

NPS Form 10-9000
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

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1. Name of Property

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historic name: Hotel Charbonneau

other name/site number: Lorraine Hotel / 012940

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2. Location

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street & number: 207 Wisconsin Street

not for publication: n/a

city/town: Priest River

vicinity: X

state: ID county: Bonner code: 017

zip code: 83856

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3. Classification

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Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: n/a

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. See continuation sheet.

David L. Crowder Signature of certifying official 10/9/91 Date

Idaho State Historical Society State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register Autumneth Lee 11-19-91
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): _____

for Signature of Keeper Date of Action

6. Function or Use

Historic:	<u>DOMESTIC</u>	Sub:	<u>Hotel</u>
Current:	<u>Work in progress</u>	Sub:	

7. Description

Architectural Classification:

No style

Other Description: n/a

Materials: foundation concrete roof other: built-up tar
walls stucco (original), other
brick, (addition)

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: A

Criteria Considerations (Exceptions) : n/a

Areas of Significance: Commerce
Entertainment/Recreation

Period(s) of Significance: 1912 1941

Significant Dates : 1912 1920

Significant Person(s): n/a

Cultural Affiliation: n/a

Architect/Builder: Charbonneau, Charles (original hotel, 1912)
Young, P.J. (hotel addition, 1920)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

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 9. Major Bibliographical References
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X See continuation sheet.

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Archaeological & Hist. Serv.
MS-168 Monroe Hall, Eastern Wash. Univ., Cheney, WA 99004

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 10. Geographical Data
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Acreeage of Property: Less than one (1.0) acre

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>11</u>	<u>506860</u>	<u>5336020</u>	B	_____	_____
C	_____	_____	_____	D	_____	_____

_____ See continuation sheet.

Verbal Boundary Description: X See continuation sheet.

Boundary Justification: X See continuation sheet.

 =====
 11. Form Prepared By
 =====

Name/Title: Robin Bruce, Historian

Organization: Archaeological & Historical Serv. Date: 29 April 1991

Street & Number: MS-168 Monroe Hall, EWU Telephone: _____

City or Town: Cheney State: WA Zip: 99004

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Present and Historic Physical Appearance

The Hotel Charbonneau is a three-story, twenty-seven-room hotel situated in the incorporated city of Priest River, Bonner County, Idaho. The building has operated continuously as a hotel from 1912 until its abandonment in 1989. Although shabby because of age and inadequate upkeep in its later years, the hotel is structurally sound, retains excellent interior and exterior integrity, and appears largely unaltered from its appearance during the period of significance (1912-1941).

Setting

Priest River is a small community (current population ca. 1,700) located in the Selkirk Mountains, situated at the confluence of Priest and Pend Oreille rivers in western Bonner County, Idaho. In the 1890's, the town developed around the Great Northern (GN) railroad yard and passenger depot located on the north bank of the Pend Oreille River, and the ferry crossing at the juncture of Wisconsin Street and the Pend Oreille River. Wisconsin Street and Main Street (located one block to the east) comprised the historic business/commercial center of Priest River, with Main Street still serving as the business core of the community today. As the historic business district of Priest River gradually shifted from Wisconsin Street east toward Main Street, pedestrian and vehicular traffic past the Hotel Charbonneau declined. Within recent years, therefore, the hotel's setting has become somewhat less commercial and slightly more residential than during the 1920's and 1930's. The hotel is located on the west side of Wisconsin Street, approximately .10 mile above (north of) the juncture of Wisconsin Street with the county bridge crossing the Pend Oreille River. The bridge connects the city of Priest River with rural Dufort and Old Priest River roads on the south side of the river.

Today, the city of Priest River retains its turn-of-the-century, western-lumbering and river-town atmosphere. Its setting is rural, with Priest River's historic economic mainstays--lumbering and agriculture--still dominating the town's economy. In recent years, tourism has also become an economic force in the community, with boating, fishing, camping, and cross-country skiing numbering among popular recreational attractions available in the immediate vicinity.

The Hotel Charbonneau's landscaping, mowed lawn and aged evergreen shrubbery flanking the back (west end) and south side of the hotel, highlight the domestic character of the setting. Immediately behind (west of) the hotel, stands a hipped-roofed, double-car garage, built in 1922 by the hotel's proprietor, Dora Charbonneau. On the lot adjoining the hotel to the north (intersection of High and Wisconsin streets), stands a small, single-story stucco auto-repair shop, and a single-story, detached stucco gas station, dating to the 1930's. A single-family domestic dwelling occupies the lot immediately south of the hotel, with another domestic dwelling located directly east of the hotel on the east side of Wisconsin Street. A lumber yard and truck scales are located directly southeast of the hotel on Wisconsin Street. From the intersection of High and Wisconsin streets, businesses and residences are interspersed one block east along High Street to Main Street. Although commercial activity along Wisconsin Street has declined over the years, the hotel and its

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environs still retain the small-town blend of commercial enterprises and domestic habitations historically associated with Priest River's business district.

Hotel Charbonneau: Present Description

The Hotel Charbonneau is oriented in a north/south alignment along Wisconsin Street, with the width of the building (facade) facing east. The hotel is a three-story, irregular U-shaped plan. It consists of the original front-facing L-shaped building (constructed in 1912), and a three-story rectangular addition constructed on the south side of the building in 1920. The original hotel and its addition together form the present irregular U-shaped plan. The width of the hotel's main floor is arranged in three rectangular rooms, with the south U-shaped depth of the building divided into five rooms (accessed by a hallway along the north wall of the addition), and the north U-shaped depth of the building separated into three rooms. The width of the hotel's second and third stories are arranged in four rectangular rooms, with the south U-shaped depth of the building (1920 addition) organized in a single row of rooms, accessed by second- and third-story hallways (extending east/west) flanking the north wall of the addition. On both the second and third stories, the north depth of the hotel (original building) is divided by hallways extending east/west, with rooms off both sides of the hallways.

Exterior cladding of the original hotel is stucco over metal lath, with brick forming the exterior cladding of the hotel's addition. Interior walls of the original hotel and the addition are finished in plaster. Both the original hotel and its addition have flat, built-up tar roofs, now deteriorated and in need of replacement. The original hotel stands on a poured concrete basement, and the addition rests on a poured concrete foundation. The original hotel measures 50 x 50 feet (facade and north extension), with the remaining depth of the building measuring 30 feet. The brick addition measures 18 feet (width) x 60 feet (depth). The Hotel Charbonneau and its addition together do not present a unified exterior appearance. Differing in outward appearance, the original stucco hotel and its brick addition, do, however, display an integrated interior design. The utilitarian exterior appearance of the hotel and its addition suggest that rapid construction and the availability of inexpensive materials were the criteria which largely determined the choice of fabrications and design used in construction of the hotel.

Features of the original hotel include a single-story, full-width, wooden porch, supported by four boxed-wooden posts resting on concrete piers. The floor of the porch (originally wood) is poured concrete, with three concrete steps leading to the recessed double-entry, half-glass doors, which access the hotel's lobby. Set into, and flush with, the exterior concrete porch immediately south of the lobby entrance, lies a hinged iron double door accessing an electric freight elevator leading to the hotel's basement. An original feature of the hotel, the elevator was designed to convey commercial goods from the street to the hotel's basement, and from there to a receiving room on the main floor. This innovation accommodated commercial activity without disturbing guests coming and going from the hotel. Reportedly, the heavy-duty elevator is still functional. Located at sidewalk level on either side of the hotel's lobby entrance, daylight-type windows provide limited

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exterior light to the hotel's basement. The porch's flat roof is composed of rough wooden shingles, and is probably not original, since the porch's roof was once enclosed with vertical wooden railing, forming a balcony. The porch roof doubled as a balcony for a second-story facade guest suite and fire exit doorway leading from the second-story north hallway. The hotel's main floor facade is turn-of-the century, paneled store-front design (reflecting its historic domestic/commercial dual role), and is original and unaltered, as are the main floor fixed-sash windows. Original fixed-pane, triple transom windows are located above the exterior windows on the facade of the original hotel, while plywood panels have replaced earlier transom windows on the south side of the original building.

Second-story facade windows of the original hotel consist of three pairs of coupled, double-hung wooden-sash windows, which are original. Two half-glass, single doors are also situated on the second-story facade, with the northernmost door serving as an entry to the roof of the porch from the north hallway, and the southernmost door opening from a second-story suite to the porch roof. A single outside opening, a triple-paneled door with triple-paned glaze window, is located in the northwest corner of the main floor of the north side of the original hotel. The door appears to date from the 1940's. An earlier window on the ground floor of the north side of the hotel has been filled with stucco, probably when the original kitchen was remodeled in the 1940's. Both the second- and third-story floors on the hotel's north side have four double-hung, wooden-sash windows, which appear original. There are no doors in the back (west) 30 foot extension of the original building, although there is one small, wooden-sash window boarded up from the interior of the building.

The second-story north extension (west end) of the 1912 building has an outside wooden door, with a double-hung wooden-sash window on either side. This door apparently once led to an exterior wooden staircase, since removed. The third-story facade of the original hotel has three sets of coupled windows interspersed with two single double-hung, wooden-sash windows. A fire escape leads from the northernmost double-hung, wooden-sash third-story facade window to the porch roof below. Four original double-hung, wooden-sash windows occupy the third story, directly above (and identical to), the second-story windows on the north side of the building, while five original double-hung, wooden-sash windows occupy the back (west end) of the building. On the facade of the original hotel, decorative wooden coursework marking the division between floors was apparently used to relieve the plain expanse of the stucco wall surface, while decorative half-timbering was employed to accent the alternate placing of coupled and single windows. Ornamental brackets were placed where the half-timbering meets the cornice. On the north side and west end of the building, exterior decorative features consist of wooden coursework marking the second- and third-story floors.

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Three principal rooms comprise the main floor of the original section of the hotel. These include the former "Bo-lo Room" lounge, a nightclub briefly popular in the late 1940's, located in the rear (west end) of the building. The Bo-lo Room lounge features a semicircular padded vinyl bar (light moss-green in color), with a small storage room behind the bar, seven booths finished in the same padded vinyl as the bar, and a small raised stage. The hotel's lobby is also located in the original hotel, and is accessed from the east by the hotel's main entrance doors and from the north side of the building by the Bo-lo Room lounge entrance door. Although the lobby's original varnished woodwork has been painted, the ceiling has not been lowered, and the steam-heat registers are intact and original.

A small anteroom (ca. 5 x 7 feet) separates the hotel lobby from remodeled living quarters in the original hotel. The remodeled anteroom (an original exterior doorway has been closed off) apparently served as a check-in desk in recent years. The large (ca. 24 x 15 feet) room immediately south of the anteroom appears to have recently functioned as living quarters for owners or managers, and is the most altered room in the original hotel. Its ceiling has been lowered, and the walls covered with imitation wood paneling. The south wall of the living quarters joins with the hotel's brick addition. The ground floor of the addition consists of a kitchen adjoining the living quarters, with three apartments located behind (west of) the kitchen. A hallway runs from front to back (east to west) along the north side of the addition.

The attached three-story brick addition located on the south side of the original hotel has no exterior doors on its south side. With the exception of one small double-hung window on the southeast end of the south side of the building, window treatment on that side of the hotel consists of five identical double-hung, wooden-sash windows on each floor, with the windows vertically aligned and finished with double brick segmental arches. Window placement on each floor of the addition's facade (looking east) consists of two double-hung, wooden-sash windows, with concrete keystone lintels and concrete lugsills. Identical in treatment, the second- and third-story windows are aligned directly above the main floor windows. The windows in the back (west end) and north side of the building are identical in treatment to the windows on the addition's south side. All windows in the addition are original. There are two outside openings on the north side of the addition. The western-most door leads directly into the kitchen of a ground floor apartment, and the eastern-most door accesses the ground floor hallway of a addition. An original fire escape leads from a third floor window to ground level on the north side of the addition.

Both the second and third stories of the original hotel and its addition appear little changed from the period of construction (1912 and 1920, respectively). Window treatments, floor coverings, interior cladding, woodwork, lighting fixtures, steam radiators, and stairways are original and unaltered. Although plumbing fixtures (toilets, sinks, bathtubs) do not appear original, the present fixtures appear to date from the 1930's. A number of miscellaneous items which appear original furnishings still occupy the hotel. These include a commercial electric ironing machine (basement) and assorted metal bedsteads and portable wardrobes scattered throughout various rooms in the hotel. These material artifacts today reveal types of furnishings and operational details common to a

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commercial western hotel during the first thirty years of the twentieth century.

Hotel Charbonneau: Historic Appearance

Historic photographs, maps, and past newspaper accounts indicate that the Hotel Charbonneau is today essentially unaltered from its original appearance. A photograph showing the building as it appeared when it opened in August of 1912 reveals the hotel without its front porch; however, the two second-story facade doors visible in the photograph indicate that the porch/balcony was a part of the hotel's original design. Although the porch was undoubtedly constructed earlier, by 1917 the hotel (with present porch included) appeared in photo advertisements for the establishment. The 1912 Sanborn fire insurance map of Priest River shows the original placement of the four ground-floor rooms. The kitchen occupied the west end of the building's north extension. The dining room occupied the north half of the central mass of the building's facade, while an office (south facade) and a room of roughly equal proportions located behind (west of) the office, adjoined the dining room to the south. The 1928 Sanborn map shows a different arrangement, obviously reflecting changes influenced by the 1920 addition to the hotel. Although the kitchen continued to occupy its original position, by 1928 the dining room and lobby shared the north and south half of the main floor of the hotel, respectively. A large, open entrance from the lobby to the present kitchen on the main floor of the addition was also shown on the 1928 Sanborn map, but the function of the rooms on the ground floor of the addition was not indicated.

Lucille Rembowski of LaCleud, a guest in the hotel for several days in 1922, and again for a number of days in 1924, described aspects of the hotel's appearance as she remembered them from that period. Mrs. Rembowski, who was twenty-two years old when she first stayed in the hotel, had ample time to observe her surroundings as she awaited the birth of her first child in 1922, and her second baby in 1924. Rembowski recalled that in 1922 her neat, very clean room featured wall-to-wall brown carpet, plain light-colored painted walls, and a wooden high-backed bed with a narrow bar over the top. The heavy chenille bedspread (too weighty to sleep under) portrayed a large eagle in the center design of the bedspread. A chest-of-drawers (which matched the bed), a mirror above the chest-of-drawers, and an overstuffed chair completed the room's furnishings.

Rembowski described the hotel dining room as containing four big tables (with the largest seating ten people), and a number of smaller tables, each seating two persons. White tablecloths covered the large tables, while white clip-on cloths covered the small tables. Lobby furnishings included chairs upholstered in a pale floral print design on a beige background. Matching draperies on the ground-floor windows complemented the upholstery. According to Rembowski, the hotel grounds included lawn extending to High Street on the north (the area now occupied by the abandoned stucco gas station and auto-repair shop), and lawn (then as now) extending slightly south of the hotel towards the Pend Oreille River. Yard chairs were scattered informally about the grounds.

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Newspaper accounts detail the few additional alterations made to the hotel over the years. In June of 1914 the *Priest River Times* reported the following improvements:

Hotel Charbonneau is making some needed improvements to keep abreast with its increasing patronage. The office has been enlarged and writing tables added to accommodate the commercial travelers and a complete sewer system is being installed (*Priest River Times* 18 June 1914).

Another improvement occurred in October of 1920 when contractor P.J. Young completed a concrete sidewalk "extending south from the Charbonneau hotel" on Wisconsin Street (*Priest River Times* 21 October 1920).

Historic photographs, newspaper accounts, and the reminiscences of former hotel guests, together with the obvious unaltered appearance of the Hotel Charbonneau, testify to the superior degree of exterior and interior integrity presently exhibited by the hotel. This, in combination with the largely unchanged commercial/domestic setting of the hotel within its small-town, urban setting, projects a vivid feeling of the historic character of the Hotel Charbonneau and its role in the development of Priest River, Idaho.

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Summary Statement

The Hotel Charbonneau is located at 207 Wisconsin Street, Priest River, Bonner County, Idaho. A small, rural lumbering and agricultural community (present population ca. 1,700), Priest River is located at the confluence of Priest and Pend Oreille rivers, twenty-five miles west of Sandpoint (Bonner County seat), and approximately sixty miles northeast of Spokane, Washington, the nearest metropolitan area. The Hotel Charbonneau is eligible for inclusion in the National Register of Historic Places, as Amended, under Criteria A. The hotel is associated with the social and commercial life of Priest River during the early decades of the twentieth century. During the period of significance (1912-1941), the Hotel Charbonneau served as a focal point for community and social gatherings for Priest River and for the surrounding region of western Boundary County serviced by this small north Idaho town. Through the availability of its "sample" rooms, the hotel also functioned as a commercial outlet for the introduction of new products and services into remote areas of northwestern Idaho. Considered the most elite hotel of several in Priest River at the time of its construction (1912), the building operated continuously as a hotel from the year of its opening until 1989 when it was abandoned. With few alterations over the years, the Hotel Charbonneau is today an outstanding example of a commercial/domestic hotel built during the developing years of a small early twentieth century western town. The Hotel Charbonneau is the only extant hotel of many that once served the community of Priest River.

Historical Background and Significance

The building of the Great Northern Railway's (GNR) main line through northwestern Idaho in 1891 provided the impetus for the growth of Priest River. The GNR followed the north bank of the Pend Oreille River past the confluence of Priest and Pend Oreille rivers where the town of Priest River soon developed. A post office was established near the present townsite in 1891, and the following spring (1892) Charles Jackson opened a general store at Keyser Slough, located just east of the present city of Priest River. Because of flooding of the low-lying townsite in 1894, the townspeople moved Priest River to its present location in 1895. In 1901 the GNR constructed a passenger depot in Priest River, and the town was incorporated about that same time. Among other benefits, the GNR promoted the development of Priest River's chief natural resource--timber. While the GNR assured transportation of forest products to distant markets, the ferry crossing, located at the terminus of Wisconsin Street in Priest River with the Pend Oreille River, facilitated movement of agricultural products and live stock from the rich farming and stock-raising region south of the river to the Priest River rail center.

By 1912, Priest River had become a thriving transportation center for both goods and passengers. The town, boasting a population of 750 residents, was situated near the source of estimated forest reserves of 2,000,000,000 "feet of saw timber" in the Priest River valley, and was constructing an electric railway line from the city to Priest Lake, a popular resort destination (Polk, *Coer d'Alene and Kootenai, Bonner and Shoshone Counties* 1912:373). The booming timber business and color-

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ful annual log drives down the Pend Oreille River attracted permanent boarders to the city of Priest River, as well as influxes of seasonal laborers. In 1912, six hotels and boardinghouses accommodated these residents in addition to overnight guests. Dora Charbonneau (the future proprietor of the Hotel Charbonneau) ran one of Priest River's boardinghouses located near the GNR tracks.

Dora Charbonneau and her husband, Charles, moved to Priest River from their nearby ranch in 1896. Before that year, the couple had settled a homestead (later known as the "Charbonneau Ranch") located thirteen miles northwest of Priest River. In December of 1911, the Charbonneaus were divorced, in a "hotly contested" trial which, owing to the sensational nature of the charges, was tried behind closed doors in Sandpoint (*Northern Idaho News*, 19 December 1911). Following the divorce, in February of 1912, Charles Charbonneau began construction on the Hotel Charbonneau. The *Northern Idaho News* in Sandpoint described the new building, which was apparently designed and constructed by Charbonneau himself:

C.C. Charbonneau, a prominent business man of Priest River, was in the city [Sandpoint] Saturday. Mr. Charbonneau [sic] has just started the work on a new hotel which he will erect in Priest River. The building [will] be a modern and up-to-date building in every respect. It will cover a space 50 x 50 feet, and a part of the structure, 30 x 50 will be three stories in height. It will have steam heat and electric light and all the conveniences usually found in a first class hotel. Mr. Charbonneau expects to open the house about the first of May (*Northern Idaho News* 27 February 1912).

Constructed on the west side of Wisconsin Street (between present U.S. Highway No. 2 and the county bridge crossing the Pend Oreille River at the southern terminus of Wisconsin Street), the new hotel occupied a prominent position in Priest River's commercial/business center, as well as being advantageously situated near both the Great Northern Railway Depot and the Pend Oreille River ferry crossing. An unimpeded view of downtown Priest River to the northeast, and a spectacular sweep of river and mountains to the south and east, greeted guests from the hotel's choice second- and third-story facade rooms.

At that time Wisconsin Street rivaled Main Street, located one block to the east, as the business center of Priest River. In addition to the new Hotel Charbonneau, a rival hotel, grocery, general merchandise store, drug store, taxidermist shop, and stage stop, occupied both sides of the business district along Wisconsin Street, which extended from the Pend Oreille River, north to Albeni Road. During the spring and summer months, Beardmore's Livery stopped twice daily at the hotel, from where guests and tourists were conveyed by horse-drawn livery wagon to Priest Lake. Charles Charbonneau served as proprietor of the hotel until 1914 when Mr. and Mrs. J. W. Fischer of Spokane "closed a deal to lease Hotel Charbonneau, one of the best known hostelrys in northern Idaho" (*Priest River Times* 24 September 1914). The Fischer's management of the hotel was,

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however, short-lived. By May of 1915, Charles Charbonneau's ex-wife Dora, had assumed management of the hotel. (An adventurous and enterprising woman, when only fifteen years of age, the future Dora Charbonneau emigrated alone from Germany to the United States.) Under her direction, the Hotel Charbonneau soon became Priest River's elite hotel. It was reportedly the only hotel in the city which did not allow prostitution. The hotel catered to the wealthy and to a traveling clientele, rather than regular boarders. In 1920 Dora Charbonneau hired local builder P. J. Young to construct an \$8,000 three-story, fifteen-room brick addition on the south side of the original hotel. In September of 1920 the *Priest River Times* commented on the public's reaction to the new addition: "Almost every one that comes to town has some favorable comment to make about the improvement a building of this kind makes in the general appearance of the town" (*Priest River Times* 2 September 1920).

An immaculate housekeeper, while under Dora Charbonneau's supervision, the hotel's reputation for neatness and cleanliness became firmly established. Besides herself and her son Rollin (who celebrated his twelfth birthday at the hotel in 1914), Dora Charbonneau's staff consisted of one girl (who waited tables and cleaned the dining room and guest rooms) and a cook. Rollin Charbonneau ran errands for his mother, stacked and hauled wood, and cleaned and polished the hotel's spittoons every morning. Dora Charbonneau kept the hotel books and also waited on customers. Reportedly, Mrs. Charbonneau "could carry more food when waiting tables than anyone else [and] could carry eight glasses of water at a time without spilling a drop" (Hammons 6 March 1991).

From the time of its construction in 1912, throughout the 1920's, the hotel functioned as Priest River's principal gathering place for local business meetings as well as for community and social events. In 1916, for example, the city of Priest River turned out for a parade and dedication of the new steel county bridge, which replaced the old ferry, just south of the Hotel Charbonneau at the terminus of Wisconsin Street and the Pend Oreille River. Before proceeding down to the bridge for further festivities, the parade passed in review of judges and dignitaries assembled on the hotel's balcony. In January of 1922, members of the Priest River National Farm Loan Association held their annual meeting and election of officers at the hotel, and in November of the same year twenty-six "out-of-town Eastern Star visitors were entertained at a 5:30 o'clock chicken dinner at the Charbonneau Hotel . . . by members of the Pend Oreille chapter" (*Priest River Times* 12 January 1911; 30 November 1911). Dora Charbonneau's Sunday chicken dinners were legendary, and a popular drawing card to the hotel's dining room, even though, at \$.75 per plate, the meals were nearly twice as expensive as Sunday dinners served in other Priest River hotels.

Celebrities, as well as the local socially elite, also frequented the hotel, most notably, Nell Shipman, writer, actress, producer/director of early films. Shipman established a film production company in the Forest Lodge at Priest Lake in 1922, and was a frequent guest at the Hotel Charbonneau until her departure from the area in 1924. Shortly before leaving northern Idaho, Shipman held a gala dinner at the Hotel Charbonneau, in honor of the local premier showing of her movie, "The Grub-Stake," at Priest River's Rex Theater.

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Besides serving as a social gathering place, the hotel also functioned as an outlet for commercial sales and for professional services provided by representatives from outside the area. In 1916, for example, Frank A. Nelson, a local representative of Ellers Music House in Spokane sold "[h]igh grade slightly used pianos" from within the Hotel Charbonneau (*Priest River Times* 30 June 1914). Similarly, in 1922, "Dr. Jesse H. Burgess, eyesight specialist of Spokane," performed licensed eye examinations and glasses fittings at the Hotel Charbonneau (*Priest River Times* 26 June 1922). In addition, during the 1920's and 1930's traveling salesmen displayed and sold a variety of wares from "sample rooms" provided by the hotel expressly for that purpose.

Dora Charbonneau continued to run the hotel until the mid 1940's, when the hotel was sold to Bob and Lorraine Schafer, who renamed the hotel the "Lorraine Hotel." After selling the hotel, Dora Charbonneau left Priest River for Spokane, where she apparently resided until her death. Over the years, with the emergence of the popularity of motels, improved highway transportation systems, and attendant increased mobility by the driving public, the Hotel Charbonneau's role as a social and commercial center steadily declined, eventually ending with the hotel's abandonment in 1989. In August of 1990, the Hotel Charbonneau was purchased for \$50,000.00 by Priest River Restoration and Revitalization Inc. (PRRRC), a citizen's group which plans to rehabilitate the seventy-nine year-old hotel to a combination bed-and-breakfast inn and apartments for senior citizens.

While the ground floor of the original Hotel Charbonneau and its 1920 addition have been altered over the years, the second and third floors of the hotel possess remarkable integrity of design, materials, feeling and association characteristic of an early twentieth-century small-town hotel. The interior of the hotel has suffered some recent isolated damage due to burst water pipes and leaking roofs, and moderate deterioration owing to general neglect of the building in its long life, degradation of the hotel's interior in minimal and has not compromised the integrity of the building. Likewise, the exterior integrity of the hotel is excellent, with no significant alterations to the building over the years. Today, the Hotel Charbonneau exhibits much the same attributes that contributed to the domestic character of the property during the first four decades of the twentieth century. These qualities admirably reflect the hotel's important contribution to the social and economic history of Priest River, Idaho.

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VERBAL BOUNDARY DESCRIPTION

The Hotel Charbonneau is situated on one parcel in the incorporated city of Priest River, Idaho. The hotel occupies parcel 2, described as follows: the north 5 feet of Lot 3, all of Lot 4, and the south 25 feet of Lot 5, Block 2 of Gillinghams, Priest River, Idaho.

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BOUNDARY JUSTIFICATION

Boundary justification includes the property encompassing the Hotel Charbonneau and the parcel adjoining the hotel on the north, property owned by Priest River Restoration and Revitalization, Inc. (PRRRC). The property is located at the intersection of High and Wisconsin streets in Priest River, Idaho, and includes the following two parcels, described as follows: (parcel 1), the north 50 feet of Lot 5 in Block 2, Gillinghams; and (parcel 2), the north 5 feet of Lot 3, all of Lot 4, and the south 25 feet of Lot 5, Block 2, of Gillinghams, Priest River, Idaho.