

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	15361 S Clackamas River Dr Oregon City, Clackamas County (97045)	historic name:	Rosenfeld, Walter, Estate
assoc addresses:		current/other names:	The Walter Rosenfeld & Rose Block Estate
location descr:		block/lot/tax lot:	N/A / N/A / 00300
		twshp/rng/sect/qtr sect:	2S 2E 15 D

PROPERTY CHARACTERISTICS							
resource type:	Building	height (stories):	2.5	total elig resources:	4	total inelig resources:	1
elig evaluation:	eligible/significant			NR Status:	Individually Listed		
prim constr date:	1930	second date:	1964	date indiv listed:	05/17/2003		
primary orig use:	Single Dwelling			orig use comments:			
second orig use:				prim style comments:			
primary style:	English Cottage			sec style comments:			
secondary style:	Tudor Revival			siding comments:	Stucco w/ uncoursed stone chimney		
primary siding:	Stucco			architect:	Unknown		
secondary siding:	Stone:Other/Undefined			builder:	Unknown		
plan type:	Crosswing - Center						
comments/notes:							

GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Clackamas County Historic Landmarks	Survey & Inventory Project		2008

SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	05/17/2003	106 Project(s):	None
ILS survey date:	09/30/2007	Special Assess Project(s):	None
RLS survey date:	09/30/1984	Federal Tax Project(s):	None

ARCHITECTURAL / PROPERTY DESCRIPTION
(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)

ROOF FORM AND MATERIALS: Intersecting gable w/ close eaves PRIMARY WINDOW TYPE: Multi light casement DECORATIVE FEATURES: Uncoursed stone chimneys; half timbering OTHER: Recessed entrance w/ bellcast shed roof supported by rustic brackets; French doors, n. elev.; three shed dormer, n. elev.; small hip dormer, s. elev.; shed, n. elev.; gable, e. elev.; recessed entry ALTERATIONS: Window and door replaced, e. elev. (n.d.); porch enclosed (1964). Alteration have been made to the north and east elevations. While the changes to the east elevation do not seriously compromise the integrity of the building, the attachment to the north is less sympathetic. The house is designed in the Arts and Crafts style, a style which was constructed from approximately 1910 through 1935. It is rarely seen in rural Clackamas County. Designers of this style took inspiration from the English vernacular architecture. Distinctive features include the asymmetrical plan, steeply pitched gable roof and mixture of surfacing materials. One of the most notable features is the recessed entrance. Here, the smooth stucco finish is interrupted by a panel of brick set in a herring bone pattern. In addition heavy timbers have been employed to yield a rustic appearance. Garage: DATE BUILT: 1930 STYLE: Arts and Crafts PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 1 1/2 FOUNDATION MATERIAL: Concrete ROOF FORM AND MATERIALS: Gable w/ composition shingles WALL CONSTRUCTION/STRUCTURAL FRAME: Masonry w/ stud PRIMARY WINDOW TYPE: Multi light casement EXTERIOR SURFACING MATERIALS: Stucco OTHER: Overhead door, w. elev. Groundskeeper House: DATE BUILT: 1930 STYLE: Arts and Crafts PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 1 1/2 FOUNDATION MATERIAL: Concrete ROOF FORM AND MATERIALS: Gable w/ composition shingles WALL CONSTRUCTION/STRUCTURAL FRAME: Masonry w/ stud PRIMARY WINDOW TYPE: Multi light casement EXTERIOR SURFACING MATERIALS: Stucco DECORATIVE FEATURES: Eyelid dormer, w. elev.; uncoursed stone chimney, s. elev. OTHER: recessed entrance w/ round arched opening and multi light door LANDSCAPE: Foundation plantings; ornamental plantings; mature deciduous trees; mature coniferous trees; stone patio; gazebo. Landscape features also contribute to the historic character of the ensemble. Ornamental plantings are seen near the house and a curvilinear drive and mature trees screen the house from the road. The house overlooks a shelf on the bank of the Clackamas River. The river can be seen through a break in the trees. According to the current owner, horses were pastured on the shelf below the house. The subject property is located on a large parcel above the south bank of the Clackamas River. The lot is landscaped with many ornamental plantings and mature trees. A curvilinear drive leads from the road to the garage. A path leads to the gatehouse. The Walter Rosenfeld House is located two and one-half miles northeast of Oregon City and two and one-half miles west of Carver. It is within the Hezekiah & Eliza Johnson Donation Land Claim.

HISTORY
(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

SUBJECT PROPERTY Walter Rosenfeld purchased the subject property in 1926, four years before the dwelling was constructed. Rosenfeld operated a wholesale tobacco company in Portland for many years. He was a member of the Tualatin Country Club, Portland Elks Lodge and Temple Beth Israel. Rosenfeld possibly used the property as a summer home. The house is designed in the Arts and Crafts style, a style which was constructed from approximately 1910 through 1935. It is rarely seen in rural Clackamas County. Designers of this style took inspiration from the English vernacular architecture. Distinctive features include the asymmetrical plan, steeply pitched gable roof and mixture of surfacing materials. One of the most notable features is the recessed entrance. Here, the smooth stucco finish is interrupted by a panel of brick set in a herring bone pattern. In addition heavy timbers have been employed to yield a rustic appearance. Alteration have been made to the north and east elevations. While the changes to the east elevation do not seriously compromise the integrity of the building, the attachment to the north is less sympathetic. The house is part of an ensemble. To the east of the house is a stucco-clad garage. A second dwelling or gatehouse mimics many of the design elements of the primary dwelling. In contrast the roof of his building is low and pierced with an eyelid dormer. Landscape features also contribute to the historic character of the ensemble. Ornamental plantings are seen near the house and a curvilinear drive and mature trees screen the house from the road. The house overlooks a shelf on the bank of the Clackamas River. The river can be seen through a break in the trees. According to the current owner, horses were pastured on the shelf below the house. The Rosenfeld House is significant as an example of the Arts and Crafts style of architecture. HISTORIC BACKGROUND Development of the Oregon City Beavercreek area can be attributed to two factors: Oregon City was an early settlement of the Hudson's Bay Company and later the western terminus of the Oregon Trail. In 1829, John McLoughlin, Chief Factor for the Hudson's Bay Company, claimed the land that would become Oregon City. McLoughlin envisioned a great industrial development at site, made possible by the presence of the waterfalls of the Willamette River. He blasted a millrace through the basalt on the east side of the falls and established a sawmill and flour mill in 1832. After the events at Champooe, westward migration of American pioneers secured control of the Oregon Country for the United States. In the early 1840s, the Barlow Road was cut from The Dalles directly to Oregon City, giving pioneers a direct route to the area. In 1844 Oregon City was incorporated and the following year McLoughlin retired. In 1848, Oregon was granted the status of American Territory and Oregon City was named as the capital, holding the title until 1852. Agricultural activity was further stimulated by several events. This first was the discovery of gold in California, which fostered demand for Oregon products, such as flour, wheat and

timber. Two years later in 1850, Congress passed the Donation Claim Act, enabling white males over 21 years of age to claim 320 acres of land. If married, their wives could claim an additional 320 acres. Settlers were required to file their claim at Oregon City, enhancing the desirability of Oregon City as a destination. Early settlers clustered on arable land around Oregon City. Donation land claimants include George Abernethy, James Winston, Hiram Straight, Ezra Fisher, William Holmes, L.D.C. Latourette, Samuel O. Francis, M.M. McCarver, S.S. White, Samuel Vance, Robert Caufield, Andrew Hood, Joseph Spinks, Benjamin Mails and William Armpriest. The population of the county at this time was primarily made of English, Irish and Germans, many of whom had lived in the Missouri, Mississippi or Ohio river valleys prior to moving westward to Oregon. These settlers first chose the level land and later developed the more hilly uplands areas, thus explaining the development pattern of the Beaver Creek area. By 1880, the population around the present day crossroads of Beaver Creek and Kamrath formed the German Evangelical Reformed Church, later renamed the 10 O'clock Church. Another ethnic group coalesced around the Welsh Bryn Seion Church at about the same time. Mid 19th century dwellings were often of log or simple wood frame construction. Many buildings exhibited an influence of the Classical Revival style of architecture, although generally this influence was limited to symmetrical facade arrangements, and suggestions of a cornice at the eave line and corner boards. Like their residential counterparts, agricultural buildings from the period were generally simple buildings. Due to the nature of farming practices, barns and sheds were low profile, broad buildings. After the Civil War (1865-1883), the area grew steadily. The Barlow Road continued to be an important roadway, operating as a toll road through the first decade of the 20th century. Paper production, which would become the primary industry in Oregon City, was initiated with the inception of the first paper mill in 1866. Technical problems caused the plant to close, but a second plant opened, in Park Place, in 1868. Known as Clackamas Paper Manufacturing, this facility operated until the early 1880s. Communities sprung up along streams where water power allowed industrial development. A post office was established in the early 1850s, at the confluence of Beaver and Parrot creeks, now known as New Era. The New Era Rolling Mill was established in 1868, continuing operation until 1935. The origin of the name New Era is unclear, however, some relate it to the Spiritualist Camp, founded in 1873, located near the mill site. James Washington Offield, child pioneer of 1850, said in his later years that when he built a warehouse there, he named New Era because it was the spot where his mother's last oxen died after their journey over the Barlow Road, on the way to their Donation Land Claim in Macksburg. During the period following the Civil War the Oregon California Railroad may be considered to be one of the most important elements in Clackamas County history. In the late 1860s, two factions set out to construct the line from Portland to Sacramento. One group selected the east side of the Willamette and the other took the west side. Whichever group reached the upper Willamette Valley first was to win the right to complete the line south. The east side line ran from Portland south, skirting around Milwaukie and continuing south toward Canby and through Oregon City. The east side group won the competition and completed the line over the latter decades of the 19th century. Barlow, a station on the railroad line south of Oregon City, was one of the communities generated as a result of the presence of the railroad. Paper Mill, another station, became known as Park Place in later years. After 1865, subsistence farming was the norm throughout the county, as well as in the Oregon City Beaver Creek vicinity. Livestock and cereal grains were raised and logging complemented the rural economy. Kitchen gardens were essential. Towards the end of the period, oats began to surpass wheat as the number one crop and potatoes attained the rank of number three crop. Increasing numbers of livestock corresponded with an increase in hay production. The total number of acres in cultivation tripled during the period. Further improvements in farm practices and building technology caused changes to agricultural buildings. Dwellings from the period were simple wood frame buildings; many showed an influence from the Gothic Revival style of architecture. This type is commonly referred to as the Vernacular or Western Farmhouse style. In contrast to earlier dwellings, the buildings of this period had a vertical emphasis; windows were taller and roof pitch was steeper. Drop siding was the most popular exterior wall material, although some buildings were clad with the more primitive lap siding. Windows had multiple lights or panes. The windows of earlier buildings (circa 1860) typically had six lights or panes in each sash. As window glass became more readily available, panes became larger and the number became fewer. By the end of the period four lights per sash were common. In general, barns and sheds continued to be low, broad buildings. However, beginning in the 1870s, barns began to be built taller, in response to new technologies, such as hay fork lifts. During the Progressive Era (1884-1913), the population of Clackamas County tripled, jumping from 9,260 to almost 30,000, pushing the new comers to develop the hilly land, well away from the river and the Barlow Road. Redland, an agricultural center, just east of the study area, had a post office from 1892 until 1902. The paper mill in Park Place relocated in the early 1880s, but the old facility was quickly reused for another industry: furniture manufacturing. Floods of the 1890s caused the demise of the plant, but furniture making continued in Park Place, until the early years of the 20th century. The Park Place Addition was platted in 1888 and included a small commercial district, near the railroad depot. Many of the residents, however, worked in Oregon City or at the St. Agnes Baby Home and Orphanage at Park Place. Interurban railroads sought to fill the demand for better transportation, and entrepreneurs took advantage of the situation. In 1890, George and James Steel began construction on the Eastside Railway, which connected Portland with Oregon City. The line was completed in 1893, the first electric interurban railroad in the United States. The line operated until after World War II. While the Vernacular style continued to be the most popular style in the Oregon City Beaver Creek area, between 1883 and 1913, in rare instances, more elaborate styles were constructed. Rural folk adapted modest forms of the highly decorative eclectic styles, such as the Queen Anne and Eastlake, popular in cities during the latter years of the 19th century. The availability of machine made ornament, such as turned posts and balustrades, jigsaw brackets, and patterned shingles, allowed a modicum of decorative treatments to be used on even the most remote farmhouse. At the turn of the century, innovative American styles of architecture, such as the Craftsman Bungalow, came into being. The designers of this type rejected the machine made ornament and instead embraced a hand-crafted appearance and natural materials. This building type would become the most popular through the early decades of the 20th century. Agricultural buildings changed dramatically during the Progressive Era. By the turn of the century barns had become quite tall. Most barns were equipped with devices to raise hay to a second or third floor or loft. Barns began to be designed in a variety of styles, including Gambrel and Gothic Gambrel. Fruit and nut production gained prominence in the Progressive Era. During the Motor Age (1914-1940) transportation improvements and growth in population continued to fuel agricultural activity. By the 1920s, specialized crops, such as fruit and nut cultivation, and dairying began to supplant general farming in the Oregon City Beaver Creek vicinity. Two other interurban railroad lines effected the development of the Oregon City Beaver Creek study area during the Motor Age. In 1915, Stephen S. Carver began promotion of an interurban railroad line from Oregon City to south side of the Clackamas River. At the point the line crossed the river, Carver platted a town named for him. Horace Baker held the donation land claim for the area south of the river and operated the ferry until the early 1880s. Town of Carver was previously known as Stone. The derivation of this name has been explained two ways. According to Lewis McArthur, noted historical geographer, the name was established because of large boulders in the river. Another legend suggests that the place was named for Livingston Stone, first supervisor of the fish hatchery established there in the latter part of the 19th century. The fish hatchery was the first in Oregon and the second in the United States. In 1903, the hatchery was relocated to a point on the river south of Clackamas. In 1908, the Clackamas Southern Railroad, an interurban railroad, was proposed to link Oregon City, Beaver Creek, Mulino, Liberal, Molalla, Monitor and Mt. Angel. The line was to be financed by shares purchased by farmers, who inhabited the corridor to be served by the railway company. Those without the financial capability to purchase shares labored to construct the roadbed or laid the tracks. By 1913, investors had contributed sufficient capital to construct this railroad to Beaver Creek. Financial troubles caused the incorporators to reorganize and the railroad was renamed the Willamette Valley Southern in 1914. The following year track was laid to Mt. Angel. Logs, cordwood, lumber and farm products were hauled and passenger service was also available during the early years of operation. The line began to falter due to competition with automobiles. By 1930 service extended only as far as Monitor. Passenger service was discontinued in 1936 and three years later the line was bankrupt. Improvements in transportation caused other changes in the development of the Oregon City Beaver Creek vicinity. The first was an increase in recreational activities. Interurban railroads made it possible for urban dwellers to travel to the country for fishing, hiking and camping. Automobiles allowed many others to do the same. Automobiles also made it possible for the more people to commute to town. In the Oregon City Beaver Creek study area, dwellings along the Clackamas River show the effects of this trend. The construction of the Super Highway, also known as the Pacific Highway and now known as Highway 99E, may be considered to be the most important transportation activity in the Oregon City Beaver Creek study area during the Motor Age. The highway was notable for its method of construction, as well as for its scope. The Pacific Highway runs from the Canada to Mexico. Special auto related property uses came into being as a result of the construction of the highway. These uses included restaurants and taverns, as well as fruit stands. The intermittent rock walls which flank the highway were constructed by the Work Progress Administration during the Depression. Throughout the county the Craftsman Bungalow style continued to be the most popular style during this time period, although some Period Revivals style buildings were constructed. After World War I, European architecture inspired architects and builders to construct in the English Cottage and Tudor Revival styles. Concurrently, the Colonial Revival gained popularity. This style reflected the building tradition of the American colonists and illustrated a strong sense a nationalistic pride. In the early 20th century agricultural buildings continued to evolve. Large barns were still constructed, but the most notable change was the introduction of buildings for large scale specialized farming, such as dairying. Dairying, egg production and truck farming are commonly associated with agricultural activity near urban centers, such as the area south of Oregon City. During the Depression the population remained quite constant, but little construction occurred. Summer houses, built on the banks of the Clackamas River, are the notable exception to the rule. Numerous wealthy Portland citizens were attracted to the scenic beauty of this river and could afford the services of architects and skilled craftsmen. Since World War II the Oregon City Beaver Creek area has witnessed dramatic changes. Most noteworthy is the conversion of agricultural land to suburban residential subdivisions.

RESEARCH INFORMATION

✓ Title Records	Census Records	✓ Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	✓ SHPO Files	Interviews
✓ Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	

Local Library:

Historical Society:

University Library:

Other Repository:

Bibliography:

Clackamas County Cultural Resource Inventory, 1984. Rosenfeld, Walter J., obituary, "Oregonian", 7/3/63. Tigor Title Company, Oregon City, OR. National Register of Historic Places Registration Form by Jane C. Turville, 27 FEB 2002