

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **MAR 30 1987**

date entered

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

1. Name

historic Kistner, Dr. Frank B., House Number of contributing features: 1

and/or common Same Number of non-contributing features: 0

2. Location

street & number 5400 SW Hewett Boulevard N/A not for publication

city, town Portland N/A vicinity of First 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 checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name August F. and Edith W. Kalberer

street & number 5400 SW Hewett Boulevard

city, town Portland N/A vicinity of state Oregon 97221

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 1021 SW Fourth Avenue

city, town Portland state Oregon 97210

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no

date 1986 federal state county local

depository for survey records State Historic Preservation Office, 525 Trade Street SE

city, town Salem state Oregon 97310

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

N/A

Describe the present and original (if known) physical appearance

The English Cottage-style country estate completed for Dr. Frank Kistner in 1931 is situated on 2.11 acres in Greenhills Addition, Tax Lot 10, Section 7, Township 1S, Range 1E, just inside the Portland city limits. The residence was designed by native Oregonian Wade Hampton Pipes, and is an intact example of the architect's mastery of English Arts and Crafts philosophy in its siting, mass, architectural features, building materials and craftsmanship.

SETTING: The large house is accommodated on a sloping site in a wooded section of the Greenhills Addition off Hewett Boulevard. Originally a 640-acre donation land grant claimed by the Davenport family in 1860, the property was sold to Henry Hewett in 1880. Subdivision replaced farming on the tract beginning in 1920. The area was apparently an ideal one for Pipes's country house designs, for the Kistner House is one of four of the Portland architect's works in the vicinity. Of the four houses, the Kistner House, by virtue of its size and architectural elements representing a significant period in the architect's stylistic development, is outstanding.

SITE PLAN AND LANDSCAPE: The home, nestled in an area of tall firs with an undergrowth of rhododendrons and azaleas, is approached from Hewett Boulevard in a downward sweep to SW 54th Avenue. A curving driveway leads to the irregularly-shaped country house, which is dominated by a combination of geometric forms. In accordance with English Arts and Crafts philosophy, the house and garden are closely integrated; the structure is oriented for maximum sunlight, privacy, view and harmony with the natural environment. The informal woodland garden is in excellent condition.

STRUCTURE: The two-story structure including full basement comprises approximately 10,800 square feet. Exterior walls are solid brick, constructed in English garden wall bond set in three rows of stretchers with one row of headers, and finished lightly and irregularly in whitewash. Retaining walls connected to the house are also built of brick, for continuity. A steeply pitched roof, originally cedar shingle but replaced by similar composition, dominates the structure. Its form is a combination of gables, hips and dormers, crowned by two chimneys. On the primary, or north, facade are two irregularly shaped gabled wings that protrude in varying planes and angles from the main volume. These ends are faced with horizontal cedar siding at the second story. Further articulation is provided by a projecting center bay flanked by two dormers at the second story. Entrance to the house is gained through an obtusely angled porch with Roman archway located in the central projection.

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Four strong horizontal lines dominate the extended main facade: the ridgeline of the roof; eaveline; baseline at ground level; and demarcation between stories created by the wing jetties and bay window that are further varied by color and texture contrasts in exterior materials. Within the three basic sections, projections and recesses accommodate the angular transition to the wings. Wall dormers punctuate the eaveline to become hip-roofed dormers. The overall horizontal emphasis of the north and south elevations is broken by the two massive brick chimneys, one at the eastern end of the main volume and one at the juncture of the westerly wing.

Throughout the house there are multi-light, metal casement windows set in wood frames flush on the exterior walls, creating ten inch reveals on the interior. The window openings appear in single, paired, and triple combinations in all four exposures. On the primary facade two oculus windows are juxtaposed with the numerous rectangularly shaped windows and wall dormers.

Attention to detail distinguishes the structure as a fine example of the Arts and Crafts style. It is evident in the brickwork, particularly in the arches and above many of the windows where bricks are set on end, and in the porch piers on the south elevation. All wood mouldings, window cases and doors are examples of the finest millwork, and are crafted in mahogany. Service doors carry the same detailing as found in the interior. All hardware, except in the bathrooms, is the original solid brass and uniform in style. One original handcrafted copper rainwater head remains near the entry, although worn gutters and downspouts have been replaced with aluminum fittings.

Because there are no extant plans or elevations for the Kistner-Kalberer house, it is impossible to document the sources of building materials. However, it was Wade Pipes's practice prior to World War II to order casement windows and hardware from England and to procure bricks from the Sylvan Brick Yards in Portland, where he personally designed and supervised the manufacture of bricks for his architectural creations.

EXTERIOR FINISHES: Exterior brick walls are lightly and irregularly whitewashed. Cedar siding on the second story elevation is stained dark brown, in contrast with the brick. Doors and windows are treated with clear varnish.

SOUTH ELEVATION: The southern exposure, or rear facade, provides

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sunlight to the Kistner-Kalberer house and a view across the lawn and woodland gardens to the Tualatin Valley. A covered porch extends from the central interior hallway and leads to the garden via a semi-circular flight of steps, quarried of Mt. Adams stone. Brick piers support the exposed beams of the porch roof. The central portion of the sweeping roof is broken by two hip-roofed dormer windows and a small porch created by a recess within the roof, itself protected by a small overhanging hipped roof. A terminal bay anchors each end of this facade and partially encloses the covered patio. An 11' bank of casement windows in each bay lights the living and dining rooms.

EAST ELEVATION: A wing housing the garage, kitchen and service areas extends to the east. In the Arts and Crafts mode, and reflecting the influence of Sir Edwin Lutyens, are two brick walls: one along a short driveway to S.W. 54th Avenue and one located off the kitchen entry. The latter wall contains a Roman arch opening featuring a wrought iron gate.

WEST ELEVATION: At the west end the exterior finish continues the combination of brick and cedar siding with casement windows lighting the library and bedrooms above.

INTERIOR SPACE:

First Floor:

Entrance to the residence is through the archway to the covered porch and door to the projecting Elizabethan bay. The reception area contains two closets and the staircase. As are all the doors in the house, the front door is panelled mahogany, solid core and varnished. The entry hall joins the central hall through a 10' opening. The main stairway is lighted by the large casement windows on three sides of the stairwell. These windows are set in mahogany cases and are divided by a moulded mahogany transom into sections of six and eight lights. As they are throughout the house, these are brass casement windows with original brass fittings. The moulded balusters and handrail are also mahogany.

The central hall is a 36' long rectilinear space with apsidal ends giving access to the living room and den at the west and dining room, kitchen, and service areas to the east. A double bank of 5'2" French doors with 15-lights each opens to the covered patio and garden. The mullions of these doors are handcrafted brass. The brass doornob and latch are contained in a rectangular brass plate set horizontally within one vertical glass light. Massive exposed beams, stained dark, 10"

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wide, and having moulded edges support the ceiling. The baseboard moulding corresponds to that of the ceiling beams. At each apsidal end of this hall, a slight curve in the north and south walls and an arch in the west wall accommodate the obtuse angle at which the west wing is set. Here, as in the living, dining room, and den, the floors are oak, set in a herringbone pattern.

The living room is approximately 20' x 33' with an 8'10" ceiling. Three 12" cross beams in the ceiling were painted by a previous owner. The remaining woodwork, floor mouldings and window surrounds are varnished mahogany. A 6'3" fireplace is located in the west wall. Its facing and hearth are marble; surround and mantel are mahogany. There are banks of casement windows in the north, south, and east walls, all with 10" oak sills and surrounds. The windows are bisected by a moulded wood transom with two horizontal banks of lights: eight lights in the lower section and four lights in the upper section.

A library measuring 19' x 15' abuts the living room to the west. Its fireplace backs the living room fireplace and shares a chimney. This room is entirely panelled in mahogany to a height of 7'4". Plaster above the paneling for an additional 19" completes the wall surface and ceiling treatment. A motif of 8" panels separated by a recessed 1" half-round is carried out on the wall panels, cabinets, and doors. The same detailing occurs on the exterior door opening to the garden from the basement directly under this room. Like the south bank of living room windows, this group of six panelled casements is 10'8" x 6'3" and overlooks the garden.

The dining room is located at the east end of the hall, in a wing set at an obtuse angle from the central section of the house. Its dimensions are 18'8" x 20', making it a nearly square space with a bank of casement windows in the south and west walls. The north wall is faced to a height of 7'4" with raised mahogany panels 11 1/2" wide. A marble fireplace is located in this wall and in detail is matched to that in the living room. The Belgian brass sconces feature decorative stalks of wheat and are original to the house. The herringbone patterned oak flooring continues through the dining room into the butler's pantry. The pantry has three walls of storage cabinets and counter space. Cabinets above the counter have wood doors with glass insets; those below have solid wood doors. At the south end is a small sink with a 3' window above.

The kitchen is approximately 15' square. A 5' x 5'2" casement window

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gives a view to the south garden. Two small windows high in the east wall also provide light.

A 4 1/2' hallway runs east and west from the central hall at the rear of the dining room and butler's pantry and has access to the kitchen. It also provides access to the garage, back stairway, various closets and storage areas, and a bathroom.

SECOND FLOOR:

The second floor contains seven bedrooms and four bathrooms. Off the main east-west hall there are four large bedrooms, served by two bathrooms; and a large master suite with bathroom and sewing room. At the same level, on the easterly wing over the garage are smaller quarters that consist of two bedrooms and a bathroom.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input 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
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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	Builder/Architect
1930–1931	Architect: Wade Hampton Pipes Builders: Nels J. & Melvin O. Nelson

Statement of Significance (in one paragraph)

The Dr. Frank B. Kistner House, located on SW Hewett Boulevard in the Greenhills area of Southwest Portland, Oregon, was designed by local architect Wade Hampton Pipes. Completed in 1931, it belongs to the architect's most prolific period and it was the last and most elaborate of houses built in collaboration with Nels J. and Melvin O. Nelson, builders who were associated with Pipes from 1923 to 1931. Whereas the Martin Luther Pipes House, earlier nominated to the National Register, showed most strongly the influence of C. F. A. Voysey, the Kistner House, in its massing and details, is reminiscent of the work of Sir Edwin Lutyens.

Register-eligible under Criterion C, the Kistner House is outstanding among four English Cottage style houses designed by Pipes in the Greenhills Addition. It exemplifies the large, rambling, asymmetrical country estate type based on Arts and Crafts ideals, including the careful integration of house and landscaped setting. The south elevation of the house is distinguished by a veranda which gives onto an informal woodland garden accented by rhododendrons and azaleas. The elevations are characterized by a variety of wings, gables, prominent chimney stacks, wall dormers, metal multi-paned casement windows of English manufacture, and the use of weatherboarding in complement to brick randomly whitewashed, presumably to heighten the sense of weathering and the patina of age. Pipes is known to have supervised the manufacture of brick for his special details at the nearby Sylvan Brick Yard. Notably well-preserved, the two-story house has lost but one original feature of its exterior. The cedar shingle roof cover has been replaced with textured composition shingles.

While not nominated under Criterion B, the house is noteworthy for its association with Frank B. Kistner (1873–1947), prominent Portland physician and regionally-known specialist in otolaryngology. Kistner contributed to the advancement of his field through teaching at the University of Oregon Medical School. He is known to have taken active part in the development of his estate at the height of his career. He occupied the house with his family until his death in 1947. (Continued)

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property 1.0 acres

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A 1 10 | 5 2 0 9 6 0 | 5 1 0 3 1 8 | 5 1 9 1 0
Zone Easting Northing

B | |
Zone Easting Northing

C | |

D | |

E | |

F | |

G | |

H | |

Verbal boundary description and justification The nominated area is one acre of Tax Lot 10 in Section 7, Township 1S, Range 1E, Willamette Meridian, within the city limits of Portland, Multnomah County, Oregon, to include the Kistner House and its immediate landscaped setting. The nominated acre is more particularly described as follows. (Continued)

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Linda S. Dodds with assistance from Ann B. Clarke

organization History Resources date August 10, 1986

street & number 1665 NW 131st Avenue telephone (503) 644-8921

city or town Portland state Oregon 97229

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

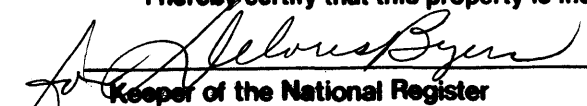
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date February 25, 1987

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


Keeper of the National Register


National Register

date 4-30-87

Attest: _____ date _____

Chief of Registration

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Frank B. Kistner, M.D., was an Oregon physician who embarked on his career as a general practitioner in rural Heppner and who later rose to prominence on the West Coast as a specialist in otolaryngology. An Easterner by birth, Dr. Kistner followed family members to Oregon at the conclusion of his medical training in Indianapolis. He established himself in Heppner in June 1899 and practiced there until 1910. It was then that the doctor resettled in Portland, began work in an emerging medical speciality field in which he became well-known, and with several partners, founded the (extant) Portland Clinic.

Dr. Kistner [1873-1947] was a native of Indianapolis, Indiana. He attended public schools there, graduated from the University of Indiana Medical School [1898], and interned at Indianapolis City Hospital from 1898-99. Shortly after he completed his training, the young graduate emigrated west, attracted to the natural beauty of Eastern Oregon. Dr. Kistner arrived in Heppner, the seat of Morrow County in June 1899, and, hastening to his life's work, in the next month successfully completed requisite requirements administered by the State Board of Medical Examiners and was granted a license to practice medicine.

There were several doctors in Heppner--then a town of 1400--but there was no hospital. Dr. Kistner became instrumental in the building of the first hospital, and is remembered in Heppner history for his efforts to bring improved medical services to the community. While located in Eastern Oregon, he kept abreast of medical developments and the work of his colleagues by affiliating with the American Medical Association, American Urological Association, and the Oregon State Medical and Eastern Oregon Medical societies.

Dr. Kistner touched the lives of many Eastern Oregon citizens during the decade he lived in Heppner. He was employed by the Oregon Railway and Navigation Company where he was an assistant surgeon; he was Morrow County coroner; and he was a medical examiner for at least seven life insurance companies, including New York Life, Equitable, Penn Mutual, and Aetna. In his buggy driven by two white horses, Dr. Kistner was a

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familiar figure in the area. One elderly Morrow County resident recalls that "...often he drove [his rig] out into the country to see his patients, sometimes staying all night."

The doctor was also active as a principal in a business enterprise known as the Big Flat Cattle Company. He was secretary-treasurer of the venture, also called the Lun Rhea and Kistner Ranch, which he retained until about 1914. While in Heppner he also joined the Masonic Order, an association he continued until his death.

In 1907 Dr. Kistner married Letitia Estelle Killin, whose family resided in Portland. Within three years the couple moved to Portland to be near Mrs. Kistner's widowed mother, and Dr. Kistner set up practice in the Electric Building. Later he moved his professional quarters to the Journal and Stevens buildings. In 1921 the physician became associated with three other successful Portland doctors to form the Portland Clinic. Noble Wiley Jones, Thomas Joyce, Laurence "Bud" Selling, and Kistner opened their partnership in the Stevens Building and later, as their clinic expanded, moved to the Mayer Bulding. Today the Portland Clinic, in the tradition of its four founders, continues as an association of [31] physicians in multispecialty practices that provides outpatient medical care.

While in Heppner, Dr. Kistner experienced a significant hearing loss that became the motivation--after he moved to Portland--for his interest in otolaryngology. As his ear, nose, and throat specialty developed, he wrote numerous articles for professional journals; his findings were published extensively in the Journal of the American Medical Association; Annals of Otolaryngology, Rhinology and Laryngology; Annals of Internal Medicine; Archives of Otolaryngology; and Transactions of the American Laryngological, Rhinological, and Otolological Society. Dr. Kistner joined a select group of Portland physicians who, as volunteers, became adjunct faculty members in specialty fields at the University of Oregon Medical School. These professional volunteers were a stabilizing force whose presence significantly enhanced the struggling medical school. One of the students during the 1930s, historian and physician E.G. Chuinard, recalls that among the faculty, Kistner was a reserved, but professional teacher whom the students admired and respected.

In 1928, at the height of his career, Dr. Kistner purchased several acres of wooded property off Hewett Boulevard. The tract was acquired with the intention of constructing a family home in the secluded area

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which was not far removed from the physician's downtown practice. Frank Kistner, like several of his colleagues at the medical school, hired architect and family friend Wade Hampton Pipes to design his home. It is remembered by the Kistners' daughter, Ann Kistner Shaw, that the residence evolved slowly, requiring a year or more for its construction, and many visits were made to the homesite. In the design of the building, Dr. Kistner assisted Pipes with the configuration of the garage since the architect had never learned how to drive.

When the home was finished, probably in the winter of 1930-31, Frank and Estelle Kistner, with teen-age children Lawrence, Jr., Ann, and Harriet, occupied its sprawling space. In her new residence, Estelle Kistner, with the assistance of live-in domestic help, continued her practice of devoting herself to her husband's career by arranging frequent dinners and dances for the couple's social circle. Wade Pipes, and his wife Genevieve, and many of the doctor's medical associates were among the visitors entertained at the Hewett Boulevard residence.

Although he was absorbed with his profession, Dr. Kistner had extensive interests beyond medicine. The property surrounding his home attested to his keen interest in gardening, and according to Ann Kistner Shaw, her father subscribed to several gardening publications. Hunting, fishing, and riding were other recreations that Frank Kistner enjoyed, and in the city, he belonged to organizations such as Odd Fellows, the University Club, and the Elks.

After their children moved away from the family home, the elder Kistners continued to reside in their large residence. They stayed at that address until 1944, when Dr. Kistner developed heart disease, and a Portland apartment seemed more suitable. The house was sold to John H. and Marjorie Porter who relinquished their interest to A.F. and Edna L. Hayes. August F. and Edith White Kalberer acquired the property in 1949 and have retained ownership for 37 years.

With his death on 25 September 1947 the remarkable career of Frank Kistner came to an end. Nearly a half-century had passed since the physician made house calls in his horse and buggy in rural Morrow County. In the intervening period, he had become a leading practitioner in the field of otolaryngology. Indeed, he was frequently referred to as the "dean" of Oregon's ear, nose, and throat specialists. A kindly editorial appeared in Portland's Oregonian on 2 October 1947. It read:

...[there was] many an instance of his loyal and en-

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lightened service, of his gift of friendship, and of his pleasing and memorable personality. We may well be thankful that his life work was among us, for he was a distinguished physician, and thankful, too, that such practitioners are providentially occasional in the science of healing.

Olaf Larsell, author of The Doctor in Oregon: A Medical History [1947], also assessed Kistner's work, commenting that he was an "...outstanding specialist of otolaryngology and rhinology in the Pacific Northwest."

AUGUST F. AND EDITH WHITE KALBERER, the present owners of the residence (for 37 years), each came to Portland as youngsters with their parents. As a youth, August assisted his mother and father with their Chrystal Lake Park Dairy, and after his parents were killed, he continued with the dairy and raised his six siblings. In 1932 Kalberer married Edith White in Portland. About the same time he became a salesman for a hotel supply business. In 1944 he founded his own business, Kalberer Hotel Supply, which now employs 40-persons who design and construct customized kitchens and dining rooms for restaurants, hotels, hospitals, and other large food service facilities. When the couple acquired their home in 1949, it offered ample space for them and their family, which grew to include seven children.

August Kalberer is an active member of the community; he has been instrumental in fundraising activities for at least five parochial schools in the area, and for 15 years was a member of the Rosarians' rose festival parade committee. In 1953 he served as chairman of the grand floral parade. Other organizations with which he is affiliated are the Rotary Club; Multnomah Athletic Club; Arlington Club; B.P.O.E.; and Portland Golf Club. He also has served on the board of Mt. Angel College, and was president of the Portland Chamber Orchestra. Throughout the years Edith Kalberer has also worked to support the couple's interests in Portland cultural life; she has made her home available for many teas and tours sponsored by organizations to which they belonged.

WADE HAMPTON PIPES [1877-1961], the designer of the Kistner-Kalberer house, was a well-trained architect, intimately acquainted with the execution of the English Arts and Crafts style. In the first decade of the twentieth century the Arts and Crafts movement reached its maturity in Edwardian England with a profusion of country house constructions. The movement's philosophy touched America in a variety of ways, among

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which was Gustav Stickley's magazine, "The Craftsman," that rejected machine-made goods and promoted the bungalow. In California the bungalow reached its zenith in the Gamble house, designed and furnished by the brothers Charles Sumner and Henry Mather Greene in 1908. In the 1920s, the Craftsman movement was responsible for an abundance of "Tudor" houses, combinations of stucco and half-timbers, gables and other historical English treatments that debased the original principles of the movement. However, the American Craftsman movement had its origin in the ideas of William Morris that culminated in the Arts and Crafts movement in England around 1900.

While Stickley and the Greene brothers acquired their appreciation of craftsman principles second-hand in America, Wade Hampton Pipes studied art and architecture at London's Central School of Arts and Crafts between 1907 and 1911. There he had the opportunity to study at first hand the country houses of Sir Edwin Lutyens, C.F.A. Voysey and others who advocated Arts and Crafts principles: the form of a building expressed its utility; authenticity; house and site were integrated, the house extending into the landscape; the architect was personally involved in planning the house, its appointments and garden, as well as supervision of material selection and construction. As far as possible, an Arts and Crafts house was to be a handmade object. Wade Pipes absorbed this philosophy in England and practiced it throughout his fifty-year architectural career in Portland. The Kistner-Kalberer house is a premier example of an English Arts and Crafts house designed by an architect who was a master of the genre in its purest form.

To produce many of his detailed Arts and Crafts inspirations, Pipes worked with builders Nels J. and Melvin O. Nelson, who were skilled craftsmen. The Nelsons, father and son respectively, maintained an eight year association with the architect from 1923 to 1931, according to Melvin's son, Lee H. Nelson, FAIA. Melvin Nelson recalls that the Kistner house required about 15-months to complete, and it was the "...last and most elaborate house I worked on."

Wade Hampton Pipes created a select number of houses that form an important part of the history of Portland architecture. His training in England, his appreciation for vernacular sources, his insistence on working with expert builders, and his kinship with his native Oregon environment combined to provide the ingredients of Pipes's architecture.

Beginning with his return to Portland in 1912, Pipes established a reputation as an architect of integrity with a successful series of

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houses. Architect Pietro Belluschi has written that Pipes "...began as a skillful craftsman and became an inspired designer with a flair for good composition and fine detailing, uncompromising in his principles and adamant in what he thought to be appropriate and beautiful." When he built the Kistner-Kalberer house in 1930, Pipes was at the height of his output; quality building materials and skilled craftsmen were also available. To these factors was added Dr. Kistner's ability to pay for a carefully executed residence. The result was the country house which today stands as a testament to its architect and the principles of the English Arts and Crafts movement.

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The parcel of land described is 1.0 acre located in the northeast corner of the property deeded to August P. Kalberer, tax lot number 10 in Section 7 T1S,R1E W.M., Multnomah County, Oregon.

Beginning at the northeast corner of the aforementioned tax lot number 10, thence

S 89° 51' W (along the existing north line of the property)
210.00 feet to a point, thence
S 0° 10' E 207.43 feet to a point, thence
N 89° 51' E 210.00 feet to a point on the east line of the property,
thence
N 0° 10' W (along the existing east line of the property)
207.43 feet to the point of beginning.

Area enclosed by the traverse = 1.0 acre.

T P A R K E S T A T E S

RD. 405
562°57'25" 123.56'
5300633'E

(119)
0.97 Ac.

(360)
0.53 Ac.

(68)
77 Ac

(164)
23 Ac

AVE

(294)
1.00 Ac.

Structure

1.0
Acre

(183)
1.49 Ac.

CITY
BOUNDARY

SW 54

(268)
1.02 Ac.

(206)
0.75 Ac.

(323)
1.06 Ac.

(108)
98 Ac.

3323

