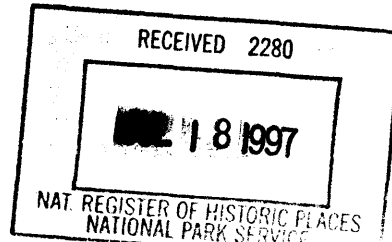


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



902

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 Koontz, James H. and Cynthia, House

other names/site number _____

2. Location

street & number 210 N Dupont Street N/A not for publication

city or town Echo N/A 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.)

Jane Hamrick 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 *Paul B. Ferguson* Date of Action 8/28/97

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.)

Table with columns: Contributing, Noncontributing, buildings, sites, structures, objects, Total. Values: 4, 1, 4, 1.

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)

Domestic: single dwelling

Agriculture: agricultural outbuildings

Current Functions

(Enter categories from instructions)

Domestic: single dwelling

Agriculture: agricultural outbuildings

water tower

sheds (2)

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Materials

(Enter categories from instructions)

foundation brick

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.)

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

SUMMARY

The Koontz House was constructed ca. 1881 in the Italianate style. The house is associated with the Koontz family, who founded the town of Echo. The house displays characteristics of the Italianate style in its asymmetrical form, bracketed cornice, hip roof, projecting window cornices, tall, narrow windows, and decorative porch balustrade. The house has several outbuildings associated with the historic period which include the base of the water tower, a cook house, and two sheds. The house is in good condition with minor alterations.

SETTING

The Koontz House is located on a 1.93 acre parcel of land north of downtown Echo. The house and outbuildings are located on the west side of Dupont Street, directly south of the railroad tracks. Residential buildings are south and east of the house, and an open field is to the west. A gravel alley borders the property line on the south. The main entrance road (asphalt) is located on the east side of the parcel and leads to the north side of the house. The alley to the south also leads to the outbuildings south of the house.

The parcel is covered with a variety of planting. Mature black locust trees line the west side of Dupont Street, north of the entrance drive. Junipers and deciduous trees are planted along a brick wall (currently under construction) that extends along the front (east) property line. Black locust, a walnut, birch, lilacs, and conifers trees are planted throughout the lot. A circular flower garden is located in the southeast yard area. There are also flowering shrubs in the yard and around the house. A hill, terraced with railroad ties, is located along the west property line. Fields are beyond the terraced hillside. Mature black locust trees line the hill.

The house is in the middle of the property and outbuildings in the surrounding yard. The water tower and cook house are south of the house, a shed is located to the northwest, another shed is north of the back deck, and a new garage/shop is in the most northern portion of the lot. A concrete pad, thought to be the original windmill site, is located directly north of the house; it currently has a hot tub on it.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

HOUSE PLAN

The main body of the two-story residence measures 26 ft. (north-south) by 30 ft. (east-west). The back kitchen extension measures approximately 16 ft. by 30 ft. Square in plan, the building has a front porch and balcony, and a back deck. The first floor of the interior is divided into an entrance foyer with stairs to the second floor, a dining room, living room, parlor, kitchen, and bathroom. Stairs in the kitchen lead to the basement. The upstairs has one large bedroom on the east side of the central hall and a smaller bedroom, an office, and bathroom (bath and office originally a bedroom) on the west side of the hall.

EXTERIOR

The two-story building has a truncated hip roof surmounted with a brick corbelled chimney. The roof is sheathed with asphalt shingles. Another brick corbelled chimney is located in the center of the west wall between the main body of the house and back extension. The wide overhanging eaves are supported with jigsaw brackets. A wide friezeboard extends around the perimeter of the building. The building is clad with shiplap siding secured with square nails and finished with cornerboards. The majority of the windows are tall and narrow, one over one double-hung wood sash and have a molded, projecting window caps. Two windows on the south elevation were modified; one on the main body of the house in the 1940s to accommodate a picture window and the other in the kitchen wing was changed. A window on the upper story of the north elevation has been altered to an aluminum frame window. The brick foundation is finished with a watertable and cap. Concrete stairs, on the north elevation, lead to the basement.

The front porch extends around the east and north elevations of the house. Originally, the porch only extended across the east elevation, however, when the porch was restored, the porch was extended around the north side. The porch was restored ca. 1985. At that time only a few posts remained (against the house) of the original porch. Historic photographs and original balusters were found on site to recreate the original porch details. The turned posts and balusters were recreated exactly in dimension and size. The porch floor is concrete. The front door is a tall door capped with a stained glass transom. Multi-pane sidelights flank the door. The original door is in the process of restoration; the door has stained glass in the upper portion and wood panels below.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section number 7 Page 3

The back kitchen wing has a hip roof, overhanging eaves, a friezeboard, and a combination of shiplap and wider horizontal lap siding. A deck with balusters and newels was added to the rear (west) elevation in ca. 1985. A new kitchen door flanked by multi-pane sidelights, lead to the deck.

INTERIOR

The first floor of the house has an entrance hall, living room, dining room, parlor, bath, and kitchen. The second floor has two bedrooms, a bathroom, and an office.

Entrance Hall

The entrance hall is a long narrow room with doorways on all elevations. The west doorway leads to the dining room, the north door leads to the living room, the two doors on the south wall lead to the stairs to the second floor and a closet, and the entrance door with a stained glass transom is on the east elevation. The room has 12 ft. ceilings. Wall paper covers the upper portion of the walls and vertical wainscoting covers the lower portion. The wainscoting is unpainted and is false grained. The floor is covered with vinyl squares.

The door trim is fluted and is finished with bulls-eye corner blocks. All the doors in the hall have the original false graining and have porcelain door knobs. All the original door hardware is in place. The original brass light fixture is also intact in the hall (shades have been replaced).

Living Room, Parlor and Dining Room

The door on the north side of the hall leads to the living room, and has a functional transom window above and is false grained. The walls are covered with wallpaper and finished with an original picture rail. The picture rail is painted gold and is thought to be from the historic period. An original brass four chain (with shades) light fixture is in the center of the room. The floors (fir) are covered with carpet and finished with high (120) baseboards. A beautiful wood trimmed archway leads into the parlor. The archway has a decorative keystone and the soffit of the arch is lined with the same bulls-eye corner blocks found on all the door and window trim.

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Section number 7 Page 4

The parlor has a window on the north wall and a door on the west wall that leads into the kitchen. The west door was built ca. 1989. The same trim was reproduced around the new door. An original door on the south wall was enclosed; this door once lead to the dining room. A picture rail extends around the 12 ft. ceiling.

The dining room is accessed from the kitchen and the entrance hall. The room has wainscoting with wall paper above. A double picture rail extends around the room (not original). The south window was enlarged to a picture window size in the 1940s. The trim around the window matches the original trim. The fir floor is carpeted.

Kitchen and Bath

The kitchen was remodeled ca. 1992. Cabinets and a work island are in the southern portion of the room and the door to the back deck is on the west elevation. A wood stove is in the northwest corner of the room. Wainscoting covers the lower portions of the walls; this wainscoting was reconstructed according to the original wainscoting in the kitchen. Care was taken to duplicate the window and door trim in the remodeled kitchen. A door on the north elevation leads to the downstairs bath. This was the original location of the bathroom although the bathroom has been completely remodeled in an compatible period style.

Second Floor

A door in the entrance hall leads to the stairway to the second floor. The steep stairway is narrow and is L-shaped in plan. The stairway leads to a central hall. There is evidence (hinge marks) that at a door, hinged at the floor, was at the top of the stairs.

The master bedroom is located on the east side of the hall. The room has a closet on the south wall. The large closet has a transom. The ceiling in the room is approximately 9 ft. The walls are wallpapered and the floor is carpeted. A door on the east elevation leads to the second story balcony. The window and door hardware in the bedroom is less ornate than the downstairs hardware.

There are three rooms on the west side of the hall; a bedroom, bathroom, and office. The bedroom in the northwest corner of the upstairs has been modified by the installation of lower baseboards, a new aluminum windows, and a closet along the south wall.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5

The upstairs office and bathroom were originally a single bedroom; the room was divided into two rooms (1990s) when the bathroom was built. A closet is at the north end of the hall.

Basement

The basement is divided into four rooms. The walls of the basement are brick and the floor is concrete (poured ca. 1979). Stairs to the north side yard are on the north elevation of the basement. Stairs that lead to the kitchen are on the west wall of room.

ALTERATIONS

Exterior alterations include extending the porch and upper deck to the north side of the house (1985); a picture window built on the south elevation of the dining room (1940s); window and door added in kitchen remodel (ca. 1992); rear deck added (1990s); some aluminum windows installed in northwest bedroom; and interior door changed from the south wall of the parlor to the west wall.

AUXILIARY BUILDINGS

Guest House and Water Tower-Contributing

The guest house is divided into three sections: a building at the south end; a central connecting section; and the base of the original water tower (on the north end). The building measures 14 ft. (east-west) by 41 ft. (north-south) and has a concrete foundation. The building is in good condition with moderate alterations and is currently used as a guest house.

The south section (built ca. 1881) of the building has identical details to Shed #1 (see site plan). The section has a gable roof with asphalt shingles, shiplap siding, boxed eave returns, and one over one double-hung windows. A sliding glass door and concrete patio have been added to the west side.

The center section was added (mid-1980s) by the current owners to connect the southern building with the original water tower base and to install an interior bathroom. The connecting section has a gable roof, shiplap siding and metal sash windows. The center section roof is lower than the end buildings.

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The original water tower section (built ca. 1881) of the building (north end) has a hip roof covered with asphalt shingles, shiplap siding, cornerboards, multi-pane windows (north side) with projecting molded caps, and a metal sliding glass window on the east elevation. A small gable entrance hood supported by jigsaw brackets shelter the door on the west elevation. The walls of the water tower are slightly battered.

Shed #1-Contributing (ca. 1881)

A classically detailed shed, measuring approximately 14 ft. by 18 ft., has a front facing gable roof covered with asphalt shingles. The eaves are boxed and return on the gable ends. The shiplap siding is finished with cornerboards and a friezeboard. A watertable with cap extends around the perimeter of the building. The entrance door is located on the east side and is capped with a glass transom. Windows, one over one double-hung and fixed pane, are located on the west and south elevations. The building has a concrete foundation. The building is in good condition with minor alterations and is currently used for storage.

Shed #2-Contributing-Contributing (ca. 1905)

Shed #2 is a rectangular building measuring approximately 10 ft. (east-west) and 24 ft. (north-south). The building has a gable roof clad with asphalt shingles, slightly overhanging eaves, cornerboards, shiplap siding, and a concrete foundation. Windows are multi-paned and fixed pane, and are surrounded by simple wood trim. The building has a Dutch-style front door on the east elevation. The interior is divided (east-west) into two rooms. The building was re-oriented: the long axis originally extended east-west. The shed was moved slightly to the north and re-oriented in the 1980s. In good condition, the building is currently used for a work shed and storage.

Garage-Non-Contributing (1996)

A new garage and work shop is located on the northern portion of the property. The building is a rectangular building measuring 30 ft. (east-west) by 60 ft. (north-south). The building has wood walls and garage doors on the east elevation. A concrete foundation supports the building (built 1996).

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)

- Exploration and Settlement
- Commerce
- Architecture

Period of Significance

1880/1886-1912

Significant Dates

1881 (the house is thought to have been built the year after the town was platted by J. H. Koontz)

Significant Person

(Complete if Criterion B is marked above)

James H. Koontz (1830-1912)

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):

- 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:

Koontz, James H. and Cynthia, House
Name of Property

Umatilla County, Oregon
County and State

10. Geographical Data

Acreage of Property 1.93 acres

Echo, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	1	3	2	9	2	1	0	5	0	6	7	8	2	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 503/238-9849

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.

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National Park Service

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8

1

Section number _____ Page _____

STATEMENT OF SIGNIFICANCE FOR THE KOONTZ HOUSE

The Koontz House is significant under Criterion B for its association with James H. Koontz. Koontz was the founder of Echo, platting the town in 1880 and naming it after his daughter, Echo Koontz. Koontz was responsible for much of the development of the early businesses in the town. Koontz built a hotel, general merchandising store, a flour mill, several small houses, and donated land for church purposes.

The Koontz House, built in 1881, is also significant Under Criterion C as an excellent example of the Italianate style. It displays characteristics of the style in its asymmetrical form, bracketed cornice, hip roof, projecting window cornices, tall window openings, and decorative porch balustrade. The house also has several outbuildings extant which date from the historic period that reflect the building methods and use of the period.

The Koontz House was the Koontz home in Echo for many years. As the founder of Echo and one of the most active merchants, J.H. Koontz and his family invested heavily in property in Echo and were considered "leading citizens".

The city of Echo and its surrounding area, specifically The Meadows immediately west of Echo, developed as a transportation hub and river crossing dating from prehistory. Its use by Native Americans began its role as an important transportation route before the opening of the Oregon Trail in the 1830s. Agriculture brought early settlers to the Echo area taking advantage of the luxuriant native grasses and later irrigated crops. With the coming of the railroad in 1884, the town prospered as a major shipping point for farm products such as cattle, sheep, grain, alfalfa hay, and other agricultural resources. With the decline of railroad transportation in the 1940s, sixty years later, the city of Echo faced a diminishing population and closure of some businesses. This illustration of the growth and decline cycle was typical of what happened in many small towns as the railroad brought prosperity for a few years, then with its departure the town settled back into a quieter existence.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 2

James H. Koontz (1830-1912), Echo's founder was born in Belmont County, Ohio and learned the trades of cabinet making and carpentering there. As a young man he moved to Iowa and later came to Oregon by wagon train. He remained in Portland for a short time, then in 1863 settled in Umatilla Landing, at that time a busy transfer point for goods shipped up the Columbia River on their way inland. Koontz was postmaster in Umatilla Landing for 17 years and also had a general store handling much of the freight that went in and out of the port. Foreseeing the decline of river trade and the rise in railroad transportation that had become available to communities across the nation, Koontz moved to the Echo area in 1880. That year Koontz and W.D. Brassfield filed the first plat on the east of the Umatilla River for the City of Echo and later filed two more plats. Within four years, Echo had 15 businesses. As the town of Echo grew, Koontz constructed the Henrietta Flour Mills in 1886, a hotel called the Arlington House, now the Echo Tavern, the Koontz Building which housed his general merchandise store and a food store, a spacious home for his family, several small cottages, and donated land for the Methodist Episcopal Church and the Echo Cemetery District (formerly the I.O.O.F. cemetery). The Koontz family also donated a house valued at \$5,000 in Pendleton for use as a dormitory at the Pendleton Academy in 1907, naming it Echo Hall. Mrs. Koontz was the former Cynthia Ann Hyatt and was active in the Koontz business enterprises. The couple had seven children, only three of whom survived infancy. James Koontz is described in a 1907 Echo newspaper as always taking "an active part in public affairs, and his mark has been left upon the community in every way. He has always been a fearless, sterling citizen, daring to do the right..."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

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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.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

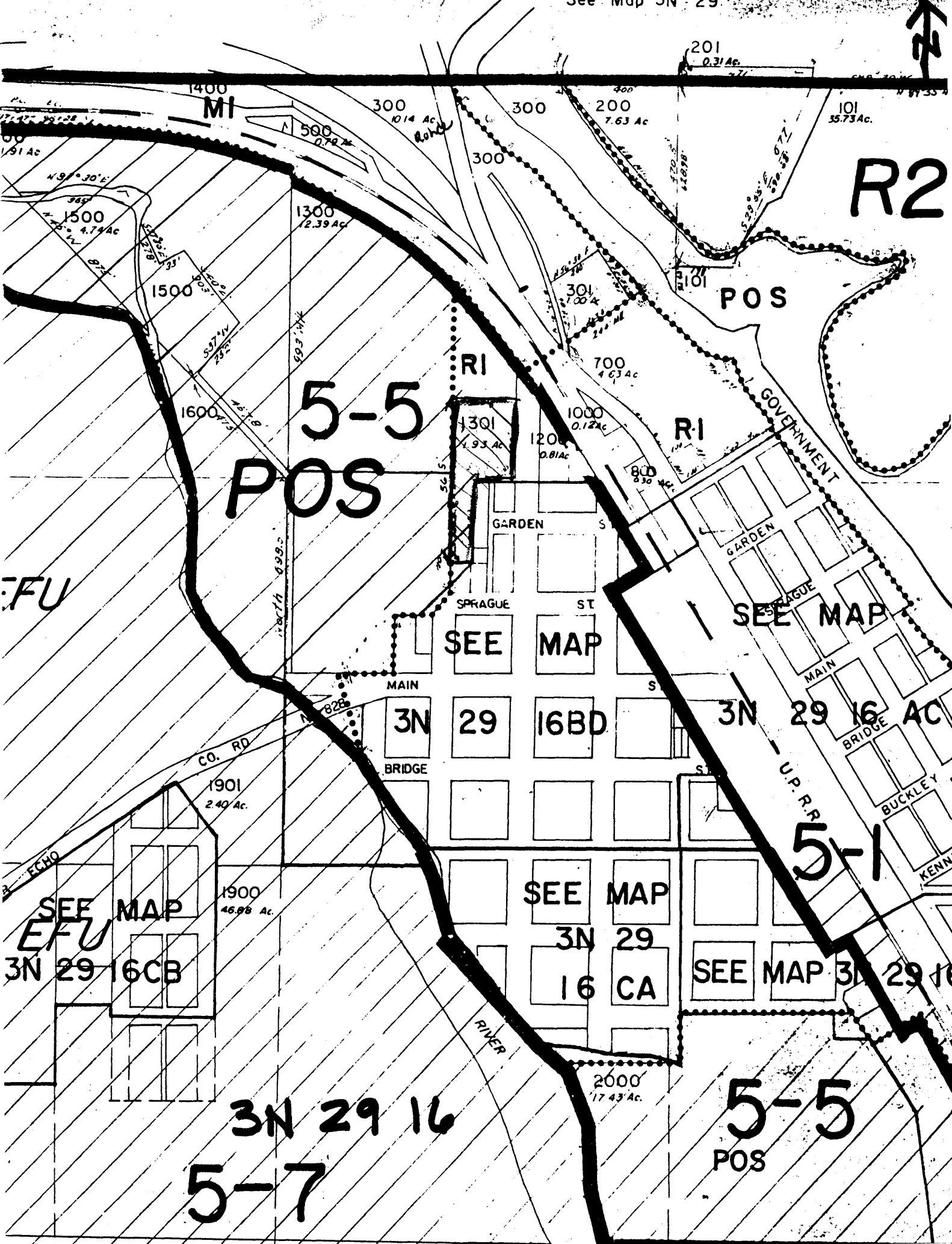
VERBAL BOUNDARY DESCRIPTION

The nominated area is in Section 16, T3N, R29E, Willamette Meridian and is legally described as Tax Lot 1301, Umatilla County, Oregon.

BOUNDARY JUSTIFICATION

This 1.93 acres includes all the historic buildings in the complex and the surrounding yard area. The 1.93 acre parcel was subdivided from a larger parcel (Tax Lot 1300) in the late 1970s when the current owners purchased the complex.

Those buildings making up the historic complex and which are therefore counted contributing features are 1) the main house of c. 1881, 2) the water tower of c. 1881 which was joined to a small, one-story building of comparable date in the 1980s, 3) a shed of c. 1881, and 4) a later shed of c. 1905. A detached garage of 1996 is the only non-contributing feature in the nominated area.



5-5
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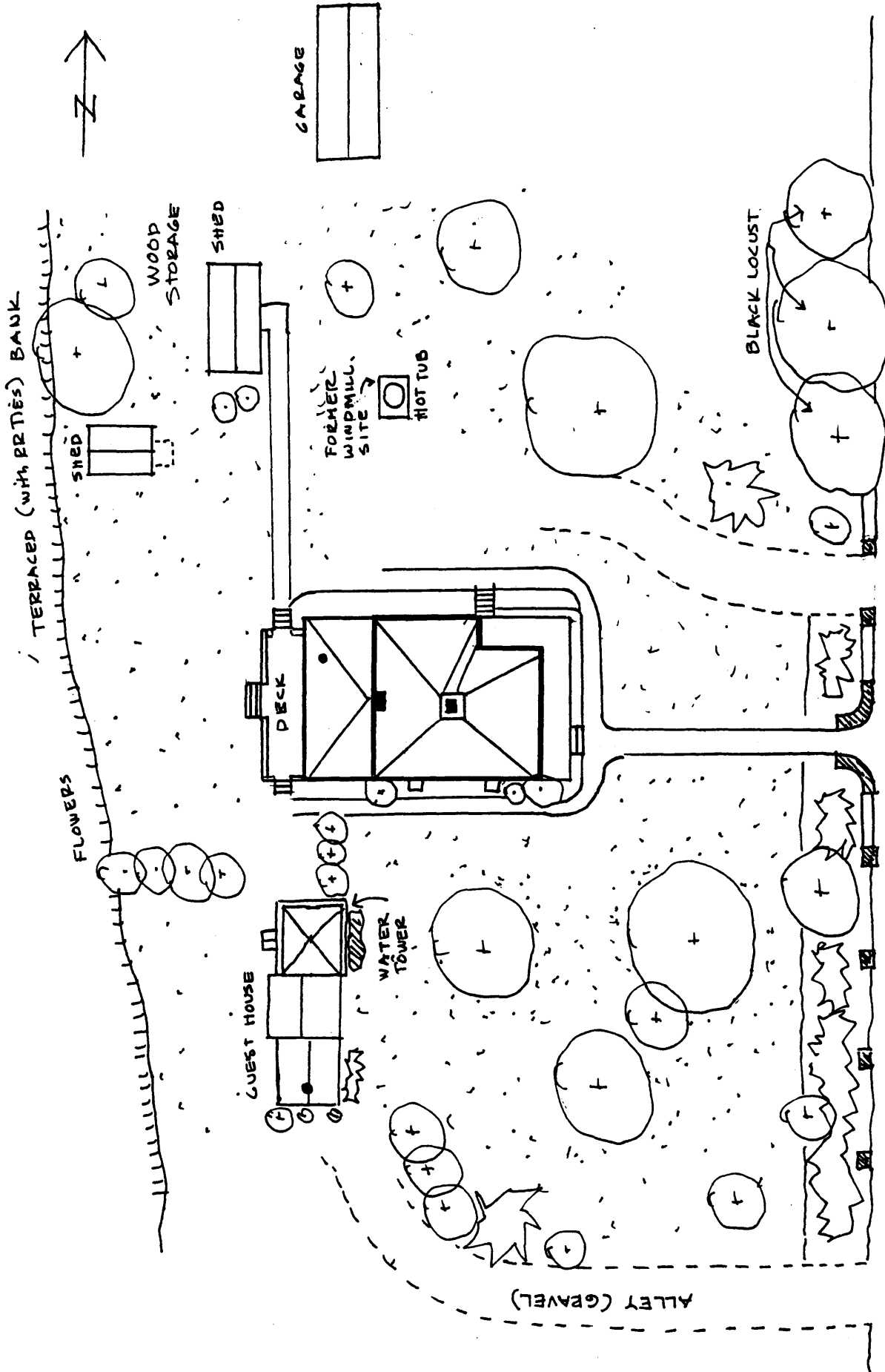
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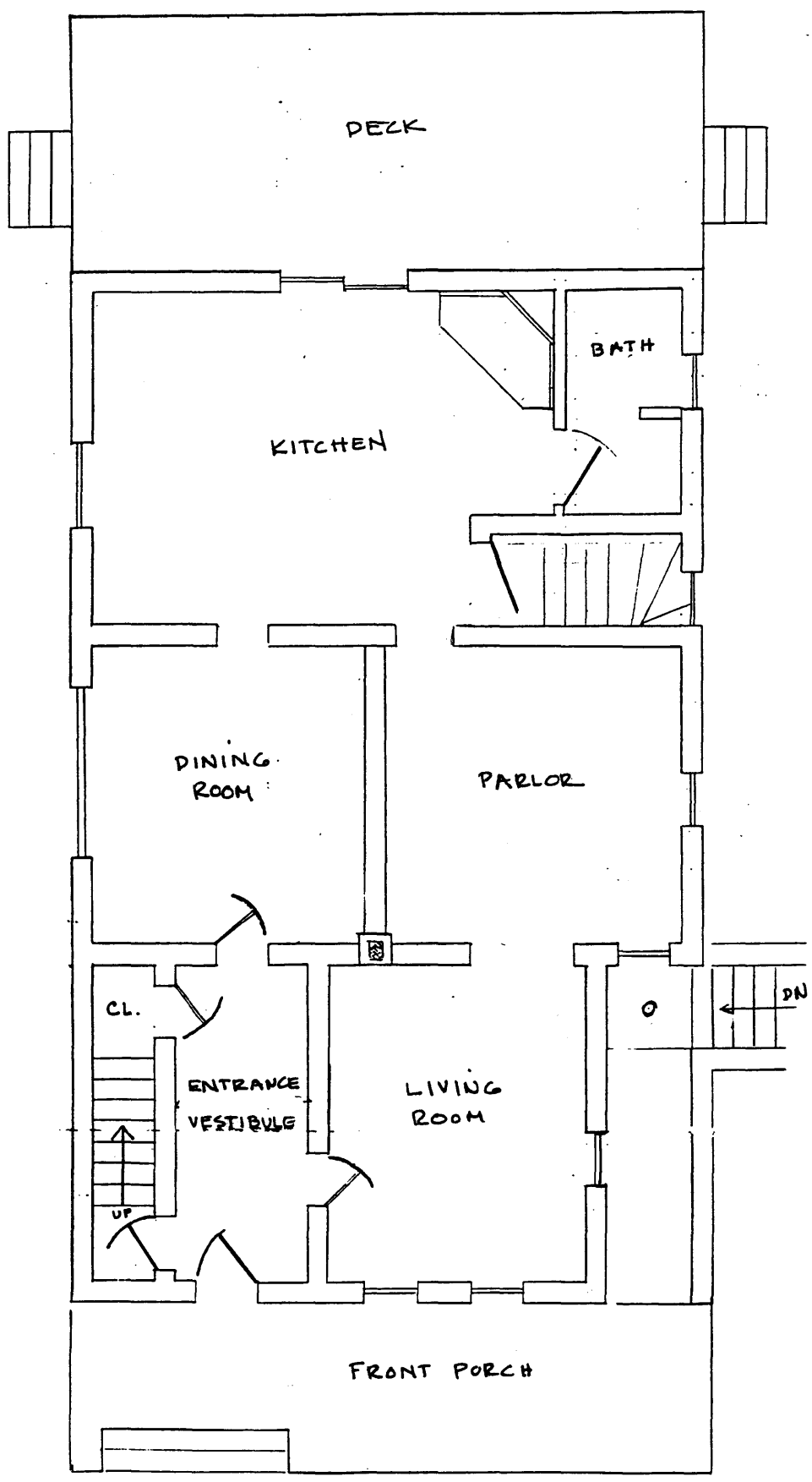
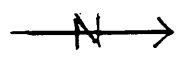
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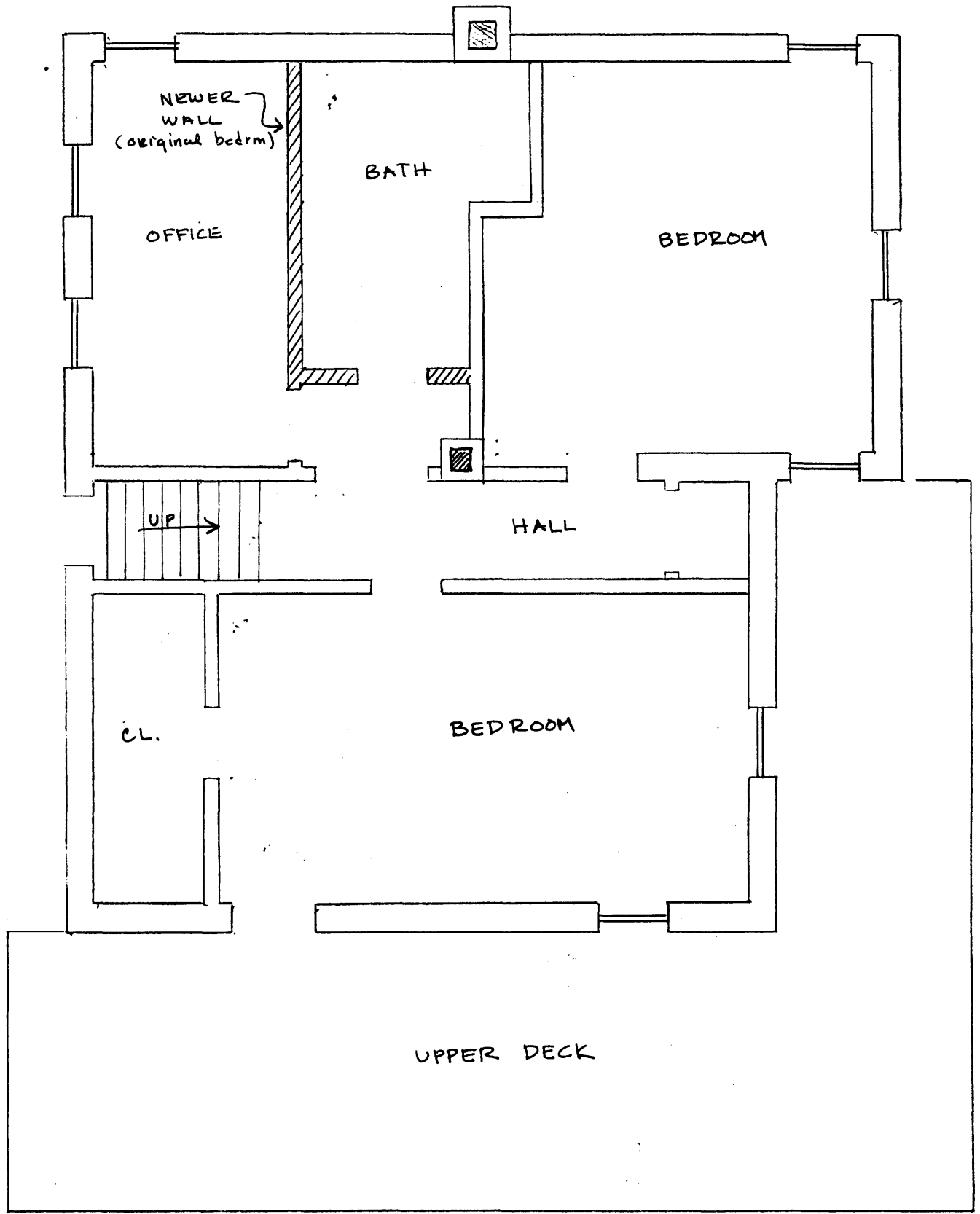
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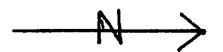
Koontz House
SITE PLAN

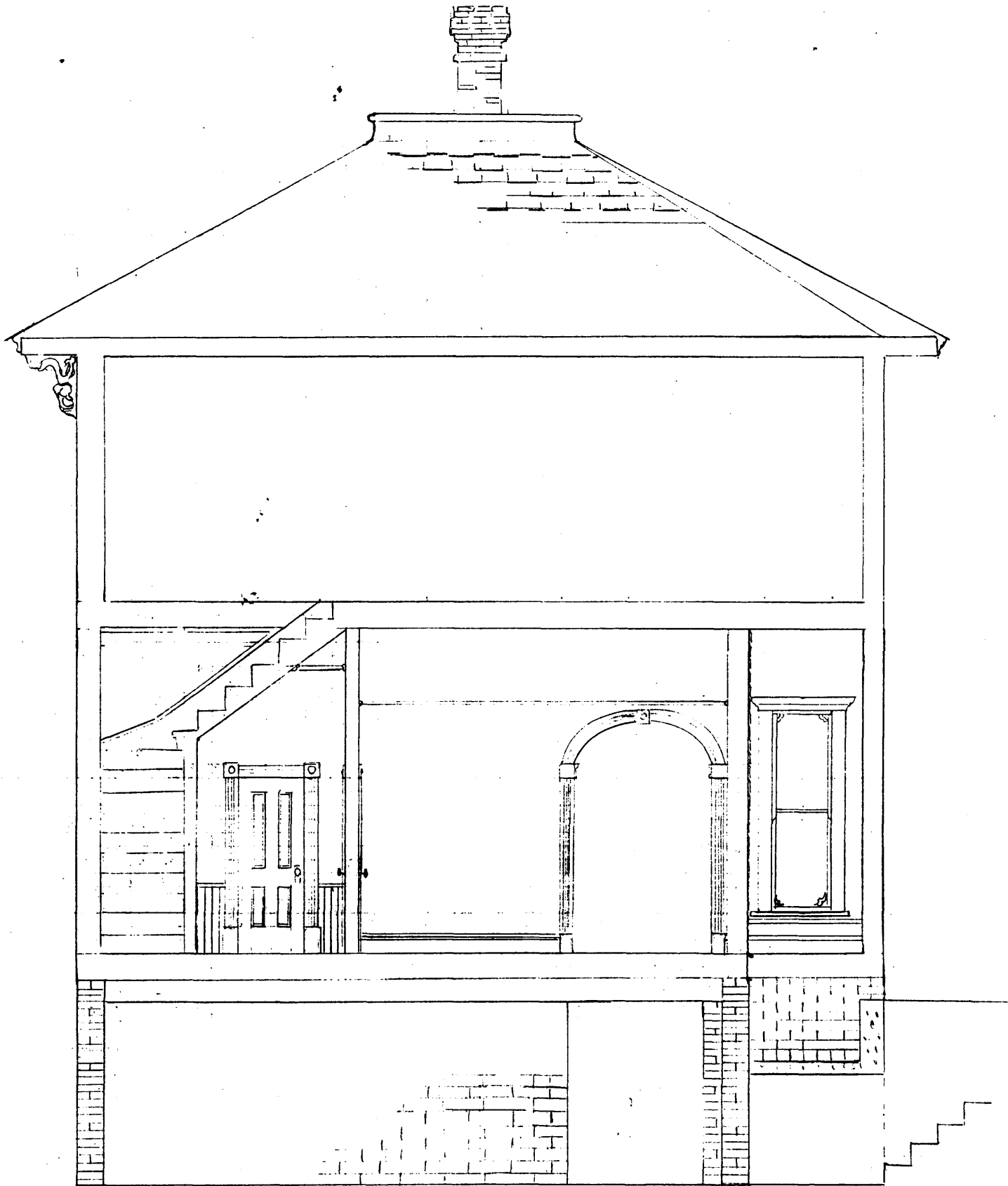


FIRST FLOOR
KOONTZ HOUSE



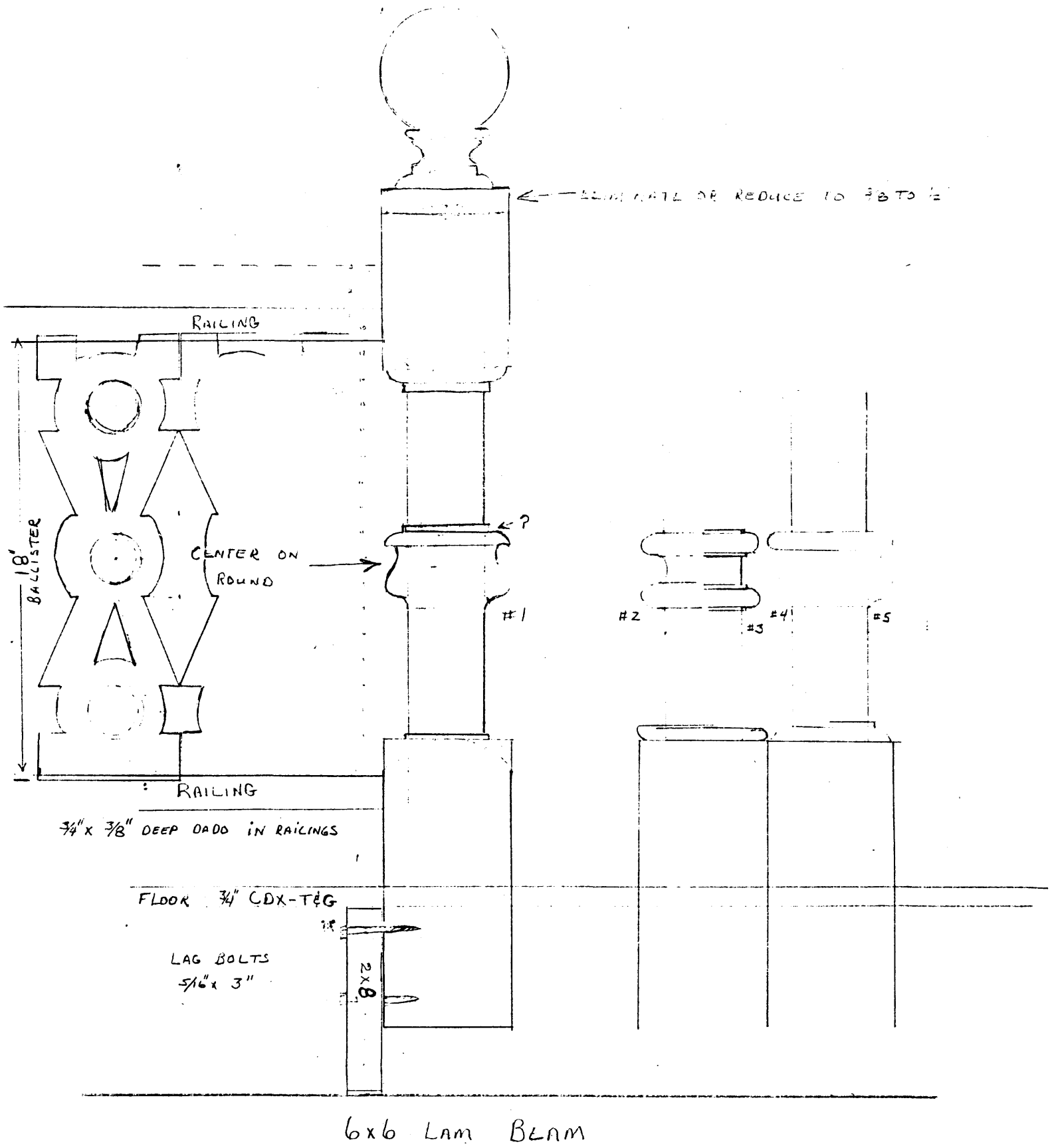
SECOND FLOOR
PLAN





SECTION
LOOKING WEST

DETAIL
PORCH RAILING



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: Koontz Residence
Address: 200 N. Dupont Street
 Echo, Umatilla Co., Oregon 97826
Photographer: Sally Donovan
Date: June 1996
Negatives: Marianne Kadas
 3602 SE Alder
 Portland, OR. 97214

Photographs:

Photo #1: Historic view of house, front (east) elevation, ca. 1900.
Photo #2: General view looking west from N. Dupont.
Photo #3: Front (east) elevation, looking west.
Photo #4: South elevation; looking northwest.
Photo #5: West elevation: deck and kitchen ell, looking east.
Photo #6: North elevation, looking south.
Photo #7: Detail, porch posts and balustrade.
Photo #8: Interior view of entry fall, looking west.
Photo #9: Entry hall door to upstairs, detail of false graining on door.
Photo #10: Archway between living room and parlor, looking east from parlor.
Photo #11: Guest House and water tower, looking northwest.
Photo #12: Shed #1, east and south elevations.
Photo #13: Shed #2, east and south elevations