

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Rozier, Louis J. and Harriet, House

other names/site number N/A

2. Location

street & number 322 W. Clement [N/A] not for publication

city or town DeSoto [N/A] vicinity

state Missouri code MO county Jefferson code 099 zip code 63020

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 [].)

Mark A Miles
Signature of certifying official/Title Mark A. Miles/Deputy SHPO

16 FEB 2006
Date

Missouri 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 for additional comments [].)

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

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
See continuation sheet [].

5. Classification

| Ownership of Property | Category of Property | Number of Resources within Property | |
|---|---|-------------------------------------|-----------------|
| | | Contributing | Noncontributing |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | 1 | buildings |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district | | sites |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | | structures |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | | objects |
| | <input type="checkbox"/> object | | |
| | | 1 | Total |

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function
 RESIDENTIAL/Single Dwelling

Current Functions
 RESIDENTIAL/Single Dwelling

7. Description

Architectural Classification
 LATE VICTORIAN/Queen Anne

Materials
 foundation Stone
 walls Wood
 roof asphalt
 other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

- 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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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.

Areas of Significance

Architecture

Periods of Significance

1887

Significant Dates

1887

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Handcock, Charles Henry Rains

Narrative Statement of Significance

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

9. Major Bibliographic 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:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository: _____

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

A. Zone Easting Northing
15 714060 4223725

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[] 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 Karen Bode Baxter, Mandy Ford, Timothy P. Maloney

organization Karen Bode Baxter, Private Historic Consultant date 7 February, 2006

street & number 5811 Delor telephone (314) 353-0593

city or town Saint Louis state MO zip code 63109

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 SHPO or FPO.)

name Clayton Investment Corporation, Robert Wood, Acting Member

street & number 625 Euclid, Suite 600 telephone (314) 645-6033

city or town Saint Louis state MO zip code 63108

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Narrative Description

SUMMARY

The Rozier, Louis J. and Harriet, House built in 1887, faces south from 322 West Clement in the older, southern portion of the city of De Soto, Missouri (Jefferson County), which is about forty miles south of St. Louis. The property is in a residential area located near the top of a hill and encompasses the northeast corner lot at the intersection of West Clement and Fourth Street. The other houses in this area represent a wide variety of styles and eras, but most have been altered and none approach the detailing of the Rozier House. The house is setback from the street and sits at the center of the property, with a large yard extending around the house and sidewalks along the front and west sides. A non-historic, unpaved driveway has been added along the south property line; extending from Fourth Street to the west side of the rear porch is a narrow, ribbon driveway that was historically used for coal delivery. This asymmetrical, two-story, Queen Anne style house is an excellent example of the spindlework subtype with a hipped roof and lower cross gables. The rock-faced, ashlar limestone foundation supports the wood-framed house, which has a flared second story and is clad with alternating bands of clapboard and fish scale shingles with narrow wood pilasters along some corners for added emphasis. Further embellishment can be seen in the sunbursts in the eaves of the gable ends, stained glass windows, and delicate spindlework detailing. There are three separate porches: a one-story, full-width, L-shaped, front porch with an extension at the west end, a smaller rear porch (north side), and a covered landing with handrails on the east side. The house retains most of its original, double-hung, one over one, wood sashed windows as well as the original eight-light casement windows in the attic and decorative stained glass windows above the front doors and along the stairs leading up to the second floor.

FAÇADE

The house faces south onto West Clement with the west half being a slightly projecting, two-story, end gabled bay; the east side of the façade is slightly narrower and less elaborate. A full width, one story porch spans the length of the façade and extends at an obtuse angle approximately eight feet out from the southwest corner of the house. Although the dimensions and materials of this porch appear to be historic, the porch floor and steps are concrete and the foundation beneath is concrete block. The porch section parallel to the house has a shed roof which intersects the gabled roof of the extension area in the center of the west bay. The shingled porch roof overhangs slightly with sunburst detailing in the recessed eaves. Lace-like brackets support the beaded spindlework frieze just below the roofline. A beadboard ceiling further accents the front porch. The full-height support posts on either side of the front steps are square but the other supports are full-height, delicately turned posts that intersect the simple railing that surrounds the porch. There is a wood framed, one over one, doublehung sashed window with a simple wood surround on the first floor that is centered in the west bay with a nearly aligned window on the second floor. The front entrance is centered in the east side of the façade with a wood sash window centered above on the second floor. The paired wood doors have inset square and rectangular detailing below a single large pane of glass set into the upper portions. The stained glass transom above the doors is finely detailed with brightly colored panes. The second floor one over one wood sashed windows have large panes of glass supported by a vertical metal post (probably original or an early modification) that gives the windows added strength. There is a small, eight-light, casement window in the attic level, inset below the projecting cross gable. The gable end is accented with decorative scrollwork brackets along the sides, which project out from the house and brackets that highlight the sunburst at the apex of the roof.

WEST ELEVATION

Facing Fourth Street, the west elevation is much more asymmetrical but it does continue much of the ornamentation used on the façade. The south end is long (reflecting the living room or parlor on the first floor and master bedroom on the second) and has vertically aligned wood sash windows positioned off centered toward the adjacent gable bay. At the center of the west elevation is a two story, end gabled bay. The first floor of this bay is canted with a single, one over one, wood sashed window on each side. Paired casement windows are centered between the side windows and wavy scrollwork creates a hood for the side windows and adds emphasis to the flared, rectangular second story. The second floor has a single window that is vertically aligned with the window below and the eight-light, casement window above (in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Narrative Description (continued)

the attic). Ornamentation at the gable is pared down from the façade, although the projecting eave scrollwork is the same. The sunburst at the apex is also repeated, but it is flush with the building and angled clapboard sections accent the space around the attic window. The north end behind the gabled bay is rather narrow with a one over one, double-hung, replacement window on the first floor and a rectangular, nine-light casement window centered above on the second floor.

NORTH ELEVATION

The north (rear) elevation has very little ornamentation. Historically the rear elevation had a one-story, shed roofed porch, smaller but similar in detailing to the front porch. The historic rear porch had been converted into a poorly constructed enclosed two story space in recent years. It is built on top of the coal room's foundation which is constructed of older concrete block with a stucco veneer and scored to look like stone, indicating the original porch dimensions. In addition, other physical evidence revealed the one story height of the shed roof; at the beginning of the current historic rehabilitation project, the addition was removed and the porch reconstructed on the basis of this evidence. The historic first floor rear doorway with a two-light transom is still intact. Basement access is located below the rear porch, on the east side; it has sloped side walls (for a cellar door) to the north end of the coal room.

EAST ELEVATION

The east elevation continues the Queen Anne style of varied openings and detailing. The south (front) end of the first floor has a single, one over one, doublehung wood sashed window with non-historic shutters (to be removed as part of the current renovations). At the north end of this section is a double-hung, wood sashed, stained glass window. The side entry porch is centered on this elevation where an interior corner is created by the intersecting two story gabled projection of the rear section. Above the wood, one story, side porch are sashed, stained glass windows, the slightly narrower, stained glass window around the corner, facing the front. This porch has nonhistoric concrete steps, which provide access on the south side, and a concrete landing. There are two porch supports along the east end of the porch; these posts and the pilasters on the other corners are square with routed vertical detailing and horizontal beading to create sections. Although the original balustrade was missing, physical evidence provided details to recreate a simple balustrade with flat balusters. A beaded spindlework frieze with arched brackets is suspended just below the hipped roof; a beadboard ceiling further accents the porch. The canted, side entry to the house is slightly raised and its door has two vertical lights with two panels below. The north end of this elevation has four, unevenly spaced windows, two on each floor. The window centered on the first floor of this section is a two over two, doublehung, wood sashed window with a smaller, one over one, doublehung wood sashed window to its north. The second floor windows are both one over one sashes and replicate the size of the first floor windows but they are not vertically aligned with one another.

INTERIOR FEATURES

The interior of the house is arranged much the same as it was when it was originally built (although at some point it was modified into a two-family residence). Much of the original beaded pilaster casings, three-member baseboards, corner blocks with a projecting bulls eye design and base blocks remain intact. The south entry leads into a large foyer, with a typical Queen Anne style spindlework balustrade on the staircase along the east wall. As is typical of houses built at the end of the nineteenth century, the doors and trim on the first floor were often more elaborate or had a more expensive finish than those on the upper floors. There are two sets of original pocket doors (with their original hardware) remaining on the first floor, both sets lead into the parlor. These stained, six panel, wood doors (two square sections above and below two vertical panels) employ a faux graining technique for the panels to give the appearance of a more expensive type of wood, when in fact, the panels are actually made of lower quality of wood. The side entrance connects to the rear of the front hall and the door to the kitchen. The second floor was designed with a central hallway and has two large bedrooms on the west side and two smaller bedrooms on the east side with the stairs and a small bath in the center. The third floor (attic space) is partially finished and has much simpler trim and doors than the rest of the house.

United States Department of the Interior
National Park Service

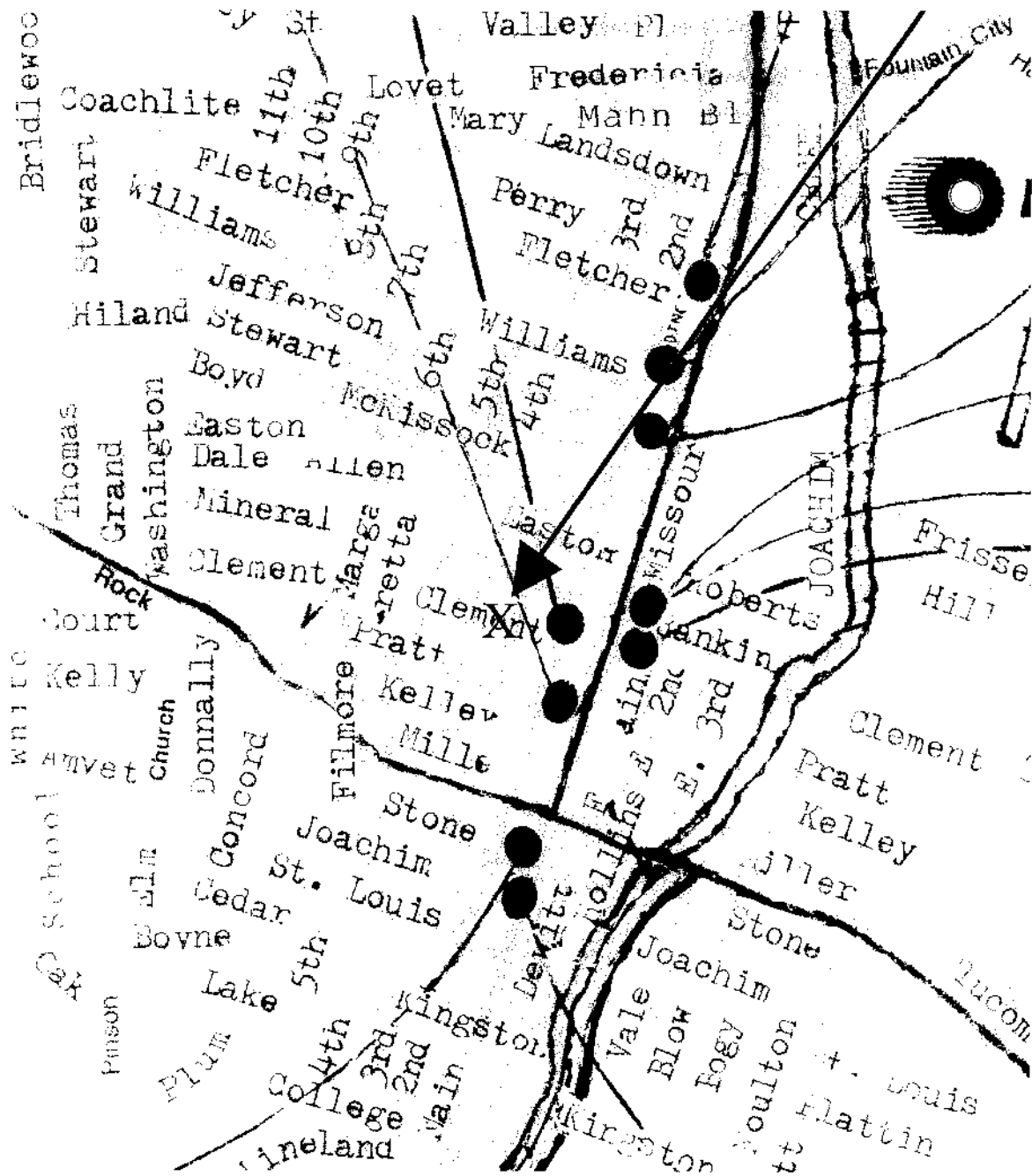
National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Map of City of DeSoto, MO

Locating Property



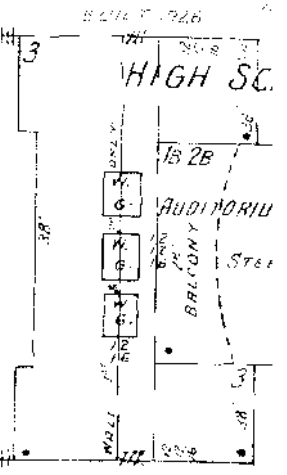
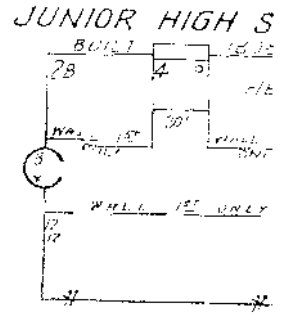
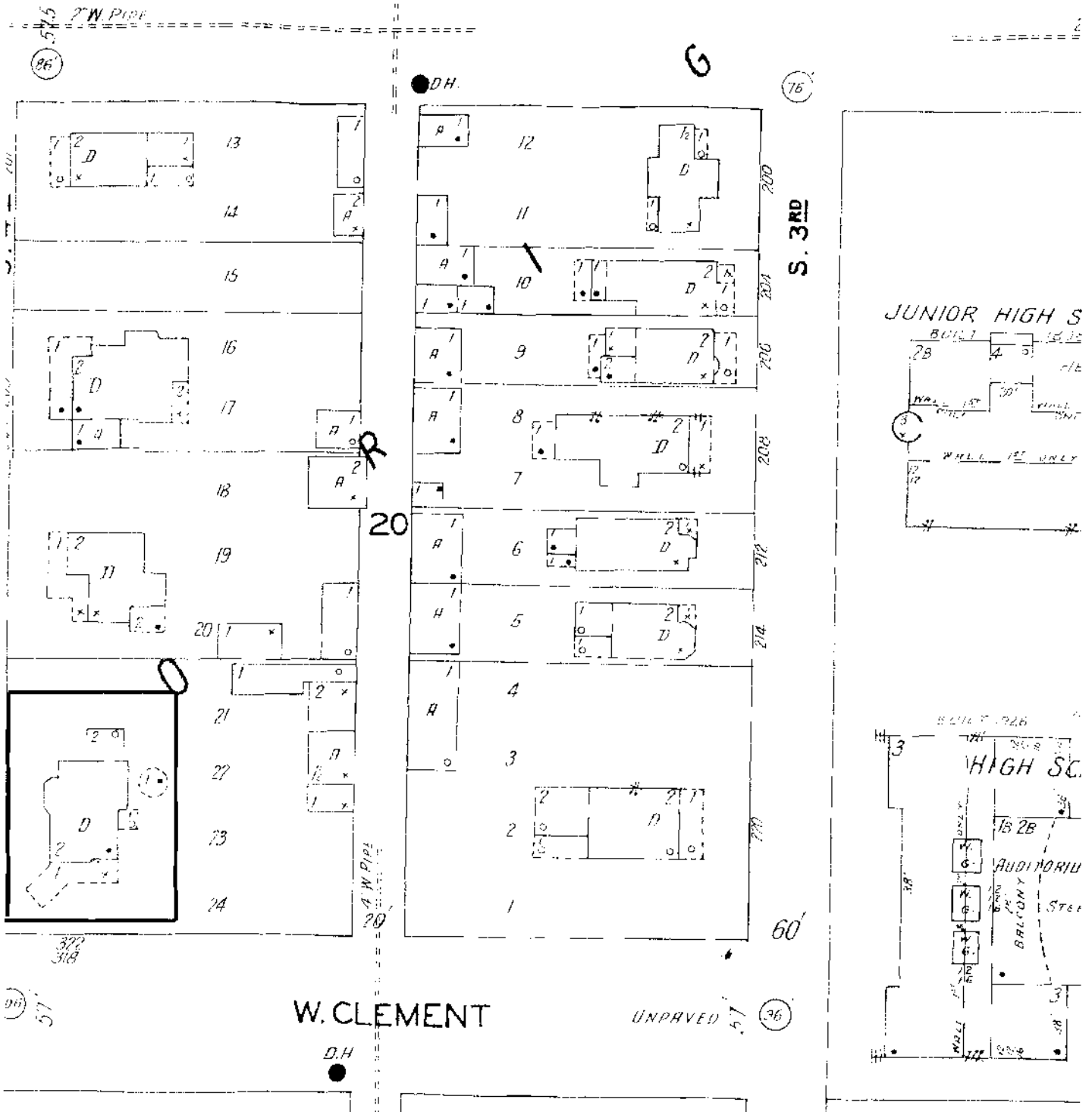
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Site Plan of Property



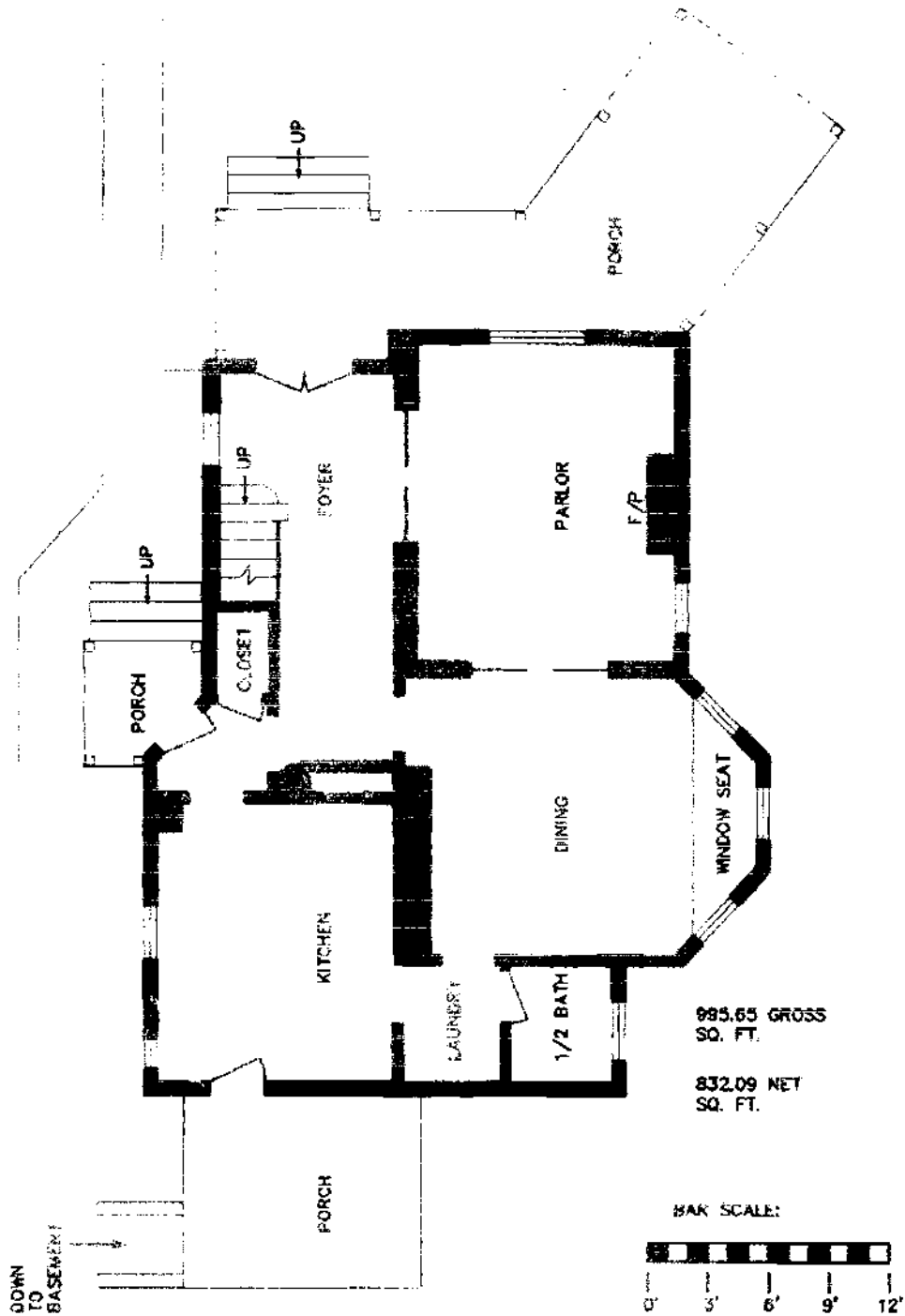
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

First Story Floor Plan



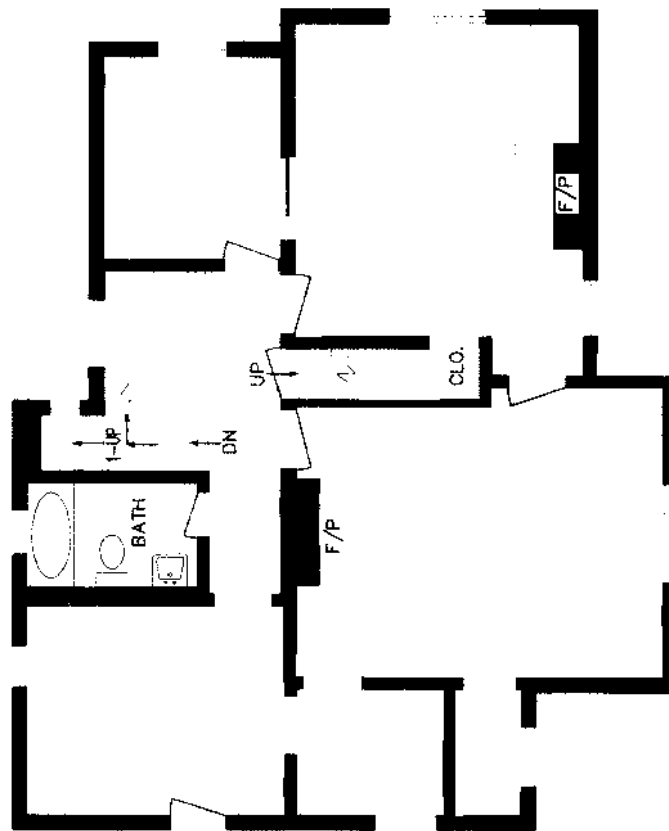
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

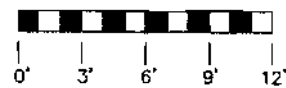
Second Story Floor Plan



1026.47 GROSS
SQ. FT.

879.09 NET
SQ. FT.

BAR SCALE:



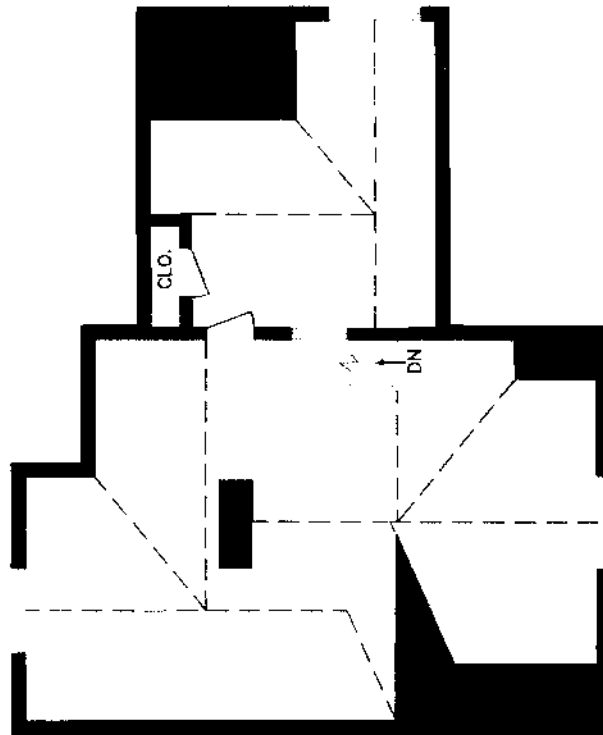
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Third Story Floor Plan



753.62 GROSS
SQ. FT.

591.77 NET
SQ. FT.

BAR SCALE:



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Narrative Statement of Significance

SUMMARY

The Louis J. and Harriet Rozier House, located at 322 West Clement in Desoto, Missouri, is locally significant under Criterion C: Architecture with a period of significance of 1887. The house, completed in 1887 according to the designs of Charles Henry Rains Handcock and built by Handcock and Pyle, is one of just a few spindlework Queen Anne style houses in Desoto, and one of the only examples that retains its historic integrity. The Louise J. and Harriet Rozier House was built at a time when DeSoto was beginning to grow into one of the larger towns in the area. The house was built just five years after the Saint Louis, Iron Mountain, and Southern Railroad opened the company's car works and machine shops in DeSoto, a development that encouraged rapid growth in the burgeoning city. The Louis J. and Harriet Rozier House, as one of the more expensive and elaborate houses in the city, is one of the best examples of the Queen Anne style in DeSoto. This house is not only a nearly pristine, excellent example of the spindlework subtype of a Queen Anne style home with excellent historic integrity in an area where such homes, both in style and integrity are rare, it also serves as a visual reminder of the early growth of DeSoto inspired by the arrival of the of the railroad yards, which helped draw money and people into the city.

BUILDING HISTORY AND ARCHITECTURAL LEGACY

The Louis J. and Harriet Rozier House is one of the largest Queen Anne homes in DeSoto, where most homes are much smaller or simpler in design, and most have now lost many of the distinctive details that characterize this style. The Rozier House utilizes the characteristic hipped roof with lower cross gables, multiple and varied porches, and asymmetrical exterior design that help identify most Queen Anne designs. The position of a prominent feature at a front corner of the house is a common design element in Queen Anne houses. It is most often executed with a tall corner tower, rather than the long rectangular extension of the front porch, canted at the corner with the pedimented gable facing the street corner, as is found on the Rozier House. Exterior details identify this as the spindlework subtype of the Queen Anne style, including: a beaded spindlework frieze on the canted front porch, the lace-like bracketry on the porch supports, turned porch posts, bands of clapboard and fish scale shingles, sunburst designs in the gable ends, and stained glass windows on the entry transom and at the stair landing. The Queen Anne style was popular with construction companies and lumber dealers in the late nineteenth century, in part because the same house form (a hipped roof with cross gables) could be embellished with a wide variety of decorative details (such as the spindlework friezes, sunbursts, and turned porch posts) and by varying the size and configuration of porches and bay windows as found in the design of the Rozier House, a plan that is unique in DeSoto as a result. This approach by construction companies had the effect of Americanizing the style, and adapting it to the American landscape, both architecturally and culturally. Middle class families could have homes built in the same style as upper class families, and with many of the same features. The economies of scale made it possible for the lumber yards and construction companies to offer houses that appeared to be unique designs at reasonable prices affordable to more than just the wealthiest families. In addition, the proximity to the railroad just blocks downhill in DeSoto made shipment of these materials cost effective, allowing for greater design variation and detail, as well as a more spacious layout for the Roziers. The distinct look of Queen Anne style homes also meant that the Rozier house was and continues to be one of the most recognizable houses in DeSoto. By taking advantage of the affordability of this highly detailed style, Louis J. and Harriet Rozier were able to build one of the most architecturally detailed and recognizable houses in DeSoto.

The Louis J. and Harriet Rozier House was designed by Charles Henry Rains Handcock of Handcock and Pyle, a company that dealt in lumber as well as working as contractors and builders out of Union, in neighboring Franklin County, Missouri. The company later changed its name to Handcock and Hemme. The house was completed in 1887 for \$4,500. After the completion of the house, Louis Rozier lived there until his death in 1909. Even after Louis Rozier died, his wife, Harriet, continued to live in the house into the 1910s. By the 1930s, Robert Hearst lived in the house, which had had its address changed from 318 West Clement to 322 West Clement in 1938. By 1945 George M. Vaught lived in the house and resided there through the end of the 1940s. Mrs. Neil Watson then owned the property and later sold it to Mr. and Mrs. Frank Young.¹

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Section number 8 Page 9

Narrative Statement of Significance (continued)

LOUIS ROZIER

Louis J. Rozier was the superintendent and secretary of the Valle Mining Company, a lead mine started by Batise Valle, Louis's maternal grandfather. Located nine miles southeast of DeSoto, Missouri, the mine straddled the border between Jefferson and Saint Francois Counties, near the present day community of Valles Mines. Rozier was born in 1852 to Felix Rozier, the president of the Valle Mining Company and son of Ferdinand Rozier who had come from France to open a general store with John Audubon, who Rozier eventually bought out when Audubon started his second career as a renowned ornithologist and naturalist. Louis started working in the mines as a clerk and general assistant and was made superintendent of the mines in 1874. He became secretary of the mines in 1884 and remained in both positions. Louis Rozier was also the road overseer for Jefferson County's Road District Number 13 in 1879. Rozier had six children, one of whom died in infancy and another in her twenties. The oldest son, Joseph, was in a group of five men from DeSoto who joined the Klondike Gold Rush, returning safely to DeSoto years later. Rozier's position with the mine as one of the executives provided a salary that allowed Rozier to build a house in DeSoto. The mine itself was almost ten miles away from DeSoto, at a time before the invention of the automobile. Despite this long commute, made shorter by the railroad spurs to the mines, Rozier still chose to build in DeSoto because the Valles Mines settlement was little more than a camp town without the amenities available in DeSoto. DeSoto's rapidly developing railroad maintenance industry also promised continued growth. These advantages must have led Rozier to live nine miles away from the mines, where he and his family could enjoy the amenities of living in a growing small city. Louis Rozier died in 1909 leaving behind his widow, Harriet, who continued to live in the home they built together.²

DESOTO HISTORIC DEVELOPMENT

DeSoto, Missouri is located in Jefferson County, approximately forty miles south of Saint Louis. The first European settlements in the area were established near Kimswick and the salt mines in the area.³ The first known settler in what would later become DeSoto was Isaac Van Metre, who built a cabin near what is now Main and Stone Streets in 1803.⁴ Van Metre built his cabin on land that was granted to Walter De Witt by the Spanish Governor in 1800, but it was not surveyed until 1804 (after the United States acquired the Louisiana Purchase), after which Van Meter sold out to De Witt.⁵ De Witt had a large household, with an extensive family and fifteen slaves on his estate, but by 1818 he had moved out of the area to parts unknown.⁶ Rufus Easton also received a land grant from the Spanish government (both grants were confirmed by Congress in 1816)⁷ in what would become DeSoto. Besides these two men, Edward Butler, Robert and Green De Witt (Walter's brothers), George Hammond, William Russell, G. J. Johnson, Ammon Knighton, Thorton Jarvis, Thomas C. Fletcher, and Louis Rankin were also some of the earliest landowners in the small community. The area was almost entirely of French descent until the 1850s, when English and Irish settlers started to arrive in the area.⁸ During this time, the isolated community survived on mining and agriculture for its financial well being.⁹ In the 1850s, the area began to grow. In 1855, the first-known major business was established when Colonel John W. Fletcher constructed a saw mill near where the railroad machine shops now stand.¹⁰ Two years later, in 1857, Thomas C. Fletcher, later governor of Missouri, and Louis James Rankin platted DeSoto.

Fletcher and Rankin were influenced by the decision of a group of Saint Louis businessmen on March 3, 1851 to build a railroad from Saint Louis south to Pilot Knob and on to Iron Mountain. This railroad, known as the Iron Mountain Railroad (later the St. Louis, Iron Mountain and Southern Railroad), began construction in 1853. By 1857, the railroad was approaching DeSoto, and Thomas Fletcher saw a business opportunity. He and Rankin (his brother-in-law) began to buy as much land as they could, so that as the railroad approached, they were ready to present their plan to the railroad. The plan consisted of presenting the railroad with a town where the railroad could have land for its uses.¹¹ The tracks reached DeSoto on September 27, 1857. On October 20th of that year, the first passenger train pulled into DeSoto; the same day the post office was established.¹² The next spring, Rankin and Fletcher offered to build a station for the railroad in DeSoto, at their own expense. The railroad quickly agreed, and in 1859 the DeSoto depot became the property of the railroad. Even as Rankin and Fletcher were beginning work on the station, they also started selling lots. On May 1, 1858, E. M. Boley bought lots 11 and 12 of Block 7 and erected the first business house in DeSoto, a saloon he sold the next year.¹³

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Narrative Statement of Significance (continued)

DeSoto's population did not initially grow quickly, in large part because of upheaval caused by the Civil War. The location of DeSoto in southern Missouri often led to fierce "guerrilla" warfare in the area, in part caused by disputes over control of the railroad line, which hindered growth and development even further. Despite the hardships faced by the people of DeSoto during the Civil War, the town emerged from the bloodshed positioned to see some of the most dynamic growth in the city's history. This growth started in earnest in 1869, when the petition for township was certified as signed by the requisite two-thirds of the population. DeSoto was officially incorporated as the Town of DeSoto.¹⁴ The greatest source of DeSoto's growth was still to come.

In 1872, only three years later, the railroad company began negotiations to establish a roundhouse for repair and maintenance of locomotives in DeSoto, with the possibility of later opening a machine shop in the area. To attract the roundhouse and potential machine shop, the town of DeSoto agreed to give the railroad land in the center of town. To achieve this goal legally, the town was temporarily disincorporated on August 12, 1872 and re-incorporated the same day, but excluding the land for the railroad while extending the town limits, which also assured the railroad that it would not be taxed by the city for the land or improvements upon the land.¹⁵ On August 31, 1872, the people of DeSoto held a referendum and passed a bond issue that were to raise \$25,000. The bonds (issued at ten percent) would purchase and donate the land to the railroad. The bonds were first issued on October 1, 1872 and the railroad happily accepted the donated land for use as a roundhouse and by 1878 decided to build its car works and machine shops in DeSoto as well.¹⁶

Six years later, by March 1878, DeSoto had grown large enough that it was designated a city of the fourth class.¹⁷ Despite the increased growth, there were still setbacks to the development of the town. In 1882, conflicts over the city's handling of its bond debt spurred C. C. Fletcher, George Rathburn and others to bring suit against the city. The case resulted in the dissolution of the DeSoto city government. DeSoto reincorporated in February, 1883, though the new government was still hindered by the bond debt issues. Finally, in October of 1886, the residents of the city voted on a plan to fund the debt payments and DeSoto continued to grow unimpeded.¹⁸

The railroad related businesses and the jobs, as well as all the support jobs that developed in town because of the increase in population, helped to fuel further growth. By 1900, DeSoto had a population of over 7000 people, compared to the less than 200 people when the Civil War started or even the 3500-4000 people in DeSoto by 1888, just six years after the car works and machine shop opened.¹⁹ The railroad car works, locomotive shop (built in 1878) and the roundhouse were an integral part of the local economy. The car works employed 150 men and had a monthly payroll of \$8000 and the machine shop employed 250 men with a payroll of \$14,000 a month.²⁰

In addition to the direct economic benefits the railroad brought to DeSoto, the development of the railroad also brought indirect economic benefits to the region. The first of these benefits was the transportation offered by the railroad. The area around DeSoto was not only home to the Valles Mines, but also a number of other lead mines and even some salt mines. The railroads helped to increase the profitability of these mines by providing fast and relatively inexpensive transportation to markets. The mines developed from a small scale industry into the largest industry in the area. This growth was made possible by the development of the railroads since ore is a bulky product and difficult to ship to market. With the development of the railroads, there were now options other than relying on river traffic to get the ore to market, decreasing the cost of transportation and increasing the profits from the sale of the ore.

The growth of the mines and the railroad operations helped DeSoto develop quickly. This growth is demonstrated by the construction of the Louis J. and Harriet Rozier House. The large and elegant home is one of the more elaborate houses in DeSoto, but the very fact it was constructed in DeSoto is a sign of the growth of the community. In the decade before the house was constructed in 1887, the city had grown by almost four thousand people, creating a small urban community in an area that had been very rural. Before the development of the railroad and the growth of the mines, houses of the size and detail of the Louis J. and Harriet Rozier House would have been almost unbelievable. As DeSoto grew, such houses became more reasonable, and the Louis J. and Harriet Rozier House helps to demonstrate the growth of DeSoto after the railroad facilities were completed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Narrative Statement of Significance (continued)

The railroads were an integral part of the city and instrumental in the city's growth. The railroad tracks themselves were designed to be the center of town and, as expected by DeSoto's founders, the business district developed parallel to and west of the railroad tracks. Most of the people, however, preferred to live above their businesses on top of the tall bluff that ran parallel and west behind the business district, rather than on the larger lots on low land as Fletcher and Rankin envisioned.²¹ This natural development pattern helped shape the city, as people only began to move to the lower lands to the east after the bluff began to fill, creating an economically diverse community on top of the bluff. It was during this earlier period of post-railroad development that Rozier built his house on the bluffs, far from the mines where he worked, but in the midst of a growing city. This development also means that much of DeSoto's historic architecture is economically diverse. The large lots near the creek on the east of the tracks may not have become the area where the most affluent residents built their houses, preferring the high ground on the bluffs, but the wealthiest members of town were not the only people who purchased on the bluffs. The smaller lots were affordable because of the size, but they were still more desirable than the large lots to the east of the creek because of the location. As a result, houses range from small one story houses built according to plan book designs to three story houses designed by renowned architects on the same block. This pattern of development further highlights the architectural significance of the Louis J. and Harriet Rozier House because it is the only elaborate home on its block, although nearby blocks also occasionally have one or two elaborate homes in the midst of more modest homes.

The development of the rail yards and car works inspired growth in the town not connected to the railroad. It turned DeSoto into the major population center in the area. The influx of people into DeSoto after the construction of the rail car works not only included people working in the rail car works and machine shop, it also included many shop keepers and other small business owners who saw a population base large enough to support a business. The growth also included those who did not necessarily work in DeSoto or start a business there but also those who worked for concerns in nearby towns or in more rural areas where no towns were nearby, such as the mines surrounding the area. The railroad's car works helped turn DeSoto from a sleepy village into a population center with an ever larger trade area. This growth also saw the construction of more elaborate houses such as the Queen Anne style Louis J. and Harriet Rozier House.

FOOTNOTES

¹ Eddie Miller, *As You Were*, (DeSoto: Desoto Press, 1968), 63; *DeSoto Telephone Directory*, (DeSoto: The DeSoto Press, 1897) 82, *DeSoto Telephone Directory*, (DeSoto: The DeSoto Press, 1901) 17; *DeSoto Telephone Directory*, (DeSoto: The DeSoto Press, 1907) 454; *DeSoto Telephone Directory*, (DeSoto: The DeSoto Press, 1911) 61-62; *DeSoto Telephone Directory*, (DeSoto: The DeSoto Press, 1926) n.p.; *DeSoto Telephone Directory*, (DeSoto: The DeSoto Press, 1938) n.p.; *DeSoto Telephone Directory*, (DeSoto: The DeSoto Press, 1945) n.p. *DeSoto Telephone Directory*, (DeSoto: The DeSoto Press, 1948) n.p.; *Desoto Public Library, Jefferson County History Book*, (DeSoto: Clippings Book from DeSoto Public Library.) N.D.

² "Louis Rozier Died Thursday," *Jefferson County Republican*, 22 January 1909, 1; DeSoto Public Library, "Biographical Sketch of Louis J. Rozier, Jefferson County, MO," <http://ftp.rootsweb.com/pub/usegenweb/mo/jefferson/bios/r26000007.txt>, accessed 11 January, 2005. Miller, 63, 154-156; *History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties*, (Cape Girardeau: Ramfire Press, 1958) reprint of Chicago: Goodspeed Publishing Co., 1888) 945-947, DeSoto Public Library, Desoto History Clippings File, "Valle Ancestry Chart," N.D.

³ Betty Olson, "DeSoto, Missouri History List," *Jefferson County History Book, DeSoto Public Library Clippings Notebook*, (DeSoto: DeSoto Public Library, February 1976), 58-59.

⁴ Betty Olson, "A History of DeSoto, Missouri." *Jefferson County History Book, DeSoto Public Library Clippings Notebook*, (DeSoto: DeSoto Public Library, February 1976), 54.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 12

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

FOOTNOTES (continued)

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ *History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties*, 431.

¹¹ Olson, "A History of DeSoto, Missouri," 55.

¹² Ibid.

¹³ Ibid.

¹⁴ *History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties*, 431; Olson, "A History of DeSoto, Missouri," 55.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ *History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties*, 432.

¹⁸ *History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties*, 432; Olson, "A History of DeSoto, Missouri," 56.

¹⁹ Olson, "A History of DeSoto, Missouri," 54, 56.

²⁰ *History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties*, 433; Olson, "A History of DeSoto, Missouri," 56.

²¹ Olson, "A History of DeSoto, Missouri," 55.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 13

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Bibliography

Baxter, Karen Bode. Desoto Windshield Survey. 23 September 2004.

DeSoto Public Library. "1880 Jefferson County Missouri Federal Census."

_____. "Biographical Sketch of Louis J. Rozier, Jefferson County, MO." <http://ftp.rootsweb.com/pub/usegenweb/ma/jefferson/bios/r26000007.txt>. accessed 11 January, 2005.

_____. "Cemetery Records of Jefferson County Missouri." MS Access Database. Accessed 21 September, 2004.

_____. "Desoto City Cemetery Burials." 1884 to 1929 from Coxwell Records.

_____. Desoto History Clipping File. "Jefferson County, Missouri Marriages, 1910-1915."

_____. Desoto History Clipping File. "Deaths from Jefferson County Newspapers, 18. 66-1920, Vol. 1, Vol. 2."

_____. Desoto History Clippings File. "Valle Ancestry Chart." n.d.

_____. *DeSoto Public Library, Clippings Notebook*. "Jefferson Watchman, Construction List." 11 January, 1884.

_____. *Jefferson County History Book*. Clippings Book from DeSoto Public Library. n.d.

_____. "Jefferson Democrat, Hillsboro, Jefferson County, Missouri." 17 October 1888. <http://ftp.rootsweb.com/pub/roots-1/messages/o2dec/172174>. accessed 11 January 2005.

_____. Jefferson Democrat. *Miscellaneous Items of Historic Interest, DeSoto Public Library, Clippings Notebook 4*. "Genealogical Material Abstracted From Jefferson Democrat." 20 April 1877-27 September 1878.

_____. *Miscellaneous Items of Historic Interest, DeSoto Public Library, Clippings Notebook 4*. "Genealogical Material Abstract." n.d.

_____. *Miscellaneous Items of Historic Interest, DeSoto Public Library, Clippings Notebook 14*. "Deaths and Births." n.d.

_____. Vertical Files. "Handcock, Charles Henry." 1944.

_____. *Miscellaneous Items of Historic Interest, DeSoto Public Library, Clippings Notebook 19*. "DeSoto, Missouri." n.d.

_____. Vertical Files. Handcock, Charles Henry. "Built aprox. 1879-1880 by Charles Rains Handcock." n.d.

_____. Vertical Files. Handcock, Charles Henry. "Charles Henry Rains Handcock and Marth "Armstrong" Handcock." n.d.

_____. Vertical Files. Handcock, Charles Henry. "Charles Rains Handcock Home on Peter Moore Lane." n.d.

_____. Vertical Files. Handcock, Charles Henry. "DeSoto News Briefs." n.d.

_____. Vertical Files. Handcock, Charles Henry. "Handcoke & Hemme, Contractors, Carpenters, and Builders." *The Watchman*, January 1884.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9,10 Page 14

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

Narrative Statement of Significance (continued)

- _____. Vertical File. "Handcock, Charles Henry, Jefferson County Missouri Atlas with lot owners." 1944.
- _____. Vertical Files. Handcock, Charles Henry. "Taken on My Birthday, 76 years." 12 July, 1910.
- _____. "Personal Property Tax Book for year 1911." 1884 to 1929 from Coxwell Records.
- _____. "St. Rose of Lima Catholic Church Marriage and Baptismal Records, St. Rose School Faculty, Class List." *Miscellaneous Items of Historic Interest, DeSoto Public Library, Clippings Notebook* 39, 23 October 1985.
- DeSoto Telephone Directory. DeSoto: The DeSoto Press. 1897, 1901, 1907, 1911, 1926, 1938, 1945, 1948.
- Eschbach, Walter L., and Malcolm C. Drummond. *Historic Sites of Jefferson County, Missouri*. The County Court of Jefferson County; Harland Bartholomew and Associates, 1968.
- Halleman, Dave. *Halleman's Interpretation of the 1876 Historical Atlas of Jefferson County, Missouri*. Jefferson County, Missouri: Jefferson County Historical Society, 1995.
- History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties*. Cape Girardeau: Ramfire Press, 1958 reprint of Chicago; Goodspeed Publishing Co., 1888.
- "Life History of a Well Known Man." *The DeSoto Press*. 3 February 1922, p1.
- "Louis Rozier Died Thursday." *Jefferson County Republican*, 22 January 1909, p1.
- Magre, Frank, Jean O'Brien, Geotech Corporation. "Jefferson County Historical Map." Jefferson County Heritage and Landmarks Society. n.d.
- Miller, Eddie. *As You Were*. DeSoto; Desoto Press, 1968.
- Olson, Betty. "DeSoto, Missouri History List," *Jefferson County History Book, DeSoto Public Library Clippings Notebook*. (February 1976) : 58-59.
- _____. "A History of DeSoto, Missouri." *Jefferson County History Book, DeSoto Public Library Clippings Notebook*. (February 1976) : 54-57.
- Rutledge, Zoe Booth. *Our Jefferson County Heritage: Reminiscences of Early Missouri*. Cape Girardeau: Ramfire Press, 1970.
- Sanborn Fire Insurance Map of DeSoto, Missouri. New York:Sanborn Map Company, 1927.
- Sanborn Fire Insurance Map of DeSoto, Missouri. New York:Sanborn Map Company, 1936.
- Winn, Kenneth H.. "A Guide to County and Municipal Records on Microfilm." Missouri State Archives. n.d.

Verbal Boundary Description

All of the West half of Lots Twenty-One (21), Twenty-two (22), Twenty-three (23) and Twenty-Four (24), Block Twenty (20), Original Town, now City of DeSoto, Missouri, as shown by plat on file in the Recorder Office of Jefferson County, Missouri.

Boundary Justification

These boundaries incorporate all of the property that has been historically associated with this building and the property's legal description.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Add'l Page 15

Rozier, Louis J. and Harriet, House
DeSoto, Jefferson County, MO

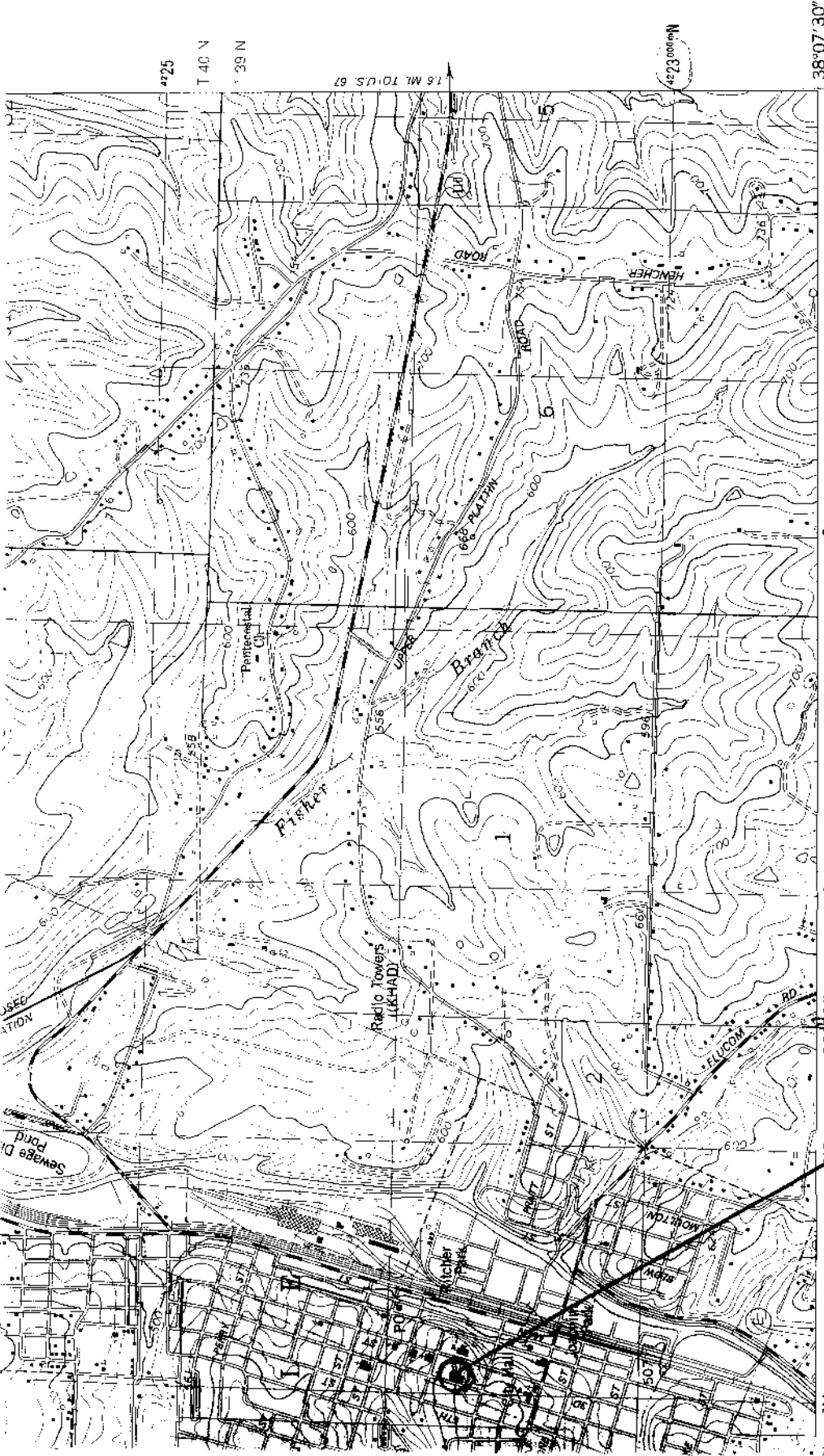
Photo Log

Photographer: Timothy P. Maloney

May 2004

Negatives with photographer: Karen Bode Baxter, 5811 Delor Street, St. Louis, MO 63109

- Photo #1: Exterior, Looking south at north and east elevations
- Photo #2: Exterior, Looking west at east elevation
- Photo #3: Exterior, Looking north at south and east elevations
- Photo #4: Interior, Looking north at main entry
- Photo #5: Interior, Detail: pocket doors in living room
- Photo #6: Interior, Detail: bay window and window seat in living room
- Photo #7: Interior, Detail: parlor fire place and mantel
- Photo #8: Interior, Detail: first floor staircase newel post
- Photo #9: Interior, Detail: stained glass window at second floor landing

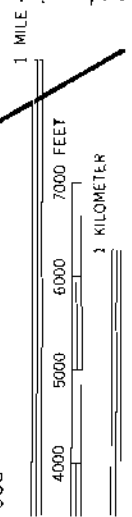


1:50,000
 1:62,500
 1:75,000
 1:100,000
 1:125,000
 1:150,000
 1:200,000
 1:250,000
 1:300,000
 1:400,000
 1:500,000
 1:600,000
 1:750,000
 1:1,000,000

(HALIFAX)
 7860 III SW

ROAD CLASSIFICATION

- Primary highway, hard surface _____
- Light-duty road, hard or improved surface _____
- Secondary highway, hard surface _____
- Unimproved road _____
- Interstate Route U. S. Route State Route



MAP ACCURACY STANDARDS
 COLORADO 80225, OR RESTON, VIRGINIA 22092,
 U.S. GEOLOGICAL SURVEY
 MAP DATUM OF 1929

MAP ACCURACY STANDARDS
 COLORADO 80225, OR RESTON, VIRGINIA 22092,
 U.S. GEOLOGICAL SURVEY
 MAP DATUM OF 1929



QUADRANGLE LOCATION

UTM Reference:
 15/714060/4223725
 Rozier, Louis J. and Harold House,
 DeSoto, Jefferson Co., Mo.

DE SOTO, MO.
 N3807.5 - W9030/7.5

1981

DMA 7860 II NE-SERIES V879



Rozier, Louis J, and Harriet House
Jefferson County, MO
Photo No. 1



Rozier, Louis J., and Harriet House
Jefferson County, MO
Photo No. 2



Rozier, Louis J., and Harriet House
Jefferson County, MO
Photo No. 3



Rozier, Louis J., and Harriet House
Jefferson County, MO
Photo No. 4



Rozier, Louis J., and Harriet House
Jefferson County, MO
Photo No. 5



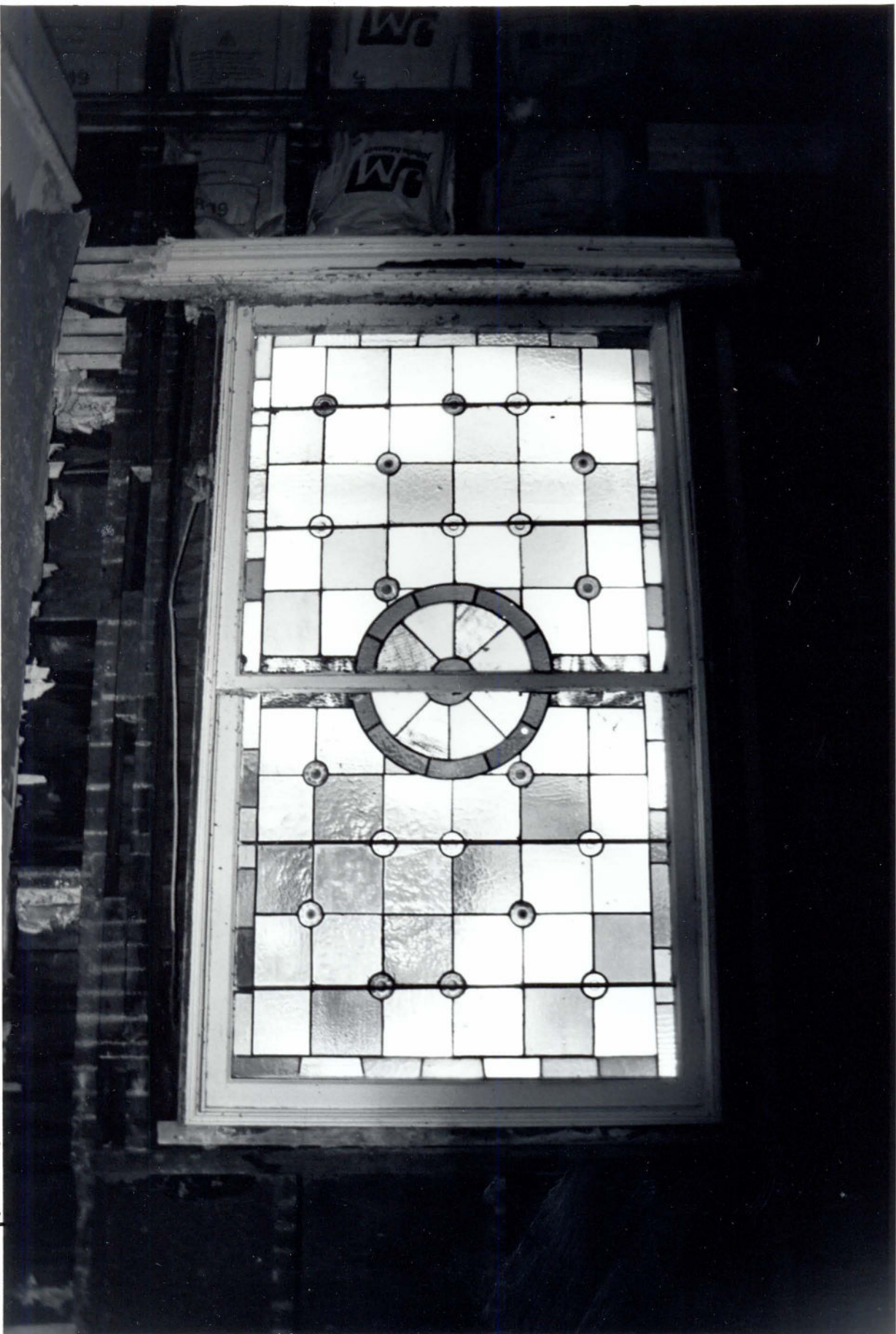
Rozier, Louis J., and Harriet House
Jefferson County, MO
Photo No. 6



Rozier, Louis J., and Harriet House
Jefferson County, MO
Photo No. 7



Rozier, Louis J., and Harriet House
Jefferson County, MO
Photo No. 8



Rozier, Louis S. and Harriet House
Jefferson County, Mo
photo No. 9