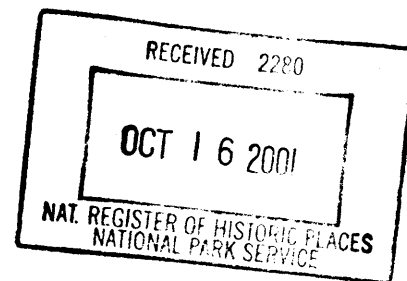


United States Department of the Interior  
National Park Service

# 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 Hotel Rietmann

other names/site number Inland Hotel

## 2. Location

street & number 525 and 529 South Main Street N/A not for publication

city or town Troy N/A 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 nationally statewide X locally. (See continuation sheet for additional comments.)

Kenneth C. Reid 11/27/01  
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] 11/29/01  
Signature of the Keeper Date of Action

Troy, Latah County, Idaho  
City, County, and State

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

Hotel Rietmann  
Name of Property

Troy, Latah County, Idaho  
City, County, and State

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

(Mark "x" 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.

### 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
- ☐ 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 # \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

COMMERCE

### Period of Significance

1898-1950

### Significant Dates

1898

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

[Rudeen, Olaf F., Mason]

Name of repository:

☒ See continuation sheet(s) for Section No. 9

Troy, Latah County, Idaho  
City, County, and State

**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 Reduction Projects (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Name of Property  
County and State

Hotel Rietmann  
Latah County, Idaho

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### Narrative Description

The former Hotel Rietmann, built in 1898 according to a recent survey (1999), is located on the southwest corner of Main and Sixth Streets in Troy, Idaho, a town of about 600 in northern Idaho. The structure, which faces northeast, was the first brick building in Troy and may have been constructed by a local mason, Olaf F. Rudeen, who was responsible for similar brick work on several other buildings in Troy.<sup>1</sup>

This large, two-story, flat-roofed, brick building is a typical turn-of-the-century, vernacular, Commercial style building with Romanesque references. The building, which fills two standard 25'X100' commercial lots, is rectangular in shape, with a full-width, shed-roofed addition on the rear of the building.

The asymmetrical, Main Street facade is divided into four unequal bays by five brick pilasters topped with simple, corbeled capitals. On the ground floor, only the northern-most bay retains its original configuration, with a recessed storefront entry and large transomed windows.

On the second floor of the main facade, there were originally eight large windows that have been in-filled to varying degrees; however, the original pattern of fenestration is still clearly visible. In addition, above each window are brick arches consisting of three rows of rowlock bricks; above each arch, and connecting each is a continuous projecting course of header brick. All of the windows have rowlock brick sills.

With the exception of the narrowest section of the building, the facade is capped with a corbeled cornice and parapet. The narrowest section (the second section in from the corner) was the entrance to the hotel and originally consisted of a large, double door entrance with a single, large window above on the second story. Above the brick arch and header brick course in this section is a small recessed signboard, and above this is the corbeled cornice; there is no parapet wall as the signboard has pushed the cornice up to take its place. This minor change in the standard design of the building emphasizes the importance of this narrow portion of the facade, as the main entrance.

The Sixth Street facade is also divided into four (much larger) bays by five pilasters. More than half of the window openings on the first story have been in-filled with concrete block. Their size and location are clearly evident, though, because the continuous 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. 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. Troy (Vollmer) Sanborn maps reveal that this

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Hotel Rietmann  
Latah County, Idaho

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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. This section is more spare; it lacks the continuous belt courses, has no decorative cornice, and the parapet wall is lower.

On the front portion of the second floor, the parapet line is uneven and it looks as though parts of the wall have fallen. These have been repaired to give the wall a stepped appearance. The first bay has three windows, partially filled in with new windows inserted. The second bay contains two windows, the third bay has three windows, and the rear section four windows, all partially filled in and enclosing new windows. The first and third sections have the continuous, red-painted, brick, belt course curving over the windows; the second section features large, round arches above the windows, providing a very minimal Romanesque detail to the design.

The interior of the building has been extensively remodeled to accommodate changing uses throughout the years. Except for exposed brick in the tavern area and wainscoting on the second floor, which holds apartments, few original elements remain.

While the building has clearly been altered throughout the years, its essential elements are still apparent. The original pattern of solids and voids is still clearly visible because of the brick detailing on the building. The structure retains its clearly demarcated bays, continuous arches, header-brick courses, header-brick sills, and corbeling, providing the vocabulary for this turn-of-the-century Commercial style building. When built, this building was, and it remains, one of the largest and most imposing commercial structures in Troy.

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Hotel Rietmann  
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### Narrative Statement of Significance

This property, known as the Hotel Rietmann<sup>2</sup> in the first decade of the 20<sup>th</sup> century and the Inland Hotel in the following decades until mid-century, is eligible for the National Register at the local level under Criterion A for its significance in the history of commerce in Troy during the period of significance, 1898 to 1950. During these years, Troy was a thriving railroad town and a trade and supply center to the surrounding area. 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.

The hotel, as well as the town of Troy itself, owes its beginnings to the coming of the railroad in the 1890s. German-born John Vollmer, Idaho's state agent for the Northern Pacific Railroad, was largely responsible for bringing a railway to the tiny timber settlement known as Huff's Gulch in 1890. The Northern Pacific line brought new settlers – many Scandinavians – to the community, and stimulated timber production, with additional sawmills erected near the railroad tracks. In 1892, the recently-platted town was incorporated as Vollmer; however, Vollmer, a shrewd and extremely wealthy businessman based in Lewiston, was not well liked by the locals in his namesake community. In 1893, citizens renamed their town Troy, which continued to grow into a bustling commercial hub for the area. Troy served the shipping and supply needs of the local timber enterprises and of farmers in both the open Palouse country to the west and in the forested hills east of town. In 1904, 2,000 carloads of lumber, hay, and grain reportedly left Troy via the Northern Pacific.<sup>3</sup>

To provide food and lodging services for the growing community, Charles Rietmann, a native of Switzerland, built the Hotel Rietmann at the turn of the century. Although not Troy's first hotel, the Rietmann was the town's first brick building, located on the west corner of Main Street and Sixth. Local histories claim the Hotel Rietmann was constructed in 1898, although no primary documentation supporting this date has been found. Rietmann acquired full ownership of the property on which the hotel stands from T. H. and Maggie Christie in the spring of 1900. Rietmann then leased the hotel to various proprietors who rented the upstairs rooms to young men working in the local timber industry (Troy Lumber and Manufacturing Company was the largest employer in the area in the early 20<sup>th</sup> century), freight crews on the Northern Pacific, other bachelors and unmarried women employed in Troy, as well as railroad passengers staying briefly in town. In the Rietmann dining room, hotel guests were joined by other Troy residents for meals. A newspaper advertisement for a "Big Sunday Dinner" on March 12, 1905 listed entrees of boiled leg of mutton with caper sauce, roast beef au jus, roast pork with apple sauce, and chicken with dressing, topped off with various pies and cornstarch pudding for dessert. The hotel bar operated across the lobby, serving Harper whiskey among other beverages. In the early years of the hotel, Rietmann rented his storefront spaces to businesses typical of a small town: the Troy Bakery, a cigar shop, and a candy store. The

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Hotel Rietmann's stationery boasted its community was the "biggest little town on earth."<sup>4</sup>

The 1905 Vollmer (Troy) Sanborn map identifies a bank in the building's northernmost space; a photograph dated 1908 shows "Bank of Troy" painted on a storefront window of the Rietmann, although this location contradicts Glenn Barrett's history of early banking in Troy. The Bank of Troy and the First Bank of Troy, competitors for several years, merged in 1910 as the First Bank of Troy in another location. This small local bank earned national notoriety for its personalized service, generosity in times of economic recession and depression, and its liberal educational loans, all of which appealed to depositors well beyond Troy. By 1974, when the bank's shareholders ended these generous policies, the First Bank of Troy had 10,000 depositors throughout the Northwest and assets of nearly \$25 million. The photographic evidence suggests the Hotel Rietmann can claim a page in the history of this success story.<sup>5</sup>

In 1911, Charles and Fanny Rietmann sold their hotel to Charles Thompson who renamed it the Inland Hotel; some sources refer to it as Thompson's Hotel. Clara Thompson and her son Russ managed the hotel for many years.<sup>6</sup> By the 1910s, Troy was considered a most vital shipping point on the Northern Pacific between Spokane and Lewiston. In addition to shipping farm and forest products, Troy "exported" a rare clay, known as kaolin, which was mined from the local hills. Kaolin is a key component in the making of fire brick, used to build smelters and other heat-resistant structures. Once the Idaho Fire Brick Company began production in 1912, the finished bricks were hauled out of Troy by rail, as well. The Inland Hotel continued to provide lodging for local workers and train passengers, and the dining room continued to feed townspeople and travelers alike. A variety of businesses continued to cycle through the hotel storefronts, including a beauty shop and a repair shop. In addition, the hotel "hosted" social affairs, business meetings, and temporary services, if just for a day. In January of 1932, the local newspaper announced a one-day visit of the Jones Optical Company from Spokane, at the Inland Hotel, advising Troy residents to "Start the New Year Right" by purchasing "sure fit glasses" from Dr. Jones.<sup>7</sup>

Tompson's widow sold the Inland Hotel in 1937 to Pearl M. Field, who owned the property only briefly before selling it in 1939 to J. J. Berg, who had recently moved with his family to Troy from Washington state where they had operated a restaurant. A year later, the Bergs opened a state liquor store in a space towards the back of the hotel, behind the dining room. The Bergs also re-opened the hotel tavern and continued to operate the hotel dining room as a café, "a popular spot for young and old alike," son Norman Berg recalled in a 1978 newspaper interview. During World War II, the Inland Hotel made a public apology in the local paper for the reduction in the variety and quantity of ice cream it had to offer customers, due to wartime cutbacks, but promised worthwhile offerings with its fountain service, despite the scarcity of luxury ingredients. The Bergs also ran a sporting goods store out of the Inland Hotel, issuing fishing and hunting licenses any time of day or night. Norman estimated they cut 50 cords of wood each year from their own forested property for use in the hotel, their supply kept dry in the large woodshed at the rear of the building. Under Berg management, the Inland rooms were rented mostly to the same clientele: railroad workers, timber men,



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freight crews, Washington Water and Power crews, and passengers who traveled through town by rail.<sup>8</sup>

During the Depression, timber production in the region drastically declined, due to both economic circumstances and scarcity of viable trees. At the end of World War II, fire brick was the number one freight item leaving Troy by rail, followed by agricultural products: peas, beans, wheat, and oats. More importantly for the Inland Hotel, by the mid-1940s automobile travel was on the rise, as well as shipping by truck, and the hotel's business began to decline. As Troy's vitality as a railroad shipping center began to wane, so did the hotel's purpose in the community. Once the railroad crews - mainstay of the hotel's business - were no longer in town for extended stays, the Bergs converted the 21 upstairs rooms into six apartments, and fashioned the downstairs space that had housed the state liquor store into one apartment, which the senior Bergs occupied. The state liquor store moved to the front corner of the building, in the former hotel office space. It was the second self-service liquor store in the state.<sup>9</sup>

In 1958, ownership of the Inland Apartment Hotel was transferred from J. J. and Juanita Berg to their son Norman and his wife Hazel. Behind the liquor store, the hotel's dining room operated as a restaurant until 1973. Sometime after its closure, the liquor store expanded into this space. The tavern now occupies both storefronts to the northwest of the hotel's main staircase. Norman Berg sold the establishment in 1991. The current owners operate the state liquor store and Diane's Troy Tavern in the building. The apartments are still rented to tenants in this small town, whose population at the end of the 20<sup>th</sup> century is comparable to its population in the century's first decade: well under 1,000.<sup>10</sup>

### Endnotes

<sup>1</sup> Shirley Stephens and Liza Rognas, "Troy Intensive Survey, Report and History of Main Street for the Period 1890-1950," (Idaho Historic Sites Inventory, Idaho Historic Preservation Office, Boise) May, 1999 .

<sup>2</sup> Primary and secondary sources spell the Rietmann name, referring to the hotel and the man, three ways: Rietmann, Rietman, and Reitman. A 1908 photo of the building clearly displays a sign for the "Hotel Rietmann," which we consider our most reliable source on this matter. ("Hotel Rietmann, taken in 1908, Props. Mr. and Mrs. Robert G. Wood," photo #15-3-5, Latah County Historical Society.) Therefore, Rietmann will be the spelling used throughout this document.

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Hotel Rietmann  
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<sup>3</sup> Keith Petersen and Richard Waldbauer, *Troy, A Photographic History* (Moscow: Latah County Historical Society, 1979), pp. 4-6; Lillian W. Ottness, *A Great Good County, A Guide to Historical Moscow and Latah County, Idaho* (Moscow: Latah County Historical Society, Inc., 1983), pp. 128-129; Ina Peterson and Troy High School students, "History of Troy" [1934] unpublished manuscript, University of Idaho Special Collections, Moscow, pp. 1-2; Glen Barrett, *The First Bank of Troy* (Boise: Boise State Graphic Services, 1974), p. 3.

<sup>4</sup> Stephens and Rognas, "Troy Intensive Survey," p. 35; Troy High School students, "History of Troy" [1948], unpublished manuscript, Latah County Historical Society; Ina Peterson and students, "History of Troy," p. 10; Petersen and Waldbauer, *Troy, A Photographic History*, p. 6; deed transfer, T. H. and Maggie Christie to U. C. Rietman, March 13, 1900, Auditor's Office, Latah County Court House, Moscow; advertisement in the *Troy Weekly News*, March 10, 1905; "Hotel Rietmann," photo #15-3-5, Latah County Historical Society; advertisement in the *Troy Weekly News*, December 25, 1908; 1909 Sanborn Fire Insurance Map of Troy, University of Idaho Special Collections, Moscow.

<sup>5</sup> Vollmer (Troy) Sanborn map, 1905; "Hotel Rietmann, taken in 1908, Props. Mr. and Mrs. Robert G. Wood," photo #15-3-5, Latah County Historical Society; Barrett, *The First Bank of Troy*, pp. 3-6, 12; "New Brick Block," *Troy Weekly News*, May 12, 1905, p. 1; "Happenings of the Week," *Troy Weekly News*, July 21, 1905; "First Bank of Troy," *Troy Weekly News*, October 6, 1905; "New Bank Opens," *Troy Weekly News*, October 13, 1905; "Hotel Rietmann," photo #15-3-5, Latah County Historical Society; Petersen and Waldbauer, *Troy, A Photographic History*, p. 6; "Banking: Trojan War," *Newsweek*, January 7, 1974, p. 56. Although the town was renamed Troy in 1897, the Sanborn Company continued to list it as Vollmer, with Troy in parentheses, until the 1909 map.

<sup>6</sup> Deed transfer, U. C. and Fanny Rietman to Charles W. Thompson, January 25, 1911, Auditor's Office, Latah County Court House, Moscow; Ottness, *A Great Good County*, p. 10; Eldoris Hunter, "The Main Street Bunch," *Latah East*, November 23, 1978. (The spelling of this name is also inconsistent in sources, sometimes referred to as "Thompson.")

<sup>7</sup> Ina Peterson and students, "History of Troy," p. 10-14; Troy Chamber of Commerce, "Troy, Idaho: The Biggest Little Town on Earth," [pamphlet], n.d., Latah County Historical Society; 1929 Sanborn Fire Insurance Map of Troy, University of Idaho Special Collections, Moscow; Troy High School students, "History of Troy" [1948]; Stephens and Rognas, "Troy Intensive Survey," p. 35; advertisement in the *Troy Weekly News*, January 21, 1932.

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<sup>8</sup> Deed transfers, Edith C. Thompson to Pearl M. Field, November 4, 1937, and Pearl M. and W. H. Field to J. J. Berg, October 11, 1939, Auditor's Office, Latah County Court House, Moscow; Hunter, "The Main Street Bunch;" interview with former Inland Apartment Hotel owner Norman Berg, January 23, 2001, Troy; advertisement in the *Latah County Press*, November 20, 1944.

<sup>9</sup> Ina Peterson and students, "History of Troy," p. 14; news brief in *Latah County Press*, January 4, 1945; interview with Berg, January 23, 2001.

<sup>10</sup> Ottness, *A Great Good County*; deed transfer, J. J. and Juanita Berg to Norman J. and Hazel Berg, March 20, 1958, Auditor's Office, Latah County Court House, Moscow; deed transfer, Norman J. and Hazel L. Berg to Dennis John Rovetto, Assessor's Office, Latah County Court House, Moscow.

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### Major Bibliographic References

Barrett, Glen. *The First Bank of Troy*. Boise: Boise State Graphic Services, 1974.

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*Latah East*, November 23, 1978.

*Newsweek*, January 7, 1974.

Ottness, Lillian W. *A Great Good Country, A Guide to Historical Moscow and Latah County, Idaho*. Moscow: Latah County Historical Society, Inc., 1983.

Peterson, Ina, and Troy High School students. "History of Troy." Unpublished manuscript [1934]. University of Idaho Special Collections, Moscow, Idaho.

Petersen, Keith and Richard Waldbauer. *Troy, A Photographic History*. Moscow, Idaho: Latah County Historical Society, 1979.

Sanborn Fire Insurance Maps of Troy, 1909, 1926.

Sanborn Fire Insurance Maps of Vollmer (Troy), 1901, 1905.

Stephens, Shirley and Liza Rognas. "Troy Intensive Survey, Report and History of Main Street for the Period 1890-1950." May 1999 (Idaho Historic Preservation Office, Boise).

Troy Chamber of Commerce. "Troy, Idaho: The Biggest Little Town on Earth." Latah County Historical Society.

*Troy (Idaho) Weekly News*.

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## National Register of Historic Places Continuation Sheet

Section number 10 Page 1

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Hotel Rietmann  
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### **Verbal Boundary Description**

Lots 1 and 2 of Block 3, Original Town of Troy.

### **Boundary Justification**

The nominated property consists of the entire lot that has been historically associated with the property.

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**National Register of Historic Places  
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Hotel Rietmann  
Latah County, Idaho

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**Photographs**

Photographer: Diane Krahe

Negatives on file at the Idaho State Historic Preservation Office

1. April 28, 2001  
Hotel Rietmann, Main and Sixth Street facades, looking West
2. April 28, 2001.  
Hotel Rietmann, setting, looking Southwest.
3. April 28, 2001  
Hotel Rietmann, Main Street facade, looking Southwest.
4. April 28, 2001  
Hotel Rietmann, Main Street facade northernmost bay, looking Southwest.
5. April 28, 2001  
Hotel Rietmann, detail, Sixth Street facade, looking Northwest.



Hotel Rietmann

Troy, Latah County, Idaho

Photo #1 of 5





Hotel Rietmann

Troy, Latah County, Idaho

Photo # 2 of 5



STATE LIQUOR STORE

Hotel Rietmann  
Troy, Latah County, Idaho

Photo #3 of 5



KEYSTONE  
LIGHT

MILLER  
GENUINE  
DRAFT

525

TACO

Hotel Rietmann

Troy, Latah County, Idaho

Photo # 4 of 5



Rietmann Hotel

Troy, Latah County, Idaho

Photo # 5 of 5