and  
Mary Douglas Pollard  
of Zoar, King William County, Virginia  
Born Feb. 1<sup>st</sup> 1866  
Died Mar. 11<sup>th</sup> 1905  
At South Bank, Yorkshire, England.



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1849-1910

FTS: G.A.S.P.

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**ROW 2**

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Lucy Dandridge  
Daughter of  
Edward Spotswood &  
Mary Douglas Pollard  
Of Zoar King W<sup>m</sup> Co. VA.  
Born April 2 1883  
Died at the Age of 7 months.

FTS: L.D.P.

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William George Pollard  
Second son of  
Edward Spotswood  
And Mary Douglas Pollard  
Of Zoar, King William County, Virginia  
Born March 31, 1868  
Died February 24, 1937  
At Zoar

FTS: W<sup>m</sup> George  
Pollard

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In memory  
of  
Robert Pollard  
Died June 19, 1856  
Age 73 years 6 months  
& 19 days

--  
J.W. Davies    Rich<sup>d</sup>  
FTS: R.P.

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In Memory of  
(relief of upward pointing finger)  
Evelyn Bryd.  
Relict of the Late  
Robert Pollard of Zoar.  
Of  
King William Co. Va.  
who departed this life  
March 9, 1863.  
In the 74<sup>th</sup> year of her age  
“her children shall rise up and  
call her blessed.”

FTS: E.B.P.

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To  
Eliza Dandridge,  
Beloved wife of Beverly B. Douglas.  
and daughter of  
Robert Pollard, dec'd.  
late of Zoar. King W<sup>m</sup> Co. Va.,  
Born August 7, 1822,  
Died Nov'r 21, 1867.

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“Blessed are the pure in heart  
for they shall see God.”

FTS: E.D.D.

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FTS: J.O.P

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FTS: L.S.P.

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**ROW 3**

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Mary Ellen Pollard  
Born at Zoar Va.  
Feb. 8, 1825.  
Died at Cownes  
May 26, 1897.  
At Rest.

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Rosalie Dandridge Pollard  
of Octagon  
Feb. 9, 1864  
Jan. 16, 1956  
Daughter George Ann Smith  
and  
James Otway Pollard

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FTS: E.R.P.E.

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FTS: A.S.P.

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**ROW 4**

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FTS: O.B.P.

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**ROW 5**

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FTS: E.D.P.M.

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**Situated at the south end of the cemetery against the enclosure wall.**

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In Memory of Charles Henry Boggs Jr.  
(relief rose)  
Born Sept 15, 1857  
Died Dec 17, 1858

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FTS: C.H.B.

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**Summary Statement of Significance**

Zoar is a 327.75-acre farmstead consisting of a Queen Anne single-family dwelling constructed in 1901; as well as five agricultural outbuildings, a cemetery, and agricultural field that all pre-date the house; and two recent outbuildings. The farmstead is a portion of the Robert Pollard farm, purchased in 1782 and comprising 1035.75 acres. After Pollard's death in 1821, the lands were divided among his three sons; Robert, John C., and Edward Pollard. Robert Pollard junior inherited the largest portion of the farm, comprising 467.75 acres and the current lands of Zoar. He developed the Zoar farmstead during the 19<sup>th</sup> century with the erection of outbuildings and a house. In 1851 the original house was partially destroyed by fire and then completely destroyed in 1890. The current house replaced the original house in 1901. The outbuildings date to the early 19<sup>th</sup> century. Pollard was the Clerk of King William County for over forty years. Sometimes referred to as Mount Zoar, the house and outbuildings rest on a hill overlooking the surrounding farmland and town of Aylett. The Queen Anne house reflects a more fashionable style of architecture for the period and deviates from the more modest farmhouses erected by typical farmers and on typical farm plans.

Zoar is eligible for listing in the National Register of Historic Places under Criterion A for its function as a more than 200-year old agricultural property in King William County, and under Criterion C for its high architectural style and construction methods, uncommon in this area. The house currently serves as field offices for Department of Forestry personnel assisting landowners in King William, and King and Queen Counties. The boundaries and acreage reflect the property's use as an agricultural farmstead. Its period of significance, 1821-1957, represents the construction of the original house and the outbuildings by Robert Pollard junior, and is carried to the present 50-year cut off, to reflect the continuing use of the agricultural land for its original 19<sup>th</sup> century purpose.

**Statement of Significance**

In 1782, Robert Pollard senior purchased 1035.75 acres of land north of Aylett on the Mattaponi River. It was a portion of a larger tract owned by an Aylett in the 18<sup>th</sup> century. Pollard established a farm on the lands and was active in the operation of shipping agricultural goods from the port at the town of Aylett situated immediately south of the Pollard lands.<sup>1</sup> Pollard named the farmstead Mount Zoar after the biblical village of Zoar.<sup>2</sup>

Zoar, also named Bela, was spared from God's destruction as punishment for the "wickedness" in the Cities of the Plains, the most notable of which were Sodom and Gomorrah. According to Genesis 13:10-19 in the King James version of the Bible, God destroyed the cities of Sodom, Gomorrah, and Zeboiim with fire from heaven. Zoar was spared by God, and Lot and his daughters sought safety there during the

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destruction of the cities. Lot eventually left Zoar to live in a cave, for fear of more destruction. The name Zoar appears a number of times in the Bible following the destruction story. It is believed to have been located on the Dead Sea.

Pollard chose the name for his farmstead as it overlooked the village of Aylett, which during the late 18<sup>th</sup> century was a port town on the where the stage route from Richmond to the Rappahannock River port of Tappahannock crossed the Mattaponi River. The town was a well known location for gambling and drinking, and also had a racetrack. Pollard perceived the town as a modern Sodom and Gomorrah, and his farmstead as a reaction to it.<sup>3</sup> The town retained this reputation through the first half of the 19<sup>th</sup> century until it was burned during the Civil War.<sup>4</sup>

After Pollard's death in 1821, the farm was divided among his three sons; Robert, John C. and Edward, who continued farming activities on the subdivided portions. Robert Pollard received the north tract along the Mattaponi River consisting of 467.75 acres. His siblings received the tracts to the south. Robert was a prominent man in King William County, and held the office of Clerk of County for over forty years.<sup>5</sup>

Robert Pollard junior had six children. His namesake, Robert, predeceased him. His remaining children, William George, James Otway, Edward Spotswood, Eliza Dandridge, and Mary Ellen survived him upon his death in 1856.<sup>6</sup>

At his death, Pollard bequeathed his farm to his wife, Evelyn Byrd Pollard, for her to reside on until her death. Upon her death, the farm passed to Edward Spotswood Pollard and his descendents for use as a farmstead. Other lands noted in the will included Long Acre, which was bequeathed to Pollard's daughters. After the distribution of lands upon Robert Pollard's death, Zoar only retained 280.21 acres.<sup>7</sup>

Edward Pollard increased the land holdings over time, acquiring tracts bequeathed to his siblings and adjacent land tracts. After his death in 1909, his property was held in probate until 1931. It was then distributed to his son Henry Douglas Pollard. Henry Douglas died in 1942 and had no heirs. He deeded Zoar to his sister Evelyn Byrd Pollard Stoddard and divided lands among other descendents. She passed the farm to her son, Albert H. Stoddard III, who also consolidated the farm, like his great-uncle in the early 20<sup>th</sup> century.<sup>8</sup>

The farm continued to operate as a farmstead through the 20<sup>th</sup> century. In 1987, Albert H. Stoddard III deeded 373.5 acres to the Commonwealth of Virginia, Department of Forestry. The purpose of the gift was so that the property would remain as a memorial to the Pollard family who had occupied the lands for over 200 years. The farm was renamed Zoar State Forest and at the dedication service held in April of 1987, a memorial oak was planted. The house was converted for use as offices for the Department of

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Forestry, and the outbuildings and cemetery were retained. The Department of Forestry has maintained the lands and has made minimal changes to the farm's character.<sup>9</sup>

The farm is significant for its evolved development as an agricultural property, and the single-family dwelling, which reflects a fashionable style of architecture for the period and deviates from the more modest farmhouses erected by typical farmers.

The dwelling house dates to 1901 and replaced an earlier dwelling of which there is no documented description, other than it was frame construction. The earlier dwelling house was partially burned in 1851. Rebuilding of the house occurred in 1852, as a brick building resting on the foundations of the former frame building. This house is noted as being a traditional I-house with a central hall flanked by two rooms on each side. There were two-story plastered columns on both the façade and rear elevation and a portion of the salvaged original dwelling appended to the new house for use as a kitchen and bedroom.<sup>10</sup> The 1852 house deteriorated in the last half of the 19<sup>th</sup> century and by 1889 the front porch had to be removed due to disrepair. In January 1890, the house burned to the ground during a storm. According to correspondence of the period,

*"...Zoar burned down in that gale Monday evening. I think it caught from the roof and as the wind was so high they couldn't save anything from upstairs. The family is scattered and there is no insurance."<sup>11</sup>*

The family relocated to "Little Zoar", a dwelling located south of the house near the roadway on Pollard lands. They resided there until the new dwelling was completed on the site of the early dwelling in 1902.<sup>12</sup> According to family history, the current Zoar dwelling was copied from an English Beach Cottage that most likely came from a pattern book of the period. Construction commenced in 1901 and the family moved in by the end of the summer in 1902.<sup>13</sup>

The house is designed in the Queen Anne style. Originating in 19<sup>th</sup> century Europe, the movement was an expression of the combined integral quality of architecture and landscape design. It incorporated styles such as Gothic Revival, Italian Renaissance, Second Empire, and Italianate. The style updated early European architectural styles for modern convenience and use. In addition, the development of new architectural building methods and materials allowed greater expression of various styles with decorative elements. The styles, in essence, were an exaggeration of their Medieval and Renaissance sources. In the United States, these styles were adapted for American tastes and sources. The United States formed its own interpretation of the picturesque movement through the Stick style and Colonial Revival styles, which are the most common American forms dating to this period. In addition, the Queen Anne style evolved into a highly ornate form of architecture.<sup>14</sup>

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The vernacular tradition in house construction exemplified in the 17<sup>th</sup> and 18<sup>th</sup> century by log buildings or Tidewater houses of one-and-one-half stories, was expanded in the 18<sup>th</sup> and 19<sup>th</sup> centuries to two-stories into what is termed an I-house. This term is more recent and refers to tall, thinly profiled buildings with long, narrow floor plans. Floor plans ranged from hall and parlor, to center passage. The rooms contained within the I-house were primary and served as formal spaces, such as sitting rooms and receiving rooms, on the first story, and informal rooms, such as bedrooms on the second story. Kitchens were usually housed in an ell off the rear of the house or in a dependency.<sup>15</sup> This is a very common style found throughout Virginia's rural agricultural landscape.

Vernacular style I-houses appeared in the 19<sup>th</sup> century and were a variation on the earlier Tidewater house. An I-house typically has end chimneys, a side-gable roof, central entrance, and is two stories. I-houses were primarily built from the mid-19<sup>th</sup> century to the early 20<sup>th</sup> century. They are frame clad in weatherboard, or in some cases a later replacement cladding such as asbestos siding. Most have a two-room plan, though some have been modified over time. The foundations of these buildings are primarily brick.

In addition to vernacular forms, high style houses were introduced into the rural landscape through pattern books produced at the turn of the 19<sup>th</sup> century, which provided gentleman-architects with a model for building construction. Asher Benjamin's *American Builder's Companion* of 1806 was reprinted a number of times between its original printing and 1827. The book provided elevations and plans for buildings in addition to architectural details. Minard Lafever's *The Modern Builder's Guide* was also reprinted after its original printing in 1833. These two books had a wide-reaching effect on architectural building during the early 19<sup>th</sup> century. Many high-style buildings were constructed based upon their designs. The pattern book provided a source for builders and builder-architects to construct high style, fashionable buildings, which permeated the United States landscape.<sup>16</sup>

Throughout the 19<sup>th</sup> century, pattern books as sources of architectural style were more common. In addition to pattern books, publications highlighted building style with drawings and plans. Interest in the history of the United States also brought building design to the American forefront with the celebration of the United States Centennial in 1876. The Queen Anne style originated during this period from England, and was popularized after the 1876 Centennial Exposition in Philadelphia. The British government had two half-timbered buildings erected for the Exposition, which are considered the sources of the Queen Anne in the United States. Once adapted in the United States, the style took on a slightly different characteristic. It was used primarily for wealthy patrons who wished to decorate their houses with numerous architectural elements and varying wall planes and roof forms.<sup>17</sup>

The Queen Anne style became a predominant architectural style concurrently with the Colonial Revival

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style. Its origins are derived from Jacobean architecture and early medieval sources. Unlike Colonial Revival, which emphasized simplicity and United States heritage, the Queen Anne style was highly ornate with asymmetrical proportions, varying material treatment and steeply pitched roofs. Towers were also common and exhibited panels, shingling, varying window forms, varying articulated cornices and conical, octagonal or pyramidal roofs crowned by finials. Shingles of varying cuts and windows exhibiting stained glass and panes of varying forms and sizes were common. In addition, rounded and canted bays frequently appeared on wall planes allowing for asymmetrical roof forms and additional articulation. The asymmetry of the style was continued on the interior with open plans. The exterior bays figured prominently in the formal spaces of the house allowing for niches and openings within the traditional rectangular rooms. In addition, fireplaces were not relegated to the center of a wall plane but appear in corners, and off-center on wall planes.<sup>18</sup>

The Queen Anne style is represented in Virginia on few farmhouses constructed at the turn of the 20th century, and is found predominantly in urban areas. The style is found in earlier houses from modest I-house forms to grander houses exhibiting towers, varying roof forms and exterior articulation. Queen Anne farmhouses are usually larger in scale, exhibiting numerous features associated with the style.

Zoar exhibits the Queen Anne style with its varying gable forms, shingling, ornate windows, open plan and proportions. Though not a large Queen Anne house, its modest one-and-one-half story form was unique within the area. For wealthy or prominent families, there was a desire to erect fashionable houses. Aylett featured a core of more high style houses and commercial buildings typically found in urban areas of Virginia. The proximity of Zoar to Aylett could have influenced the source of Zoar's architectural style.

King William County is situated on the south bank of the Mattaponi River and has been primarily occupied by rural agricultural properties through the present day. The farms that dotted the King William County landscape along the numerous waterways that bound and infiltrated eastern Virginia were usually comprised of a dwelling and outbuildings associated with farm production. Plans for farms were simple, and placement of buildings usually followed three general forms; courtyard, linear and range. Each plan incorporated the house as the primary building, which faced the main road near the front of the property with the outbuildings placed behind it. Among the outbuildings, those relating to household functions were closest, such as the detached or summer kitchen, privy and carriage house. The agricultural buildings were set farther away from the house near the agricultural fields.<sup>19</sup>

In the courtyard plan, of which Zoar is an example, the barn is located behind the house with the farmyard between them. Other smaller outbuildings are placed off to the sides of the farmyard in one or two lines forming an open work area or "courtyard". There are variations of this plan, but the general configuration forms some sort of open space between the outbuildings located behind the

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house. The linear plan incorporates the barn and other outbuildings in line with the house. In some cases the outbuildings form their own separate lines in the farmyard. The range plan is similar to the linear plan, except the roadway leading to the house turns to one side of the house and runs along its side. It continues behind the house, and the farm buildings are placed along the lane and usually face it.<sup>20</sup>

Aside from these three typical plans, there are farms that seem to incorporate no plan at all. In addition, there are farms that use elements of the three typical plans, while not following them precisely.

Early buildings were primarily constructed of timber and brick. The use of brick in building construction was reserved during the early periods for houses, chimneys, foundations, and major outbuildings. The manufacture of brick was rare, and early brick was fired on site during these periods due to the lack of towns that supported brick manufacture.<sup>21</sup>

The use of timber for building construction is more common and is primarily seen in wood-framed houses and outbuildings, and roughly constructed log buildings. English settlers did not commonly construct buildings of log, but other immigrants from Sweden and Germany did. Later Scots-Irish and Norwegians immigrants also constructed log buildings based on their homeland traditions.<sup>22</sup> Log buildings were easy to construct due to the vast timberland of King William County. The logs were cut, stripped of bark and notched at the ends for assembly and a tighter construction.

Wood framing was also common, where the timber was hewn into the form of square lumber and assembled with mortise and tenon joints. The building was clad in weatherboard or overlapping wood boards. Foundations were typically brick, whether baked on site or purchased from brick baking facilities in towns.

Agricultural outbuildings can be divided into three construction periods, which reflect the agricultural economy of the region. The first period is defined by the early settlement of lands in the Chesapeake Bay region. These buildings were primarily used for supporting the cultivation of tobacco, the primary crop in Virginia. With changes in the economy, crops grown, and building materials and techniques, the first period ended by the commencement of the 18<sup>th</sup> century. The second phase reflected the change in agricultural production, from tobacco to corn and wheat. This diversification of crops was also supported by the increase in transit methods and the speed at which goods could be transferred to markets. The development of larger markets promoted diverse crops as well. Mechanized and scientific farming, spurred by the introduction of new scientific discoveries, also contributed to changes. The last period is defined by the modern age, where fuel-powered tractors were introduced as

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well as larger equipment to farm. This period commences in the early 20<sup>th</sup> century and continues to the mid-20<sup>th</sup> century.<sup>23</sup>

Outbuildings constructed during the 18<sup>th</sup> and early 19<sup>th</sup> centuries are considered impermanent architecture. They were roughly constructed to provide shelter for assorted crops, equipment and livestock. Most were constructed of available timber and without foundations. The pole-set building construction method described for houses would have been used for large substantial agricultural buildings, while simpler cribs and storage buildings would have been set upon the ground. The decay associated with domestic buildings would have applied to agricultural buildings as well.<sup>24</sup>

By the mid-1700s, farmers began to convert their crops from tobacco to corn and wheat. The change would impact buildings required on the area farms. The need for the tobacco house diminished and the rise for corncribs rose. These buildings were constructed with notched logs and wood framing methods established during the earlier period.

As in the earliest agricultural outbuilding construction, 19<sup>th</sup> century agricultural outbuildings were roughly constructed, but used 19<sup>th</sup> century building framing technology. They exhibit simple forms and simple methods of construction. Outbuildings were constructed as a need arose on the farmstead. The addition of buildings and replacement of buildings within the farmstead reflect the ever-changing means of their owners. In addition, as farmers prospered in the 19<sup>th</sup> century, buildings were constructed to provide additional storage, as farmers acquired more lands adjacent to their existing property.

Barns took a variety of forms. In some cases they were simple “pole” barns, constructed of unfinished young tree trunks that were stripped of their bark. These were nailed or pegged together forming a simple structure that was easily erected. Other barns included one- or two- story barns. Most are frame construction clad in vertical boards. The barns usually had gable roofs. Some had three bays with a center aisle flanked by pens.

Corncribs were constructed as farmers began to change their crops to corn. The crib form did not change from earlier periods and still retained its general form of a rectangular plan with gable roof. Some corncribs were divided on the interior to separate types of produce. The crib was primarily constructed of log notched at the buildings corners.

Smokehouses were frame and usually constructed of rough-cut logs, but tightly sealed using weatherboard or beaded board. They usually had a square footprint and steeply-pitched, pyramidal or gable roofs.

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Zoar's outbuildings reflect traditional 19<sup>th</sup> century building styles, forms, and construction methods developed during the 18th and 19<sup>th</sup> centuries. Its courtyard plan also harkens to typical farm plans developed during the same period. The farmstead's early outbuildings remain, but are adapted to meet the needs of the farm production on site. The land is currently used to grow timber and agricultural crops, maintain habitat for wildlife, and provide recreational opportunities for visitors, such as canoeing, fishing, and hiking. Income, one-fourth of which is returned to King William County, is earned from the sale of forest products.

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**Geographical Data (con't)**

**Verbal Boundary Description**

The boundaries of Zoar encompass the current boundaries of the lower portion of Zoar State Forest, which comprises the lands which Albert Stoddard deeded to the Department of Forestry in 1987 as illustrated on the King William County, Virginia tax maps denoted as parcels: map 15, parcel 6 (311.50 acres) and map 22, parcel 51 (3.25 acres).

**Boundary Justification**

The proposed boundaries reflect the Zoar property during the period of significance and its function as a farmstead, continuing in use to the present. The boundaries include all the historic Zoar property currently owned and operated by the Department of Forestry, less a discontinuous parcel to the north of 50 acres.

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Endnotes:

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- <sup>1</sup> Clarke, Peyton Neale, Old King William Homes and Families, (Baltimore, MD: Regional Publishers Co., 1964), 20.
  - <sup>2</sup> Interview with Albert Stoddard, III by written questions, 2005 and Weathers, Willie and Betsy Fleet, "Zoar: A Continued Story," Unpublished manuscript by authors, n.d., 1.
  - <sup>3</sup> Weathers, Willie and Betsy Fleet, "Zoar: A Continued Story," Unpublished manuscript by authors, n.d., 1.
  - <sup>4</sup> Interview with Albert Stoddard, III by written questions, 2005.
  - <sup>5</sup> Deed Book, King William County Clerks Office
  - <sup>6</sup> Will Book, King William County Clerks Office 5, 52.
  - <sup>7</sup> Ibid.
  - <sup>8</sup> Will Book, King William County Clerks Office 4, 319.
  - <sup>9</sup> Deed Book, King William County Clerks Office 173, 681
  - <sup>10</sup> Weathers, Willie and Betsy Fleet, "Zoar: A Continued Story," Unpublished manuscript by authors, n.d., 10-11.
  - <sup>11</sup> Ibid., 13.
  - <sup>12</sup> Ibid., 15.
  - <sup>13</sup> Interview
  - <sup>14</sup> Baker, John Milnes, AIA, American House Styles: A Concise Guide, (London: W.W. Norton and Company, 1994), 69.
  - <sup>15</sup> Foster, Gerald, American Houses: A Field Guide to the Architecture of the Home. (Boston, MA: Houghton Mifflin Company, 2004), 74.
  - <sup>16</sup> Reiff, Daniel D., Houses from Books: Treatises, Pattern Books and Catalogs in American Architecture, 1738-1950: A History and Guide. (University Park, PA: The Pennsylvania Press, 2000), 45-46.
  - <sup>17</sup> Baker, 88.
  - <sup>18</sup> Lanier, Gabrielle M. and Bernard L. Herman. Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes. Baltimore: The Johns Hopkins University Press, 1997, pp. 159-162.
  - <sup>19</sup> Lanier, 223-224.
  - <sup>20</sup> Lanier, 224-225.
  - <sup>21</sup> Noble, Allen G., Wood, Brick and Stone: The North American Settlement Landscape: Volume I: Barns and Farm Structures, (Amherst, MA: The University of Massachusetts Press, 1994), 18.
  - <sup>22</sup> Foster, 78
  - <sup>23</sup> Lanier, 178-179.
  - <sup>24</sup> Lanier, 180-181.

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2 308736	4185441 <sup>47'30"</sup>
3 314515	4184888
4 311744	4184583
5 314708	4184324 <sup>4184</sup>
6 314474	4184243
7 313890	4184268
8 312606	4184120
	4183