

**TOWN OF SMITHFIELD, VIRGINIA  
REQUEST FOR PROPOSALS**

July 7, 2011

FOR USE AND LEASE/SALE OF REAL PROPERTY

**HISTORIC WINDSOR CASTLE FARM**

301 Jericho Road  
Smithfield, Virginia  
23430

**About The Property**

Historic Windsor Castle Farm is situated on a knoll at the confluence of Cypress Creek and the Pagan River. It is an excellent example of a colonial tidewater Virginia farm, which was remodeled in the Greek Revival style circa 1840. The property contains twelve historic structures, most of which are dependencies and agricultural structures. There is also a cemetery on site. The Windsor Castle manor house is at the core of this complex. At least a portion of the house is known to have been in existence by 1750 when original owner Arthur Smith IV laid out the Town of Smithfield, which was incorporated in 1752. It was listed on the Virginia Landmarks Register and the National Register of Historic Places in 2000.

The Town of Smithfield acquired a total of 208.89 acres in March, 2008 for public park uses. The property included in this Request for Proposals (RFP) consists of 46.18 acres and is presently part of the new Windsor Castle Park which was dedicated in May, 2010. The 46.18 acres of land is subject to a Conservation Easement (as amended) granted to the Commonwealth of Virginia by deed of gift of easement. The easement area is shown on the attached plat as "Parcel A" and interested parties will be provided copies of the easement language regarding the conditions that apply to it.

While the initial passive public park features were being developed for donation to the town (within and outside of the conservation easement area), the town began to examine the status of the historic structures at Windsor Castle Park. Frazier Associates prepared an Immediate Repairs and Recommendations Report in May, 2009 and a Windsor Castle Farm Historical Background Report in July, 2009. A portion of the historical background report is attached to this RFP. Subsequently, as approved by the Virginia Department of Historic Resources, the town is nearing completion of exterior maintenance work on the manor house in July, 2011. No work has been performed inside this vacant former residence however. The only other historic structure to receive exterior maintenance to date is the early nineteenth century kitchen building. The two story former tenant farm house and other outbuildings are in need of repairs and maintenance to varying degrees.

**Desired Site Land Use and Outcomes**

The Town of Smithfield has made a lasting commitment to maintain and further develop the passive recreation assets associated with Windsor Castle Park. However the town lacks the financial resources at present to fully restore the manor house and all of the outbuildings. To date small donations have been made to the Windsor Castle Park Foundation Board and the site has been rented for several private parties and special events. The town has received some site rental reservations through mid-2012.

This past year the Town of Smithfield engaged the College of William & Mary Mason School of Business to assist with a desired land use analysis of the property. As part of this study an online survey was conducted in March, 2011 and this generated 78 responses and approximately 200 ideas for future use of the historical assets at the park. The public input was boiled down into four leading recommendations:

- Open Use of Site for Community Events;
- Farming Related Activities;
- Expansion of Existing Recreational Facilities; and
- Restoration of Historic Elements and Buildings.

The Town of Smithfield desires a suitable future use of this historic easement area to be self sustaining and economically feasible, resulting in restoration of the historic structures, enhancing our arts & cultural tourism destination efforts and allowing continued public access.

### **Potential Lease and Sale Disclosures**

1. The 46.18 acres of land and historic structure therein may be leased by the town in whole or in part for a term not to exceed forty (40) years under state law. The agricultural land within this conservation easement area is presently under lease on a year to year basis with a local farmer. The current farming operations lease expires March 31, 2012.
2. Presently the 46.18 acres of land may be sold in whole but it may not be subdivided. The former owner currently holds a right of first refusal to purchase any portion of the property that the town might choose to sell. This right of first refusal runs through March, 2018. However the town has contacted the former owner and this condition is in the process of being withdrawn or removed.
3. If the town chooses to sell the property, it will also place a right of first refusal to purchase the property back in the future. Further, the town would need to place a public access and use easement on the portions of the 46.18 acres that will remain open to the public as part of Windsor Castle Park. This would include walking trails, boardwalks and bridges, fishing pier and other areas to be agreed upon and so specified.

### **Proposal Requirements**

Proposals must include the following information:

1. Description of the Proposed Use(s) of the Property;
2. Essential Elements of a Business Plan to Reflect that the Proposed Use(s) will be Self Sustaining;
3. Details on Lease Terms Requested or Purchase Offer Proposed;
4. Stated Approach and Commitment to Repair, Renovate and Restore the Historic Structures on the Property; and
5. Name, Contact Information, Experience of and References for Managing Agent

Parties interested in submitting a proposal should contact the Town Manager's Office via telephone #757-365-9505. All questions must be emailed to Town Manager Peter Stephenson at [pstephenson@smithfieldva.gov](mailto:pstephenson@smithfieldva.gov). Access inside the buildings for inspection will be provided by appointment.

**Submittal Deadline and Review Process**

All proposals must be received electronically by 5:00 p.m. on Friday, August 5, 2011. Proposals should be sent via email to [pstephenson@smithfieldva.gov](mailto:pstephenson@smithfieldva.gov). A confirmation of receipt email will be sent promptly by the Town Manager. Hand delivered paper copy proposals will be not be accepted.

It is anticipated that proposals received will be reviewed by the Windsor Castle Park Foundation Board on Monday, August 15, 2011 wherein a recommendation will be made to the Smithfield Town Council Public Buildings & Welfare Committee, which will consider the matter on Tuesday, August 23, 2011. Offerors who submit a proposal in response to this RFP may be required to give an oral presentation of their proposal to the town to clarify items or elaborate on the proposal.

The town reserves the right to reject any and all proposals. The Smithfield Town Council may negotiate the terms of lease or sale based on a ranking of proposals received. Such negotiations would be made in confidence through the Town Attorney and Town Manager. Proposal review criteria will include desired site land use and outcomes as stated above. Ownership of all data, materials and documentation originated and prepared for the Town of Smithfield pursuant to this RFP shall belong to the town and may be subject to public inspection in accordance with the Virginia Freedom of Information Act. Any proprietary information not to be publicly disclosed must be identified by the offeror along with a statement of why certain data or materials submitted require this protection.

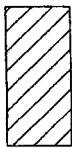
This proposal is posted on the Town of Smithfield website: [www.smithfieldva.gov](http://www.smithfieldva.gov). Additional information and photographs regarding Windsor Castle Park may be found on the park's website: [www.windsorcastlepark.org](http://www.windsorcastlepark.org).

1) N/F JAMES ALLEN AND FRANCIS R. DEK, D.B. 184 PG.436  
2) N/F DAVID L. AND GLENDA R. REVELL, D.B. 369 PG. 658  
3) N/F CHRISTINA P. WALKER AND THOMAS R. ALBERTSON I.N. 000003346  
4) N/F JOAN B. STALLINGS, W.B. 47 PG.532  
5) N/F HARRY L. MONELL, I.N. 980001759

CONSERVATION EASEMENT  
INST. NO. 070001668  
TOTAL AREA= 42.09± AC.  
TO SURVEY THE LINE

\*= PROPOSED FUTURE  
INST. NO. 070001668

CONSERVATION  
EASEMENT  
INST. NO. 070001668  
INST. NO. 080004026



REFERENCES:  
1. PLAT OF THE PROPERTY OF CHARLES S. BETTS, JR. ESTATE,  
DATED 3/16/2001 PREPARED BY EMIN B. HOLLEY, JR. CERTIFIED  
LAND SURVEYOR.  
2. SUBDIVISION PLAT OF PROPERTY OF DONALD E. & MARGARET  
B. HOOD, DATED 9/3/1997, PREPARED BY LANGLEY AND  
LICHONATH, P.C.

CEDAR STREET  
VARIABLE WIDTH R/W

JERICO ROAD

N/F D.O. POWELL  
ET UX  
LOT 1  
N/F WILLIAM T. SMITH  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7

JER ZHO ESTATES

AREA TABULATION AFTER SUBDIVISION	
PARCEL 'A' NEW PARCEL 46.18± AC.	
PARCEL 'B' (EAST OF JERICO ROAD) TAX PARCEL 21-01-092 65.86± AC. TO SURVEY THE LINE	
PARCEL 'B' (WEST OF JERICO ROAD) TAX PARCEL 21-01-092 84.37± AC. TO SURVEY THE LINE	
PARCEL 'C' TAX PARCEL 21-01-089A 12.35 AC.	
TOTAL= 208.76±	

NOTES:  
1. THIS PLAT IS BASED ON PLATS OF RECORD & A PARTIAL FIELD SURVEY. THIS  
PLAT DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY OF THE PROPERTY  
SHOWN HEREON.  
2. THIS PROPERTY APPEARS TO BE IN ZONES AE, X SHADED & X AS SHOWN ON  
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51093C0155 D AND  
51093C0155 D EFFECTIVE DATE: SEPT. 4, 2002.  
3. BUILDINGS SHOWN ARE BASED ON SURVEY PLAT OF OTHERS AND AERIAL  
PHOTOGRAPH AND HAVE NOT BEEN FIELD SURVEYED. OTHER IMPROVEMENTS NOT  
SHOWN.  
4. WETLANDS SHOWN HEREON ARE BASED ON INFORMATION SUPPLIED BY VANASSE  
HANGEN BRUSTLIN, INC.  
5. APPROXIMATE FIRM ZONE BOUNDARY SHOWN HEREON IS BASED ON TOWN OF  
SMITHFIELD GIS DATA.

LINE	LENGTH	BEARING
L1	139.57'	N66°19'49"E
L2	119.50'	N62°30'04"W
L3	85.35'	N64°24'08"W
L4	50.66'	S73°45'38"W
L5	114.61'	S51°11'53"W
L6	73.89'	N63°08'40"W
L7	194.63'	N64°30'35"W
L8	40.03'	N67°43'08"E
L9	196.26'	S64°30'35"E
L10	57.30'	S63°08'40"E
L11	253.94'	S68°22'32"W
L12	188.48'	S61°38'14"E
L13	260.90'	N68°22'47"E
L14	120.68'	S63°42'59"E
L15	109.16'	S27°11'48"W
L16	5.00'	N62°48'12"W
L17	42.50'	S27°11'31"W
L18	138.94'	N60°02'16"W
L19	142.87'	N60°54'34"W
L20	140.79'	N19°26'39"W
L21	261.95'	N35°01'17"W
L22	59.12'	N48°32'09"E
L23	235.55'	S27°38'51"W
L24	229.64'	S33°43'54"W
L25	73.70'	N59°40'47"W
L26	105.51'	N68°34'27"W
L27	82.43'	N87°45'07"W
L28	186.33'	S36°40'35"W
L29	10.00'	N56°16'07"W
L30	143.13'	N53°45'01"W
L31	50.00'	S61°30'55"E
L32	30.00'	N62°06'33"W
L33	30.00'	N61°37'00"W



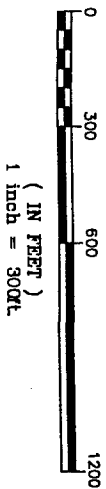
SUBDIVISION  
OF THE PROPERTY OF  
WINDSOR CASTLE, LLC  
BEING TAX PARCELS  
21-01-092 & 21-01-089A  
WINDSOR CASTLE  
TOWN OF SMITHFIELD, VA  
SCALE: 1"=800' DATE: 08-16-09

SHEET 2 OF 2

LANDMARK  
DESIGN GROUP

Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 Ironbound Road, Suite 100  
Williamsburg, VA 23188  
Tel. (757) 253-2875 Fax (757) 229-0049  
Email: lmdg@landmarkkg.com

GRAPHIC SCALE



2002179-107.02 DWG#: 1893.



## A. Introduction

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Figure I.1 The Windsor Castle Farm complex as viewed from across the Pagan River.

### Purpose of Report

Contained in the following pages are an illustrated architectural description of Windsor Castle Farm and its historical significance. A timeline and suggestions for possible exhibit panels are also included. Current and historic images are used to illustrate the text. These images were gathered from the Virginia Department of Historic Resources, Colonial Williamsburg, the Isle of Wight Museum, and the Betts family.

This report compiles a wealth of information from a number of resources into a single document that can be used as a starting point for future projects.

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### NOTE:

Sections of the National Register nomination are reprinted in Sections B and C. Notes reflecting the additional research done by Frazier Associates are located in boxes such as this throughout the text and provide additional information.

### Summary Description

Windsor Castle Farm is situated on a knoll overlooking the Pagan River within approximately 159 acres on the edge of the current town of Smithfield. It is an excellent example of a colonial tidewater Virginia farm, which was remodeled in the Greek Revival style circa 1840. The property contains twelve historic structures, most of which are dependencies and agricultural structures. A cemetery and the sites of three former tenant houses are also within the farm's boundaries.

The house is at the core of a complex of agricultural buildings and fields. Though architectural evidence of its colonial origins remains, a precise date of construction has not been established. At least a portion of the house is known to have been in existence by 1750 when Arthur Smith IV laid out the neighboring town of Smithfield. The Georgian center hall, double pile plan remains; however, significant Greek Revival trim and detailing attest to the later remodeling.

## B. Architectural Description (from National Register Nomination)

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### Exterior

The core of the house, measuring approximately 57' by 40', is a gable ended, one and a half story, stuccoed masonry dwelling on a slightly raised basement with a beveled watertable. Two semi-exterior end chimneys with corbelled caps are found on the northwest and southeast elevations, as are modest later frame additions. The northwest and southeast elevations have paired nine-over-six sash between the chimney stacks on the second story. The southeast frame addition is a single-story gable roofed side entrance that has incorporated earlier windows into doors to the frame vestibule. The northwest frame addition is offset to the north revealing paired nine-over-nine sash windows set below the nine-over-sixes above. This addition, which contains a modern kitchen, is slightly larger than that on the southeast, which pre-dates it.

Both the northeast and southwest elevations have central double leaf entrances flanked by 2 nine-over-nine double-hung sash windows with nine-over-six windows in the dormers above and fixed windows in the basement below. The southwest elevation, which faces the current vehicular entrance to the property (from Jericho Lane), is the more modest of the two major entrances. The door itself is deep set and has a fixed transom divided into diamond panes above. The entrance porch is one-story and single bay with an extremely shallow half hip roof, which meets the house below the cornice at the eaves. The porch rests on two Tuscan columns and two squared pilasters, which have a simple rail with square balusters between. The porch deck is wooden and rests on stuccoed masonry piers with full-width wooden stairs leading to a short allee of boxwoods.

The northeast elevation has a central entrance portico resting on four Tuscan columns and four squared pilasters. The railing and balusters are similar to those on the southwest porch and are found between the pilasters and out-board columns and between the outer pairs of columns thus the corresponding wooden stairs from the wooden porch deck to the ground are not full width. As with the southwest porch, the northeast porch rests on masonry piers. The northeast porch has a pedimented portico which fades into the central roof as a cross gable, though below the ridgeline. Thus the northeast elevation has only four dormers, which align with the windows below (the southwest elevation has five dormers, one over each corresponding window and one over the central entrance), the portico roof extending into the area where a fifth dormer would reasonably be placed. The northeast entrance mirrors the southwest with a double leaf door and a fixed transom divided into diamond panes.



**Figure 1.2** The southwest elevation of the house has a hipped-roof portico and five dormers and is the less elaborate entry to the house.



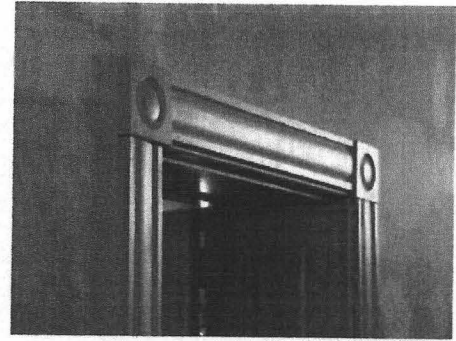
**Figure 1.3** A Tuscan-columned portico accents the primary entrance to the house, which faces the water.



## B. Architectural Description (from National Register Nomination)

### Interior

The first floor plan of the core of the house is a central hall, double pile plan with rooms of approximately the same area and a ceiling height of 12' 6". All walls, including interior partitions in the central core of the house, are solid masonry. Trim throughout the central portion of the house on the first floor is consistent, with high baseboards topped by a simple molding, broad crown molding, and chair rails. The crown molding and chair rails have been installed in the past twenty-five years or so and are stock Colonial Revival profiles. Door surrounds with handsome corner blocks and molding terminating at plain plinths, mantles, and stair trim are all Greek Revival and date to the circa 1840 remodeling of the house. While the trim is reminiscent of that in pattern books by Asher Benjamin, a clear prototype for the trim has not been positively identified. No visible colonial period fabric remains on the first floor with, perhaps, the exception of the floorboards, which may be original.



**Figure 1.4** A detail of the Greek Revival trim that is indicative of the updating of the house circa 1840.

#### NOTE:

Of particular note is the stair trim with its modified Greek key fretwork on the stringboard.



**Figure 1.5** The central hall plan is typical of late-eighteenth and early-nineteenth-century Virginia tidewater architecture.

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#### NOTE:

In addition, to the earlier doors on the second floor, there are also several doors that date to the circa 1840 remodeling.

The first floor boasts a broad central hall measuring roughly 11' x 38' with an attractive dogleg stair which rises along the southeast wall of the hall to a landing the width of the hall then continuing a short flight along the northwest wall of the hall to the second floor. The simple rounded newel is the terminus for an equally simple and elegant rounded rail which ramps at either end of the landing (where it makes 90 degree turns) and again at the second floor where the rail turns broadly with a gentle curve. The balusters are square pickets. The rail and balusters are repeated in a short section below the stair, dividing the hall from a stairwell to the basement.

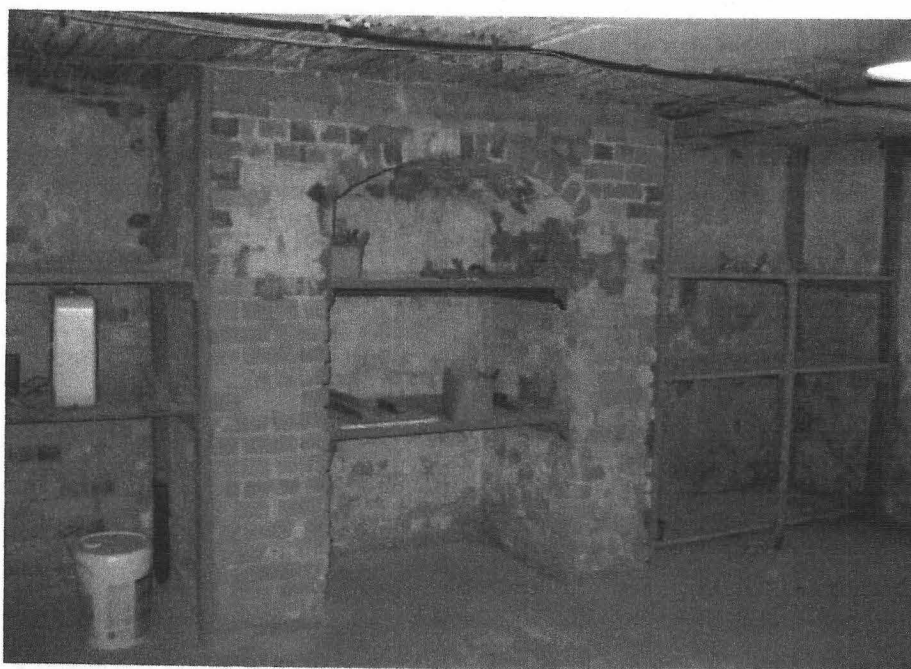
The second story rooms, arranged in a similar plan as the first, are more modest scale with a lower ceiling height (9') and incorporating the roof slope in the northeast and southwest sides. The rooms are also more modest in trim, although the door frames and mantles are also Greek Revival, and appear to be from the circa 1840 remodeling. The door frames lack the corner blocks and more sophisticated detailing of the first floor and there is none of the later twentieth century crown molding or chair rail (save the chair rail which ascends with the stair up to the second floor level). The second floor's six-panel doors appear to date from the eighteenth century, however their style and apparent weathering is inconsistent with their frames. They may have been saved from an earlier incarnation of this house or salvaged from another property. The plan mirrors that below with the addition of a bathroom in the northeast room.



Figure 1.6 Finishes on the second floor are less detailed than those found on the first level.

## B. Architectural Description (from National Register Nomination)

The basement, as the first and second floors, has a central passage, double pile plan. The basement rooms on the east side are unfinished. The ceiling height in the basement is 7'2" and the walls are 24" thick. Access to the basement is provided via a Greek Revival stair that runs along the southeast wall of the interior hall directly below the first run of the stair rising from the first floor. The trim on the stair from the first floor is simple Greek Revival trim and there is no evidence of an earlier colonial stair. Other finished woodwork in the basement is Greek Revival, although several doors and frames are eighteenth century. The "mismatch" of the paneling and molding profiles from door to framing and jamb suggests that, like the doors in the second story, these doors may not be in their original locations or may be salvaged from another house. Floor joists evident from the basement appear to be eighteenth century and the partition walls are laid in English bond. The basement was probably unfinished until the circa 1840 remodeling. It is likely that this is when the kitchen was moved to this location, the majority of the trim installed, and the interior access created.



**Figure 1.7** This brick arch once supported an interior chimney. The current chimneys are placed on the exterior of the house.



**Figure 1.8** The exposed brick foundation in the southeast basement room is laid in English bond which alternates rows of headers and stretchers was common through the seventeenth and much of the eighteenth century.

### NOTE:

The southeast basement room has walls constructed of English bond, an interior wall window, an arched support for an interior chimney, and a now blocked entrance to the building's exterior.

This room measures 18' by 18' and may be the foundation, or partial foundation of an earlier house on the property. An inventory of Arthur Smith's estate in 1755 may provide further information as it lists rooms that do not concur with the floor plan of the current structure.

The visible face of the north wall of the hall in the basement appears to be constructed of American bond and may suggest a later date of construction.

Further investigation is needed to determine the sequence of construction of the house and will likely require the removal of small portions of the exterior stucco and interior plaster to study and compare brick patterns.



## B. Architectural Description (from National Register Nomination)

### NOTE:

Newly discovered historic images show that the dormers were replaced during Jeremiah Johnson's ownership in the early twentieth century.

Some additional argument for an eighteenth-century construction date for the house is the mill saw marks in the roof framing. Unfortunately, the dormer framing is not visible nor are most of the second floor ceiling joists. Roof timbers are joined and pegged with no ridge board and some charred members at the ridge suggest a chimney fire – perhaps one that prompted the circa 1840 remodeling.

The Jordans (who purchased the property in 1838) apparently added an east wing, which was removed prior to 1900. The current east wing contains a powder room and bath and an exterior access. The west side kitchen wing was added around 1980.

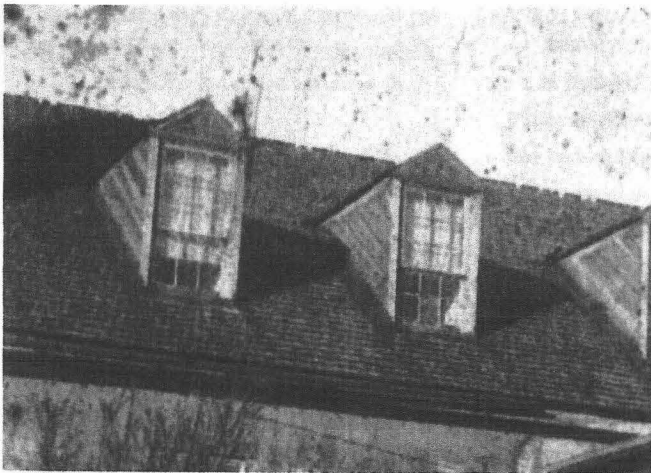


Figure 1.9 Prior to the early-twentieth-century remodeling, the dormers had a smaller pediment and more modest pitch.



Figure 1.10 After the early-twentieth-century remodeling, the dormers exhibit a taller pediment and steeper pitch.



Figure 1.11 Early saw marks and joinery techniques are found in the attic and provide evidence to support the mid-eighteenth-century date of construction.

## B. Architectural Description (from National Register Nomination)

### Other Resources

A majority of the structures are arrayed in two roughly parallel rows extending southeast from the house. The outbuildings include a kitchen (#2), smokehouse (#3), two granaries (#4/crib & 5/barn), a modern equipment shed (vehicle shed), a manager's office (not on plan), an office (#9), a well (not on plan), a crib (#8), a stable (#10), a modern granary/shed (#7/peanut barn), and a mid-nineteenth-century granary (#6/peanut barn). Additionally, beyond the immediate precinct of the house, the site contains one graveyard and the ruins/sites of three tenant dwellings.

Immediately to the northeast of the house is the kitchen. The frame kitchen is clad in beaded weatherboards and has a central interior chimney, which pierces a single gable roof. The interior and exterior of the kitchen were reworked in 1920s and a new floor was installed in the 1950s. Beyond the kitchen is a smokehouse, a modern granary, a late-eighteenth or early-nineteenth-century granary – which was rebuilt in the mid-nineteenth century and which has had new sheathing, and a modern equipment shed. Along the southeastern row of dependencies are the late-nineteenth-century manager's house and the mid- to late-nineteenth-century office, a mid- to late-nineteenth-century crib, a shed-roofed stable, another modern granary, and a mid-nineteenth-century granary.

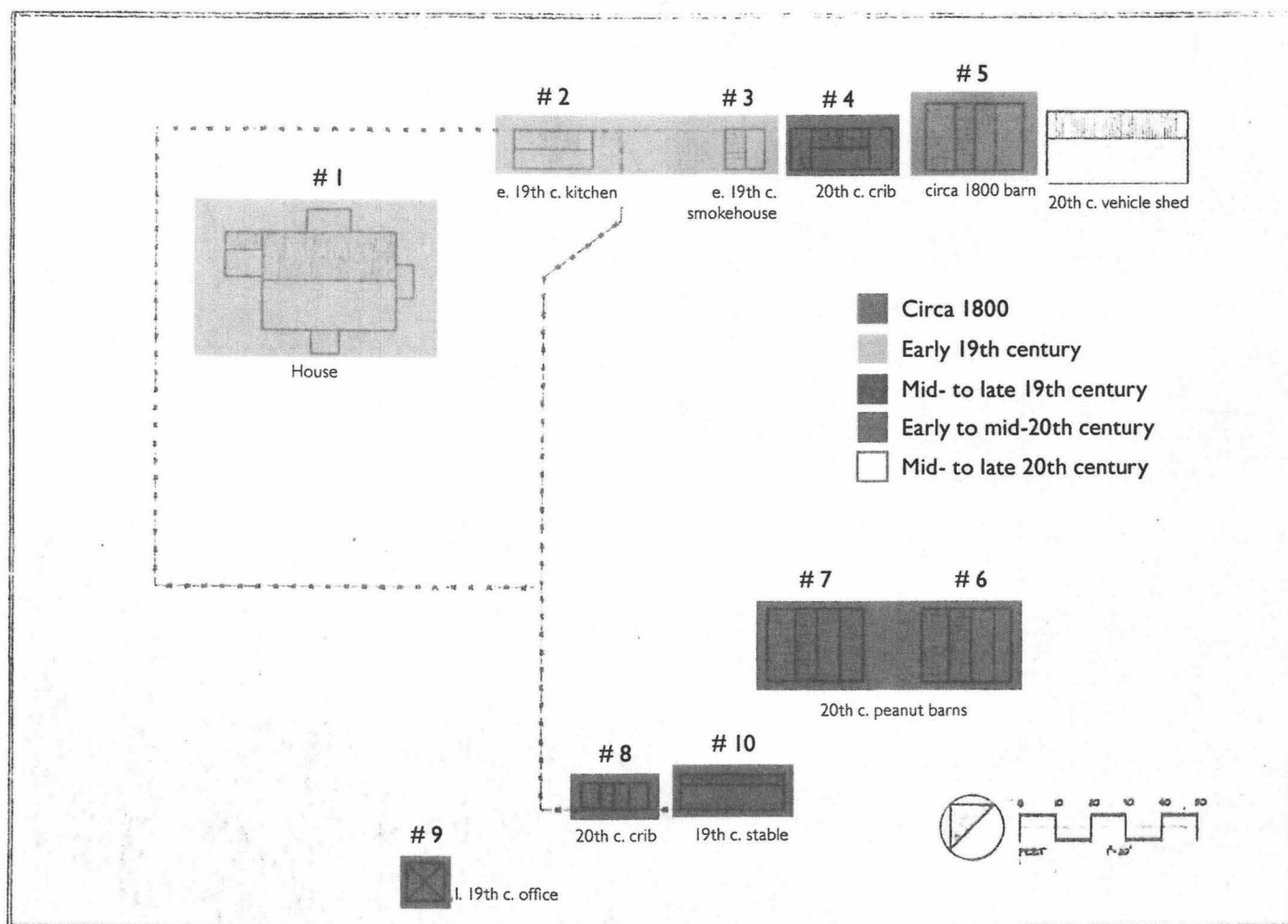
### NOTE:

The outbuildings noted by Colonial Williamsburg and illustrated on the following page are referred to using slightly different terminology and dating than found in the National Register nomination text. The Colonial Williamsburg names are included in parentheses on this page with outbuilding numbers keyed to the site map. We have chosen to use the Colonial Williamsburg terminology and dates for labeling of the site map and photographs.

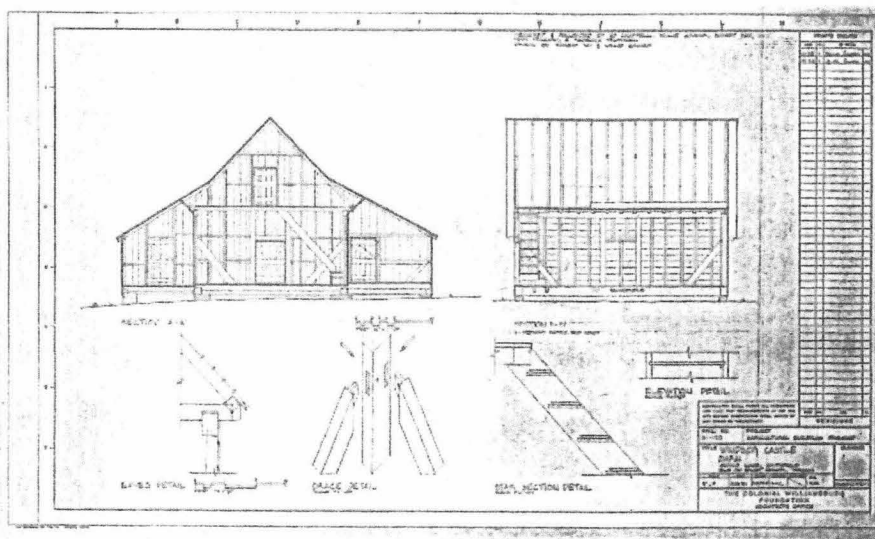


Figure I.12 This undated mid-twentieth century aerial shows the house, outbuildings and surrounding fields. It also documents some no longer extant outbuildings.





**Figure 1.13** This sketch map, completed by a team from Colonial Williamsburg, shows conjectural approximate construction dates of the house and outbuildings and may be used to develop graphics on the agricultural development of the site.



**Figure 1.14** One of the farm's barns (circa 1800 barn, #5) was documented for Colonial Williamsburg's Agricultural Buildings Project in 1981.

## B. Architectural Description (from National Register Nomination)



Figure 1.15 Outbuilding #2, the early-nineteenth-century kitchen.

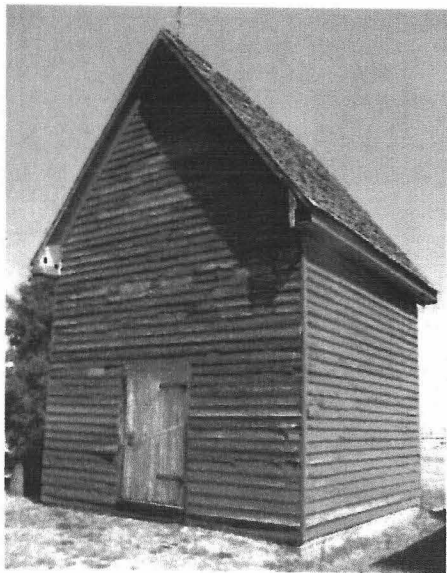


Figure 1.16 Outbuilding #3, the early-nineteenth-century smokehouse.

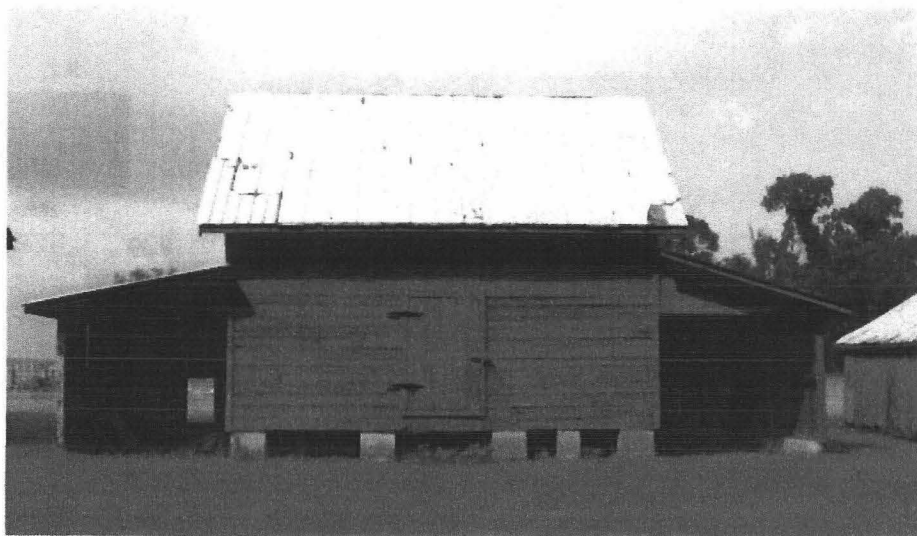


Figure 1.17 Outbuilding #4, a twentieth-century crib.

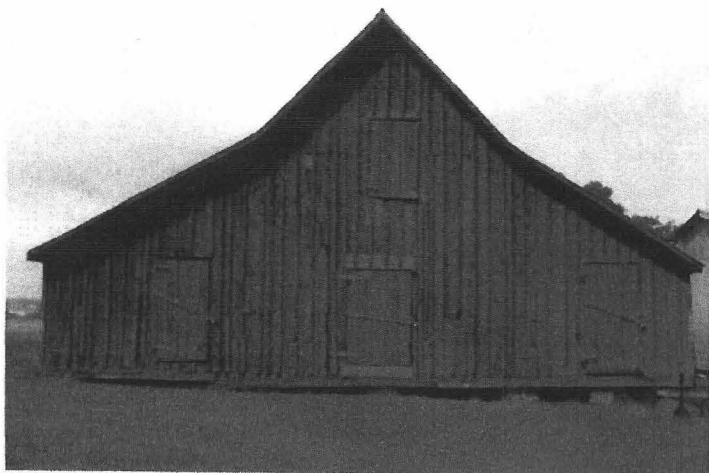


Figure 1.18 Outbuilding #5, the circa 1800 barn.



Figure 1.19 Outbuilding #6, a twentieth-century peanut barn.

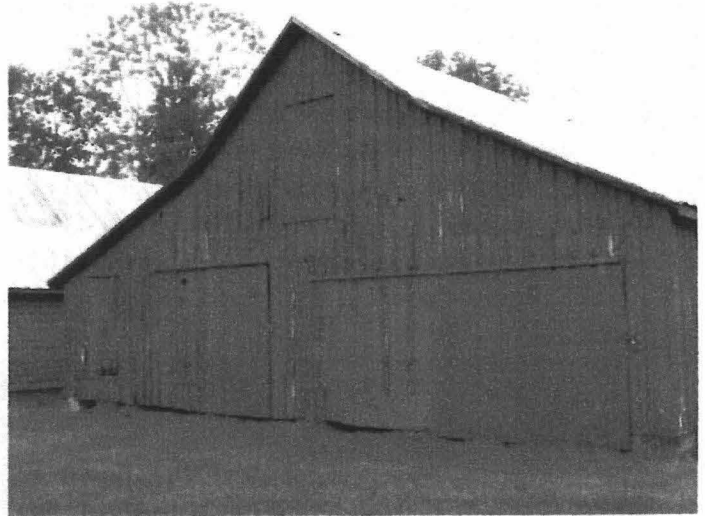


Figure 1.20 Outbuilding #7, a twentieth-century peanut barn.

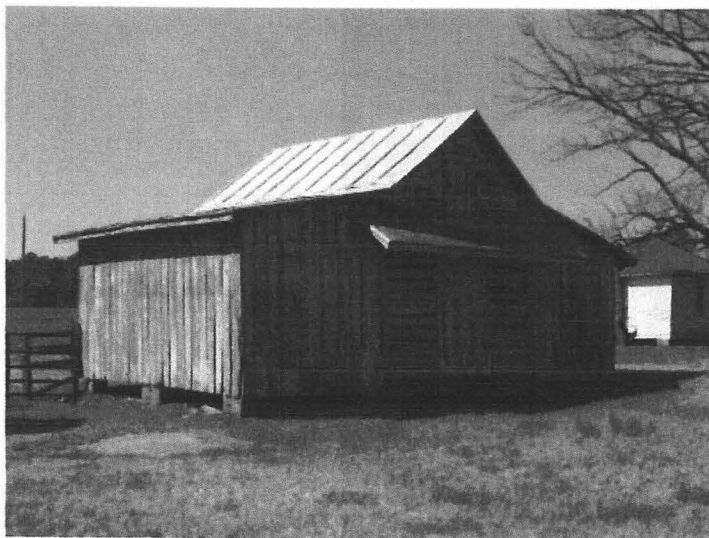


Figure 1.21 Outbuilding #8, a twentieth-century crib.

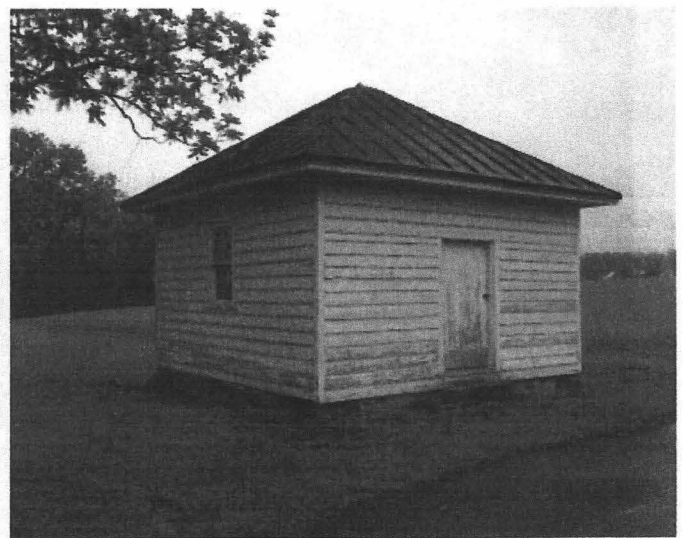


Figure 1.22 Outbuilding #9, the late nineteenth-century office.

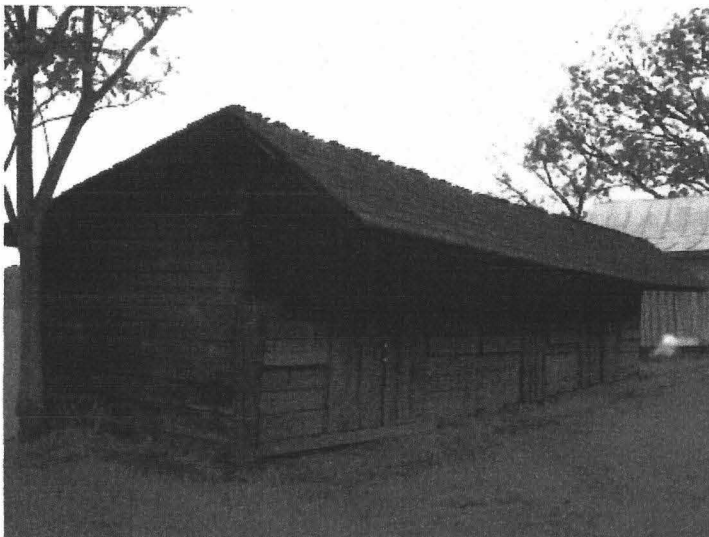


Figure 1.23 Outbuilding #10, the nineteenth-century stable.



### C. Historical Significance (from National Register Nomination)

The roughly 159 acres which now comprises Windsor Castle Farm was originally part of a 1,450-acre parcel patented in 1637 by Arthur Smith. While portions of the land have been sold off over time, the core of the property has been owned by only three families since the seventeenth century: the Smiths, the Jordans and the Johnson-Betts. While the construction date of the existing dwelling is in question, there was a house thought to be the existing dwelling on the property by 1750 when Arthur Smith IV (d. 1755) was granted permission from the General Assembly to subdivide the land on the bluff above the Pagan River into 4 streets and 72 lots. This subdivision was named by Smith, Smithfield.

#### NOTE:

The additional research suggested on page 6 may lead to a change in the dates assigned to the construction of the house, or portions thereof, and provide the basis for more in-depth interpretation of the significance of the house and site.

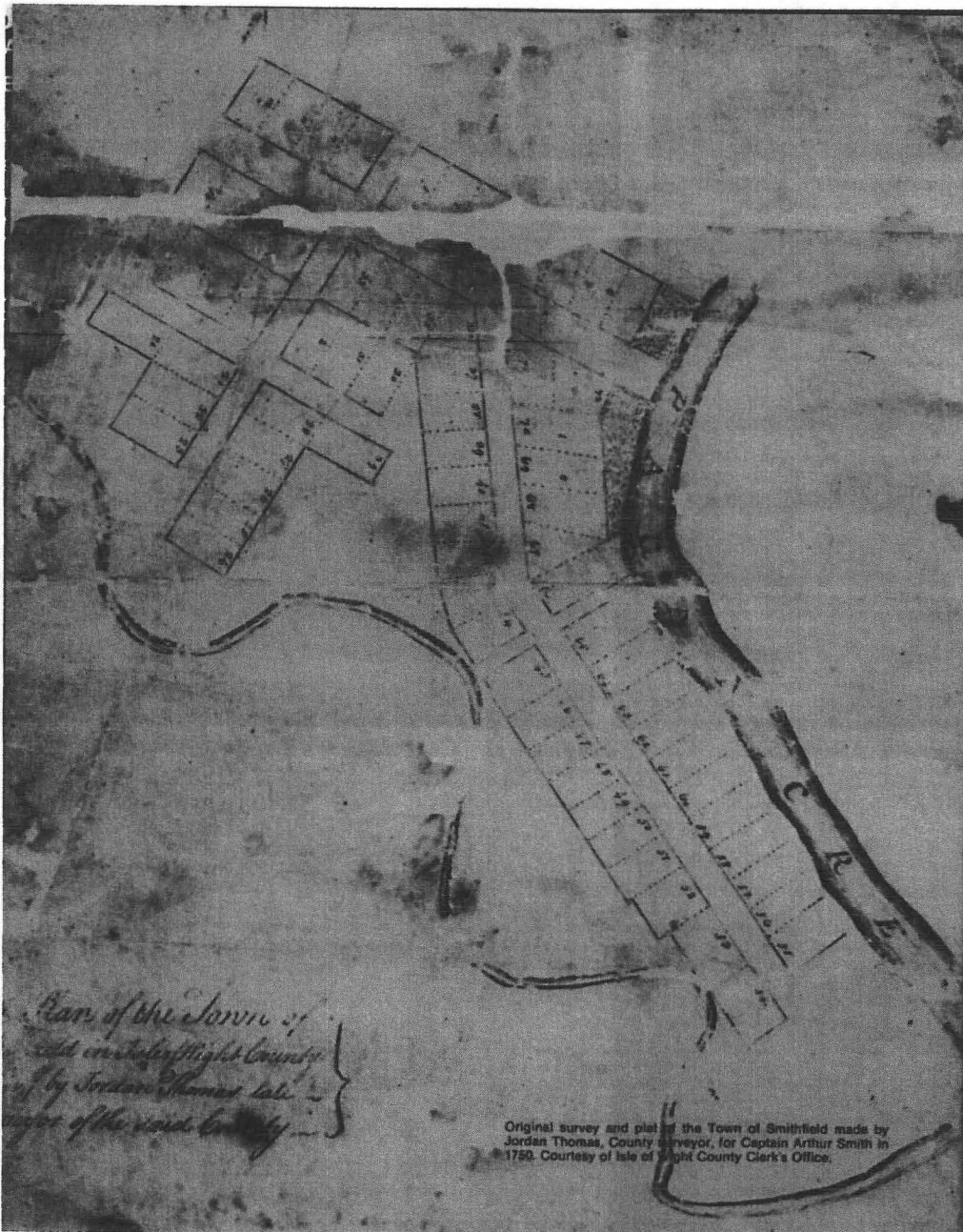


Figure 1.24 This plat shows the original land given by Arthur Smith to establish the Town of Smithfield in 1750. The town was strategically located between two existing ferries.

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Arthur Smith V sold what is now known as Windsor Castle Farm to Watson Pendleton Jordan in 1838. It is thought that the remodeling of the house was performed by Jordan. Jordan had a large family and he constructed a wing on the east of the house, which had been removed by 1900. It is also said that the Jordans taught their children in a "school" in the basement of the house. In 1884, M. Filmore Jordan sold the farm to Jeremiah J. Johnson and in the deed of transfer is the first recorded reference to the farm as "Windsor Castle."



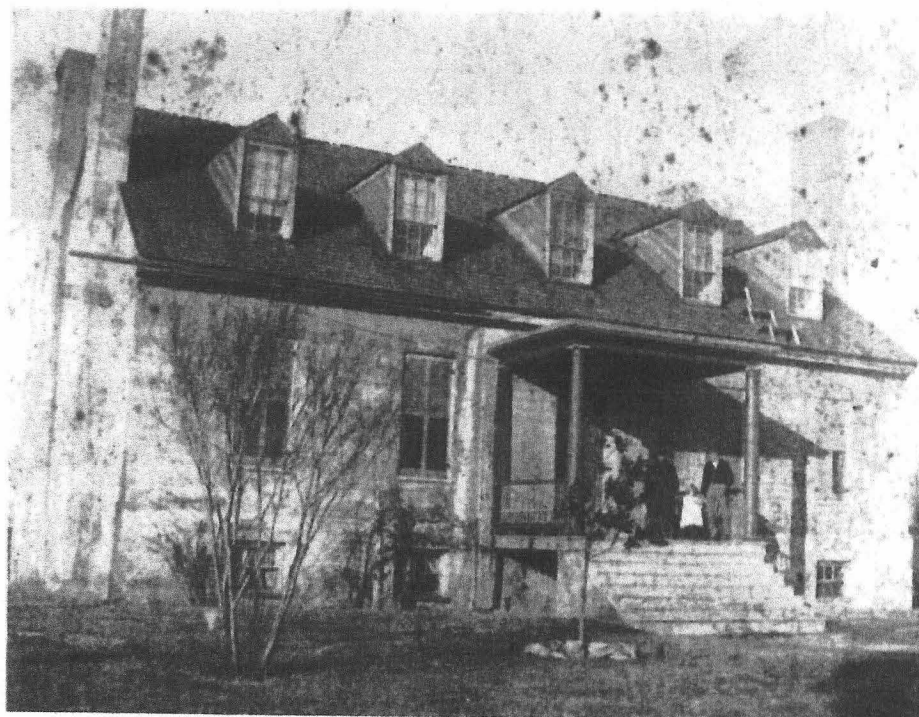
**Figure I.25** This undated image shows the evidence of the point of attachment of the east wing constructed by Watson Pendleton Jordan and removed prior to 1900.

### C. Historical Significance (from National Register Nomination)

Property records in Isle of Wight County are problematic, however it is known that a colonial dwelling was on the site by 1750 when Arthur Smith IV established the neighboring town of Smithfield. There is considerable architectural evidence that the current Windsor Castle has colonial origins and could be reasonably assumed to be the house, thus giving it a conservative circa 1750 construction date.

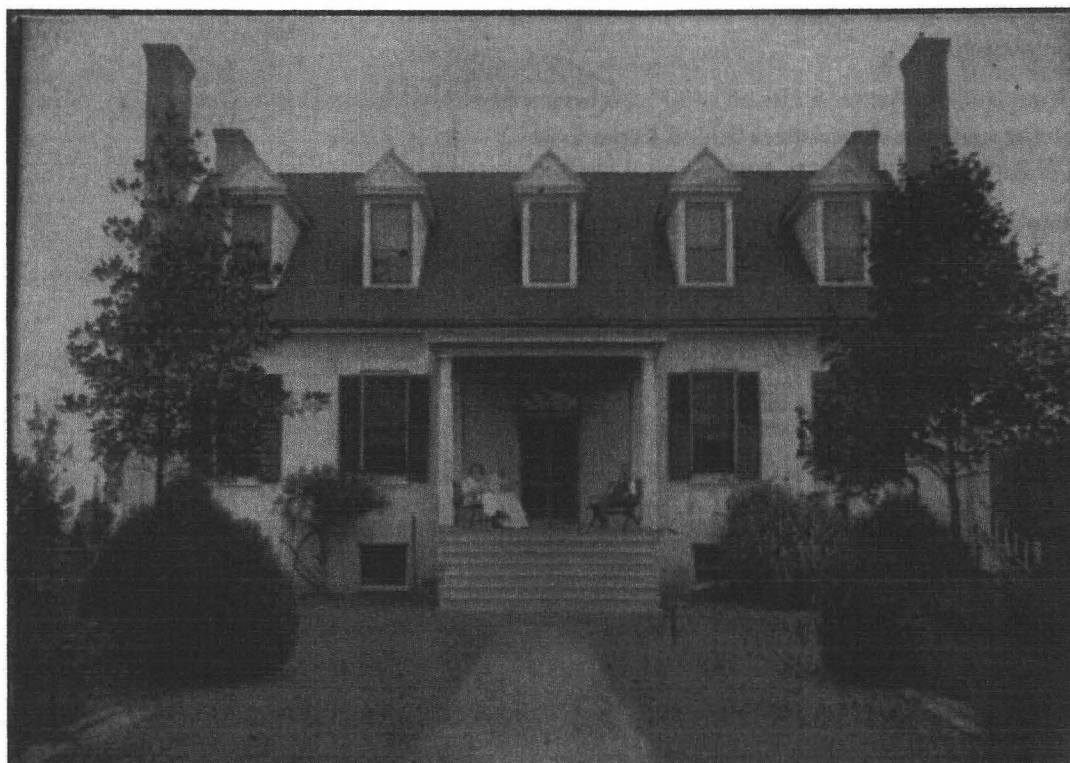
Although the exterior is stuccoed, photographic evidence of a stucco failure reveals that the exterior walls (or at least that portion revealed by the stucco failure) are laid in English bond. Partition walls in the basement are also laid in English bond. The house has a beveled water table. Its interior plan is a typical Georgian center hall, double pile. The limited visible framing including first story floor joists and roof framing show typical eighteenth-century saw marks and construction. All of this implies a colonial origin for the existing house. There are some colonial doors in the house; however, their incongruous placement and unusual patterns of wear indicate they may not be in their original positions. Thus they are weaker arguments for the house's colonial origins as they could have come from another source. The Greek Revival remodeling is thought to have occurred circa 1840, shortly after the Jordans took possession of the house.

The entrance porches and notable interior mantles, door trim, and stairs date to this period. The stair and stair trim are particularly handsome. The abstracted Greek key fretwork beneath the stair treads has a level of sophistication that points to pattern books such as those by Asher Benjamin. Unfortunately, no published prototype for this trim has been identified to date. However, it is not unreasonable to assume that the proliferation of pattern books such as Benjamin's, which championed Greek Revival style and detailing in the early nineteenth century, could have influenced Windsor Castle's remodeling either directly or indirectly. The relatively late transformation of Windsor Castle from a colonial dwelling to a Greek Revival one and the juxtaposition of the new style on an existing colonial house complete with a Georgian plan is typical of the movement of the Greek Revival in the rural south.

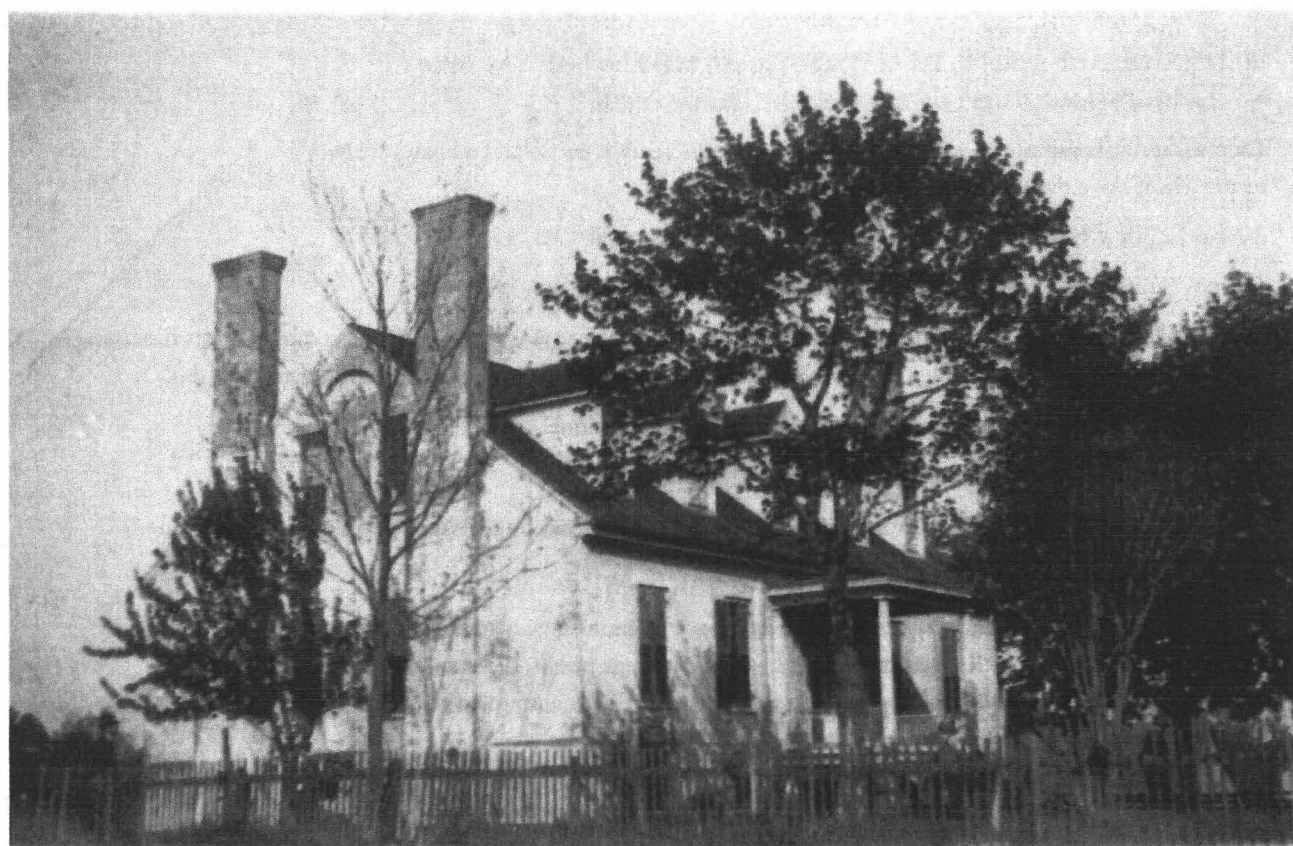


**Figure 1.26** The earliest known image of Windsor Castle, this photograph was taken circa 1910. Note the newly planted magnolia to the left of the stair. It appears from the roof ladder and projecting gutter, that the house was under repair at this time.





**Figure I.27** This circa 1915 image shows the repairs underway five years earlier have been completed, and include new dormers, a fresh coat of stucco with scoring, and a new paint scheme. Note the stair extending from the right side of the house.



**Figure I.28** By 1925, there was a picket fence surrounding the house. Note that the stucco has begun to age and the magnolias planted circa 1910 are quite large.

## D. Timeline of Development

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Before 1637 Land of the Warascoyak Indians

- 1637 Land patent from King James to Arthur Smith of 1,450 acres between two branches of Pagan River  
“a neck of land running southeast along a creek behind Pagan shore”  
Arthur Smith I had total land holdings of 15,000 acres
- 1638 Second son of Arthur Smith, Arthur Smith II is born, only child to produce heirs
- 1644-45 Arthur Smith serves in the House of Burgesses, dies in 1645
- 1675-80 Arthur Smith II serves as Justice
- 1680 Arthur Smith II colonel in militia
- 1685 Arthur Smith II member of House of Burgesses
- 1697 Arthur Smith II dies
- 1702-14 Arthur Smith III becomes county justice
- 1733-40 Arthur Smith III serves on vestry of St. Luke's
- 1743 Arthur Smith III dies, leaving his “seal ring of gold” to eldest son Arthur as well as a silver tankard  
(the ring is still owned by a descendant, and if located, could provide an image upon which to base signage)
- 1750 Jordan Thomas, county surveyor, plots a portion of Arthur Smith's land for the establishment of a town  
between two ferry landings on Pagan Creek
- 1752 General Assembly establishes Smithfield on land given by Arthur Smith IV
- 1753 Elizabeth Smith (Elizabeth Bray Allen widow of Arthur Allen of Surry) established the first free school  
in Virginia, ordered purchase of a lot and wooden schoolhouse built 28 x 36 feet with two chimneys
- 1755 Will for Capt. Arthur Smith, Isle of Wight County, wife Elizabeth is executor  
No children, so house/farm pass to his nephew Thomas Smith
- 1782 Thomas Smith is captain in militia, owns 28 slaves, 24 head of cattle and a horse.  
In top 1% of slave owners in Isle of Wight County
- c. 1792 Arthur Smith V born, attends College of William and Mary at 13
- 1799 Thomas Smith dies, “manor plantation” passes to his son Arthur Smith V
- e. 1800s Kitchen (2) constructed, later extended (Dell Upton), smokehouse (3), granary (5) – has rare features including  
diagonally set square raising plate (tilted false plate) and remnants of original hand split clapboard roof
- 1812 Arthur Smith V was captain in war of 1812, rises to rank of colonel
- 1818-20 Arthur Smith V was member of the House of Delegates
- 1838 Sells plantation to Watson Pendleton Jordan, Sr. of Smithfield reserving right of entry to burial ground
- 1838-40 Arthur Smith V serves in U. S. Congress
- 1840s Land tax records suggest that improvements were made or buildings introduced during this time  
Interior updated in Greek Revival style, stair based on pattern books of Asher Benjamin (Dell Upton)  
Sizable frame addition added to accommodate the Watson P. Jordan family on east end of house, removed by 1900  
Stucco added to exterior  
Greek Revival front porch added



- 1850 Census shows that Jordan owned 725 acres, farm worth \$34,000, mules, milk cows, swine, oxen, cattle and sheep and was farming rye, Indian corn, peas/beans, Irish potatoes, sweet potatoes, market garden produce, and was producing butter, hops, hay, beeswax, and honey
- 1854 Arthur Smith V dies without heirs, last male in Smith line
- 1859 Watson Pendleton Jordan, Sr. dies and leaves "the Smith tract or Windsor Castle" to his wife and then youngest son M. Filmore Jordan
- mid- to late- 1800s Office (9) and stable (10) built
- 1884 Jeremiah Johnson buys Windsor castle property from M. Filmore Jordan
- l. 1800s Manager's house constructed (Jeremiah Johnson ownership) magnolias and pecans planted
- 1889 Jeremiah Johnson invests in The Smithfield Hedge Company
- e. 1900s Side porch and entrance into a bathroom constructed by Jeremiah Johnson when indoor plumbing was installed and water system supplied by a windmill
- c. 1910 Earliest known photograph (may be earlier) shows diagonal boards on dormers, wood shingle roof, closed louvered shutters, outline of flat arch above windows, dark painted porch posts .. and cornice, white pickets, curtains on basement windows, light painted sash, very small magnolia, steps on roof, partial gutter
- c. 1915 Photograph showing Jeremiah Johnson and wife on porch after rehabilitation of house
- Shows reworked dormers with higher pitch to dormer roof, horizontal German siding on sides, dark painted sash
- Stucco has been repainted and scored, flat arch shadow disappears, replaced with smaller lintel, open louvered shutters, boxwood and more mature magnolia trees, all sash dark, porch painted white
- 1917 Jeremiah Johnson sells property to son-in-law Charles Betts
- Lease between C. S. Betts and J. W. Savedge for farmland
- Land to be planted in Irish potatoes, garden peas, watermelons, sweet potatoes, oats, peanuts, corn, and soybeans and black peas for the hogs
- Hogs to be raised on land and cared for by Savedge with profits split
- Provides for maintenance of fences, storage and shipment of crops, etc.
- e. 1900s series of photographs from Isle of Wight Museum showing local agriculture, fields, wharf, market boats
- Cribs (#4 & #8) and peanut barns (#6 & #7) built
- c. 1925 Photograph - wood shingle roof, dark sash, picket fence around house, stucco beginning to discolor

## D. Timeline of Development

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- 1927 Windsor Castle Water Company formed, still in business, five lots plus farm – no town water
- c. 1930s View of pedimented portico elevation with 4 dormers  
Dark painted sash, closed shutters, “new” dormers, portico painted white, picket fence near house separates field from house, house shows weathering of newer finishes, dark sash
- 1935 Scans of check receipts and photos of undated advertising for Betts Department Store
- 1936 Lease for farmland between C. S. Betts and C. M. Beale  
Land to be planted in peanuts and corn, tenant houses made available to leasor, as well as outbuildings and equipment
- Undated Aerial photograph of Windsor Castle Farm showing some outbuildings that no longer remain
- 1938 Charles Betts leaves “my farm known as Windsor Castle which adjoins the corporate limits of Smithfield” to his son Charles Betts, Jr.
- 1920s Interior and exterior of kitchen redone
- 1942 Charles Samuel Betts, Jr. inherits property  
Still dirt floor in basement, concrete added when Anne Betts Allen was a child  
Attic finished and A/C put in for Anne’s brother
- 1951 SW quadrant timbered
- 1950s New kitchen floor  
small frame extension off the end of the house is a conversion of an earlier addition
- 1960s-70s Photograph shows sash painted white, standing seam metal roof, two small additions to one side with no railing at addition steps, dormers have wider boards applied horizontally to replace clapboard siding
- 1971 Septic system added in yard east of bathroom wing
- 1972 Calder Loth documents house for Virginia Historic Landmarks Commission  
as owner thinks about putting property on National Register of Historic Places
- 1975 New bathroom wing added with side entryway, powder room and full bath
- 1977 New bathroom upstairs  
Two tenant houses burned by fire company
- 1979 New kitchen wing constructed on west side of house, concrete poured in basement
- 1980 Drivit stucco applied to main house, refloored front porch, carport added, some floors replaced by concrete(?)
- c. 1980s Scan of Virginia Symphony concert on Windsor Castle lawn during Smithfield Olden Days
- 1998 Dr. Charles S. Betts and Anne Betts Allen inherit property from their father (186 acres)  
pen and ink drawing of house from water side with kitchen
- 1999 New wharf (pier) built – posts for old wharf can still be seen in water
- 2000 Listed on Virginia Landmarks Register and National Register of Historic Places  
Foundation work on north and south sides to control moisture, repairs to old kitchen
- 2003 Both porches repaired by McMurrans
- 2007 Easements given on 42 acres
- 2008 Purchased by Town of Smithfield