

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Rosenfield, Max J. and Jennie, House
Other name/site number: Erb, Paul and Minnie, House
Name of related multiple property listing: NA

2. Location


Street & number: 1419 Beaumont Street
City or town: Dallas State: Texas County: Dallas
Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
(☒ nomination ☐ request for determination of eligibility) meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my
opinion, the property (☒ meets ☐ does not meet) the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
☐ national ☐ statewide ☒ local

Applicable National Register Criteria: ☐ A ☐ B ☒ C ☐ D


Signature of certifying official / Title Deputy State Historic Preservation Officer
Date 3/14/2025
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register.
☐ removed from the National Register
☐ other, explain: _____

Signature of the Keeper

Date of Action

Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions: Domestic: Single Dwelling

Current Functions: Domestic: Multiple Dwelling

7. Description

Architectural Classification: Late Victorian: Queen Anne

Principal Exterior Materials: Wood, Brick, Glass

Narrative Description (see continuation sheets 7-7 through 7-13)

Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

8. Statement of Significance

Applicable National Register Criteria

<input type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: B (Moved Properties)

Areas of Significance: Architecture (*local level of significance*)

Period of Significance: 1885 - c.1905

Significant Dates: 1885

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: NA

Narrative Statement of Significance (see continuation sheets 8-14 through 8-21)

9. Major Bibliographic References

Bibliography (see continuation sheet 9-22)

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested. (#41332 Part 1 approved 2-13-2020, Part 2 approved 8-11-21, Part 3 approved 1-30-24)
- ☐ 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 (*Texas Historical Commission, Austin*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other -- Specify Repository: Preservation Dallas, Dallas Jewish Society, Dallas Public Library

Historic Resources Survey Number (if assigned): NA

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10. Geographical Data

Acreage of Property: less than one acre

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

Latitude: 32.768994° Longitude: -96.789153°

Verbal Boundary Description: Lot 6, Block H/912, Tract 1.2, Snodgrass Addition, Dallas County.

Boundary Justification: The nominated boundary is the current legal parcel where the house was moved in 2018.

11. Form Prepared By

Name/title: Marcel Quimby, FAIA; Daniel Hardy and Terri Myers (Hardy Heck Moore)

Organization: Quimby Preservation Studio

Street & number: 7001 Hammond Ave

City or Town: Dallas State: Texas Zip Code: 75223

Email: marcel@quimbypreservation.com

Telephone: (214) 755 1503

Date: June 30, 2024

Additional Documentation

Maps (see continuation sheets MAP-23 through MAP-28)

Additional items (see continuation sheets FIGURE-29 through FIGURE-36)

Photographs (see continuation sheets PHOTO-37 through PHOTO-51)

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 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph Log

Name of Property: Rosenfield House and Carriage House
City or Vicinity: Dallas
County, State: Dallas, Texas
Photographer: Marcel Quimby
Date Photographed: March 2, 2024, unless noted otherwise.

TX_DallasCounty_RosenfieldHouse_0001

South Elevation, camera facing north.

TX_DallasCounty_RosenfieldHouse_0002

South and East Elevations, camera facing northwest.

TX_DallasCounty_RosenfieldHouse_0003

East Elevation, camera facing west.

TX_DallasCounty_RosenfieldHouse_0004

Subject property and adjacent historic houses on Beaumont Street, camera facing north northwest.

TX_DallasCounty_RosenfieldHouse_0005

Front Porch, camera facing northeast. February 24, 2024

TX_DallasCounty_RosenfieldHouse_0006

Front Porch, east entrance to house, camera facing north. February 25, 2024.

TX_DallasCounty_RosenfieldHouse_0007

West Elevation, showing bay window, camera facing southeast. February 25, 2024.

TX_DallasCounty_RosenfieldHouse_0008

Subject house and Carriage House, camera facing southwest. February 25, 2024.

TX_DallasCounty_RosenfieldHouse_0009

Partial North Elevation of house at left, West and North Elevations of carriage house, camera facing southwest. February 27, 2024.

TX_DallasCounty_RosenfieldHouse_0010

First floor Entrance Hall and original Stair, camera facing north. January 29, 2024.

TX_DallasCounty_RosenfieldHouse_0011

First floor Entrance Hall, camera facing south. January 29, 2024.

TX_DallasCounty_RosenfieldHouse_0012

First floor Living/Dining Room, camera facing west to bay window, adjacent house. January 22, 2024.

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TX_DallasCounty_RosenfieldHouse_0013

First floor Living/Dining Room, camera facing east. January 25, 2024.

TX_DallasCounty_RosenfieldHouse_0014

First floor Kitchen, camera facing northwest. January 29, 2024.

TX_DallasCounty_RosenfieldHouse_0015

Second floor Bedroom, camera facing south. January 27, 2024.

TX_DallasCounty_RosenfieldHouse_0016

Attic space and stairs to Attic, camera facing east. January 27, 2024.

TX_DallasCounty_RosenfieldHouse_0017

Carriage House, first floor, camera facing northeast. January 29, 2024

TX_DallasCounty_RosenfieldHouse_0018

Carriage House, original to second floor, camera facing west. January 29, 2024.

TX_DallasCounty_RosenfieldHouse_0019

Carriage House, second floor, camera facing south. January 29, 2024.

Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Narrative Description

The Rosenfield House, in Dallas, Dallas County, is a 2-story asymmetrical Queen Anne-style frame house with a multi-gable roof and wrap-around porch with classical supports and dentilled cornice. Originally built seven blocks north, the home and carriage house were moved in 2018 to protect it from demolition. Built in 1885 with historic modifications through C.1905, it retains a similar orientation and general setting on a corner lot in The Cedars neighborhood. Rosenfield House retains historic features that are characteristic of late 19th century Queen Anne style, including: asymmetrical form and exterior facades, prominent gables with fish-scale shingles, complex roof line, bay windows, and wrap-around front porch with Doric columns under a pedimented entrance. The current property owners rehabilitated the nominated house under the federal historic preservation tax incentive program. It retains integrity of design, materials, workmanship, feeling, and association to communicate its architectural significance.

Location and Setting

The house was originally built at 285 Browder Street, at the southwest corner of the intersection with St. Louis Street, in the Browder Addition - an early subdivision in the Cedars, and south of downtown Dallas. The house's front porch and entrances faced Beaumont Street.

The Rosenfield House is currently located at 1419 Beaumont Street in the historic Cedars neighborhood, to the south of downtown Dallas, Dallas County, Texas. The house sits on a 57' wide by 113' deep lot (0.15 of an acre) in the Snodgrass Addition, approximately 1-1/2 miles from the Dallas County Courthouse. This house is at the northwest corner of Beaumont and Browder Streets, facing south to Beaumont Street. The remainder of the block face is comprised of one-story historic homes adjacent to the subject property and vacant lots at the west end of this block. The lots on Gould Street at the west side of the block include two small, historic homes and two larger, new homes. The remainder of the block is a large vacant lot fronting McKee and Browder Streets; this lot is adjacent to the Carriage House. The historic Columbus Langley Grocery and Feed Store is across Browder Street from the subject property this 2-story brick commercial building dates from 1891 and is one of the most intact historic commercial buildings in the Cedars.¹

The Rosenfield house is in the southern portion of the Cedars neighborhood – one of the early historic neighborhoods in Dallas in the late nineteenth century. The house is one of few remaining historic houses in the Cedars. Other uses in the neighborhood include multi-family apartments and condos dating from the 1970s to 2020s, historic multifamily buildings, historic commercial and industrial buildings, newer commercial and industrial buildings, churches, schools and City Park (Dallas's first public park), art studios, and community services.²

The Rosenfield House is an excellent local example of a multi-gabled roof Victorian house, in the Queen Anne subtype and the best remaining example in the Cedars neighborhood. The house is approximately 2,200 square-feet in size and largely rectangular in plan. The two-and-a-half story wood-frame house is clad in horizontal wood siding, with simple wood trim at roofs, doors, windows, and limited trim at the cornices, front porch and bay windows. The house's massing is asymmetrical and varies among the four facades. A wide, U-shaped front porch extends to the two entrances to the house – one at the left and one at the right side of the front façade.

¹ The Columbus Langley Grocery and Feed Store is a City of Dallas Landmark.

² Old City Park includes three Recorded Texas Historic Landmarks (RTHL) buildings - Millermore house, Miller Log Cabin and General Gano house.

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Site

The current site is rectangular, 57' x 113' in size and is relatively flat. The Rosenfield house faces Beaumont Street and is set back approximately 20' from the front property line, and approximately 9' from the Browder Street (corner side) property line. A concrete walk extends from Beaumont Street to wood steps that lead to the raised wood porch. The yard is visually enclosed by a low, brick wall at Beaumont Street and the northern portion of Browder Street. The yard consists of lawn areas, young trees, shrubs and planting beds. A low wood fence separates the front yards of the subject house and the neighbor to the west; at the remainder of this side yard, a taller fence continues this separation.

In addition to the house, the historic wood-frame Carriage House from the Browder Street property was also moved to the subject site and is now located behind the house, at the northwest portion of the property. The carriage house faces Browder Street with a small concrete lot with 4 head-in parking spaces between the street and the carriage house. The building's footprint is 14' x 28' and accommodates 2 studio apartments – one on each floor. A raised deck in front of the Carriage House leads to two doors for the apartments.

The subject lot is oriented northeast to southwest and is ninety-degrees from the original lot at Browder Street, aligning with the Grigsby Survey, at almost 45 degrees off the cardinal coordinates. The architectural drawings address this difference in orientation and utilized 'plan north' orientation on the drawings for clarity. This nomination reflects this approach, with the example of Browder Street referred to as the east façade rather than the northeastern façade. Similarly, the Beaumont façade of the house will be referred to as the south façade, rather than the southeast façade.

Exterior

The Rosenfield House is a multi-gabled roof, asymmetrical Queen Anne house with Greek Revival details. The house is approximately 2,200 square-feet in size with an asymmetrical floor plan that is largely rectangular in plan. A new foundation of masonry piers is hidden behind the new brick wall at the crawl space at Beaumont Street and the front portion of east and west facades; a new wood trellis skirting encloses the remaining crawl spaces. The two-and-a-half story wood-frame house is clad in horizontal 4" tapered wood cypress siding, with detailed cornices, roof brackets, wood trim at roofs, doors and windows and doric porch columns. The tapered wood siding and trim include both original and replacement siding and trim. The house's massing is irregular and varies among the four facades. A U-shaped front porch wraps around the center bay and extends to the two entrances at the south façade. The first floor is raised approximately 2' above grade. The roof is complex with gables at all four facades, clad in staggered cypress shake shingles with brown asphalt roof shingles. Windows are typically tall, 1/1 and include single and paired windows. Some window frames and sashes remain in place and were refinished; where windows were missing, new or salvaged window sashes and trim were used. Smaller windows are located in the roof gables. No original wood doors remain at the house; salvaged doors that were appropriate were located and installed.

The house is painted a neutral color with blue trim, which respects the blue color of the house prior to its relocation from St. Louis Street. A burgundy accent color is used at cornices, window heads, porch columns and other locations.

Primary (South) Façade

The primary (south) façade faces Beaumont Street. The building mass is composed of three 2-story components (or bays) – with a prominent center bay that is approximately half of the width of the house. This wide bay has a full-width gable roof form and is flanked by two narrow bays of different masses. The left bay is set back from the front façade almost to the mid-point of the center bay's mass. This bay is only one room deep. The right bay's front façade is closer to that of the center bay, and this extends to the rear of the house, aligning with the depth of the center bay.

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While the house's massing and porch are almost symmetrical, the roof forms and gables are not. The U-shaped front porch structure wraps around the center bay and leads to entrances at the left and right sides of this façade. The depth of these two portions of the side porches is unequal, with the left (west) porch deeper than right (east) porch. These two entrances to the house from the front porch are unusual. The low-sloped hipped front porch roof features a triangular pediment in the center of the porch, with Grecian decorative molding within the gable. Doric columns support the porch structure and pediment, with paired columns at porch corners. The crawl space is enclosed by brick pony wall near the front of the house, with wood trellis skirting near the rear of the house.

The classical columns define the 'Free-Classic' Decorative Detailing subtype for this house. The multi-bay front façade has a front-facing gable at the center roof. The low-slope hipped porch roof has a prominent cornice with an overhang of about 12" in depth. The porch ceiling is beaded board, painted a light blue – a common feature of houses in Texas.

Secondary or Side (East) Façade

The east façade faces Browder Street, with asymmetrical building massing with two different 2-story building planes – the left plane is the exterior of the 2-story center bay, with the first-floor wall exposed at the porch. Doric columns support the porch structure. A gable roof is located near the center of the façade, above the second-floor rectangular bay window; this bay window protrudes approximately 2' from the wall plane and has its own roof. The second plane is the remaining portion of the east façade, including the newer one-story lean-to later addition exterior. Finishes at this façade are similar to the primary façade – wood siding, trim and brown asphalt roof shingles.

Rear (South) Façade

The rear (south) façade faces the adjacent Carriage House and is a single plane with horizontal wood siding, and three windows. A roof gable at the right (west) side has wood shingles in a staggered pattern. Finishes at this façade are similar to the primary façade – wood siding, trim and brown asphalt roof shingles.

Secondary or Side (West) Façade

The secondary or side façade faces south to the narrow back yard and adjacent house. This façade has limited visibility due to the adjacent house and fence, with a narrow side yard at the subject house. This façade has a large bay window in the center of the façade with a brick wall at crawl space. A roof gable exists at the center of this façade, with windows to the left and right. Finishes at this façade are similar to the primary façade – wood siding, trim and brown asphalt roof shingles.

Interiors

The first floor of the house features the spacious entry hall with a stair to the second floor; this room is tall with wood floors, drywall partitions and beaded board ceiling. The historic stairs are wood, with original spindled railings remaining in place. This entrance hall serves the second-floor apartment and studio and provides access to the first-floor apartment.³ The first-floor apartment includes several original spaces – the living/dining room (originally the dining room with the entrance door to the front porch), bedroom and bath (originally the parlor) and kitchen. The existing pine floors in these spaces are not original but have been retained and refinished. The original interior walls were wood studs with wood lath and plaster. The wood stud walls remain in place, but the lath and plaster had been removed by a prior owner. Gyp board has been installed over the historic studs, with salvaged wood baseboards, window and door trim installed. The interior doors are salvaged. The large opening between the front two rooms

³ The first-floor apartment has its main entrance at the front porch. The interior door from the living area to the entrance hall is intended as a secondary entrance by the current owners.

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originally accommodated sliding doors; the door frame remains in place, and salvaged doors installed. Gyp board has been installed at the ceilings. Areas of the original beaded board kitchen ceiling remained in place but was fragile due to past fire damage and/or in poor condition (brittle) and could not be restored, so gyp board was installed. New beaded board wainscoting was added in the bathroom, and a salvaged claw foot tub was installed. New interior walls at closets and in the entrance hall and stairs were clad in salvaged horizontal 1x12's shiplap boards with battens, stained.

An office and bath are adjacent to the kitchen; these rooms were originally the back porch. These rooms received similar finishes – refinishing the pine flooring, gyp board installed at walls and ceiling. White 4" x 4" ceramic tile was used at the bathtub/shower walls.

Wood trim at windows, doors and baseboards had been removed from the house prior to its move and were re-used and supplemented by new wood as needed.

The second-floor features two units – an apartment and art studio. The apartment is located at the front of the house and includes a living/dining room and bedroom (both were originally bedrooms) and a bath which was original and included the bay window at the east façade. The attic space has been finished out and is part of this apartment, with stairs that extend to the large, tall open attic space, a storage room and small bathroom; the ceilings in these spaces are vaulted with light from the small windows in the exterior roof gables. Salvaged wood flooring has been installed, and gyp board installed at the walls and ceilings.

The art studio includes one large room with utility sink and worktable, a small office and bathroom; this space is thought to have originally been two bedrooms. Finishes are similar to the first floor – refinished pine flooring, gyp board at the walls and ceilings. The bathrooms have ceramic tile flooring and at tub/shower walls. Of interest, an advertisement placed by Max Rosenfield to lease the home in 1887 described it as 'To desirable party, my residence, corner Browder and St. Louis, 7-rooms, bathroom, gas, cistern, sewerage, screened, servants quarters and storeroom.'⁴

Carriage House – Exterior and Interiors

The two-story building was located at the original house's back yard, and first appears in the 1905 Sanborn Map, noted as an "Out-House." This was also moved in April 2018 to its current location in the back yard of the subject house. It is rectangular in plan with the right (north) section protruding from the façade of the south section by just a few feet. The exterior wood siding is pine, double-ogee, or teardrop profile. The lower half of this wood siding, along with the framing at the foundation, was deteriorated and replaced with new, while the upper areas of the wood siding remain in place. Other exterior materials are simple wood trim at roofs, roof brackets and windows and brown asphalt roof shingles. The exterior doors to the two studio apartments are new. The building was originally on grade with the lower portions of the exterior walls in very deteriorated condition. A raised floor structure was provided, with the finished floor now 2' above grade, and a new deck added to access the apartments. Like the house, new piers were provided, hidden behind new skirting.

The interiors of both studio apartments consist of a living/bedroom space, small kitchen and bathroom. The interior finishes include drywall walls and ceilings with some areas of interior walls clad in salvaged horizontal 1x12's shiplap boards with battens, stained. New wood oak flooring was installed at the first floor while the original flooring remains in place with damaged wood replaced, and the floor re-painted. Simple baseboards and trim are used in the two apartments. The original staircase to the second floor is new, replacing the deteriorated original stair, in the same location.

⁴ "For Rent," *Dallas Morning News* advertisement, February 17, 1889. P7.

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Alterations (1885-2015)

The house was built in 1884 – 1885 at the southwest corner of Browder and St. Louis (now West Griffin) Streets, and faced Browder Street; the house's original address was 285 Browder Street.⁵ The house first appears in the 1892 Sanborn maps, which reflect this street address. The street addresses were changed city-wide in 1911, and the 1921 Sanborn maps show new address for each street face - 1075 Browder (primary façade) and 1432 St. Louis (side façade). Refer to Maps 8, 9 and 10.

Early changes to the House – 1885 thru 1904.

The house's primary façade faces Browder Street with a large bay window in the center bay added by 1889. Two small porches at each side of this façade led to two separate entrances to the house. Early changes to the house in the 1890s and early 1900s were minor and addressed the exterior porches at the two rear corners of the house – the southwest porch faced the side yard and the southeast porch faced St. Louis Street. These porch areas were enclosed by 1899, and could have accommodated rear entrance, utility uses or new toilets (which were a common improvement during this time).

Early changes to the House - 1905 Alterations

The changes made by Paul Erb c. 1905 provided a front porch to the house and other minor changes, and are shown in the 1905 Sanborn map;

- The U-shaped front porch structure at the Browder Street façade with prominent Grecian gable pediment and doric columns that connected the two entrances.
- The large bay window at the front facade (facing Browder Street) was modified to be rectangular in plan and design.
- A second bay window was added at the first floor, side façade, facing the side yard.
- The rear porch facing the interior side yard was incorporated into the house footprint.
- Another bay window was added at the second-floor bathroom; this extended about 2' from the exterior wall.
- The 2-story Carriage House in its current L-shaped plan appears for the first time on these maps.

These changes provided a gracious, wide porch to the entrances to the house, was complimentary to its architectural style and consistent with porch entrances at larger homes in the neighborhood. These changes resulted in the house's current appearance.

Alterations - 1921 thru 2018

Later changes made by subsequent owners or tenants included a one-story addition at the northwest corner of the house, with a lean-to roof; the date of this is unknown; this remains in place. In a 1981 interview with then-owner Drexel Estep, reference was made to historic stained-glass windows; it is not known where these were within the house, nor when these were removed.

Integrity

The Rosenfield House has had few exterior alterations since its original construction, with the most notable being the addition of the front porch c. 1905, construction of the adjacent interstate freeway in 1957, removal of interior finishes in preparation for the planned demolition in 2016 and relocation of the house and Carriage House in 2018 to its current lot on Beaumont Street within the Cedars neighborhood. Despite these changes, the house retains integrity.

⁵ Sanborn maps of 1892, 1899 and 1905 reflect 285 Browder Street address.

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The Rosenfield house's current location at the corner of Browder and Beaumont Street faces southeast to Beaumont Street with two historic homes on the same block. A historic 2-story commercial building - Langley Grocery Store - is across Browder from the Rosenfield house, and newer 2-story residential buildings across the street have compatible massing. The house is no longer on its original site, and no longer retains integrity of **location**. However, as it is now located in one of the few blocks in the neighborhood that retains both commercial and residential historic adjacent and nearby buildings, it retains its integrity of **setting**.

The Rosenfield house's use and occupancy has changed over time from single-family residential, to multi-family and then non-profit and residential treatment facility. However, the exterior of the building continues to display the same character and appearance as it has for its first ninety-six years as a single-family residence – from 1885 when Max and Jennie Rosenfield first occupied the house until 1981 when Drexel Estep sold the house. With its current use as multi-family, the Rosenfield house retains its integrity of **association**.

The Rosenfield House is an excellent local example of an asymmetrical Queen Anne architectural style - a subset of the Victorian style, and the best remaining example of this type in the Cedars neighborhood. The house includes many original features that are typical of this style including its asymmetrical form and exterior facades, prominent front and side facing gables with fish-scale shingles, both hip and gable roofs, bay windows, wrap-around porches with Doric columns that signify the entrance. Therefore, the Rosenfield house retains its integrity of **design** and **feeling**. In addition to the house's original design noted above, the house's original cypress siding, windows, gables with staggered shingles, roof trim and brackets, front porch with pediment at the front entry, brick skirting at the crawl space has remained in place. As such, Rosenfield House has retained its integrity of **workmanship** and **details**.

Integrity and New Location

The house's original site (at Browder and St. Louis Streets) faced northeast to Browder Street in a neighborhood where orientation of the houses to the street varied from block to block. Houses on both sides of this short block faced Browder Street. However, with the exception of the subject house and opposing corner site, the houses on both sides of St. Louis Street faced to St. Louis Street.⁶ In 1885, the then-new subject house was built in the middle of a pleasant residential neighborhood. However, the Cedars neighborhood has changed dramatically over the last 140 years and today the house's original site is surrounded by vacant lots on the east and west, and the eastbound lane of Interstate 30 (I-30) is immediately adjacent to the site to the north, and is almost 25' lower from the grade of the property. The nearest buildings on Browder and West Griffin streets are older, non-historic one-story concrete block or brick construction, and many have tall security fences at the street and side property lines. The nearest historic buildings are commercial brick buildings on Akard and Ervay Streets; these are several blocks away and are visible from the original site. Although this was a vibrant residential neighborhood when the Rosenfield house was built in 1885, changes since then have resulted in a very different neighborhood today. The nearest extant historic house is three blocks away, and due to street changes in conjunction with I-30, this one-story Victorian cottage is now bounded by two streets (West Griffin at the north and East Griffin to the south), both three-lane roads that serve as a service road to the interstate freeway. This cottage is now boarded up and not visible from the original site.

Today, the Cedars neighborhood reflects the dramatic changes since the late 1800s when it was a popular residential neighborhood. Today, approximately 12+ historic houses remain in the Cedars, all of which are single-story, with some occurring in pairs; about half remain as residential use.⁷ Much of the neighborhood is comprised of vacant lots, with a variety of construction from the 1970s to the 2000s and include: older, masonry one-story industrial buildings with uses ranging from residential to industrial uses and a church. Recent new construction in the Cedars includes an architect's office, new 'modern' single-family attached housing, a variety of multi-family condos and apartment

⁶ Refer to Maps 8, 9 and 10.

⁷ The two historic houses on Beaumont Street, adjacent to the Rosenfield house in its current location, are examples of a pair of extant, adjacent historic homes in the Cedars neighborhood. Refer to Photograph 04.

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complexes, an outdoor neighborhood bar, retail, studios and storage. A historic public school remains at the southern portion of the neighborhood. The historic Columbus Langley Grocery and Feed building across Browder Street from the current location of the Rosenfield House is the only remaining commercial 'corner building' remaining within the residential areas of the neighborhood.

Due to the proximity to downtown Dallas and interest by developers, property owners in the Cedars hold properties for future development, and no appropriate properties were on the market. Preservation Dallas led an exhaustive effort to locate an appropriate corner site that could be purchased to move the Rosenfield House to – and the current site was the only property that met most of these criteria and the previous owner was receptive to selling the vacant land for this relocation. The new location abuts Browder Street – the same street the original house was located on. While the house's current orientation is 90 degrees from its original orientation, and now faces Beaumont Street.

The proximity of the adjacent historic residences on Beaumont Street, the Columbus Langley commercial building across Browder Street and compatible newer residential buildings on Beaumont Street now provides an immediate context for the Rosenfield House that is similar in character to the original neighborhood, which could not be achieved at any other site in the Cedars. Additionally, the Rosenfield House at its new site has provided a critical component in stitching together this small historic nucleus in the center of the Cedars and serves as a focal point of this diverse neighborhood, and a reminder of its history.

Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Statement of Significance

The Max J. and Jennie Rosenfield House is an excellent local example of a Queen Anne-style home in The Cedars, Dallas's first streetcar suburb. In the 1880s, as Dallas grew into a major merchant city, The Cedars became an exclusive district of elaborate Queen Anne-style mansions that reflected the residents' wealth and prestige. These multi-story mansions exuded the era's popular style with asymmetrical plans, complex roof lines, dynamic façade treatments, wrap-around porches, and elaborate classical or spindlework details. In 1885, Max J. Rosenfield, a real estate speculator and employee of Sanger Bros. Department Store, built an elegant 2-story Queen Anne-style home for his wife Jennie at the corner of Browder and St. Louis. Later owners, Paul and Minnie Erb, improved the home with classical details and an expanded porch that further elevated the home's Queen Anne style. By the 1960s, industrial and highway expansion disrupted its setting, leading to its relocation in 2018 to a comparable site in The Cedars. The current property owners recently rehabilitated the Rosenfield House under the Federal Rehabilitation Tax Credit Program. It is nominated for the National Register of Historic Places under Criterion C for Architecture, with a period of significance from 1885 to c.1905. It meets Criteria Consideration B (Moved Properties) as it retains key historic features that preserve its architectural integrity.

Dallas, Texas⁸

Nothing in Dallas's early history foretold its preeminence among Texas' cities thirty years after its founding in 1841. Wresting the county seat away from Hord's Ridge (present-day Oak Cliff) in an 1850 election brought a degree of regional commercial and political prominence to Dallas, but until the railroad connected the town to eastern markets it proved of little practical benefit. It was the arrival of the Houston & Texas Central (H&TC) Railroad in 1872, and its intersection with the Texas and Pacific (T&P) Railroad a year later, that ushered in an era of growth that would make Dallas the premiere merchant city of the Southwest.

On the heels of the railroads, in fact in anticipation of their arrival, mule drawn streetcars were built to facilitate the movement of goods from the terminals to the business houses that began to spring up in the ensuing commercial boom. It became immediately apparent that streetcars would also be a boon to residential real estate ventures. The flurry of building activity in downtown Dallas following the arrival of the railroads made it a congested, noisy place in which to live but street railroads enabled people to live more than a few blocks away from their work and enjoy the benefits of suburban life - a revolutionary concept that changed the way American cities would develop. Because Dallas had grown very little from its Trinity River site by the time streetcars arrived, the new technology largely determined the direction of the city's growth.

Suburban development was made possible by the network of streetcar lines that allowed people to live farther away from the central city and their places of work. The force behind the success of these suburbs lay in the union of real estate developers with street railway promoters, who frequently were partners in each other's enterprises. A typical collaboration involved the purchase and subdivision of inexpensive land far from the center of town, followed by the establishment of a park or other attraction, and the construction of a streetcar line to bring prospective buyers to the new subdivision.

The Cedars⁹

⁸ Although the nominated house is outside of the geographical boundaries of the MPS *Historic and Architectural Resources of Dallas*, the historical context it outlines applies here. Adapted from Daniel Hardy and Terri Myers, "The Development of East and South Dallas, 1872-1945," *Historic and Architectural Resources of Dallas* MPS, E-3 through E-4.

⁹ The boundaries of the original Cedars area are generally, Marilla Street at the north, Cesar Chavez Boulevard and Interstate 45 at the east, Santa Fe Railroad at the south and South Austin Street / Trinity River at the west. Adapted from Daniel Hardy and Terri Myers, "The Development of East and South Dallas, 1872-1945," *Historic and Architectural Resources of Dallas* MPS, E-6

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In 1876, three years after the H&TC railroad line intersected with the T&P, the first partnership was made between a local streetcar owner and a land speculator. John J. Eakins wished to develop the parcel of land south of the developed downtown area, known as The Cedars for its expanse of red cedar forest. He negotiated an agreement to sell the City of Dallas its first park in exchange for a tax exemption on The Cedars. Concurrently, Eakins struck a deal with Dr. C. D. Keller, owner of the Commerce and Ervay Street Railway Company, to extend the streetcar line down to The Cedars so that prospective buyers could be transported to the development with ease. Keller and his associates also owned land in the vicinity and stood to profit from the arrangement. The promoters then built a lavish park at Browder Springs, now City Park, whose lovely lagoon and concert pavilions served as an inducement to bring Dallasites to the area on their Sunday outings. It was a winning combination and land values in South Dallas "escalated in direct response to the streetcar line and park, and the tremendous boom in real estate prices was a lesson to later speculators, investors, and developers all over the city."¹⁰ The Cedars, Dallas's first streetcar suburb, had set a precedent that was to be copied many times over in other suburbs.

The first houses were modest, wood frame Victorian cottages, similar to those shown in Downing's *Cottage Residences* pattern book. Within a few years, however, The Cedars became an exclusive, "silk stocking" district, housing some of Dallas's most prominent merchants. Its popularity was a result of the convenience and prestige of having one of the city's few streetcar lines. Because many of The Cedars' residents were Jewish merchant families who had emigrated from Germany and Russia, the affluent residential neighborhood became known as a Jewish enclave. Alex Sanger, one of the most important of the "terminal merchants", and president of Sanger Brothers Dry Goods and Department Store, built an elaborate mansion at S. Ervay and Canton streets in 1882 (razed 1925).¹¹ Sanger was also instrumental in the establishment of the Dallas Cotton and Woolen Mills (at South Lamar and Corinth), a concern that would figure heavily in the development of neighborhoods farther south. Philip Sanger, not to be outdone by his brother, built an enormous mansion on S. Ervay at St. Louis Street, for the staggering amount of \$15,000 in 1885 (razed 1953). Many other residents of The Cedars were also among Dallas's mercantile and industrial elite and their heavily ornamented Victorian-era mansions reflected their financial and social standings. **(Figure 10)**

The Cedars was a protected enclave, separated from the downtown commercial center as well as from the mills and factories along the Trinity River and the MK&T Railroad to the west by a "buffer zone" of workers' cottages. Within a decade, however, the factories and workers' houses began nibbling at the edges of The Cedars. In 1888, when two new streetcar lines passed through the area opening all of South Dallas to development, it destroyed the exclusivity of The Cedars in the process. By the turn of the century, the popularity of the neighborhood had waned and its mansions, built in the flamboyant styles of the late Victorian era, were considered gaudy and old-fashioned when compared to the Prairie School-influenced houses being built in newer subdivisions. By the 1920s, many of The Cedars' fine houses were destroyed and the area nearly abandoned. Its residents moved south to Colonial Hills or the developing Edgewood Addition (South Boulevard/Park Row, NR 1981) or the restricted neighborhoods of Munger Place and Highland Park in North and East Dallas.

The Cedars set another precedent and established a pattern even in its deterioration. While the initiation of the streetcar preceded and encouraged the development of residential neighborhoods, as those neighborhoods matured, the blocks closest to the streetcar lines converted to commercial uses. Such usage, coupled with increased industrialization and the attendant proliferation of workers' housing, pressured the residents to abandon The Cedars. This pattern, a result of unrestricted and unplanned development, was repeated with slight variations in other Dallas neighborhoods.

through E-8.

¹⁰ William L. McDonald, *Dallas Rediscovered: A Photographic Chronicle of Urban Expansion 1870-1925*. (Dallas: Riverside Press, 1978): 104.

¹¹ Ibid., 107.

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The H&TC railroad tracks, which had always been a magnet for factories, increased industrialization, which continued to aid in the deterioration of The Cedars. Industrial buildings and large parking lots, evident today, replaced homes and roads widened to accommodate new uses. Roads that served these sites were widened, adversely affecting the neighborhood's character. The post-war trend of migration to new, outlying suburbs also affected the Cedars, with residents moving to North Dallas, Richardson and other suburban cities. By the 1950s, the remaining houses in the Cedars were between 40 and 70 years old, and many were in poor condition. Ultimately, the entire area was re-zoned for commercial and industrial use.

The Cedars Deterioration and Late 20th Century Revitalization

Construction of Central Expressway (later part of Interstate 45) in 1952 and R.L. Thorton Expressway (I-30) in 1957 further separated The Cedars and other South Dallas streetcar suburbs from downtown. A section of I-30 at the northern edge of The Cedars included 400-foot-wide right-of-way, called "the Canyon for its 25-foot downward slope."¹² This canyon and the 10-lane highway became the nominated house's backyard at its original location. Interviewed in 1981 by the *Dallas Morning News*, then-owner Drexel Estep described to the reporter the myriads of changes she witnessed over the 40-year period she lived there:¹³

When the quality of the neighborhood began to decline in the 1950s, she took that in stride. When the R.L. Thornton Freeway was built right outside her window in the 1960s, it didn't scare her away. And when the police car struck and killed her husband a block from their home and knocked his body down into the freeway in 1975, she managed to survive. But when the big commercial garbage truck slammed into her car on a freeway interchange in October, she finally decided downtown living wasn't for her. 'When you're mashed 'til you can't breathe, that's the last straw,' the feisty 67-year-old woman said.

Dallasites—many of whom were preservationists, architects, artists and historians—"re-discovered" The Cedars in the 1970s and 1980s. William McDonald's book *"Dallas Rediscovered: A Photographic Chronical of Urban Expansion 1870 – 1925"* sparked renewed interest in preserving the remaining historic houses and commercial buildings. Urban pioneers – often artists and architects – purchased historic homes for rehabilitation and moved in, and new compatible small multi-family buildings were built. Bennett Miller, a developer with an interest in historic buildings, rehabilitated several historic commercial buildings in the area, for loft apartments—which brought hundreds of new residents to the neighborhood.¹⁴ With this interest, the Cedars' zoning was changed to a Planned Development (PD) which recognized single and multi-family uses. In 1995, the Sullivan house (c. 1885) on Akard Street was one of the last historic homes in the Cedars and was relocated to Old City Park to prevent its demolition by its new owner.¹⁵ Following this move, the Rosenfield house became the best remaining Victorian house remaining in the neighborhood.

The Cedars Area Plan conducted by the City of Dallas in 2002 defined the Cedars as the neighborhood and adjacent land to the east and west sides, including industrial areas beyond the neighborhood.¹⁶ This plan noted there were 45 older single-family homes (all within the residential neighborhood), 19 multi-family complexes (of which ten were loft buildings), and 26 industrial buildings – including Pilgrim's Pride, Castleberry Lumber and Mill, Seafood Supply, Commercial Metals and a number of produce companies and two non-profit overnight shelters. At least half of these

¹² "Interstate 30," Wikipedia. Accessed July 8, 2024.

¹³ Steve Blow, "67-year-old Sheds Battering City Life," *Dallas Morning News*, March 3, 1981.

¹⁴ Bennet Miller rehabilitated the Columbus Langley Grocery and Feed Store, across Browder Street from the Max and Jennie Rosenfield House.

¹⁵ The Sullivan house was also the longest continuously occupied house in the Cedars by a family, with Sullivan family members living in the house until 1988.

¹⁶ City of Dallas Planning & Development Department, "Cedars Area Plan". January 2002.

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historic homes have since been demolished and several are currently unoccupied and in poor condition. The recent relocation of the Rosenfield house to Beaumont Street was fully welcomed by the Cedar residents.

The adverse conditions that contributed to the neighborhood's decline have largely stabilized. For example, environmental issues associated with industry have improved over the last century and residents have learned to live with the adjacent freeway (although there are no longer any homes in close proximity to it.) New commercial construction in the neighborhood is limited by the PD's zoning, and commercial traffic to the nearby industrial and commercial businesses now occurs at wider roads at the perimeter of the neighborhood.

Dallas's Jewish Community in the Cedars, 1880s-1920s

The first Jews settled in Dallas in the 1850s, with the first business, a general store and saloon, opened by the Dysterbach family in the 1860s.¹⁷ This family and later Jewish merchants brought trades and retail acumen that was welcomed in the small town of Dallas. Rose Biderman, in her book *They Came to Stay* notes that prior to the railroad's arrival in Dallas, "the growth of the Cedars can be attributed to four events: residential land development, boundaries set by the railroads, the first City Park and growth of public transportation."¹⁸ An additional event is offered by the author for consideration: the relocation of Jewish synagogues and community institutions to the Cedars during the late nineteenth century.

Early residential additions followed the arrival of the railroads and were at the south edge of downtown; there were for middle-class homes. The first upper-class houses (and the beginning of the "silk stocking row" in the Cedars) were built in 1880s. Gersen Meyer and Max Rosenfield's 1-block residential addition for middle-class houses in 1884 was among the early subdivisions, with most of the lots purchased by Jews. Photographs show many of the houses were Queen Anne and Victorian styles, with Victorian cottages for the smaller and middle-class homes. **(Figure 10)**

Temple Emanu-El re-located to the Cedars at the northeast corner of South Ervay and St. Louis streets in 1899. Tiferet Israel would later move to Grand Avenue near City Park in 1920. The Columbian Club, a family social club for the Jewish community, moved from downtown to the Cedars in 1910 to South Ervay and Pocahontas streets. The club was located in the center of the neighborhood and accommodated social gatherings, debutant balls and other activities. The Jewish Community Center also moved to the Cedars. City Park and its artesian springs was in the center of the neighborhood and offered paved walks, open space, a bandshell for hosting events and other amenities.¹⁹ Dallas Consolidated Street Railway Company had streetcar lines on Akard, Ervay and Harwood Streets, allowing residents easy access to downtown businesses. In *They Came to Stay*, Rose Biderman notes that the neighborhood around Browder, Corinth, Seager Beaumont and Gould streets was often referred to as "Little Jerusalem" due to the heavy population of Jewish residents.

The Cedars was the first strong residential and commercial Jewish community in Dallas, with almost an equal number of Jewish and Christian residents.²⁰ It offered Dallas's Jewish community its first opportunity to reside in a suburban neighborhood with access to social, cultural and religious activities, and which remains an important part of Jewish history in Dallas.

Rosenfield House

¹⁷ Dallas Jewish Historical Society, *Jewish Dallas an Enduring Legacy*. www.djhs.org. Accessed February 20, 2024.

¹⁸ Biderman, Rose G. *They Came to Stay: The Story of the Jews of Dallas, 1870-1997*. Austin, Texas. Eakin Press, 2022. p84.

¹⁹ Hazel, Michael. "Browder Springs", *The Handbook of Texas, Texas State Historical Association*, On-line, accessed February 25, 2020, <https://www.tshaonline.org/handbook/entries/browders-springs>

²⁰ MacDonald, 108.

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Built in 1885, the nominated house is named for its first owners, Max J. and Jennie Rosenfield. Max Rosenfield (1859-1935) was a Prussian-born Jewish immigrant who came to Texas as an infant. In 1873, Rosenfield moved to Dallas where he began a successful 50-year-long career at the Sanger Brothers Department store.²¹ He also pursued real estate development. In 1884, he and partner Gersen Meyers opened a subdivision in The Cedars bounded by Akard, Corsicana, Browder and St. Louis streets. The nominated house's original site, which Rosenfield purchased separately in 1883, was part of this subdivision. Jennie Lend Kramer²² (1864-1948) was one of seven children born to Jewish immigrants in Louisville, Kentucky.²³ She met Rosenfield in 1884 when she visited family in Dallas, and they married the following year.

Rosenfield built a home for the couple in the affluent Cedars neighborhood where his employers, Alex and Phillip Sanger, owned grand mansions. Located on a prominent corner lot at Browder and St. Louis, the 2-story home had seven large rooms with high ceilings, plaster walls, a large hall, and "fitted with all the modern improvements, such as tiled hearths, marbleized iron mantels, etc."²⁴ The elegant home had a "beautiful lawn, with stone walks, and plenty of young shade trees in thriving condition."²⁵ Additionally, the 81x100 lot included a cistern, outhouse, servants room, and storeroom. During their brief tenure at the house (1885- 1889), the couple welcomed their first son Jonas Alexander. Like other Jewish families, by 1890 the Rosenfield's left The Cedars for the city's newer suburbs.²⁶

In 1896, Paul and Minnie Erb purchased the nominated house, becoming its third owners. Erb managed the Mutual Life Insurance Company and later established the Dallas Mercantile Company.²⁷ He also built the first apartments in downtown Dallas and, like Max Rosenfield, built houses in The Cedars. Erb was active in many civic organizations including the Dallas County Club, Chamber of Commerce and Knights of Pythias; he purchased his first car in 1916, a Hudson Super-6. Erb married Minnie Lermond Tobey in 1880. She was also active in community groups, like the Woman's Home Institution which cared for the homeless and the Dallas Free Kindergarten Society. Minnie frequently hosted these organizations with lunches and dinners at the nominated house. The couple had one son, William Tobey Erb, who worked with his father in the brokerage and mercantile business. Erb was a friend of Max Rosenfield and served as a pallbearer at Max's mother's Etta's funeral in 1908.

²¹ "Mr. and Mrs. Rosenfield To Observe 50th Wedding Anniversary." *Dallas Morning News*, January 6, 1935. P7.

²² Various versions of Jennie's name were found during research. The 1870 and 1880 Federal census for Louisville, Kentucky were the earliest records found and both note 'Jennie'. In her position as the wife of a prominent businessman, she was referred to as "Mrs. Max Rosenfield" in social, community and synagogue activities. A few articles about her in the *Dallas Morning News* after she was widowed note 'Jennie' as does her birth certificate. She was named after the famous soprano Jenny Lind, and this version of her name (Jenny) of her name is used in two significant documents – a long article about the Rosenfield's 50th wedding anniversary in 1935, and Max's obituary in December 1935; it is assumed she would have reviewed both of these prior to their publication. Of note, there are also two versions of her middle name – 'Lind' and 'Lend'. As there is not a definitive answer to the correct spelling of her name, the most common version – 'Jennie' – is used in this document.

²³ U. S. Census in 1870 and 1880. Louisville, Coweta County, Kentucky.

²⁴ "Improved Residence Property, *Dallas Morning News*, May 8, 1887.

²⁵ Ibid.

²⁶ Rosenfield was very involved in professional and community organizations including the Commercial Club of Dallas, Scottish Rite (achieving thirty-second degree), member of the Hella Temple Shrine and B'nai B'rith. He also served on the founding organizations of the Columbian Club (a social organizations for Dallas's prominent Jewish families), Lakewood Country Club, and was a member of the board of the Western Bank and Trust Company. Jennie Rosenfield was also socially active in numerous clubs including the Twentieth Century Book Club, Temple congregation activities and hosted numerous activities at her South Blvd home. The couple were members of the 21 Club – a club for married couples that met for conversation, cards and supper weekly. Max travelled often for business and the couple travelled within the United States and Europe. In 1913, the Rosenfield's built a home at 2527 South Boulevard – the premier street in the new Edgefield Addition. Designed by Dallas architects Woerner & Cole, it was one of the most prominent homes in the neighborhood. It was featured in a brick advertisement in the *Dallas Morning News* and *Western Architect Journal*, a national architectural magazine, in July 1914. This house remains in place on South Blvd.

²⁷ Davis, Ellis Arthur & Grobe, Edwin H. *The Encyclopedia of Texas*, Vol. 2, book, 1922. Dallas. p590. Accessed June 10, 2024. University of North Texas Libraries, UNT Special Collections, The Portal to Texas History.

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By 1905, Erb completed alterations to the house that provide its current appearance: the U-shaped front porch structure with its low-slope roof and prominent Greek Revival gable pediment and Doric columns, a large bay window at the front façade, another first-floor bay window at a side façade and the second-floor bay window at the other side façade; this latter bay window extended the size of the upstairs bathroom. The front porch structure provided a more gracious entrance to the house, as well as a transition space from the weather—changes that would have been commensurate with the social activities that Paul and Minnie hosted at their home. Paul Erb died in 1921, and his family subsequently sold the house.

Since 1921, the house served as a single-family residence, boarding house, and treatment center. Historic preservation surveys documented the Rosenfield House in 1977 and 1984, noting “it is one of the few remaining of such houses in The Cedars.”

Architectural Significance

In the late 19th century, rapid industrialization, mass-production, and advances in building construction enabled the emergence and proliferation of new styles of domestic architectural design. The asymmetrical and often highly-decorative Victorian-period styles—Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian—reflected the flexibility of balloon-framing and affordability of mass-produced house components. Balloon-framing, in particular, “freed houses from their traditional box-like shapes,” and builders expressed this freedom in all aspects of design. Queen Anne style, popular between 1880 to 1900, were known for asymmetrical facades, irregular plans, complex rooflines, wrap-around porches, dynamic wall planes with seemingly random insets and projections—like bay windows, towers, and overhangs—and a variety of decorative detailing.

Between 1880 and 1910, The Cedars became a showplace for elaborate Queen Anne-style mansions that reflected the wealth and prestige of its residents. In 1884, Edward Eakins built an enormous Queen Anne “model home” near the corner of S. Harwood and Eakin streets to promote the new residential development.²⁸ Alex and Phillip Sanger, whose business Max Rosenfield worked for, each constructed homes blocks from the nominated building’s original location. These multi-story mansions exuded the era’s popular style with numerous porches, delicate spindlework, towers, and intricate façade treatments. Typical homes for The Cedars were 2 and 2½-story frame front-gabled Queen Anne-style with full and partial-width porches ranging in architectural detail. Although spindlework was the most popular embellishment, many Queen Anne homes featured classical details—like columned porch supports, Palladian windows, pediments, and cornice-line dentils.²⁹

When built in 1885, the Rosenfield House exhibited many of the typical Queen Anne features including asymmetrical plans and exterior façades, prominent front and side facing gables with staggered wood shingles cladding, small windows in the gables, complex steeply pitched roofs, tall window openings, bay windows, simple door and window surrounds, shallow roof overhangs and horizontal wood siding. Sanborn maps from the 1880s show smaller porches at each of the two front entrances – which is atypical for the style; the appearance of these two porches is not known.

Under Paul and Minnie Erb’s ownership c. 1905, they added the extant front façade porch with its low-pitched hip roof with front facing pediment gable with Classical decoration. This porch provides protection from Texas’s harsh weather as well as a gracious entry to the house; porches with these features were common on Queen Anne style homes in the 1890s and early 1900s in Dallas neighborhoods. *Dallas Rediscovered* documents numerous examples of similar porches with pedimented gables above hip roofs with classical decoration.

²⁸ McDonald, 104-105.

²⁹ McAlister, 239.

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Alterations and Relocation

Construction of Interstate 30 (I-30) / R. L. Thorton Freeway in 1957

The new interstate 30 (I-30) was located on the south side of downtown Dallas separated areas of East Dallas, South Dallas, the Cedars and Oak Cliff from downtown Dallas, with dozens of historic properties demolished, followed by the ultimate loss of many of these historic neighborhoods. The new interstate ran through the northern part of the Cedars with its southern edge located just behind the rear of Rosenfield's house and carriage house. This portion of the freeway was depressed and became known as "the Canyon." The subject house remained in place, with an approx. 25-foot drop to the freeway below behind the carriage house with speeding cars in the Canyon portion of the freeway below; a tall wall of the freeway was built in what was the back yard of the subject house. Drivers in the eastbound freeway could look up and see the back of this blue house.

In conjunction with the new freeway, several north/south streets were closed, including Browder Street and its original alignment with downtown Dallas. As the subject house faced onto Browder, the remnant of the street became an empty lot, and pedestrian and vehicular access to the house was now from St. Louis Street – the side façade of the building. St. Louis Street became a 3-lane, westbound road that served the interstate, and was renamed West Griffin Street. The house's address became 1423 West Griffin Street

Relocation and Rehabilitation of the House – 2018 thru 2023

The previous owner, uninterested in preserving the historic house and carriage house, prompted the Rosenfield House relocation within the Cedars neighborhood. Despite concerns from the preservation community, this move allowed for the buildings' rehabilitation and reuse. The relocation process was complex, requiring the purchase of a new lot, preparation of a foundation, dismantling of the porch, and careful transport of the structure, which was cut into sections and moved by crane and flatbed truck. Once relocated, the house was rotated to face Beaumont Street, placed on its new foundation, and reassembled along with the carriage house, preparing both for restoration.

The rehabilitation addressed neglect, prior alterations, and material losses caused by Charter Communications' demolition preparations. Historic features such as wood siding, windows, flooring, and the original staircase were retained or carefully replaced. Modern necessities, like updated kitchens and bathrooms, were incorporated sympathetically, utilizing salvaged materials when possible. The project adhered to the Secretary of the Interior's Standards for Rehabilitation and leveraged federal and state tax credits, requiring its eligibility for the National Register of Historic Places. The house, originally slated for demolition by Time Warner Cable in 2016, was saved through the efforts of local preservation groups, relocated in April 2018, and fully restored by Rosenfield Historic Homestead, LLC, with completion in January 2023.

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Criterion B (Moved Properties) Justification

The Rosenfield House is worthy of listing in the National Register under Criteria Consideration B as it is remarkably intact Queen Anne subtype of a late Victorian architectural style and the last of this style in what was a wealthy residential neighborhood that dated from the 1870s through the 1930 near downtown Dallas. This is the only surviving Queen Anne house in the Cedars and one of a small number remaining in Dallas.

While at its original location prior to the move, the house backed up to the 25' deep 'Canyon' portion of Interstate 30's eastbound lane, with the adjacent property's vacant lots. The property across Griffin Street consisted of one-story concrete walled warehouses or vacant lots. There were no other remaining residential properties within blocks of this site. This location had no integrity of setting.

Moving the Rosenfield House was necessary to its preservation and has benefitted as it now sits among several other historic buildings and newer residential with compatible scale and massing. The previous section on Integrity addresses the current aspects of this topic.

Conclusion

The Max J. and Jennie Rosenfield House, named for the first owners, is an excellent local example of Queen Anne-style homes in The Cedars, Dallas' first streetcar suburb. In the 1880s, real estate developers partnered with streetcar companies to establish new suburbs south of Dallas's business district. Collectively, these were named The Cedars and it quickly became an exclusive, "silk stocking" district, housing some of Dallas' most prominent merchants. The neighborhood was a showplace for elaborate Queen Anne-style mansions that reflected the residents' wealth and prestige. These multi-story mansions exuded the era's popular style with asymmetrical plans, complex roof lines, dynamic façade treatments, wrap-around porches, and elaborate classical or spindlework details. In 1885, Max J. Rosenfield, a real estate speculator and employee of Sanger Bros. Department Store, built an elegant 2-story Queen Anne-style home for his wife Jennie at the corner of Browder and St. Louis. Later owners, Paul and Minnie Erb, improved the home with classical details and an expanded porch that further elevated the home's Queen Anne style. By the 1960s, industrial and highway encroachment destroyed the Rosenfield House's original setting. In 2018, the property owners moved it to a comparable site in The Cedars and rehabilitated it under the federal preservation tax incentives program. It is nominated to the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance with the period of significance 1885-c.1905, representing the year of its construction through the completion of historic-age alterations. It meets Criteria Consideration B (Moved Properties) because the house retains enough of its historic features to convey its architectural value and integrity as a rare local example of a 19th century Queen Anne-style home.

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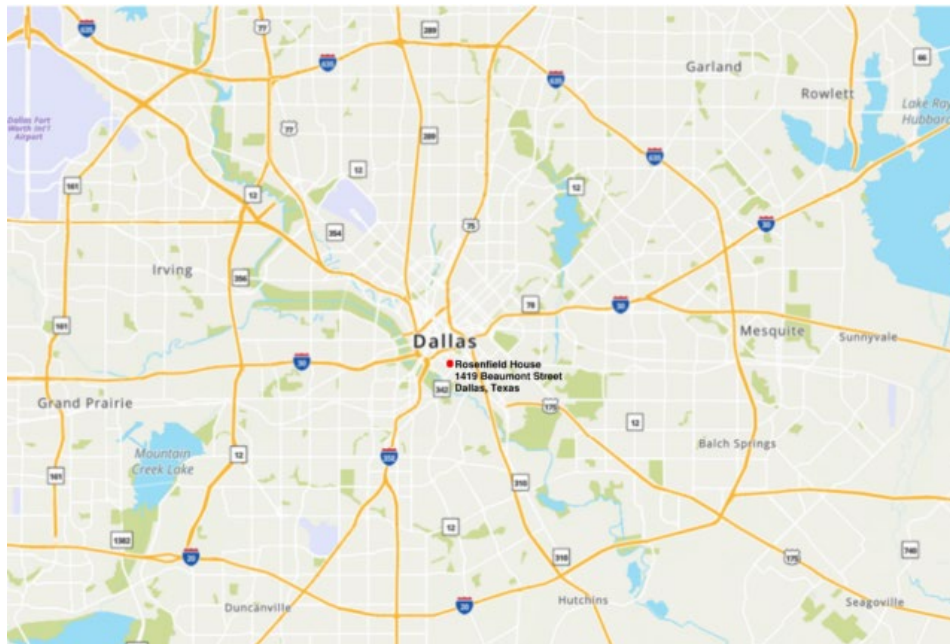
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Maps

Map 1: Rosenfield House, 1419 Beaumont Street, Dallas, Texas. Source: Mapquest, February 25, 2024

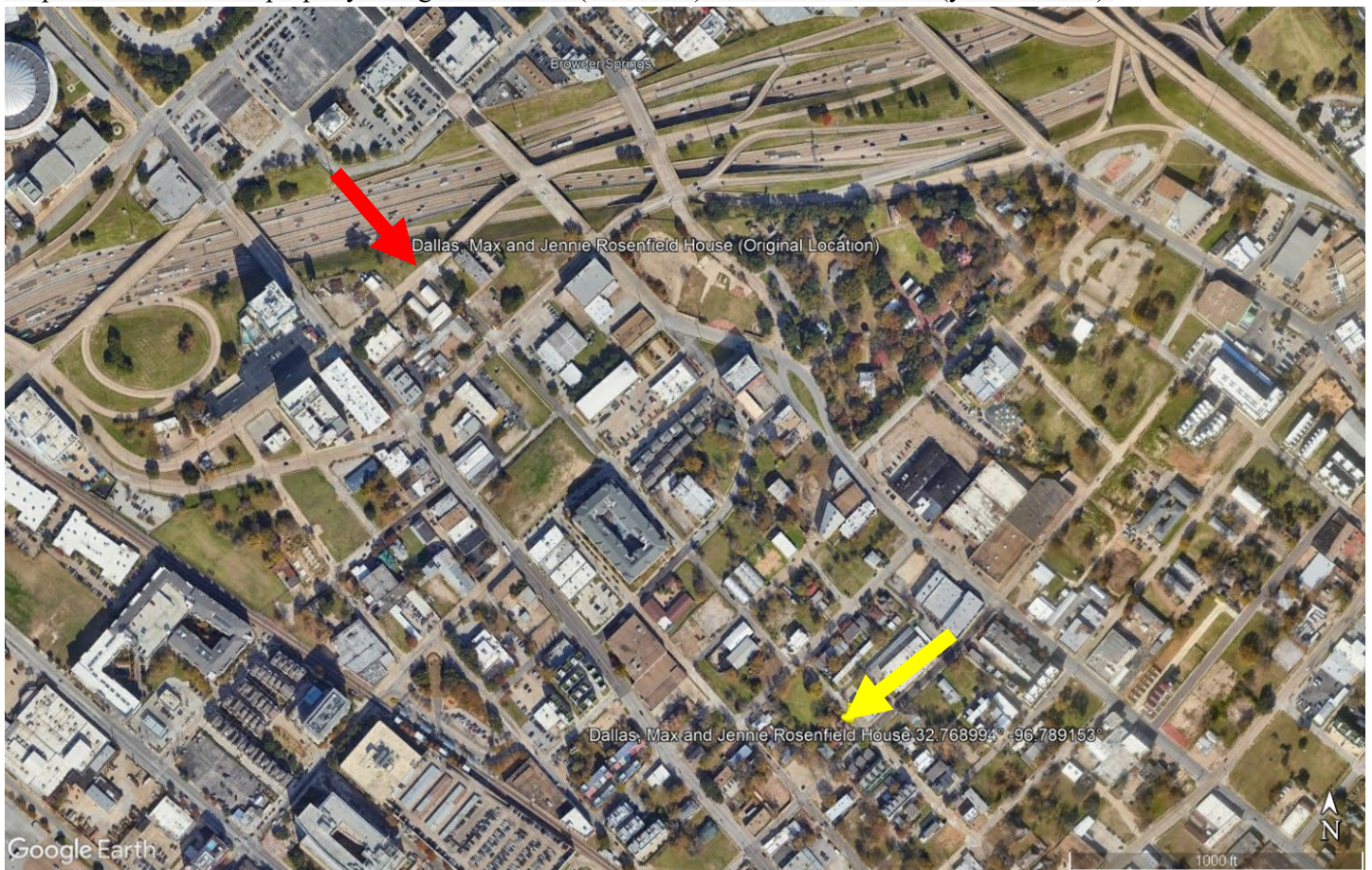


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Map 3: The nominated boundary is the current legal parcel.



Map 4: The nominated property's original location (red arrow) and current location (yellow arrow).



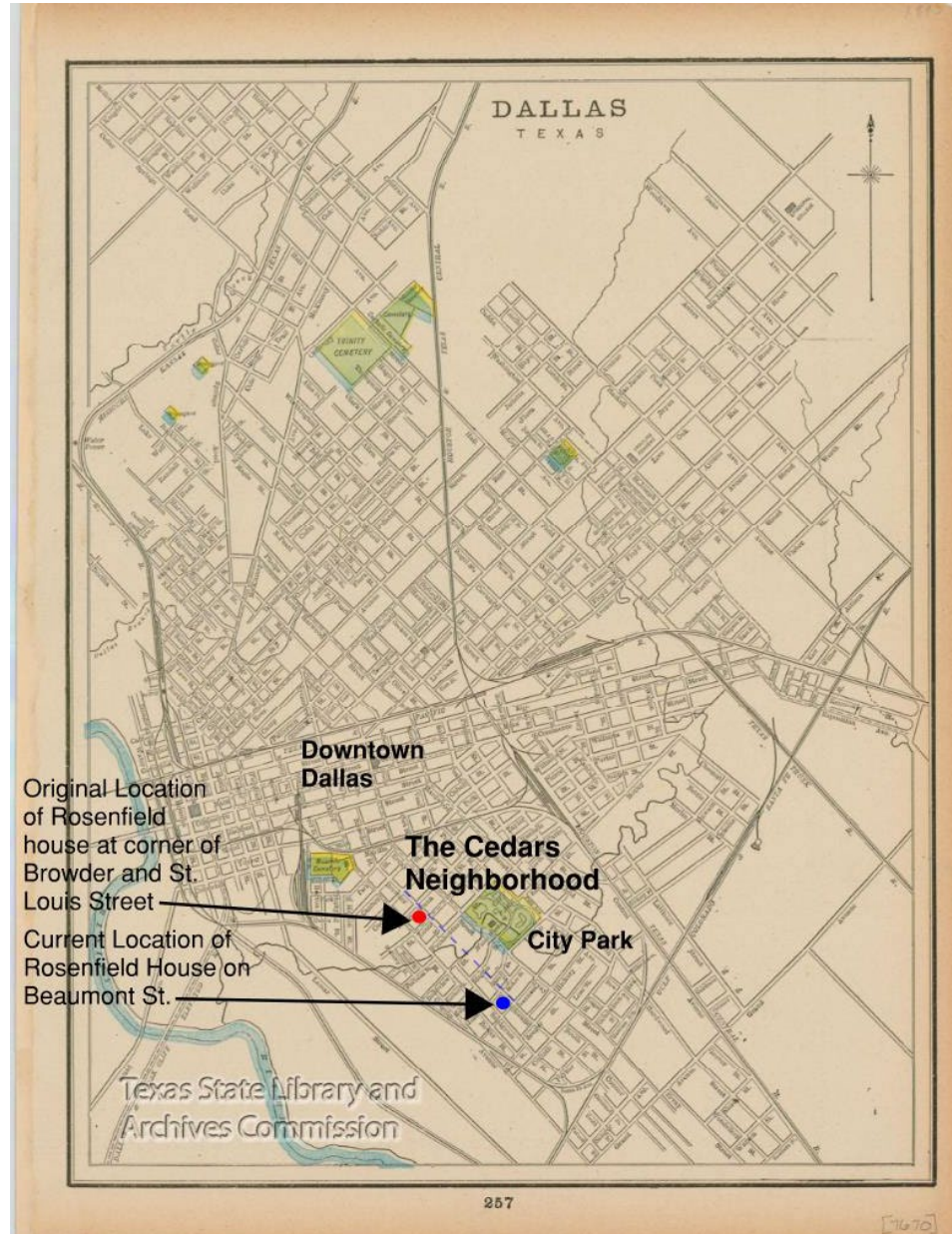
Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Map 5: A 2017 Google Earth aerial of the original property before its move. Source: Google Earth, accessed 4/21/24.



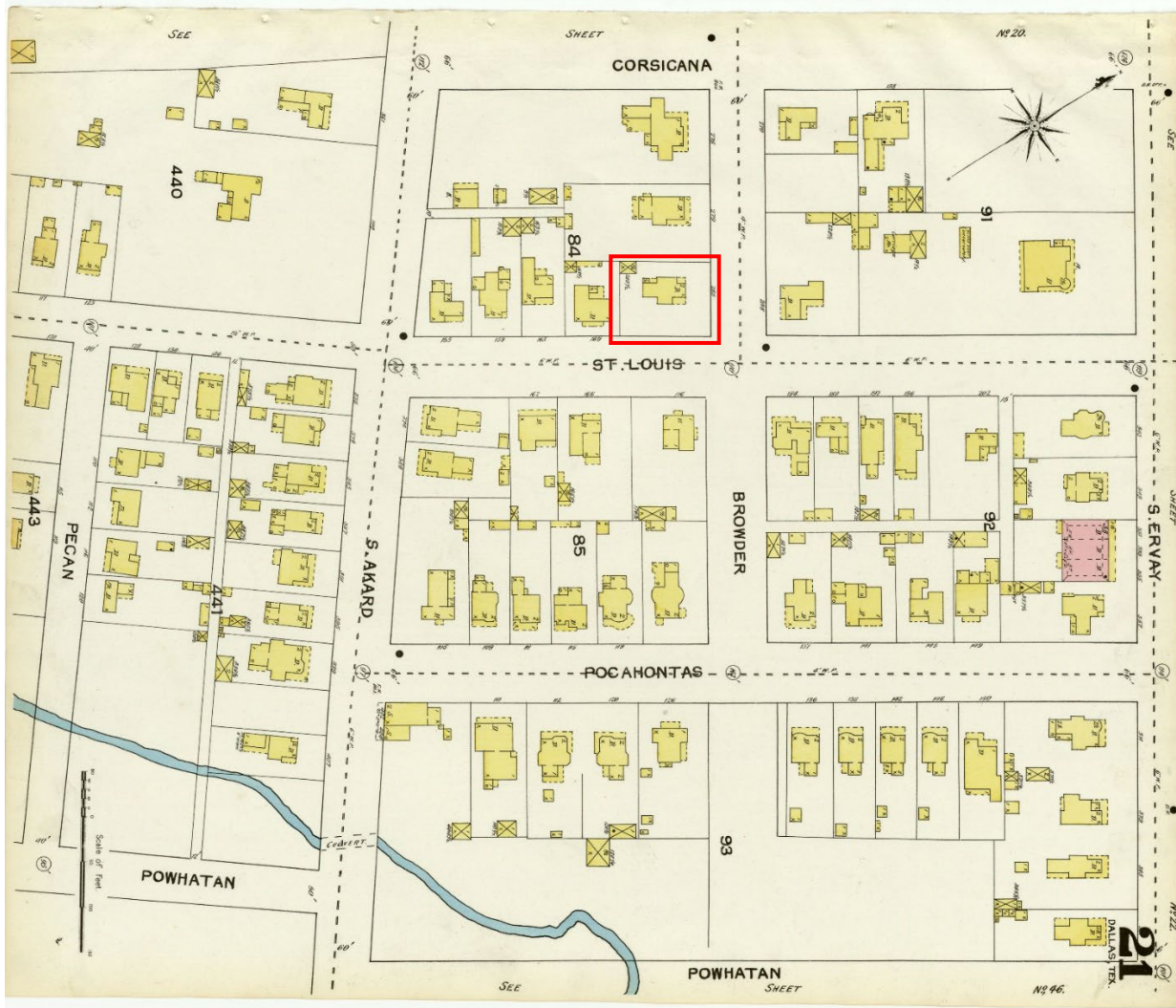
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Map 6: 1893 Map of Dallas, 1893, unnamed. Source: Texas State Archives Map Collection. Original and current locations of the Rosenfield house noted.



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Map 8 – Sanborn Fire Insurance Map from Dallas, Dallas County, Texas. Sanborn Map Company. 1892, Vol. 1, Sheet 21. Note orientation rotated to align with Map 9.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

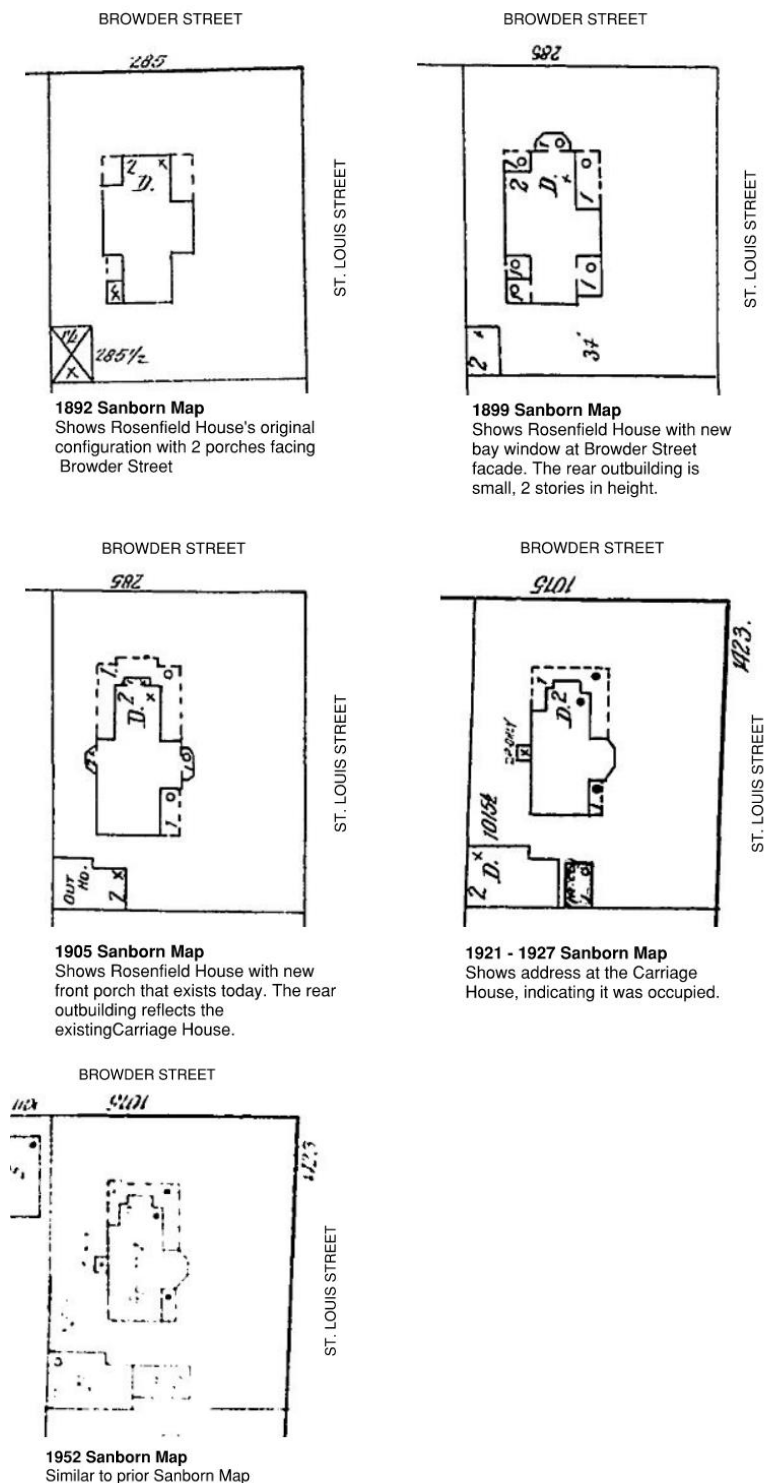
Map 9: Sanborn Fire Insurance Map from Dallas, Dallas County, Texas. Sanborn Map Company. 1921,
Vol. 1, Sheet 72.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

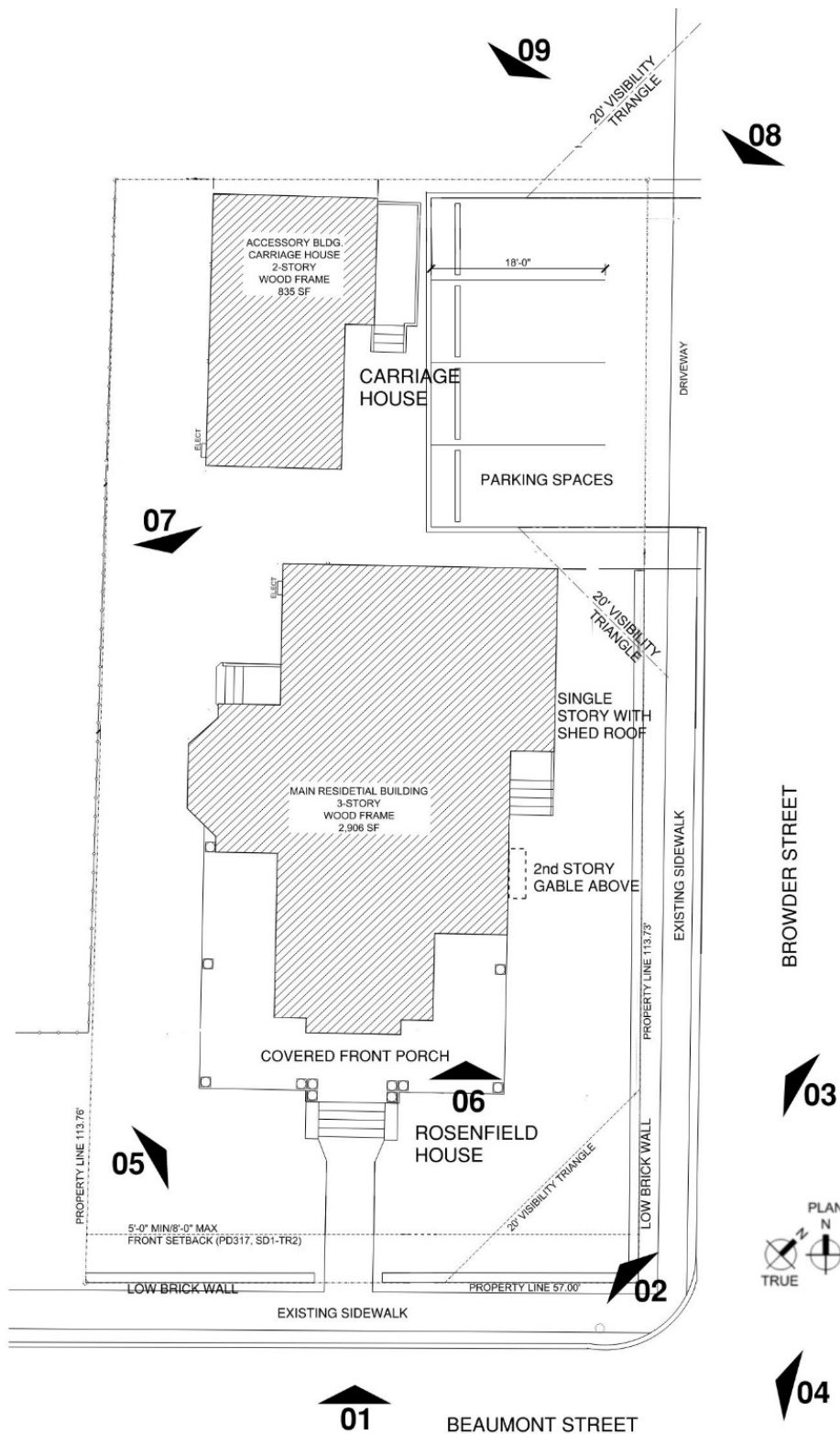
Figures

Figure 1: Sanborn maps showing changes to the house from 1892 – 1952.



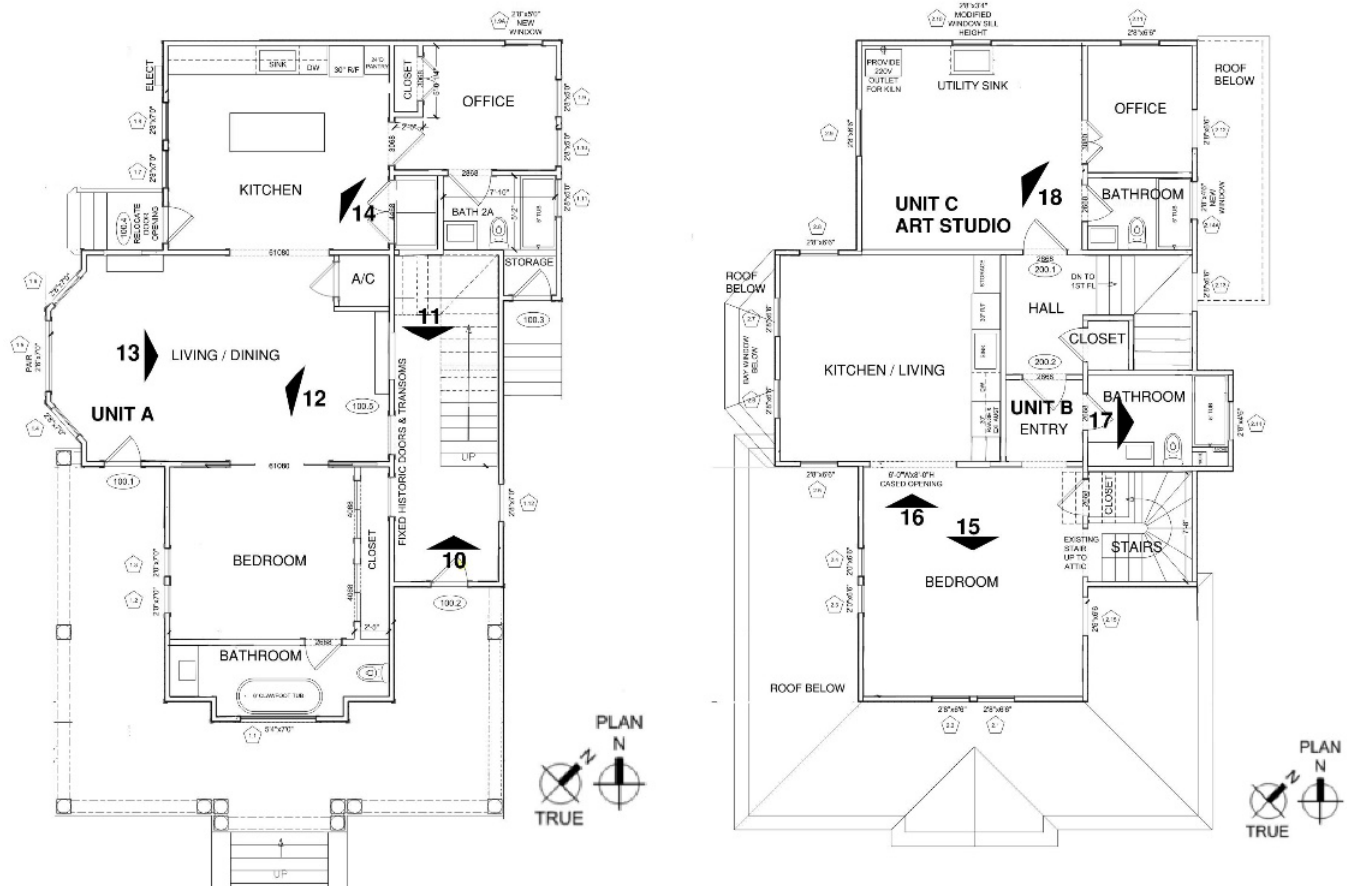
Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Figure 2: Rosenfield House Site Plan, sheet A1.01-R, February 8, 2022. Courtesy of Alicia Quintans, AIA, JQAQ Atelier, Dallas.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Figure 3: Rosenfield House First and Second Floor Current Plans, sheet A1.01-R, February 8, 2022.
Courtesy of Alicia Quintans, AIA, JQAQ Atelier, Dallas.

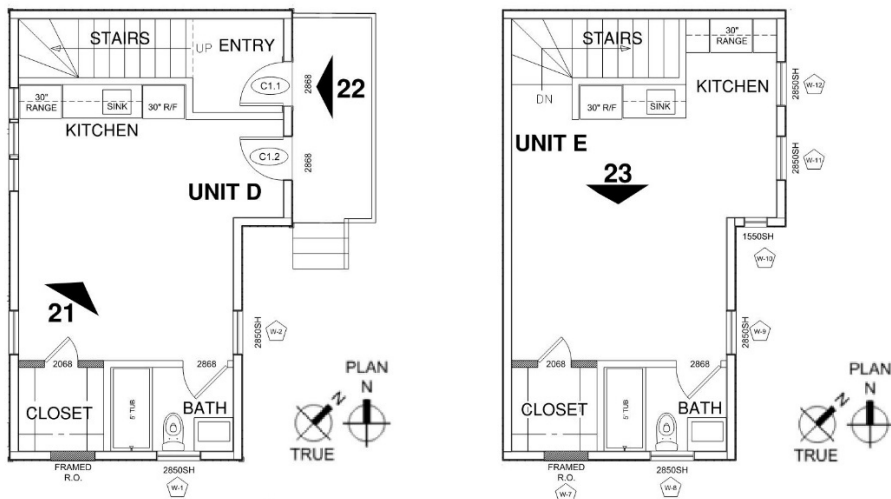


Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Figure 4: Rosenfield House Exterior Elevations, sheet A2.01-R, February 8, 2022. Source: Ibid.



Figure 6: Carriage House First and Second Floor Current Plans. Sheet A1.04, February 8, 2022. Source: Ibid.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Figure 5: Carriage House Exterior Elevations. Sheet A2.06, February 8, 2023. Courtesy of Alicia Quintans, AIA, JQAQ Atelier, Dallas.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Figure 6: Photograph of Max and Jennie Rosenfield at their wedding anniversary. Source: Dallas Morning News.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Figure 7: The nominated house in 1977. Source: Preservation Dallas.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Figure 8: The original setting would have been similar to that shown here. Photograph of houses on Browder Street in the Cedars, c. 1880s. Source: Dallas Public Library.



Figure 9: Highway encroachment at original property. Source: Steve Blow, "67-Year-Old Sheds Battering City Life," *Dallas Morning News*, 3/3/1981.



Drexel Estep is ready to trade her house and freeways for some peace and quiet.

Dallas News: Juan Garcia

Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photographs

Name of Property: Rosenfield House and Carriage House
City or Vicinity: Dallas
County, State: Dallas, Texas
Photographer: Marcel Quimby
Date Photographed: March 2, 2024, unless noted otherwise
Photographs dated January 29, 2024, unless noted otherwise

Photograph 01 - South Elevation, camera facing north.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 02 - South and East Elevations, camera facing northwest.



Photograph 03 - East Elevation, camera facing west.3-2-24



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 04 - Subject property and adjacent historic houses on Beaumont Street, camera facing north northwest.



Photograph 05 - Front Porch, camera facing northeast. February 24, 2024



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 06 - Front Porch, east entrance to house, camera facing north.
February 25, 2024.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 07 - West Elevation with bay window. camera facing southeast.
February 24, 2024.



Photograph 08 - Rosenfield House and Carriage House, camera facing southwest. February 25, 2024.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 09 – Partial North (rear) Elevation of Rosenfield House at left and West and North Elevations of the Carriage House; vacant lot at right, camera facing southwest, February 27, 2024.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 10 - First floor Entrance Hall and original Stair, camera facing north. January 29, 2024.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 11 - First floor original Entrance Hall, camera facing south. January 29, 2024.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 12 - First floor Living/Dining Room, looking west to bay window and adjacent house; camera facing west. Door at left leads to front porch. January 29, 2024.



Photograph 13 - First floor Living/Dining Room, camera facing east. January 25, 2024.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 14 - First floor Kitchen, camera facing northwest. January 29, 2024.



Photograph 15 - Second floor Bedroom, camera facing south. January 27, 2024.



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 16 - Attic space and stairs from second floor, camera facing east. January 27, 2024.



Photograph 17 - Carriage House, first floor, camera facing northeast. January 29, 2024



Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

Photograph 18 - Carriage House, original Stairs to second floor, camera facing west. January 29, 2024.



Photograph 19 - Carriage House, second floor, camera facing south. January 29, 2024.

Max J. and Jennie Rosenfield House, Dallas, Dallas County, Texas

