

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 Arlington Hotel

other names/site number Echo Tavern, Echo Hotel Restaurant and Lounge

2. Location

street & number 131 West Main Street N/A not for publication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 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 [Signature] Date of Action 8/28/97

Arlington Hotel

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 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: hotel

Current Functions

(Enter categories from instructions)

Commerce/Trade: restaurant, lounge

7. Description

Architectural Classification

(Enter categories from instructions)

Vernacular

Materials

(Enter categories from instructions)

foundation brick

walls wood: shiplap, board and batten

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 Arlington Hotel, currently the Echo Tavern, is a two-and one-half story, commercial building. The Vernacular style building, with simple classical details, was constructed as the Arlington Hotel in ca. 1882. The building is one of the oldest buildings in Echo and represents the primary period of the town's development. Although the building has undergone some modifications, the building retains its simple rectangular plan, gable roof, shiplap siding, and original windows (although boarded over). The building was originally used for a hotel and a saloon; currently the first floor is used as a tavern/restaurant and the upper floors are vacant. The building is in fair-good condition with minor-moderate exterior alterations.

SETTING

The Arlington Hotel is located on Lot 4 and part 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 corner of Dupont Street (to the east) and Main Street (to the south). A vacant lot is located directly west of the building. An alley and residential dwellings are north of the building.

PLAN

The two-story building, measuring 28 ft. x 66 ft., is rectangular in plan and has a basement and an attic. An historic addition, measuring 20 ft. x 25 ft. (east-west), has been added to the north side of the building. Two additions have been added on the west elevation; one historic shed addition and one non-historic addition housing the restaurant. The building has a corner entrance.

The interior of the building was historically used as a hotel room on the upper floor and a saloon on the lower floor. Staircases to the second floor were located on the exterior of the north elevation (staircase removed) and on the west elevation (removed). The second floor is divided into nine rooms and a bathroom. The tavern on the first floor is divided into the kitchen, tavern, restrooms, and restaurant. The building has a partial basement and a full attic.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

EXTERIOR

The two-story building has a gable roof covered with asphalt shingles which is capped with a brick chimney near the gable peak. A newer wood clad chimney is on the east side of the gable. A wide friezeboard extends around the perimeter of the building. The soffit is covered with tongue and groove boarding. Cornerboards with simple classical capitals finish the corners of the shiplap siding. The majority of the four over four double-hung and one over one double-hung windows are currently boarded-up. Projecting cornices cap the windows and simple wood trim surround the windows. The foundation is brick.

The building has a recessed corner entrance. The entrance is flanked by sidelights (boarded up) and a transom. A new entrance door has been added to the south elevation along with an aluminum glass sliding window. Vertical board and batten siding covers a majority of the first story of the south elevation. A non-historic wide vertical board band extends across the south elevation above the first floor windows. This band extends across the south elevation of the one story addition located west of the original hotel building. Original windows of the storefront are intact beneath new covering.

A one-story addition and a smaller shed addition are located on the north elevation. The larger addition has a gable roof covered with wood shingles, boxed eaves, a wide friezeboard, and a shed extension on the west side. Modifications to the addition include window replacements with aluminum frames, addition of utility boxes, boarded over windows, and a new door on the north elevation. A small shed addition is located on the southwest of the gable addition. Early Sanborn Fire Insurance maps indicate the rear additions to the building. An exterior staircase once (removed) lead to the door on the second story of the north elevation.

Other additions are located on the west elevation. A historic shed addition with an open shed porch area extends along the northern side of the west elevation. A newer, large shed addition is also attached to the west elevation. The newer addition has a shed roof with rolled shingle sheathing topped with air conditioning units. The exterior wall on the addition are a combination of vertical board siding, shiplap siding, and plywood. An exterior door is located on the north side of the addition. This addition replaced an enclosed exterior staircase.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

INTERIOR

Due to restricted access, the interior of the building will not be discussed in length.

First Floor and Basement

The first floor is divided into a restaurant area, restrooms, tavern, and kitchen. The tavern and kitchen (north portion of first floor) are located in the original section of the building (east one-half). The tavern walls are covered with newer wood boards. The original ceiling heights and fir floors are intact. Stairs in the center of the kitchen area lead to the basement. The basement has a dirt floor and brick walls.

The restaurant addition extends to the west and has horizontal cedar boards covering the east, north, and west walls of the room. Wood shingles cover some of the south interior wall.

Second Floor and Attic

The second floor is currently only accessible by ladder from the north elevation (exterior). The second floor is divided into nine hotel rooms and a bathroom. The rooms flank a central hall. A door is on the north end of the hall. The original ceiling heights are original and the walls retain the original plaster work. The floors are fir. Stairs to the attic are in the northwest corner of the second floor. The attic extends across the entire length of the building. The attic was once used for the storage of coffins.

ALTERATIONS

Majority of windows have been boarded-up; new door and window on the south elevation added; addition of vertical boards on the south elevation; chimney addition on the east side of the gable; addition of a vertical board banding above the first story windows on the south elevation. One story porch removed on the south elevation and original staircase removed accessing the upstairs hotel rooms on the west and north elevations. Addition on the west side of the building. Historic additions on the north side of the building.

Arlington Hotel

Name of Property

Umatilla County, Oregon

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1886-1946

Significant Dates

N/A

(Building is thought to have been built in 1881 or 1882)

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):

- 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:

Arlington Hotel
Name of Property

Umatilla County, Oregon
County and State

10. Geographical Data

Acreage of Property 0.22 acres (75 x 125 ft.)

Echo, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	1	3	2	9	2	2	0	5	0	6	7	5	8	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 97204

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 Sue Sperr

street & number Box 212 telephone 541/376-8354

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 ARLINGTON HOTEL

The Arlington Hotel, now known as the Echo Tavern is significant under Criterion A for its association with the development of transportation and agriculture 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 Echo Tavern was built by J.H. Koontz between the years 1882 and 1886. It is one of the few remaining large, wood-frame commercial building still standing in Umatilla County. In its early days it was known as The Louvre Saloon. When it was constructed it featured "sample rooms" for traveling salesmen to display their products in, a regular feature of many hotels of the time. The top floor was used by an undertaker who stored coffins there; they were discovered many decades after the undertaker left.

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 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 feed 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.

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

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

BIBLIOGRAPHY

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**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

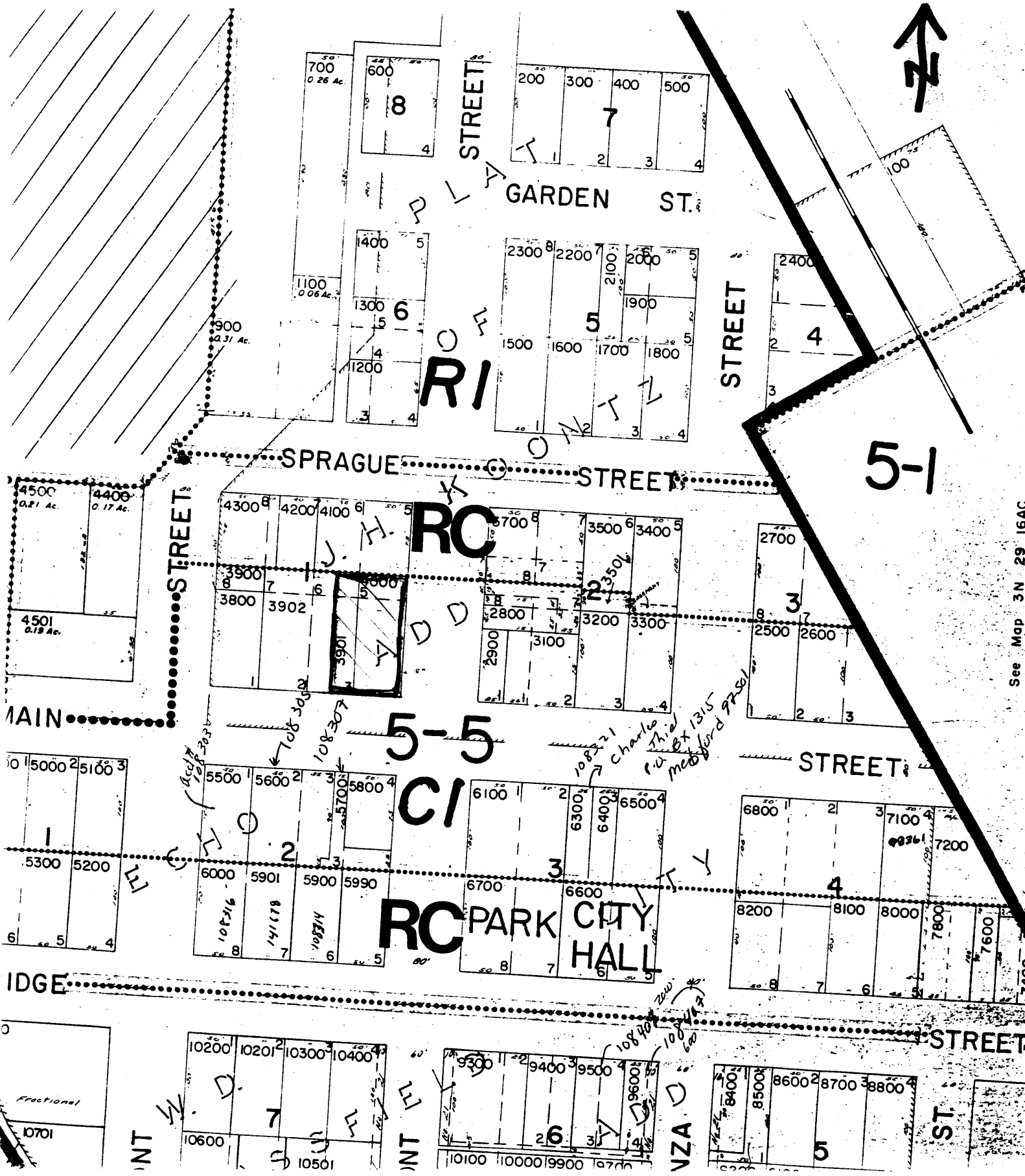
Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The nominated area is in Section 16, T3N, R29E, Willamette Meridian and is legally described as Lot 4 and the eastern one half of Lot 3 of Block 1, Koontz Addition, Umatilla Co., Oregon. It is otherwise identified as Tax Lots 3901 and 4000 at said location.

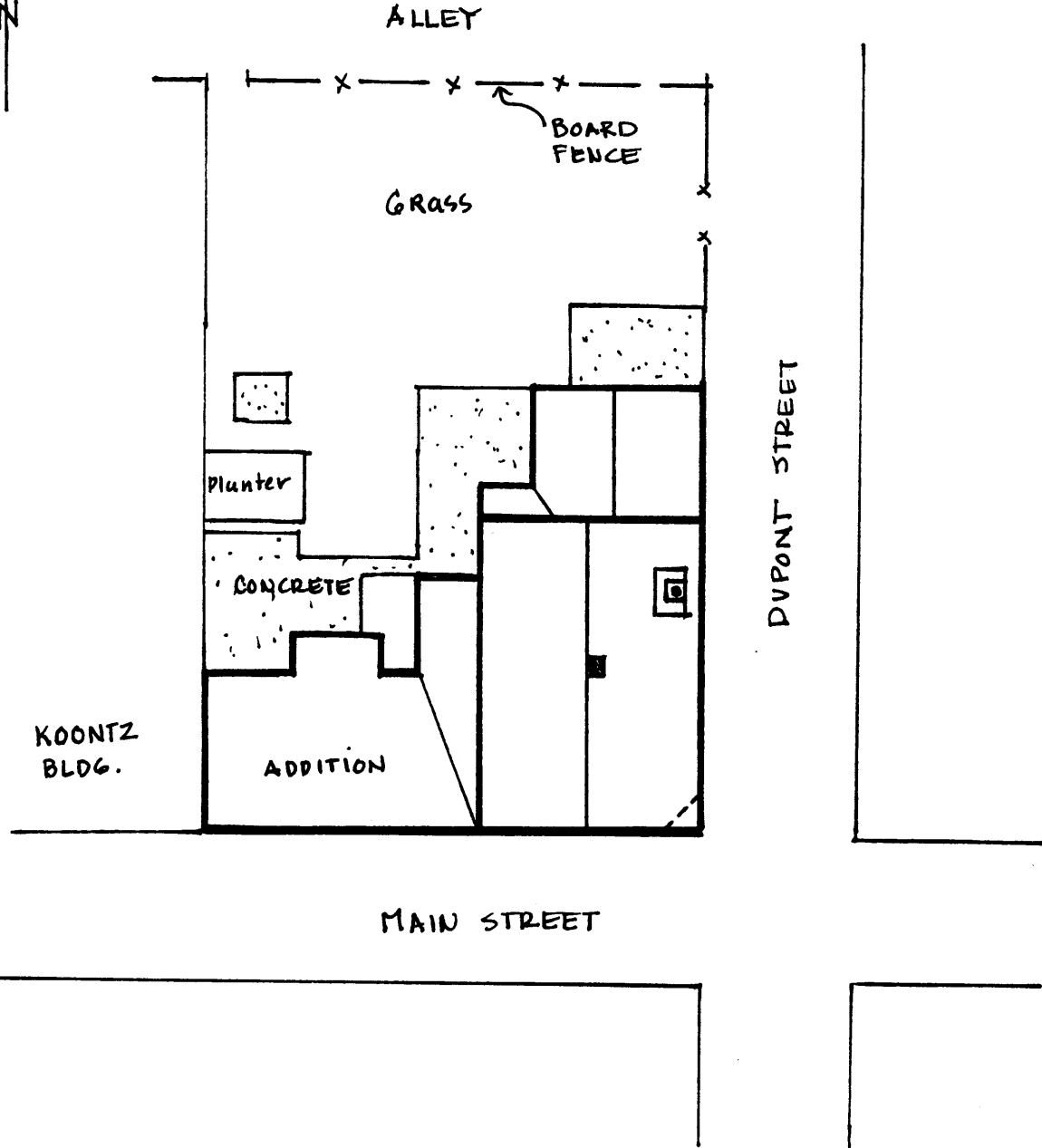
BOUNDARY JUSTIFICATION

This lot defines the current property boundary This includes the historic hotel and the west side additions.

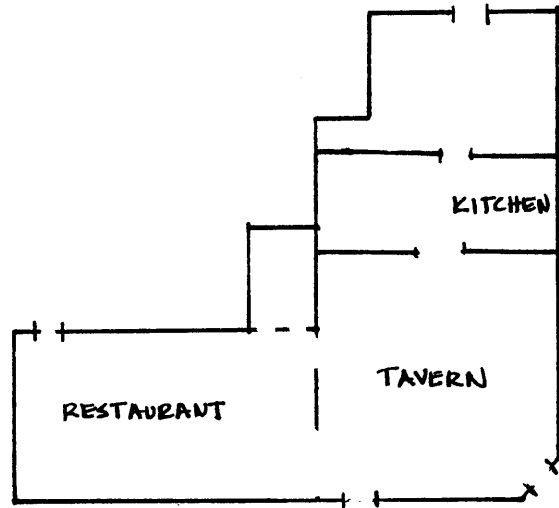


See Map 3N 29 16AC

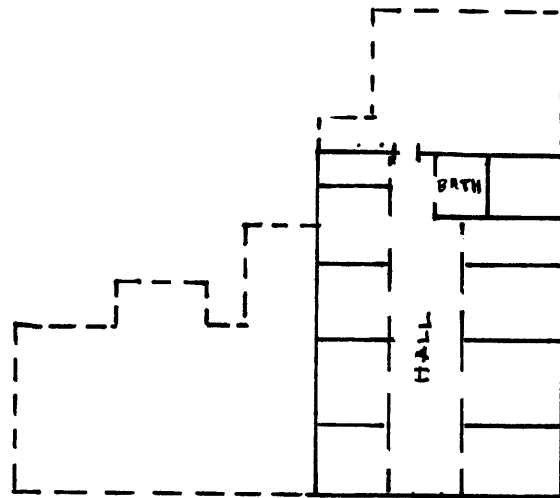
3N 29 16BD



SITE PLAN
ARLINGTON HOTEL



FIRST FLOOR



SECOND FLOOR SKETCH

NOT TO SCALE
ECHO HOTEL

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: Arlington Hotel
Address: 131 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: General view looking northwest from corner of W. Main and Dupont streets.
Photo #2: Front (south) elevation; looking north from W. Main Street.
Photo #3: East elevation; looking west from Dupont and W. Main streets.
Photo #4: Rear (north) elevation; looking south from back yard.
Photo #5: North and west elevations; looking southeast from side yard.
Photo #6: View of north elevation of new addition; looking south from back yard.
Photo #7: Ceiling detail in east commercial space; view of tin ceilings and original recessed entrance configuration.