

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Seclusaval and Windsor Spring

other names/site number N/A

2. Location

street & number Intersection of Windsor Spring Road and Tobacco Road not for publication

city, town Hepzibah vicinity

state Georgia code GA county Richmond code GA245 zip code 30815

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
8	3	buildings
0	10	sites
2	4	structures
0	0	objects
10	17	Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 0

See continuation sheet, Section 8

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Elizabeth A. Lyon
Signature of certifying official Elizabeth A. Lyon

8/17/88
Date

Deputy State Historic Preservation Officer, Georgia Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Amy Schlager

10/11/88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwellingINDUSTRY/waterworks

Current Functions (enter categories from instructions)

DOMESTIC/single dwellingINDUSTRY/waterworks

7. Description

Architectural Classification

(enter categories from instructions)

Greek Revival

Materials (enter categories from instructions)

foundation brickwalls wood: Weatherboard

roof asphaltother _____

Describe present and historic physical appearance.

Seclusaval and Windsor Spring form a rural historic district that consists of a historic main house and landscaped front yard, a number of adjacent, historic outbuildings and sites of others, a nearby spring with its historic springhouse and pavilion, ruins of other buildings, the site of the "Windsor" house, and a portion of the original roadbed of "Tobacco Road." The district has been occupied and cultivated for nearly 200 years. It is at the junction of Windsor Spring Road and Tobacco Road, outside Augusta, in rural Richmond County.

The main house, known since antebellum times as "Seclusaval", consists of the original portion, a ca. 1843 Sand Hills Cottage, and a post-1856 addition made from the disassembly of the ca. 1836-1840 "Windsor" house and the relocation of its six main rooms. The original portion of Seclusaval consists of two rooms and a central hall on the first floor and similar rooms on the second floor. Behind the main rooms on the first floor are two smaller rooms. The post-1856 "Windsor" addition placed three large rooms on the rear of the original house. They are now used as bedrooms and a central hall. Two rooms were also added, one to each end of the original house. One became a bedroom/apartment and the other an attached kitchen. There is a one-story porch on the front, three dormer windows on the second floor, and original end chimneys on the main block and chimneys on each of the side rooms and the two bedrooms added at the rear.

The house contains its original doors, stair, mantels, walls, ceilings, some historic wallpaper, and crown molding. The inside of the doors in the rear addition feature decorative graining and the mantels are more elaborate than in the original block.

The front yard of the main house is a mature, landscaped entrance that leads to a historic roadbed. (see Landscape Sketch Map). It is assumed that the symmetrical landscape design was done by one of the early owners of Seclusaval and has been adequately maintained now for over 100 years. The landscaping borders the small concrete front wall and the dirt path that leads up to the home. The plantings include cedars, boxwoods, small flower beds with shells for trim, cherry trees, two large magnolias, and an experimental pine forest that is now depleted.

The outbuildings or sites of previous ones are arranged in a row just behind the main house. They are closer than might be expected due to a ridge or drop-off just behind them. They include, beginning in the north side yard: the foundation/ruin of the original greenhouse, the privy, well house, pantry, site of a slave cabin, smokehouse, rebuilt slave house, a playhouse, site of the

See continuation sheet

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original kitchen, site of an earlier barn, and the 1916 barn, all of which are historic. Nearby are two modern, nonhistoric trailers which provide security for the property. A ca. 1940 house was recently moved onto the property to be used as a residence. It is located on the road to the spring just beyond the trailers.

The entrance road in front of the house leads down to the southern portion of the property, passing the aforementioned newly moved caretaker's house and following the old roadbed along the ridge to the Windsor Spring. Along the road is an historic rock retaining wall. The spring is housed in a springhouse, traditionally said to have been built ca. 1840, and refurbished ca. 1907. It is made of native stone from the nearby quarry. It is here that the spring water continues to be bottled by hand. Nearby is the historic, frame pavilion, built ca. 1916-1920. Beneath the pavilion are the overgrown ruins of the swimming pond and bathhouse, the ruins of the earthen pond dam, and the location of the rock quarry. The surrounding area is heavily wooded.

Above the location of the springhouse and pavilion is the original roadbed of Tobacco Road dating from the late 18th and early 19th centuries. This 1/2 mile portion of the road is presumed to be the last surviving untouched part of the original, unpaved road. The only reason the roadbed still survives is because it was superceded by a relocated road system and left abandoned. It could possibly possess a stronger association with the history of Tobacco Road than other extant segments since it was never paved and has been abandoned since 1928.

Adjacent to it are the foundation ruins of the "Windsor" house and one of its outbuildings which, after it was put up for sale in 1856, was dismantled and the different rooms moved to become additions to Seclusaval. Also further west along the roadbed are said to be the ruins of another house known as "Kenilworth," built around 1830.

This portion of Tobacco Road along with the surviving ruins, and known sites in this area (see Outbuilding Plan) may feature possible archaeological aspects connected with the late 18th and early 19th centuries. This area is an intact holding which has seen little disruption of its use in nearly 150 years. It may possess the potential to yield information about the habitation and use of the spring, the quarry, swimming pond, the sites of both "Windsor" and "Kenilworth," and the known sites of many nonextant outbuildings--including possible slave housing. However, we are unable to fully document this information and no archaeological significance can be claimed at this time.

The rest of the tract that is not occupied by the above described resources

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is heavily wooded. The main house is approximately 100 feet from Windsor Spring Road on the east. Nearby in the southeast quadrant of the intersection of Windsor Spring Road and Tobacco Road is a commercial area. Across the road is a modern church and adjoining the nominated property on the west is a residential area. More development is expected within the next few years.

Changes to the nominated property have been minimal and consist mostly of keeping the historic house liveable and the outbuildings standing. The house trailers and the moved residence provide security for the owner as well as a place for another younger relative to live. All this is in keeping with the continued long-term use and occupancy of this rural historic district.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

architecture
commerce

Period of Significance

1843
1905-1933

Significant Dates

1843
1905

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Statement of Significance

Seclusaval and Windsor Spring form a small rural historic district which is significant in architecture and commerce.

In architecture, the main house "Seclusaval" is significant because it is a good example of a vernacular form of Greek Revival architecture. This ca. 1843 Sand Hills Cottage is a building type indigenous to the Augusta, Georgia area and to which was added in the 1850s or 1860s historic rooms from the nearby "Windsor" cottage. The resulting house retains most all of its original finishes, materials and details including mantels, doors, graining, moldings, floors, windows, and some historic wallpaper. Characteristic features of a Sand Hills Cottage include a one-story, two rooms deep, frame building with the foundation built-up off the ground, a high-pitched side gable roof with end chimneys, dormer windows and a large full-facade porch. "Seclusaval" includes all of these elements, even though it is not on a particularly high foundation and the side and rear additions are unusual. The house also retains many Greek Revival features with a symmetrical facade design, a rectangular transom above the front door and side lights, and a wide porch entablature. The building's interior displays classical columns in the hallway and on the parlor and dining room fireplace mantels. The upstairs mantels and those found in the side and rear additions have more refined Federal features, perhaps because they may have come from the earlier "Windsor" house. However, architecture in this part of Georgia, during the late 18th and early 19th century, usually incorporated both Federal and Greek Revival features.

In commerce, the site is significant for the production and marketing of Windsor Spring water from the early 20th century to the present, an operation that was managed from the main house and run since 1907 by the same family. Windsor Spring Water Company is the only known natural springs in the Augusta area. The history of bottling this natural spring water is not fully documented at this time; however, it was an active and unusual commercial venture and still continues its operation today.

See continuation sheet

9. Major Bibliographical References

Cashin, Edward. Augusta College, Department of History, Augusta, Georgia.
Interview by Lisa Raflo, June 23, 1988.

Kitchen, Kenneth H. "Windsor Spring (name of site) Seclusaval..." Structural and Site Survey Form, June 13, 1977. This form with many other pages of supplemental information attached to it is on file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

"What the Doctors Think of Windsor Spring Water" Pamphlet, ca. 1913. Copy on file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

Meadows, Mary W. Genealogy of...Forman-Boisclair... Easley, S.C.: Southern Historical Press, 1980. (Includes the Walker family history pp. 150 ff.)

See continuation sheet

Previous documentation on file (NPS): N/A

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:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository: _____

10. Geographical Data

Acreage of property 100 acres

UTM References

A

1	7	4	0	0	6	7	0	3	6	9	4	3	0	0
Zone		Easting				Northing								

B

1	7	4	0	0	4	7	0	3	6	9	3	8	1	0
Zone		Easting				Northing								

C

1	7	3	9	9	7	4	0	3	6	9	3	4	4	0
Zone		Easting				Northing								

D

1	7	3	9	9	9	8	0	3	6	9	4	5	7	0
Zone		Easting				Northing								

N/A See continuation sheet

Verbal Boundary Description

The boundary of the nominated property is described by a heavy black line on the enclosed plat map of Seclusaval and Windsor Spring.

N/A See continuation sheet

Boundary Justification

The nominated property consists of the portion of the tract of land owned by the owner at this location that contains the known historic resources associated with Seclusaval and Windsor Spring. It is marked on the enclosed plat map.

N/A See continuation sheet

11. Form Prepared By

name/title Kenneth H. Thomas, Jr., Historian and Lisa Raflo, National Register Researcher
organization Historic Preservation Section date August 11, 1988
street & number Department of Natural Resources telephone 404/656-2840
city or town 205 Butler Street, SE Suite 1462 state Georgia zip code 30334
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"Seclusaval" also features examples of landscape architecture. The late 19th and early 20th century surviving landscaping is symmetrically designed and presumably done by one of the early owners. It borders the small cement front wall and the dirt path leading up to the home. Plantings include cedars, boxwoods, and magnolias. However, we were unable to fully document this information and no landscaping significance can be claimed at this time.

The district features an example of an early transportation route in that it contains an original portion of Tobacco Road that runs through the property. The road carried the mule-drawn hogsheads of tobacco from the county's large plantations south of Seclusaval to the Savannah River docks. The roadbed was never paved and thus remains close to its original state. However, the history and condition of the full extent of Tobacco Road has not been documented, so the significance of this surviving portion is not known for sure. Therefore, no transportation significance can be claimed at this time.

The property also features several potential archaeology sites because it contains the known site of the original "Windsor" house, the original Tobacco Road bed, the ruins of the swimming pond, and known sites of several outbuildings. No formal archaeology has been done on the property, however, so no archaeological significance can be claimed at this time.

These areas of significance support the property's eligibility under National Register Criteria A and C.

National Register Criteria

This property meets Criteria A because it falls into the broad patterns of American history due to being associated with the commercial venture known as the Windsor Spring Water Company which marketed the water from the spring; because it contains a small, but intact, part of historic Tobacco Road, one of the major commercial routes for locally-produced goods; and because the spring itself became the focal point for a small settlement of relatives of Valentine Walker. This settlement was a small nucleus, similar to the gathering of various people in forming the basis for many early towns and cities. Here it remained a small family settlement. All of the structures both existing or long-destroyed having belonged at one time or the other to him or his near relatives, making it a strong, family-oriented enclave, in the rural or frontier area of Richmond County.

The property meets Criteria C because the main house, "Seclusaval", is an example of a Greek Revival style commonly found in the Augusta, Georgia area, that is of a Sand Hills-type cottage architecture. Various modifications have been made to the Greek Revival style to achieve this form of vernacular architecture. These cottages still retain a Greek Revival symmetry, wide entablatures, classic columns and a rectangular transom with side lights, however, they can be distinguished as a Sand Hills-type by a one-story, high-pitched side

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architecture. These cottages still retain a Greek Revival symmetry, wide entablatures, classic columns and a rectangular transom with side lights, however, they can be distinguished as a Sand Hills-type by a one-story, high-pitched side gable roof, three gable dormers, and a full-facade porch. "Seclusaval" is an excellent example of this Sand Hills cottage adaptation of the Greek Revival style. This structure with its additions of the "Windsor" house rooms, embodies many fine characteristics of American antebellum craftsmanship from its design as a Sand Hills-type cottage to its details including original mantels, graining, and stairway, and its original setting and landscaping. It has had little change since the 1870s. While the builder or architect is not known, it is assumed, because of the quality of the work and the wealth and social position of the Walker family in Augusta, that a master was indeed employed.

Contributing/Noncontributing Resources

There are numerous identified buildings, structures, and sites in this small historic district. Some are well documented and contribute to the significance of the overall historic property. These include 8 buildings (the main house, well house, privy, slave cabin, pantry, smoke house, playhouse, and barn) and 2 structures (spring house, pavilion). Other buildings, structures, and sites currently are classified as noncontributing. However, in the future, if additional historical research and analysis and/or archaeological investigations can be conducted, many of these "noncontributing" resources might be found to be contributing. In particular, these might include the sites of former houses and outbuildings, the landscaping, and the old roads.

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Continuation SheetSection number 8 Page 4Historical Narrative

The history of the property and house known as "Seclusaval" and Windsor Spring begins with the first British settlement in the area. Nearby Augusta was laid out and settlement begun in 1736 by James Edward Oglethorpe, Georgia's founder. The area was later a part of St. Paul's Parish, and with the first state constitution of 1777, it became part of Richmond County. After the Revolutionary War, the Georgia Land Office resumed the granting of land in 1783. Yet it was over a decade later, after the United States had written its own constitution and inaugurated George Washington as its first president in 1789, that the tract of land associated with what is now called Windsor Spring was first granted by the governor to a private citizen.

Robert Watkins (1765-1805) was a nephew of George Walton, a governor, one of Georgia's three signers of the Declaration of Independence, and an Augusta resident. He is most remembered for his early Georgia legal work Watkins Digest compiled by him and his brother, George. Watkins applied for a grant to the "Yellow Spring Tract" in 1792 and in 1796, the 1,000 acre tract of land on a branch of Butler's Creek was granted to him. It was only one of many 1,000 acre tracts he obtained in Richmond County alone. On one of these near the Savannah River he built his own seat, "Rosney" (as early as 1791), which was where his uncle, the signer George Walton, was first buried in 1804.

The Yellow Spring (later Windsor Spring) Tract adjoined a 600-acre tract granted posthumously in 1796 to Henry Arrington. Arrington had died, aged 30, in 1793, and his heirs pursued the request for a land grant. Arrington had married Mrs. Polly Dawson Bugg, a daughter of Brittain Dawson, who was living at the time he died in 1795 "at his plantation near Augusta". The Arringtons and Dawsons are buried near the New Savannah settlement on the Savannah River, south of Augusta, and thus not in the Windsor Spring area.

The two daughters of Henry Arrington figure prominently in this story because, due to them, the property passed to another generation. Polly Arrington, a daughter, married May 7, 1807, Valentine Walker, who had moved to Augusta with his family from Virginia. It is due to this marriage that this man with in-town Augusta connections became associated with the Yellow Spring/Windsor Spring property. In 1809, the second Arrington daughter, Elizabeth, married Thomas Watkins, a son of Robert Watkins.

In 1795, the widow of Henry Arrington had married Archibald Hatcher, a planter, who was occasionally a legislator from Richmond County. He died in 1808 "at his seat near Augusta". When the inventory of his estate was taken in April, 1808, he had 39 slaves and many fine furnishings at his house, called a "mansion". Some of the fine furnishings included a mahogany bed, a silver tea service, many books, and a pair of elegant mirrors. Most of these fine household effects, including the books, the kitchen ware, the beds, etc., as well as the plantation's ginned cotton were bought by his son-in-law, Valentine Walker. The widow, Mary "Polly" Hatcher, was forced to sell 3,370 acres at a public auction, conducted by the sheriff, to pay the debts of the estate of Archibald Hatcher. This sale, on July 3, 1810, brought only \$3,000 but transferred title of the Hatcher property to none other than Valentine Walker. In this transaction he acquired land

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on Butler's Creek that included a saw mill, grist mill, and the "dwelling house of Archibald Hatcher". Mrs. Hatcher gave Walker her dower right in the property in a quitclaim deed in 1811. She indicated that the 3,370 acres resulted from a land grant to Ambrose Gordon that she had purchased (this included the saw and grist mills) totaling 3000 acres, a 70-acre tract granted to Hatcher, and an additional 300 acres which was half of the original Henry Arrington grant.

Valentine Walker, once he became associated with the Windsor Spring Tract, began purchasing other lands around the Arrington-Hatcher tracts which he obtained in 1810-11. He obtained the other half of the Arrington tract from his brother-in-law Thomas Watkins in 1809. On May 10, 1819, Walker acquired a 385-acre tract through which Tobacco Road ran. Part of this tract is presumed to be on the nominated property. Later in 1819 he acquired 69 acres of the original Yellow Spring Tract (Robert Watkins Tract). By this time he had become such a heavy land trader in the county that there are over two pages of deeds to which he was a party in the Richmond County deed indexes of the period.

While Valentine Walker was actively increasing his holdings around Windsor Spring and Butler's Creek, his brother, Freeman Walker, was acquiring land on another part of nearby Butler's Creek which became the Spring Hill Tract. It included a factory and a dwelling house, and was where the younger brother was living in 1827 at time of his death. Freeman Walker also owned property as early as 1812 and a house known as "Tranquilla" nearby, now within the town of Hepzibah.

At about the time Valentine Walker was amassing more property in the Windsor Spring area, based on the core he bought at his wife's step-father's public estate sale, his wife died on January 25, 1818. An 1813 letter from Walker to the governor indicated he was living at his home known as "Belville", and this is the name given to the house/estate (now demolished) that existed just east of Seclusaval. It is not known for sure, but is highly probable, that the Walkers lived in that house first, perhaps with Valentine's widowed mother-in-law, and that after Valentine's first wife's death, perhaps, since the blood ties were gone, he left his mother-in-law at Belleville, originally her own house, and built nearby the house we know today as Seclusaval. Possibly Valentine Walker always lived at Belleville. Nevertheless, it is a well known fact that by the 1840s there were two houses, rather close by, both of which were occupied by the Walker family. Mary "Polly" Hatcher died in 1833 and was buried with her parents and other relatives at New Savannah. Architecturally, the house known today as "Seclusaval" shows many features that would indicate it was more likely built in the 1840s, and was certainly not the home of Archibald Hatcher of 1808. The rooms added from "Windsor" are a bit "higher style" than those original to "Seclusaval" and feature Federal rather than Greek Revival details, which indicate that "Windsor" was built somewhat earlier.

On June 17, 1819, Valentine Walker married Mrs. Zemula Cresswell Whitehead, the sister of his sister-in-law, Mary G. Cresswell Walker, wife of his brother Freeman Walker. After the unexpected death of Freeman Walker in 1827, the latter's estate was sold at auction, leaving his family fairly destitute. Valentine Walker, who had no surviving children by either of his two marriages, looked after his brother Freeman's children (who were his wife's, Zemula's, blood kin as well), eventually willing them his

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property at Windsor Spring. His most immediate action was in October 1843 to deed to his sisters-in-law Mary Cresswell Walker and Elizabeth Cresswell, for their "natural life and the natural life of their survivors," nine and 6/10s acres including the spring (Windsor Spring) adjoining him. There was no mention of a house in the deed. It also indicated that the tract, where "Seclusaval" would later be built, "adjoined him," indicating that he was not living in a dwelling on that tract. It would appear that, as tradition indicated, this would be the land upon which the house known today as "Seclusaval" rests and that Valentine Walker by this time was living in the adjoining Belleville House, since Mrs. Hatcher had died. It seems probable that Walker built the Seclusaval house around 1843 for his two sisters-in-law. They were living there, along with Anne Walker and her husband Adam Johnston, at the time of the 1850 census. Perhaps the incentive for Mary Cresswell Walker's move to this property was precipitated by the loss of "Tranquilla," another of her late husband, Freeman's, properties.

Valentine Walker (1779-1852) and his brother Freeman (1780-1827), were the youngest two sons of Freeman Walker, Sr., and Sarah Minge. Some members of the Walker family had moved to Georgia about 1791, the father having died in 1781 in Charles City County, Virginia. Brothers Robert and Freeman each served as Mayor of Augusta; Freeman later served as U.S. Senator from Georgia from 1819-1821. Valentine Walker became an attorney, by 1851 a legislator, Judge of the county Inferior Court, and became a Major General in the State Militia during the War of 1812, hence afterwards he was called "General". He died in 1852 at his home, Belleville, adjoining the Seclusaval/Windsor Spring tract.

Walker left his property to his wife, Zemula. Zemula died in 1870 at Belleville. Both she and Valentine Walker were buried in the Walker Family Cemetery, on the grounds of the Freeman Walker home "Bellevue" in Augusta, now the campus of Augusta College. The name "Seclusaval" has been attached to the nominated house for over 120 years, being found as early as 1861 in a letter. It is said to be an alliteration of "Seclusive Val" and is probably the reason the tradition has arisen that Valentine Walker lived in the house, when it appears more likely that he built it around 1843 for his widowed sister-in-law, Mrs. Freeman Walker. The name appears in one deed as "Seclusivale" making one wonder if it referred to the location and not the man.

Zemula deeded Seclusaval to her neice, Anne Walker, wife of Adam Johnston in 1860, to take effect after the deaths of her mother and aunt, who had life estates in it. In 1860, her nephew, William H. T. Walker (1816-1864), had returned home having resigned his commission in the U.S. Army upon the Election of Abraham Lincoln. He and his family thus took up residence again at "Seclusaval". His letters written during the period document the use of the name, Seclusaval. His death during the Civil War in the Battle of Atlanta cut short his activities at Seclusaval.

Thus Seclusaval became the property of W. H. T. Walker's sister, Anna Eliza (1809-1881), and her husband Adam Johnston, who had lived there since before 1850. Johnston was a merchant who was active in Augusta politics during the Reconstruction era. He was part owner of Belleville Factory from 1866-1870. In 1870 he bought the Belleville house tract (156 acres) and in 1866 the Windsor tract (100 acres). During their ownership of the property, Mr. Johnston is said to have planted a pine plantation, one of the earliest known forests to be planted in Georgia. Remnants of his effort can be seen in front of

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the house today, between the old roadbed and the present highway. After the death of Mr. Johnston in 1890, Seclusaval went to his wife's nephew, William H.T. Walker, Jr., a child of General W.H.T.Walker, per her 1881 will.

The younger Walker did not live in the house, but allowed its use by sharecropping farmers. The house was vacant from 1903 to 1907. In 1905 Walker founded the Windsor Spring Water Company to bottle the water from the spring on his property. In 1907 he brought in as a partner-manager George Miller Clarke (1863-1933) from nearby Beech Island, South Carolina. At this time, Mr. Clarke moved his wife and children to the property and moved into Seclusaval. He managed the company and was able to buy half of it, including the land, in 1920. After his death in the midst of the Depression, his widow, Frances Perrin Clarke (1883-1961), continued to manage the company. She was able to save herself and the company from foreclosure as well as buy out Mr. Walker and own the company outright. At that time the property totalled 800 acres. The Windsor Spring Water Company sold bottled water not only to Augusta but to surrounding counties and in South Carolina. In the early years, Mr. Clarke used horse-drawn wagons to take the bottled water to Augusta. A pamphlet published in 1913 or later included an analysis of the water by a professor at the University of Georgia expounding on its purity and mineral content. It stated that the spring produced 15,000 gallons of water a day. Many medical doctors supported the water, and indicated that they used it at their own table. President William Howard Taft, a frequent visitor to Augusta during his presidency, also purchased the water frequently, thus adding to the spring's renown. The water is still being bottled today by a descendant of George M. Clarke, thus carrying on the family tradition.

During the lean Depression years, Mrs. Clarke rented out one of the side rooms on the ground floor, as apartments were scarce. She also provided catered dinners for up to forty people in the house. The Clarkes raised hay and corn on the property, but just to feed the animals. The pavilion at the spring was built between 1916 and the 1920s. Some public swimming was allowed, as well as picnicking, although it always remained private property. After the earthen pond dam broke in 1934, it was never rebuilt and the days of swimming there were over. The original route of Tobacco Road through the property was abandoned as a public road in 1928.

As for schooling from such a remote location, the Clarke children had a governess who lived in the house with them. They would advertise for the position, and the teacher would stay a year or so. Mrs. Nuite, the former Ella Clarke, indicated she did not go to public school until the 8th grade, and some of the other children not until high school. They would ride into town first in a buggy, and later in a Model T Ford. One of her sisters lived with a cousin in town to attend school. Some of their social activities on the property included water melon cuttings, horseback riding, and having company or guests who would stay from three to six weeks.

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At the time of her sister Frances' wedding, and her own in 1928, Mrs. Nuite indicated that she came down the stairs and met her father, and the service was held in the back or Windsor part of the central hall. The music was provided by a piano and a violin.

The property being nominated today remains in the ownership of a daughter of George Clarke, Ella C. Nuite, who after spending over thirty years away from Seclusaval with her husband, returned to the house to live. When asked what the allure was, she said: "It owns me."

Also on the Windsor Spring/Seclusaval property is a part of the original Tobacco Road, which ran to the Savannah River in the area of a settlement known as "New Savannah". There was also a road nearby known as the "New Savannah Road". Along this portion of Tobacco Road, within the nominated property, were at least two other houses, known as "Windsor" and "Kenilworth." It could be that in allowing two other houses to be built on the Windsor Spring Tract, along with "Seclusaval" which Walker probably built for his sister-in-law around the 1843 date of sale, Valentine Walker was planning for a mini-settlement or resort, such as developed around many other springs or watering places in Georgia and elsewhere in the mid-1850's.

Walker sold the tract called "Windsor" in the deed, which consisted of 100 acres, for \$1,000 to Paul Fitzsimons, in 1836. Fitzsimons (-1840) was a descendant of some of South Carolina's wealthiest families, and already owned several important Georgia land holdings, including the house near Augusta known today as the "Goodale Inn", and Old Town Plantation in Jefferson County. It is obvious that the house he built at Windsor Spring was only one of his many holdings. After his death in 1840, his family retained ownership of the property until advertising it for sale in 1856 in which it was described in the newspaper as:

COUNTRY RESIDENCE FOR SALE

THE tract of Land in Richmond County, known as WINDSOR, containing 100 acres-of which 70 are cleared and the rest tolerably well timbered-adjoining lands of Mrs. Freeman Walker and the estate of General Valentine Walker.

The improvements consist of a Wooden Dwelling, up on a basement of stone, containing six rooms, a kitchen, stables, &c, requiring more or less repair. Near the Dwelling there is a fine Spring of water.

When occupied by Col. Paul Fitzsimons, this was an attractive spot, and with an outlay of a few hundred dollars it may be put to good repair.

It is about 8 miles from the city limits and 3 miles form the nearest point on the Augusta Southwestern Plank Road, and will be

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sold low for cash, or on a credit of six months for undoubted paper. Apply to

WM. A. WALTON

The spring was obviously a part of this tract, and tradition has it that Paul Fitzsimons built the surviving springhouse out of stone from the nearby quarry. In 1857 it was sold to his son Owen P. Fitzsimons. The 100 acre "Windsor" tract was sold by Owen in 1866 to Adam Johnston who lived with his wife at Seclusaval, which she owned. Tradition also indicates, and architectural analysis bears out, that rather than being re-inhabited, after the Windsor house and land was sold in either 1857 or 1866, the house was dismantled and three of its rooms added to the rear of "Seclusaval" and two to the sides. These rooms (as shown on the attached floor plans and photographs) are more Federal in style than the front rooms, and have somewhat finer details. This would be consistent with the life style of the Fitzsimons family who were from Charleston, S.C. and were very wealthy.

The other house-site on or near the Windsor Spring Tract was known as "Kenilworth". According to the deed of the Windsor tract to Fitzsimons in 1836, "Kenilworth" had previously been occupied by George A.B. Walker (1805-1864), a nephew of Valentine Walker. Since Valentine refers to his nephew as having been a resident, it must have been that after George married Arabella Pearson in 1834 and moved to an Alabama plantation, he no longer lived at Kenilworth. It could also be surmised that the name "Kenilworth" was not attached to the property until after the 1821 publication of Sir Walter Scott's popular novel of the same name. It is not known through deeds, or tradition, what became of the house known as "Kenilworth" but it's site is shown on the enclosed sketch map.

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"Country Residence For Sale." (article) The Augusta (GA) Chronicle, August 14,
1856, p. 3 (Advertisement for sale of "Windsor")

FT. GORDON

SECLUSAVAL AND WINDSOR SPRING

Hepzibah Vicinity, Richmond County, Georgia

Scale: not to scale

Source: Drawn by Kenneth Kitchen and annotated by Carolyn S. Brooks

Date: Updated 1986

Key: A: Seclusaval (main house)

B: old road

C: modern, non-historic house (non-contributing)

D: pavilion at Windsor Spring

E: pond site at Windsor Spring

F: quarry site

G: spring house at Windsor Spring (location of spring)

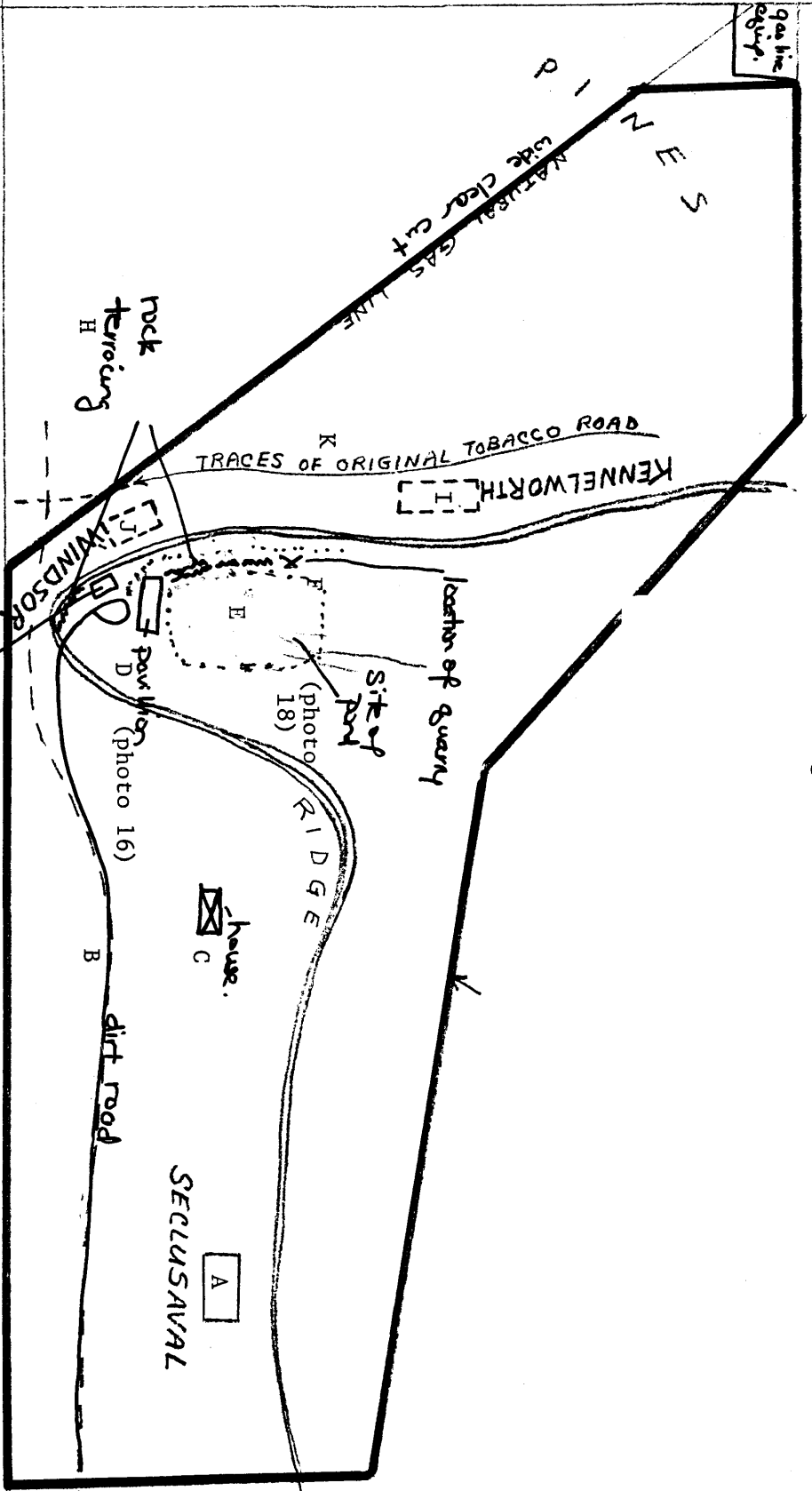
H: rock terracing along road leading to spring

I: Site of Kenilworth (House)

J: Site of Windsor (house)

K: original Tobacco Road

S U B



WINDSOR SPRING ROAD

TOBACCO ROAD

S U B

NATURAL GAS LINE
wide clear cut

TRACES OF ORIGINAL TOBACCO ROAD

KENNELWORTH

rock terracing
H

Location of Quarry

Site of pond
(photo 18)

(photo 18)

RIDGE

house.
C

SECLUSAVAL

A

BELLEVILLE

dirt road
B

pavilion
(photo 16)

WINDSOR

Spring house
(photo 16 and 17)

gas line equip.

Sketch Map (Outbuilding Plan)

SECIUSAVAL AND WINDSOR SPRING

Hepzibah Vicinity, Richmond County, Georgia

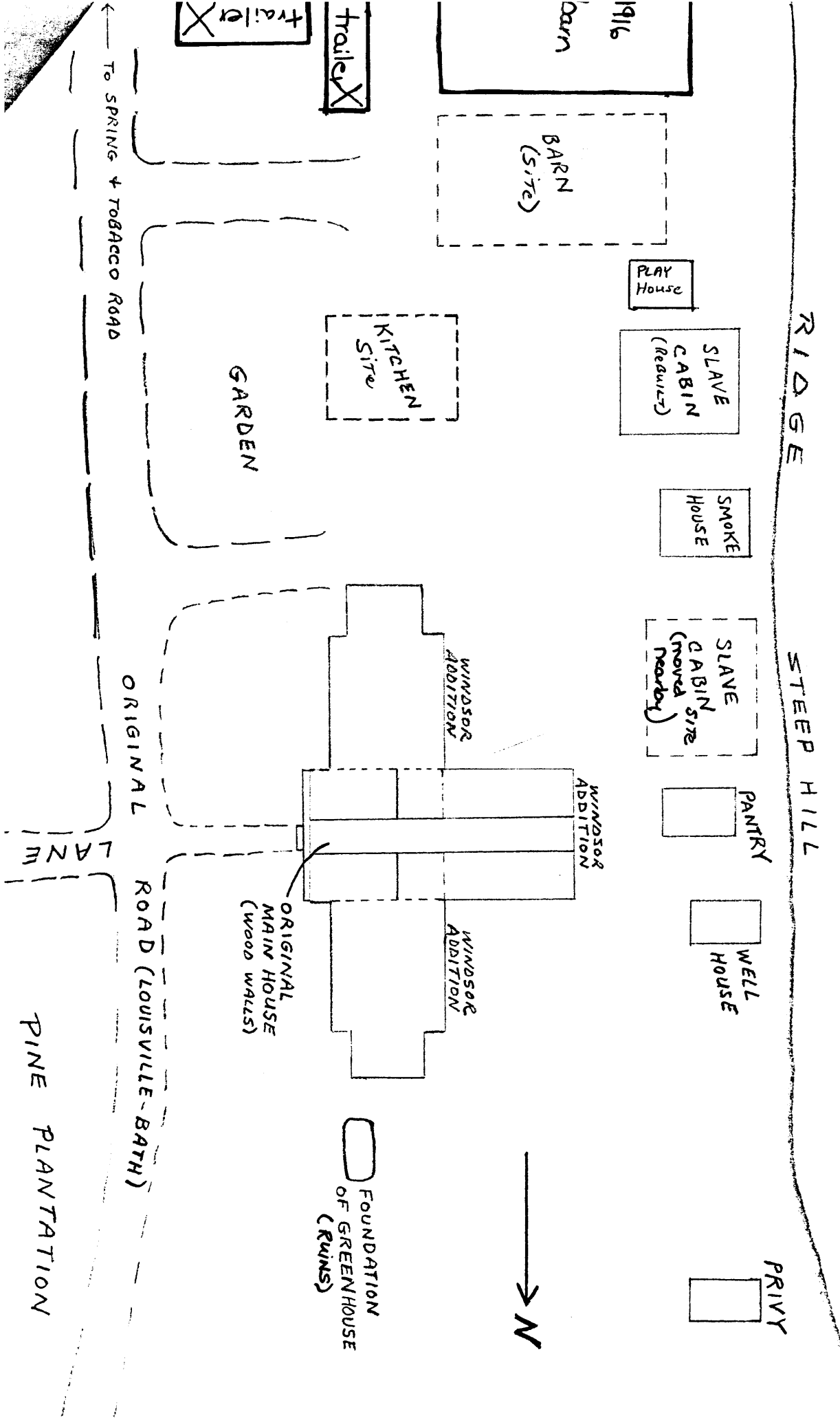
Scale: not to scale

Source: Drawn by Kenneth Kitchen and annotated by Carolyn S. Brooks

Date: Updated 1986

Key: The outbuildings and their usages are marked directly on the plan.

All properties are historic unless marked with an "X" for non-contributing



Lot SPRING

→ N

To SPRING + TOBACCO ROAD

ORIGINAL

ROAD (LOUISVILLE-BATH)

PINE PLANTATION

ORIGINAL MAIN HOUSE (WOOD WALLS)

FOUNDATION OF GREENHOUSE (RUINS)

WINDSOR ADDITION

WINDSOR ADDITION

WINDSOR ADDITION

SLAVE CABIN (moved site nearby)

SLAVE CABIN (Rebuilt)

SMOKE HOUSE

PANTRY

WELL HOUSE

PRIVY

KITCHEN Site

GARDEN

BARN (Site)

1916 Barn

trailer X

trailer X

Floor Plan

SECLUSAVAL AND WINDSOR SPRING

Hepzibah Vicinity, Richmond County, Georgia

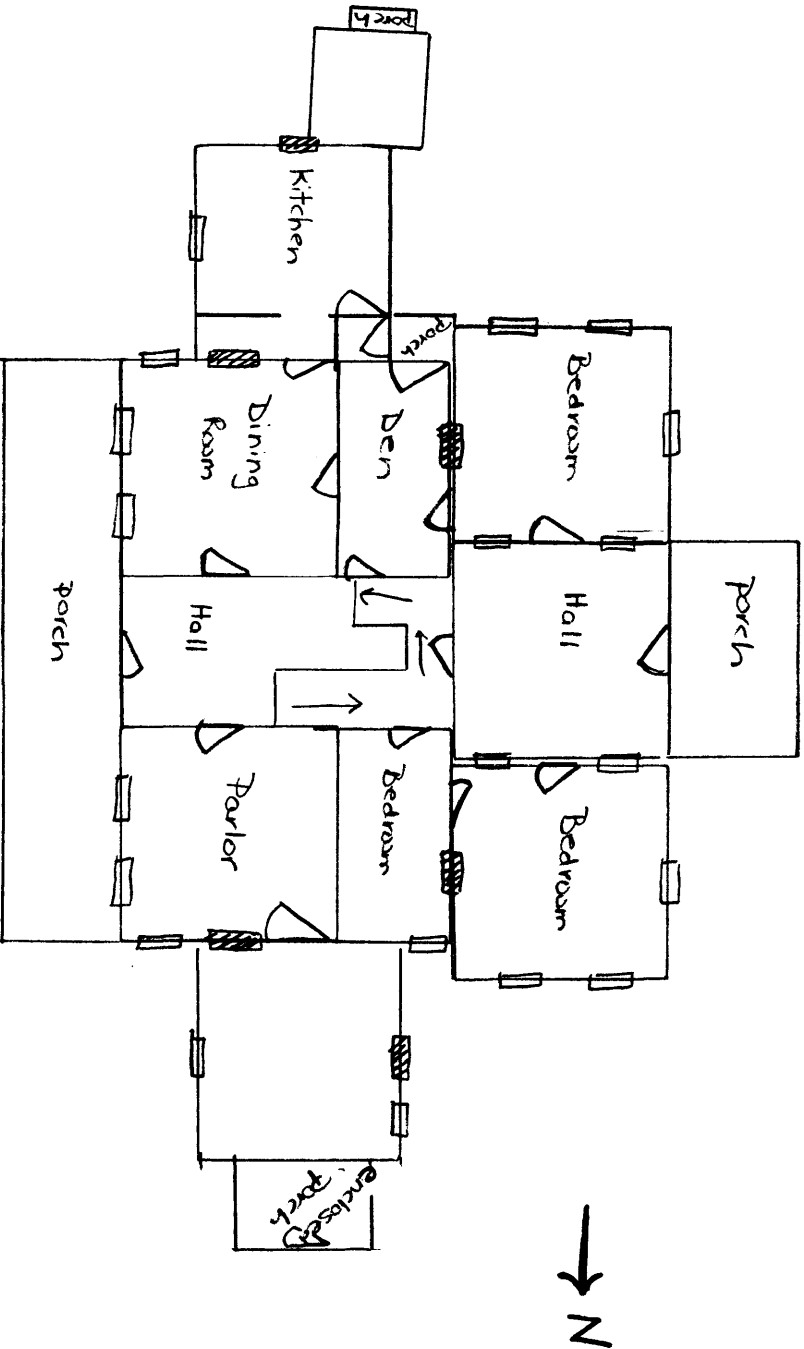
Scale: not to scale

Source: Drawn by Carolyn S. Brooks

Date: 1986

Key: First Floor, Seclusaval

Room usage is labeled on the plan.



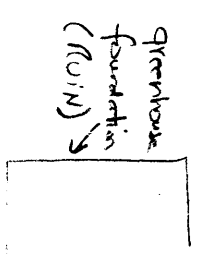
First Floor Plan



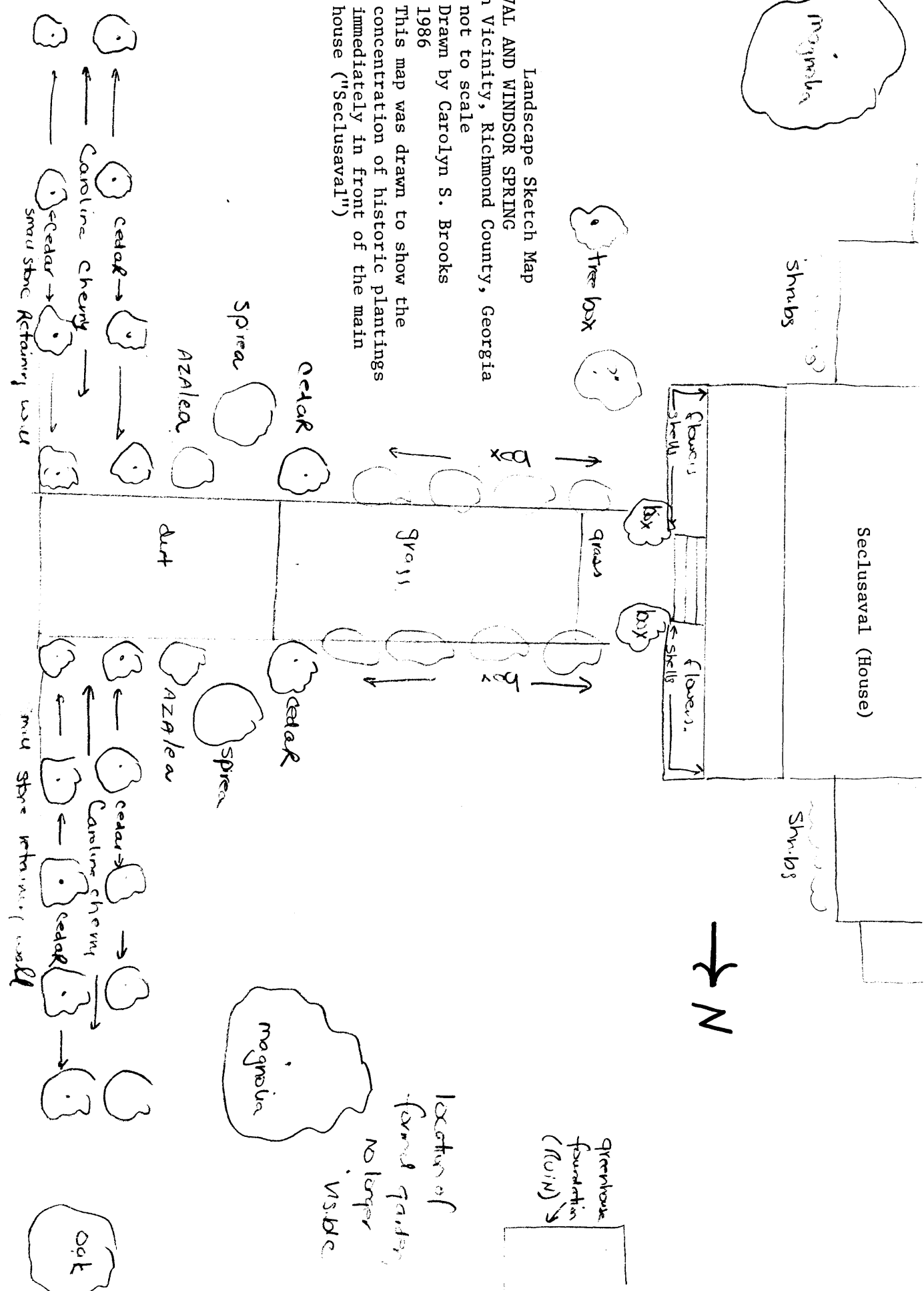
Shrubs

Seclusaval (House)

Shrubs



Landscape Sketch Map
 SECLUSAVAL AND WINDSOR SPRING
 Hepzibah Vicinity, Richmond County, Georgia
 Scale: not to scale
 Source: Drawn by Carolyn S. Brooks
 Date: 1986
 Key: This map was drawn to show the concentration of historic plantings immediately in front of the main house ("Seclusaval")



Road (Old Road Bed)