NPS Form 10-900 (Oct. 1990)

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

186

# OCT 31 2008 NAT. REGISTER OF HISTORIC PLACES NATIONAL PARK SERVICE

## National Register of Historic Places Registration Form

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 any 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.

. Name of Property		
Historic name Preston Commun	ity Clubhouse	
Other names/site number Preston Par	k/Preston Community Center/King	g County Park No. 12
. Location		
street & number 8625 310th Ave SE		not for publication
city or town Preston		vicinity
State Washington code WA	A county King code 03	
. State/Federal Agency Certification		
Signature of certifying official/Title  WASHING STATE  State or Federal agency and bureau	Date  PIESTON PIESTON ARON  JOSEPH PRESTON ARON  JOSEPH PIESTON ARON  JO	SFFICE
Signature of certifying official/Title	Date	
State or Federal agency and bureau		
. National Park Service Certification		
hereby, certify that this 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.	Signature of the Keeper	Date of Action
other (explain:)		

Preston Community Clubhouse			KING COL	JNTY , WA	Page 2 of 4	Page 2 of 4	
5. Classi	ification						
Ownership of Property (Check as many boxes as apply) private  Category of Property (Check only one box X building(s)		Number of Resources within Propert (Do not incl. previously listed resources in the Contributing Non-Contributing					
X	public-local	district		1	1	buildings	
	public-State	site		0	0	sites	
	public-Federal	structure		1	1	_ structures	
		object		0	0	_ objects	
				2	2	_ Total _	
Name of r (Enter "N/A N/A	elated multiple property lis " if property is not part of a m	sting: ultiple property listing.)		er of contrib in the Natio	outing resources previ nal Register	ously	
6. Function	ons or Use						
	Functions egories from instructions)			nt Functions categories from			
Landsca	ipe: Park		Landscape: Park				
Social: C	Clubhouse		Social: Clubhouse				
Recreati	ion and Culture: Spor	ts Facility	Recreation and Culture: Sports Facility				
Recreati	ion and Culture: Outo	loor recreation	Recreation and Culture: Outdoor recreation				
7. Descri	ption						
Architectural Classification (Enter categories from instructions)		<b>Mater</b> (Enter		m instructions)			
Other: 1	National Park (Rustic)	)	founda	ation Con	crete		
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			roof	Wood: Sł			
			other		<u> </u>		
			Olitei				

Narrative Description SEE CONTINUATION SHEET

KING COUNTY, WA Page 3 of 4
Areas of Significance  (Enter categories from instructions)
Architecture
Entertainment/Recreation
Period of Significance 1940
Significant Dates 1940
<u> </u>
Significant Person
(Complete if Criterion B is marked above)
Cultural Affiliation
Architect/Builder
Unknown
Olimitowii
Primary location of additional data:
State Historic Preservation Office Other State agency Federal agency x Local government University Other  Name of repository: King County Historic Preservation Program

	y Clubhouse			NG COUNTY , WA		Page 4 of 4
10. Geographica	l Data					
Acreage of Prope	erty <u>L</u>	ess than One Acre				
UTM References						
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Clubhouse.	property end	compasses the entire	urban taxl	ot that is occupie	d by the Pre	ston Community
11. Form Prepare	ed By					
name/title Kate	lyn E. Wrig	ht (adapted from King	County Land	lmark Registration F	orm) Edite	d by DAHP - Oct 200
organization	King Cou	ınty Historic Prese	rvation Pr	ogram date	August 2	9, 2008
-44 0	701 Fifth	Avenue, Suite 2000	)	telephone	206-296-8	2600
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## National Register of Historic Places Continuation Sheet - PRI

PRESTON COMMUNITY CLUBHOUSE KING COUNTY, WASHINGTON

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#### **Summary**

The Preston Community Clubhouse sits on a small bench in Preston Park overlooking Preston-Fall City Road in the heart of the historic mill town of Preston, Washington. The community of Preston is located in central King County, adjacent to Interstate 90, also known as the Mountains to Sound Greenway. The area is characterized by tree-covered rolling hills - the foothills of the Cascade Range. The park overlooks the former site of the Preston Lumber Mill; to the north of the park is the home of the mill's original owner, August Lovegren.

The clubhouse, located in what was later called "King County Park No. 12" is owned and maintained by King County. Today the clubhouse is a popular venue for weddings and other community events. Character defining features of the site include the picturesque stone fieldhouse (1940) – including its interior configuration, fireplaces, kitchen cabinetry, and wood finishes; and a stone retaining wall at the property's edge (1940). Non-contributing features include a concrete slab, concrete stairs, and a contemporary log gazebo. The clubhouse and remaining stone landscape features are well-preserved.

#### Site

The small, one-half acre park is sited above grade. The yard – lawn with scattered mature trees - is contained by a river-rock retaining wall, built as part of the WPA construction project. Forested terrain borders the north and west boundaries of the site providing a rustic setting for the equally rustic clubhouse. The clubhouse is located at the northeast corner of the parcel. A recently poured concrete slab is located southwest of the clubhouse is used for outdoor gatherings. A contemporary log gazebo is located at the southern corner of the lot. A set of concrete steps at the southern edge of the site provide access to the parking area adjacent to Preston-Fall City Road below the park terrace. A concrete tennis court has been removed from the property. The clubhouse has a variety of foundation plantings.

#### **Contributing Resources**

#### • Clubhouse - 1940

The clubhouse is oriented to the southeast, overlooking the historic Preston Mill site across Preston-Fall City Road. The building is one-and-a-half stories with an L-shape plan. It has a steeply pitched cross gable roof clad in wood shingles. The roof has deep eaves with exposed rafter tails and prominent knee-braces at the gable ends. The rear façade boasts a shallow shed roof dormer. The building rests on a poured concrete foundation. Exterior first story walls are clad in river rocks laid in a random course while the gable ends are clad in coursed wooden shingles. On the main façade, an inset corner porch is supported by a river-rock column and is defined by a low rock wall balustrade. The porch, which rises up six steps, is of poured concrete. At the rear façade is a concrete porch which wraps around the north side of the building, serving as an ADA access ramp. It has a simple metal pipe railing.

NPS Form 10-900a (Rev. 8-86) OMB No. 1024-0018

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All windows are the original wood fixed-sash units divided by two horizontal muntin bars, thus forming three panes of rectangular glass. On the first floor, most sashes are grouped in pairs. A character defining feature is the transition between the stone and shingles which breaks at a string-course at the head of the first floor windows. Entrance to the building is via a set of half-lite, three panel wood doors. On the main façade is an exterior end river-rock chimney. Battered in design, the chimney rises up through the eave and was once a prominent feature of the façade (it is now hidden by a tree). A smaller interior stone chimney exits at the north end of the main ridge line.

The primary interior space of the building is a high ceiling large hall with a recessed, raised stage at the southwest end. The stage has a simple but wide, wooden proscenium arch. On the northeast wall is a massive stone fireplace laid in coursed range. It is highlighted by two rectangular return air vents and a round arched niche above a shallow mantelpiece. Interior floors are wood and walls are a combination of horizontal wood boards and plaster. The northeast wing of the building consists of a smaller meeting room with a large stone fireplace on the eastern wall. The corner of this L-shaped plan also houses the kitchen, which retains its original wood cabinetry. The upstairs has a variety of small meeting and storage spaces.

#### • Stone Retaining Wall and Steps – 1940

The river rock retaining wall runs the length of the property's southwest boundary and halfway across the southeast boundary. Per historic images, the wall was originally topped by a log railing which is no longer extant. The southwest wall is broken by a set of poured concrete steps which provide access to the parking lot. Oral history indicates that the concrete steps replaced a flight of stone steps that were original to the park.

#### **Non-contributing Resources**

• Concrete Slab - c. 2004

This slab is located south and west of the clubhouse, where there were previously tennis courts. It was added recently and is used for event purposes.

• Log Gazebo − c. 2004

The gazebo is a rustic log building that was added to accommodate outdoor ceremonies.

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#### **Summary**

The Preston Community Clubhouse is historically significant under Criterion "A" for its association with events that made a significant contribution to the broad patterns of local history. The building is a direct product of a nationwide Depression-era economic recovery program that had a significant impact on the physical development of King County. Funded by the Works Progress Administration (WPA), the structure is closely associated with the Preston Community Club, a civic recreational and booster club. The building is also historically significant under Criterion "C" as an excellent example of Depression-era public architecture, known variously as Park Service Rustic or the CCC-style. The clubhouse is one of eight WPA-built fieldhouses/ clubhouses that were constructed in communities throughout the county to serve the recreational needs of the citizenry. Of these, five are still extant. Additional site features which support the overall rustic design concept include a dry laid stone masonry wall. Today the Preston clubhouse continues to function as an important recreational and community facility in Preston and is one of the best of a lasting legacy of Depression-era public buildings in King County.

#### **The Preston Community Clubhouse**

The clubhouse was built on five acres of donated property by the Preston Mill Company and came about through the efforts of the Preston Community Club. Organized in 1935 by a small group of citizens who felt the need for a community recreation facility, the community club first met in the Preston Mercantile Store (located on the site of the nominated property). The owner, Charles Erickson, had given the newly formed club free use of the building and permission to make any repairs and/or alterations that were deemed necessary to the building. After many days and nights of hard labor, the building was fit for use, and an organizing meeting was held. Election of officers proceeded and John Skoglund was elected as the first president of the Preston Community Club. Although public opinion was against the efforts put forth by the newly formed group, the organization prospered. When the WPA Recreational Council in Seattle got wind of the newly organized club, a team from Seattle met with the group to discuss the possibility of sponsoring a variety of WPA classes and programs.

Acting on the advice of WPA leaders, an application was made by the Community Club to the WPA for improvements to be made to the existing structure. After several trips to Seattle and Olympia, and a letter writing campaign, \$9,900 dollars in WPA funds were awarded to the group. According to WPA Press release #466, the project included moving and reconstructed a building; plumbing, painting and fencing; as well as the installation of a tennis court, handball, court and horseshoe pits. However, when work began to build a new foundation under their clubhouse, the mercantile store, the structure was deemed unsafe and work immediately stopped. The club then turned their energies to more grant writing and was eventually appropriated money for the construction of a new building. Razing of the old clubhouse began in June of 1938 and work progressed slowly on the new building over the next year-and-a-half. Reportedly timber for the clubhouse was acquired from the surrounding forest lands and is comprised of high altitude white fir.

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While the architect and main contractor for the clubhouse is unknown, the resulting Arts & Crafts style structure opened to a grand dedication ceremony on Saturday February 24<sup>th</sup>, 1940. The evening ceremony, held at 8pm, included music my the Issaquah High School Band, an invocation by the Rev. J.S. Umberger of the Issaquah Community Church, and several addresses by local and state dignitaries including County Commissioner Tom Smith who hand been instrumental in helping the Club receive WPA funding. The main speaker for the celebration, Rev. Dr. Emil Friborg of the Swedish Baptist Church in Seattle (who was a friend of former Preston Mill owner August Lovegren), was not able to attend the ceremony at the last minute due to an illness. At the close of the program, the Preston Ladies Service Club served sandwiches for the big crowd (no report on exact numbers).

At the time, the Club had grown to around 90 members and club president Clifford Johnson over saw a new constitution and the development of bylaws. Today the clubhouse continues to serve as an important gathering place for the citizens of the small, tightly knit community of Preston. The clubhouse and surrounding land was turned over to the King County Parks & Recreation Department in the late 1940s. In 1995 the department acquired the adjacent former mill site and is currently in the planning process for a long term master plan. The Preston Community Club continues to work towards organizing town events and serves as a liaison to local and state governments.

#### The Works Progress Administration

For ten years beginning in 1929, shortly after President Herbert Hoover took office, most of the world experienced the largest economic depression in history. The Great Depression devastated national economies, threw millions out of work, and contributed to the outbreak of World War II. In King County, the Depression resulted in tens of thousands unemployed and underemployed.

It took about a year for the full effect of the Depression to hit King County. Virtually every sector of the economy was affected. Exports through the Port of Seattle dropped, leaving maritime and dock workers unemployed. Construction, which boomed in the 1920s, slowed dramatically. Wood products industries reduced production. Manufacturers lost orders and sent workers home or cut back their hours. Coal mining, which had been a foundation of King County's economy for decades, ended.

In November 1932, Franklin Roosevelt was elected President and by the time of his inauguration on March 4, 1933, the banking system across the nation was near collapse. Washington Governor Clarence Martin followed by President Roosevelt declared bank holidays to stabilize the economic climate.

One of the first economic relief measures created by Roosevelt in 1933 was the Civilian Conservation Corps (CCC). The CCC's mission was two-fold: to reduce unemployment, especially among young men;

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and to preserve the nation's natural resources. This agency operated in cooperation and under technical supervision of the War Department, and the departments of Interior, Agriculture and Labor. Many CCC projects centered on forestry, flood control, prevention of soil erosion, and fighting forest fires. Forty-eight CCC camps were established in Washington State.

Other Roosevelt relief measures included the Civil Works Administration followed by the Works Progress Administration (WPA). The WPA was established in 1935 by Presidential executive order. As the largest of Roosevelt's New Deal programs, Congress appropriated \$4,880,000 to support it. The WPA was designed to offer work to the unemployed on an unprecedented scale by spending money on a wide variety of programs, including highways and building construction, slum clearance, reforestation, and rural rehabilitation. By March 1936, the WPA rolls had reached a total of more than 3,400,000 people; after initial cuts in June 1939, employment averaged 2,300,000 people a month. By June 30, 1943, when the program was ended, the WPA had employed more than 8,500,000 people on 1,410,000 individual projects, and had spent about \$11 billion. During its 8-year history, the WPA built 651,087 miles of highways, roads and streets; and constructed, repaired, or improved 124,031 bridges, 125,110 public buildings, 8,192 parks, and 853 airport landing fields.

In Washington State by 1938 the WPA had employed 51,300 workers to complete a variety of projects in every county. One-third of the work was the construction and improvement of roads, and more than a tenth was invested in parks such as the subject property, playgrounds and other recreational facilities. The average monthly wage for a 110-hour work month was \$56.73. By the end of 1938, over 80 million dollars in WPA funds had been invested in projects in Washington State. Although it merged with the Public Works Administration (PWA) in 1940 to become the Federal Works Agency, the programs of the WPA were not liquidated until 1944.

In King County, the WPA (along with the PWA and other federal recovery programs) left a lasting legacy of artistic, literary, historical and archival accomplishments, as well as a wide range of public works projects. In King County along, WPA crews constructed or reconstructed 500 miles of secondary roads and 300 miles of city streets; erected 197 bridges and 94 public buildings; reconstructed 455 public buildings; laid nearly 200 miles of water mains; developed 45 new playgrounds and athletic fields and modernized or enlarged 122 existing ones. Among its most prominent projects were development of the Sand Point Naval Air Station, enlargement of Boeing field, rehabilitation of Fort Lawton, expansion of Seattle's municipal port equipment, and the myriad parks - such as the subject property - which provided recreational facilities within easy reach of almost all county residents.

#### The Influence of Rustic Architecture

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Most of the structures constructed during the depression years were constructed in the Rustic style, a term used to describe the stylized, romantic character of hand-built structures in American parklands, which evolved between 1916 and 1941 under the aegis of the National Park Service. The style grew in response to a new view of the American concept of wilderness and a desire to return to nature. With the conquering of a continent, wilderness was recognized increasingly as a resource to be preserved and respected. Rustic architecture was in great part a function of this philosophy, influenced as well by the popularity of the picturesque landscape and the Arts & Crafts school of architecture and decorative design.

National Park Service Historical Architect Merrill Ann Wilson describes the Rustic Style as...

"... a natural outgrowth of a new romanticism about nature, about our country's western frontiers ... the conservation ethic slowly took hold in this atmosphere of romanticism. Part of this ethic fostered the development of a unique architectural style. Perhaps for the first time in the history of American architecture, a building became an accessory to nature... Early pioneer and regional building techniques were revived because it was thought that a structure employing native materials blended best with the environment". 5

In the Pacific Northwest, a tradition of massive log and stone structures with a Swiss Alpine character was established on a grand scale at Glacier National Park by the Great Northern Railroad's Glacier Park Hotel Company.

Organized in 1933, the Civilian Conservation Corps (CCC) played a major role in the rustic building program of the national parks. The CCC also worked, under the supervision of the National Park Service, in state, county and municipal park systems. Through this mechanism and through the publishing of a Park Service textbook for CCC crews (entitled <u>Park Structures and Facilities</u>) the theory and practice of rustic design and construction were made available to local park systems around the country.<sup>6</sup>

The Rustic/ Arts & Crafts tradition of the Pacific Northwest was clearly a major influence on the design and construction of the various WPA structures in the King County. For most, specific sources for the designs have not yet been located.<sup>7</sup> The Preston Clubhouse has a distinct residential feeling and reminds one of a large Craftsman style home. Decorative details include in the large knee braces, exposed raft tails, the use of stone on the first floor wall contrasted by coursed shingles in the gable ends, and wood sash windows. The dry laid stone retaining wall was once capped by a log guard rail which defined the various circulation features on the site.

The Preston Clubhouse is an exceptionally well-preserved example of the Rustic/Arts & Crafts tradition and an excellent example of the genre. The use of wood and stone - "native material"- is used convincingly

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to create a visually appealing building that fits into the surrounding wooded environment, eschewing the regularity and symmetry of the mechanized world. The cross gabled roof with wide sheltering eaves, the extensive use of river rock – both in the exterior chimney and walls, and the wood shingles are all hallmarks of the Rustic / Arts & Crafts tradition. The interior of the building is also of note. The wood floors and walls, kitchen cabinetry, and stone fireplaces have worn with time and use but are remarkably intact and invoke an extraordinary period of our history.

The Preston clubhouse is the only one of the five remaining King County WPA-built "fieldhouses" or clubhouses which does not include a gymnasium or other athletic facility.

#### **Notes**

- 1. Above material paraphrased from "History of King County Park Department," King County Parks and Recreation Division files; no date, no author; pp. 1-3.
- 2. <u>Fifth Annual Report of the County Road Engineer</u>, 1939, King County, State of Washington, p. 184.
- 3. Above material paraphrased from Mitchell, Broadus, <u>Depression Decade: From New Era through New Deal, 1929-1941.</u>
  Volume IX, <u>The Economic History of the United States</u>,
  Rinehart and Company, Inc. (New York: Toronto), pp. 319-324.
- 4. Fifth Annual Report of the County Road Engineer, p. 184.
- 5. Merrill Ann Wilson: National Park Service Historical Architect, quoted in No. 7 below.
- Above material from Tweed, Soullier, Law National Park
   Service Rustic Architecture: 1916- 1942, NPS Western Regional Office, Division of Cultural Resource
   Management, Feb., 1997, pp. i-ii, 3, 10, 91-93.
- 7. Interview with David Hansen, Deputy State Historic Preservation Officer, May 2, 1984.

#### **United States Department of the Interior**

National Park Service

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PRESTON COMMUNITY CLUBHOUSE KING COUNTY, WASHINGTON

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- King County Assessor Property Record Cards. WA State Archives, Puget Sound Branch.
- King County Park Histories, Various Dates, Various Authors. King County Parks and Recreation Division history files.
- Mitchell, Broadus. <u>Depression Decade: From New Era Through New Deal, 1929-1941</u>. Rinehart and Co., Inc. (Toronto: New York)
- The Issaquah Press Feb 15, 1940; Feb 22, 1940; and Feb 29, 1940.
- Tweed, Soullier, and Law. National Park Service Rustic Architecture: 1916 1941. National Park Service, Western Regional Office. (Feb. 1977).
- Sickes, Robert. "Development of an Effective and Efficient Bureaucratic System: A Case Study of the King County Parks Division." Masters Thesis, Seattle University. (June, 1978).
- WPA Press Releases Don Able, State WPA Administrator: PR-766 (April 30, 1939); PR-466 (No Date); PR-672 (Dec 22, 1938).
- Personal Interviews with the following individuals from March June, 1984:

Elliott Cowden, White Center

Alice Douglas, Bellevue

Melanie Draper, Des Moines

Mary Farrell, North Bend

David Hansen, Washington State Office of Archaeology and Historic Preservation

Bill Hutsinpilar, King County Parks and Recreation

Mrs. Joseph Jacobs, White Center

Bob and Charlotte Jabobs, King County Department of Planning

Dick Johnson, Bellevue

Georgia Kramer, North Bend

Bonnie Leible, White Center

Randell Nelson, Preston

Mel Olson, White Center

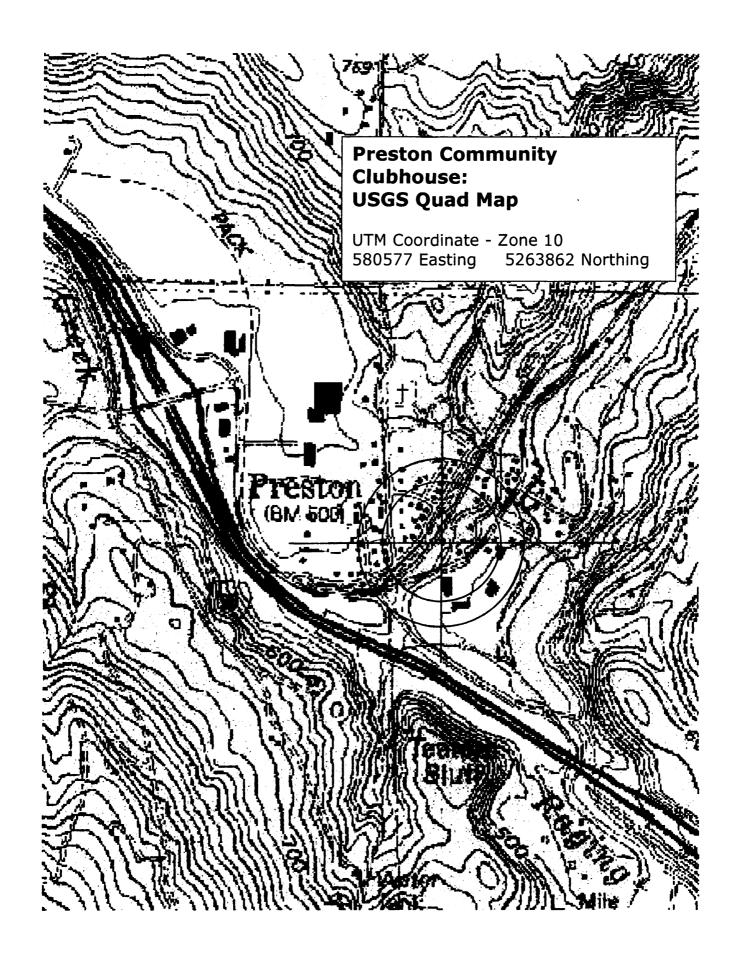
Margaret Peiper, North Bend

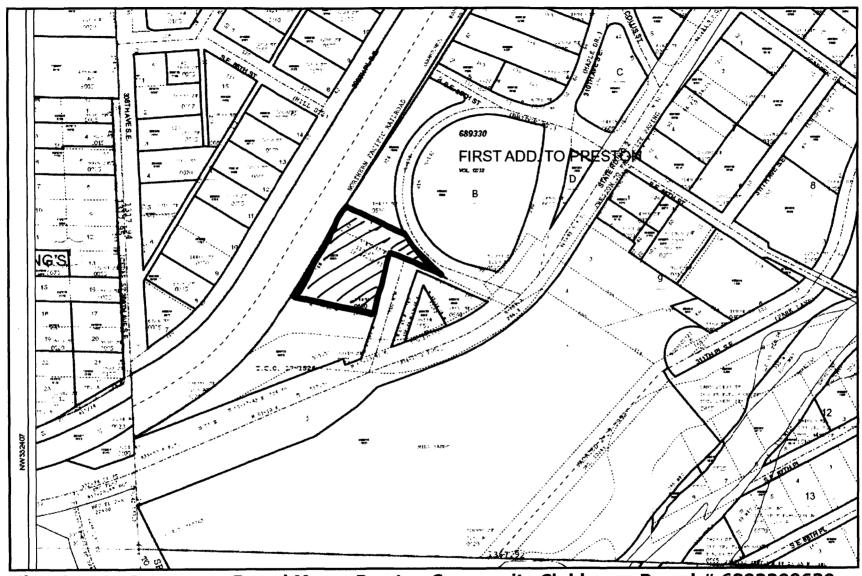
Treva Seales, Highland Senior Center, Bellevue

Steve Starlund, Washington State Department of Natural Resources

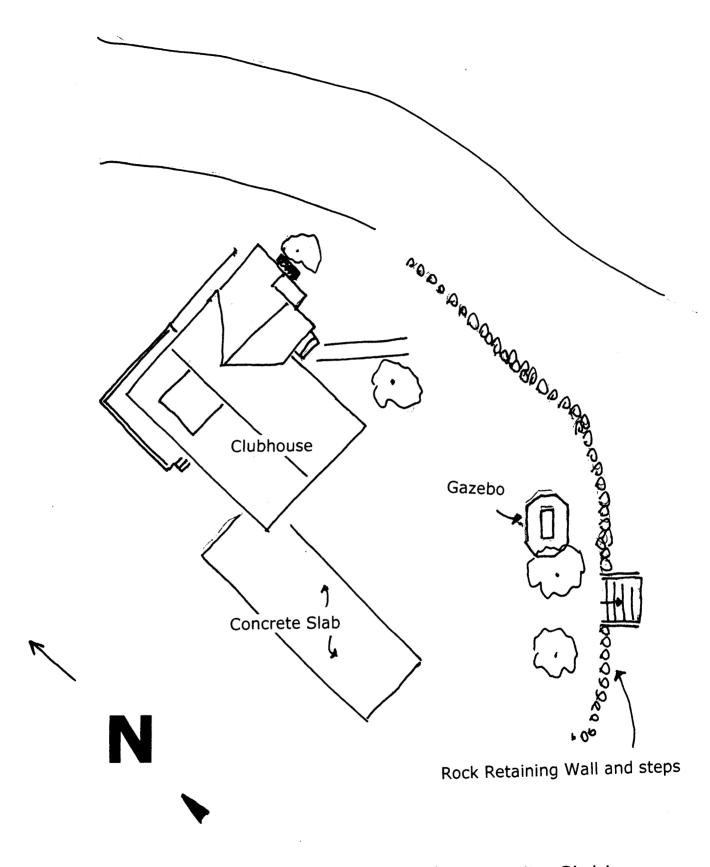
Lyle Stow, North Bend

Stephanie Toothman, National Park Service

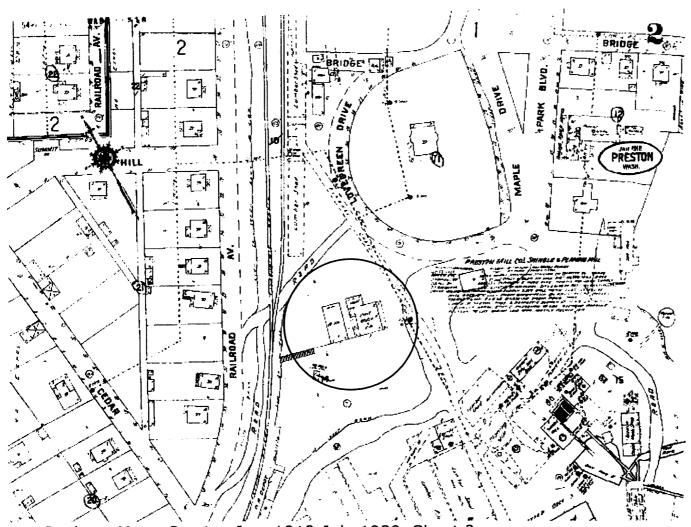




King County Assessor - Parcel Map - Preston Community Clubhouse Parcel # 6893300630



Preston Community Clubhouse Site Plan Not to Scale



Sanborn Map - Preston Jan. 1912-July 1930, Sheet 2 – Showing location of Mercantile Store and future Clubhouse.

#### **PRESTON FIELDHOUSE**





# Attractive New Community Hall Will be Dedicated Saturday Night

ary 24, is bringing to Preston an years to come. incident of more than ordinary importance in the history of that community.

At 8:00 o'clock that evening Preston people will hold the dedicatory services for their new this celebration Saturday evening. Community Hall, a model structure sufficient for the social fea- gram:

This Saturday evening, Febru-tures of that community for some

Last week we gave the history of their Community Club and the incidents leading up to the sponsorship of this building, for which they will be given due credit in

Following is the complete pro-

- 1. Band Selection.......Issaquah High School Band C. Blaine Ellefson, Director 2. Invocation. ......Rev. J. S. Umberger Pastor Issaquah Community Church 4. Instrumental Selections..... Charles Bakovich, Einar Johnson 5. Introduction of County and W. P. A. Officials 7. Vocal Selections..... ..........Preston Ladies' Sextette a-"Glow Worm" b-"Where My Caravan Is Resting" 9. Band Selection ... Issaquah High School Band
- 10, "God Bless America" Sung by Audience 11. Benediction Rev. J. S. Umberger

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Photo	File Name
Southeast façade	WA_King County_Preston1
Southwest elevation	WA_King County_Preston2
Northeast elevation	WA_King County_Preston3
Porch detail	WA King County_Preston4
Interior: Stage	WA King County_Preston5
Interior: Fireplace	WA King County_Preston6
Interior: Kitchen	WA_King County_Preston7
Steps with stone retaining wall	WA King County Preston8