

902

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 Koontz, J. H., Building

other names/site number _____

2. Location

street & number 141 North Main Street N/A not for publication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 Harris 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 Date of Action 8/28/97

Koontz, J. H., Building

Umatilla County, Oregon

Name of Property

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		buildings
		sites
		structures
		objects
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: general store

Current Functions

(Enter categories from instructions)

Vacant: Not in use

7. Description

Architectural Classification

(Enter categories from instructions)

Commercial Style

Classical

Materials

(Enter categories from instructions)

foundation concrete

walls stucco

roof asphalt (built up)

other

Narrative Description

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

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Continuation Sheet

Section number 7 Page 1

SUMMARY

The Koontz Building, built ca. 1905, is a one-story commercial building with a full basement. The Commercial style building is the best local example of small town architecture based on the Chicago School. The building was built by the Koontz family who founded the town of Echo. Although the building has undergone extensive modification of the eastern storefront, the building retains its rectangular plan, decorative metal cornice, plaster exterior surfacing and bay divisions. The building is in poor-fair condition with moderate exterior alterations. The building is currently vacant. Apart from the earlier-registered Bank of Echo, no other commercial building in Echo has a more imposing presence.

SETTING

The Koontz Building is located on Lot 2 and the west 1/2 of Lot 3 of Block 1 of the Koontz Addition to Echo. The building is situated on a flat lot in downtown Echo on the north side of Main Street. A vacant lot and a small commercial building are located directly to the west and a commercial building is located east of the building. Residential dwellings are north of the building. New sidewalks and a semi-circular planting area are along the front elevation of the building. Large rectangular grates in the sidewalk act as light-wells for the below grade basement windows along Main Street.

PLAN

The one-story building, measuring 50' x 90', is rectangular in plan. The building is divided internally into two retail spaces which is evident by the two bays on the front elevation. The building has a full basement divided into several smaller rooms.

EXTERIOR

The one-story building has a slightly sloping roof and is clad with stucco. The building has a concrete basement spanning the length of the building.

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South Elevation

The front of the Koontz Building displays the characteristics of the Commercial style in its storefronts and full classical entablature. The parapet crest is embellished with flagpole and the name of the builder, "Koontz", is displayed in raised letters on the face of the parapet. Two squat pilasters capped with ball finials flank the central parapet, two ball finials also crown the front corners. The finials are constructed of sheet metal.

The entablature consists of a projecting sheet metal cornice, a wide stucco frieze (historically used as a sign board) decorated with metal dentils, and a wooden architrave capped with a projecting molding.

The storefronts are separated into two bays by pilasters with classical caps. The western bay retains a majority of the original openings below. The bay has three transom windows which align with the window and door openings. The transoms have been enclosed with boarding and the windows and doors have been altered. Original photographs of the facade indicated small multi-pane transom windows and larger storefront windows divided by muntins.

The eastern bay storefront has been filled in with concrete block. Small horizontal windows and a newer entrance door has been added bay. Originally, the eastern storefront was divided into three sections; the central recessed entrance bay flanked by storefront windows. The width of the original central entrance bay can be seen by the interruption of the iron sill plate that extends across the front of the building.

West Elevation

The west elevation has a slightly projecting stepped parapet capped with metal coping. Stucco covers the exterior of the wall. The stud construction is exposed in large sections of the elevation due to the deterioration of the stucco. A single one over one double-hung wood sash window punctuates the wall surface. Remnants of a painted sign can be seen on the upper portion of the elevation.

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North Elevation

The north elevation has a double entrance door on the western portion of the wall. The five panel doors have a tripartite transom window. Portions of the stucco wall have deteriorated exposing the stud construction. A wooden shed addition has been added to the eastern side of the elevation. The addition is sheathed with horizontal boards. A large garage door is on the north side of the addition and a small window is on the east side.

East Elevation

The west elevation has a slightly projecting stepped parapet capped with metal coping. Stucco covers the exterior of the wall. An older painted sign on the north end of the elevation says "R R LEWIS & CO. GEN MDSE". A slanted paint/tar line indicates the roof line of an earlier adjacent building. Horizontal boards cover a previous door opening. The current adjacent building extends along the south one-quarter of the elevation.

INTERIOR

First Floor

The first floor is divided north-south into two main rooms. The plaster has been removed (or deteriorated) from the walls of the interior exposing the horizontal lath board. The floors are covered with tongue and groove fir flooring.

The western half of the interior has one large room and several smaller room in the northwest corner. The majority of the tin ceiling has been removed in the western rooms, however, portions of the tin cove molding remain. The cove molding is embossed with an egg and dart pattern. The stairs to the basement, two bathrooms, and two smaller room (originally bathrooms), and the original freight elevator are located in the north portion of the west half of the building. The freight elevator has the original pulley system intact.

The eastern one-half of the interior is a large room with large multi-pane windows at the north end of the room. The wooden addition is also at the north end of the room. A door, boarded over, is located on the east elevation. Over half of the tin ceiling is intact in

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this section of the interior. The room also has an egg and dart cove molding and a decorative frieze band which frames the interior pressed tin ceiling. The original recessed storefront entrance configuration can still be seen on the ceiling and the floor boards at the southern end of the eastern room.

Basement

Two rows (north-south) of wooden posts support the joist and girder system supporting the wooden floor above. The freight elevator and a wooden grain chute are located against the west wall of the basement. The furnace is located in the center of the room near the brick chimney base. Some rooms have been more recently partitioned off along the eastern portion of the room.

ALTERATIONS

The major alteration to the exterior of the building is the modification of the storefronts. The western storefront has undergone minor to moderate modifications and the eastern storefront has been completely changes by the installation of concrete blocks, small windows, and a new door. A door has been enclosed on the eastern elevation of the building. The interior has been altered by the removal or deterioration of the plaster walls and portions of the tin ceilings. Some of the interior spaces, such as the bathrooms, have been added more recently.

RESTORATION/REHABILITATION PLANS

Restore original storefronts, patch stucco on south elevations, remove wooden addition on north elevation and add wheel chair ramp on north and west elevations, remove double door on north elevation and build two doors with transoms, install wood lap siding on rear elevation and T-1-11 siding on the east and west elevations (may change siding material). Installation of seven one over one double-hung windows on the west elevation to accommodate interior offices.

Major interior modifications include reconfiguration of the service rooms (bathrooms, storage) in the northwest corner of the building removal of the elevator, and relocation of the main staircase. The basement will be divide into several offices and storage areas. The furnace, chimney, and grain chute will be removed to accommodate the offices.

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)

- Commerce
Architecture

Period of Significance

1905-1946

Significant Dates

1905

Significant Person

(Complete if Criterion B is marked above)

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:

Koontz, J. H., Building

Umatilla County, Oregon

Name of Property

County and State

10. Geographical Data

Acreage of Property 0.22 (75 x 125 feet)

Echo, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1 11 329210 5067580
Zone Easting Northing
2

3
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 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 City of Echo
c/o Diane Berry, City Administrator

street & number PO Box 9 telephone 541/376-8411

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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STATEMENT OF SIGNIFICANCE FOR THE KOONTZ BUILDING

The Koontz 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 Koontz building ca. 1905, was built by J.H. Koontz to house a mercantile business and provide another commercial space as a rental. Koontz had already built the Arlington Hote, now the Echo tavern, the Henrietta Flour Mills, his own large house, and several smaller rental houses. The building, poised for rehabilitation, also meets Criterion C as the town's outstanding example of Commercial style architecture. Its western storefront is intact with reversible non-historic covering. The building was divided into two sections, the easternmost section occupying 3/5ths of the space, housed the mercantile business, the western 2/5ths of the building was occupied by a feed store. A 1906 photograph shows the mercantile firm of George and Miller occupying this building. Fred T. George was a long-time Echo businessman and Charles Miller was born in England, immigrated to the United States, and was married to Echo Koontz. From time to time, several other businesses occupied the Koontz Building during the historic period.

James H. Koontz, Echo's founder, was born in 1830 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. Forseeing 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. Koontz and W.D. Brassfield filed the first plat on the east side of the Umatilla River for the City of Echo in that year. Within four years, Echo had 15 businesses. As the

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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. Mrs. Koontz was the former Cynthia Ann Hyatt. The couple had seven children, only three of whom survived infancy.

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BIBLIOGRAPHY

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“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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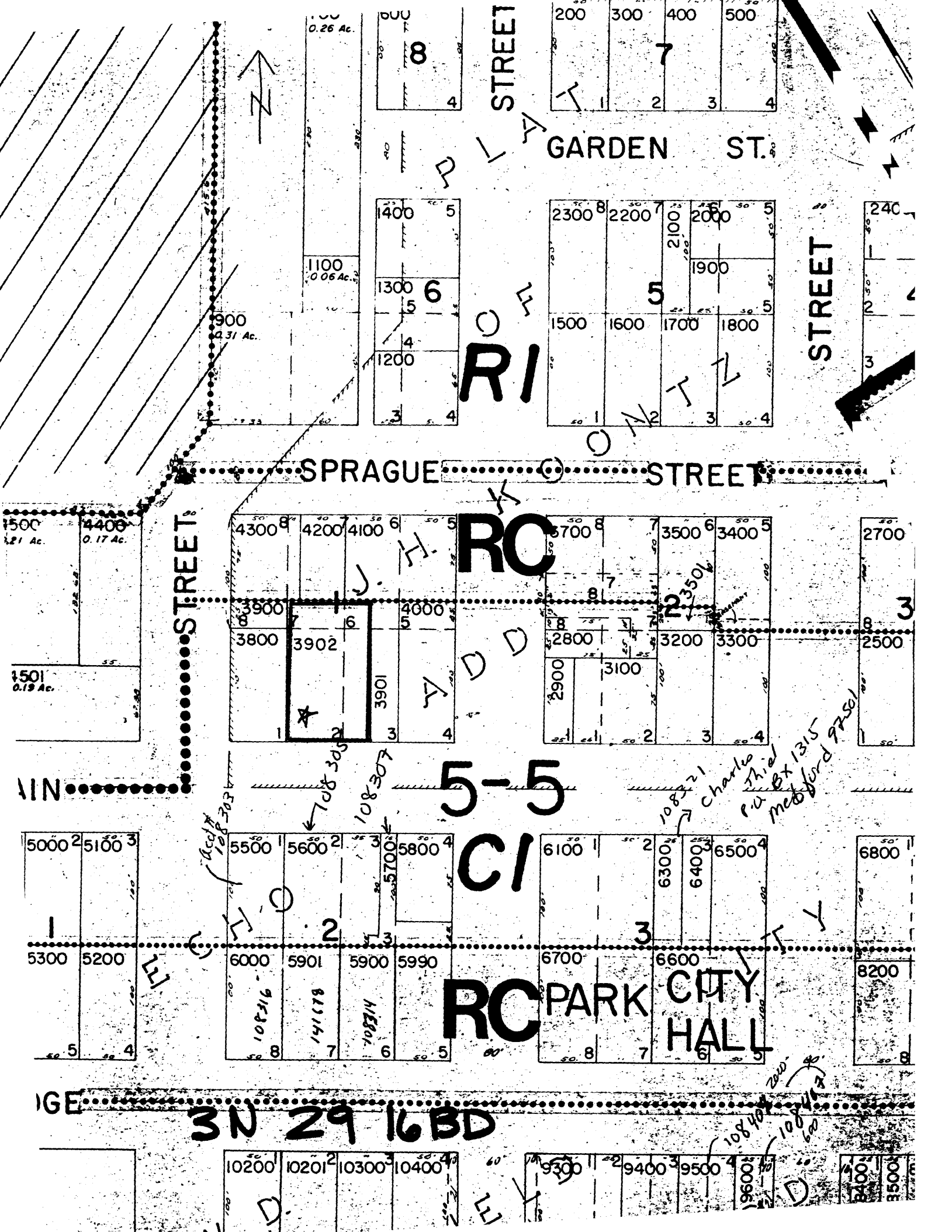
Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

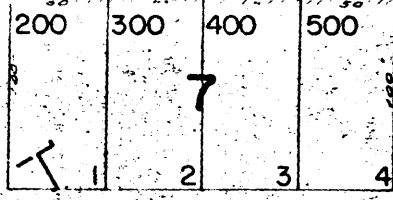
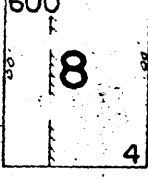
The nominated area is in Section 16, T3N, R26E, Willamette Meridian and is legally described as Lot 2 and the west one-half of Lot 3 of Block 1, Koontz Addition, Umatilla Co., Oregon, and, in addition the south 25 feet of Lot 7 and the west half of the south 25 feet of Lot 6 of said Block 1. The nominated area of 0.22 acres is otherwise identified as Tax Lot 3902 at this location.

BOUNDARY JUSTIFICATION

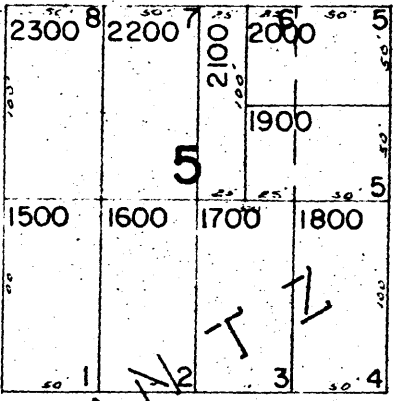
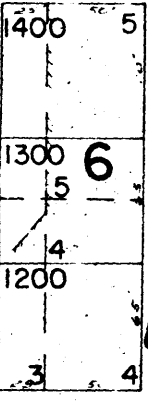
This lot defines the historic and current property boundary.



0.26 Ac.

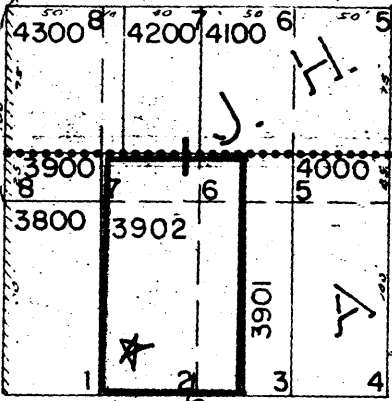
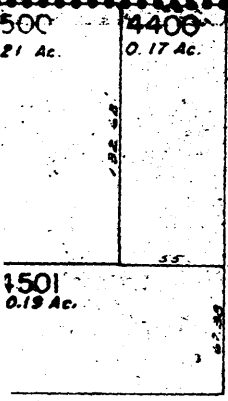


GARDEN ST.

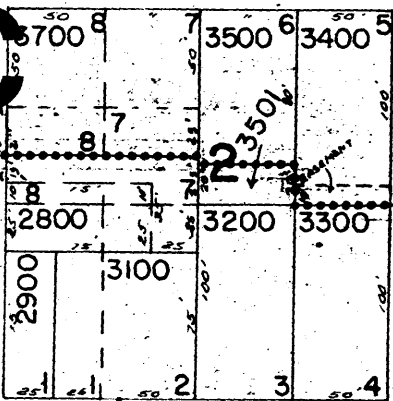


STREET

SPRAGUE STREET



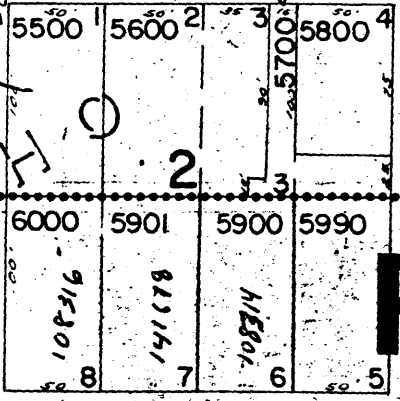
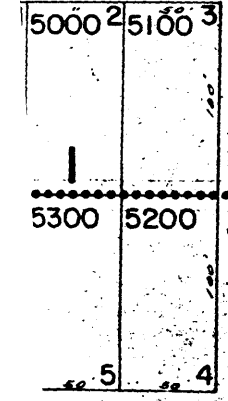
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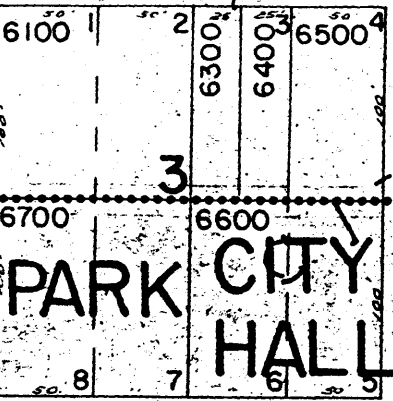
STREET

5-5

CI



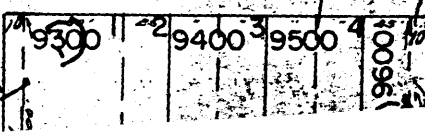
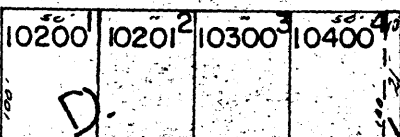
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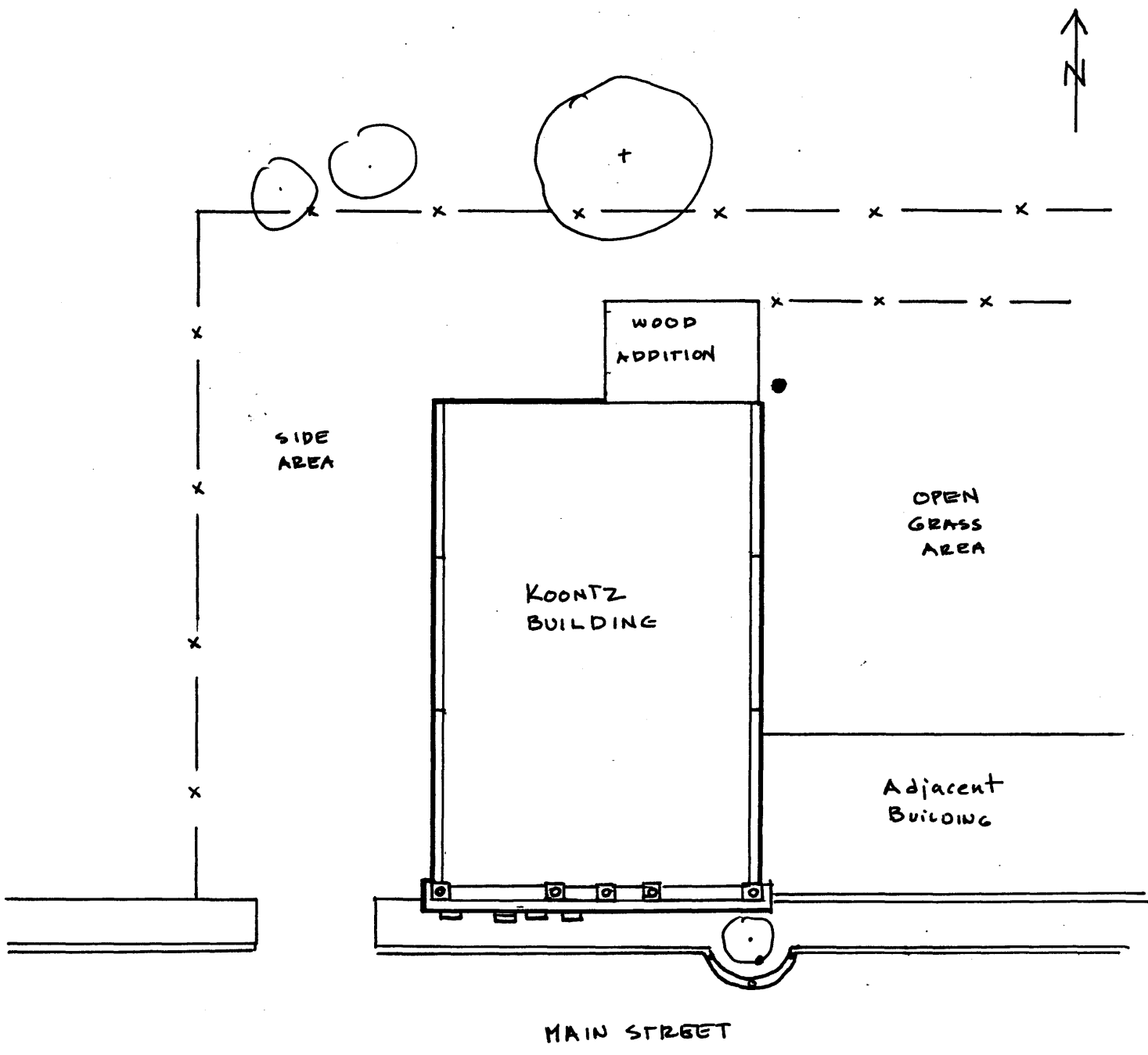
PARK CITY HALL

108321 Charles Thiel P.O. Box 1315 Meadford 97501

3N 29 16 BD

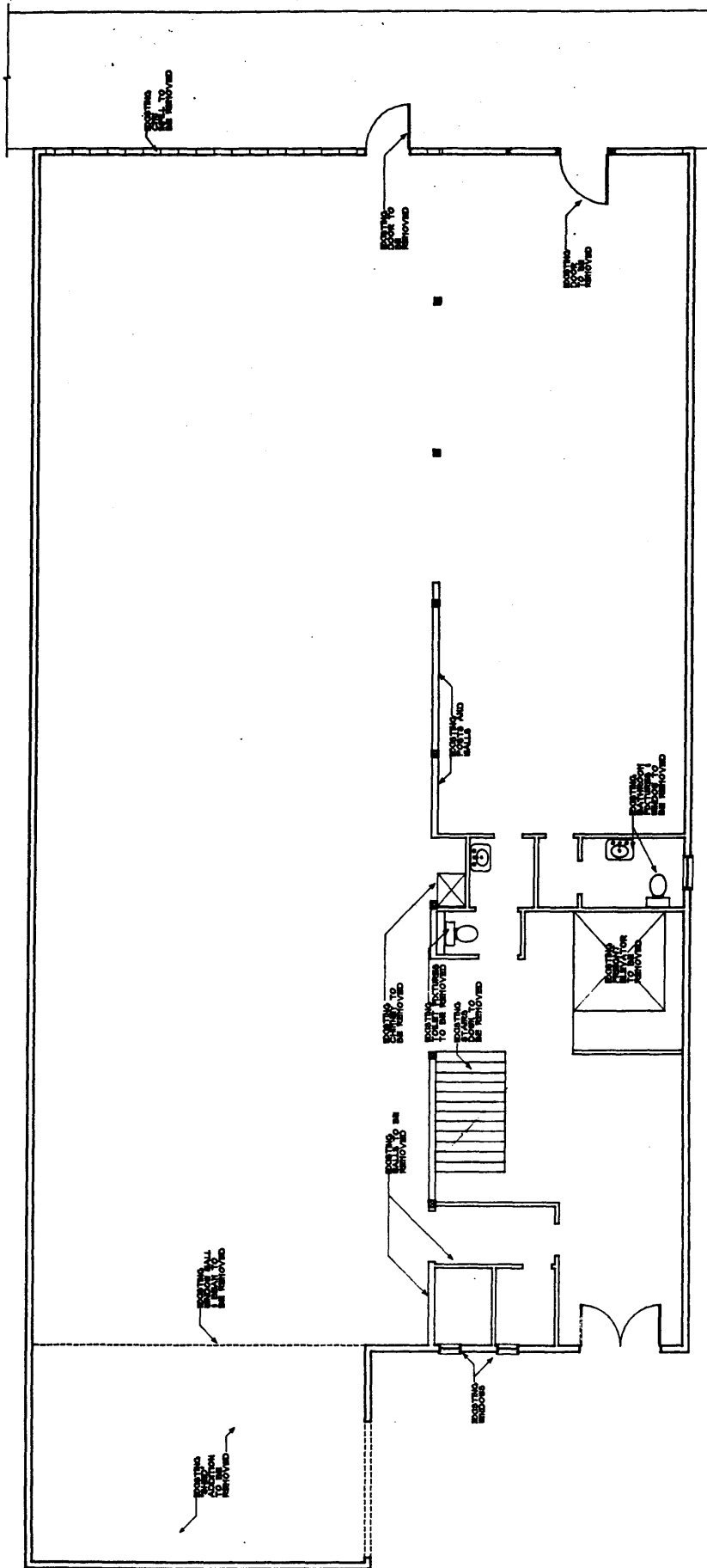


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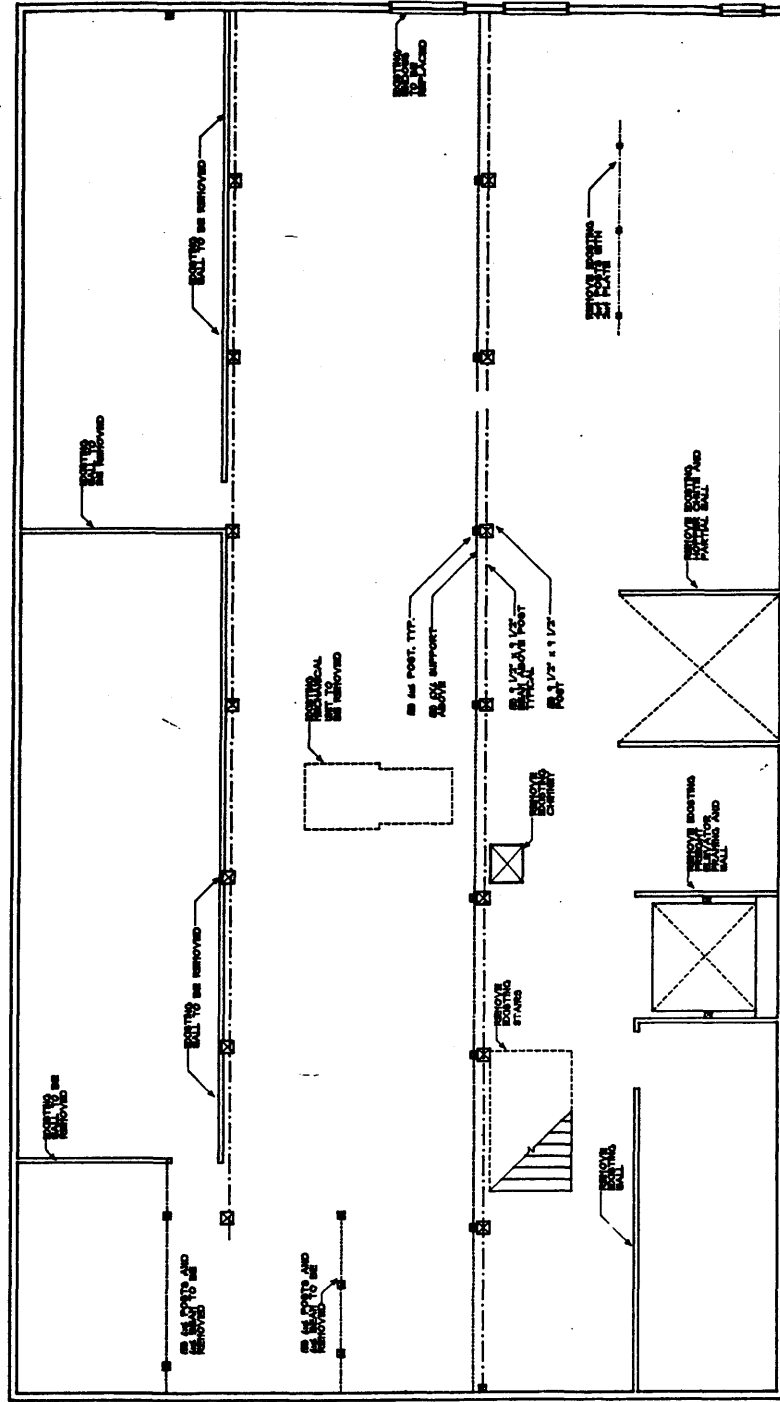
EXISTING SITE PLAN
SITE PLAN
KOONTZ BUILDING



EXISTING MAIN LEVEL FLOOR PLAN

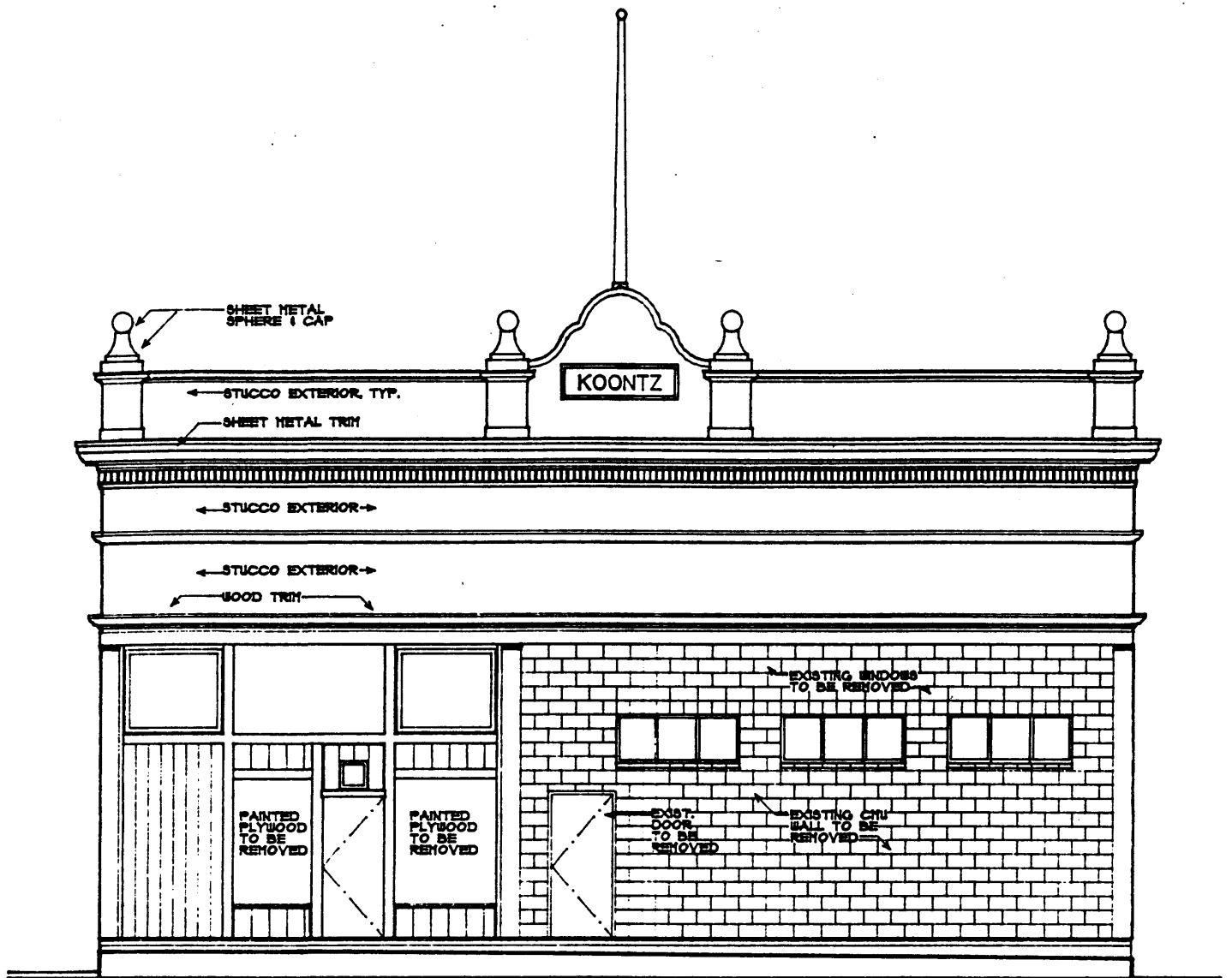
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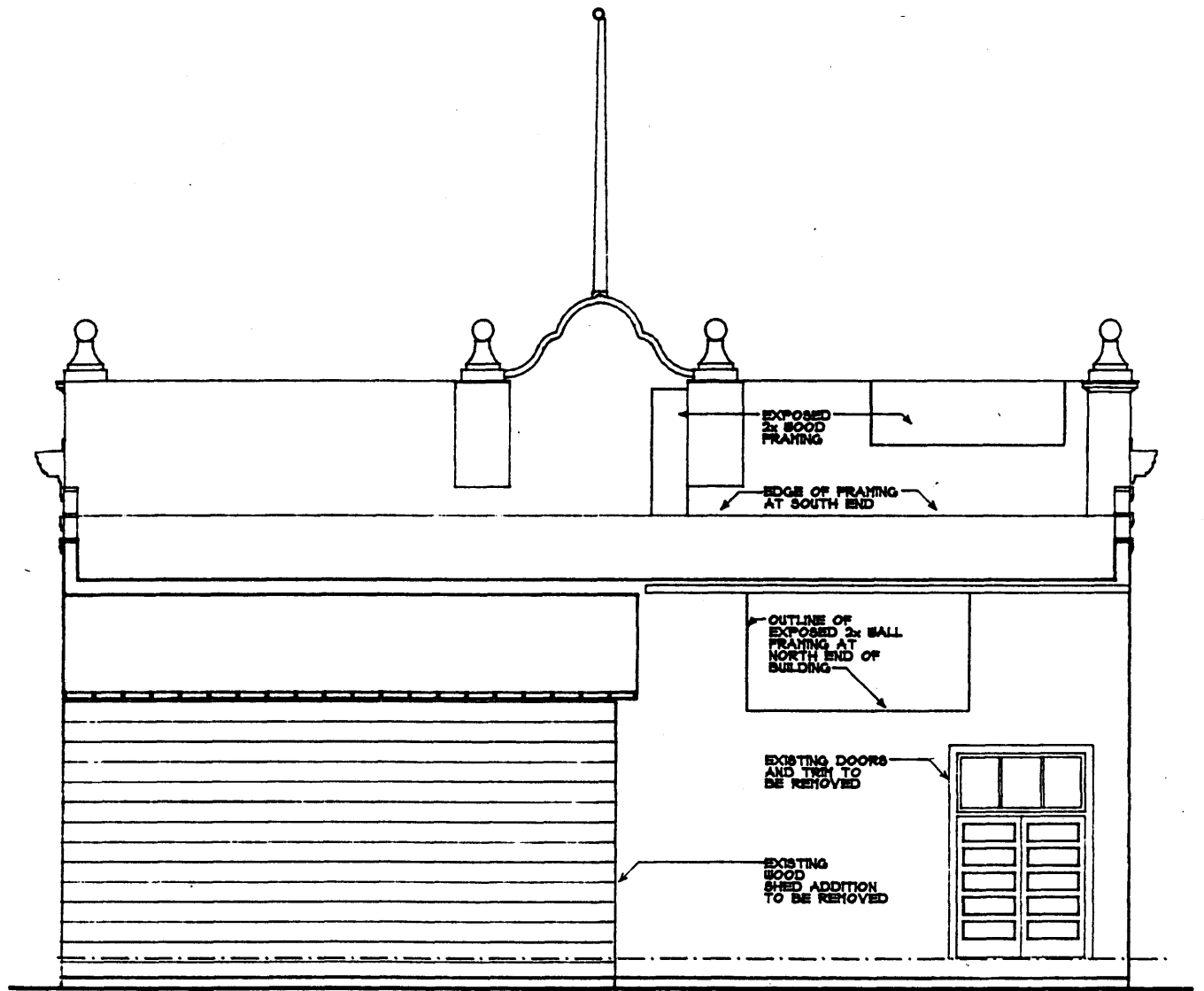
EXISTING BASEMENT LEVEL FLOOR PLAN

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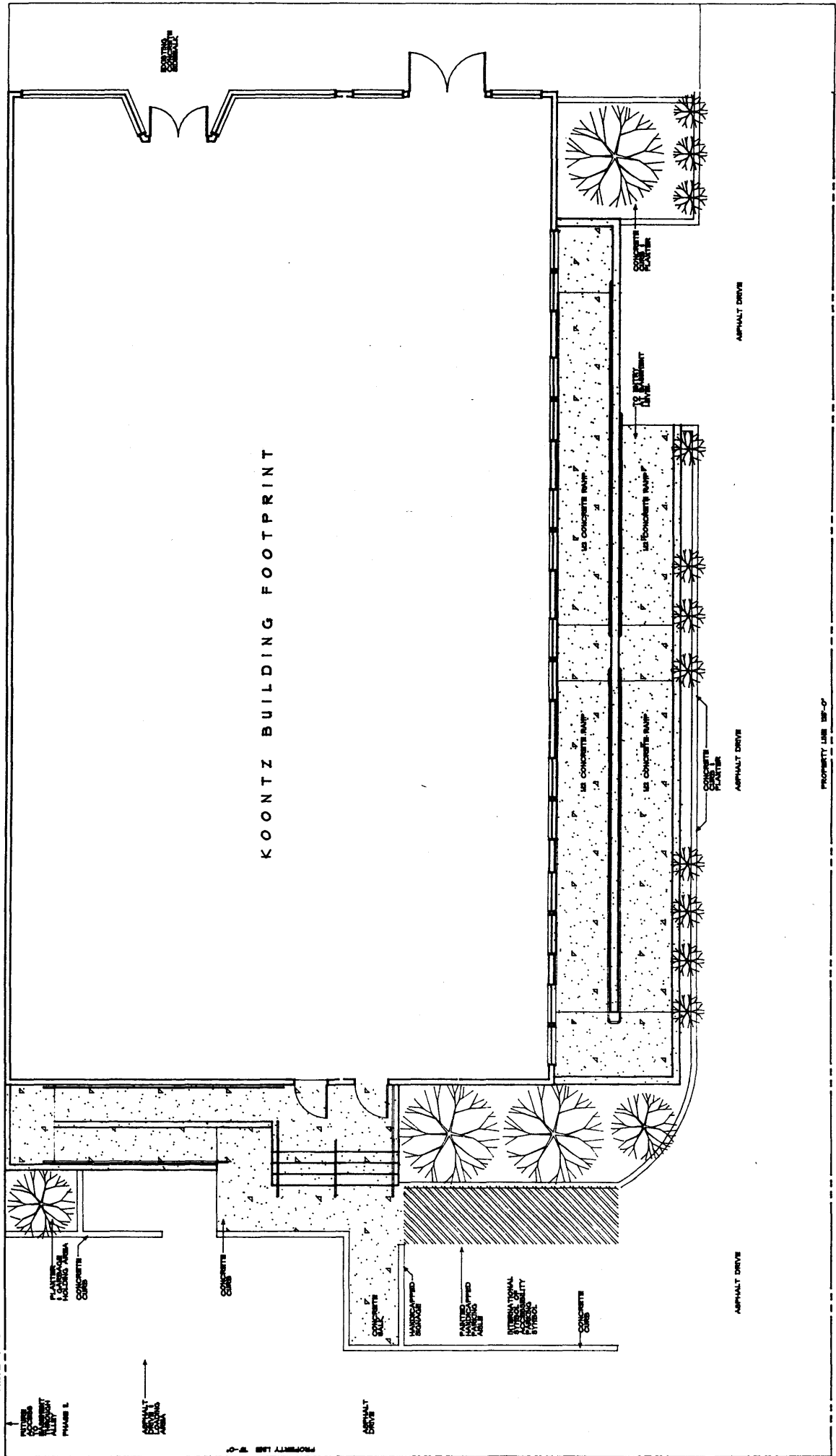
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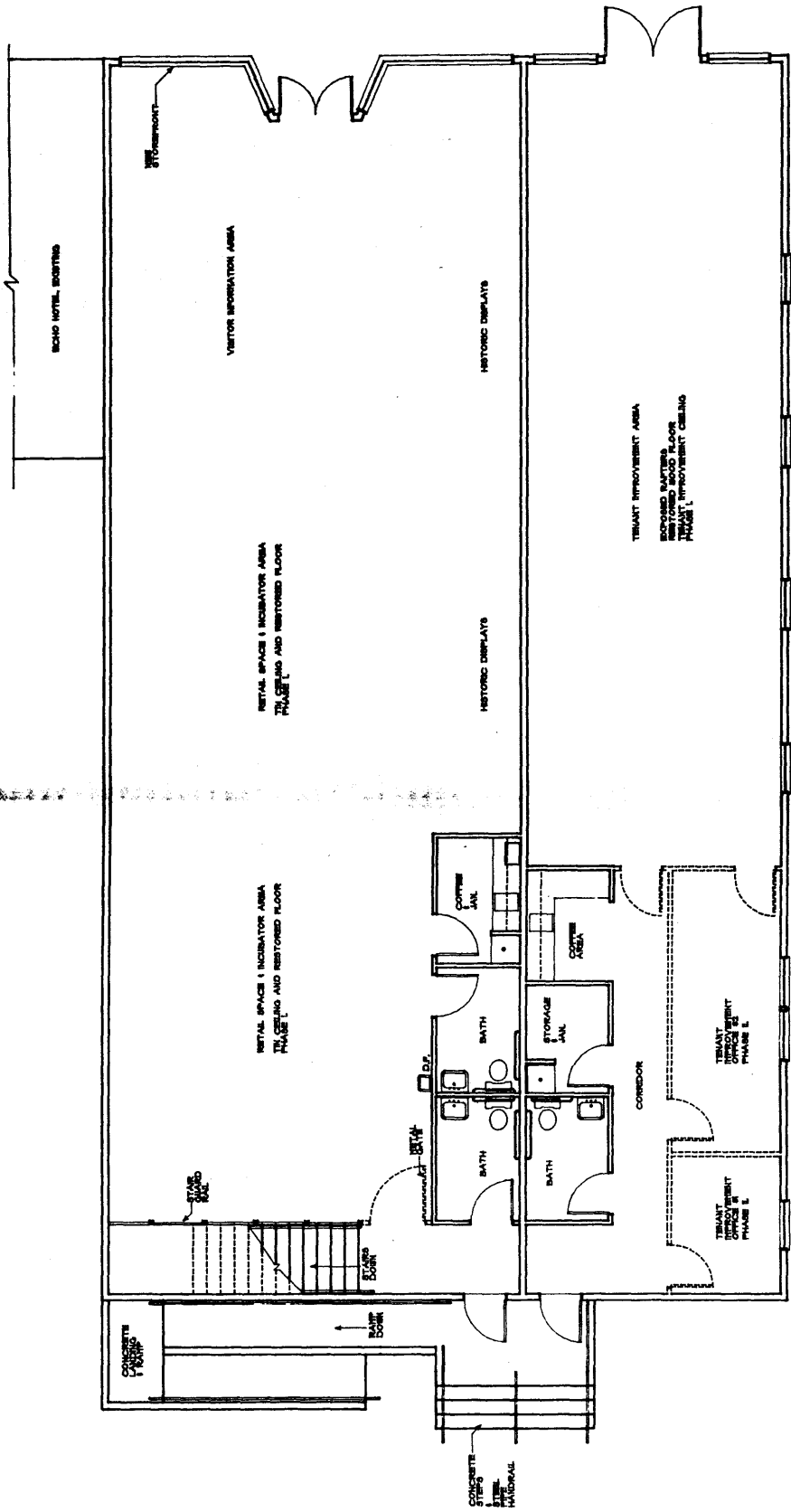


EXISTING NORTH ELEVATION

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KOONTZ BUILDING FOOTPRINT



NOTE:
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC CODES.

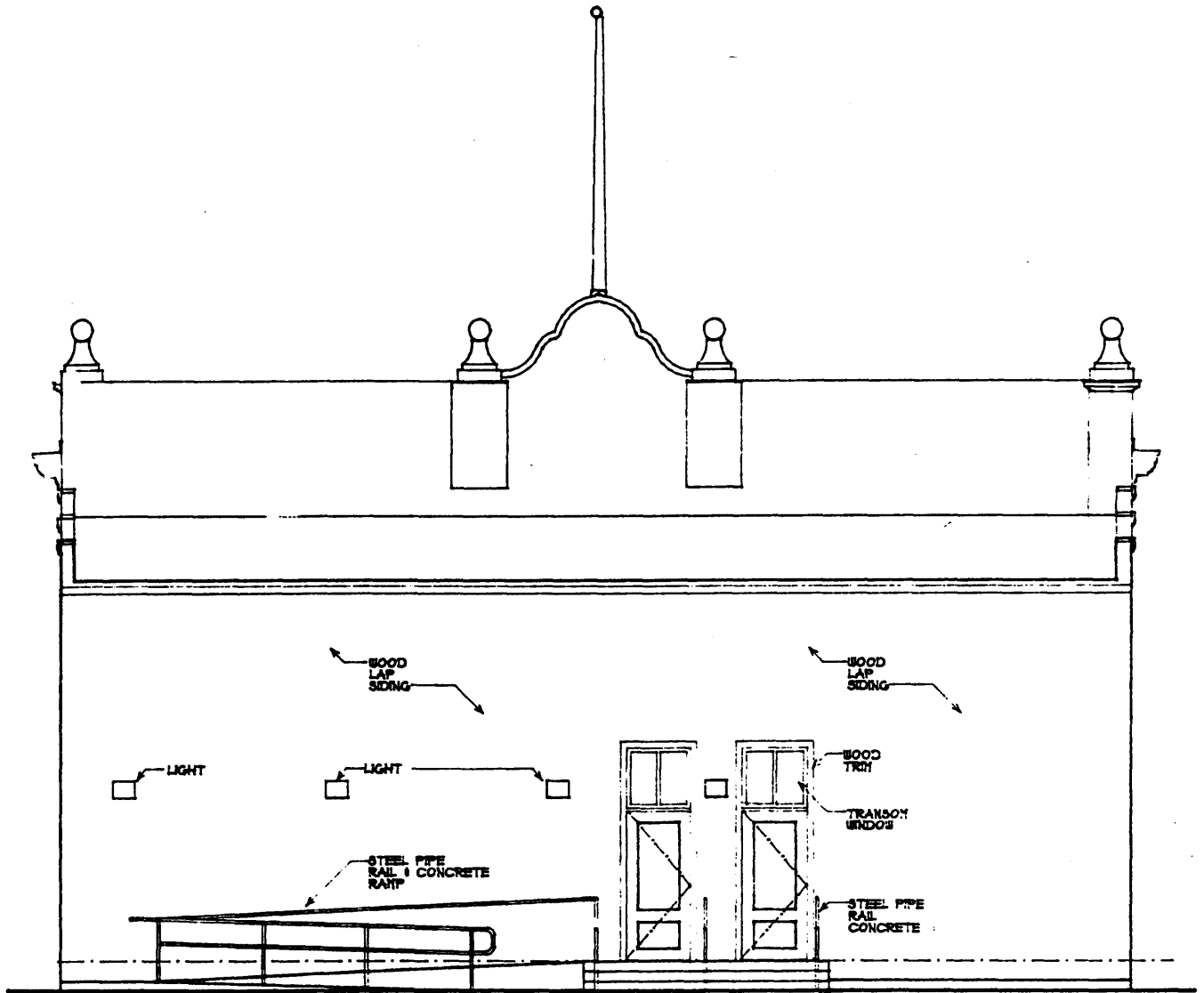
M A I N L E V E L F L O O R P L A N

SCALE: 1/8" = 1'-0"

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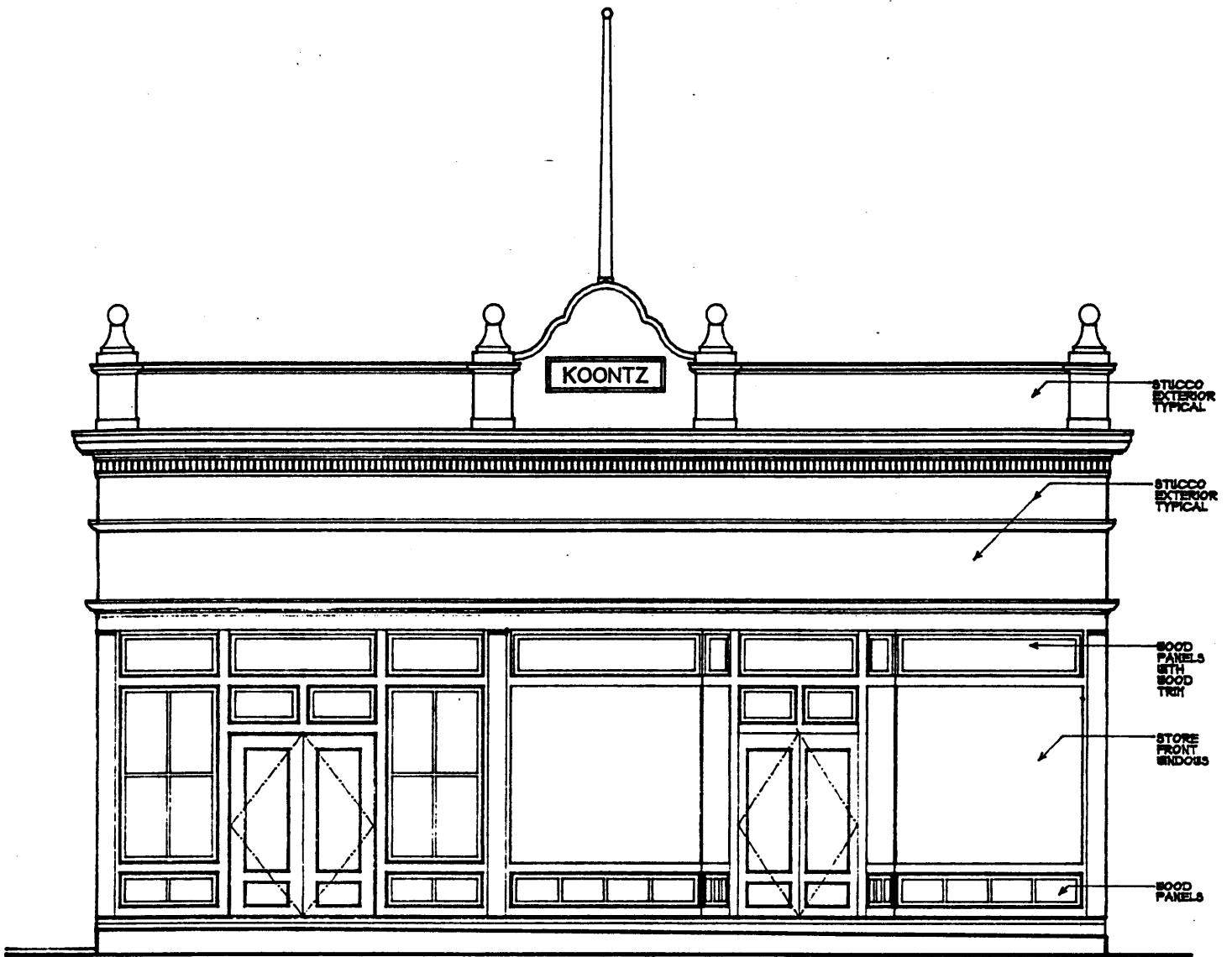
3486 SQUARE FEET (TENANT IMPROVEMENT AREA)





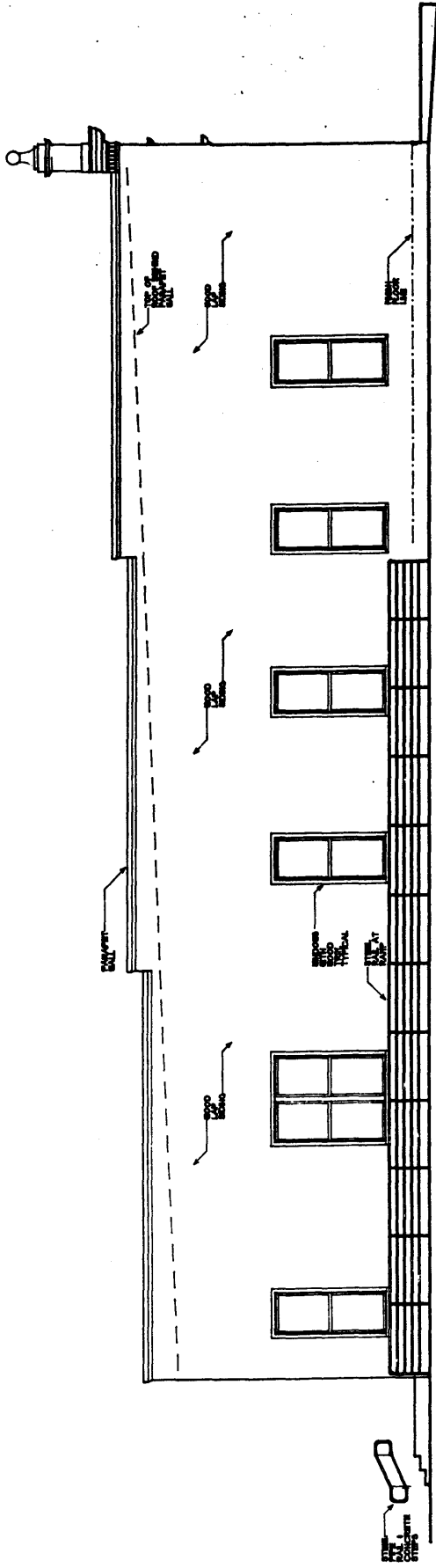
NORTH ELEVATION

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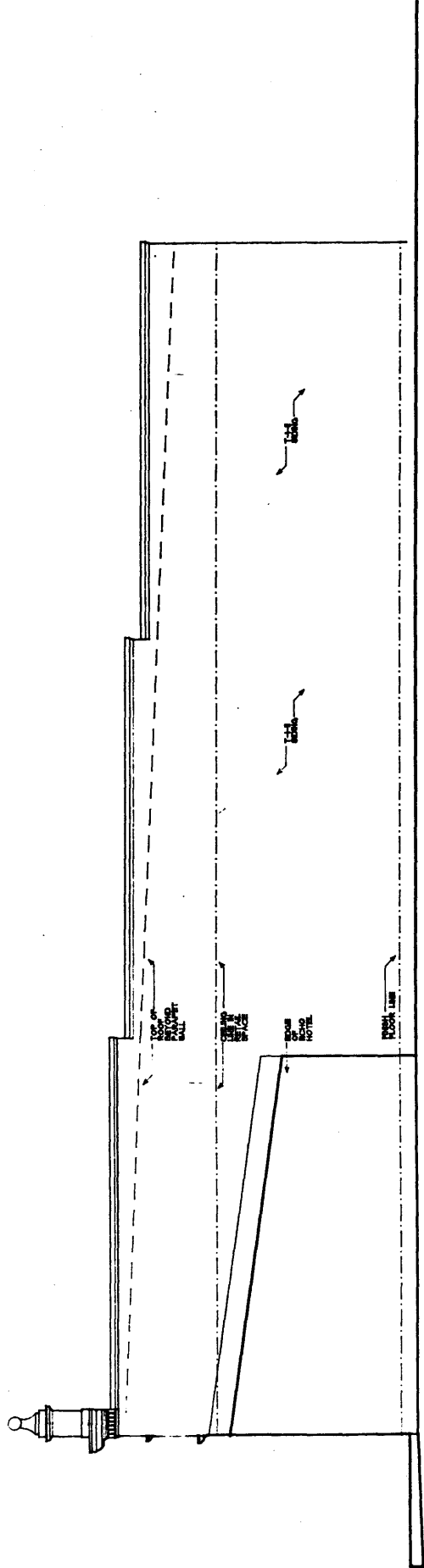
S O U T H E L E V A T I O N

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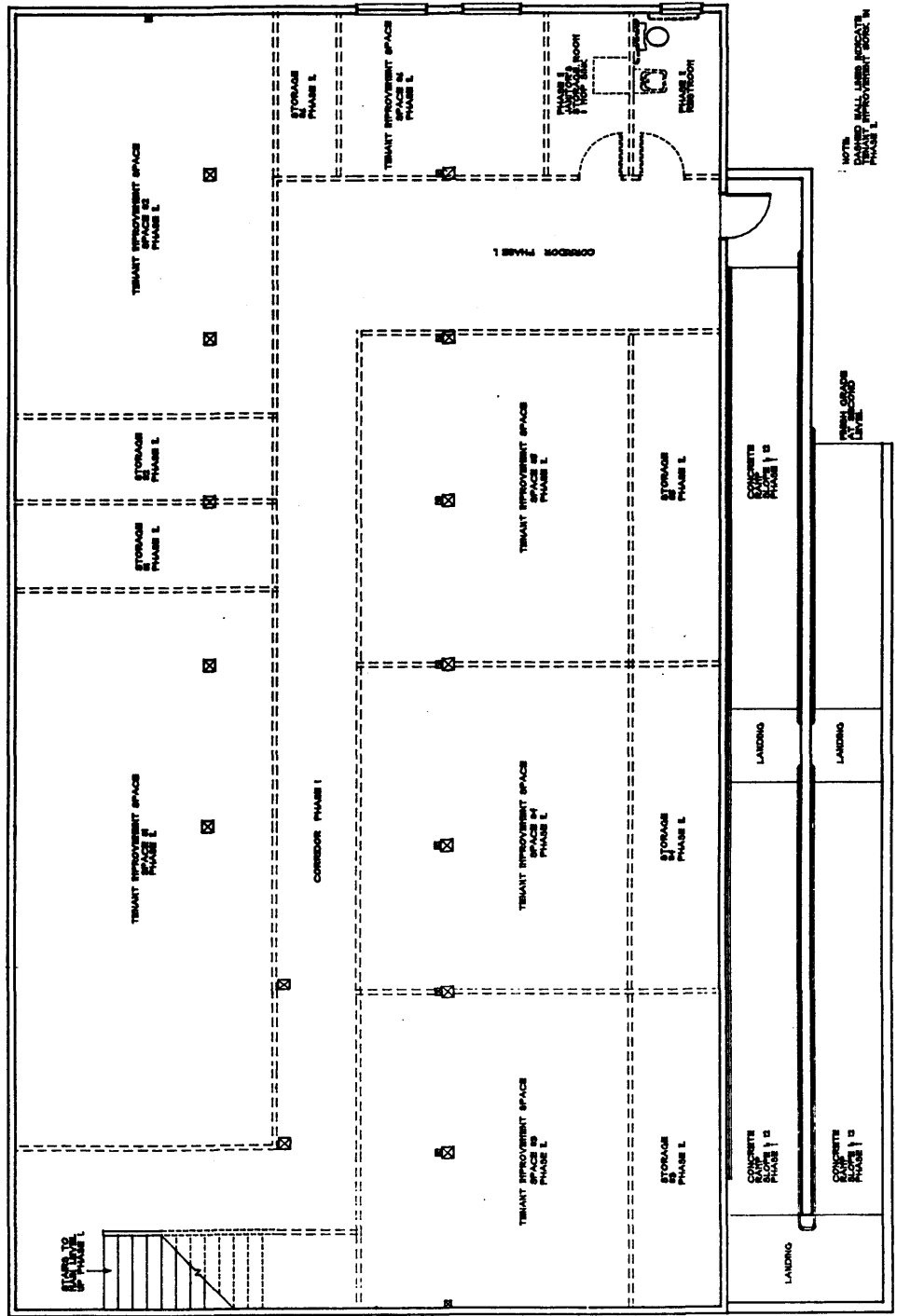
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



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Section number Photo Page 1

The following information is submitted for all photographs:

Property: Koontz Building
Address: 111 W. Main Street
 Echo, Umatilla Co., Oregon 97826
Photographer: Sally Donovan
Date: May 1996
Negatives: Marianne Kadas
 3602 SE Alder
 Portland, OR. 97214

Photographs:

Photo #1: Front (south) elevation; looking north from W. Main Street.
Photo #2: West elevation; looking northeast from W. Main Street.
Photo #3: Rear (north) elevation; looking east from west side lot.
Photo #4: East elevation; looking southwest from alley north of W. Main Street.
Photo #5: View of west half of main interior space; looking north.
Photo #6: View of east half of main interior space; looking north.
Photo #7: Ceiling detail in east commercial space; view of tin ceilings and original recessed entrance configuration.

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Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97000902

Date Listed: 8/28/97

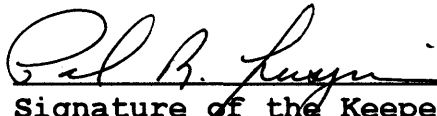
Koontz, J. H. Building
Property Name

Umatilla
County

OR
State

Echo and The Meadows MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

8/28/97
Date of Action

Amended Items in Nomination:

Significance:

The current documentation fails to support the National Register eligibility of the property under Criterion C. [Architecture is removed as an "Area of Significance" and Criterion C is dropped.]

[The alterations to the historic storefront and interior areas materially affect the integrity of the building and its ability to convey an accurate picture of early twentieth century commercial design under Criterion C. With a single-story building, the storefronts represent an essential character-defining feature important to our understanding of the overall architectural design.]

This information was confirmed with E. Potter of the OR SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)