

ROSSWOOD PLANTATION

Designed and Built by David Shroder – 1857

2513 Red Lick Road, Lorman, MS 39096



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Listed price - \$1,150,000

*Important Greek Revival House in Lorman, Mississippi
Listed on the National Register of Historic Places in 1978
State of Mississippi Landmark in 1987*

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Introduction

I'm happy to announce the debut of this fine Greek Revival historic mansion, now on the market for the first time in almost 50 years! Located on almost 100 acres in prime timber and hunting country, this rural estate was for many years the famous Rosswood Bed & Breakfast. It can be used as a single-family home, bed & breakfast, or a very upscale hunting lodge. The house has 5 bedrooms and 5-1/2 baths, all within 6,197 of living space. The original floorplan is largely intact, as well as remarkable original, extraordinary architectural features with various forms of intricate, detailed moldings. A generous oak-tree lined drive leads up to the historic house, which is situated squarely in the middle of the almost 100-acre landholding, of which approximately 85 acres are harvestable timber.

This property was placed on the National Register of Historic Places in 1978 and was named to the prestigious Mississippi Landmark list in 1987. Nationally, these designations underscore the extraordinary significance and importance of this famous house. Rosswood has a very rare and unusual feature: the builder/architect of the house "David Shroder, Builder. '57" - signed his name over the door above the inside entrance. Look for this feature in photos farther below. Also, read on for historic tax credit information.

Finally, proof of funds or bank pre-approval is required before a showing is scheduled, allowing 48 hours lead time. Please be in touch as this remarkable property will sell!

*My best to you,
Peter Patout*

Property Overview

MAIN HOUSE: Total living SF is 6,197

PORCHES AND BALCONIES: 859 SF under roof

TOTAL SF: Under roof 7,056

BASEMENT: Double room with 833 SF

Attic: Importantly, accessible by a conventional staircase and could easily be finished out for additional storage space.

Original Brick Smokehouse: Encapsulated within the garage structure. There is an additional garage building with room for one car and additional storage space outside.

Large Red Barn: Measures 34' wide, 40' long, and 8.5' height. Attached chicken coop measures 16' wide, 24' long and 8' high.

HISTORIC TAX CREDITS

Investors can pursue historic preservation tax credits. State of Mississippi credits are 25% of the qualified renovation costs, and federal credits are 20% of qualified costs, for a total of 45%.

DISTANCE TO AIRPORTS

30-minute drive From Rosswood to the Natchez-Adams County Airport. It is 1 hour, 30 minutes from the Jackson regional airport to Rosswood and 2 hours from the Baton Rouge Metropolitan Airport.

LEGAL DESCRIPTION

from Jefferson County, MS GIS Portal viewer:

95.66 AC, PT SEC 43 N OF HWY 552, PIN #s 449 & 453
Approximately 85 acres are harvestable timber

ROOM LIST

1ST FLOOR

Central Hallway/Foyer	13'9" x 39'9"
Living Room	21'1" x 20'5"
Dining Room	21'2" x 20'8"
Family Room	21'1" x 20'4"
Primary Bedroom	21'1" x 20'10"
Primary Bathroom	10'9" x 11'0"
Half Bath	5'4" x 4'0"
Mudroom	12'2" x 5'11"
Sitting Room	16'4" x 11'0"
Breakfast	15'2" x 11'4"
Kitchen	12'5" x 10'11"
Pantry	8'3" x 11'11"
Laundry	8'3" x 7'4"
Office/Den	20'6" x 31'3"

INCLUSIONS

All attached light fixtures, draperies and their hardware and valences, appliances in kitchen and in laundry room, all Rosswood historical memorabilia, historical documents, photographs, and all other Rosswood ephemera.

2ND FLOOR

Southwest Guest Bedroom	21'1" x 21'0"
Bathroom	8'9" x 5'10"
Southeast Guest Bedroom	21'1" x 21'1"
Bathroom	5'9" x 6'8"
Central Upstairs Hall	13'9" x 39'10"
Northwest Guest Bedroom	17'11" x 20'2"
Bathroom	5'9" x 8'3"
Hall Closet	2'10" x 5'4"
Northeast Guest Bedroom	17'11" x 20'1"
Bathroom	5'9" x 8'0"

EXCLUSIONS

All other movables are excluded in the property real estate sale, however, they may be available to be purchased in a separate contract.

ENTRANCE PORCH

34'1" x 14'6"

UPPER BALCONY

34'2" x 13'5"

BASEMENT

Room 1	21'1" x 19'2"
Room 2	21'1" x 19'2"

History

ARCHITECTURAL DESCRIPTION

from 1973 National Register Nomination. Link attached:

blob:<https://www.crt.state.la.us/2b79ca57-cd08-42fb-865e-6acdc16e2f22>

Located on Highway 552 between Lorman and Red Lick in Jefferson County on a rural tract of land encompassing almost one hundred acres, Rosswood is a square frame, two-story Greek Revival residence. A two-story pedimented portico of the giant Tuscan order occupies the three central bays of the five-bay south façade. The house is set upon a low brick foundation wall with a molded wood cap from which the weatherboarded walls, trimmed with beaded corner boards, rise to a wide entablature with bracketed cornice. The low hipped roof is pierced by four tall brick chimneys, two at each side.

On the façade, the entablature is carried forward to define the pediment, which contains a molded triangular panel; the soffit of the pediment is paneled. The fascia of the upper-porch is treated as a secondary entablature with modified triglyphs and guttae placed on the architrave and paired brackets placed on the frieze to support the molded wood cornice. A simple railing with rectangular-section balusters runs between the round stuccoed brick columns on the upper level, but the balusters of the lower level are turned.

Access to the interior from both porches is provided by elaborate doorways flanked by jib windows. The lower frontispiece is composed of a full entablature supported by two attached box columns set between pilastered antae. Between the columns is a single-leaf four-panel door and a rectangular transom, and between the columns and the antae are the side lights set over molded panels. The door, the transom, and the side lights are deeply recessed behind the frontispiece. The upper frontispiece is identical to the lower one, except that the upper entablature is supported by two detached columns set between the antae.

Pediment-shaped window heads trim the windows, which contain six-over-six double-hung sash. Low rectangular openings with plain wood frames and rectangular wood bars are set in the south and east foundation walls to provide ventilation and light to the cellar. The cellar consists of two connected rooms, each with its own exterior entrance to the east. Although both cellar entrances were originally of the bulkhead type, the south entrance has been topped with a small box-like frame structure, the gable roof of which reaches only to the sill of a first-floor window.

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The cellar rooms contain cooking fireplaces and were probably originally a winter kitchen. (The location of the principal kitchen, a separate brick building sketched and described by the first owner of Rosswood, Dr. Walter Wade, in his diary is perhaps indicated by what appear to be the remains of an old outbuilding in the yard.)

The original one-story gallery across the back of the house has been fully enclosed and partially extended several times, most recently to provide space for modern family living and conveniences. One original porch column, embedded in the framework of the enclosure, is still visible from the exterior at the east corner.

The double-pile central-hall plan of Rosswood features double parlors on the west side of the hall. The parlors are separated by a large pair of sliding doors set in a frontispiece composed of two fluted Ionic pilasters of wood which support a full entablature of plaster. The plaster cornice of the entablature continues around both parlors. Like the rest of the house, the parlors are trimmed with simple Greek Revival pilastered mantelpieces of wood, bases with molded crowns, windows set over fixed or movable panels, and four-panel molded doors. Door and window openings are defined by pilasters supporting full entablatures. Those connecting to the hall contain both doors and transoms.

The hall is divided unequally by a low plain semi-elliptical plaster arch supported at each side by a short wood entablature, which itself is supported by a pair of Gothic paneled box columns, one attached and one freestanding. The ceiling of the smaller entrance hall is elaborated by a molded recess. The larger back hall contains an open stair which begins at the rear with a cluster of delicately turned balusters in place of a newel, makes a quarter turn, and rises along the east wall to the second floor, where room arrangement and trim are similar to those features on the first floor. The stair rail continues unbroken around the stair well to ascent a second flight of stairs to the unfinished attic.

Modern plumbing and closets have been added sympathetically to the house, and the only major alteration occurs in the window openings in the rear wall of the first story.

STATEMENT OF SIGNIFICANCE

Rosswood is an eclectic Greek Revival mansion of handsome proportions and great integrity of setting. It is significant as the only surviving example of a documented building designed and built by David Shroder, the architect of Windsor Plantation in adjoining Claiborne County.

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Now probably the most famous ruin in the United States, Windsor's Corinthian colonnade "marks the site of Mississippi's most lavish residential essay in the Greek Revival Style." Rosswood is signed and dated by the architect on the interior wall above the main entrance, "D. Shroder Builder. '57," - and its construction was carefully chronicled in a journal kept by Dr. Walter Wade, for whom the house was built.

Research into the history of Rosswood substantiates the claim made in Goodspeed's Biographical and Historical Memoirs of Mississippi, published in 1891, that David Shroeder (sic) was the planner of Windsor. The 1860 census lists David Shroder as a resident of Rodney, Mississippi, and describes his occupation as master mechanic. He was born in Maryland and in 1860 was thirty-eight years old.

David Shroder can be documented as the designer of only Rosswood and Windsor, but he was almost definitely the architect of Highland, or the Hamilton House, which was built in 1856 between Port Gibson and Grand Gulf, Mississippi. Although the house burned in 1929, a former resident has commented on the resemblance to Rosswood, and the pictures of the house reveal a striking similarity. Shroder may have also designed the Darden House, which was built c. 1850-55 southwest of Port Gibson. Features common to Rosswood, Highland, and the Darden House are the eclectic blending of Gothic, Greek Revival, and Italianate details and the early use of interior doorway transoms. Certainly, Rosswood will afford architectural historians the best evidence to date for conjectural descriptions of Windsor.

Dr. Walter (Ross) Wade (1810-1862), for whom Rosswood was constructed, was a planter and a physician. He was a grandson of Captain Isaac Ross, who precipitated a great legal controversy in Mississippi when he died in 1836 and stipulated in his will that his slaves were to be offered their freedom in Liberia. After a lengthy court battle, about 250-300 of the Ross slaves were sent to Africa.

Rosswood was built on the 1,285-acre tract referred to as "Rosswood Plantation" in Dr. Wade's 1849 deed of purchase from the estate of his kinsman, John Isaac Wade Ross. Upon the death of Dr. Wade in 1862, the land was divided among his widow and his children. Mrs. Wade received the "mansion house and approximately one hundred acres." And the property on which the house is located has remained intact since the 1862 division.

In the journal of Dr. Walter Wade, which encompasses the years 1855-1862, he recorded in January 1856, that he met with David Shroder concerning the building of a dwelling house.

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On May 14, 1856, he wrote that he and David Shroder had agreed to a two-story frame house Rosswood. Dr. Wade not only provided a description of his house, the story of its construction, and a definitive date for its completion; he also made available valuable information about the building trade in Jefferson County and mid-nineteenth-century America.

Tradition has maintained that Rosswood was constructed for Dr. Wade's second wife, Mabelle (spelled variously Mabello and Mabella) Chamberlain Wade. However, since the house was built in 1857, approximately two and a half years before their marriage in December 1859, the story has little basis in fact. Dr. Wade's first wife was Martha Taylor Wade, his first cousin, who died in 1848.

In 1898, Rosswood was acquired by Mrs. Mary E. Hamer, a niece of Confederate President Jefferson Davis, and was referred to as the Hamer House for many years. Rosswood was sold again during the Depression, and in recent years it has had several owners. Among the latter were Mr. and Mrs. Daniel Mason, who are credited locally with having rescued the house from severe neglect, and Mr. and Mrs. Douglas Black, who were responsible for most of the modernization of Rosswood. The present owners, Colonel and Mrs. Walter R. Hylander, purchased the property in 1976. Although the interior of the house was in good condition, much work was required to repair and restore the exterior. The respect with which the Hylanders regard Rosswood will be reflected in the accuracy of their restoration and preservation of the house.

From Baldwin's Guide to Inns of Mississippi:

Rosswood's 14 rooms have 14-foot ceilings, and there are 10 fireplaces, Ionic-columned upper and lower galleries, and original slave quarters. The four guestrooms, located upstairs in the mansion, feature antique furnishings, canopied beds, down comforters, and a coffee and tea tray before the full breakfast is served in the main dining room.

The inn is popular with couples for weddings, honeymoons, and anniversaries. It offers swimming, fishing, hunting, biking, hiking, birdwatching, and sight-seeing. As you approach the mansion from the highway, a serene pond on the left is surrounded by scores of Christmas-tree-shaped cedars. When we arrived, Jean and Walt Hylander were busy with incoming and outgoing guests and invited us to join the ongoing tour. So we fell in behind the couple checking in and followed Walt and the guests upstairs, where we got a look at all the rooms.

PROPERTY DESCRIPTION FROM THE DEED

It is important to note that the current boundaries for Rosswood were established in 1862, when Mrs. Wade subdivided the extensive 1,250-acre landholding after the death of her husband, the original builder of Rosswood. The other portions were given to her children.

The one hundred acres of Rosswood Plantation is generally described as beginning at a stake at the southeast corner of what is known as the Richard Wade property on the north margin of public road and running thence in a north or northeasterly direction along the Richard Wade property line approximately thirty-five chains to a deep ditch or bayou; then running in a southeasterly direction down the center of said deep ditch known as the "Turpin Tract" owned by Dockery. From this point, the line runs in a southerly direction approximately thirty chains to a point on the north margin of the gravel road which leads from Red Lick to Lorman. From this point the line runs in a northwesterly direction along the north margin of said gravel road to the point of beginning. The distance along the gravel road is estimated to be thirty-five chains, but the line from the southwest corner of the "Turpin Tract" to the southeast corner of the land is to be so located and surveyed as to included with the part of Rosswood Plantation exactly one hundred acres. The one hundred acres is bounded on the northerly side by the deep ditch or bayou, on the westerly side by the Richard Wade property, on the southerly side by the gravel road which extends from Lorman to Red Lick and on the easterly side by other property of Holloway Hugg. The one hundred acres here described is in the shape of a diamond with the Rosswood residence practically in the center.

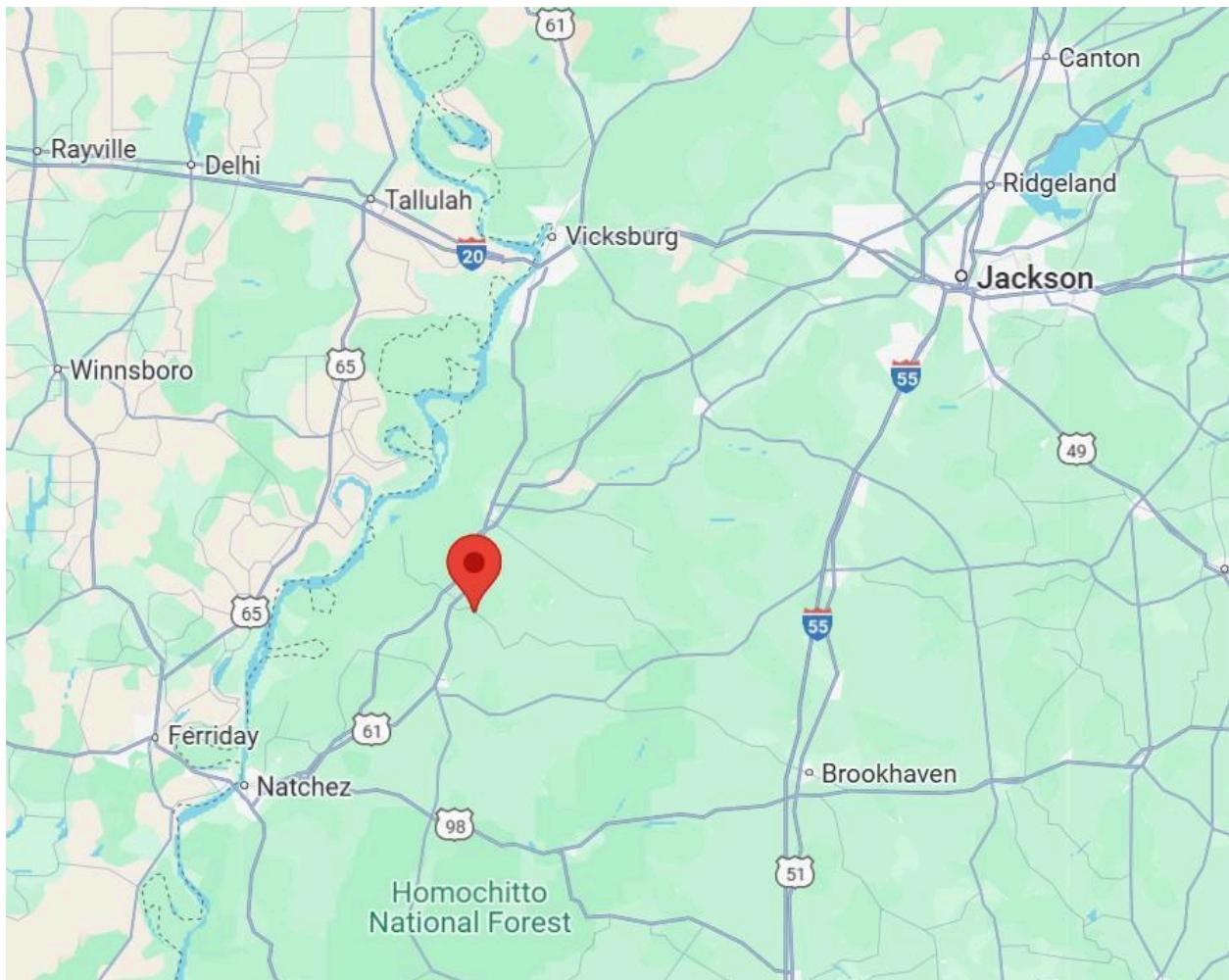
Maps

LOCATION MAP | STATEWIDE



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LOCATION MAP | LOCAL



Map showing Rosswood in its regional context, with Jackson, MS to the northeast, Vicksburg to the north, and Natchez to the southwest.

Photographs



Rosswood was built as a cotton plantation for Dr. Walter Ross Wade (1810–1862) and his wife Mabella Chamberlain. The architectural style of the plantation house is Greek Revival.

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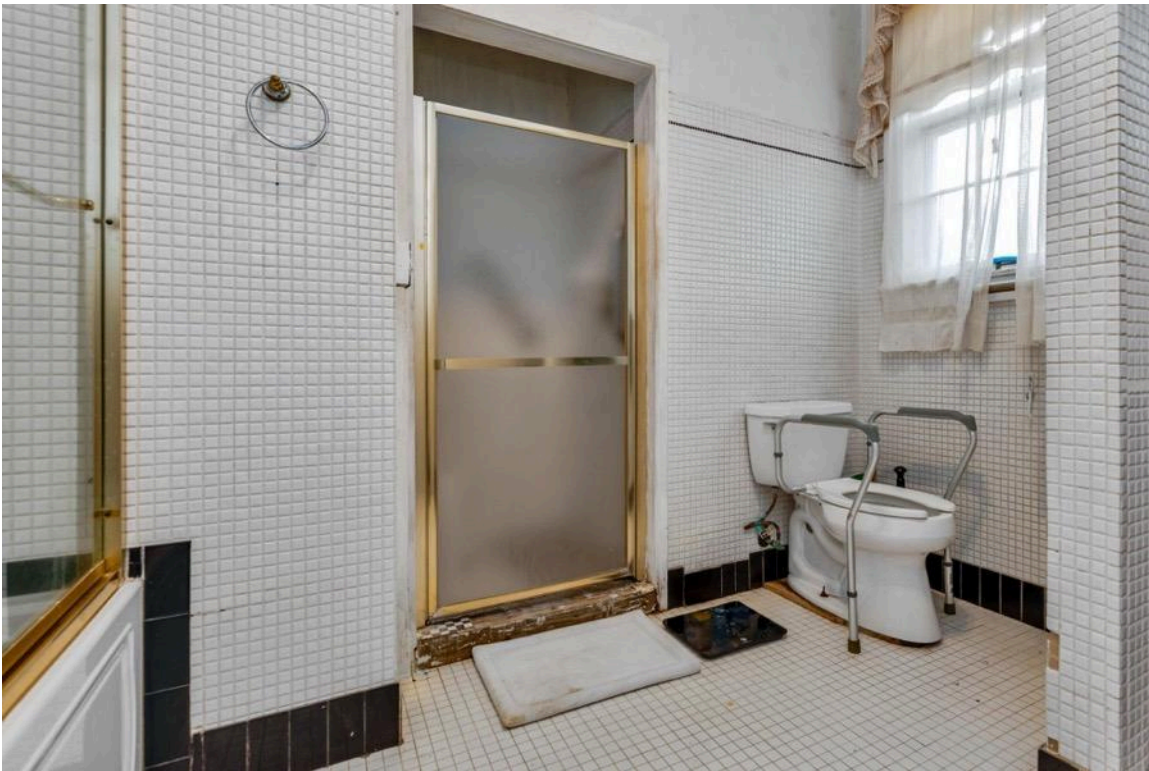


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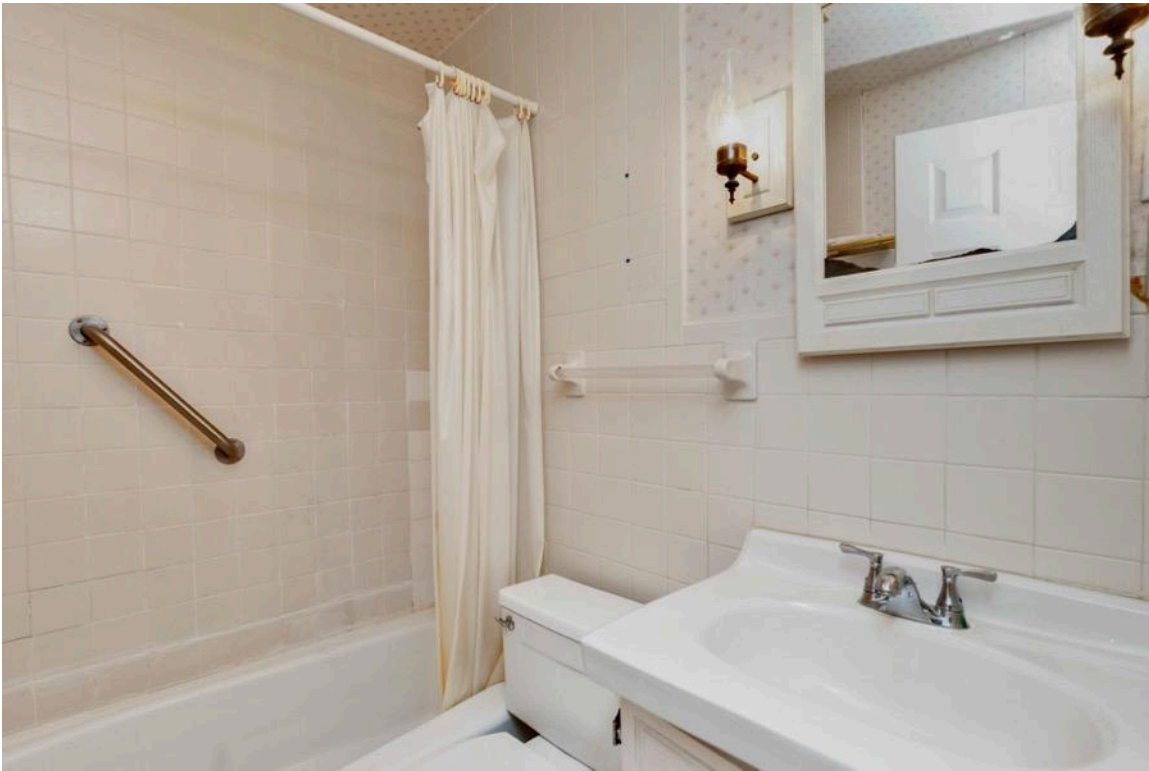


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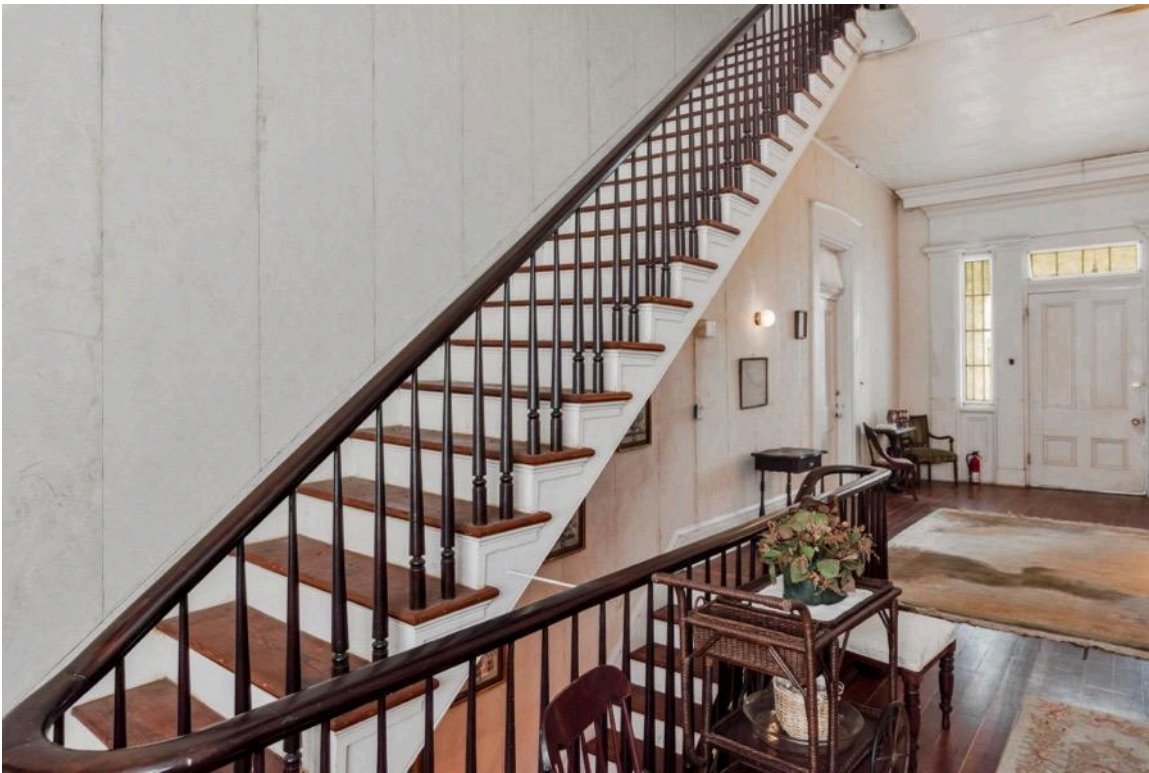


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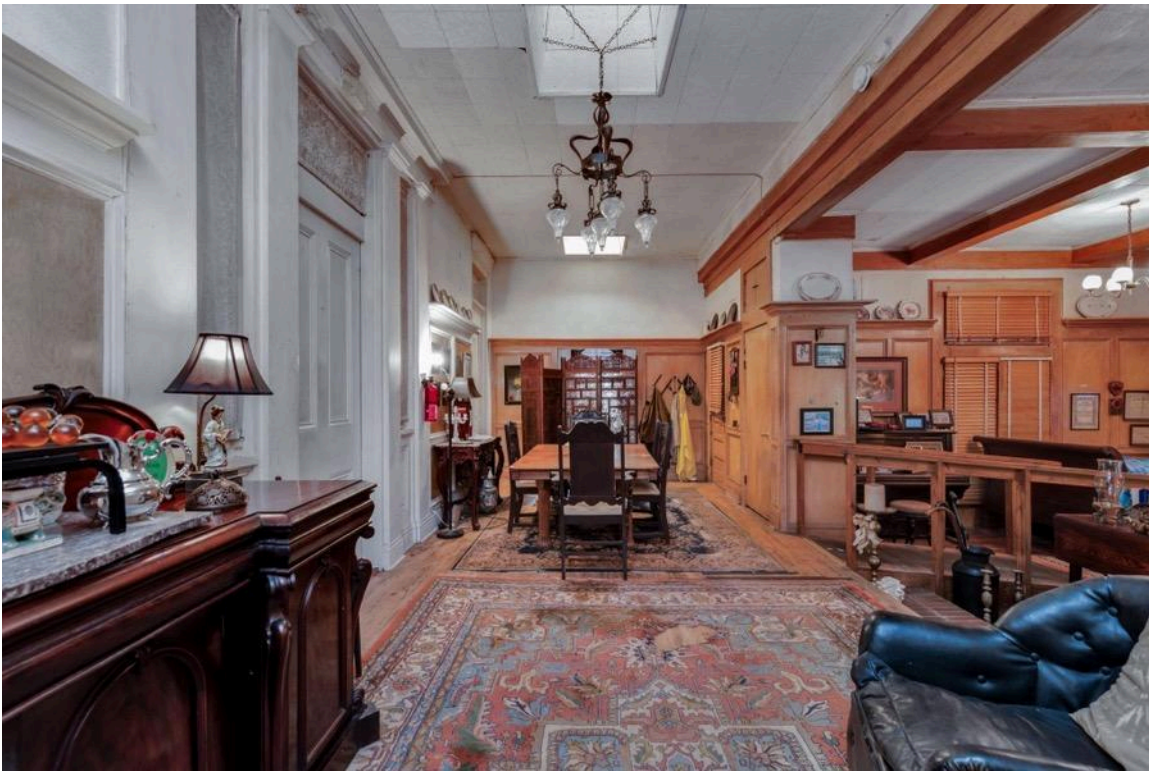


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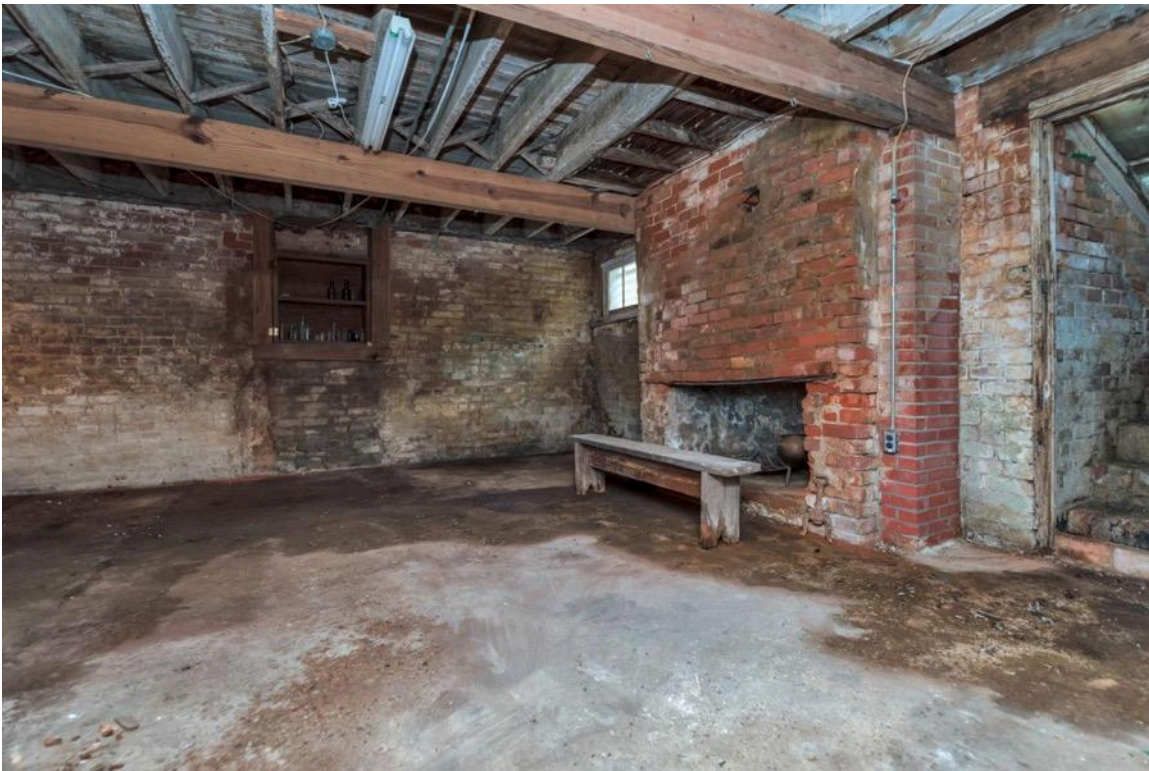


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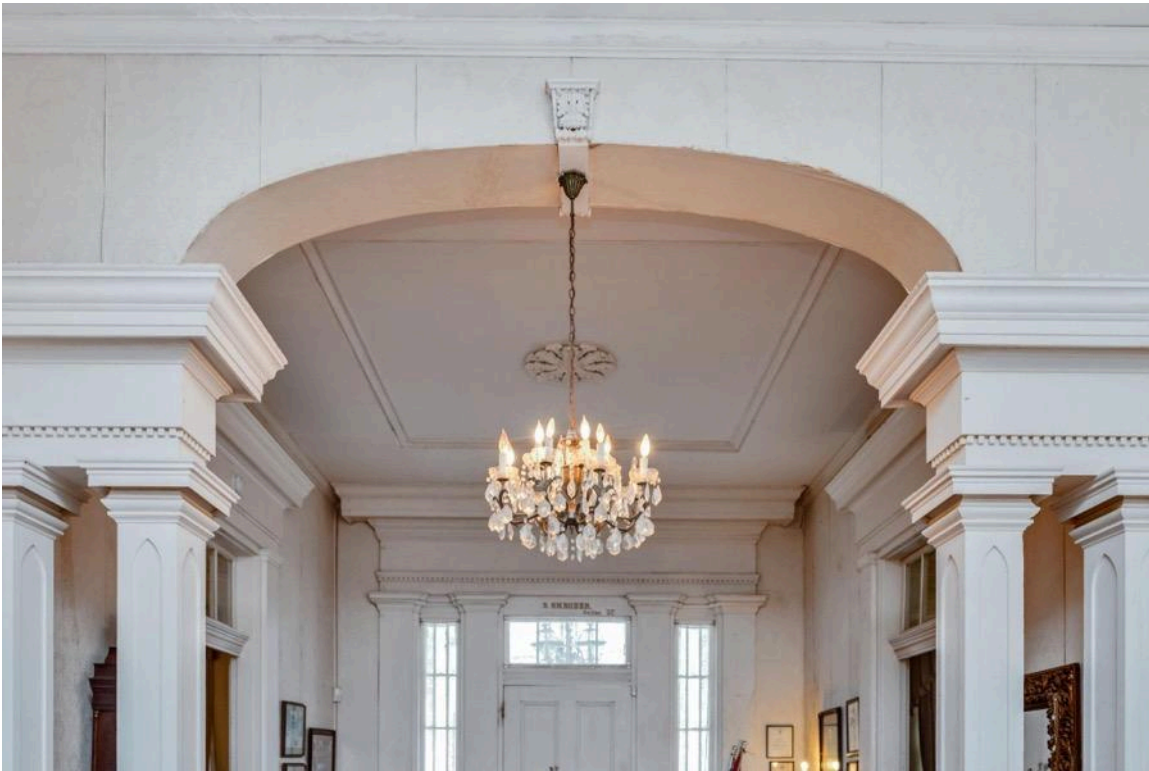


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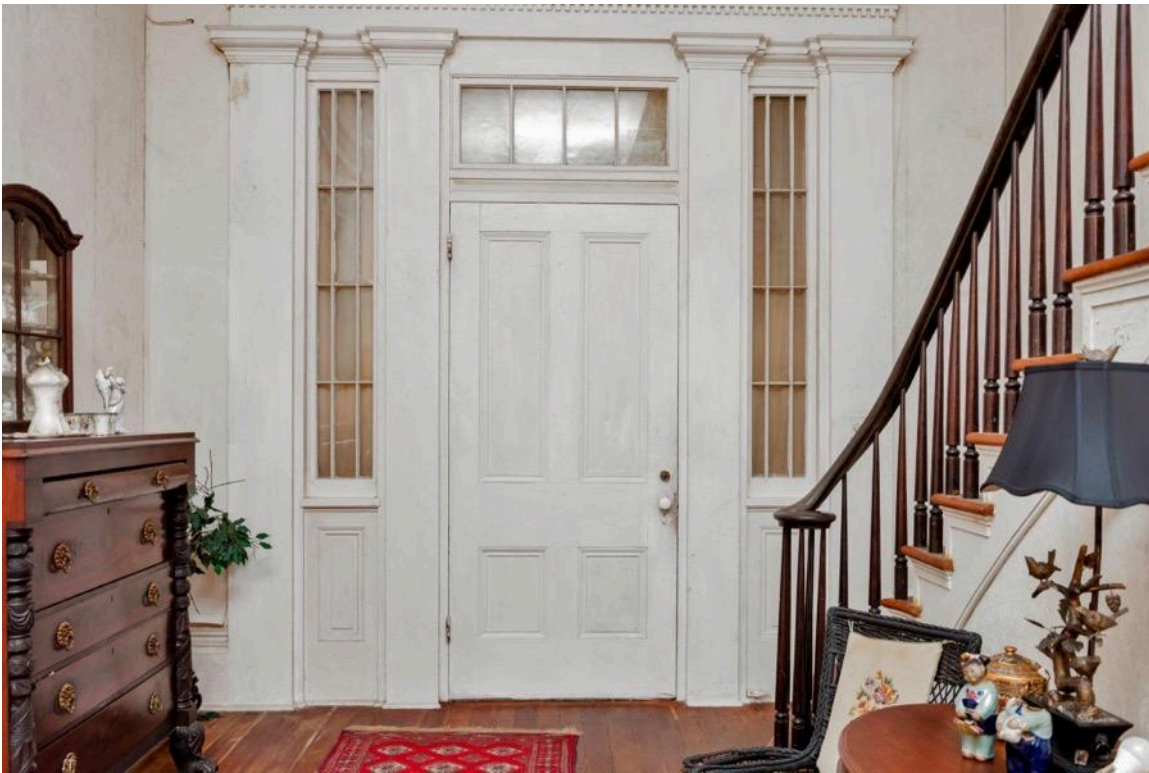


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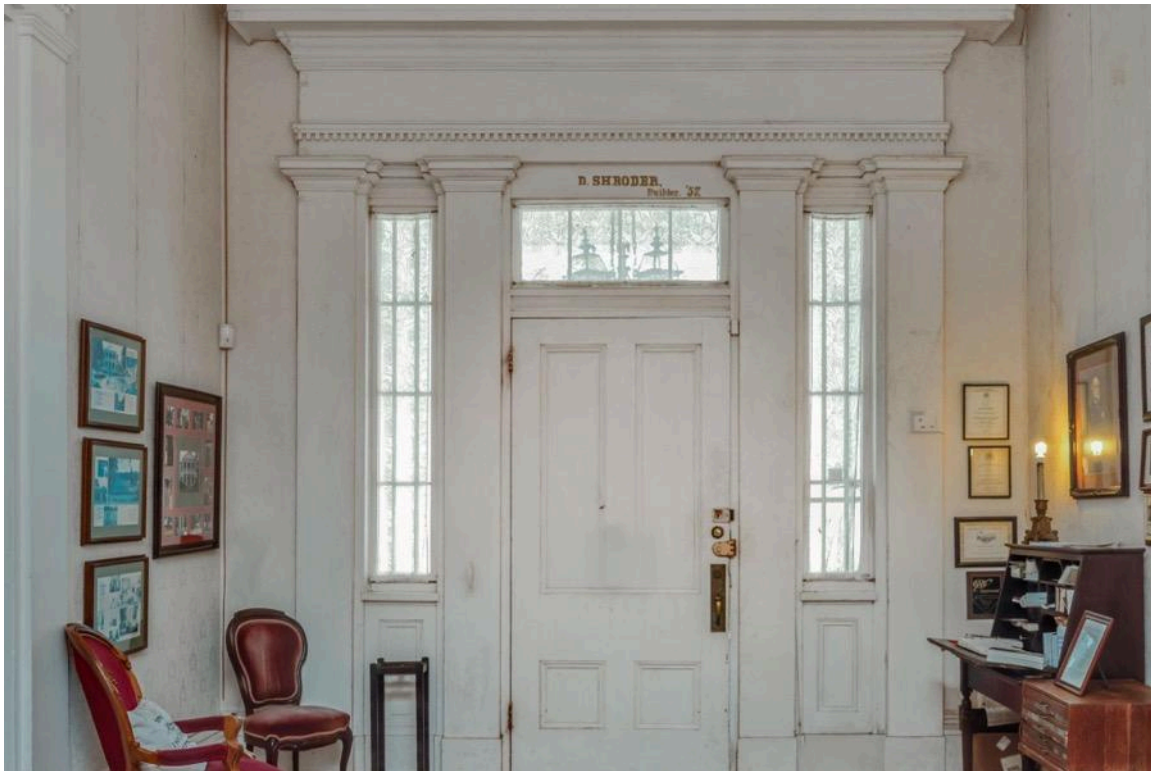


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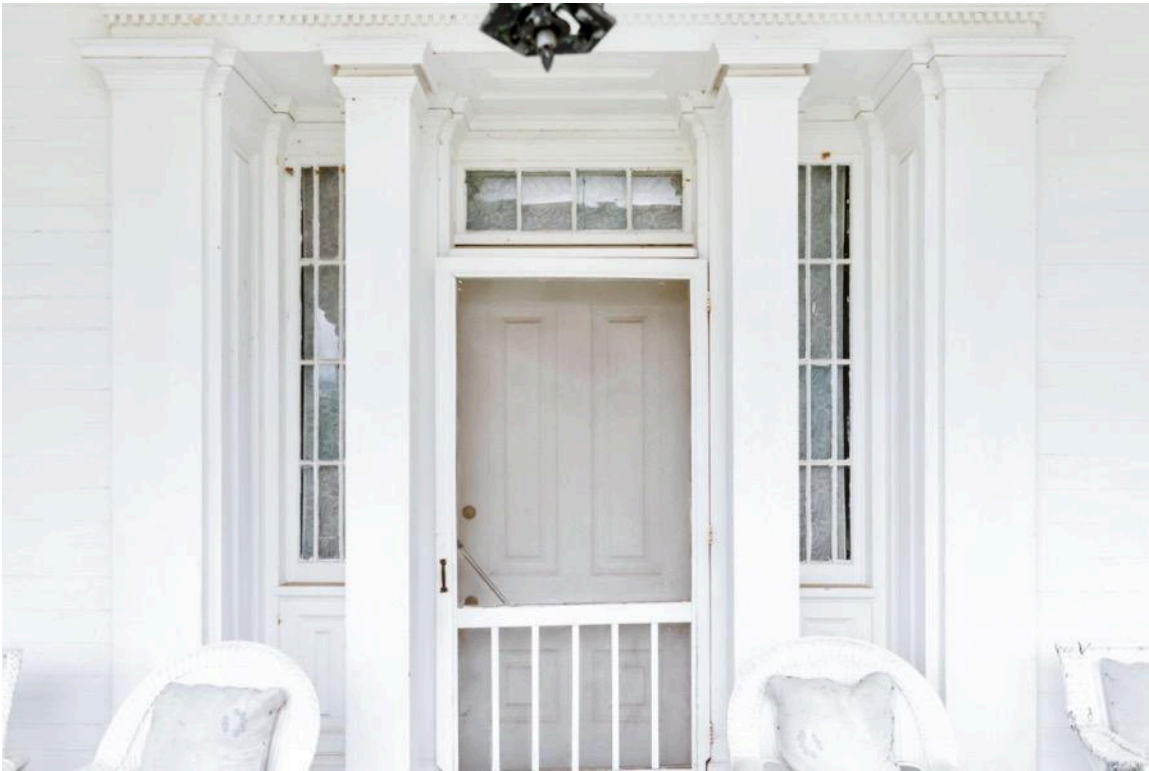


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— ROSSWOOD PLANTATION —





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Floor Plans

FIRST FLOOR

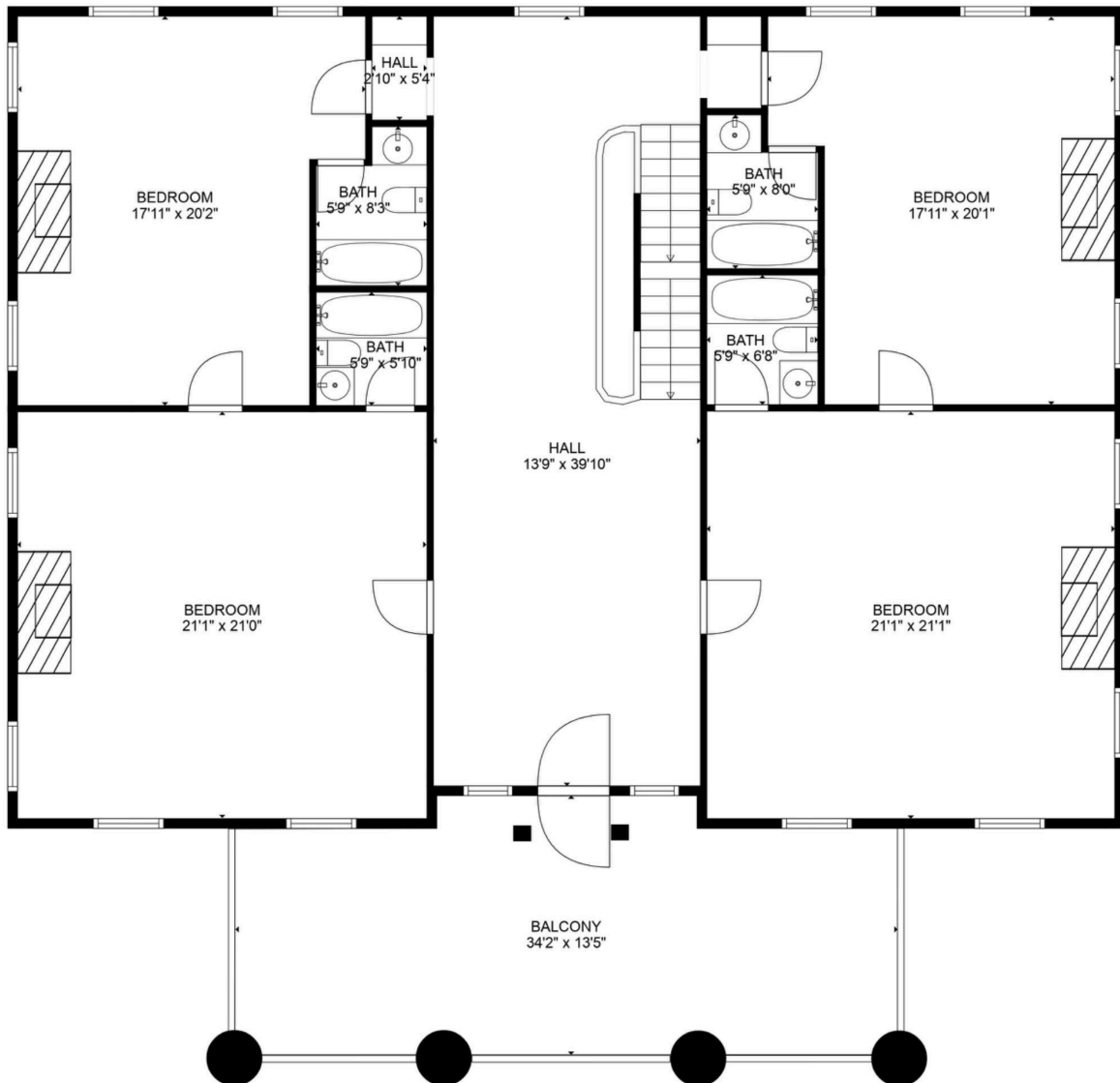


TOTAL: 6197 sq. ft

BELOW GROUND: 0 sq. ft, FLOOR 2: 3869 sq. ft, FLOOR 3: 2328 sq. ft
EXCLUDED AREAS: BASEMENT: 833 sq. ft, UNDEFINED: 25 sq. ft, PORCH: 436 sq. ft,
FIREPLACE: 10 sq. ft, BALCONY: 423 sq. ft

Sizes and Dimensions are approximate, actual may vary and is not guaranteed.

SECOND FLOOR

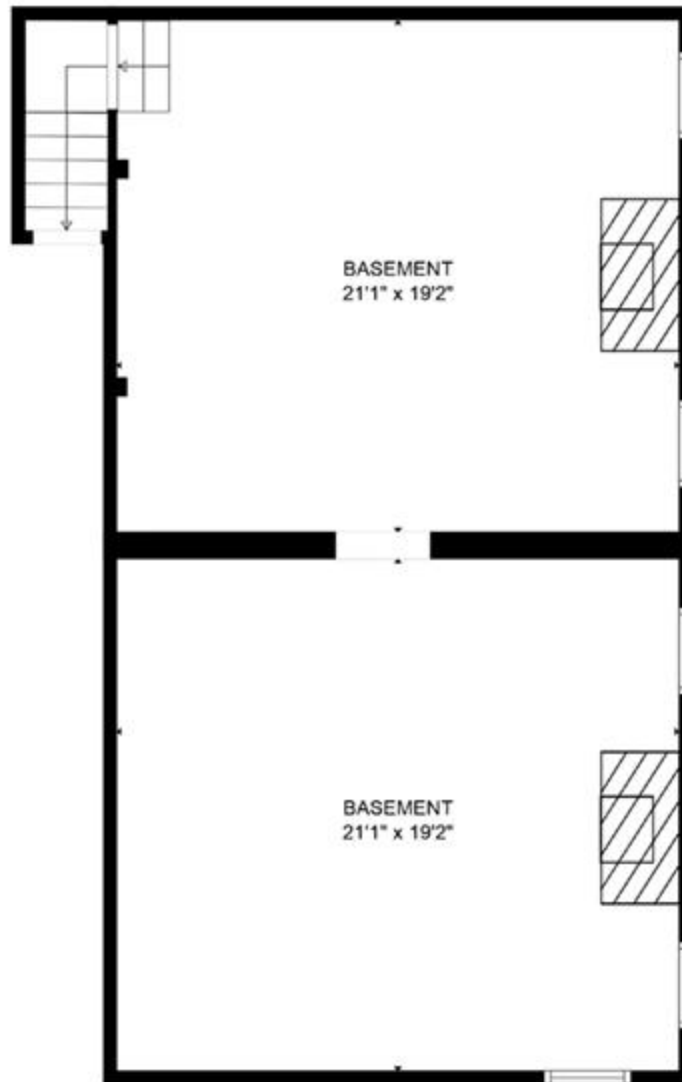


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BELOW GROUND: 0 sq. ft, FLOOR 2: 3869 sq. ft, FLOOR 3: 2328 sq. ft
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BASEMENT



TOTAL: 6197 sq. ft

BELOW GROUND: 0 sq. ft, FLOOR 2: 3869 sq. ft, FLOOR 3: 2328 sq. ft
EXCLUDED AREAS: BASEMENT: 833 sq. ft, UNDEFINED: 25 sq. ft, PORCH: 436 sq. ft,
FIREPLACE: 10 sq. ft, BALCONY: 423 sq. ft

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— Realtor and Team Biographies —

Peter W. Patout

REALTOR & HISTORIC PROPERTIES SPECIALIST

TALBOT HISTORIC PROPERTIES,

Licensed in Louisiana & Mississippi



Peter W. Patout has always had a passion for the type of magic and old-world charm that can only be found in historic properties. offers unrivaled levels of service for both buyers and sellers of significant historic properties.

Patout conducts extensive research exclusively for his clients. The culmination of his efforts is a detailed historic property portfolio — an invaluable marketing asset to sellers, and a coveted tool for prospective buyers. Clients also have access to Patout's highly developed local, national and global marketing network and listing services.

His depth of knowledge is rare. Patout studied architecture for two years and received a business degree from University of Louisiana in Lafayette and studied Louisiana architecture history at Tulane University in New Orleans. In 1984, his passion for historic fine art and furnishings led him to open Peter Patout Antiques & Appraisals in New Orleans. Louisiana furniture, fine and decorative arts are areas of expertise.

Patout's appreciation for historic properties extends to his personal life. He's a proud long-term resident and historic property owner in the French Quarter of New Orleans.

He grew up in Southwest Louisiana among the sugarcane fields of Bayou Teche country where he still maintains a family property. His roots run deep throughout the MS Gulf Coast region where his family has owned property for over 200 years.

As a student of history, Patout continues to blend his passions for art and architecture. He is a founding member and active on the board of the Louisiana Chapter of the Institute of Classical Architecture & Art and is active in numerous cultural and preservation organizations. (See list of professional associations below.)

Patout likes to say, "Architecture is art." You'll find or sell the most beautiful and significant historic homes with his expertise. His clients agree. Note the more than thirty 5 star reviews: at [zillow.com](https://www.zillow.com) and additional references are available upon request. He would be honored to represent you.

Professional Relationships Include: Friends of the Cabildo, Historic New Orleans Collection, Institute of Classical Architecture & Art, Louisiana Chapter, Louisiana Museum Foundation, Louisiana Landmarks Society, Louisiana Trust for Historic Preservation, National Trust for Historic Preservation, Preservation Resource Center, Save our Cemeteries Vieux Carré Property Owners, Residents & Associates, Associated Realty of the Americas, National Association of Realtors, Southern Garden History Society, Iberia Cultural Resources Association & Symphony Series, Friends of the Shadows, Friends of St. Paul Church

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Meet My Team

TRACY TALBOT

Broker & Owner, Talbot Historic Properties

Licensed in Louisiana & Mississippi

The best broker I could ever hope for, Tracy Talbot has extensive historic property experience and continually shares her sage advice to advance our client interests. While most of her sales have been within the New Orleans historic corridor, Albania and Lakeside Plantations are among her sales. Her guidance has helped me to realize many successes for my clients.

Tracy's entrepreneurial streak was obvious in her taking the real estate exam while gaining her degree in business from Louisiana State University. She's traveled extensively and opened a residential real estate office in Colorado. She later pursued her interest in the art business in San Francisco. Eventually she returned to New Orleans to be closer to her Napoleonville family. She found through historic architecture she could combine her interests in art and real estate. In 2001, she opened Talbot Historic Properties in the French Quarter.



JOHN WELCH

Office Manager, Talbot Historic Properties.

Licensed Landscape Architect

My incredible office manager, John Welch, is an old house enthusiast. He specialized in historic gardens as a landscape architect for years before joining my team. I'm grateful for his intellect and attention to detail. His extensive property research, development of property portfolios, and support of my correspondence and community efforts are appreciated.



LEE ANNE GARNER

Marketing, Talbot Historic Properties

She's a senior level lifestyle marketer dedicated to embracing technology to find more ways to reach historic home buyers. Lee Anne develops my newsletter, assists with social media, public relations and oversees website marketing. My international marketing reach and passionate interests in our region: history, art, architecture, culture, cuisine, and joie de vivre.... are greatly amplified through her efforts.



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DECEMBER 29, 2024

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