

United States Department of the Interior
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 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 Edwards, James, Building
other names/site number Echo News Building

2. Location

street & number 320 Main Street not for publication
city or town Echo vicinity
state Oregon code OR county Umatilla code 059 zip code 97826

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.)
Jana Hannah July 1, 1997
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
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 Cal R. [Signature] Date of Action 8/20/97

Edwards, James, Building
Name of Property

Umatilla County, Oregon
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.)

City of Echo and The Meadows Historic Resources

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Commerce/Trade: restaurant/roadhouse
Industry: communications facility/newspaper

Current Functions
(Enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Western false front (vernacular Italianate)

Materials
(Enter categories from instructions)

foundation concrete
walls wood: weatherboard
roof asphalt: composition shingles
other

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

SUMMARY

The Edwards Building, a two-story structure, was constructed in ca. 1882 in the Italianate False Front style. The building is one of the oldest buildings in Echo. In good conditions with minor exterior alterations, the building is a good example of a False Front style building and is in fair-good condition. There is some speculation that the building may have been moved to the site from Umatilla City prior to the turn of the century, however, this has not been substantiated.

SETTING

The Edwards Building is located on Lot 3 of Block 4 of the Original Townsite Addition to Echo. The building is situated on a flat lot in downtown Echo on Main Street. A RV park is located to the west, and a gravel parking lot and driveway is located to the east. A sidewalk abuts the building on the north and extends around to east elevation. A gravel driveway and the shed is located south and east of the building. Residential dwellings are south of the building and the downtown commercial district is to the west. A mature deciduous tree is in the north parking strip and a mature black locust is on the south property line. A vertical board fence borders the property on the east and a wire fence on the south.

PLAN

The two-story building, measuring 24 ft x 65 ft, is rectangular in plan. The upper floor was used historically as living quarters and the lower floor was used as commercial space. The building is currently divided into five apartments; three on the second floor and two on the lower floor. The building has a basement.

EXTERIOR

The rectangular building has a shallow gable roof covered with asphalt shingles. Two brick chimneys cap the building. The building is clad with v-groove siding finished with simple cornerboards. Windows are generally one over one double-hung windows surrounded by simple wood trim. The building has a concrete foundation.

North Elevation

The high front slanted parapet is embellished with a projecting cornice supported by paired decorative Italianate brackets. The soffit is clad with beaded boards. A bargeboard with a

7

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

projecting molding separates the two stories on the front elevation. The upper story projects slightly over the first story. Paired windows punctuate the first and second story of the north elevation. The central front entrance door is recessed.

West Elevation

An open, outside wooden staircase ascends the west elevations of the building. The staircase extends from the front sidewalk to a landing and door which accesses an upstairs apartment. A shed roof supported by posts at the top of the staircase shelters the second floor door. A door and a window on the first floor have been boarded up and a window on the second floor has been shortened in length.

South Elevation

The south elevation has a total of four one over one double-hung windows; two on the first floor and two on the second floor. An open staircase leads to the second floor door. A gable roof shelters the door. A cellar door opening, covered with plywood, is located on the south elevation.

East Elevation

An open, outside wooden staircase ascends the east elevations of the building. The staircase extends from the front sidewalk to a landing and door which accesses an upstairs apartment. A shed roof supported by posts at the top of the staircase shelters the second floor door. A door on the first floor has been boarded up and two windows on the second floor has been altered by the installation of metal slider windows. A gable entrance hood supported with brackets covers the door to the back downstairs apartments. The door to the apartment is not original.

INTERIOR

The interior of the buildings has been altered when converted to apartment use. There are two apartments downstairs and three apartments upstairs. The interiors of the downstairs and upstairs apartments have been altered by the addition of firtex and outside paneling to the walls, carpets, and reconfiguration of the interior spaces to accommodate kitchens, bathrooms, bedrooms, and

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

living areas. There is no original hardware, baseboards, or window or door trim remaining in the apartments. The rooms retain the original 9 ft. ceiling height in the downstairs apartments and the original 8 ft. height in the upstairs apartments. All the floors are fir and are now covered with carpets.

BASEMENT

The basement has cement wall and is used for storage. Posts and beams support the structure. The stairs to the basement are located on the south wall. The northern part of the basement floor is dirt and the southern portion is concrete.

MAJOR ALTERATIONS

Two of the windows have been altered to metal sliding windows on the east elevation, the outside staircases were added ca. 1960s, a door has been boarded up on the west elevation, and a window shortened on the west elevation. Gutters were added to the building in ca. 1990. All the interior rooms have been remodeled and the original interior central staircase removed (most likely when it was converted into multiple apartments).

AUXILIARY BUILDINGS (Non-Contributing)

A shed, currently used for storage, is located south of the building. The small building has a shed roof and is clad with shiplap siding. A door and a window is located on the north elevation. The siding is missing from portions of the south and west elevations. The shed is in poor condition.

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

Communications
Architecture

Period of Significance

c. 1882
1916-1942 (period of use as headquarters for Echo News)

Significant Dates

c. 1882
c. 1916

Significant Person

(Complete if Criterion B is marked above)

Believed imported to Echo from Umatilla c. 1882 N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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):

- Criteria for previous documentation on file (NPS).

Primary location of additional data:

- Criteria for primary location of additional data.

Name of repository:

Edwards, James, Building
Name of Property

Umatilla County, Oregon
County and State

10. Geographical Data

Acreage of Property 0.11 (50 x 100 feet)

Echo, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	1	3	2	9	4	1	0	5	0	6	7	5	4	0
Zone	Easting				Northing									

3

Zone	Easting				Northing									

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 Donovan/Marianne Kadas

organization Marianne Kadas Consulting date December 15, 1996

street & number 3602 SE Alder Street telephone 503/238-9859

city or town Portland state OR zip code 97214

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 Mr. and Mrs. Dale Fife

street & number PO Box 307 telephone 541/376-8400

city or town Echo state OR zip code 97826

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 8 Page 1

STATEMENT OF SIGNIFICANCE FOR THE EDWARDS BUILDING

As headquarters of the Echo News, the town's weekly newspaper, the Edwards Building is significant under Criterion A for its association with the development of transportation in the Echo and Meadows area. This development followed the completion of the Union Pacific railroad line through Echo in 1884 and allowed for the movement of cattle, sheep, grain, and other agricultural products to markets in many parts of the United States. Rail transportation continued to be a major source of business and income in Echo through the 1940s when new highway construction and improvements in barge traffic on the Columbia River signaled major changes in transportation patterns and the eclipse of the railroad.

The Edwards Building is also significant under Criterion C as ~~one of two good, intact~~ examples of Italianate False Front style building. The building displays distinctive stylistic elements such as its high front parapet embellished with Italianate brackets, V-groove siding, and rectangular form. The building, constructed ca. 1882, is one of the oldest buildings in Echo and reflects the building method and style of the town's early history.

The Edwards Building, so called because it is sited on lots purchased by James Edwards from W.E. Brassfield for \$80.00 in 1882, is of uncertain origin. It appears likely that, given its rather large size for such a small town as Echo was at that time, it may have been built in Umatilla City in the 1860s or 70s and moved from there to Echo in the 1880s. Two other Echo commercial buildings in the Italianate style, the Umatilla Masonic Lodge Hall and the I.O.O.F. Lodge Hall, now demolished, have similar histories. In 1897 the Edwards Building was sold, along with the Edwards house, to John H. Young for \$250.00. Young sold the building to Kate Sitton in 1901. At that time the building may have housed the Dickey & Sitton Saloon. In that same year Kate Sitton sold the building to John Dorn, a real estate speculator, for \$1,500.00. Three years later Addie Esteb purchased the building as investment property for \$25.00

Several business have been located in the street level space in the Edwards Building. From 1882 to 1901 a tavern or pool hall occupied the first floor and was operated by the owner, Mr. Edwards. The 1910 Sanborn lists the building as a Japanese restaurant.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

The "Redman's Lodge", a laundry and a second-hand store were also housed in the building. The Redman's Lodge or "Great Council of Improved Order of Red Men" was still an active fraternal organization according to the 1978 World Book Encyclopedia. One of its functions was to provide accident or death benefits from member's dues.

For many years the building was home for the weekly newspaper the Echo News, later called the Echo Register edited and published by W.H. Crary from 1916 or 18 through 1942. The Echo News reported a wide range of news including world affairs and many news articles and editorials about the U.S. government. Announcements of local events such as a CCC Dance, a local turkey shoot, a Masonic installation, and church services were mentioned. There was also a column reporting local citizen's travel, visitors, and hospital stays. Reportedly there were "several hundred" subscribers at \$1.50 a year in 1918. Mr. Crary was also an early City Recorder and one of the founders of the Echo Library which began with his book collection as the nucleus of the library.

After the historic period, the building was converted into apartments on both floors. Original heating was probably wood stove, then oil; electric heaters are used at present.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

BIBLIOGRAPHY

- Asay, Jeff. Union Pacific, Northwest, A History. Edmonds, Washington: Pacific Fast Mail, 1991.
- Alt, David D. and Donald W. Hyndman. Roadside Geology of Oregon. Missoula, Montana: Mountain Press Publishing Company, 1991.
- Berry, Diane. History of the Echo Area. City of Echo and the Echo Community Boosters, 1993.
- Corning, Howard McKinley. Dictionary of Oregon History. Portland, Oregon: Binford and Mort, 1989.
- Lewty, Peter J. To the Columbia Gateway. Pullman, Washington: Washington State University, 1987.
- Loy, William G. Atlas of Oregon. University of Oregon Press, 1976.
- McArthur, Lewis A. Oregon Geographic Names. Ann Arbor, Michigan: Edwards Brothers, 1981.
- Macnab, Gordon, editor. East Oregonian, 1875-1975. East Oregonian Publishing Company, 1975.
- Oliphant, Orin J. On the Cattle Ranges of the Oregon Country. Seattle, Washington: University of Washington Press, 1968.
- Parsons, Col. William and W. S. Shiach. Illustrated History of Umatilla and Morrow Counties. Spokane, Washington, W.A. Lever, 1902.
- Ruby, Robert H. and John A. Brown. A Guide to the Indian Tribes of the Pacific Northwest. Norman, Oklahoma: University of Oklahoma Press, 1981.
- Statewide Inventory of Historic Sites and Buildings. Oregon Department of Transportation, Umatilla County, 1986.
- Tolar, Bennie Lee Middleton. Echoes From the Past. 1980.
- Umatilla County Historical Society. Umatilla County, A Backward Glance. Umatilla County Historical Society, 1980.
- Victor, Frances Fuller. The River of the West. Missoula, Montana: Mountain Press Publishing Company, 1983.
- Winther, Oscar Osborn. The Great Northwest. New York: Alfred A. Knopf, 1952.
- Works Progress Administration. Oregon Historical Records Survey Project. 1937-1942.
- Wright, Patricia and Lisa B. Reitzes. "Tourtellotte & Hummel of Idaho".

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

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

“A Handbook of Information Regarding Umatilla County, the Richest Agricultural
County in the State of Oregon”.

Echo News. Echo, Oregon: 12/25/36.

Hermiston Herald. Hermiston, Oregon: 9/17/36.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

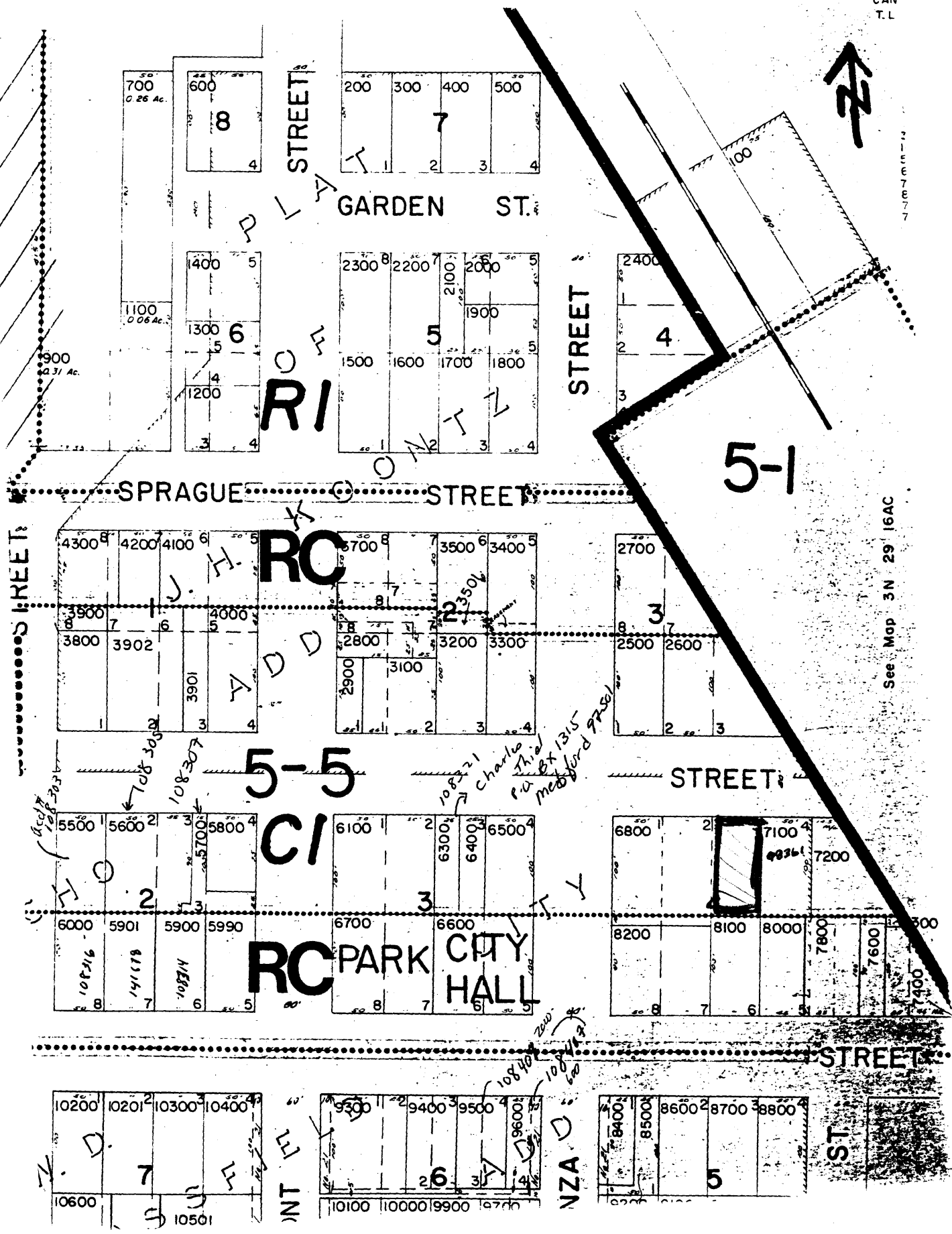
The nominated area is in Section 16, T3N, R29E, Willamette Meridian and is legally described as Lot 3 of Block 4, the Original Townsite of Echo, Umatilla, Oregon. It is otherwise identified as the east one third (50' x 100' lot) of Tax Lot 6800 at said location.

BOUNDARY JUSTIFICATION

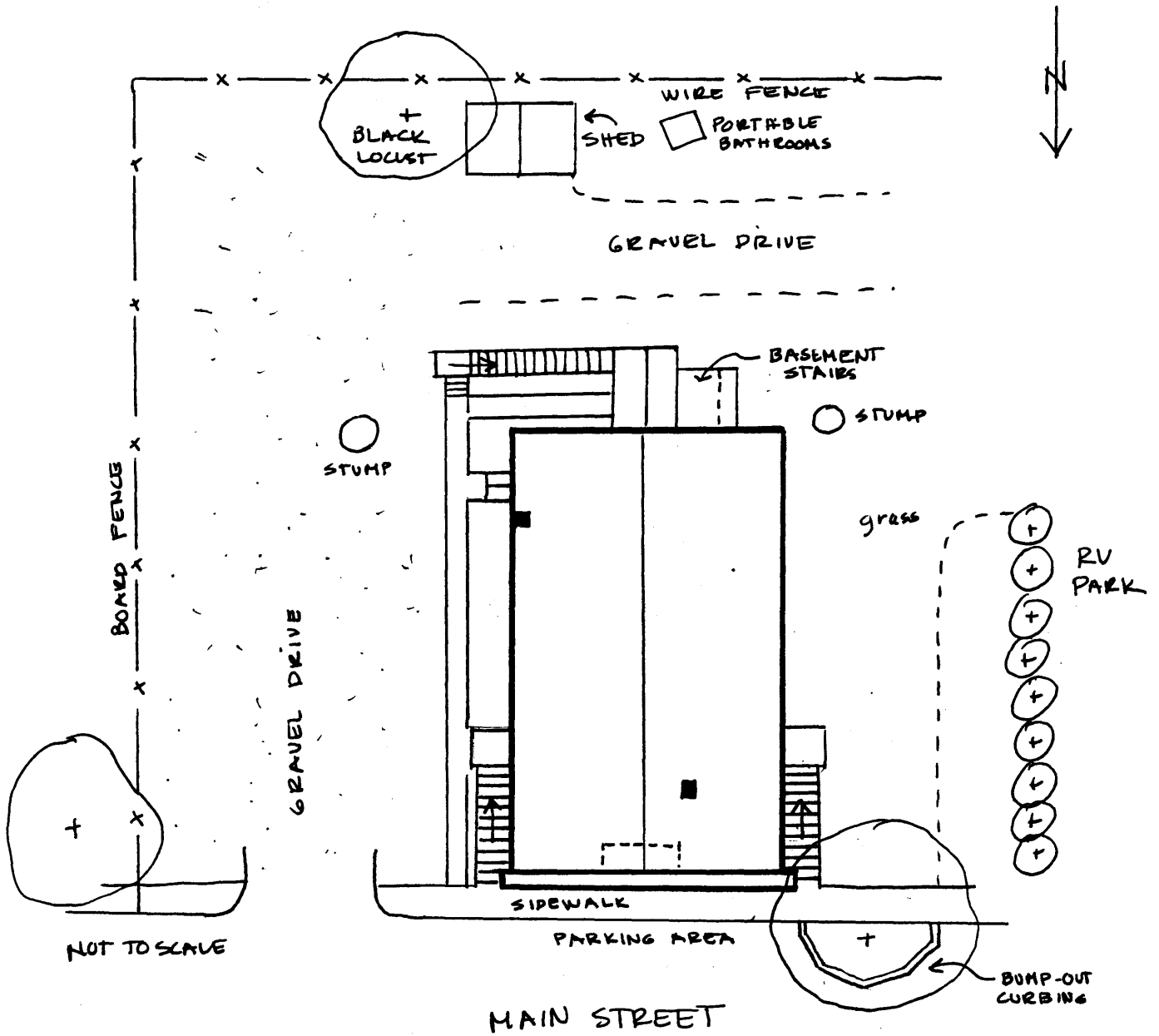
The building is located on Lot 3, Block 4. This is the lot the building is sited on. The lot to the west comprising the remainder of tax lot 6800 is now used as a RV park and is not included in the nominated area. At the back of the lot stands a small frame storage shed of uncertain date that is in poor and incomplete condition. It is counted a non-contributing feature of the nominated area of 0.11 acres.

156787

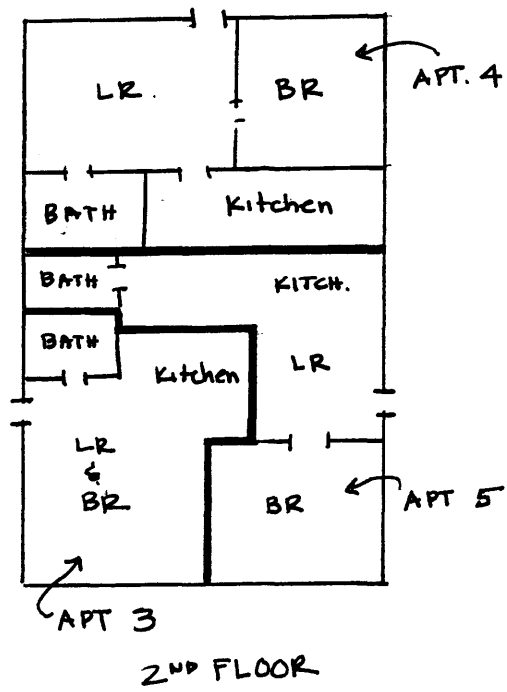
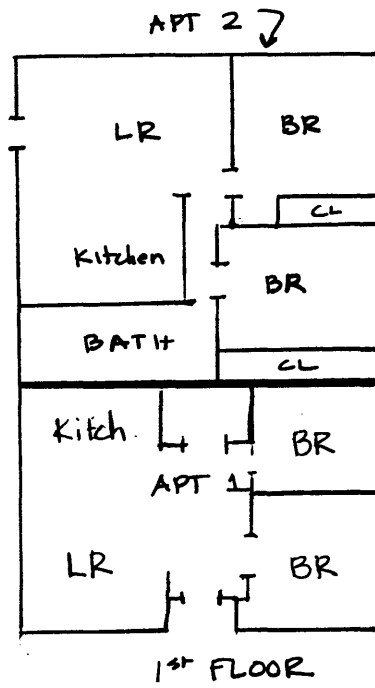
See Map 3N 29 16AC



3N 2916 BD



EDWARDS BUILDING
SITE PLAN



FLOOR PLAN
SKETCH

NOT TO SCALE

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photo Page 1

The following information is submitted for all photographs:

Property: Edwards Building
Address: 320 Main Street
 Echo, Umatilla Co., Oregon 97826
Photographer: Sally Donovan
Date: June 1996
Negatives: Marianne Kadas
 3602 SE Alder
 Portland, OR. 97214

Photographs:

Photo #1: General view of Edwards Building, looking SW from Main St.
Photo #2: North and east elevations, looking southwest from Main Street.
Photo #3: West elevation, looking southeast from Main Street.
Photo #4: Rear (south) elevation; looking northeast from rear driveway.
Photo #5: East elevation, looking southwest from Main Street.
Photo #6: Shed in back of building, looking southeast.