

Welcome to Hailey Sign

Project Description

The project is to design, fabricate and install one Welcome to Hailey sign, to be sited at the south end of Hailey either at Roberta McKercher Park or in the ITD right of way south of the traffic signal at Fox Acres Road, on the east side of the highway. Materials and design will be determined as part of the project, though it will be required that materials and design must sufficiently withstand the local conditions. It will be required to include the words "Welcome to Hailey" and "Established 1881." One suggestion to artists might be incorporating into the design the many smaller signs that exist on the south end of town, such as the Heritage City and Tree City USA signs. The project installation will be such that the sign will be moveable if future town development indicates a more desirable location. The maximum size of the sign would be 8' x 10'.

Artist Selection Process

A public selection process will be used, following Hailey's *Public Art Guidelines*. The Hailey Arts Commission, through city staff, will issue a Call for Artists – Request for Qualifications. A Selection Panel will choose up to three finalists. The Selection Panel will be formed by the Arts Commission and may include representatives from the Hailey city staff, Hailey Arts Commission, community at large, an artist or arts professional, a major project donor, etc. Finalists will be paid \$150 to create a proposed design. Proposed designs will be placed on public view for public comment. The Selection Panel will recommend one finalist for a commission. The final selection will be approved by the Hailey Arts Commission, and will receive final approval from the Hailey City Council.

Project Schedule

- Quick Fund Grant DueDecember 14, 2009
- Call for Artists / Request for Qualifications.....January 4, 2010
- Artist Workshop / How to ApplyJanuary 14, 2010
- Selection Panel ComposedJanuary 29, 2010
- Submissions DueFebruary 5, 2010
- Select FinalistsFebruary 12, 2010
- Proposals Due from Finalists.....March 26, 2010
- Finalist Proposals Displayed/Public Open HouseMarch 29 – April 16, 2010
- Finalist Interviews / Panel Selects Artist.....April 19 – 23, 2010
- Commission Review and Approval.....April 26 – 30, 2010
- Council Review and ApprovalMay 10, 2010
- Council Approval of Artist ContractMay 24, 2010
- Contract Award.....June 1, 2010
- Design & Fabrication.....June – July 2010
- Installation Complete.....August 20, 2010
- Dedication CeremonySeptember 10, 2010

Funding

Project Budget	Funding Available	Funding Sought
\$10,000	Available Percent for Art Funds.....4,113.80	Quick Fund Grant ..1,500.00
	2010 Budget Percent for Art Funds *1,520.00	Donations.....574.36
	Interest13.13	
	Chamber Donation.....2,000.00	
	Other Donations.....278.71	
	7,925.64	2,074.36

* Capital projects in the adopted 2010 budget include: Woodside Blvd. Design (\$50k), Keefer Park Plaza (\$35k), McKercher Restrooms (\$20k), Sidewalk Replacements (\$47k). The \$1,520 above is based on these four projects. The Arts Commission realizes these numbers are subject to fluctuation as the year unfolds. However, due to the high likelihood of the implementation of these or other capital projects, including grant related projects, the commission would like to move forward with this small allocation against pending capital projects. Due to the scheduling requirements of the public process associated with public art projects, the commission requests the \$1,520 allocation now, so as not to delay the Welcome to Hailey sign project until 2011. Adjustment accounting as the actual projects unfold will occur throughout the fiscal year.

Capital Improvement Projects 1.25% for Public Art

Funds Tracking

PROJECT	COST	1% Public Art	.25% Admin	Donations	TOTAL	Balance in Account
Countryside Traffic Light	\$ 251,920.59	2,519.21	629.80		3149.01	
2nd Ave Parking	\$ 61,341.00	613.41	153.35		766.76	
Judicial Sidewalk	\$ 33,165.00	331.65	82.91		414.56	
Lighted Crosswalks	\$ 64,953.00	649.53	162.38		811.91	
FYE 2008 City contribution to Art Fund	\$ 4,113.80	\$ 1,028.45	\$ -	\$ 5,142.24	\$ 5,142.24	

Council Allocation of Fox Bldg Bond Reserve				10000.00	10000.00	
Mural Fund (Mint)				1500.00	1500.00	
Miscellaneous Donations (bake sale)				245.00	245.00	
Welcome sign (Chamber of Commerce)				2000.00	2000.00	
Miscellaneous Donations (penny jar)				33.71	33.71	
Interest accrued in State Inv. Pool account				13.13	13.13	
FYE 2009 Art Fund Activity	\$ -	\$ -	\$ 13,791.84	\$ 13,791.84	\$ 18,934.08	

Anticipated Capital Projects FYE 10

	COST	1% Public Art	.25% Admin	TOTAL
Woodside Blvd Design 1	50,000.00	500.00	125.00	625.00
Keefer Park Plaza 1	35,000.00	350.00	87.50	437.50
McKercher Restrooms 1	20,000.00	200.00	50.00	250.00
Sidewalk Replacement 1	47,000.00	470.00	117.50	587.50
Rodeo Grounds 2	100,000.00	1,000.00	250.00	1,250.00
FYE 2010 City contribution to Art Fund	\$ 2,520.00	\$ 630.00	\$ 3,150.00	\$ 22,084.08

Projects

Fox Building Mural		11,500.00	
Welcome to Hailey		7,925.64	
Rodeo Grounds		1,000.00	\$ 20,425.64
Balance of funds upon completion (.25% Maintenance)			\$ 1,658.44

AGENDA ITEM SUMMARY

DATE: 10/12/09 DEPARTMENT: PW/Police DEPT. HEAD SIGNATURE: 

SUBJECT: Motion to authorize the Mayor to sign a lease with Advance Towing for use of the Wastewater Treatment plant for temporary towed vehicle storage

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

For the past year we have allowed the use of the Wastewater Treatment plant for the temporary storage of towed vehicles. Based upon the improvement in the number of vehicles removed during snow events we wish to continue this practice. Advanced Towing has requested that the contract be for the entire year to assist them including their removal of abandoned vehicles.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Tom Hellen Phone # 788-9830 Ext 14
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)
____ City Attorney ____ Clerk / Finance Director ____ Engineer ____ Building
____ Library ____ Planning ____ Fire Dept. _____
____ Safety Committee ____ P & Z Commission ____ Police _____
____ Streets ____ Public Works, Parks ____ Mayor _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

Draft 12-30-03

TOWED VEHICLE STORAGE LEASE AGREEMENT

THIS TOWED VEHICLE STORAGE LEASE AGREEMENT ("Agreement") is made and entered into this _____ day of October, 2009 by and between CAMPEAU ENTERPRISES, INC., an Idaho corporation, dba ADVANCED TOWING AND RECOVERY ("Lessee") and CITY OF HAILEY, a municipal corporation ("Lessor").

The parties hereto covenant and agree as follows:

1. LEASED PREMISES. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor, the following described premises: Sewer Plant in South Woodside, Hailey, Idaho ("Leased Premises").

2. USE OF PREMISES. The Leased Premises may be used and occupied by Lessee only for storage of towed vehicles and for no other purpose or purposes without Lessor's prior written consent. Lessee shall store towed vehicles in areas designated by Lessor on the Leased Premises and shall be allowed access to any stored towed vehicles. Only Lessee and Lessee's employees and agents shall be allowed to access the Leased Premises for the sole purpose of storing and removing the stored towed vehicles. Lessee's access to the Leased Premises is limited to the area of storage of the towed vehicles and to the most direct access route to the stored towed vehicles.

3. LEASE TERM. The term of this Lease shall commence on November 1, 2009, and expire at midnight on October 31, 2010 ("Lease Term").

4. RENTAL. On or before the first day of every month after the Effective Date, Lessee shall pay to Lessor as minimum rent for the Leased Premises during the Basic Term, without offset or deduction, the sum of One-hundred Dollars (\$100.00) per month, regardless whether Lessee uses the Leased Premises. Lessor shall not be responsible for collection of charges from owners of towed vehicles. A towed vehicle may only be stored for a maximum of thirty (30) days, at which time Lessee is responsible to remove the towed vehicle from the Leased Premises.

5. INSURANCE. During the Lease Term, Lessee shall, at its own expense, maintain in full force, comprehensive liability insurance, including public liability and property damage of the Lessee, written by a responsible insurance company licensed to do business in Idaho, insuring against liability for claims of damage because of injury to persons and property and for death of any person or persons occurring in or about the Leased Premises. Such policy shall provide insurance against property damage in an amount not less than \$1,000,000.00 and bodily injury with limits of not less \$1,000,000.00 per person and \$2,000,000.00 total for each occurrence; provided, however, the minimum limits of insurance as set forth herein shall be automatically increased at any time the liability limits of Hailey are increased pursuant to the Idaho Tort Claims Act (*Idaho Code §§ 6-901 et seq.*). Such insurance shall be noncancellable except upon thirty (30) days prior written notice to Lessor. Lessee shall also secure and maintain at least the statutory amounts of automobile liability insurance for all vehicles accessing the Leased Premises

and worker's compensation in accordance with the laws of the State of Idaho. Upon request by Lessor, the Lessee shall provide Lessor evidence of acceptable insurance.

6. LESSOR'S ACCESS TO LEASED PREMISES. Lessor and its designees shall have the right to enter the Leased Premises at all reasonable hours, and in emergencies at all times, (a) to inspect the Leased Premises, (b) to make repairs, additions or alterations to the Leased Premises, and (c) for any lawful purpose.

7. EXCULPATORY CLAUSES.

7.1. Exemption of Lessor from Liability. Lessor shall not be liable to Lessee or to any other person whomsoever for any injury or damage to person or property related to towed vehicle storage occurring within or about the Leased Premises unless caused by or resulting from the negligence of the Lessor or any of the Lessor's agents, servants or employees in the operation or maintenance of the Leased Premises. Lessor shall not be liable in damages or otherwise for failure to furnish, or any interruption of service of any water, gas, electricity, telephone, or other utility caused by fire, accident, riot, strike, labor disputes, acts of God, the making of any repairs or improvements, or causes beyond the control of Lessor.

7.2. Indemnification. Lessee agrees to indemnify, defend and save Lessor harmless from and against any and all claims arising out of any act or omission or negligence of Lessee related to towed vehicle storage, its contractors, licensees, agents, servants, or employees or arising from any accident, injury, or damage whatsoever caused by any person or property occurring in or about the Leased Premises or any part thereof, from and against all costs, expenses, and liabilities incurred in connection with any such claim or proceeding brought thereon. Lessee shall have the duty to appear and defend any such demand, claim, suit or action on behalf of Lessor, without cost or expense to Lessor.

8. NOTICES. All notices, statements, demands, requests, consents, approvals, authorizations, offers, agreements, appointments, or designations under this Lease by either party or the other shall be in writing and shall be sufficiently given and served upon the other party, if sent by certified mail, return receipt requested, postage prepaid, and addressed

to the Lessor at:

Advanced Towing and Recovery
P O Box 1094
Ketchum, ID 83340

or to the Lessee at:

City of Hailey
115 Main Street South, Suite H
Hailey, Idaho 83333

or to such other address as Lessor or Lessee may from time to time designate by notice to the other, which shall then become a new address of the party who shall give such notice.

TOWED VEHICLE STORAGE LEASE AGREEMENT/2

9. HOLDING OVER AND SURRENDER.

9.1. Effect of Holding Over. If Lessee should remain in possession of the Leased Premises after the expiration of the Lease Term with the consent of Lessor and without executing a new Lease, then such holding over shall be construed as tenancy at will, subject to all conditions, provisions, and obligations of this Lease insofar as the same are applicable to a tenancy at will.

9.2. Obligations of Lessee on Surrender. On the last day or sooner termination of the Lease Term, Lessee shall quit and surrender the Leased Premises, in good condition and repair (reasonable wear and tear, and damage by act of God excepted), together with all alterations, additions, and improvements that may have been made in, to, or on the Leased Premises.

10. MISCELLANEOUS PROVISIONS.

10.1. Integrated Agreement. This Agreement contains all of the agreements and conditions made between the parties to this Lease and may not be modified orally or in any other manner than by an agreement in writing signed by all parties to this Agreement or their respective successors in interest.

10.2. Time of Essence. Time is of the essence of each term and provision of this Agreement.

10.3. Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of Lessor and Lessee.

10.4. Governing Law. This Agreement, the rights, privileges, interests, and immunities of the parties, the obligations, duties, and performances of the parties, the enforcement of this Agreement and the several covenants, conditions, and agreements hereof and any and all disputes that may arise between the parties shall be governed exclusively by the provisions of this Agreement and by the laws of the State of Idaho.

10.5. Attorney's Fees. In the event of any dispute with regard to the interpretation or enforcement of this Agreement, the prevailing party shall be entitled to recover its reasonable costs and attorneys' fees incurred therein, whether or not a lawsuit is actually filed, and on any appeals, and in any bankruptcy proceeding.

10.6. Authority. Each signatory agrees that he or she has full authority and consent to sign this Agreement.

10.7. Severability. The invalidity or illegality of any provision shall not affect the remainder of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Towed Vehicle Storage Lease Agreement the day and year first above written.

LESSEE:

CAMPEAU ENTERPRISES, INC., dba
ADVANCED TOWING AND RECOVERY

Clayton Campeau, its president

LESSOR:

CITY OF HAILEY

By _____
Richard L. Davis
Mayor

ATTEST:

By _____
Mary Cone, City Clerk

AGENDA ITEM SUMMARY

DATE: 10/12/2009 **DEPARTMENT:** Executive **DEPT. HEAD SIGNATURE:** RD/HD

SUBJECT: Letter of Support for ARCH to secure funding from Idaho Housing & Finance Authority for 2 Walnut Street units in Hailey

AUTHORITY: ID Code IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Self-evident within attached letter. Approval of this support for funding is not intended to undermine any development processes otherwise required by the City of Hailey.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

None to Hailey's budget – positive fiscal impact to community as regards obtaining funding for construction and development of housing.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney ___ Clerk / Finance Director ___ Engineer ___ Mayor
___ P & Z Commission ___ Parks & Lands Board ___ Public Works ___ Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve letter of support on behalf of ARCH to secure funding from IHFA for community housing units in Hailey

FOLLOW-UP/COMMENTS:

*

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

October 12, 2009

Scoring Committee

Idaho Housing & Finance Association

565 West Myrtle, P.O. Box 7899

Boise, ID 83707

Re: IHFA Home Funds

Dear Scoring Committee:

I am writing to you on behalf of the City of Hailey in support of the Walnut Street affordable housing project proposed by ARCH Community Housing Trust.

Although housing prices have dropped recently, our community experienced unprecedented housing price increases from 2002 to 2007. As a result, lower prices in the current market are still unaffordable for many residents of Blaine County. The City of Hailey welcomes the Walnut Street Development both because it will provide much needed affordable housing and because of the benefits that our City will realize by having two more families who will support our local economy by living here.

Many community organizations have collaborated in ensuring the development of this project. Land was donated by both the County and Syringa Networks, a private corporation, and our City has been working to ensure that these affordable homes will have the best possible impact on Old Hailey.

It is my sincere hope that IHFA will join the many partners in this project by funding the ARCH Walnut Street development.

Sincerely,

Rick Davis

Mayor, City of Hailey

AGENDA ITEM SUMMARY

DATE: 10/12/2009 DEPARTMENT: Clerk's office DEPT. HEAD SIGNATURE: MHC

SUBJECT

Motion to authorize the Mayor to sign letter of support for Rialto Hotel nomination to National Register of Historic Places.

AUTHORITY: ID Code IAR _____ City Ordinance/Code _____

BACKGROUND:

The Hailey Historic Preservation Commission initiated the nomination of the Rialto Hotel to the National Register of Historic Places.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

____ City Attorney X City Clerk _____ Engineer _____ Mayor
____ P & Z Commission _____ Parks & Lands Board _____ Public Works _____ Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to authorize the Mayor to sign letter of support to SHPO.

FOLLOW UP NOTES:

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

October 8, 2009

Ken Reid
Deputy SHPO
210 Main Street
Boise, ID 83702

Dear Dr. Reid:

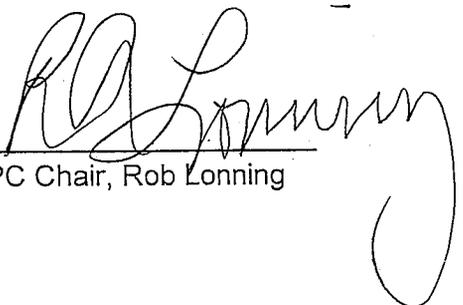
By this letter, the City of Hailey and the Hailey Historic Preservation Commission agrees with the Idaho State Historic Preservation Office (SHPO) to expedite the notification process regarding the National Register of Historic Places nomination for The Rialto Hotel. This action is agreed to because the Historic Commission generated the nomination to the SHPO, indicating our approval of the nomination.

The nomination was prepared by a professional historian, meeting the Secretary of the Interior's Professional Qualifications for a Historian. The Hailey Historic Preservation Commission worked closely with the historian contractor on the completion of the nomination and we feel that documentation meets the National Register Criteria.

Public participation opportunities have been ongoing throughout this process, as discussions regarding this nomination were held or reported on at open public meetings. These discussions ranged from conception of the idea to nominate the Rialto Hotel, to a site visit, to discussions with the SHPO and the historian contractor, to review of the final submitted product.

Sincerely,

Rick Davis
Mayor, City of Hailey



HHPC Chair, Rob Lonning



"The History and Preservation People"

Our mission: to educate through the identification, preservation, and interpretation of Idaho's cultural heritage.
www.idahohistory.net

C.L. "Butch" Otter
Governor of Idaho

Janet L. Gallimore
Executive Director

Administration
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2682
Fax: (208) 334-2774

Archaeological Survey of Idaho
210 Main Street
Boise, Idaho 83702-7264
Office: (208) 334-3847
Fax: (208) 334-2775

Historical Museum and Education Programs
610 North Julia Davis Drive
Boise, Idaho 83702-7695
Office: (208) 334-2120
Fax: (208) 334-4059

Historic Preservation Office
210 Main Street
Boise, Idaho 83702-7264
Office: (208) 334-3861
Fax: (208) 334-2775

Historic Sites Office
2445 Old Penitentiary Road
Boise, Idaho 83712-8254
Office: (208) 334-2844
Fax: (208) 334-3225

Public Archives and Research Library
2205 Old Penitentiary Road
Boise, Idaho 83712-8250

Public Archives
Office: (208) 334-2620
Fax: (208) 334-2626

Research Library
Office: (208) 334-3356
Fax: (208) 334-3198

Oral History
Office: (208) 334-3863
Fax: (208) 334-3198

RECEIVED

AUG 27 2009

FILE HD RD
↓
w/attachments

August 26, 2009

Mayor Rick Davis
City of Hailey
City Hall
115 Main St. South, Suite H
Hailey, ID 83333

Dear Mayor Davis:

We are pleased to inform you that the property:

The Rialto Hotel
Hailey, Blaine County, Idaho

will be considered by the Idaho State Historic Sites Review Board for nomination to the National Register of Historic Places on **October 24, 2009**. The Register is the official national list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Attached is information that explains in greater detail the results of listing in the National Register. Also enclosed is a copy of the criteria under which properties are evaluated.

Because Caldwell is a participant in Idaho's Certified Local Government Program, we are soliciting your comments on the nomination. Enclosed is a copy of the nomination forms and a checklist to assist you in preparing comments. We have also enclosed a sample copy of a letter that can be used to expedite the process, since the nomination was generated by the CLG.

Sincerely,

Tricia Canaday
National Register Coordinator
Idaho State Historic Preservation Office

720-2568



NATIONAL REGISTER PROCESS FOR CERTIFIED LOCAL GOVERNMENTS

After the city or county officials receive a National Register nomination:

- Official(s) sends nomination to the local Historic Preservation Commission.
- A Commission member representing the relevant historic preservation discipline or a qualified professional within the community or region reviews the nomination.
- The Commission provides for public comment on the nomination (through holding public hearings, soliciting comments in news media articles or announcements or in legal notices, or other means as appropriate).
- The Commission compiles its comments, or the comments of the professional, as well as any public comment, and forms a recommendation about the property's eligibility for listing.
- The Commission forwards its recommendation or a report to the city mayor or county commissioners for their review and comment. The report may be as short as a paragraph and may be in the form of a letter.
- Unless agreed upon differently with the SHPO, no less than 60 days and not more than 120 days after receipt of notice from the SHPO, the city mayor or county commissioners forward their recommendation along with that of the Historic Preservation Commission to:

Tricia Canaday
Idaho State Historic Preservation Office
210 Main Street
Boise, ID 83702

- If no comments are received from the CLG, the SHPO will continue to process the nomination as an affirmative recommendation.

SAMPLE LETTER

2008

Ken Reid
Deputy SHPO
210 Main St.
Boise, ID 83702

Dear Dr. Reid:

By this letter, the City/County of ----- and the ----- Historic Preservation Commission agrees with the Idaho SHPO to expedite the notification process regarding the National Register of Historic Places nomination for ----- . This action is agreed to because the Historic Commission generated the nomination and has therefore already reviewed and submitted the nomination to the SHPO, indicating our approval of the nomination.

The nomination was prepared by a professional historian, meeting the Secretary of the Interior's Professional Qualifications for a Historian. The ----- Historic Preservation Commission worked closely with the historian contractor on the completion of the nomination and we feel that documentation meets the National Register Criteria.

Public participation opportunities have been ongoing throughout this process, as all discussions regarding this nomination were held at open, public meetings. These discussions ranged from conception of the idea to nominate the-----, to a site visit, to discussions with the SHPO and the historian contractor, to review of the final submitted product.

Sincerely,

Mayor or County Commissioner
HPC

Chair, -----

NOTICE OF OPPORTUNITY FOR PUBLIC HEARING

Notice is hereby given on August 26, 2009, of an opportunity for an historic recommendation public hearing pursuant to Section 67-4113 Idaho Code, with regard to including the *Rialto Hotel, Hailey, Blaine County, Idaho*, in the National Register of Historic Places. A description and statement of significance are enclosed.

Any written governmental agency or public response to the recommendation of these sites may be sent to the Idaho State Historic Preservation Office, Idaho State Historical Society, 210 Main Street, Boise, Idaho 83702.

Local public officials, state agencies, and/or interested people who desire a public hearing must submit written request no later than *October 23, 2009*, to the Idaho State Historic Preservation Office, Idaho State Historical Society, 210 Main Street, Boise, Idaho 83702.

Should such a request be received, a hearing will be held in **Hailey, Idaho**, at a time and place to be announced at least two weeks in advance.

Listing in the National Register:

- 1) Does not restrict the rights of private property owners to change or dispose of their property in any way.
- 2) Identifies sites, districts, structures, and objects that are of local, state, or national historic, architectural, archaeological, or engineering significance.
- 3) Provides for certain tax incentives that encourage preservation; and discourage demolition of income-producing historic properties.
- 4) Provides protection through comment by the Advisory Council on Historic Preservation on the effect on historic properties of federally financed, assisted, or licensed undertakings, as stated in the National Historic Preservation Act Amendments of 1980 and Executive Order 11593.

Owners of private property nominated to the National Register may concur in or object to the nomination in accord with 36 CFR 60. Any owner or partial owner who objects to listing should submit a notarized statement (certifying ownership and objection to listing) to State Historic Preservation Officer, 210 Main Street, Boise, ID 83702, by **October 23, 2009**. Each owner or partial owner has one vote, regardless of how many whole or partial properties in the district are owned by that party. If a majority of private property owners object to the nomination, it will not be listed; however, the State Historic Preservation Officer shall submit the nomination of eligibility for inclusion in the National Register. If the property is determined eligible but not formally listed, the Advisory Council must still be given an opportunity to comment on federal projects which may affect the district.

A copy of the nomination, the criteria used for evaluation, and more information on the results of listing are available from the State Historic Preservation Officer at the above address or telephone inquiries can be made at (208)334-3861. Comments on the nomination should be received by the Historic Preservation Officer before the Idaho State Historic Sites Review Board meeting.

The National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.

Rialto Hotel

DESCRIPTION:

The Rialto Hotel is located on the southwest corner of Main and Croy streets in Hailey, Idaho, the county seat of Blaine County in central Idaho. The building faces east onto Main Street, in the heart of the community's commercial core. The Rialto Hotel is a two-story, brick-masonry building. It is an example of a two-part commercial block, exhibiting elements of the Art Deco Style of architecture on a modest scale. Its dimensions are approximately 30' in width and 86' in length. It sits on a concrete and basalt stone foundation with a full daylight basement and a flat roof with parapets on three elevations. A one-car garage (contributing) is located southwest of the main building. The garage is a one-story, brick-masonry structure with a concrete foundation and a flat roof with parapets on two elevations.

SIGNIFICANCE:

The Rialto Hotel is eligible for the National Register of Historic Places at the local level under Criterion A as a significant example of important commercial development in Hailey during the Great Depression. It is also significant because it was the first Basque-American owned business constructed on its Main Street.

Owned by the Basque Astorquia family from the time of its construction until 1973, the Rialto Hotel was the longest-operating Basque boardinghouse in Blaine County. The building was used as a bar and restaurant for several more years, and was renamed the Hailey Hotel in 1980.¹⁸ In 2009 the upstairs portion is being used as a local radio station, and the downstairs is occasionally used as a public bar. Though slightly altered over the years, the building retains its historic importance as an example of the resurgence of commercial development on Hailey's Main Street during the 1930s and as an important reminder of Hailey and Blaine County's Basque-American history and culture.

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 of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 The Rialto Hotel

other names/site number Hailey Hotel/IHSI# 13-4394

2. Location

street & number 201 South Main Street N/A not for publication

city or town Hailey N/A vicinity

state Idaho code ID county Blaine code 013 zip code 83333

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.)

Signature of certifying official/Title _____ Date _____
KENNETH C. REID, Deputy State Historic Preservation Officer

State or 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 this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper _____

Date of Action _____

Rialto Hotel
Name of Property

Hailey, Blaine County, Idaho
City, 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
<u>2</u>	buildings
_____	sites
_____	structures
_____	objects
<u>2</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register:

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

COMMUNICATIONS/radio station

7. Description

Architectural Classification
(Enter categories from instructions)

NO STYLE

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other CONCRETE

WOOD

Narrative Description

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

X See continuation sheet(s) for Section No. 7

Rialto Hotel
Name of Property

Hailey, Blaine County, Idaho
City, County, and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" on one or more lines for the criteria

- 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" on all 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
ETHNIC HERITAGE / European

Period of Significance

1934-1958

Significant Dates

1934

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

John M. (Jack) Rutter

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

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
- Other State agency
- 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

- Federal agency
- Local government
- University
- Other

Name of repository:

See continuation sheet(s) for Section No. 9

Rialto Hotel
Name of Property

Hailey, Blaine County, Idaho
City, County, and State

10. Geographical Data

Acreage of property

UTM References

(Place additional UTM references on a continuation sheet.)

A 11/ 1/7/6/8/1/5 4/8/2/2/4/6/4 B 1 11111 11111
Zone Easting Northing Zone Easting Northing

C 1 11111 11111 D 1 11111 11111

Verbal Boundary Description

(Describe the boundaries of the property.)

Lots 1 and 2 inclusive, Block 29, of the Original Hailey Townsite, Blaine County, Idaho

__ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The nomination includes all of the land historically associated with the Rialto Hotel. __ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Madeline Buckendorf

organization Madeline Buckendorf Consulting, LLC date March 19, 2009

street & number c/o 1805 Everett St. telephone 208-454-3435

city or town Caldwell state Idaho zip code 83605

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/or 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

Name Hailey Hotel, LLC, c/o Jerrold Lundquist

street & number 36 Cross Highway telephone 203-938-3912

city or town Redding state CT zip code 06896

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.
NPS Form 10-900-a
(1993)

OMB No. 1024-0018

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Name of Property Rialto Hotel

County and State Blaine County, Idaho

The Rialto Hotel is located on the southwest corner of Main and Croy streets in Hailey, Idaho, the county seat of Blaine County in central Idaho. The building faces east onto Main Street, in the heart of the community's commercial core. The Rialto Hotel is a two-story, brick-masonry building. It is an example of a two-part commercial block, exhibiting elements of the Art Deco Style of architecture on a modest scale. Its dimensions are approximately 30' in width and 86' in length. It sits on a concrete and basalt stone foundation with a full daylight basement and a flat roof with parapets on three elevations. A one-car garage (contributing) is located southwest of the main building. The garage is a one-story, brick-masonry structure with a concrete foundation and a flat roof with parapets on two elevations.

The primary (east) façade is typical of early twentieth-century commercial storefronts found in small towns. The first story includes a centered band of five display windows that are single-pane, plate glass framed with simple wood trim. Running the full length of the windows is a brick frieze band surrounding a wood business sign. Below each display window is a wood paneled kickplate topping a one-foot raised concrete foundation. Centered on the east façade's second story are three double-hung-sash vinyl windows that replaced the original one-over-one wood windows. Although the new windows are four-over-one, they are the same dimension as the original and retain the concrete sills. Both street-facing corners of the hotel's east elevation are canted; brick pilasters create verticality on both corners of the first story, and have cast concrete Art Deco-influenced capitols. The building has a corner entry (northeast corner) that is slightly recessed, with a decorative wood panel door. A half-circle canvas canopy shelters the entryway; above the canopy is a continuation of the header brick frieze band surrounding a wood sign indicating the date of the building's construction (1934).

On the second story of each canted corner is a blind window above a concrete sill, matching the size of the other window openings on the second's story's east elevation. The wall terminates in a corbelled cornice parapet wall capped with metal flashing.

The building's north elevation faces Croy Street. On its first story, two fixed-frame horizontal windows are located near the corner entryway. The rest of windows along the first story are vertical window openings; some with the original double-hung sash framing in them, and others altered to a single fixed light. Centered in the north elevation is an entry enclosure that has been added to the building; it consists of horizontal weatherboard siding topped with a curved metal roof. The enclosure projects approximately 4 feet from the wall of the building and extends approximately 10 feet along the wall plane. The enclosure is entered through a glazed, wood-paneled door. The entrance into the building proper is achieved through yet another glazed wood-paneled door. The north elevation's second story includes a row of six, four-over-one double-hung-sash vinyl windows and concrete sills. The brick parapet continues along the full length of the north elevation. A decorative brick frieze band and simple wood cornice capped with metal flashing top the parapet. These details are difficult to discern as they are (in 2008) greatly obscured by heavy hop vines growing attached to the building.

The hotel's south elevation faces an empty lot, which serves as the bar's outdoor patio area during the summer. A wood-frame privacy fence extends from the south elevation to the next building, enclosing the patio area. On the west side of the privacy fence, a wood-frame, one-story addition is attached to the south elevation's first story. The addition covers part of the original storefront windows that extended approximately 20' from the canted corner.

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Name of Property Rialto Hotel

County and State Blaine County, Idaho

Centered in the middle of the south elevation's first story is a slab door with a single small light. To the north of the door is a double-hung sash window with 4-over-1 lights framed with wood and a concrete sill. To the north of this window is a larger double-hung sash window with 4-over-1 lights enframed with wood. A small window matching the one by door is located north of the larger window. A metal swamp cooler is located in the top half of another larger double-hung sash window located near the south elevation's west end.

The building's west elevation faces the alleyway. On its first story's east side is a partially enclosed addition that shelters a large cooler. The addition is clad with plywood walls and a metal shed roof. A flush wood door is centered the addition's west elevation. North of the addition is a small double-hung sash, wood-frame window with a concrete sill. Two of the four original vertical lights are visible on the upper sash; the other portion is covered with an exhaust hood and plywood. North of this window is a metal stairway leading to a door into the west elevation's second story. The single-light slab door is centered in the second story flanked by double-hung sash windows with 4-over-1 lights and concrete sills. Both of these are newer vinyl windows. The west elevation has no decorative frieze band or cornice; the flat asphalt roof projects beyond the wall approximately 2' and has a metal rain gutter attached to its edge.

A one-story, one-car garage is located southwest of the hotel near the alleyway. The brick-masonry structure's dimensions are approximately 23'10" in length and 18' in width, and it has a 1' raised concrete foundation. The north elevation includes a garage door slightly offset toward the west end. The door consists of sliding metal panels and its frame has a large concrete lintel. A corbelled brick cornice is located at the top of the north wall. A matching cornice tops of the south elevation, which is composed of a solid brick masonry wall. The east elevation includes two rectangular windows with concrete lintels; the enframed areas of both windows are covered with plywood. This elevation has no cornice; a decorative brick frieze band capped with concrete is located at the top of the wall. The west elevation matches the east one, except for a projecting enclosed eave extending from the top of the wall. The garage is in fair condition, with a deep crack running diagonally on its east elevation and several bricks missing from its southwest corner.

The hotel's interior layout on the first floor was altered in the 1980s. A wall separating the bar from the dancing and dining hall was removed at approximately the same time as the bathroom addition was placed on the exterior of the south elevation. The second story was partially altered in 2005-2006, in order to retrofit it into use as a radio station. Extra roof supports were added. The original owner's living quarters, located upstairs on the east end were also altered. The space was turned into a conference room, supply closet, and employee break room. Two adjacent hotel rooms on the upstairs' north side were altered into a reception area and men's bathroom with ADA access. The other existing bathroom entry was altered to provide ADA access.

The six other rooms (former hotel rooms) and corridor on the west end retain their original dimensions and layout. The original entry doors were refinished and the transoms left in place. New carpets cover the floors, and the original heating radiators removed. In two rooms on the west side of the reception office and reception area, closets were recently added to enclose new heating and cooling ductwork. Despite these changes to the second story, the floorplan it still strongly suggests the layout of a hotel (see attachment).

The building's basement retains much of its original layout and contains the old boiler (not in use). It also contains the original wood-frame refrigeration area and chute where the beer kegs were rolled down into the basement from street level and kept chilled.

National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Name of Property Rialto Hotel

County and State Blaine County, Idaho

The Rialto Hotel is eligible for the National Register of Historic Places at the local level under Criterion A as a significant example of important commercial development in Hailey during the Great Depression. It is also significant because it was the first Basque-American owned business constructed on its Main Street.

The town of Hailey was established in 1881 in territorial Alturas County - located in the Wood River Valley - which covered most of south-central Idaho. Gold had been discovered in Alturas County as early as 1865, but lack of refining technologies for other precious metals such as silver and lead impeded further mining development. Hostile Native American tribes kept permanent Euro-American settlement out of the area until after the 1878 Bannock Indian War. The next year, silver lodes were uncovered southwest of present-day Hailey, and the first farms and ranches were established in the valley.¹

Former territorial congressman and famed stage owner John Hailey claimed several tracts of public land in the Wood River Valley. He became familiar with the area when he helped transport Army troops there during the Bannock War. After the war, Hailey filed on several pieces of property and started a ranch east of the Wood River. Following the resurgence of mining in the area, he planned to turn one of his Desert Land Entry claims into a new townsite. Three local investors and he formed the Hailey Town Company, and the site was officially platted in 1881. That year, the fledgling community won a hotly contested election with nearby Bellevue for the governmental seat of Alturas County.²

By the summer of 1882, John Hailey and his business partners sold most of the Hailey townsite to the Idaho-Oregon Land Improvement Company, which was a subsidiary of the Union Pacific Railroad. The Oregon Short Line (which later became part of Union Pacific Railroad) laid its tracks across southern Idaho from 1881 to 1883, with a branch line built from Shoshone to Hailey by 1883. Commercial and residential development in Hailey boomed from the 1880s to the late 1890s, during the apex and nadir of the Wood River Valley's mining industry. Mining efforts there continued sporadically throughout the early twentieth century.³

Portions of Alturas County were incorporated into a new county, named Blaine, in 1895. Hailey remained the county seat and served as an important railhead and supply center for the area's burgeoning agricultural industry. Cattle and sheep ranches dominated the rural areas of Blaine County, and John Hailey was reputed to have brought the first sheep bands to the area. The winter of 1889-1890 decimated many cattle ranchers in the Far West, and hardy sheep became the main livestock on the high desert and in mountainous areas. The sheep industry boomed in Idaho, growing from an estimated 614,000 head in 1890, to 2.1 million head by 1900.⁴

In comparison to other areas of the Far West, large-scale sheep ranching was late in coming to Idaho. Major flocks were first raised in California, Nevada and Oregon in the 1860s. They were ranged through southern Idaho on their way to established railheads for shipping to Eastern markets. Rapid expansion of the sheep industry and extended grazing patterns created a need for large numbers of herders. Since herding was considered a lowly position in agricultural work, newly arrived immigrants often took these arduous and lonely jobs. Men from the Basque country, an area located along the mountainous border of Spain and France, often worked as herders when they came to the United States.⁵

National Register of Historic Places Continuation Sheet

Section number 8 Page 2 Name of Property Rialto Hotel

County and State Blaine County, Idaho

Basques may have first traveled to the Americas in the 1600s and eventually moved throughout South America and Mexico. By the 1840s, some Basque immigrants became involved in large-scale sheep raising in Argentina. Others worked in the mines and in other economic enterprises. A decade later, many South American Basques followed the gold trail to new strikes in California and Nevada. When the gold rush declined, many found work on cattle and sheep ranches. As the sheep industry grew, Basques in the United States encouraged relatives in their homeland to come work as herders. Most of them had no shepherding experience, but quickly learned how to care for bands as large as 2,500 head.⁶

By the 1890s, John Hailey and Frank Gooding were two of the largest sheep raisers in Idaho. Gooding, a former Blaine County miner and merchant, had moved to the Shoshone area (south of Blaine County) by 1900 and was raising sheep. His brother Fred was also involved in the sheep business, and the brothers hired many Basque immigrants as herders. By 1900, there were roughly 270 people of Basque descent were living in southern Idaho; by 1920, the number had grown to 1,800.⁷

One such immigrant was Julio Astorquia, who came from the Basque country to the United States in 1913. He worked as a herder for Fred Gooding and lived in the Shoshone area. Julio married another Basque immigrant, Maria Aspitarte, in Hailey in 1918, and by 1930 they resided in Jerome (Jerome County). Julio continued working as a shepherd and had saved enough money to have assets of \$3,600, according to the 1930 census.⁸

After World War I, the sheep industry suffered heavy losses that continued through the Great Depression. The 1934 Taylor Grazing Act limited itinerant sheep herding and access to public land, which in turn negatively affected Basque workers who did not own property. Many looked for new economic opportunities. In 1934, Julio and Maria Astorquia invested their hard-saved money in a new venture in Hailey, buying two lots on its Main Street for construction of a hotel.⁹

As was the case for many immigrant groups, Basques were not always warmly welcomed in established Idaho communities. They had to overcome perceptions of being clannish (because they did not speak English) and "rough" (because of their social acceptance of liquor). Basque boarding houses sprang up in Idaho towns after the 1890s, often located by the railroad tracks, stockyards, or the more unsavory areas of town. They were important cultural centers for Basque herder, offering a taste of home life and social interaction during the winter months. Boarding houses also created acceptable work opportunities for Basque immigrant women, as well as the possibilities of finding a mate from their own cultural background.¹⁰

Before the 1930s, Basque residents and businesses could be found primarily on Hailey's River Street, south of the "red light district," or houses of prostitution. Two boardinghouses were located in this area of Hailey as early as the 1910s--one run by the Mendiola family and the other run by the Arriaga-Unamunos. The Menchacas also opened one near River Street in 1918; however, according to census materials, by 1930, none of the families were still running boardinghouses in Hailey.¹¹

Before the Great Depression, Hailey businesses had already suffered from a long economic recession, starting with the decline of mining during the early part of the century. When the nearby Triumph Mine reopened in the 1930s, it helped to precipitate a small business boom in Hailey. Several federal public works programs, such as the Civilian Conservation Corps and the Public Works Administration, brought funding and workers in to the area for Forest Service construction and maintenance projects. The programs also funded construction of other public buildings, roads and bridges.¹²

National Register of Historic Places Continuation Sheet

Section number 8 Page 3 Name of Property Rialto Hotel

County and State Blaine County, Idaho

Local building contractor and later Hailey mayor John M. ("Jack") Rutter became involved in several public and private building projects throughout southern Idaho at this time. He arranged a mortgage of \$11,900 with Julio Astoriquia. The mortgage covered the costs of the lots on Main Street and subsequent construction of buildings there. Rutter supervised the hotel's construction, which started in August and was completed on November 22, 1934.¹³ He constructed three similar buildings in Hailey from 1934-1936, all with red brick shipped from Salt Lake City. Besides the Rialto Hotel, he built the nearby Harris Block on Main Street (1935), and the Masonic Lodge (NRHP# 08000869) on the southeast corner of Croy Street and South 2nd Avenue (1936). All three had modest Art Deco detailing, a style popular from 1920 to 1940 in the United States.¹⁴

The Hailey newspaper closely followed the Rialto Hotel's construction in 1934, with several articles appearing on its front pages. In July the paper announced "a fine improvement to be made on the corner of Main and Croy Street" that would replace "the old run-down dump known as the Royal Café." The newspaper also emphasized that the hotel would have a "beer parlor without seats and gaming of any kind," to dispel stereotypical notions of Basque patrons as loiterers, heavy drinkers and gamblers.¹⁵

On November 22, 1934, the *Hailey Times* newspaper ran a story with the following headline: "New Block will be Opened with Social Function: Hotel Rialto Nears Completion, Marking Real Advance of Basque Citizens." The article emphasized that the Astoriquia's new hotel was "the first business building of importance to be erected in Hailey for years," and that it "will add much to the beauty of the place." It was also the first Basque boardinghouse located in a "respectable" area of town - on Hailey's Main Street, no less. The hotel's opening included a reception and dancing, with music provided by a "special" Basque band from Boise. The Rialto Hotel thrived and did well enough that the Astoriquias were able to pay off their mortgage by 1938.¹⁶

In 1936, Another Basque family started a boarding house and bar in Hailey; David and Maria Epifania Inchausti ran the Gem Bar and a boarding house, located near Bullion and River streets, for several years. In the late 1940s, both boarding houses traded off hosting annual Basque dinners that were open to the public. The dinners were used to raise funds for St. Charles Catholic Church in Hailey. The Basque dinners became an annual community tradition, and provided an opportunity for area residents and visitors to experience Basque culture and cuisine. In 1958, the dinners were moved to a newly constructed parish hall near the church. The annual event was eventually incorporated into the nationally recognized "Trailing of the Sheep" festival, which was launched in 1997. The week-long festival celebrates the history and culture of the Wood River Valley's sheep industry.¹⁷

The Astoriquia family owned the Rialto Hotel until 1973. It was the longest-operating Basque boardinghouse in Blaine County. The building was used as a bar and restaurant for several more years, and was renamed the Hailey Hotel in 1980.¹⁸ In 2009 the upstairs portion is being used as a local radio station, and the downstairs is occasionally used as a public bar. Though slightly altered over the years, the building retains its historic importance as an example of the resurgence of commercial development on Hailey's Main Street during the 1930s. It also serves as an important reminder of Hailey and Blaine County's Basque-American history and culture.

National Register of Historic Places Continuation Sheet

Section number 8 Page 4 Name of Property Rialto Hotel

County and State Blaine County, Idaho

END NOTES

1. Merle Wells, *Gold Camps and Silver Cities* (Moscow, Idaho: Idaho Department of Lands, Bureau of Mines & Geology, 1983), 112-114; Spence, C. Clark, *For Wood River or Bust: Idaho's Silver Boom of the 1880s* (Moscow and Boise, Idaho: University of Idaho Press, Idaho State Historical Society, 1999), 3-9. See also McLeod, George, Chapters III and V in *A History of Alturas and Blaine Counties, Idaho* (Hailey, Idaho: *The Hailey Times* [newspaper], 1930).
2. Spence, 16, 83; see also John Hailey," Idaho State Historical Society (ISHS) Reference Series No. 543, (Boise, 1971. See also 1883 Blaine [Alturas] County Survey Map, available online at the Bureau of Land Management (BLM) office's website for General Land Office (GLO) Records, <http://www.blm.gov/search.html>, accessed July 2008.
3. McLeod, 47; Wells, 114; Spence, 15-17, 57.
4. John and Mark Bieter, *An Enduring Legacy: The story of the Basques in Idaho* (Reno: University of Nevada Press, 2000), 3-4, 35.
5. Bieter, 35. See also Jeronima Echeverria, *Home Away from Home: A History of Basque Boardinghouses* (Reno: University of Nevada Press, 1999), 24-26; and "Sheep in Nevada: A History," in "The Shepherders of Nevada Multimedia Exhibit" (University of Nevada Reno, Special Collections), accessed online at <http://www.knowledgecenter.unr.edu/shepherders/chronology.html>, March 2008.
6. Echeverria, 28-29; Bieter, 27.
7. Bieter, 35. See also census and other historical records on John Hailey and Frank and Fred Gooding, 1880-1930, online at *Ancestry.com*, accessed July 2008 and February 2009.
8. See census and other historical records of Julio and Maria Astorquia, online at *Ancestry.com*, accessed July 2008 and February 2009.
9. Bieter, 82-83; Echeverria, 32-33. For information on the Astorquia's purchase of the lots in Hailey, see Warranty Deed dated 17 July 1934 between Julio Astorquia and J. F. McClure, on file in Blaine County Courthouse, Hailey, Idaho.
10. Bieter, 36-39; Echeverria, 50-51.
11. Echeverria, 184. See also census records, 1910-1930, for the Mendiola, Arriaga-Unamuno, and Menchaca families, online at *Ancestry.com*, accessed March 2009.
12. For information on the Triumph mine, see Wells, 118. For general information about Idaho during the Great Depression, see Carlos Schwantes and Harley Johansen, contributors, "Idaho," Microsoft® Encarta® Online Encyclopedia 2008, <http://encarta.msn.com>, accessed March 2009. See also TAG Historical Consulting, "Reconnaissance-level Survey of Hailey, Idaho," 2007, on file at the Idaho State Historic Preservation Office (ISHPO), Boise, Idaho.

National Register of Historic Places Continuation Sheet

Section number 8 Page 5 Name of Property Rialto Hotel

County and State Blaine County, Idaho

END NOTES, CONTINUED:

13. "Brick Block to be Built for Business: Local Men Launch Substantial Improvements on Main and Croy Corner," *The Hailey Times*, 12 July 1934, 1. See also Mortgage Record dated 20 December 1934 between Julio Astorquia and John Rutter, on file in Blaine County Courthouse.

14. Barbara Perry Bauer and Elizabeth Jacox, "Hailey Masonic Lodge," National Register of Historic Places Nomination, 2008. On file at the ISHPO:

15. *The Hailey Times*, 12 July 1934, 1. For cultural stereotypes of Basque herders, see Bieter, 57-59.

16. *Ibid.*, 22 November 1934, 1.

17. For information on the Inchausti family, the Gem Bar and boardinghouse, and the early days of the annual Basque dinner, see the following: Interview with Rose Inchausti Mallory by Ginger Piotter, 10-18/1984 (OH211-212); [Rose Mallory], "History of Basque Dinner in Hailey" (MS-0026), both on file at the Regional History Department, Ketchum Community Library, Ketchum, Idaho. See also notes of interview with Rose Mallory by author, July 2008, in author's files. For information on the Trailing of the Sheep Festival, see "A Little History," at the "Trailing of the Sheep Festival" website: <http://www.trailingofthesheep.org>, accessed March 2009.

18. For information on the remodeling of the hotel and its change of name, see Building Permits concerning the Hailey Hotel, Inc. (1980, 1994), on file at the City of Hailey, Idaho.

National Register of Historic Places Continuation Sheet

Section number 9 Page 1 Name of Property Rialto Hotel

County and State Blaine County, Idaho

BIBLIOGRAPHY

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- Bauer, Barbara Perry and Elizabeth Jacox. "Hailey Masonic Lodge" National Register of Historic Places Nomination, 2008. On file at the Idaho State Historic Preservation Office (ISHPO), Boise, Idaho.
- Bieter, John and Mark Bieter. *An Enduring Legacy: The Story of Basques in Idaho*. Reno: University of Nevada Press, 2000.
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- Davies, Joan. Notes of conversation with author at Hailey, Idaho, July 2008. Notes in author's personal files.
- Echeverria, Jeronima. *Home Away from Home: A History of Basque Boardinghouses*. Reno, Nevada: University of Nevada Press, 1999.
- Hailey, Idaho. City of Hailey building permits. On file at Hailey City Hall. Accessed July 2008.
- The Hailey Times*, July-November, 1934.
- Hawley, J. H. *History of Idaho: Gem of the Mountains*, Vol. 3. Chicago: Clarke Publishing, 1920.
- "A Little History." Online at the "Trailing of the Sheep Festival" website: <http://www.trailingofthesheep.org>. Accessed March 2009.
- Mallory, Rose Inchausti. Notes of interview with author, Hailey, Idaho, July 2008. In author's personal files.
- _____. Recorded interview by Ginger Piotter, 18 October 1984. On file at the Regional History Department, Ketchum Community Library, Ketchum, Idaho [hereafter Ketchum Community Library].
- _____. "History of Basque Dinner in Hailey." Manuscript MS-0026, on file at the Ketchum Community Library.
- McLeod, George A. *A History of Alturas and Blaine Counties, Idaho*. Hailey, Idaho: The Hailey Times [newspaper], 1930.
- "Rialto Hotel, Hailey" [c. 1930s]. Folder #0053, Historical Photograph Collection, Ketchum Community Library.
- Rutter, Jack. Recorded interview by Teresa Bergin, 1981. On file at the Ketchum Community Library.

National Register of Historic Places Continuation Sheet

Section number 9 Page 2 Name of Property Rialto Hotel

County and State Blaine County, Idaho

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National Register of Historic Places

Section number Photos Page 1

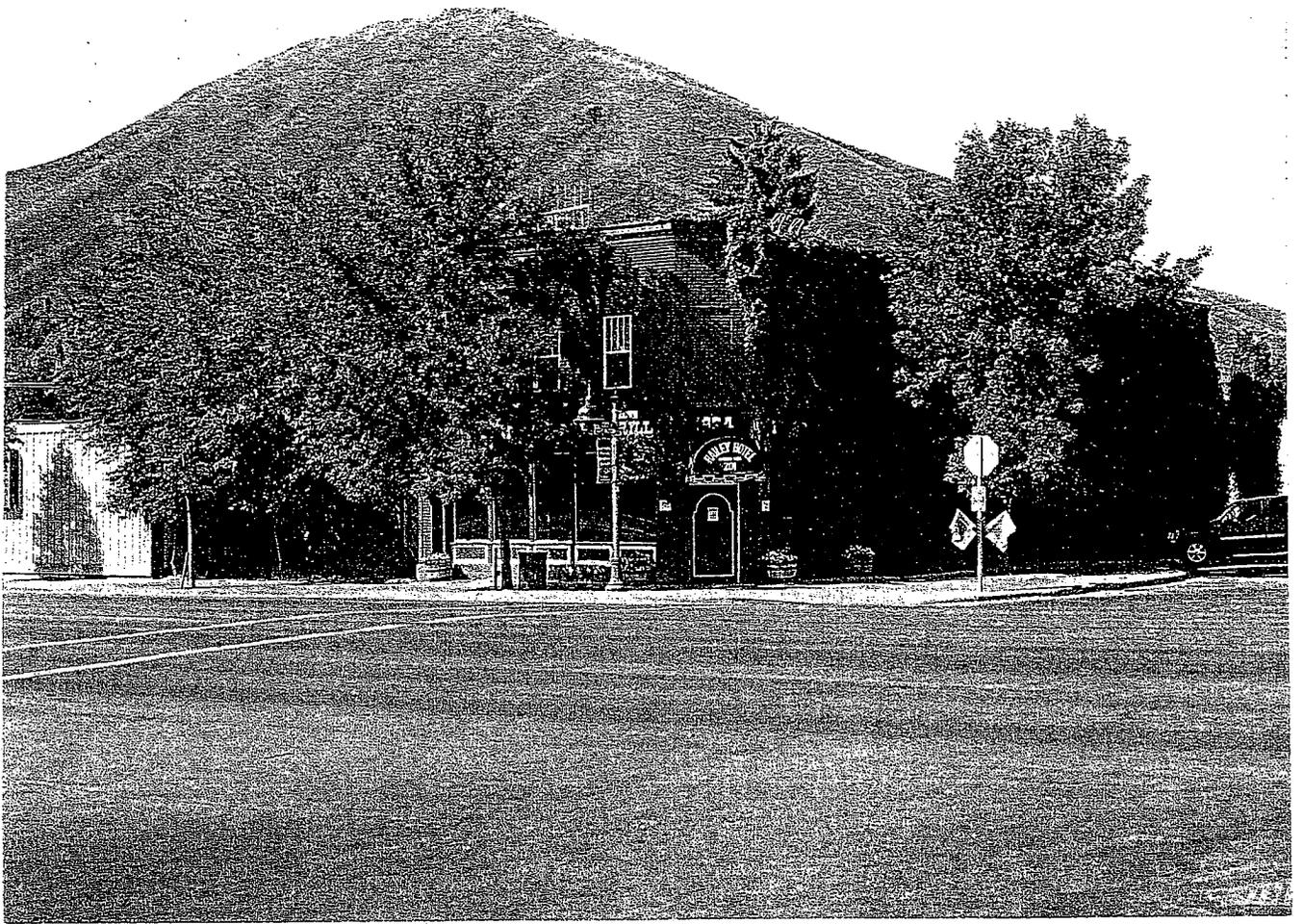
Name of Property The Rialto Hotel
County and State Blaine County, Idaho

PHOTOGRAPHIC DOCUMENTATION

The Rialto Hotel
Blaine County, Idaho
Photographs taken by **Error! Reference source not found.**
Photographs taken July 4, 2008
Original negatives on file at the Idaho State Historic Preservation Office

- Roll 1, Photo #17 (1 of 5): Building's east and north elevations; view looking southwest
- Roll 1, Photo #23 (2 of 5): South elevation; view looking northeast
- Roll 1, Photo #24 (3 of 5): South elevation, view looking northwest
- Roll 2, Photo #3 (4 of 5): West elevation, view looking east
- Roll 2, Photo #4 (5 of 5): Garage, view looking southeast

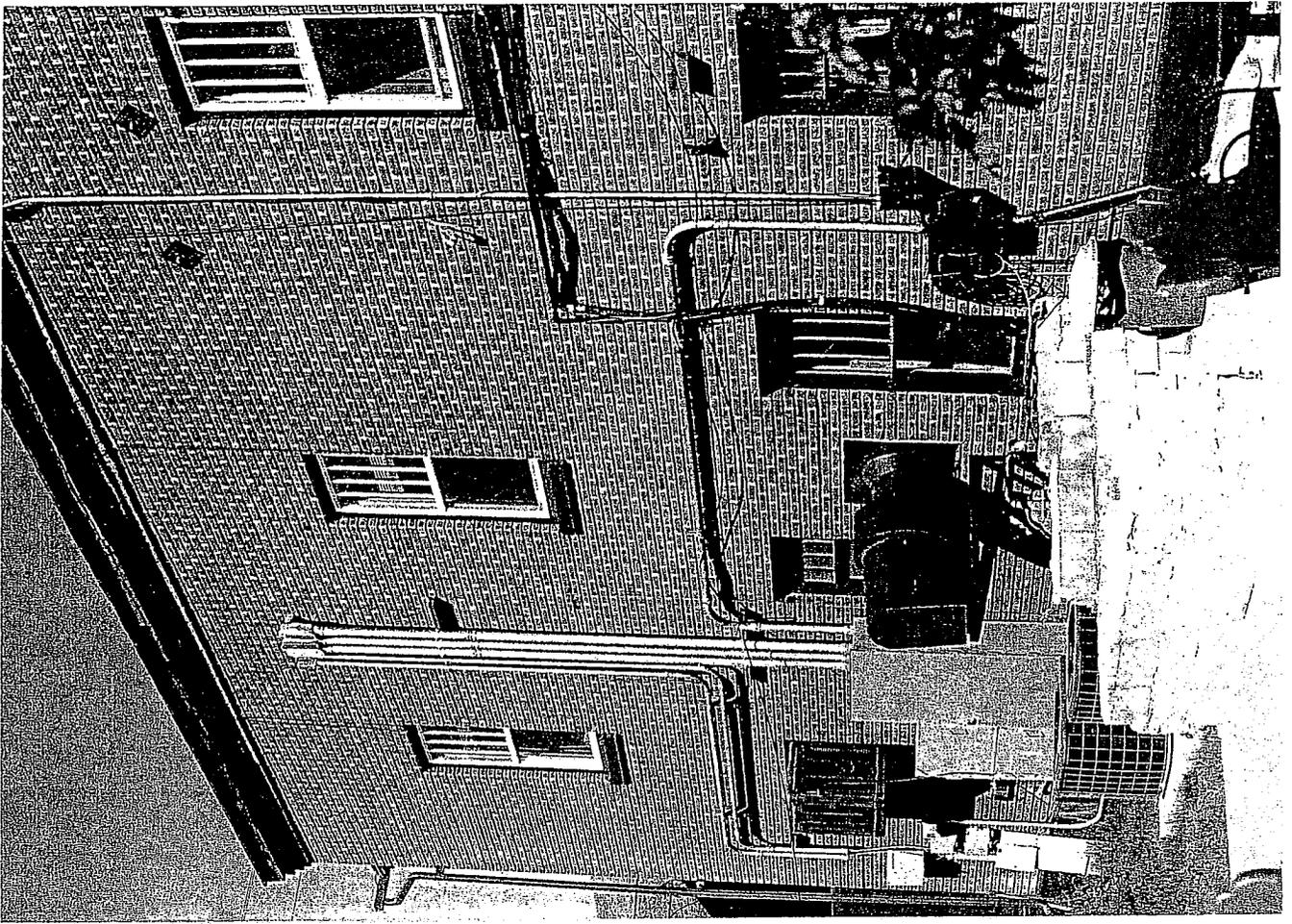
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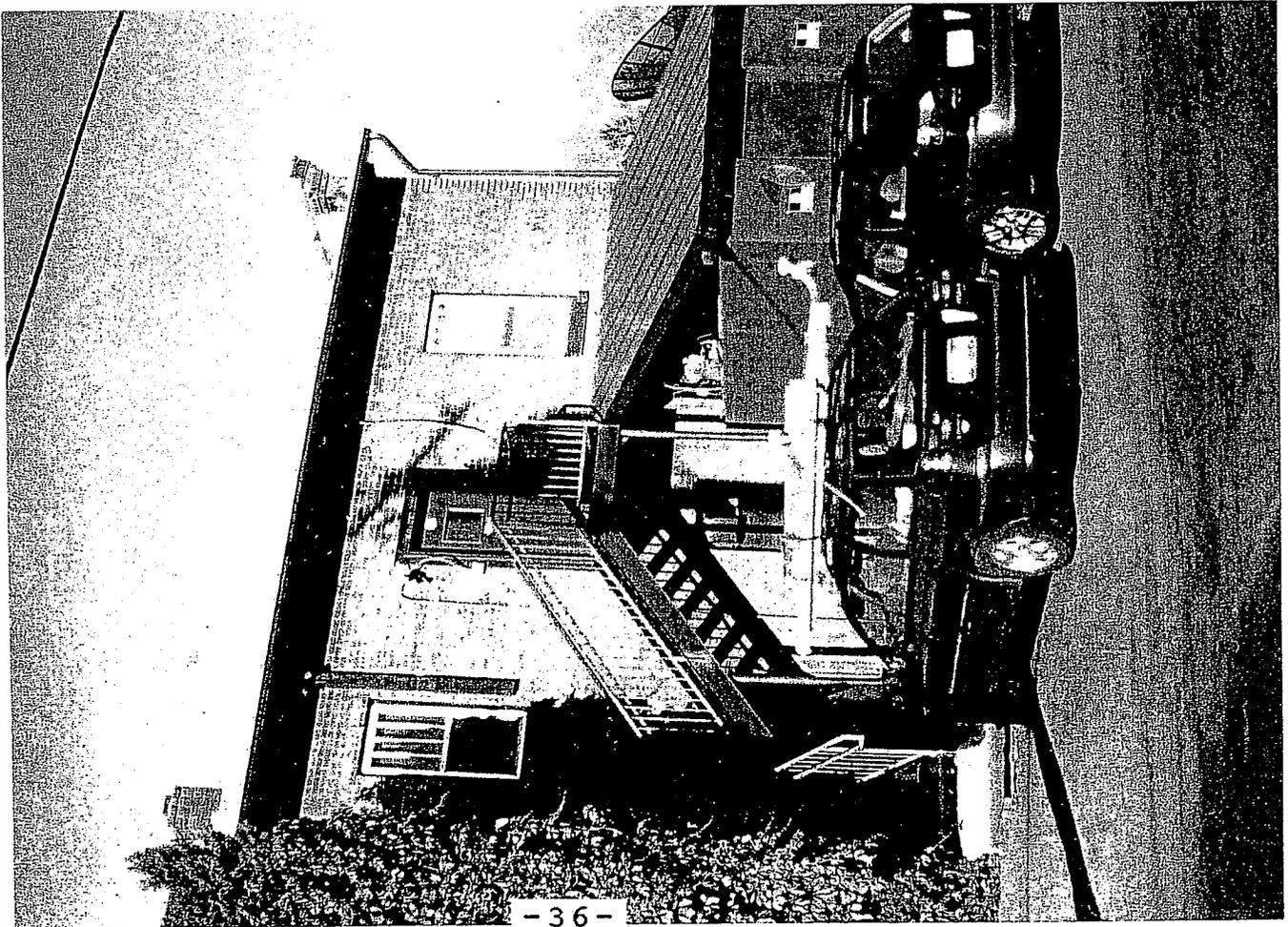
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