

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received APR 19 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Mizpah Presbyterian Church of East Portland

and/or common N/A

2. Location

street & number 2456 SE Tamarack Avenue N/A not for publication

city, town Portland N/A vicinity of Third Congressional District

state Oregon code 41 county Multnomah code 051

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Arthur Lind

street & number 2456 SE Tamarack Avenue

city, town Portland N/A vicinity of state Oregon 97214

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 1021 SW Fourth Avenue

city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title Portland Historical Landmark has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records Portland Bureau of Planning, 621 SW Alder Street

city, town Portland state Oregon 97205

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date <u>1911</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Mizpah Presbyterian Church of East Portland, located on Lots 9 and 10 of Block 29 in Ladd's Addition to the City of Portland, Multnomah County, Oregon, was constructed by the Mizpah Presbyterian Congregation in 1891 at a cost of \$8,000.

Originally located at the corner of SE 13th and Powell Road (later, Boulevard), near the east bank of the Willamette River, the Carpenter Gothic church was moved 12 blocks north-easterly to its present location in 1911 and placed on a basement story of concrete. The design has been attributed to Orlin G. McWain, whose name and the location Los Angeles appear on several blueprints of original plans in possession of the current owner.

STRUCTURE AND EXTERIOR

The Mizpah Presbyterian Church is a wood frame structure, basilican in plan, 64 feet wide and 128 long. Its longitudinal axis is oriented east to west. The structure sits on a cement foundation and has a full basement. The structure is divided into two principal parts, the main body of the church moved to the site in 1911, and an addition used for classrooms and meeting rooms at the east end of the nave added in 1924.

MAIN STRUCTURE (CHURCH)

The principal facade, facing the street to the west, is organized simply. A high gabled wall, pierced by a prominent stained glass window, is flanked to the left by a tall, battlemented bell tower. Under the bell tower is the main entrance to the church, with a projecting porch roof. It should be mentioned that the large stained glass window has recently been restored from being blown in during a storm. A storm window has also been added to protect the window. The high gabled wall is faced with quite narrow wooden siding, which is the siding material most used throughout the building. This siding and most other wall surfaces (including the rough shakes used on the tower and the textured cement of the relatively high basement level) are painted a light tan color. The gables themselves are finished with a reddish stain, as is all exterior trim.

The gable is supported by simple timber brackets of which the collar brace is missing. The peak is reinforced by a kingspost truss, behind which a set of wooden ventilation louvres is partly concealed. Centered in the wall surface is a large wood-framed window with a low Gothic arch. The four main panels of the window and the traceries above are glazed with decorative and figural stained glass. Beneath, at the basement level, is a set of three one-over-one double-hung wood sash windows.

The porch we see today was added to the structure when the building was moved in 1911. The porch is served by a high flight of wooden stairs. It takes the form of an extended eave with exposed roof joists and planks beneath. The gable is reinforced by a kingspost truss, the horizontal element of which is a composite of several planks. These are fitted so as to form a fairly low arch with accompanying pierced roundels. The porch roof rests on two columns of wood. These are simple in design, having square podia and capitals, with cylindrical drums. A simple wood railing guards the sides of the porch which is considerably above ground level. The double entrance doors are of planks, bound together with large, scroll-ornamented, wrought-iron straps.

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The tower, which measures 10'x10' and rises 44' above street level, is also ornamented with restraint. In the bell tower is the original bell cast in 1888 by Vanduzern and Tift at the buckeye Bell Foundry, Cincinnati, Ohio. The wood shakes of the sides are relieved only by a tall, narrow, louvered opening with pointed arch. A simple cornice is surmounted by wooden battlements, which are ornamented with wooden trefoil traceries. The north facade has many of the same elements. The face of the tower which forms the right end of this facade is essentially the same as that already described, except for the fact that it is pierced at the level of the entry porch by a single stained glass window, which has trefoil traceries approaching an onion shape.

Identical or very similar windows are quite common throughout the rest of the building. A transept-gable very similar to the gable of the principal facade is the main feature of this elevation. Its crest is slightly lower than that of the nave, and no truss reinforces the peak. The stained glass window is slightly smaller and of a different design, there being only three large panels, an especially elegant tracery, and a small hinged section at the bottom of the center panel. A small plain window flanks the larger one just to the left, or east. Below, at basement level, there is a pair of large single-pane windows.

The transept projects slightly from the north wall of the nave, which is continuous with the base of the tower's northern face. Centered in this section of nave-wall is a trefoil-embellished stained glass window identical to that just to its right and a little higher in the north side of the tower. In the basement story below are a door and, to the right, a 1-over-1 double-hung sash window.

To the left of the transept gable is a smaller porch-gable much like that on the principal facade. It is shallower and is not supported by columns, nor is the horizontal element of the truss elaborate. The double doors are much like those of the west front. To the left of the doors is a narrow window. The original porch itself is now missing, and has been replaced by a modern deck that is undoubtedly larger than the original. It would seem, though, that the stairs which now lead up to this deck along the north facade are in roughly the same position as an earlier flight, which left some traces on the surface of the basement level. This basement story is pierced by one large 1-over-1 double-hung wood sash window. The elevated deck also serves as the porch to a simple door with one glass pane that opens into the addition at the rear of the building. This door is at right angles to the building's north facade, the addition being somewhat wider than the original structure.

The face of the south transept is very much like that of its counterpart on the north side. Details of the gable and large window are extremely close. However, there is no small window in the gabled section, and the basement level is occupied solely by a pair of 1-over-1 double-hung wood sash windows.

Continuous with the gabled section and to the right (east) is a short section pierced by two of the "onion-type" trefoil windows above, and below them simple 1-on-1 windows. Once again the addition to the rear is wider than the original structure, and the difference in

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width provides room for a double door below, reached by stairs which descend from the west, and another trefoil window above. The entry is protected by a sloping roof which is fixed to the wall of the transept.

This transept is considerably longer than its counterpart. Consequently there is room along the transept's west wall for another basement level entrance, similar to that described above, and similarly protected by a lean-to roof. Above this roof on the transept wall is a plain, single-pane window. There are two more such windows above on the south wall of the nave and two 1-on-1 sashes below.

1924 ADDITION

The 1924 addition is a simple rectangle in plan, with the long axis running north-south. As mentioned before, it is a little wider than the portion of the original structure which it adjoins, and those short sections of wall which are immediately adjacent to the older building have already been described. The rest of the addition is easily pictured. The north, east and south walls are unvaried by any projection or recession in the wall surface. Each is sided with the familiar narrow wood siding above, and the same textured cement at the basement level. The roof is very nearly flat and is about as high as the lower ends of the transept gables. Mention of the fenestration will complete this section of the physical description.

The north wall of the addition has two sets of plain glass windows above, each set having three windows mounted in a common frame. Again, descending from the west, a stairway provides access to a wooden door with glass pane at the basement level. At the head of this staircase is a plain window with a louvered section and, to the right, a very low wooden door with its sill at ground level. Toward the east (left), there is one small plain window, and finally a 1-on-1 sash.

Along the east facade of the addition, at basement level, there are more such sashes, mounted singly or in groups. From left to right: group of two; group of six; followed by three single sashes. Above these on the main floor, from left to right: group of three simple panes; group of three (outer pair trefoil stained glass); group of three (as previous); single trefoil stained glass; group of four (other pair trefoil stained glass). There is a small chimney toward the south end of the facade. It should be mentioned that the high gable of the nave's east end is visible over the east front of the addition. It is similar to the gable of the principal facade, but has in addition a very charming bay projecting from just beneath the truss. This bay has three tall, window-glass panes with trefoil ornaments toward the east, and tall, plain panes at the sides.

On the addition's south side, there is a single 1-on-1 sash to the left, and a group of three simple panes to the right. At the basement level there are three 1-on-1 sashes.

The roof shingles throughout the building are of a light reddish tone. This coordinates well with the tan and reddish-brown tones of the walls and woodwork. The condition of the exterior is good. There is some recent work, including the deck already described at the

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north side, as well as a sun deck that has been added above the roofline of the nave on the same side. This deck spans the distance between the tower and the roof of the north transept. The woodwork and caulking are in good condition. Many windows now have narrow-frame storm windows. The larger stained glass windows are protected by clear sheets of plexiglass.

The grounds, which consist largely of a bordering strip of grass, are in need of work, including various large, mature shrubs in need of trimming. At the east side, the alley which divides the block runs directly past the building. On the street side, the ground rises a few feet from sidewalk level. This, in addition to the high basement which functions like a high pedestal, has the effect of raising the building considerably. The tower in particular gains notable prominence. The structure stands as a landmark not only within the district but for anyone driving along Southeast Division. The building has recently been recommended for Portland Historic Landmark status.

INTERIOR

As mentioned earlier, the interior of the church was changed when the Mizpah congregation moved the structure in 1911. Subsequent changes occurred when the church was rented to other congregations during the 1960's.

In 1978, when the structure changed use from a church to housing units, an apartment unit was added within the main sanctuary along with some additional walls.

The prominent architectural features of the interior have remained intact and contributed to the overall scheme of the new use for the structure.

Most notable of the interior features are the stained glass windows. There is one large stained glass window 10'x15' in size. Two stained glass windows on the sides measure 7'x8'-6". In addition, there are nine 3'x5' and eight 2'x3'-6" windows throughout the building.

The interior of the former sanctuary is cruciform in plan with fine Gothic arch beams supporting the 23' ceiling and ten arch ribs supporting the half dome of the apse.

Walls between the beams are wood and lath and plaster. Interior walls and ceilings are in excellent condition and are being painted and restained as needed.

As previously stated, the interior of the structure has been treated in such a way so as to allow the structure to function given its new use. The new design incorporates the significant architectural features in the new design, and would allow for the removal of the new construction to return the interior to its original design if so desired any time in the future.

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first to explore and map Mt. Hood area. Newton Clark Glacier is named for him. Charles Krebs, inventor, was the founder of the first high-production brick yard in Oregon and supplier of brick for many important buildings in Portland's downtown core. John William Kern was a Portland and Astoria developer and steamboat operator. E. J. Thompson, a pioneer Portland bookseller, was associated with J. K. Gill. George B. Markle, Jr., banker, industrialist and developer of Portland's electric streetcar system, was one of the builders of the Old Portland Hotel. R. J. Bowles, State Legislator and industrialist, was the founder of a steel mill that produced much of the steel used in early downtown buildings.

SETTING

As stated, the Mizpah Presbyterian Church was originally located on Powell Road and SE 13th Place. Shortly after the turn of the century, it was noted that "in comparison to the prosperity of the city and the progress of most of the other church, Mizpah was definitely falling back." The environment around the church was changing as industries moved into the waterfront area, causing many residents to move from the neighborhood.

After considerable deliberation and study it was decided that the future of the church depended on a move of the congregation to a new location. The congregation hoped this new location would be where "the building of homes was practically assured."

After considering alternative plans, it was decided in February, 1911 that the congregation move not only itself but also the Mizpah Church building to its present location in Ladd's Addition.

LADD'S ADDITION

Ladd's Addition represents the first attempt in Portland and one of the most successful efforts on the West Coast at residential community planning. Thus it was the logical relocation site for the Mizpah congregation.

William S. Ladd designed Ladd's Addition in 1891 as a real estate development. Ladd, one of Portland's prominent industrialists, was a self-made millionaire, philanthropist and the city's fifth mayor.

In designing the addition, Ladd platted the 128 acre tract much differently than the typical 200 by 200 foot grid most commonly used in Portland.

Ladd's plan created a diagonal street system radiating from a circular central park. The streets were further divided into broad avenues, local streets and service alleys. Also created were four public gardens equidistant from the center. All utilities were provided.

At the time it was launched, the development was considered the most attractive in all of Portland. Today the neighborhood is composed predominantly of wood frame, residential architecture. The majority of the structures are variations of one and one-half to two and one-half story bungalows and Craftsman houses.

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Since the 1960s, the neighborhood has been on an upward swing with many of the residences undergoing rehabilitation. Other development in the area has been the construction of multi-housing units, office space and small commercial structures around the perimeter. However, the core of the area remains intact and the neighborhood has been declared a Portland Historic Conservation District.

After the move of the church to its present location, the first service was held on the second Sunday of September, 1911. An article in the Sunday Oregonian, October 13, 1912, commemorated the 25th anniversary of the church and recalled the move:

" . . . though the interior of the building was somewhat dilapidated, as a result of the move . . . the congregation was an exceedingly happy one, because they all felt that the prospect for a healthy growth was assured for the future."

The moved structure was rededicated on December 10, 1911.

As a consequence of the move, the interior arrangement of the structure was modified. A semi-circular choir platform was built, mahogany pews were installed, three new chairs were donated by the Sunday school for the pulpit platform, and a new mahogany pulpit replaced the old. Other interior work including the repainting of the interior and restaining of all the woodwork. A new carpet was also installed at this time.

The exterior of the church saw little change in the move excepting the change in the main entrance stairway. This change in the stairway was prompted by the addition of an auditorium and kitchen with ceiling heights of 10' in the basement of the new structure when the structure was moved.

As hoped by the congregation, the church did prosper. Membership of the congregation peaked in 1924/1925 at 249 regular members and 582 Sunday school members. To meet the needs of the growing congregation, the addition of eleven school and meeting rooms was made in 1924.

In the 1950s the membership of the congregation once again declined as members of the congregation began moving to the suburbs. As membership continued to decline, the congregation merged with two other congregations and moved to a new location.

During this period, and until 1961, the Mizpah Church building continued to be used as a Presbyterian Church and community center.

From 1961 until 1978 the structure was rented to several other congregations and organizations, each of which had a short life.

On February 21, 1978 the structure was purchased by Arthur Lind. At the time of purchase, the building was showing the effect of 17 years of neglect but was still relatively intact. Work began in 1978 to rehabilitate and convert the building for use as four residential units.

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The rehabilitation is nearly completed and has retained all significant architectural elements. New construction which was necessitated by the change in use has been done in such a way so as to be removable should the need or desire arise to return the church to its original use.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
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<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1891 **Builder/Architect** Orlin G. McWain, architect, Los Angeles (attributed)

Statement of Significance (in one paragraph)

The Mizpah Presbyterian Church of East Portland, built in 1891 at the corner of 13th Place and Powell Boulevard in Southeast Portland, Oregon, was moved 12 blocks to its present location on SE Tamarack Avenue in Ladd's Addition in 1911. It is locally significant under National Register criterion "c" as one of the few remaining examples of Carpenter Gothic Architecture in the metropolitan area. Basilican in plan, with minor transepts and an entry vestibule and battlemented bell tower offset to side of nave, the church is distinguished by three large perpendicular style stained glass windows and hammer beam roof trusses. In 1911 the church was moved by its congregation to Ladd's residential tract and placed on a basement story of concrete. In 1924, a frame Sunday School and meetingroom wing on concrete basement was wrapped around the apsidal end. This two-story addition coincided with the congregation's peak of membership. The congregation was formed in 1887 as an offshoot of the First Presbyterian Church of East Portland, which had been organized as early as 1882. In the 1950s, the congregation, declining in numbers, merged with other Presbyterian congregations and relocated. Mizpah Church experienced years of indifferent maintenance and minor modification while functioning as a community church from 1961 until it was acquired by the present owner in 1978. The current owner reversed the effects of neglect and storm damage and adapted the building for use as four dwelling units; two in the basement, one in the Sunday School wing, and one in the nave. As a consequence, the nave has been modified by a reversible, free-standing spatial subdivision, but the beams and rib arches of the nave and apse are fully intact and observable. The only apparent exterior alteration of recent date is the addition of a small sun deck and railing between the belfry and west transept. Design of the church has been attributed to Orlin G. McWain on the basis of blueprints in the possession of the owner. Because of its distinction as the oldest building in Ladd's Addition and because of its distinctive features in the Gothic Revival style, Mizpah Presbyterian Church of East Portland was declared a Portland Historical Landmark by order of the City Council on September 27, 1982.

Records show that in 1900 there were approximately 175 wood churches in the Portland area. Between 1937 and 1940, the Federal Writers Project of the Works Progress Administration made a detailed survey of church buildings in Multnomah County. Over 100 of the churches of wood construction were still standing in 1940. By 1981, however, only 20% of the churches surveyed by the WPA remained. Of the 20 remaining churches, most have been substantially altered. The Mizpah Church, built in 1891 and moved to its present site in 1911, is the oldest structure in Ladd's Addition. It is also one of the dwindling number of Portland area churches of wood frame construction antedating 1900.

Organized in 1887, Mizpah Presbyterian Church was an outgrowth of the First Presbyterian Church of East Portland, which had been organized in 1882. The 29 charter members of the congregation included many notable Portland residents including Penumbra Kelly, son of the Reverend Clinton Kelly, who platted part of his land claim as an East Portland addition in 1872. Penumbra Kelly was State Legislator (four terms), County Commissioner, U.S. Marshall under President Chester Arthur, Sheriff of Multnomah County (three terms), and member of the Republican Central Committee. Newton Clark, naturalist, surveyor and geographer, was

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one
Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A 110 52771010 51031891310
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification The Mizpah Presbyterian Church of East Portland occupies Lots 9 and 10, Block 29, Ladd's Addition to the City of Portland, Multnomah County, Oregon.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title John M. Tess, President

organization Heritage Investment Corporation date September 14, 1982

street & number 1220 SW Morrison, Suite 1303 telephone (503) 228-0272

city or town Portland state Oregon 97205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state x local

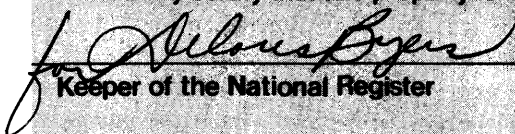
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date April 7, 1983

For NPS use only

I hereby certify that this property is included in the National Register


Keeper of the National Register

Entered in the
National Register

date 5/19/83

Attest: _____ date _____

Chief of Registration

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Federal Writers Project, Works Progress Administration, 1937-1940, Series 1, Boxes 46 and 47 entitled "Multnomah County Churches."

Oregonian, Oregon Journal and Portland Evening Telegram Newspapers, 1912-1963.

Interview regarding Penumbra Kelly and family with Esther Kelly Watson, February 25, 1981.

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The Mizpah Presbyterian Church of East Portland
2456 SE Tamarack Ave.
Portland, Multnomah County, Oregon 97214

Heritage Investment Corporation, Photo, 1982
1220 SW Morrison, Suite 1303
Portland, Oregon 97225

Photo 1 of 12 West facade







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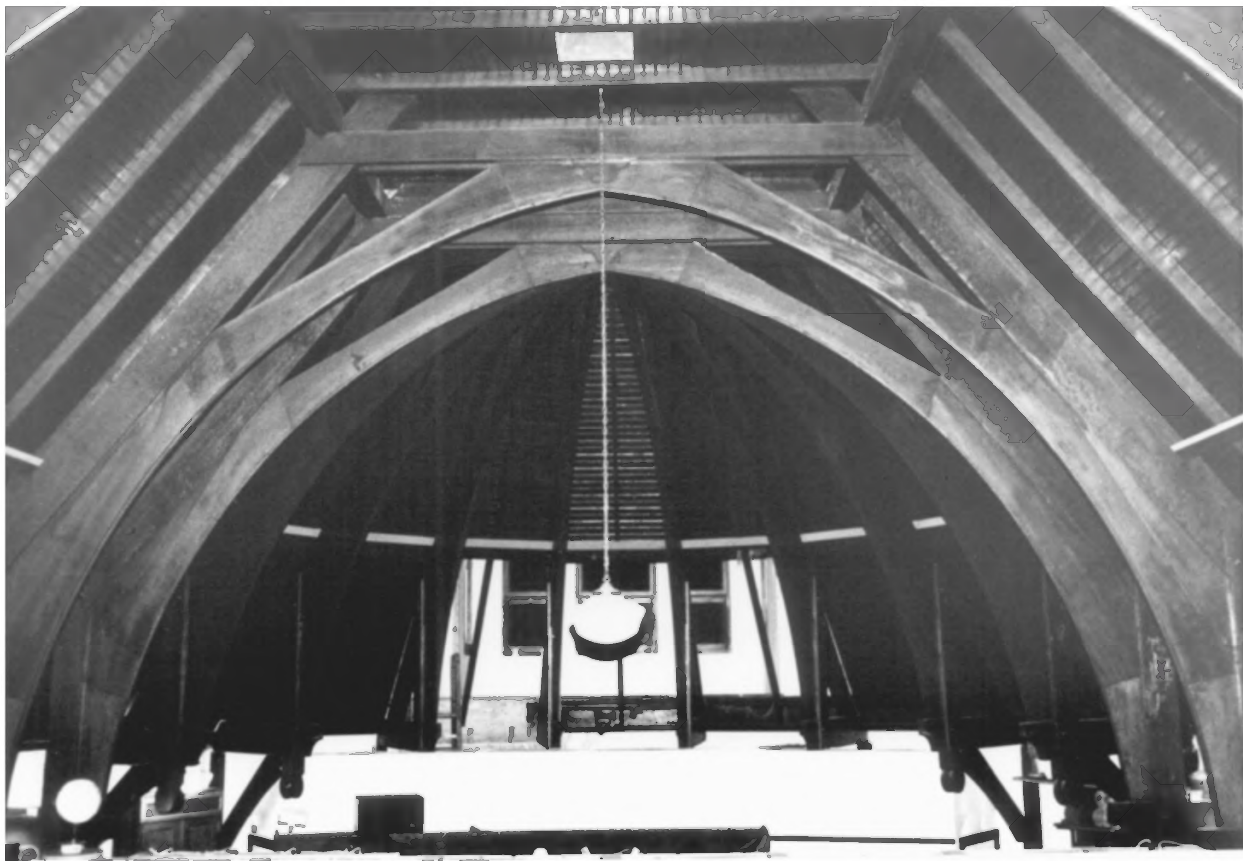
Photo 4 of 12 Looking south at North Facade



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Photo 5 of 12 Looking north at East Facade



The Mizpah Presbyterian Church of East Portland
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Heritage Investment Corporation, Photo, 1982

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Photo 6 of 12 Interior detail Ceiling & Truss-
work looking east



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Photo 7 of 12 Interior detail ceiling &
Truss work



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Heritage Investment Corporation, Photo, 1982
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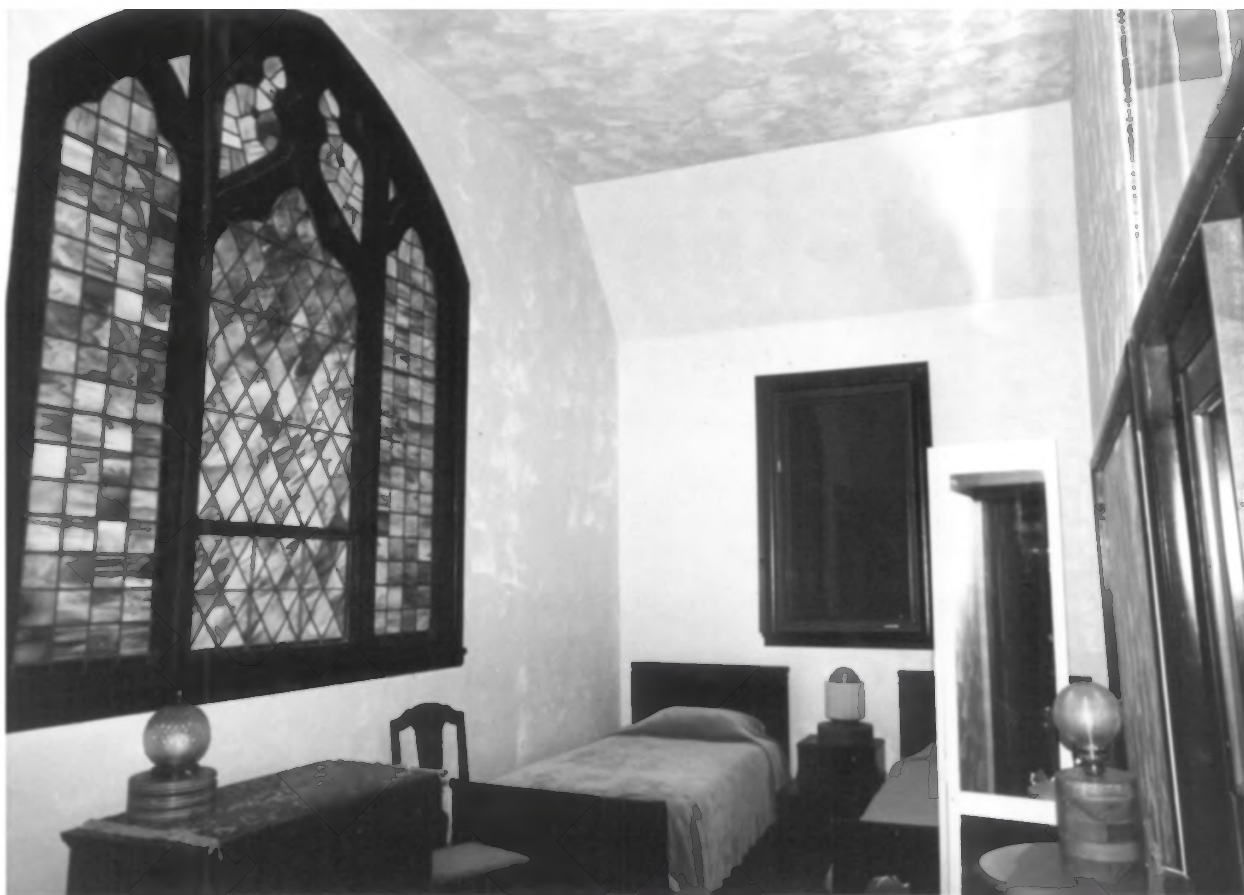
Photo 8 of 12 Interior detail ceiling



The Mizpah Presbyterian Church of East Portland
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Heritage Investment Corporation, Photo, 1982
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Photo 9 of 12 Interior detail ceiling



The Mizpah Presbyterian Church of East Portland
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Heritage Investment Corporation, Photo, 1982
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Photo 10 of 12 Interior East Chamber



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Heritage Investment Corporation, Photo, 1982
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Photo 11 of 12 Interior Looking west



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Portland, Multnomah County, Oregon 97214

Heritage Investment Corporation, Photo, 1982
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Photo 12 of 12 Interior General View *OF NAVAL*