

United States Department of the Interior
National Park Service

Listed 11 March 2010
NRHP Ref # 10000073

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Troy Downtown Historic District

other names/site number _____

2. Location

street & number 339 S. Main St. through 527 S. Main St. not for publication

city or town Troy vicinity

state Idaho code ID county Latah code 057 zip code 83871

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Kenneth C. Reid
Signature of certifying official Title Kenneth C. Reid, Ph. D. - Deputy SHPO

1 February 2010
Date

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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	
12	5	buildings
		district
		site
		structure
		object
12	5	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

1

6. Function or Use

Historic Functions
(Enter categories from instructions.)

- COMMERCE/TRADE/Specialty Store/Restaurant/
- Financial Institution/Business
- SOCIAL/Meeting Hall
- DOMESTIC/Hotel/Multiple Dwelling
- RECREATION & CULTURE/Theater
- GOVERNMENT/Government Office/Post Office
- EDUCATION/Library

Current Functions
(Enter categories from instructions.)

- COMMERCE/TRADE/Specialty Store/Restaurant
- GOVERNMENT/Government Office
- SOCIAL/Meeting Hall
- EDUCATION/Education-related

7. Description

Architectural Classification
(Enter categories from instructions.)

- LATE 19TH AND EARLY 20TH CENTURY
- AMERICAN MOVEMENTS
- LATE VICTORIAN/Italianate

Materials
(Enter categories from instructions.)

- foundation: CONCRETE; STONE
- walls: BRICK; WOOD/Plywood/Particle Board
- roof: ASPHALT
- other: WOOD; METAL/Aluminum
- GLASS

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Troy Downtown Historic District is located in the town of Troy (population approximately 800), in Latah County in northern Idaho. The town is situated in a steep valley with rugged, wooded hillsides. The commercial core of the town has historically consisted of just two blocks on South Main Street (also State Highway 8), which follows the meandering path of Big Meadow Creek resulting in a grid not oriented on a straight N-S line. Historically, the commercial area of town was bookended on the northwest by a large lumber mill and on the southeast by a grain elevator complex. Neither of these facilities is extant. The Historic District includes only the west side of Main Street, as the east side developed later and in a much different fashion. The two-block Historic District consists of lot-line to lot-line development with party walls, like most typical commercial districts; the east side of the street features empty lots (some never developed) varying setbacks and wider range of construction dates. The buildings in the Historic District are primarily one- and two-story brick commercial buildings, some with vernacular Italianate detailing. Of the 18 buildings in the Historic District, 13 are contributing and 5 are noncontributing.

Narrative Description

The Troy Downtown Historic District is located in Troy, Idaho, a town of about eight hundred people in southwestern Latah County. Troy is approximately eleven miles east of Moscow, Latah County's largest city, in a valley bordered by the rolling hills of the Palouse prairie on the west and south, and steep hills covered with stands of timber to the east. Main Street, a wide thoroughfare that is part of State Highway 8, runs northwest to southeast through the community's business district.

The Troy Downtown Historic District includes eighteen buildings on the eastern half of Blocks Three and Four on the southwest side of S. Main Street, between Fourth Avenue and Sixth Avenue. The buildings, which face northeast, were constructed between about 1898 and 1953, the Period of Significance. They are brick or brick-faced, although some of them have been covered with other materials. Fourteen of the buildings date between 1905 and 1916, a period of rapid commercial growth in Troy. One building was constructed about 1898, one in 1928, and two in the 1950s. The buildings illustrate the evolution of Troy's business district from the late nineteenth century to the mid-1950s. Thirteen of the buildings contribute to the historic district and five are

noncontributing. One building, the Reitmann Hotel, was previously listed in the National Register of Historic Places.

The majority of the contributing buildings constructed between 1898 and 1916 are vernacular, one- or two-part commercial, brick-front buildings. Some exhibit Italianate influences illustrated by prominent cornices, decorative brickwork, and brick details over windows that imitate the window hoods so prominent in the style. The later buildings exhibit less detailed stylistic elements. The Italianate style of many of the early buildings suggests a common influence. In particular, the window hood effects on the Reitmann Hotel (Photograph 18) and the Christie Pioneer Store (Photograph 4) and the stepped coronas on the Range Market (Photograph 2), the Sullivan Building (Photograph 3), the Troy Bank (Photograph 9), the Troy Post Office (Photograph 14), and the Smoke House (Photograph 15) show a marked similarity in design and craftsmanship.

Many local residents attribute this work to Olaf Rudeen, a prominent mason and contractor who came to the area in the 1890s and worked there for at least two decades. Rudeen was born Olaf Rudin in Varmland, Sweden in 1860. In the early 1880s, he and his brothers, Carl and John, immigrated to Minnesota. His wife, Christena and children, Axel and Anna, joined him in 1886; their sons, Paul and Herbert, were born there. Olaf Rudin began working in construction during this period. In 1891, the family moved to Superior, Wisconsin. At some point, Rudin changed the spelling of his last name to Rudeen, which more precisely expressed its pronunciation. In the 1890s, his cousin Joseph Carlson, who had established a farm on Burnt Ridge near Troy, encouraged Rudeen to investigate the area. Subsequently, the family relocated and established a farm on Burnt Ridge. The 1900 census record identifies him as Olif F. Rudeen, lists his wife and children, and notes his occupation as farmer. In 1904, Rudeen built an imposing brick-faced home for the family on their property. By then, he was working principally in construction and his sons were operating the farm. The 1910 census lists his name as Olaf O. Rudeen and identifies his occupation as stonemason and contracting. The 1920 census shows him as Olaf Rudine and his occupation as bricklayer; by this time, Rudeen was nearly sixty and he and his wife Christena had moved to Spokane. Olaf Rudeen died in 1929. Documentary evidence that would confirm Rudeen's work on Troy buildings has not been discovered, but local tradition indicates Rudeen may have built the Reitmann Hotel and other buildings in the 1905-1916 period.¹

Resource Description

FN	Name	Address	Date	C/NC
001	Troy News	339 S. Main	c. 1905	NC

This wood frame building, constructed after the 1903 fire that destroyed most of the block, was fireproofed with brick in the 1920s. The original entry to the building was on the outside corner, but the entry is now on the inside corner. An aluminum awning covers the width of the building, shading a large rectangular window. The upper façade is covered in aluminum siding. The Fourth Avenue side exhibits a recently painted mural. This building is noncontributing to the Historic District because the aluminum siding and awning conceal most of the original brick elements.

B. S. Nelson built the frame building here in 1905. James K. Shepherd bought it in 1909, operated a real estate business here, and leased space to a restaurant. Several owners held the property in the 1910s and 1920s; B. S. Nelson moved his newspaper business here in the late 1920s and fireproofed the building. Harry and Jean Phelps bought the *Latah County Press* in the mid-1940s and operated it with the help of their daughters, Lois and Dorothy. In 1955, Rutherford Erickson, who owned the adjoining building, bought the property, remodeled both buildings, and expanded his grocery and meat business.

002 Range Market 339 S. Main Street c. 1905 NC

Although buildings 001 and 002 now share the same address, they originally were separate structures. The lower one-third of the façade is covered in aluminum siding, with the exception of brick pilasters at each end. Two small sliding windows appear in the siding. The upper portion of the façade reveals the original Italianate-inspired brick design, with corbelling under a brick cornice and above a brick belt course. A brick panel is centered between the pilasters. Given the extensive obscuring of the façade, the building is considered noncontributing.

Gustaf Janson and his son Andrew constructed this building in 1905, to hold their Range Market, a meat market. They leased the business to G. A. Hagen in 1910. Arthur Flint bought the business in 1916 and expanded it to a grocery and meat business. Flint sold the building in 1921, and it remained empty for a period of time. In 1938, Eldon Strom rented the building and operated an electrical shop in it; Harry Campbell, a carpenter, also occupied the space. Wilbur Parkins bought the building in 1946, and converted it to a frozen-food locker business, with three hundred lockers in the rear of the store. In 1946, John Lingren rented the front of the building and started a grocery store. Lloyd May purchased the business in 1948, and in 1950, sold it to Rutherford Erickson, who also owned the building to the northwest. Erickson expanded his own meat and grocery business into the building.

003 Sullivan Building 405 S. Main 1906 C

A centered entry door separates two storefronts and opens to stairs that lead to the second floor of this Italianate-inspired, two-story brick building. The brick is painted yellow and the trim is green. The centered entry door is sheltered by a hipped awning covered in composition shingles. Each storefront has a single entry door framed by glass panels and a glass transom and recessed between two large, glass windows. The clerestory consists of five panels of leaded glass with bands of diamond patterns. Eight windows with brick lintels appear on the second floor. Brick pilasters are at each corner and at each side of the entry door. Originally, the entry door pilasters rose past the roof line to contain a square parapet, which has been removed. Despite the loss of the parapet, the building retains good integrity.

C. A. and Lucinda Sullivan constructed this building in 1906. Originally, the northern section held a meat market and the southern section held Louis Wallner's department store. Christie's Pioneer Store moved into the north section in 1925; in 1929, a bakery, which later included a restaurant, took over the space. During the 1920s, Washington Water and Power leased the south section and added a twenty-five foot shop to the rear. Offices may have occupied the upstairs space during the first decades, but by the 1940s, it held apartments. In 1945, Eldon Strom bought the building and installed his electric and plumbing business, eventually adding hardware and appliances.

004 Christie Pioneer Store 407, 409, 411 S. Main 1906 C

Until recently, the façade of this two-story, Italianate-inspired, red-brown brick building was covered with corrugated aluminum siding. Similar to the building at 405 S. Main, this structure has two store fronts with a central entrance door to the stairs leading to the second story. A panel of six windows tops the doorway. On the southernmost storefront, the door in the recessed entry is centered between two-third length glass panels. Two large single-pane windows with a clerestory above complete the storefront, and kickplates below the windows have wood insets. The northwestern storefront has the same configuration, but the door area has been filled in and a modern aluminum window placed at the center. Pilasters at each corner and at each side of the centered, second story entrance extend to the roofline. On the second level, a metal band tops the cornice; corbelling is present under the cornice. Below, a continuous brick course extends over the eight, one-over-one windows with arched brick lintels. A continuous brick sill course runs beneath the windows and another brick course separates the two stories of the building above the storefronts. The building retains very good integrity.

Ulrick Reitmann constructed this building in 1906. The Christie Pioneer Store occupied the space for a few years, and the upstairs held rented rooms. By 1909, the building was vacant. Alfred Ekholm bought the building in 1927, and ran a tailor shop and department store here. By 1929, a movie theater was in the northern section and a bakery in the southern section. The upstairs was converted to apartments in the 1940s or 1950s, and retail stores operated in the lower level. During the 1950s, the property was occupied by Hunters' Department Store.

005 Botten Building 413-415 S. Main 1909 NC

This one-story building is red brick. On the southernmost storefront, a double glass entry door is framed by large plate-glass windows and a decorative wrought-iron rail runs across the front of the windows. Brick pilasters and piers modify the original pilasters. On the northern storefront, the door has been moved from its original centered location and is surrounded by brown wooden panels. Brown wooden panels cover most of the lower half of the storefront and hold new casement windows. Some of the original brickwork remains at the ground level of the building and on the upper façade, but the cornice is covered by an aluminum panel. Because of the extensive changes to its façade, this building is noncontributing to the Historic District.

John Botten built this building in 1909, to hold his hardware and furniture store. Henry Kaaen bought the building in 1937, and also operated a hardware store here. He utilized the north side of the building for storage. After the partition he closed off effectively created two buildings, the Troy Grange purchased the northern building.

006 Lane's Thrift Store 417 S. Main Street 1928 C

A centered door appears on the one-story building's facade, the lower section of which is faced with vertical unpainted wood. Two large plate-glass windows flank the door. A large aluminum panel appears over the door and windows. Although the storefront has been modernized, the upper level exhibits the original blonde brick and holds a recessed panel; the cornice is covered with a metal cap. Although the aluminum and wood siding obscures parts of the building, the upper part of the façade illustrates the transition from Italianate style to a less decorative, one-part, brick-front commercial building.

Fern Duthie Cooper built this building in 1928, and rented it to R. F. Lane, who operated Lane's Thrift Store.

007 Troy Drug 419 S. Main 1953 C

This one-part commercial building, faced with blonde brick, was constructed in 1953. A recessed entry door is centered between two large display windows, and a brick lintel appears over the windows and doors. A band of aluminum covers the roofline. The building illustrates the evolution in commercial architecture during the mid-century in Troy and is contributing to the Historic District.

The building previously on this site burned in the early 1950s. This building was constructed in 1953 to house C. Arthur Johnson's Troy Drug.

008 Troy Variety Store 421 S. Main 1950 C

The one-part commercial building faced with red brick was constructed in 1950 after a previous building on the lot was torn down. A modern entrance door on the southern side and two large display windows are surrounded by green metal panels and aluminum frames. Three pieces of vertical board are attached to the upper façade and probably held a commercial sign at one time. An aluminum canopy covers the roof line. The building illustrates the evolution in commercial architecture during the mid-century in Troy and is contributing to the Historic District.

Walfrid and Edith Lundberg built this building in 1950 and operated the Troy Variety Store here; their living quarters were in the rear. The building operated as a variety store until 1975.

009 Bank of Troy 423 S. Main c. 1910 C

This one-part blonde brick building on a stone foundation exhibits an Italianate-inspired style. The lower portion of the building is painted yellow, and the trim is green. At the front corner, a square column supports a triangular entrance bay with steps leading from two sides. The glass entry door is flanked by three-quarter length glass windows with clerestory above. Large plate-glass windows are on the façade; their transoms have been filled in with wood. Wide sills with raised details highlight the windows. On the Fifth Street side, four rectangular windows with filled in-transoms appear; a side entry door is placed between the third and fourth windows. The parapet roofline features a cornice with belt course and prominent corbelling. A brick chimney with slightly flared cap is at the rear of the roof. The building exhibits good integrity and is a fine example of a Troy commercial building.

The Bank of Troy built this building in 1909 or 1910, and occupied it in 1910. In 1941, the bank moved to a new building across the street and leased the former bank to the United States Postal Service. The Troy Post Office was located here until 1957.

010 Olson Johnson Co. ^{501/503} 501 S. Main 1912 NC

The façade of this brick one-part commercial building carries large display windows with a brick divider between them. Above the storefront area, aluminum covers the former mezzanine windows, and a metal cap covers the cornice. On the Fifth Street wall, a large garage door has been installed to accommodate school buses; narrow windows appear on each side. To the rear of the wall, two recessed entry doors appear, providing access to offices. Other windows have been bricked in. Extensive changes to the façade and its aluminum covering hide original features and render this building noncontributing.

Olaf Olson and August Johnson built this building in 1912, replacing the former wooden structure that housed their Olson and Johnson Company. Their general merchandise store operated here until 1922, when the building was sold to T. A. and K. T. Myklebust, who ran the Myklebust Department Store until 1925. In 1925, the Emerson Mercantile Co. of Pullman, which had purchased the building two years earlier, leased the building to N. Williamson, who operated it as the Williamson Department Store until 1933. In 1934, Frank Green took over the store and renamed it the Troy Mercantile. After Green's store closed in 1939, a Signal Oil Company gas station did business here for a short time. The building was then used for community events, and the mezzanine held a library during the 1940s. In 1950, the local school district purchased the building and converted it to use as a garage and offices.

011 Olson Johnson Co. ⁵⁰⁵ 503 S. Main 1912; 1947 C

Olson and Johnson built this building at the same time they constructed 501 S. Main. Remodeling took place in the late 1940s, when the building was converted to a theater; it retains the appearance of a historic theater. The building is faced in white, vertical panels on the lower level. An entrance on the southeastern end of the building contains a glass and wood door and a sloped section with an oval opening—now filled in—that likely served as a ticket office. A large plate glass window is centered on the lower façade. A wooden canopy is held up by chains, and a brick marquee rises from the canopy. Two small windows appear at each end of the upper façade, and the original bricks are visible at its top. The building reflects the remodeling and evolution typical of commercial districts in the late 1940s and is contributing to the historic district.

Until 1938, this building was utilized in conjunction with the businesses at 501 S. Main. In 1938, Frank Green sold the building to Herschel and Cam Barker, who opened Barker's IGA. The IGA store closed in 1942, and a

015 Smoke House 517 S. Main 1905 C

This one-story, Italianate-inspired, blonde brick building resembles others of the same era. The centered, recessed entry holds a door surrounded by vertical wood. Two full-length windows are to each side, and an air conditioning unit appears above the door. Two display windows appear to each side of the entry. The top half of the southernmost window has been filled in with painted wood, and brick walls beneath the windows replace the original brick design. Brick pilasters at each corner of the building extend to the roofline. Checkerboard brick friezes in a recessed and projecting pattern appear above the windows, and a short brick belt is under the friezes. The cornice features corbelling. Although the storefront has been modified, the upper façade displays the Italianate-inspired brickwork typical of early-twentieth-century architecture in Troy's downtown and retains its original storefront configuration. The building contributes to the historic district.

Halvor "Christie" (Christiansen) built this building in 1905. His two sons, T. H. and Martin H. Christie, later established the Smoke House, a café and cigar, tobacco and candy store. Pool tables and cards provided entertainment for customers. G. A. and Susie Shepherd bought the business in 1943. Warren Haverberg leased the business after G. A. Shepherd died and later married Susie Shepherd. They continued to operate the Smoke House into the 1960s.

016 Olson Johnson Co. 519 S. Main c. 1905, 1934, 1980s C

This red brick, one-story building has a large entry door that appears on the southernmost end and aluminum-framed glass panels on each side. A four-section window is above the door. Three large, aluminum-framed display windows to the south are under two rows of multiple-framed windows. Vertically-laid brick cornice details appear over a brick belt course. A centered panel with diamond brick pattern appears below the cornice with a metal sign in the center of the upper façade that announces the "Troy City Hall". Changes to the storefront are modern; however, the openings are in their original configuration and the upper detailing is intact. The building contributes to the historic district.

Olson & Johnson probably built this building in 1905 or 1906. They operated a hardware store in the north section and rented the south section to a number of businesses, including a candy store and lunch counter. In 1934, the City of Troy bought the building and remodeled it as a fire department. In the late 1960s, Troy City Hall was established in the building, and it was remodeled again in the 1980s to accommodate city offices.

017 Olson Johnson Co. 521-523 S. Main c. 1905-1906 NC

This building has been extensively remodeled. Door-height, rusticated concrete block pilasters are all that remain of the original façade, which has been covered by wide horizontal wood siding. A central, recessed entryway holds a modern door centered and a window on the south side. A separate window appears on the north side of the entry. Three-panel windows are on each side of the entry, and a louvered vent appears above each of the windows. Three more louvered vents are at the roof line. The building is noncontributing due to the extensive changes in its appearance.

A former frame building on this lot was the site of the original Bank of Troy. After the bank moved, the building was demolished and this building constructed in its place for Olson and Johnson. Frank Gates bought the building and rented space to several professional men, including a veterinarian, a dentist, and a number of lawyers. In 1915, W. M. Duthie bought the property and used it as a business office. The Sweet Shop occupied the building during the 1920s, and it held the Star Café beginning in 1939. In 1941, Fred Hecht bought the building and with a partner, Bob Olson, ran a repair shop and gem store on the north side. A liquor store occupied the south side. Norman Berg bought the building in 1945 for Berg's Sport Shop.

018 Rietmann Hotel **525-529 S. Main** **c. 1898; c. 1901** **C**

This large, two-story, flat-roofed, brick building reflects the Italianate style. Five brick pilasters divide the façade into four unequal bays. On the lower level, a modernized storefront appears under a wood awning in the southernmost bay. In the next bay, a prominent hood marks the significance of the hotel's original entrance. The next bay includes a centered, modern window, and the northernmost bay holds full-length windows and another entryway. On the second floor of the façade, eight large rectangular windows have been filled in partially or completely, but the original pattern of fenestration remains strong. Above each window are brick arches consisting of three rows of rowlock bricks. A connecting course of header brick extends between them, creating a flowing effect that is accentuated by red paint. All of the windows have rowlock brick sills. The façade is capped with a corbelled cornice and parapet. The Sixth Street wall is divided by five pilasters into four bays. On the ground floor, the front bay contains three windows completely filled in with concrete blocks. The second bay also has two filled-in windows. The third bay contains a tall arched doorway, with the upper space filled in to accommodate a metal door. One window in this section is completely filled in; the other is topped by a metal awning. The rear bay features two first floor windows and an entrance. The entrance has an aluminum screen door surrounded by glass and plastic panels and topped by a curved lintel. More than half of the window openings on the first story have been filled in with concrete block. The continuous red-painted arch and header brick course elements from the second story of the Main Street elevation are continued three-quarters of the way along both the first and second stories of the Sixth Street elevation. Troy (Vollmer) Sanborn maps reveal that the end section was added to the building sometime between 1901 and 1905. This is also evident because of detail differences between this portion of the building and the original portion; the newer portion lacks the continuous belt courses, has no decorative cornice, and the parapet wall is lower. The building retains good integrity. It was listed in the National Register of Historic Places in 2002.

Ulrich Rietmann, a native of Switzerland, arrived in Latah County in 1890, and built the Rietmann Hotel - the first brick building in Troy - at the end of that decade. On its second floor, the establishment provided lodging for workers and railway passengers, while on the hotel's ground level, various shops and offices offered an array of goods and services to locals and travelers through the years. The Hotel also served as a community gathering spot, serving hot meals in the dining room and spirits in the Hotel tavern. One of the storefronts was occupied by the Bank of Troy, which merged with the First Bank of Troy in another location in 1910. In 1911, Rietmann sold the Hotel to Charles and Clara Tomson, who renamed it the Inland Hotel; it was also known as the Tomson Hotel. In 1932, Clara Tomson sold the Hotel to Pearl M. Field, who sold it to J. J. Berg two years later. Probably prompted by the end of prohibition, Berg and his wife Juanita opened a state liquor store in the rear of the building and reopened the Hotel tavern. They also continued to operate the Hotel and its café, and ran a sporting goods store out of the building. In the mid-1940s, the Bergs converted the hotel space to apartments, but retained the state liquor store. In 1958, they transferred ownership to their son and daughter-in-law, Norman and Hazel Berg, who owned the building until the early 1990s.²

Endnotes

1. Herbert F. Rudeen and Mike Rudeen, "The O. F. Rudeen and Paul Rudeen Families," in Friendly Friday Club, *Burnt Creek Memories* (self-published, n.d.), pp. 192-195; Ancestry.com, *1900 United States Federal Census* [database on-line], Provo, UT, USA, The Generations Network, Inc., 2004: Original data: United States of America, Bureau of the Census, *Twelfth Census of the United States, 1900*, Washington, D. C.: National Archives and Records Administration, 1900, T623_233, p. 15a, Enumeration District 68; United States of America, Bureau of the Census, *Thirteenth Census of the United States, 1910*, Washington, D. C.: National Archives and Records Administration, 1910, T624_225, p. 78, Enumeration District 194; United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920*, Washington, D. C.: National Archives and Records Administration, 1920, T625_1942, p. 38, Enumeration District, 249.

2. Much of the information in Section 7 is derived from the 1999 intensive survey conducted by Liza Rognas and Shirley Stephens, with appropriate updates; Shirley Stephens and Liza Rognas, Idaho Historic Sites Inventory, Troy Intensive Survey, May 30, 1999. Information regarding the Reitmann Hotel is from Diane Krahe and Suzanne Julin, National Register of Historic Places Nomination, Reitmann Hotel, May 22, 2001.

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.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1898-1953

Significant Dates

1898

1903

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

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 old or achieving significance within the past 50 years.

Period of Significance (justification)

The Period of Significance is 1898-1953, beginning with the building of the earliest extant commercial structure on Main Street (the Rietmann Hotel) and ending with the construction of the last building in 1953. The last two buildings, constructed in 1950 and 1953, replaced free standing structures with party-wall infill, completing the continuous line of commercial storefronts in the District.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Troy Downtown Historic District is eligible for the National Register of Historic Places at the local level under Criterion A, for its significance in the area of Commerce. As the commercial core of this small town, this two-block area has been the center of capitalism and trade in Troy for a century. All of the buildings were constructed for commercial-related purposes, most between the years of 1905-1916. However, a few were built later, or saw mid-century "updating" as the post-WWII economic boom found its way even to the farthest outreaches.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Troy is one of several small communities in Latah County, Idaho. Latah County was established in 1888, the only county in the country to be created by an act of Congress. This unusual legislation carved out the new political unit from Nez Perce County to the south in response to demands by area residents, particularly farmers, for convenient access to government services. Latah County encompasses an area of widely varying terrain, ranging from the rich Palouse soils in the west to the timbered mountains of the east.¹

The community of Troy bridges this diverse environment. Located approximately eleven miles east of Moscow, the county's largest town and a regional center for the Palouse agricultural economy, Troy developed in a valley bordered by timbered slopes to the east and the Palouse grasslands to the west and south. The earliest white settlers called the area Huffs Gulch. An early description of the gulch said it was "a deep, dark canyon, so densely covered with forest growths that the sun's rays only penetrated to the net work [sic] of underbrush in occasional spots."² The timber, in particular, encouraged the local economy. Settlers cut and sold cordwood in Troy and in other towns in the area. J. Wesley Seat built a sawmill here in 1885. His sawmill changed locations within the gulch several times but still served as a locus for development in the area.³

Railroad development furthered the growth of the fledgling community. In the early 1880s, both the Northern Pacific and the Union Pacific railroads built into the Northwest and provided branch lines to the Columbia Plateau. These lines began reaching the Palouse as early as 1883, when the Northern Pacific built a line to Colfax, in present day Whitman County, Washington. Subsequently, the Oregon Railway and Navigation Company built its own lines from Colfax to Moscow. Additional railroad construction, fueled by competition among rail companies, resulted in a web of lines in Latah County and encouraged economic growth. Farmers no longer had to depend upon miners or local communities to buy agricultural products. The railroads could carry their output to the nation and the world, thus opening markets that gave them opportunities to eventually move past subsistence farming and become commercial growers.⁴

As the Northern Pacific Railroad prepared to build into the area, Huffs Gulch appeared to be a likely place for its Spokane to Lewiston branch. The area offered plentiful timber for construction and held settlers who needed an efficient way to ship agricultural and timber products to markets. In 1890, a group of Moscow businessmen including A. T. Spottswood, I. C. Hattabaugh, H. Hamlin and Fred Veach, organized to plan a town site in the valley and bought a quarter section of land from J. Wesley Seat, the sawmill owner. Seat, George Bremer, and John P. Vollmer joined the enterprise. Vollmer, a Lewiston, Idaho businessman, proved to be a crucial member of the group. As an agent of the Northern Pacific Railroad, he was influential in helping to locate the railroad through Huffs Gulch when the track was built from Moscow to Kendrick in 1891. He also built a general store in the settlement, the Vollmer Milling and Mercantile Company. When the town was incorporated on April 19, 1892, it was named Vollmer in his honor.⁵

Within a year, the business district of Vollmer held a number of businesses, including an opera house, a print shop, hardware and agricultural implement stores, meat markets, a millinery shop, a hotel, and a drugstore. In February of that year, a fire in the business district destroyed at least two business buildings. In June, another fire wiped out a number of business buildings, and a later fire, started by arsonists, destroyed another half-block. Despite these setbacks, Vollmer's business community continued to grow.⁶

John Vollmer's popularity did not last, however. Townspeople began to resent his rapidly growing wealth, his acquisition of vast acreages of surrounding land, his failure to keep a commitment to build a community hall, and his apparent lack of support for the local business community. On September 6, 1897, by a vote of twenty-nine to nine, townspeople voted to change the name of Vollmer to Troy. An often-repeated anecdote credits the new name to a Greek man working on the railroad who offered free liquor at the poll site for anyone who voted for the name Troy. The town of Troy was incorporated on September 13, 1897.⁷

By the early 1900s, Troy had a population of five hundred people and its business district included two banks, two meat markets, four general mercantiles, and a number of other businesses, including the Hotel Rietmann, built by Ulrich C. Rietmann about 1898. The first large brick building in Troy, the hotel catered to railroad and timber industry employees, travelers, and local workers, and provided ground-floor retail and office space as well as a restaurant and bar. Rietmann also operated a butcher shop and built a warehouse, cold storage house and prune dryer. In 1903, a major fire destroyed most of the buildings in Block Four; subsequently, commercial buildings in Troy were constructed of brick or were fire-proofed with brick. Most of the buildings in the Historic District are products of this post-1903 construction; thirteen of them were built between 1905 and 1916. Common decorative brick elements on many of these buildings suggest a common builder, and many residents believe Olaf Rudeen, a local brickmason and contractor, was responsible for their construction. No documentary evidence linking Rudeen to the buildings has come to light, however. (See Section 7 for a discussion of Rudeen's background and career).⁸

The years 1905-1916 marked an expansion of Troy's business economy. Settlers on the surrounding ridges patronized Troy as a trade center, bringing wood, produce and grain to town to sell and to ship, and shopping for necessities at local businesses. The Troy Lumber and Manufacturing Company, founded in 1904, was a major force in the community, reaching its peak output during World War I. The company operated several sawmills as well as a unit which made sashes and doors. The Olson Johnson Company was another important commercial influence in Troy. Oscar Olson and August Johnson built several buildings on Troy's Main Street, including the large building on the corner of Fifth and Main. They operated a general mercantile business, selling groceries, clothing, and household and hardware supplies. Thomas Christie, a Norwegian immigrant who came to Troy in 1892, developed a successful general merchandise business. The First Bank of Troy, chartered in 1905, consolidated with the Bank of Troy in 1910 after several years of competition. The bank

survived the economic difficulties of the early twentieth century and the Great Depression and went on to become nationally known for its personalized service, generosity, and liberal educational loans. Nearby white clay deposits inspired a brick-making industry for Troy, and the Idaho Fire Brick and Clay Company, founded in 1915, went on to be operated by several owners under a variety of names. Businesses serving a variety of consumer needs cycled through Troy's downtown buildings, and it remained a vital center for local trade and commerce well into the 1920s.⁹

During the Great Depression of the 1930s, timber production in the region declined dramatically, due to economic circumstances and scarcity of viable trees. Troy remained a major shipping point, but the emphasis changed from timber to agriculture. A modern bean cleaning plant and the F. M. Green Grain and Elevator Company, which handled beans and wheat, encouraged this trend in Troy. As transportation by truck and travel by auto became more commonplace, Troy's importance as a railroad shipping center diminished further. The town's strategic location as a trade and railroad center near the region's rich timber resources once predicted a future of continued growth and prosperity; however, as new railways and highways bypassed the community, Troy remained a small town, and the growth of its business district slowed. Only two buildings in the Historic District date from the post-World War II period.¹⁰

Summary Statement of Significance

The Troy Downtown Historic District is an excellent example of the development of a small-town business community in northern Idaho during the first half of the twentieth century. The buildings in the District represent the business development of Troy, Idaho, between 1898 and 1953. The Hotel Reitmann, the town's first major brick building, served as a cornerstone to the business district. This growth was fostered by small businessmen as well as larger concerns, including the Bank of Troy and the Olson Johnson Company. Thirteen of the eighteen buildings in the District were constructed between 1905 and 1916, representing the most vibrant stage in Troy's commercial development. Each of the buildings held a number of businesses during the Period of Significance, indicating both a shifting business climate and a spirit of entrepreneurship in this small community. The newest buildings, constructed in the 1950s, illustrate the continuation of commercial development in Troy in the post-World War II period after the earlier period of rapid growth.

Endnotes

1. Suzanne Julin, "Historic Agricultural Properties of Latah County Idaho, 1855-1955," Multiple Property Document, 2007, p. 2.
2. Simon K. Benson, *History of North Idaho: Troy, Moscow, Genesee, Deary, Bovill, Potlatch, Kendrick, Juliaetta, Princeton, Harvard, Stanford, Yale, Vassar, Onaway, Avon, Helmer, Viola, Joel* (reprint, Provo, Utah, self-published, 1977; originally published as *Illustrated History of North Idaho, Embracing Nez Perce, Idaho, Latah, Kootenai and Shoshone Counties, State of Idaho*, [Spokane Washington]: Western Historical Pub. Co., 1903), p. 119.
3. Stella E. Johnson, ed. and comp., *History of Troy* (North Country Book Express Inc., 1992), p. 1-2; Ann Nilsson Driscoll, *They Came to a Ridge*, Maryann McKie, ed., (Moscow, Idaho: News Review Publishing Co., Inc., 1970, 1973), p. 17; Keith Petersen and Richard Waldbauer, *Troy, Deary and Genesee: A Photographic History* (Moscow: Latah County Historical Society, 1979), p. 4.
4. Julin, "Historic Agricultural Properties," p. 5.
5. Johnson, *History of Troy*, p. 2; Petersen and Waldbauer, *Troy, Deary and Genesee*, p. 4; Benson, *History of North Idaho*, p. 119.

6. Peterson, "History of Troy," p. 8; Benson, *History of North Idaho*, p. 120.
7. Johnson, *History of Troy*, pp. 2-3; Ina Peterson, "History of Troy," typescript in University of Idaho Library Special Collections, pp. 1-3; Petersen and Waldbauer, *Troy, Deary and Genesee*, p. 4; Benson, *History of North Idaho*, p. 120; Lalia Phipps Boone, *From A to Z in Latah County, Idaho: A Place Name Dictionary* (Published by author, 1983), p. 102.
8. Johnson, *History of Troy*, p. 4-5, 104; Petersen and Waldbauer, *Troy, Deary and Genesee*, p. 6; Driscoll, *They Came to a Ridge*, p. 17.
9. Peterson, "History of Troy," p. 10, 12-14, Petersen and Waldbauer, *Troy, Deary and Genesee*, p. 4, 6; Johnson, *History of Troy*, p. 9, 100, 113; Diane Krahe and Suzanne Julin, National Register of Historic Places Nomination, Hotel Rietmann, May, 2001. See Section 7 of this nomination for summaries of business operations in downtown buildings.
10. Peterson, "History of Troy," p. 13; Petersen and Waldbauer, *Troy, Deary and Genesee*, p. 5.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Benson, Simon K. *History of North Idaho: Troy, Moscow, Genesee, Deary, Bovill, Potlatch, Kendrick, Juliaetta, Princeton, Harvard, Stanford, Yale, Vassar, Onaway, Avon, Helmer, Viola, Joel*. Reprint, Provo, Utah, Published by author, 197?. Originally published as *Illustrated History of North Idaho, Embracing Nez Perce, Idaho, Latah, Kootenai and Shoshone Counties, State of Idaho*. Spokane, Washington, Western Historical Pub. Co., 1903.
- Boone, Lalia Phipps. *From A to Z in Latah County Idaho: A Place Name Dictionary*. Published by author, 1983.
- Driscoll, Ann Nilsson. *They Came to a Ridge*. Maryann McKie, ed. Moscow, Idaho: News Review Publishing Co., Inc., 1970, 1973.
- Johnson, Stella E. Ed. and comp. *History of Troy*. North Country Book Express, Inc., 1992.
- Julin, Suzanne. "Historic Agricultural Properties of Latah County, Idaho, 1855-1955." Multiple Property Document, 2007.
- Krahe, Diane, and Suzanne Julin, "Hotel Reitmann." National Register of Historic Places nomination, May 22, 2001.
- Petersen, Keith and Richard Waldbauer. *Troy, Deary and Genesee: A Photographic History*. Moscow: Latah County Historical Society, 1979.
- Peterson, Ina. "History of Troy." Typescript, University of Idaho Library Special Collections, Moscow, Idaho.
- Rudeen, Herbert F., and Mike Rudeen. "The O. F. Rudeen and Paul Rudeen Families." Friendly Friday Club, *Burnt Creek Memories*. Published by authors, n.d.
- Stephens, Shirley, and Liza Rognas. Troy Intensive Survey, Idaho Historic Sites Survey, May 30, 1999.
- United States Bureau of the Census. *1900 Federal Census*.
- _____. *Thirteenth Census of the United States*.
- _____. *Fourteenth Census of the United States*.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

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Verbal Boundary Description (Describe the boundaries of the property.)

The property encompasses the eastern half of Blocks Three and Four, Troy Original plat.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire city lots on which the buildings in the Historic District stand and that are historically associated with the District. The primary commercial core of Troy has always been confined to the 400- and 500-block of South Main St., and the west side of the street was historically more densely built-out. Sanborn maps from 1909 show those two blocks of the west side of Main St. to have just one vacant lot, while the east side has several. In addition, several of the buildings on the east side are smaller in scale or do not have the traditional zero-setback as seen on the west side. Further, this trend can be seen on the 1929 map to have continued. Currently, the east side of the street continues to have: vacant lots; different types of commercial uses (e.g., two gas stations); new, intrusive construction; or historic buildings that have been significantly altered. Therefore, the Troy Downtown Historic District is limited to the west side of South Main Street.

11. Form Prepared By

name/title Suzanne Julin
organization Suzanne Julin, Public Historian date August 30, 2009
street & number 1001 E. Broadway, Stop 2, PMB 608 telephone 406-544-8606
city or town Missoula state MT zip code 59802
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Troy Downtown Historic District
City or Vicinity: Troy
County: Latah **State:** Idaho
Photographer: Suzanne Julin
Date Photographed: May 18, 2009
Description of Photograph(s) and number:

Photo 1 of 19 Troy News
339 S. Main, Troy, Idaho
View looking Southwest

- Photo 2 of 19 Range Market
339 S. Main, Troy, Idaho
View looking Southwest
- Photo 3 of 19 Sullivan Building
405 S. Main, Troy, Idaho
View looking Southwest
- Photo 4 of 19 Christie Pioneer Store
407-411 S. Main, Troy, Idaho
View looking Southwest
- Photo 5 of 19 Botten Building
413-415 S. Main, Troy, Idaho
View looking Southwest
- Photo 6 of 19 Lane's Thrift Store
417 S. Main, Troy, Idaho
View looking Southwest
- Photo 7 of 19 Troy Drug
419 S. Main, Troy, Idaho
View looking Southwest
- Photo 8 of 19 Troy Variety Store
421 S. Main, Troy, Idaho
View looking Southwest
- Photo 9 of 19 Bank of Troy
423 S. Main, Troy, Idaho
View looking West
- Photo 10 of 19 Olson Johnson Co.
501 S. Main, Troy, Idaho
View looking Southwest
- Photo 11 of 19 Olson Johnson Co.
503 S. Main, Troy, Idaho
View looking Southwest
- Photo 12 of 19 Olson Johnson Co.
507-509 S. Main, Troy, Idaho
View looking Southwest
- Photo 13 of 19 Johnson's Drug
511 S. Main, Troy, Idaho
View looking Southwest

- Photo 14 of 19. Troy Post Office
513-515 S. Main, Troy, Idaho
View looking Southwest

- Photo 15 of 19. Smoke House
517 S. Main, Troy, Idaho
View looking Southwest

- Photo 16 of 19. Olson Johnson Co.
519 S. Main, Troy, Idaho
View looking Southwest

- Photo 17 of 19. Olson Johnson Co.
521-523 S. Main, Troy, Idaho
View looking Southwest

- Photo 18 of 19. Hotel Rietmann
525-529 S. Main, Troy, Idaho
View looking West

- Photo 19 of 19. Block Four, Troy Original Plat, Troy, Idaho
View looking South

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Various – See Attached

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Troy Downtown Historic District

Troy, Latah County, ID

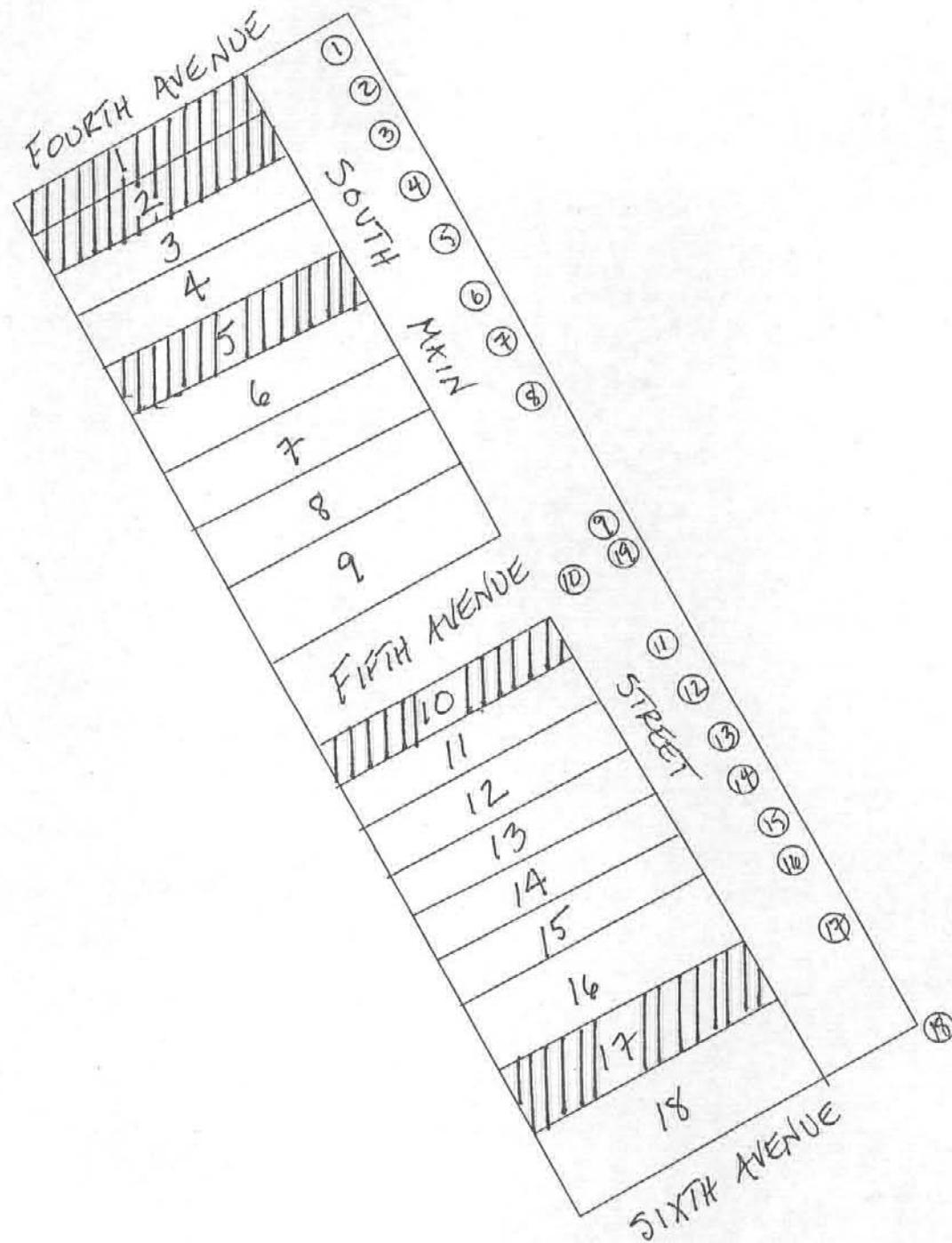
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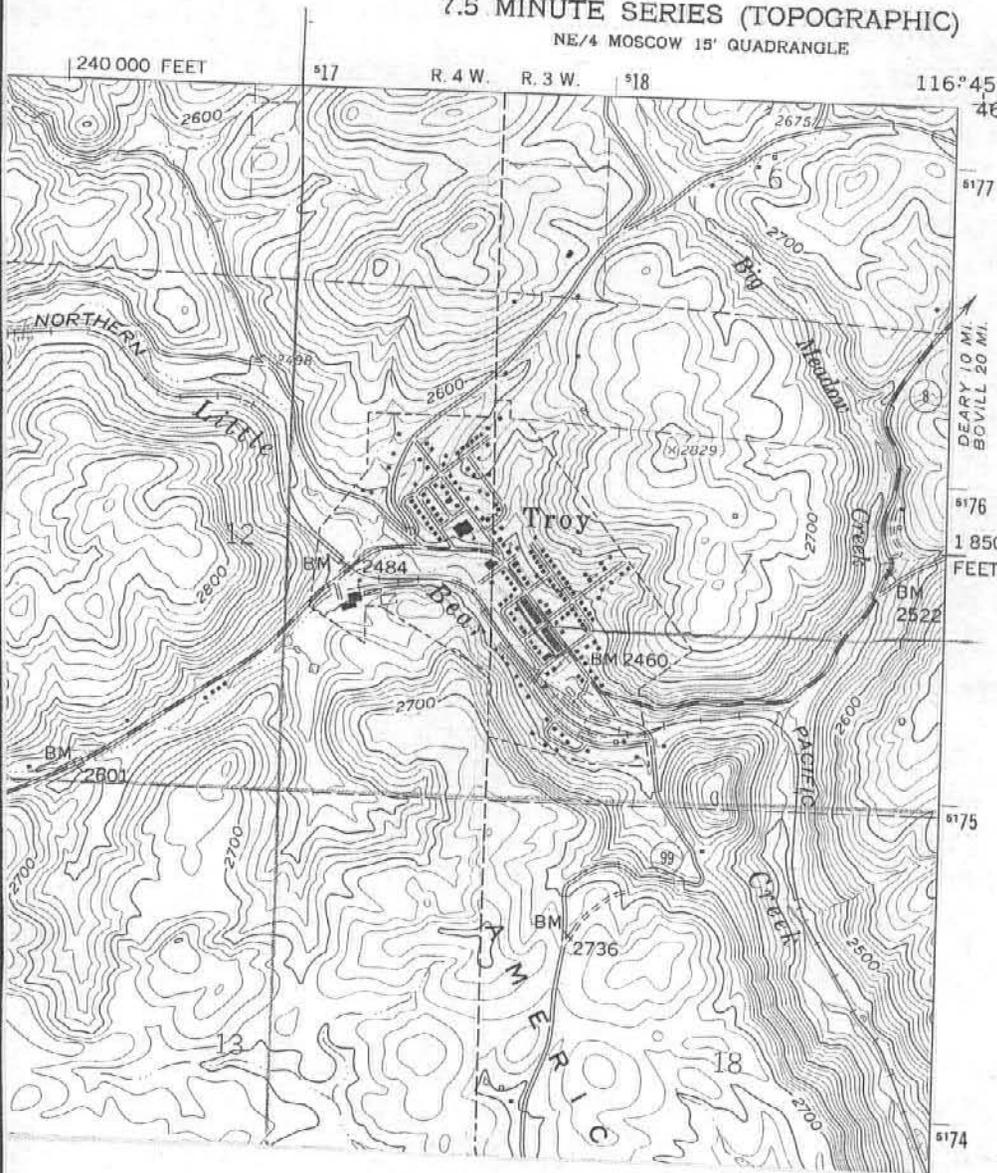
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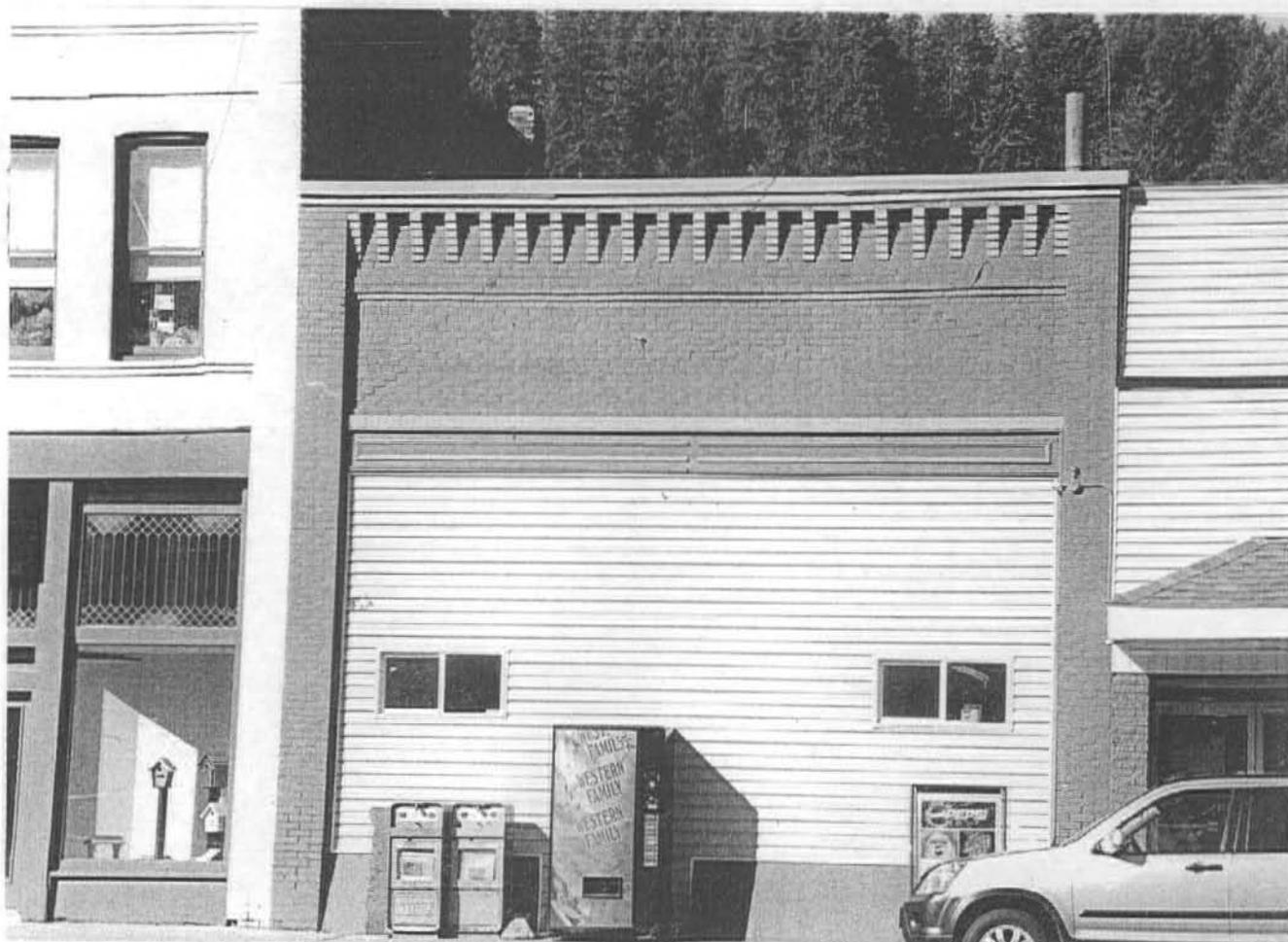
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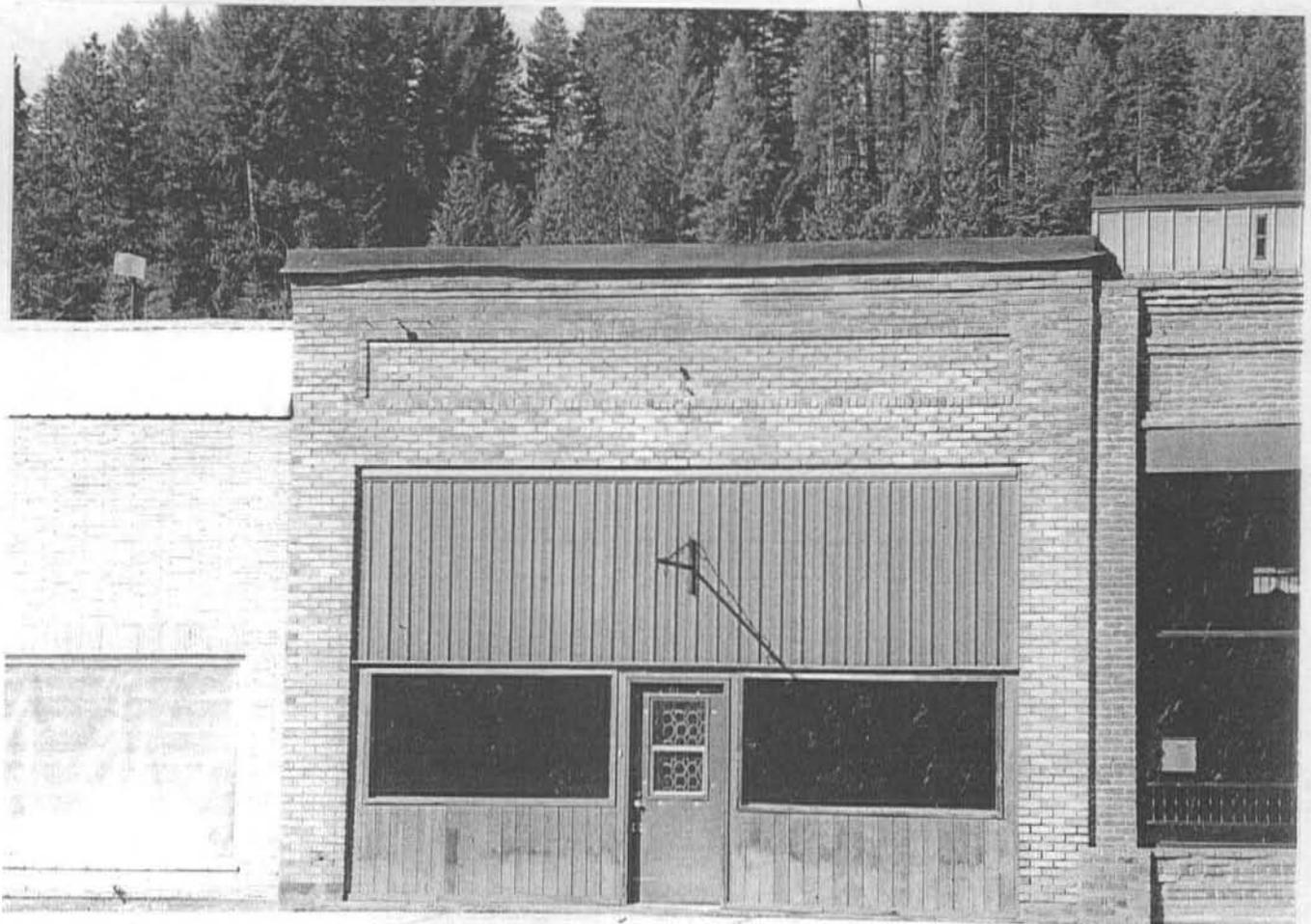
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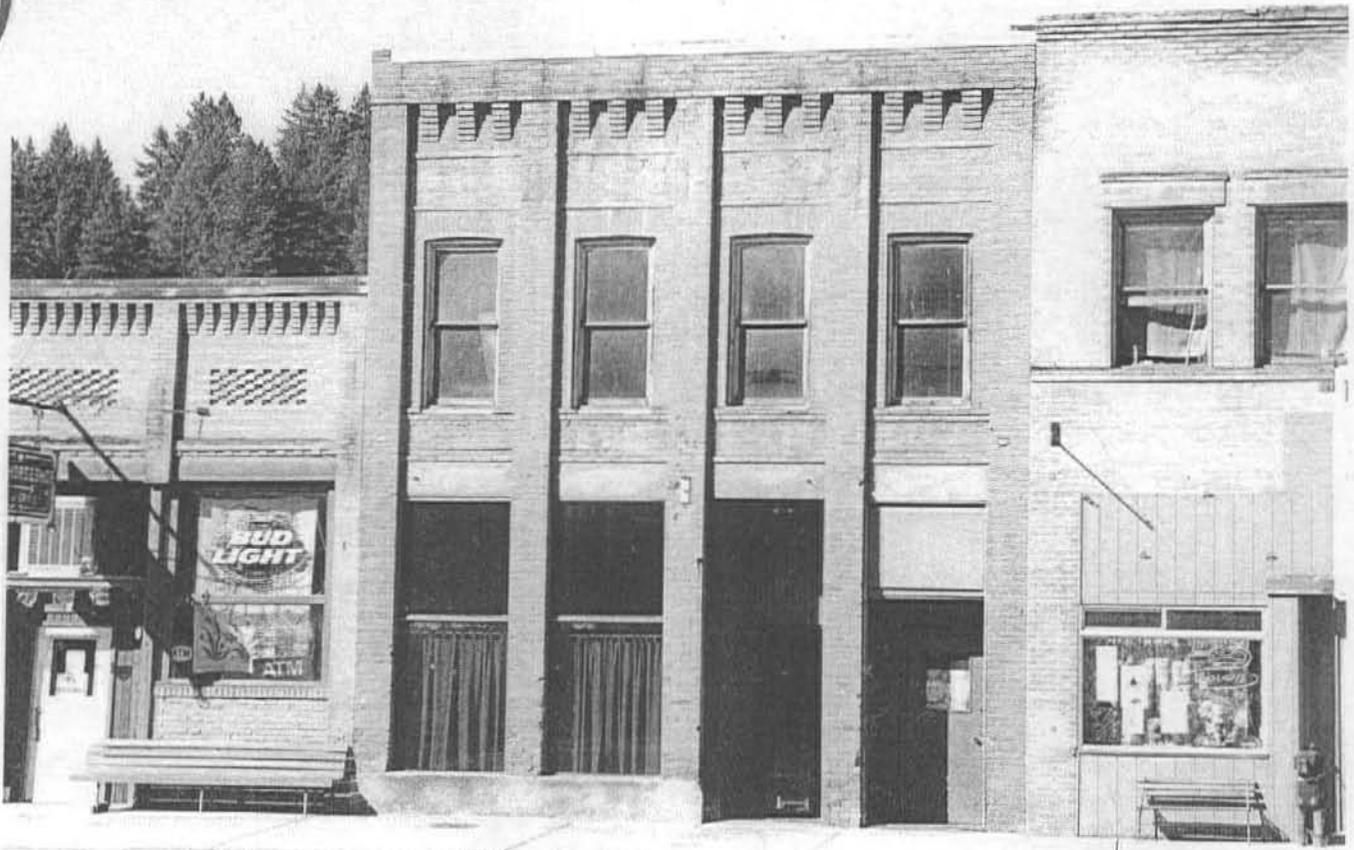
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