

Listed 30 December 2009  
NRHP Ref. # 09001162  
IHSI # 13-4394

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 Halley Hotel/IHSI# 13-4394

### 2. Location

street & number 201 South Main Street N/A not for publication

city or town Halley 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.)

Kenneth C. Reid Nov 18, 2009  
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>                    | <u>                    </u> buildings  |
| <u>                    </u> | <u>                    </u> sites      |
| <u>                    </u> | <u>                    </u> structures |
| <u>                    </u> | <u>                    </u> objects    |
| <u>2</u>                    | <u>                    </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  
COMMERCE/restaurant/bar  
\_\_\_\_\_  
\_\_\_\_\_

### 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

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  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

**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

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 / 7 / 17 / 0 / 3 / 0    4 / 8 / 2 / 1 / 8 / 9 / 0    B 1 / 11111 / 111111  
Zone Easting    Northing    Zone Easting    Northing

C 1 / 11111 / 111111    D 1 / 11111 / 111111

### 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

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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 it has 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-paned, 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 capitals. 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 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 the 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-framed 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-framed, 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 four-over-one lights framed with wood and a concrete sill. To the north of this window is a larger double-hung sash window with four-over-one lights enframed with wood. A small window matching the one by the 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 on the addition's west elevation. North of the addition is a small double-hung sash, wood-framed 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 four-over-one 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 feet 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 foot 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 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 have been 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 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-framed 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

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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, located in the Wood River Valley, was established in 1881 in territorial Alturas County, 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 Americans kept permanent Euro-American settlement out of the area until after the 1878 Bannock Indian War when they were relocated to Fort Hall. The next year, silver lodes were uncovered southwest of present-day Hailey, and the first farms and ranches were established in the valley.<sup>1</sup>

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 joined him to form 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.<sup>2</sup>

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.<sup>3</sup>

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 Interior 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.<sup>4</sup>

In comparison to other areas of the Interior West, large-scale sheep ranching was late in coming to southern 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 U. S. 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.<sup>5</sup>

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2 Name of Property Rialto Hotel

County and State Blaine County, Idaho

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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 sheep herding experience but quickly learned how to care for bands as large as 2,500 head.<sup>6</sup>

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 living in southern Idaho; by 1920, the number had grown to 1,800.<sup>7</sup>

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.<sup>8</sup>

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.<sup>9</sup>

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 boardinghouses 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 herders, offering a taste of home life and social interaction during the winter months. Boardinghouses also created acceptable work opportunities for Basque immigrant women, as well as the possibilities of finding a mate from their own cultural background.<sup>10</sup>

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, by 1930, according to census materials, none of these families was still running boardinghouses in Hailey.<sup>11</sup>

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.<sup>12</sup>



## National Register of Historic Places Continuation Sheet

Section number 8 Page 3 Name of Property Rialto Hotel

County and State Blaine County, Idaho

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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 Astorquia. 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.<sup>13</sup> He constructed three similar buildings in Hailey from 1934-1936, all with red brick shipped from Salt Lake City, Utah. Besides the Rialto Hotel, he built the nearby Harris Block on Main Street (1935) and the Masonic Lodge (NRHP Reference # 08000869) on the southeast corner of Croy Street and South 2<sup>nd</sup> Avenue (1936). All three had modest Art Deco detailing, a style popular from 1920 to 1940 in the United States.<sup>14</sup>

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.<sup>15</sup>

On November 22, 1934, the *Hailey Times* 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 Astorquia'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 Astorquias were able to pay off their mortgage by 1938.<sup>16</sup>

In 1936, another Basque family started a boardinghouse and bar in Hailey; David and Maria Epifania Inchausti ran the Gem Bar and a boardinghouse, located near Bullion and River streets, for several years. In the late 1940s, both boardinghouses 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.<sup>17</sup>

The Astorquia 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.<sup>18</sup> In 2009, the upstairs portion is 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's 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

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### 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

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### 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

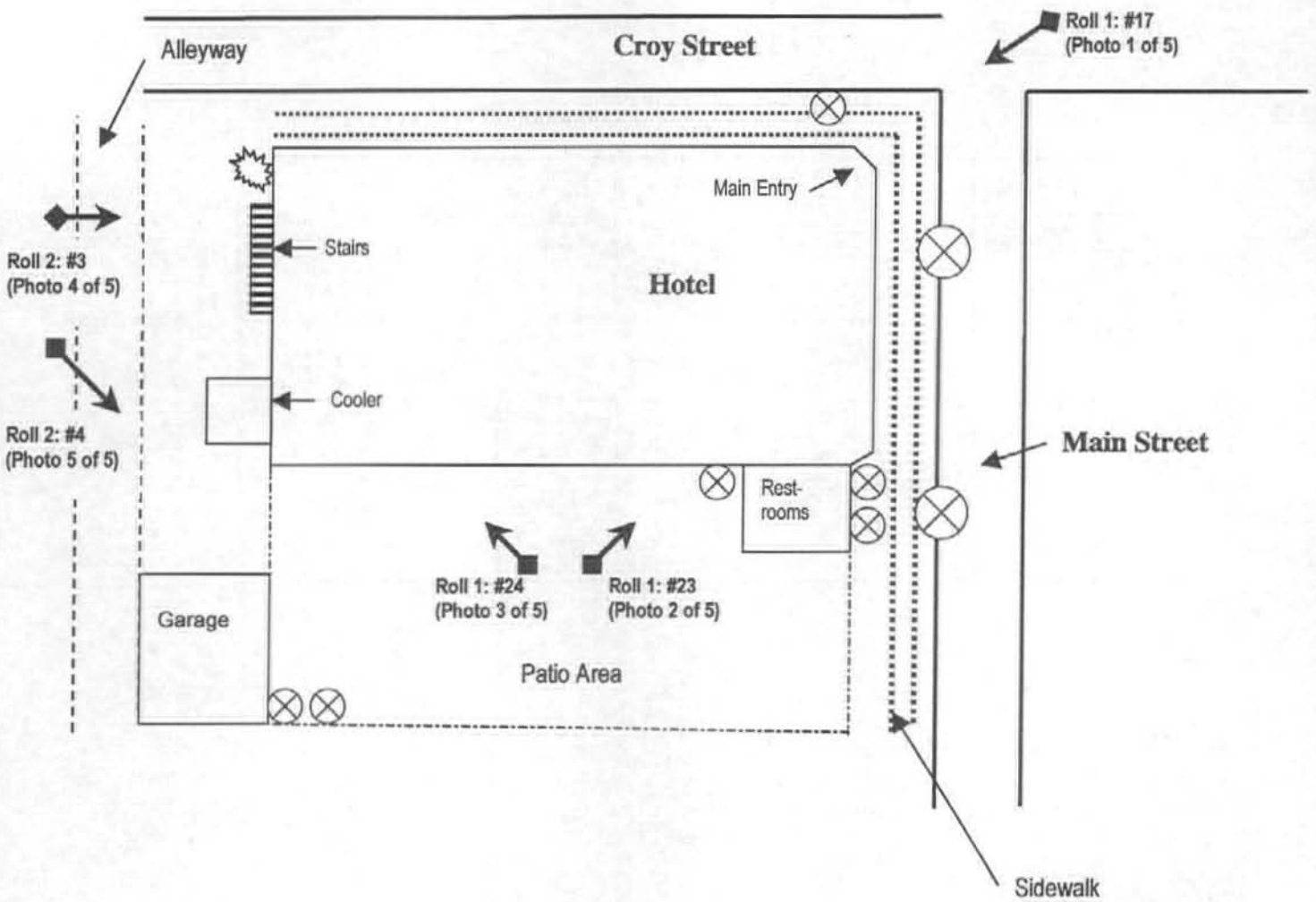
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- Rutter, Jack. Recorded interview by Teresa Bergin, 1981. On file at the Ketchum Community Library.

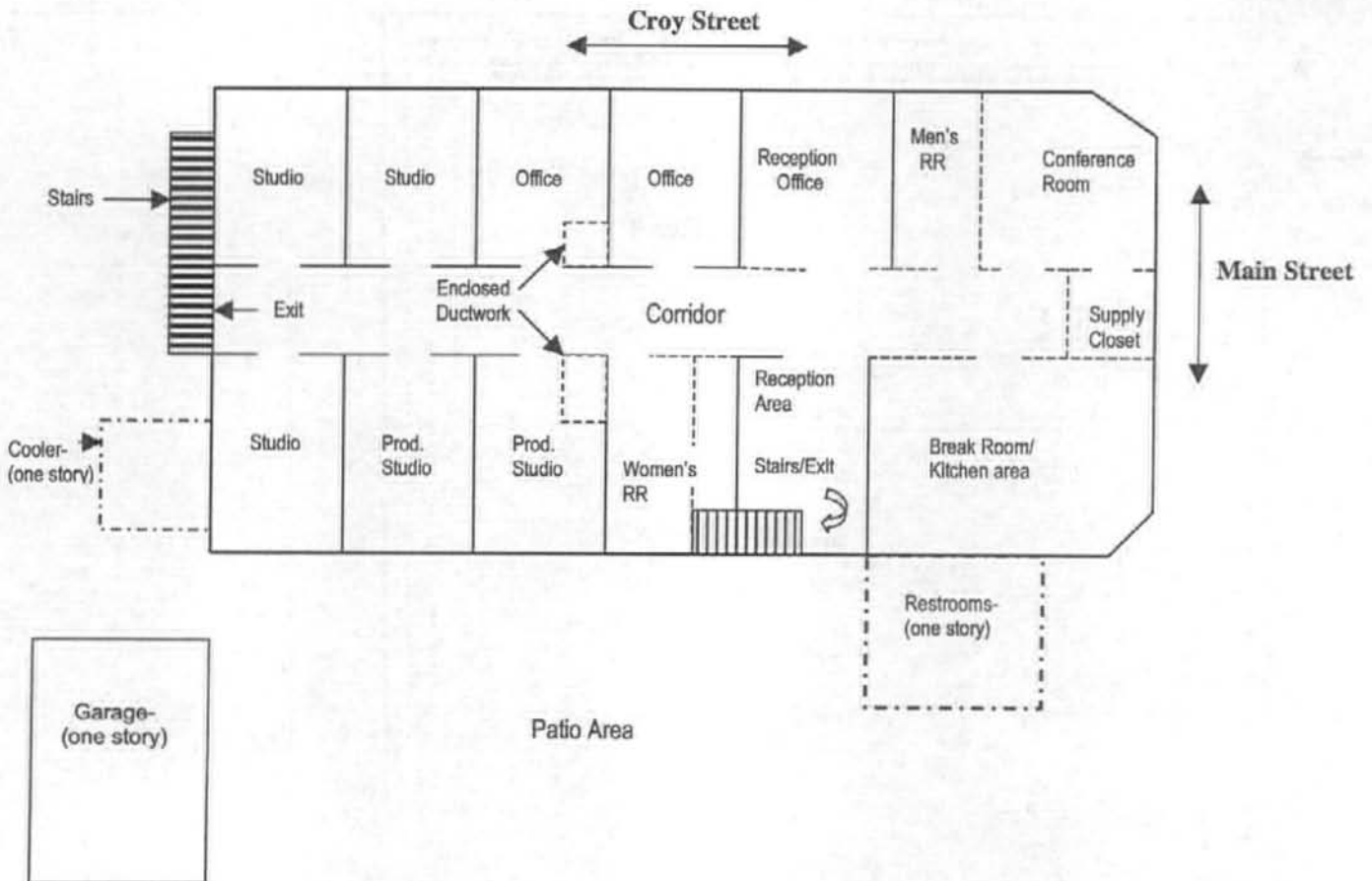
The Rialto Hotel  
 201 Main Street  
 Hailey, Blaine County, Idaho  
 Madeline Buckendorf, 7/04/08  
**SITE MAP WITH PHOTO POINTS**  
**NOT TO SCALE**

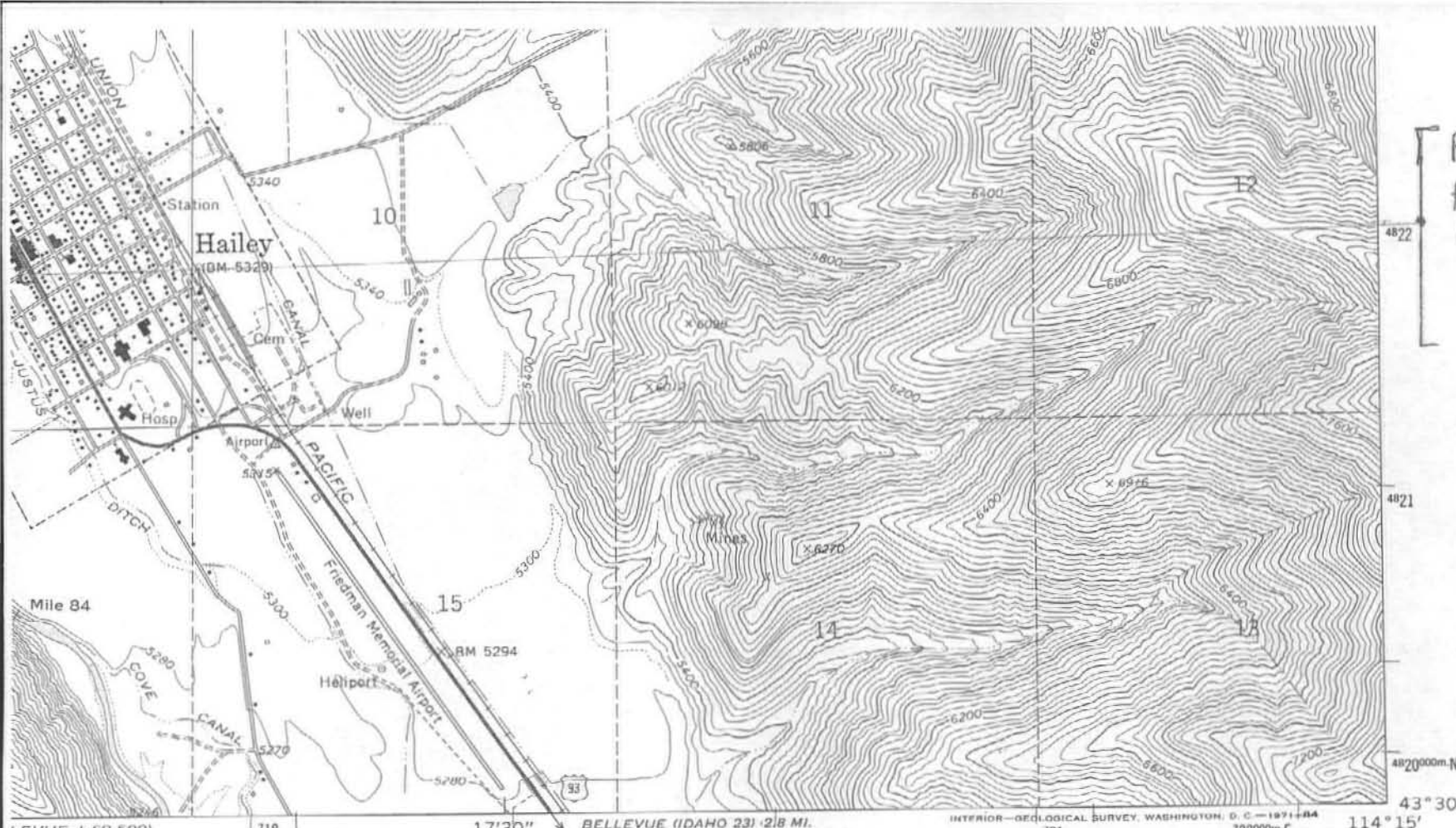
**KEY:**  
 Tree: ⊕  
 Fence = - - - - -  
 Alleyway = - - - - -  
 Sidewalk = .....  
 Shrubbery = ☼



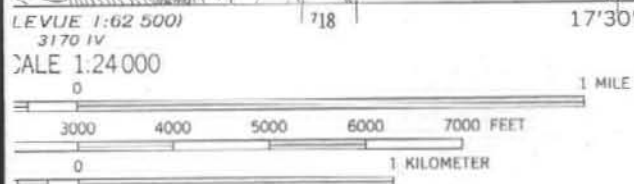
The Rialto Hotel—  
 2<sup>nd</sup> Story Interior Layout  
 201 Main Street  
 Hailey, Blaine County, Idaho  
 Madeline Buckendorf, 10/29/08  
**MAP--NOT TO SCALE**

**KEY:**  
 Circa 1980s remodel = - - - - -  
 2007-08 remodel = - - - - -



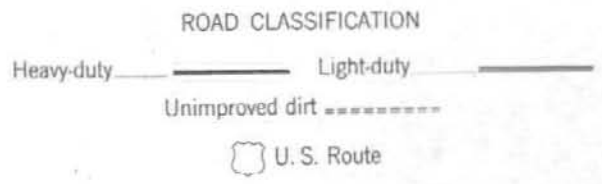


Rialto Hotel  
 Hailey, Blaine  
 Co., ID  
 UTM's:  
 11717030/4821890  
 NAD 83



VERTICAL INTERVAL 40 FEET  
 REPRESENT 20-FOOT CONTOURS  
 IS MEAN SEA LEVEL

THE NATIONAL MAP ACCURACY STANDARDS  
 SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
 ADDITIONAL MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



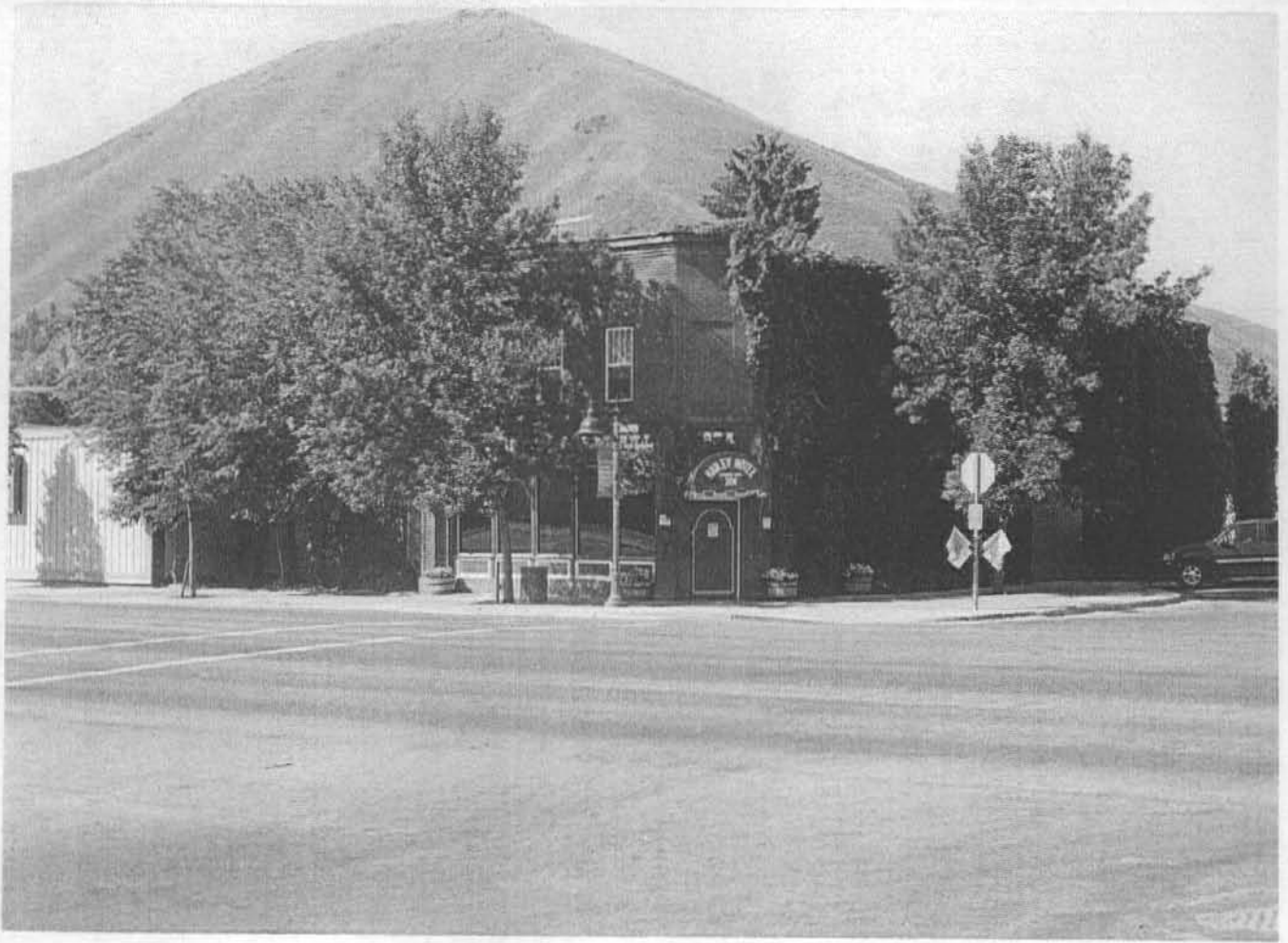
HAILEY, IDAHO  
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