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United States Department of the Interior
National Park Service

OCT 14 1992 JAN 06 1993

National Register of Historic Places
Registration Form

NATIONAL REGISTER NATIONAL REGISTER

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

1. Name of Property

historic name Preston Hall

other names/site number N/A

2. Location

street & number 600 Main Street not for publication

city or town Waitsburg vicinity

state Washington code WA county Walla Walla code 071 zip code 99361

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 nationally statewide locally. (See continuation sheet for additional comments.)

Mary M. Sampson 4/29/92
Signature of certifying official/Title Date

Washington State Office of Archaeology and Historic Preservation
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
 See continuation sheet.
 - determined eligible for the National Register
 See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:)

Signature of the Keeper Helene Byer Date of Action 1/12/93

Preston Hall
Name of Property

Walla Walla, WA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

EDUCATION: school

Current Functions
(Enter categories from instructions)

EDUCATION: preschool

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
roof COMPOSITION/METAL
other OTHER: CAST STONE

Narrative Description

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

Preston Hall
Name of Property

Walla Walla County, WA
County and State

8. Statement of Significance

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

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

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

- EDUCATION
- SOCIAL HISTORY
- ARCHITECTURE

Period of Significance
1913 - 1942

Significant Dates
1913

Significant Person
(Complete if Criterion B is marked above)
Preston, William G.

Cultural Affiliation
N/A

Architect/Builder
Osterman, Henry & Siebert, Victor

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Preston Hall
Name of Property

Walla Walla, WA
County and State

10. Geographical Data

Acreege of Property three

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	1
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4	1	1	1	2	0
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5	1	2	4	0	7	0
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Zone

Easting

Northing

2

3

--	--

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--	--	--	--	--	--	--	--

Zone

Easting

Northing

4

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sally R. Reynolds

organization Consultant, Planning & Historic Preservation date May 21, 1992

street & number 7015 East 44th telephone 509-448-0311

city or town Spokane state WA zip code 99223

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Joint School District #401-100 c/o Daniel Butler, Principal

street & number Post Office Box 217 telephone _____

city or town Waitsburg state WA zip code 99361

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. 470 et seq.).

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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Preston Hall
Walla Walla County, WA

Description

Preston Hall, constructed in 1913, is a three story public school building done in Neo-Classical Revival style. A two-story entry pavilion dominates the primary facade. Located three blocks south of Waitsburg's historic commercial district, Preston Hall fronts on Main Street, facing west. The brick and concrete structure, designed by the Walla Walla firm of Osterman and Siebert, originally accommodated the community's vocational training and recreational facilities. Still used on a limited basis by the school district, the building has seen few changes. On the exterior, entry doors and roofing material have been replaced. Interior spaces are intact except for elimination of a ground level swimming pool and bowling alley, addition of a girl's bathroom, and some doorway replacements and ceiling and lighting alterations.

Situated on a tract of school land known as the Academy Block, Preston Hall is a prominent structure on Main Street, and marks the boundary between school district properties to the east and Waitsburg's west residential area. Across the street to the west, the 1905 First Christian Church, with its white clapboard exterior and irregular shape, forms an architectural contrast to the masonry surfaces and formal symmetry of Preston Hall. Behind Preston Hall to the east is the elementary school, built in 1949 and remodeled in 1964 (noncontributing).

Except for its extended portico and entryway, Preston Hall is rectangular, measuring 84 feet wide and 70 feet deep. Resting on a below-grade concrete slab, concrete foundation walls rise almost five feet above grade, ending in a belt course that girds the building. The belt course extends from the platform of the portico and creates a continuous sill for first floor windows. Pressed buff brick, laid in stretcher bond, forms the walls. Windows are evenly spaced, with fenestration repeated on second and third floors. A second belt course joins the portico's entablature and creates third floor window sills. The hipped roof is truncated, with paired offset right chimneys with brick stacks. Roofing material is

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Walla Walla County, WA

Description (continued)

composition, except for the south face, which has its original metal standing seam roof. A broad eave overhang has exposed rafter ends with decorative cuts.

Centered on the primary facade, the two-story portico attaches to the main structure at split levels. At the base of the portico, double stairs rise to an entry platform behind the solid concrete wall that forms their railing. On the wall is a panel, framed with buff brick headers, bearing the inscription, "PRESTON HALL". The flat roof of the portico is supported by four columns of the Tuscan Order. Centered double entry doors are topped by a semi-circular fanlight. At either side are three-over-one sash windows with vertical muntins. At the portico's second level, smaller windows repeat the fenestration, with paired windows over the doorway. Above the plain frieze, the portico's projecting cornice has modillions. The architectural styling of the portico is extended to the main surface of the facade by continuing the entablature to pilasters, beyond the first windows on either side of the portico. A second inscribed panel, above the doorway, states, "ERECTED FOR THE PEOPLE BY/ WILLIAM G. PRESTON/ TO PROMOTE HEALTH, INDUSTRY, AND RECREATION/ TO ENCOURAGE A PRACTICAL EDUCATION". Brick laid in header bond frames the panel and forms side diamonds. Remaining facade windows are four over one, with four vertical muntins. Cast stone lintels are flat, with prominent keystones. The second floor windows have concrete lugsills.

The belt courses and window styles are continuous around the building. The south elevation faces a parking area, with most windows paired to accommodate classroom configuration. Access at ground level includes two sets of double doors, the larger on the east sized for maintenance equipment. The doors are of wood, the upper halves consisting of panes; the lower halves of panels with vertical wood strips. The east elevation, lacking doorways, has windows that are mostly evenly spaced. On the north elevation, the second floor is windowless.

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Preston Hall
Walla Walla County, WA

Description (continued)

Interior: Beyond the double glass doors of the front entry, a narrow hallway opens on the right to a central stairwell. Staircases with oak railings and newel posts are intact; however risers and treads are covered with synthetic tile. Most original interior features remain, from plaster walls and original ceilings, to the wood trim and six-paneled wood doors.

From the entry hall, steps lead down to the first, or ground, floor, where the 18 by 40 foot swimming pool was long-ago filled in and the bowling alley removed. The first floor still contains locker and shower facilities, storage and maintenance areas, and the original coal-fired boiler.

The second-floor hall opens to the 45 by 68 foot gymnasium on the left, and two large classrooms, once the manual training and shop facilities, on the right. False ceilings and fluorescent lighting have been added to the classrooms. Entered by double doors with horizontal wood panels, the gym has a maple floor, plaster walls, and wood ceiling. Circling the gym at the building's third floor level, is a five foot wide balcony of wood construction, forming a continuous track. A vintage time-clock and scoreboard hang on the west wall.

Adjacent to the gym balcony, rooms on the third floor, once the domestic science classrooms, have original surfaces and wood trim intact, with built-in storage cabinets in two rooms, and a partially-beamed ceiling in the southwest room. The ceiling in the southeast classroom has been removed due to water damage.

While Preston Hall's historic integrity is almost totally intact, its mechanical and electrical systems are outdated, and it fails to meet current safety code requirements. It presently accommodates some uses, primarily pre-school classes.

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Continuation SheetSection number 8 Page 4Preston Hall
Walla Walla County, WA**Statement of Significance**

The oldest standing school building in Waitsburg, Preston Hall is a visually prominent reminder of an era that gave rise to many of eastern Washington's most important civic buildings. In addition to its association with the growth of Waitsburg and the development of its educational and recreational traditions, Preston Hall is important for its association with William G. Preston, one of Waitsburg's most prominent citizens, remembered both for his roles in the economic expansion of the area, as well as his civic contributions. Designed by the Walla Walla firm of Osterman and Siebert, Preston Hall is architecturally significant as a representative example of the style and form that was preferred for public buildings constructed during the Touchet Valley's most prosperous period.

Historical Background: Waitsburg, Washington, a community of over one thousand residents, occupies a level valley floor twenty miles north of Walla Walla and just south of the Touchet River. Wheat fields cover the rolling hills surrounding the town, and their cultivation has served as the area's economic base since its settlement in the 1860's. Named for the owner of its original grist mill, the town of Waitsburg was officially platted in 1869, four years after the mill opened and the town was founded. The mill served as a principal economic resource for the entire region. Waitsburg operates its local government under a city charter granted by the Territorial Legislature in 1881 and revised in 1886. It is the last municipality in the State of Washington to operate under such a charter. Two and one-half blocks of downtown Waitsburg, and the Mill, are listed on the National Register.

Area of Significance--Education, Social History:

The earliest Waitsburg residents were committed to education. With the arrival of William N. Smith, a teacher, the first classes were held beginning in April, 1865. The students, numbering two dozen, met in a relocated building. The first building dedicated exclusively to school use opened before the end of the decade, after William Perry Bruce and Anderson Cox, two of

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Walla Walla County, WA

Statement of Significance (continued)

Waitsburg's original homesteaders, donated one and one-half acres each to the school district. The three-acre tract, known as the "Academy Block", became the first permanent school site. A large addition was made to the school building in 1877 and, by 1882, the school had over 200 students. In 1886, the "Little Brown Schoolhouse", built to accommodate the first two grades, was constructed on the site where Preston Hall now stands. In 1891, the "Central School" was built to the east of the Little Brown Schoolhouse, replacing the Academy Block's original school building. It was used for all eight grades until it was razed in 1948, when the current elementary school was erected. East of the Academy Block and across Coppei Avenue, Waitsburg's present High School was completed in 1927. It replaced the "Waitsburg Academy" building, sold to the school district in 1907 when the area's Presbyterian school system was disbanded.

In the spring of 1913, William G. Preston announced his plans to donate a facility to the community, for the use of its citizens. Designed to provide manual training and domestic science facilities for the high school, as well as recreational opportunities for the entire community, the structure was built for \$30,000, and equipped for another \$5,000. Dedicated on Thanksgiving day, 1913, Preston Hall was used for its original purpose until new gym and shop facilities were completed in 1962. For several more years, it housed the junior high and art departments. It is still used on a limited basis.

Preston Hall was a gift to the community from one of its earliest and most prominent citizens, William G. Preston. A successful businessman, he was also a civic activist. The son of a physician, he was born in Saratoga County, New York, in 1832. After completing his education there, he traveled abroad as a seaman for two years, and then spent the next four years in the ferryboat business on the Missouri River. The mining rush drew him westward in 1858 and, in Colorado, he built one of the first homes in Denver. He was eventually joined by his younger brother,

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Preston Hall
Walla Walla County, WA

Statement of Significance (continued)

Platt. Involved in shipping and merchandising in northwest mining camps, the brothers settled in Waitsburg in 1865, and purchased a half-interest in Sylvester Wait's mill, buying him out five years later.

Under Preston ownership, the mill and the business expanded, becoming a regional operation, and adding new partners. William Preston gradually extended his business interests. He was a director of the Merchants Bank of Walla Walla and a stockholder and director of Schwabachers Company of Walla Walla, a leading merchandise store. He was also involved in farming and wheat-raising, owning 3,000 acres. He was married to Matilda Cox, daughter of one of Waitsburg's earliest homesteaders, and one of the first white women born in what is today Idaho. William Preston served two terms in the Territorial Legislature and, briefly, as the first mayor of Waitsburg. He made numerous contributions to his community. Park land he donated to the town bears his name.

Area of Significance--Architecture: The Neo-Classical Revival Architecture of Preston Hall reflects the consideration given to public buildings constructed in the first two decades of the twentieth century throughout southeast central Washington State. In an era of prosperity and growth, these buildings were an expression of civic pride and permanence. While Preston Hall is the sole remaining example in Waitsburg, counterparts can still be found in surrounding communities. It is little surprise that William G. Preston turned to the Walla Walla firm of Osterman and Siebert to design his legacy to the community of Waitsburg.

Henry Osterman, born and educated in Germany, emigrated to America in 1889 at the age of 27, and settled immediately in Walla Walla. He worked as a carpenter, then a contractor, as he familiarized himself with the language and construction methods of his new country. In 1899, he opened his own architectural firm in the Baker Building.

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Preston Hall
Walla Walla County, WA

Statement of Significance (continued)

His apprentice, Victor Siebert, became a partner in 1913, the year he designed Preston Hall.

Osterman was responsible for the design of numerous important Walla Walla buildings. Among them were the Gardner Department Store, the Y.M.C.A., the Liberty (American) Theater, several schools, including the High School, the Carnegie Library, the City Hall, and the Walla Walla County Courthouse. Though larger and more grandly finished, the similarity in the style and form of Preston Hall and the County Courthouse, completed in 1916, is evident.

Bibliography

- Bennett, Robert A. A Town Built to be a City 1900-1919.
Walla Walla, WA: Pioneer Press, 1980.
- Gilbert, F. T. Historic Sketches of Walla Walla, Whitman, Columbia, and Garfield Counties, Washington Territory.
Portland, OR: A. G. Walling, 1882.
- Lyman's History of Old Walla Walla County, Vol. 2.
Chicago, IL: The S. J. Clarke Publishing Co., 1918.
- Orchard, Vance. Waitsburg: One of a Kind. Waitsburg, WA: Historical Society, 1976.
- Walla Walla Union Bulletin. 1913.
- The Times. Waitsburg, WA. 1978.
- Joint School District 401-100. Records.

Verbal Boundary Description

The Academy Block in the southwest quarter of the southwest quarter of 11-9-37, and the northwest quarter of the northwest quarter of 14-9-37.

Verbal Boundary Justification: The nominated property includes the entire "Academy Block", which is historically associated with Preston Hall.

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PRESTON HALL _____ Walla Walla County _____
Section number _____ Page _____ Photographs _____ Page one

Preston Hall
Walla Walla County, WA

Photographs

Photographer: Sally R. Reynolds
Date of Photos: March 1992
Original negatives: Washington State Office of Archaeology
and Historic Preservation

Photograph and #

- 1 West (primary) elevation, looking east
- 2 South elevation, looking north
- 3 Streetscape, looking south
- 4 Streetscape, looking north
- 5 East elevation, looking southwest
- 6 North elevation, looking south
- 7 Portico overhang/light fixture
- 8 Window/pilaster detail
- 9 First floor locker room, looking west
- 10 Second floor se classroom, looking east
- 11 Stairway from second floor, looking west
- 12 Gym, looking northwest
- 13 Gym balcony from hallway, looking north
- 14 Gym from balcony, looking northwest
- 15 Third floor sw clasroom, looking east
- 16 Third floor small classroom, looking north
- 17 Third floor storage room, looking east
- 18 Third floor sw classroom, looking northeast

PRESTON HALL
 Waitsburg, Walla Walla Co., WA
 National Register boundary is
 indicated with heavy dotted line.
 Preston Hall contributes
 Grade School does not contribute

