

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section \_\_\_\_\_ Page \_\_\_\_\_

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 03000420

Date Listed: 5/17/2003

Rosenfeld, Walter, Estate  
Property Name

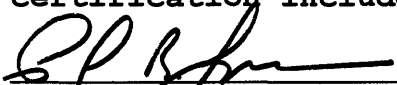
Clackamas  
County

OR  
State

N/A

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

5/17/03  
\_\_\_\_\_  
Date of Action

=====  
Amended Items in Nomination:

Period of Significance:

The period of significance is revised to read: *1930*.

[As appropriate for architecturally significant properties under NR Criterion C, the period represents the date of building construction rather than the period of function, ongoing ownership, or use.]

These revisions were confirmed with the OR SHPO office.

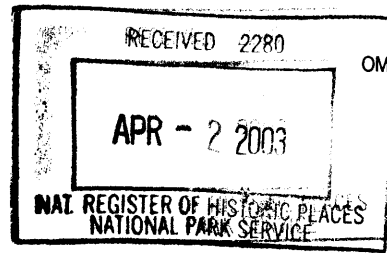
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DISTRIBUTION:

National Register property file  
Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



420

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

## 1. Name of Property

historic name Rosenfeld, Walter, Estate

other names/site number The Walter Rosenfeld & Rose Block Estate

## 2. Location

street & number 15361 S. Clackamas River Drive  not for publication

city or town Oregon City  vicinity

state Oregon code OR county Clackamas code 005 zip code 97045

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x 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 x meets        does not meet the National Register criteria. I recommend that this property be considered significant        nationally        statewide x locally.

James Henrick

March 31, 2003

Signature of certifying official/Title /Deputy SHPO

Date

Oregon State Historic Preservation Office

State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:  
Action

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):

Joe

Signature of the Keeper

Date of

**Entered in the  
National Register**

5/17/03

Rosenfeld Estate  
Name of Property

Clackamas, Oregon  
County and State

5. Classification

Ownership of Property  
(check as many as apply)

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

Category of Property  
(check only one box)

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

Number of Resources within Property  
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
3	1	buildings
1		sites
		structures
		objects
4	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions  
(enter categories from instructions)

DOMESTIC/Single Dwelling  
Landscape/Garden

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Current Functions  
(Enter categories from instructions)

DOMESTIC/Single Dwelling  
Landscape/Garden

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7. Description

Architectural Classification  
(Enter categories from instructions)

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century: English  
Arts & Crafts

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Materials  
(Enter categories from instructions)

foundation: concrete  
walls: stucco

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roof: wood shake  
other: uncoursed stone chimney

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

See continuation sheets.

Rosenfeld Estate  
Name of Property

Clackamas, Oregon  
County and State

8. Statement of Significance

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

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

Areas of Significance  
(Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1930-1964  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
1930  
\_\_\_\_\_  
\_\_\_\_\_

Criteria Considerations  
(Mark "x" in all the boxes that apply)

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

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

Cultural Affiliation  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder  
Unknown  
\_\_\_\_\_  
\_\_\_\_\_

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

9. Major Bibliographical References

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

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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: \_\_\_\_\_

Rosenfeld Estate  
Name of Property

Clackamas, Oregon  
County and State

### 10. Geographical Data

Acreage of Property 6.18

#### UMT References

(Place additional UTM references on a continuation sheet)

1 10 535480 5026860  
Zone Easting Northing  
2 \_\_\_\_\_

3 \_\_\_\_\_  
Zone Easting Northing  
4 \_\_\_\_\_

#### 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 Jane C. Turville

organization \_\_\_\_\_ date February 2002

street & number 15361 S. Clackamas River Dr. telephone 503-557-3524

city or town Oregon City state OR zip code 97045

### 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

name Donald L. & Jane C. Turville

street & number 15361 S. Clackamas River Dr. telephone 503-557-3524

city or town Oregon City state OR zip code 98045

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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

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The Walter Rosenfeld Estate is currently listed on the Clackamas County Historic Resources Inventory. It has SHPO #1058 attached to this listing.

According to tax records, the Walter Rosenfeld Estate was built in 1930 on a terraced site along the Clackamas River. The resource is significant architecturally because it is one of Oregon's rare examples of English Arts and Crafts architecture in a rural setting. Unlike many other estates that were divided after World War II, the property remains intact, a prime example of a recreational house built in an age of optimism. The main house sits back from the road in a park-like setting. Like many of the English Arts and Crafts houses found in England, the roof dominated the building, encompassing the top two stories to create the illusion of a cottage. The roof is complimented by the massive stone chimney that flanks the recessed front entry. The front door is original as are all the multi-paned wood windows and French doors on the north side. The house is clad with stucco, the roof is covered with cedar shakes. The chimney is comprised of rectangular basalt rocks. Bricks punctuate the stone path that leads to the front door. Bricks are also used with half timbering at the front entry, adding to the cottage feel of the exterior. The east and north facades have been altered over the years. One of the additions was particularly sensitive to the original architecture. The later ones were not. Although these additions and alterations were made on the "river" side of the house, they do impact the feel of the original building. The interior floor plan remains intact although it has been redecorated with very modern materials. The fireplace was recently stripped of paint and original painted Clay Craft tiles were discovered. While the interior is quite livable, the current owners are working to restore the various rooms to a décor more appropriate to the arts and crafts style. The house, the garage and groundskeeper's house are all in good condition. The gardens have much of their original structure and many significant mature trees. Most of the smaller original plantings have been lost. The current owners are working to create a garden similar to those found in a typical arts and crafts plan.

### SITE

The Rosenfeld Estate is located three miles east of Oregon City and two miles west of Carver, in Clackamas County, Oregon. It encompasses 6.18 acres of land bordered on the east and west by two gullies. On the south is Clackamas River Drive (previously Market Rd.28) and to the north is the Clackamas River. The grounds are divided into three terraces.

The upper level, nearest to Clackamas River Drive, is a park-like setting with expansive lawns, very old rhododendrons, viburnums, and a variety of native trees. It is toward the east end of this terrace that the three buildings of historic merit are found. The main house sits just off center of the terrace that is divided by the drive. The drive passes by the entry to the main house and encircles a garden patch headed by five Japanese maple trees. These trees were brought to this country in the 1890s by the gardener that worked for Mr. Rosenfeld's mother, Bertha. Originally, these trees were planted at the Rosenfeld house at 221 SW Vista in

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Portland, Oregon. They were moved to their present location in 1930. This small circular garden also includes a Rose of Sharon and a large rhododendron, both of which were planted in the 1930s. The drive ends at the garage, which is considered quite large for its day.

The groundskeepers house is set at the very southeast corner of this upper terrace and is quite close to Clackamas River Drive. It is currently separated from the road by a chain link fence. There is no evidence that any kind of fence ever existed here. The rest of the terrace edges are made up of 100+ year old Douglas firs and western red cedars. Sprinkled throughout these borders are several non-native conifers that indicate a possible conifer collection being established when the house was built. While the plantings have changed, the structure of the formal sunken rose garden still exists, as do the stone patios that work off the west end of the living room. Adjacent to the rose garden is a large western red cedar that is believed to be 200 years old. By the groundskeeper's house is the plant pride and joy of the estate – a 400+ year old western red cedar. This terrace also has a 100+ year old Pacific yew growing along its edge.

The second terrace is an expansive lawn area that was originally a three-hole golf course for Rosenfeld, who was a passionate golfer. Three hazelnut trees left along the northern edge indicate an earlier use of hazelnut orchard. At the west end, where the gully meets the small stream that runs through the third terrace, is a dam that creates a pond in the summer months. This dam was installed in the 1990s but is located near the site where a Japanese garden had been during the 1930s. This was lost when the property was sold in the 1960s. However, adjacent to the pond is a stone fireplace that is definitely part of the original 1930s landscape design. This fireplace needs structural repairs.

The last terrace extends to the Clackamas River. It is approximately 2.54 acres and is part of the Clackamas River Principle Conservation Area. It consists of native riparian plants and trees including alders and poplars. This area was greatly changed during the 1996 floor when many big trees were washed out. They currently lay in a pile at the west end of the property and provide habitat for a variety of wildlife.

Several elements were added to the upper terrace in the 1990s. They include a small garden shed, located near the garage and a large wood deck and a gazebo on a concrete slab that accommodates a hot tub at the north corner of the main house. While the garden shed remains unobtrusive, the gazebo and the deck add to the suburban fell of the north garden and do not compliment the Arts and Crafts spirit. While there are no immediate plans for these elements, as the gardens are altered based on research, these elements may be changed to better accommodate an Arts and Crafts garden.

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### THE MAIN HOUSE – EXTERIOR

The house is a three-story rectangular building covered by a steeply sloped T-shaped gable roof. The foundation is concrete and steps down on the east side of the building to create a basement. The structure is wood framed covered with stucco. The windows are all original multi-paned, painted wood casement windows. The window trim is also painted wood that sits nearly flush with the exterior wall. The roof is comprised of new cedar shakes that replaced an earlier cedar shake roof in 1990.

On the south façade most of the house mass is hidden from view in the graceful lines of the dominant sloping roof, which gives the illusion of a country cottage. At the east side of this façade the roof gives way to a large gable that corbels out one step at the top of the second story. This corbel breaks up the gable end so as to both reduce the size of the wall plane and to hearken back to English cottage design which historically used corbels as a means of weather protection. Next to this larger gable is the recessed front entry that is made up of painted bricks set in a herringbone pattern between large timbers. This half-timbered look hearkens back to traditional cottage design and materials. The porch floor leading to the front door is made up of irregular stone pavers accented with red bricks in a random pattern. The porch is edged with a red brick paver course. The massive stone chimney creates the west wall of the porch. The rock is rectangular basalt laid in a random pattern. As the roof sweeps down to create the porch, a large timber bracket supports the roof at the chimney side. This chimney anchors the building to the site and give the façade an asymmetrical balance, something that was highly desirable in the Arts and Crafts movement. Every element of this façade is original except the gutters.

The west façade is made up of two sets of three-part operable wood windows that overlook the original sunken rose garden. One set of windows looks out from the living room. Above that, the second set of windows looks out from what was originally the billiard room (now the master bedroom). A third small six-paned window is centered over these sets at the third floor level. It is on this façade that one gets the sense of roof slope. The two large yews that flank the sides of the living room windows are certainly part of the original plantings and serve to enhance the peaceful balance of this façade. An irregular stone patio sits between the house and the steps to the rose garden and twists around to the north side of the house to make a patio just outside the French doors. All elements on this façade are original.

Two major changes were made in the late 1960s and are reflected on the north and east sides of the building. The original building had a covered porch that worked off the living room. Sometime in the 1960s this porch was enclosed by large single-paned windows. The exterior wall that had separated the porch from the living room was taken out to increase the size of the living room and provide a better view to the river. This alteration is completely insensitive to the architectural integrity of the house. It creates a completely alien look to this façade. The saving grace is that the structure of the porch had to be maintained to hold up the roof. The current owners intend to replace the large expanses of glass with wood, multi-paned windows that complement the



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house and eliminate the suburban feel created by the current situation. To the west end of this façade are original French doors that lead to the stone patio mentioned previously. It is here and at the upper portions of this façade that the original building has been left alone, allowing one to imagine what the original façade must have looked like.

The other major change occurred at the east end of the house. A new family room was added, creating a square mass of the northeastern corner of the original rectangle. This work was done with great sensitivity to the original building making it difficult to recognize it as an addition. The same slope is used on this roof as the original roof and ties in to the original roof on the north side. Gray stucco with white wood windows match the originals perfectly. This addition is appropriate and well done requiring no work to make it harmonize with the original house.

In 1989 the east and north facades were again affected by changes. The owners created a much larger kitchen in the 1960 addition and built on a family room and mud room on the north side. This addition has a low pitched roof, very large picture windows and a sliding glass door. While the mud room was provided with windows and a roof pitch that match the original house, the rest of the addition is alien to the original structure. While it works well as a living space, it has nothing to do with Arts and Crafts architecture or principles. It is here that work much be done to remove the inappropriate elements and replace them with elements suitable for an Arts and Crafts building.

The entire house is in very good condition. The present owner is working to fix minor dry rot problems at several window sills. A new septic was installed in 1989 and a new gas furnace was installed in 2000. The current owners live in the house year round.

### THE MAIN HOUSE – INTERIOR

Despite the various additions, most of the original floor plan remains intact. In the basement, the original ductwork is labeled with the names of each room. The basement itself is made up of concrete walls with wood windows. Two of the windows on the north side of the room were painted shut when the 1990 addition was built. In 2000 the current owners switched the heating system from oil to gas. While the original metal ducting was used, the lines to the exterior underground oil tank were removed. The oil tank in use was decommissioned and can be found in the garden east of the dining room. The original tank, which had not been used for many years, was not found and is believed to be under the 1960s addition.

The main floor consists of an entry hall with the living room to the west and the dining room to the east. The original finishes were oak floors and plaster walls covered with wallpaper. There is painted wood paneling at the top of the stair, but no indication that paneling was located elsewhere. The original ceiling was covered in

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1990 by a plaster product and is complementary to what was probably original. The house was completely redecorated in 1990 and uses interior finishes that are inappropriate to an English Arts and Crafts home. While elements such as the newel post and stair rail are intact, further research needs to be conducted to find appropriate materials and colors for the home.

The fireplace in the living room had been painted white in 1964. Over the years the paint had been freshened several times. In 2001, the current owners stripped the paint off and discovered five Arts and Crafts painted tiles. Three of them were made by Clay Craft Tile Company. The other two are believed to be made by Batchelder Tile Company, both prominent Arts and Crafts tile makers in the early 20<sup>th</sup> century. All five tiles are in very good condition with only minor dulling of the original colors. It is difficult to know what other "finds" may be discovered as the various rooms are redone. Since none of the original finishes have survived, any new interior finish work will be done in accordance with Arts and Crafts principles and practices.

In 1990 interior storm windows were installed. They are removable. Most of the windows are operable and have screens for the warmer weather. The interior storms currently have aluminum frames. The current owners plan to paint the aluminum to match the painted window frames and thus make the storm windows less noticeable.

The interior of the entire house is an ongoing project for the current owners. The goal is to create rooms that use appropriate materials and colors that will complement the exterior and bring to the house the kind of simple warmth and elegance of the Arts and Crafts style.

### THE GROUNDSKEEPER'S HOUSE

The groundskeeper's house matches the style of the main house and is in very good condition. All of the materials and elements of the main house are matched perfectly. The front door is located on the northwest corner and is recessed into the square plan of the house. An eyebrow window is situated on the west slope of the roof, giving the north and west facades a cottage feel. The south side is dominated by a massive stone chimney. The east side has the back door and leads to the parking area. This house has had no alterations to its exterior.

### THE GARAGE

Located at the northeast corner of the first terrace, the garage matches the main house in materials and condition. The building is much bigger than most garages of the 1930s and it is unclear whether or not the garage was built in 1930 or if it may have been built in the 1950s when cars became larger. There is evidence

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that the original doors were accordion doors. The current door was added in 1990. The building existed in 1964 when Cal and Maydoris Ritchey bought the property from Rosenfeld's estate. However, until an original site plan can be located, the date of its construction remains a mystery.

Currently the garage has a small bathroom and a pump room at the eastern most part of the building. In 1990, a greenhouse was added to the back of the garage. It is wood construction with wood lap siding painted to match the garage. Since it is very small and remains unseen, it is not as intrusive an addition as the main house additions.

### PROPOSED ALTERATIONS

The addition made to the kitchen in the 1960s and the family room addition done in 1990 make it impossible to restore the main house to its original design. However, there are a few things that can be done to make the 1990 addition more sympathetic to the rest of the house. The current owners are evaluating some of these possibilities, which include (a) changing the large picture window into mullioned windows that harmonize with the windows of the original house, and (b) creating a steeply sloped roof on the 1990 addition which would match the slope of the original house. At the second story window, a planter box could be designed which would allow the window (which is original) to function. A planter box would be in keeping with the architectural style of the house.

The other area that needs work is at the infilled porch in the living room. The current owners are looking at several options here which range from replacing the current windows with mullioned windows to actually restoring the porch to the original design. No specific design has been settled on yet.

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### SUMMARY

The residence and grounds of the Walter Rosenfeld Estate is being nominated under Criterion C as a well-preserved and excellent example of English Arts and Crafts architecture and one of few examples of the style in a rural setting in Oregon. The residence, along with the garage and groundskeeper's house, was built in 1930 on a terraced site along the Clackamas River in Clackamas County, Oregon. Unlike many other rural properties and estates that were divided, the Rosenfeld Estate remains intact, a prime example of a recreational house built in an age of optimism.

Its original owner, Walter J. Rosenfeld, was the eldest son in a prominent Jewish family in Portland. He built this house as a summer lodge for himself and Rose Block, his secretary and love. Rose was from a middle-class, non-Jewish German family. Because of their different ethnic backgrounds, they never married and their love affair was kept secret. Rose and Walter's lives reflect a slice of Portland's history, revealing a time when society embraced established prejudices even as the combination of war and progress made changes to the historic roles of men, women, religion, and culture.

The estate is made up of three terraces that lie between Clackamas River Drive on the south border to the Clackamas River on the north on 6.18 acres of land. When Rosenfeld decided to develop this estate on the Clackamas, he purchased two pieces of land and made them one. In addition to the extensive grounds, the estate includes the main house, a garage, and the groundskeeper's house (all contributing resources). A small deck and gazebo near the house is considered a non-contributing feature.

### ARCHITECTURAL SIGNIFICANCE

The Rosenfeld Estate is one of only a handful of Arts and Crafts buildings extant in a rural setting in Oregon. Like many other communities across the United States, Portland and its surrounding vicinity had wealthy people like Walter Rosenfeld who wished to create a county home far from the stresses of urban life. Unfortunately as lifestyles changed and the city grew, these county homes have either fallen into disrepair or the city has grown up around them, changing what once was a pastoral setting into yet another suburban neighborhood.

Despite the two additions, the Rosenfeld Estate exemplifies the English Arts and Crafts style. The house, the matching garage and groundskeeper's house, and the extensive grounds and gardens clearly illustrate the beauty and romance associated with the style. The sloping dominant roofs, the original multipaned windows and doors, and the general massing all add up to not only a text book example of the English Arts and Crafts style, but a fine symbol of the craftsmanship that the Arts and Crafts movement embraces so heartily. The use of stucco wall finishes, wood framed windows, and cedar shake roof further exemplifies the style.

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According to tax records it was constructed in 1930 during the period when revival styles such as this were popular throughout the country. Although no definitive proof has been found, it is possible that the house and its auxiliary buildings were designed by noted Portland architect, Wade Pipes, who sometimes used the Arts and Crafts style in his residential work. He practiced in Portland during this time period. A number of houses designed by Pipes have been previously listed on the National Register.

### Comparative Analysis

Two examples of rural properties developed similarly to the Rosenfeld Estate are the Besson House and "Fir Acres."

Designed in 1932 by Wade Pipes, the Dr. John Besson House also sat on a large piece of property. The house is made of stone found on the property during the excavation. It also has a dominant roof and wood siding. While the use of indigenous materials is touted in Arts and Crafts architecture, the house tends to appear more like a northwest region rustic architecture than English Arts and Crafts. It is a beautiful building in its own right but does not have the same pastoral "English" quality that is immediately apparent in the Rosenfeld Estate.

An Arts and Crafts house that does exude the pastoral charm of English Arts and Crafts architecture is "Fir Acres," the beautiful estate designed for M. Lloyd Frank by architect Herman Brookman in 1926. Situated on a hillside overlooking the Willamette River, the house at Fir Acres has a spectacular view of Mt. Hood. Every exterior element of the house is finely crafted and, when added together, they make a beautiful tribute to the English Arts and Crafts style. Unfortunately, the same cannot be said for the interior, which has been substantially altered. The house is currently used for offices for Lewis and Clark College. The college bought the dilapidated house in the 1950s and turned the estate into the college grounds. Some of the original buildings remain but most were torn down to accommodate modern college buildings. While the house and gardens remind us of what once was, the building as part of an estate has all but vanished.

### WALTER ROSENFELD AND ROSE BLOCK

Walter Rosenfeld's father, Sol, was born in Hagerstown, Maryland in 1846. At the age of 20, he journeyed west to make his fortune. After various attempts at setting up a business, he settled in Portland where he struggled to build a profitable business. His efforts paid off. When he was 32 years old he was able to journey back to Piqua, Ohio, where he married Bertha Wendel, the daughter of a prominent Jewish family of German descent. Sol and Bertha returned to Portland where Sol worked at the H. Rosenfeld Company, which dealt in wholesale cigars and notions.

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The company was located at 41 Front Street in Portland and was owned by Henry and Sus Rosenfeld. In May 1879, Bertha gave birth to daughter Jesse, the first of seven children. A year later, on August 24, 1880, Walter J. Rosenfeld was born. As the eldest son, Walter held great promise for his proud parents. The following years saw three more boys – Sanford, James and Arthur – and two more girls – Ruth and Helen – to complete Sol and Bertha’s family. They lived in a house located at 252 Morrison Street.

By 1886, Henry Rosenfeld had returned to New York City, leaving Sus and Sol in charge of the company. Sometime in the next two years, Sol bought Henry’s share of the business. Sus left in 1890 and LKG Smith, who lived in room 16 of the New Market Building bought his share and became Sol’s business partner. The Rosenfeld-Smith Company was born. At this time the business ceased to stock “notions” and dealt only in the wholesale tobacco and cigar business. Sol bought Smith’s share of the company within a year. While the name never changed from Rosenfeld-Smith, Sol Rosenfeld and his family were the sole owners for the company’s lifetime.

By 1892 business was booming. The Rosenfeld’s moved to 452 Morrison Street.<sup>1</sup> Walter would have been twelve years old at the time. Here he played with his brothers and sisters, went to school and attended Temple Beth Israel. He would have also come to learn here that, while his parents were prominent in Portland’s flourishing business community, they were not welcome in the social world of upper class Portland. The Rosenfelds were Jews. Regardless of how much money they had or where they chose to spend it, no Jewish person or family would be accepted at any social function or in any social clubs in Portland. Jewish families associated socially with each other. From various readings it becomes apparent that the prejudices existed equally among Jews and non-Jews.

In 1900, Walter joined his father at the Rosenfeld-Smith Company. He started as a clerk. By 1902, the Portland Directory lists him as a salesman. In the same listing, his younger brother Sanford has joined the company as a clerk. It is easy to imagine the young 20-year-old Walter as a salesman. His nephew, William Rosenfeld, described him as “gregarious and fun” and “one of the most fun-loving people he has ever met.” His personality would have greatly helped the business as, by the time that Walter joined the company, there were many wholesale tobacco/cigar businesses owned by both Jews and non-Jews. Walter’s easy going personality combined with Sol’s sense of business would be necessary to keep the company afloat.

In 1904 Sol Rosenfeld hired a young woman named Rose Block as a stenographer. Unlike the Rosenfeld family, Rose’s family had not had good luck in setting up business in Portland. Her father, Anton Block,

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<sup>1</sup> According to Walter Rosenfeld’s obituary in The Oregon Journal, July 2, 1963, the Rosenfelds lived on the corner of SW Broadway and Washington Streets, the present site of the Morgan Building. There is no evidence in the Portland Directories that lists the Rosenfelds living in this location. The Portland directories for 1886-1909 list Sol and Bertha Rosenfeld at 452 Morrison.

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arrived in Portland in 1884. With him were his wife, Henrietta Rose, and her siblings. It is not clear where the Blocker came from but they seemed to have a strong connection to Germany. However, the Blocks were not Jewish. They set up residence in the Hotel zur Rheinphalz where Anton got a job. The proprietor listed in the 1884 Portland Directory is a Mr. Block, so it appears that Anton came to Portland with a relative. The Hotel zur Rheinphalz was located at 232 Front Street (between Main and Salmon). In 1885, Anton is listed as the proprietor of the hotel and the directory sports a paid advertisement that reads "German Guesthouse, Best 1 Dollar Per Day House in the City." For whatever reason, two years later, records show Anton with his own saloon on Front Street, not far from the Rosenfelds' office. The Block family lived above the saloon. For the next ten years, Anton bounced between a variety of jobs, all having to do with hotels or saloons. Each time he moved, the family went with him. In 1900 Anton bought a house at 428 E. 11<sup>th</sup> in Portland. He lived there for only two years before he died.

It is difficult to say exactly what kind of childhood Rose must have had. The first we see of her is in 1902. She is listed as a student at the Holmes English and Business College. Whatever her upbringing, it is clear that Rose had a streak of independence. It would have been much easier and more acceptable for an eighteen-year-old woman to marry. Instead, she chose to pursue a career. If it had to do with the constant uprooting her mother had done because she was dependent on Anton or if Rose was just a modern girl, we will never know. What is known is that after a year off or school (1903, when Anton died), Rose went out looking for work. Apparently she did not have a problem working for a Jew as she ended up working for Sol Rosenfeld. At that time, Rose was 19, Walter was 24.

Although the circumstances of its beginnings are unknown, a love affair between Walter and Rose began. It was kept secret from both families. Only after Sol and Bertha were dead did Walter let his siblings know about his affair with Rose. From 1904 to 1926, Walter and Rose worked together at the Rosenfeld-Smith Company. Rose was promoted to bookkeeper in 1910, the same year the Rosenfelds moved to 221 Ford Street. Two years later, the Rosenfeld-Smith Company moved to 28 Fifth Street North and business went on as usual.

In 1914, Walter was named Secretary/Treasurer of the company. The next year brought many changes for both Walter and Rose. Sol retired, leaving the business to Walter and Sanford. The Rosenfelds home at 221 SW Vista was ready to move into. Sol died of a heart attack just before the move was made. Walter and Sanford, both being bachelors, moved with their mother to the new house. The other Rosenfeld children had all married well. James and Arthur studied medicine and both became prominent Portland physicians. Older sister Jesse was married twice, both times to prominent Jewish families in Portland. Ruth married into the renowned Frank family, another Jewish pioneer business family whose patriarch co-founded the Meier and Frank Department Store. Helen married Stephen Wise, who became a prominent doctor. They lived in New York City, which is where she died in 1950.

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By 1915, Henrietta Block had nearly ten lodgers (all with the last name of Block) living in her house on East 11<sup>th</sup> Street. Whether the house just got too crowded or Rose just needed her own space, she moved to 352 East 12<sup>th</sup> Street, close enough to help her mother if need be, but a block away to have some privacy and independence. This was the address Rose kept until after Walter's death in 1963.

Walter and Sanford ran the Rosenfeld-Smith Company from 1915 until they both retired in 1926. In 1920, they moved the business back to the west side of the river to 218 Couch Street. In 1926 they sold the business and retired. Walter was 46 years old; Rose was 41. It is highly likely that because of the secret nature of Erickson's Place on the Clackamas River, Walter and Rose had spent time at the resort in its heyday. Because Rose's father kept a saloon in Portland at the same time that August Erickson had his saloon, it is possible that Rose knew August and his wife well. Also, Walter's good friend, Frank Meier, had bought a piece of land which contained the resort's racetrack (Erickson's establishment was gone by 1909) and was planning to build a hunting lodge on the property. Architect Herman Brookman would design this lodge in the early 1930s. In September 1926, Walter bought two pieces of property from Allen and Daisy Seidel; a 3.64-acre parcel which lay to the north side of Market Road 28 and the adjacent 2.54 acres, which runs along the edge of the Clackamas River, along with water rights from the Seidels' land across Market Road 28 (this easement is still part of the property).

It is not clear whether Walter and Rose spent the next four years secretly planning their summer home or if they just used the land for recreation. Walter loved to play golf and the middle terrace was turned into a three-hole gold course for him to practice. William Rosenfeld fondly recalls going out to the property and having picnics by the river. He remembers Rose but, as he points out, he was very young and didn't notice "adult things." At the time of this writing, William is 85 years old and would have been only eight-years-old when he went to the river for picnics. He does remember Rose as being "very nice."

During this time, Bertha Rosenfeld knew nothing of her son's affair. Bertha was considered a Jewish matriarch and very prominent in the upper class Jewish society. If she knew anything about Erickson's Place or any other so-called bad behavior, she would have soon put a stop to it. For all intents and purposes, she was a woman to be reckoned with. Her views were traditional and conservative. Her children, regardless of their ages, were expected to be nothing less. From the time that Sol died until Bertha's death, both Walter's and Sanford's names appear in all the social registers. They dined each evening with her and attended the functions that polite society required they attend. After Bertha's death in 1930, both Walter and Sanford disappear from any social lists. Walter was the president of the Tualatin Country Club in 1935 and at some point joined the Elks. Other than that, he seems to have disappeared from Portland altogether. After 1930, Rose Block's name appears in the directory but there is no occupation listed for her.

With the death of Bertha, there were no other family members that Walter or Rose worried about keeping their love affair from. What kept them from marrying at that point, only they knew. However, they did plan the



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summer house on the Clackamas River together and, because there must have been others they wanted to keep their relationship from, they had a design created that gave every appearance of them having separate rooms. Apparently up until his death, Walter always introduced Rose as his secretary. Rose's room has a great view of the river and lights up in the summer mornings from the eastern sun. The next door down was Walter's room, which overlooks the drive. The rooms are conveniently linked by a common bathroom although it is impossible to tell from standing in each bedroom that the bathroom works as a link. The room adjacent to these rooms is the billiards room. It might have been that Walter entertained his friends there and did not want them to know about Rose. Those who were there are all gone now and unfortunately, so are their secrets.

Walter died in June 1963 after a short illness. The value of his estate was nearly \$400,000.00. He had many nieces and nephews which he left small sums of money to. He also left small sums to the University of Oregon Medical School and Reed College. The estate on the Clackamas River, as well as an additional piece or property in Gresham, his car, all of the furnishings and his personal effects he left to Rose. Walter's will is the only document outside of long destroyed employment records at the Rosenfeld-Smith Company that ties Rose to Walter. After he died, she moved into the SW Park apartment. She never changed the Clackamas River property to her name. It was sold the year after Walter died. Rose lived in the apartment until 1979 when she moved to the Mount St. Joseph's nursing home. She died in 1980 at the age of 98.

Rosenfeld, Walter, Estate

Clackamas County, OR

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Deed Records 640 60, 185 466, 173 58, 146 493, 137 414, 126 305, 121 492, 43 65, O 478,  
Clackamas County Recording Office, Oregon City, OR

Free Land for Free Men, Vera Martin Lynch, Artline Printing, Portland, OR,  
Pgs 1 - 97, 155 - 159, 644 - 647

Oregon Journal - July 2, 1963, Obituaries, Oregon Historical Society, Portland, OR

Portland City Directory - Years 1884 thru 1930, 1933, 1935, 1965, 1979, 1980,  
Oregon Historical Society, Portland, OR

Rosenfeld, Walter J. - last will and testament, File #93672, Department of Probate,  
Multnomah County, OR

Rosenfeld, William - phone interview, February 8, 2002

Scrapbooks 53 (pg. 37), 269 (pg. 43), Oregon Historical Society, Portland, OR

Wade Hampton Pipes, Anne Brewster Clarke, Binford & Mort Publishing, Portland, OR, Page 65

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### Verbal Boundary Description

Address: 15361 S. Clackamas River Dr.  
Oregon City, Oregon 97045

County: Clackamas

Quad: Gladstone

T/R/S: 2S 2E 15D

Tax Lot: 300

Lot Size: 6.18 acres

Zone: TT-20

**Legal Description:** A tract of land in the Hezekiah Johnson D.L.C. in T. 2 S., R. 2 E., of the W.M., Clackamas County, Oregon, more fully described as follows to-wit: Beginning at a point in the Division line of the Hezekiah Johnson D.L.C. in the center of Clackamas County market Road No. 28 (now Clackamas River Drive) that bears North 0 degrees 5' 55" East 1193.46 feet distant from a point that bears North 1222.29 feet North and 88.55 feet West of the one-quarter section corner between Sections 15 and 22, T. 2 S., R. 2 E., W.M., running thence North 0 degrees 5' 55" East 455.25 feet to an iron pipe; thence South 55 degrees 00' East 520.25 feet to an iron pipe; thence South 35 degrees 26' West 136.31 feet to an iron pipe; thence South 36 degrees 51' 16" West 96.42 feet to an iron pipe; thence South 16 degrees 16' West 91.90 feet to an iron pipe; thence South 26 degrees 56' West 41.3 feet to the center line of said Market Road No. 28 northwesterly to the place of beginning. Also beginning at an iron pipe in the partition line of the Hezekiah Johnson D.L.C. in T. 2 S., R. 2 E., of the W.M. 2871.0 feet North and 86.45 feet West of the one-quarter section corner between Sections 15 and 22, T. 2 S., R. 2 E., of the W.M., running thence South 55 degrees 00' East 520.25 feet to an iron pipe; thence North 288.3 feet to the Clackamas River; thence along the meander line of the Clackamas River North 58 degrees 24' 08" West 499.47 feet to an intersection with a northerly extension of said partition line; thence along said partition line South 0 degrees 05' 55" West 251.58 feet to the place of beginning.

### Boundary Justification

These boundaries encompass the original acreage bought by Rosenfeld to build his country estate.

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### SUMMARY

Long before there was such a thing as a Donation Land Claim, before any trappers or Hudson's Bay men set foot on the land, tribes of Indians lived peacefully along the Clackamas. Decedents of the coastal Chinook tribes, these Indians survived through fishing both the Clackamas and the Willamette Rivers. Unlike the tribes that lived in the Hills to the South, they were very peaceful. Since they fished and gathered roots and plants for food and did not have to create weapons for hunting, they very rarely went to war with other tribes. When the first trappers arrived, they welcomed them peacefully. By the time that Dr. John McLoughlin settled in what was to become Oregon City, the tribes along the Clackamas were well acquainted and on friendly terms with the local white men.

### Hezekiah Johnson and Eliza Johnson Donation Land Claim (est. February 18, 1848)

Settling his large family in Oregon was not the main reason that Hezekiah Johnson brought his wife and children over the plains in 1845. Originally from Iowa, Hezekiah was a devout Baptist minister. When the American Baptist Home Mission Society offered Hezekiah and his friend, Rev. Ezra Fisher, a yearly salary of \$200 each plus \$100 each for traveling expenses to go to Oregon Territory as missionaries, the two men jumped at the opportunity. Both brought their large families to Oregon City in 1845 where Hezekiah immediately set about clearing land and building a

Baptist Church on Main Street in Oregon City. Hezekiah was the first Baptist minister in Oregon Territory. The original church was a 20' X 30' wood building. Ezra Fisher took over the pulpit once per month. Hezekiah preached the rest of the time. After one year the church had seven members. Ezra Fisher was bitten by the gold rush bug in 1855 and took off for the California gold fields. Hezekiah stayed and established a school at the church. This school eventually became known as Oregon City University. Years later it moved to McMinnville, Oregon and was renamed Linfield College. After two years in the gold fields, Ezra Fisher returned to Oregon City with \$1,200 in gold in his pockets.

Meanwhile, Hezekiah and Eliza Johnson had staked out the 640 acres of land approximately 2 miles East of Oregon City and is described in the document recorded in the Land Office on February 18, 1848. It is interesting to note that this document, while dated 1848, was actually written after Congress passed the DLC Act in September 1850. The land was surveyed and is described as follows:

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“...the North East quarter and the fractional North West quarter (being the East Half of the North West Quarter and lots one and two) of Section twenty two. The fractional South West Quarter (being the South East Quarter of the South West Quarter and the North half of the South West Quarter and Lot nine). The South Half of the South East Quarter and River lots five, Six, Seven and Eight of Section Fifteen all in Township two South of Range two East in the District of lands Subject to Sale at Oregon City, Oregon. Containing Six Hundred and Eight acres and fifty Eight hundredths of an acre.”

The recorded document goes on to say that the Johnsons have fulfilled the requirement of living on the land that has been described. It is not clear at present where Hezekiah and Eliza built their cabin. However, most of the Douglas Fir trees on the property or adjacent properties are not older than 150 years which may indicate that Hezekiah logged this part of his DLC. If an Indian tribe had lived on this property before Hezekiah and Eliza arrived, they would have most likely not been here after 1840. A ship had come up to Oregon City in 1829 and had brought a strain of influenza with it. The local Indians became extremely ill with the virus and their traditional sweat houses made the sickness fatal. By 1851, only 88 Clackamas tribesmen were left.

### Alexander McGarvey (December 26, 1877)

Mr. McGarvey appears to have been a bachelor who bought the original 20 acres that encompassed the current lot from Eliza Johnson in December of 1877. It is unclear what use Mr. McGarvey put the land too. This land purchase was the only one he made in Clackamas County. See page XXX, Additional Documentation for the location of McGarvey's 20 acres.

### Stephen M. Eby (February 5, 1891)

From the mid - 1880's to 1910, the Eby family (which seems to be quite extended) bought and sold many plots of land. In April of 1891, Stephen Eby purchased the adjacent property South of this twenty acres from Simon F. Eby. During the time that Stephen Eby owned the land, industry was becoming the rage in Oregon City. Many mills were established. Also, rail lines were being established from Portland to Sacramento. The line went through Oregon City. Eby's land would have been part of the agricultural movement and it was possibly during his time here that the hazelnut orchard was established (several elderly hazelnut trees survive on the second terrace). Sometime during the nineteen years that Stephen owned the property, he married a woman named Elizabeth.

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J. A. Benson (July 13, 1911)

It is unclear whether or not J. A. Benson and John Benson are the same person. If they are, John Benson's name appears on every other line in the Clackamas County Recording Office deed records for the years between 1905 and 1920. When J. A. and his wife Carrie sold the property, the property had a "lien of a certain mortgage for \$2,000" to Stephen and Elizabeth Eby. The new owners paid this mortgage to the Eby's.

Oliver L and Emily O. Barrett (August 22, 1912)

The Benson's had owned the property for approximately one year. It is not clear what Oliver and Emily Barrett did with the land. During the five years they owned it, the age of the motor car was developing. Also, attempts were being made to connect Oregon City with Portland with an interurban railroad. One such attempt was made by Stephen Carver. At the point in which this railroad line crossed the Clackamas River, Carver platted a town and named it after himself. Present day Carver lies two miles East of the Barrett's property. A line was also proposed that would run South from Oregon City, through the Beavercreek community, Mulino, Liberal, Molalla, Monitor and end at Mt. Angel. To create these interurban lines, many of the local farmers purchased shares in the projects. It is certainly possible that the Barretts were part of this plan. Unfortunately, the rail line faltered as the automobile became the choice for both recreational and business travel. The Barretts owned the 20 acre parcel for nearly five years.

Walter B. and May C. Beebe (May 15, 1917)

Since Alexander McGarvey first purchased the twenty acres from Eliza Johnson, the property remained intact. Walter Beebe would change all that. While some of the previous land owners are difficult to track down, Walter Beebe isn't. His name is associated with property throughout Clackamas County from the early 1900's through 1930. More research needs to be done to define his role in the development of the area. Regarding this piece of land, two things are known. The island in the middle of the Clackamas River just East of the proposed nomination's boundary is called Beebe Island and is presumably named after Walter. Dividing the twenty acre parcel into smaller lots is the more significant mark he left on this particular piece of land.

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### Allen and Daisy B. Seidel (September 12, 1922)

In 1922 Allen and Daisy Seidel bought 13.06 acres from Walter Beebe and his wife May. By the time the Seidels arrived on the scene, the area had made a transformation from agriculture to recreation and leisure. In fact, the area along the South bank had gained quite the reputation.

At the heart of it all was a Finn named August Erickson. He had jumped ship at Astoria in 1881 and made his way to Portland. Here he set up a saloon. It was such a successful venture that, at the turn of the century, August and his wife Mary bought the Fruitdale Stock Farm located on the South bank of the Clackamas River. What they said they were building was a nice country home to use in the summer. However, this "nice country home" ended up being several buildings including a saloon with a gambling mezzanine, a brothel, a hotel and a race track. The farm buildings were turned into stables and training facilities. Among those who frequented the place, it was known as Erickson's Place. In Portland, it was called the Clackamas Health Resort which was less offensive to polite society.

This area was far enough from town that anyone and everyone could mingle here. No one was turned away. At Erickson's Place, rich mingled with poor, Indian with white, Jew with Gentile. August Erickson welcomed everyone. His was the only place in the entire area that people could socialize with anyone and everyone, regardless of what traditional social mores had to say. This theme of prejudice would play a huge role in the development of the Rosenfeld Estate.

### Walter J. Rosenfeld & Rose Block (Sept. 26, 1926 - April 24, 1964) (See Section 8)

### Calvin and Maydoris Ritchey (April 24, 1964)

Bought property from the estate of Walter Rosenfeld on April 24, 1964. The Ritchey's raised their daughters here. They kept the original formal rose garden, but fenced the rest of the property to keep horses for the girls to ride. After their children were grown, Cal and Maydoris used the house as a summer house in much the same way as Walter and Rose used it. When they decided to scale back on their possessions in order to travel more, the Ritchey's decided to sell. They owned the property for 24 years.

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### C. Neil and Evelyn Berglund (June 20, 1988)

Many changes were made during the 12 years Lynn and Neil Berglund lived here. Besides additions to the house, the entire interior was redecorated and updated. They installed a new septic system as well as drilled a new well. The deck and hot tub gazebo were installed as was the outdoor lighting which is scattered throughout the upper terrace plantings. After new garden borders were in place, a new sprinkler system was installed. They created the pond on the middle level. In 1994 their 34 year old son was killed in a ultra-lite plane accident. A small memorial plaque is mounted on a boulder near the pond. many of the smaller trees and shrubs that are planted on the upper and middle terrace were planted during this time. The Berglund's sold the estate after deciding to spend less time taking care of their home and more time traveling.

### David L. and Jane C. Turville (October 15, 2000)

The Turville's are the current owners. Both have degrees in architecture and a strong interest in architectural history. Their plans are to maintain the elements of the estate which are historic and to work to change the more modern elements into those more close in harmony with the romantic vision of Walter and Rose's Arts & Crafts home.



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Property Name: The Walter J. Rosenfeld Estate  
County/State: Clackamas County, Oregon  
Photographer: Jane C. Turville  
Date: March 1, 2002  
Original Negatives: Jane C. Turville

(the above information applies to all of the following twenty five photos)

- #1. South facade, main house, looking East.
- #2. The South facade, main house.
- #3. Entry, South facade, main house.
- #4. East facade, partial South facade, main house, looking North.
- #5.\* North facade, 1989 addition, main house.
- #6.\* North facade, 1989 addition and 1964 porch infill, main house.
- #7.\* North facade, 1964 porch infill and original facade with French doors, main house.
- #8.\* The West facade, main house.
- #9.\* The driveway approaching the main house with garage in background, looking East.
- #10.\* The main entry to the estate, looking Southwest.
- #11.\* The Japanese maples at drive keyhole, looking East.
- #12.\* The sunken rose garden, looking West.
- #13.\* The deck overlooking the Middle Terrace, looking North.

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- #14.\* The garage, looking East.
  - #15.\* The groundskeepers house, looking South.
  - #16.\* The groundskeepers house, looking North.
  - #17.\* The Middle Terrace, looking West.
  - #18.\* The pond on the Middle Terrace, looking North.
  - #19.\* The outdoor fireplace by the pond, looking East.
  - #20.\* The Lower Terrace, looking Northwest.
  - #21.\* The Clackamas River, looking Northwest.
  - #22.\* The North facade, main house, looking South from the Lower Terrace.
  - #23.\* The fireplace, living room, main house.
  - #24.\* Detail of large Clay Craft Tile, fireplace, living room, main house.
  - #25.\* Detail of small Clay Craft Tile, fireplace, living room, main house.

\* Due to a processing error, the negative for Photo #5 as labeled on the Site Plan was destroyed. As such, the photos have been relabeled one number ahead of their key on the Site Plan (#7 on plan is #6 on photos, etc.).

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Section number Similar Houses Page 1



Dr. John Besson House

Fir Acres

