Twin Falls Historic Preservation Commission
Agenda

Monday, January 5, 2026, 2:00 PM

203 Main Ave East
Twin Falls, ID 83301

Council Chambers

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe
Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order
2) Consent Calendar
   a) Request to approve minutes from the following meeting: December 1, 2025.
3) Certificate of Appropriateness
   a) **ACTION ITEM:** Certificate of Appropriateness Decision Sheet
      By:
4) Old Business
   a) **DISCUSSION:** 2026 Warehouse District Walking Tour
      By: Lisa Strickland, City Planner
   b) **INFORMATIONAL:** 250 Year Anniversary Celebration
      By:
5) New Business
6) Upcoming Meeting(s)
   a) February 2, 2026 2PM
7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - **A complete explanation and description of the request.**
    - **Why the request is being made.**
    - **Location of the Property.**
    - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.

    - **Individuals are not permitted to give their time to other speakers.**
    - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
    - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**

8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.

Twin Falls Historic Preservation Commission
Minutes

Monday, December 1, 2025, 2:00 PM

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe
Council Liaison: Spencer Cutler

1) **Confirmation of Quorum/Call Meeting to Order**
Chairperson Baughman called the meeting to order at 02:00 PM
Members Attending: Baughman, Shaffer, McCurdy, Dowdle, Sipe

2) **Consent Calendar**

a) Request to approve minutes from the following meeting: October 6, 2025.
Commissioner Shaffer made a motion to approve the consent calendar, as presented. Commissioner Sipe seconded the motion.

3) **Certificate of Appropriateness**

4) **Old Business**

a) 2025 Fall Walking Tour Follow-up

Planner Strickland discussed the walking tour and felt it was a success. She would like to do another one with the warehouse district in May 2026.

5) **New Business**

a) Training
The process for approving certificates was discussed. Planner Strickland discussed a different form to be used, so it made the form shorter with the ability to input comments.

b) 2026 Historic Preservation Commission Meeting Calendar

6) **Upcoming Meeting(s)**

a) January 5,2025

7) **Adjournment**
The meeting adjourned at 02:20 PM

Jody Green, Planning Technician

HPC ACTION SHEET

Date:_____

Applicant: ___ _____

Type of Certificate of Appropriateness Request: _____

- Consistency with District: The proposed change must be consistent with the architectural period, style, and character-defining features of the historic building.
- Compatibility with District: The proposal should be compatible with adjacent properties and the overall character and streetscape of the historic district.
- Preservation of Features: The work should not destroy or adversely affect important architectural, historical, or cultural features. Existing historic features should be repaired rather than replaced where possible.
- Visual Qualities: The colors, textures, materials, height, scale, massing, and construction methods proposed must be appropriate for the historic context.
- Creation of False Sense of History: Changes that create a false sense of historical development (e.g., adding conjectural features with no historic basis) should be avoided.
- Materials / Texture / Color- Appropriateness
- Repair vs Replacement- Considerations for repair vs replacement
- Design Guidelines: Compliance

I voted FOR ☐ AGAINST ☐ this motion for the following reason(s):

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The Applicant could do the following to receive my favorable vote:

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Signature

Project Type	Specific Criteria
Major Alterations Additions	Proportion & Arrangement, Mass & Scale
New Construction Setback, Mass & Scale	Site Planning, Rhythm of Spacing &
Demolition Replacement Plan, Benefit	Historic Significance, Alternatives,
Relocation of Structures Protection	Receiving Site Compatibility, Feasibility &
Windows & Doors False Details	Operation Type, Historic Profiles, No
Roofing Projects Features, Solar Panels	Roof Form & Pitch, Retention of
Signage & Colors	Size, Placement, Illumination, Lettering
Lighting & Intensity	Fixture Style, Shielding & Glare, Visibility
Awnings	Material, Style & Shape, Placement & Size, Installation Method

Landscaping & Site Work	Tree Protection, Site Features, Water Conservation/Irrigation
Outdoor Amenities & Accessory Structures	Pedestrian Space, Accessibility, Furniture & Railings
Siding Replacement	Material Appropriateness, Trim Preservation, Physical Evidence
Paint & Color Projects	Color Palette, Harmony & Contrast, Removal Methodology

Date: Monday, January 5, 2026

To: Historic Preservation Commission

From: Lisa Strickland, City Planner

DISCUSSION

Request:

2026 Warehouse District Walking Tour

Time Estimate:

Approximately 5-10 minute presentation with questions/comments to follow.

Background:

The plan is to host a walking tour of the Warehouse District in May 2026 to honor Idaho Historic Preservation Month. The Warehouse District consists of two separate locations within the townsite, with one half located on the NW side of Shoshone St. and the other half located on the SW side of Shoshone St. In the packet, staff has provided a narrative that was created for this district a few years ago along with a map and a brochure about the district.

Approval Process:

NA

Budget Impact:

NA

Regulatory Impact:

NA

History:

NA

Analysis:

The proposal is to create a walking tour map for the flyers and the website to advertise the event and to update the information in the narrative. Staff would also like to recommend that each commissioner pick a specific building, relevant story, or trivia associated with the district that could be presented during the tour, adding interest to the tour and possibly creating more interaction with the crowd.

Conclusion:

NA

Attachments:

1. Warehouse District - Map
2. Warehouse District - Narrative
3. Warehouse District - Brochure

5TH AVE W
5TH AVE W
203 4TH AVE W
444 GOODING ST W
235 5TH AVE W
213 5TH AVE W
205 5TH AVE W
GOODING ST W
5TH AVE W
143 4TH AVE W
160 5TH AVE W
146 4TH AVE W
142 4TH AVE W
140 4TH AVE W
4TH AVE W
121 3RD AVE W
326 SHOSHONE ST W
340 SHOSHONE ST W
404 SHOSHONE ST W
426 SHOSHONE ST W
434 SHOSHONE ST W
446 SHOSHONE ST W
SHOSHONE ST
530 SHOSHONE ST W
152 6TH AVE W
139 6TH AVE W
6TH AVE W
120 6TH AVE W
117 6TH AVE W
WALL AVE
6TH AVE S
MINIDOKA AVE
3RD AVE W
236 SHOSHONE ST W
215 SHOSHONE ST S
259 SHOSHONE ST S
305 SHOSHONE ST S
126 2ND AVE S
130 2ND AVE S
136 2ND AVE S
146 2ND AVE S
152 2ND AVE S
2ND AVE S
139 3RD AVE S
163 3RD AVE S
134 3RD AVE S
3RD AVE S
121 4TH AVE S
121 4TH AVE S
164 3RD AVE S
161 4TH AVE S
409 SHOSHONE ST S
122 4TH AVE S
135 5TH AVE S
156 4TH AVE S
4TH AVE S
HANSEN ST S
212 3RD AVE S
341 HANSEN ST S
135 5TH AVE S
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123 6TH AVE S
161 5TH AVE S
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516 HANSEN ST S
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IDAHO ST S

WarehousePark District Walking Tour

My name is _____, I am a member of the Twin Falls City Historic Preservation Commission.

The purpose of the commission is to assist the City Council in the promotion of the educational, cultural, economic and general welfare of the public of the city through the identification, evaluation, designation, and protection of those buildings, sites, area, structures and objects reflect significant elements of the city's, states, and nations, historic, architectural or archaeological and cultural heritage.

The Twin Falls Warehouse District was nominated to the National Register of Historic Places (NRHP) on May 31, 1996. It was officially listed on January 15, 1997. The nomination period or significance includes the buildings erected from 1909 – 1946.

The Certificate of Appropriateness process using design guidelines for the district was adopted in 2011.

The Twin Fails Warehouse Historic District is located two blocks south of the Main Street commercial area and extends to the Oregon Short Line/Union Pacific rail lines. The properties included in this district represent the highest concentration of buildings associated with the processing, storing, and transporting of wholesale products, both agricultural and manufactured, in Twin Falls. The industrial and utilitarian purpose of this district is conveyed by the functional appearance of the structures; the proximity of the rail lines, including the spurs that divide several blocks; and the absence of landscaping. Most of the structures are constructed of brick, are one- to one-and-a-half stories high, have metal sash windows and flat roofs often with parapets. Other materials include lava rock, corrugated sheet metal, wood clapboard, concrete block and stone. A few buildings have front-facing gabled roofs, and one has a parabolic shape. Few of the buildings have ornamentation. Many "ghost" signs can be seen throughout the district, giving clues to passers-by as to the products that were traditionally traded in this neighborhood. Although several blocks display a continuity of setbacks, materials and scale, the district as a whole has a more disparate appearance than that of other warehouse districts in Idaho, such as Boise and Pocatello. Overall, the structures in Twin Falls are comparatively smaller in size and more diverse in materials and massing.

Idaho became a state in 1890. In 1894 the Carey Act allowed private companies to erect irrigation systems in semi-arid states and profit from sales of water. In 1900 Twin Falls Land & Water Company was formed by I.B. Perrine with others to provide financial backing.

In 1904 Paul Bickle was the chief engineer in charge of laying out the Twin Falls city grid. After looking near Shoshone Falls and Kimberly, he decided on this site as it better

accommodated the new railroad grade. His assistant, Hays, is credited for devising the diagonal layout. The advantages of this layout were: better drainage and sewer lines, sunshine on every side, and it was the fastest way to get around downtown.

In 1909 the Twin Falls Land & Water Company changed their name to Twin Falls Canal Company and the endeavor was turned over to the settlers and was approved by the State Land Bureau.

During the tour two key words will be used again and again: contributing and non-contributing.

Contributing buildings are listed on the National Registry of Historic Places and maintain a high degree of original integrity.

Non-contributing buildings were not built during the period of significance of the district or have modifications to the exterior that have resulted in a loss of integrity and the building's ability to convey its historic appearance.

The properties included in the Twin Falls Warehouse Historic District are eligible for the National Register of Historic Places under Criteria A and C. The district documents the wholesale business activity from the early years of the city through the mid-1940s and represents the commercial side of agriculture - the mainstay of the local economy. The buildings are associated with national, regional and local businesses that warehoused, processed and distributed agricultural products, well as establishments that manufactured implements for farmers. Architecturally the properties are significant because they portray the usual attributes of warehouse design but vary substantially in formality, construction, materials, and the use of fireproofing devices. For the most part, buildings that were associated with regional or national companies were larger and had more complex and uniform construction systems that included sophisticated fireproofing systems. Buildings erected for local establishments often display the most expedient construction techniques and materials, such as lava rock, and portray an obvious progression of expansion. The buildings in this district demonstrate that agriculture has always been the nexus of Twin Falls' economy. Settlement, transportation, and construction all followed the promise that this arid environment could be transformed into productive farmland.

Located in south-central Idaho, Twin Falls is the regional center for a rich agricultural area whose development can be attributed to the vast reclamation network constructed during the first two decades of the 20th century. The various reclamation projects were known as "tracts" and in the Twin Falls vicinity include Minidoka, Salmon, and Northside. The project specifically responsible for the genesis of Twin Falls was the Twin Fall Southside Irrigation Tract. This reclamation effort, involving the construction of Milner Dam and its related canal system, has provided water to more than 200,000 acres on the south side of the Snake River since it opened in 1905. The efforts of the Twin Falls Land and Water Company, which was formed in 1900 to provide financial

backing and leadership in building the system and opening the tract, represented the earliest and most successful example of reclamation under the Carey Act of 1894. This legislation was intended to foster operative ventures between private investment, state supervision and local management to irrigate large areas of arid federal land. The completion of the reclamation projects and the development of the numerous communities in this part of Idaho represent the success of such a partnership.

For almost forty years, government officials, financiers and countless settlers dreamed of distributing water to the vast, arid Snake River Plain -- an area that stretches across Idaho encompassing about a third of the state. Southern Idaho has never had minerals and timber resources that assured development in other parts of the state; instead, it was the economic potential of the Snake River and its tributaries that intrigued travelers and settlers as early as the 1860s. Settlers and officials tried various types of organizations to harness the river. These included private canal companies created by local farmers, and entrepreneurial efforts such as the New York Canal Company near Boise. Regardless of whether the attempt was financed on a private, cooperative, or public basis, reclamation success on a large scale eluded southern Idahoans until the end of the 19th century. The technology existed to create large irrigation systems, but it required a huge financial commitment -- one that was available only through private sources outside of the state. The management and ultimate control of the public land, once reclaimed, had to occur at the local level so that an irrigation system operated smoothly every season. Finally, impartial review by either state or federal agents was necessary to protect farmers and investors from fraud.

The Carey Act of 1894 was intended to provide the necessary framework to address these needs. This legislation provided one million acres of federal land per state to settlers in arid areas after private investors supplied the capital to build the necessary dams and canals. The investors would recoup their money by selling water rights to the settlers, and once the farmers had successfully reclaimed their land, they could apply for a deed. Although initial efforts in Idaho to apply this legislation failed, the Twin Falls project was an outstanding success because it had the necessary financial backing and knowledgeable engineers.

lra B. Perrine, a pre-reclamation settler who lived at the bottom of the Snake River canyon near present-day Twin Falls, is credited with devising a rough plan for the project and generating interest in it. Beginning in 1884, Perrine wintered his dairy cows at his farm in the canyon, and successfully raised wheat, fruits, vegetables and berries that he sold to miners in the Wood River area and in Cassia County, north and south of the river, respectively. Presumably this farming experience, combined with the necessity of developing a rudimentary irrigation system in the canyon, inspired his drive to provide water to the thousands of empty acres on either side of the Snake River. As John Rosholt writes, another factor spurred his interest:
According to the only existing interview with Perrine regarding how he got the idea of reclaiming the land above the Snake River Canyon, he was asked in 1895 by the

Oregon Short Line Railroad to find a bridge site over the river between Lincoln and Cassia counties because the Southern Pacific Railroad was drawing all the trade from Cassia County. He explored the river and located the present site of Milner Dam as a railroad bridge. The Carey Act of 1894 having made area reclamation feasible, Perrine's plans took shape.

Perrine filed on the Snake River and formed the Twin Falls Land and Water Company (TFLWC) in 1900. The TFLWC requested segregation of 244,025 acres on August 15th, 1900, in order to make an initial survey. The Company was officially incorporated on September 3rd, 1900, in Salt Lake City, Utah. The completed survey was presented to the state engineer on October 6th, 1900, and water rights were granted by the engineer two days later. Some lots were left out of the segregation to allow for the establishment of townsites; these lots later became the communities of Twin Falls, Kimberly, Buhl, Filer, Hansen and Murtaugh.

In 1902, however, the TFLWC was forced into reorganization. The following year only one of the original partners, Stanley Milner, remained. Milner was joined by Walter Filer, Frank Buhl, and Frank Knox. Milner was a Salt Lake City resident and director of the National Bank of the Republic in Salt Lake City; he had extensive mining interests in Utah and Nevada. His health was not good; however and hindered his involvement. He died in 1906, shortly after assisting with the opening of the Buhl townsite. Filer was a mining associate of Milner's who was involved in the surveying of the town of Milner (which no longer exists) and in the planning of the construction camp. Buhl was a wealthy Pennsylvania businessman with substantial mining interests and whose assets were estimated at $25,000,000 in 1902. Perrine approached Buhl after unsuccessful attempts to interest other financiers; it was Buhl's involvement that led to the successful reorganization of the Company. Knox was a mining and banking associate of Milner's.

Work on the Milner Dam and the canal system began in March 1903. Once construction of the entire project was underway the Canal Company employed over 500 men. The dam opened on March 1st, 1905, and the canals were opened the following day. The State Land Board required assurance that the entire system was in good working order and required the TFLWC to repair the dam’s tunnels, replace some of the concrete of the canal piers and make any other necessary repairs. Once this was completed, the settlers formally accepted the tract on September 15th, 1909. The TFLWC was turned over to the settlers and became known as the Twin Falls Canal Company.

Although the response to the first land drawing, held on July 1st, 1903, was disappointing, interest grew in the project as the work progressed. The second opening, held on October 20th, 1904, was encouraging and the response indicated that the project would be a success. Settlers poured in from all over the country, eager to establish a new life and transplant the community institutions and amenities they had relied upon elsewhere. Only a few months after the dam opened on March 1st, 1905,

the new city of Twin Falls had a bank, doctor, attorney, dentist, school, newspaper, bakery and rooming house.

The tract was widely promoted throughout the United States, and in fact, the TFLWC hired a photographer, George Bisbee, to help advertise the area's rapid growth and prosperity. Bisbee, an acquaintance of the Twin Falls News founder Charles Diehl, arrived in Twin Falls from Illinois in January 1906 and had a studio there until he retired in 1939. His early photographs are particularly interesting because they portray how quickly the sagebrush desert was transformed into agricultural riches -- possible only through irrigation.

Additional federal legislation was enacted after the turn of the century to develop reclamation in the west and this, along with the success of the Twin Falls Tract, enticed other investors to undertake similar projects across the entire Snake River Plain. Those in south-central Idaho included the Northside, Salmon Falls and Minidoka projects. The promoters of the first two encountered numerous problems, yet the irrigation systems eventually became operational. In the vicinity of Twin Falls, reclamation was responsible for the cultivation of almost 600,000 acres, and the settlement it attracted led to the development of new towns such as Jerome, Rupert and Burley, augmenting and securing Twin Falls' role as the regional commercial center.

The most critical component that ensured the economic viability of the newly settled tract was the immediate availability of rail transportation. Unlike many communities, such as Pocatello, the railway reached Twin Falls in response to the founding of the community -- the community was not established because of the convenience of rail transportation. The Oregon Short Line Railroad, a subsidiary corporation of the Union Pacific System, reached Twin Falls on July 28th, 1905. The Twin Falls line branched off from the main line at Minidoka, Idaho, north of the Snake River.

Railroad access, the influx of farmers and the rapid development of agricultural land offered ripe commercial opportunities. The area immediately to the north of the railroad right-of-way quickly developed as a wholesale commercial district. The first businesses indicated on the 1907 Sanborn maps were, not surprisingly, lumber companies, since wood frames were the dominant material of construction. These included Twin Falls Lumber, Adams-Pilgerrim, and Nibley-Channel companies. Although it was no longer in business by 1925, structures associated with Nibley-Channel are still evident and are the earliest structures in this district. They also represent early investment in Twin Falls from out-of-state sources, as Nibley-Channel was part of the lumber empire established by a Salt Lake City businessman, Charles W. Nibley. The district quickly became the warehouse center for the city. Vacant land was filled in, residential structures were pushed out, and the neighborhood took on its characteristic industrial appearance. By 1914, large warehouses, such as those for the fruit and potato growers' associations, had been erected, and cold storage -- an important resource for both

wholesalers and housewives -- was available at Twin Falls Feed and Ice, (both structures associated with these entities no longer exist).

The most significant business within the district (probably with the greatest investment of capital to construct its facilities in Twin Falls during the first decade) was the Colorado Milling and Elevator Company. This corporation had mills, elevators and processing sites throughout the West, including American Falls and Idaho Falls. It established a local corporation, known as the Twin Falls Milling and Elevator Company, and first constructed an elevator and small mill in 1909. In 1911 a larger mill was constructed, doubling the milling capacity from 400 to 800 bushels a day. The final building phase occurred in 1916 with the erection of six concrete-and-steel storage units; according to the Twin Falls Times, the storage tanks increased the company's storage capacity to 250,000 bushels, the largest between Denver and Portland. The mill closed in 1968, and all but the warehouse (listed on the National Register in 1995) and the six concrete silos were demolished.

Twin Falls Milling and Elevator was one of the biggest and most prominent operations in this district; it pursued national markets, particularly in the Gulf states, and shipped flour to Asia as early as 1913. The Company was best known for its flours, which it named for regional identity, such as "ldahome, “Twinida," and "Shone-Mist," as well as "Duncan Hines," a cake flour that was later marketed by another company. Like many of the businesses represented in the warehouse district, it provided an essential middle step between farmers and distant markets and bolstered the local cash economy. It provided a place for farmers to store their produce until commodity prices improved. Like all businesses in the district, Twin Falls Milling and Elevator not only had to pursue the demand for its goods but also had to accommodate what the local market supplied. The products stored, produced and manufactured by the businesses represented in the district indicate how farmers reacted to the ecological and economical forces in the region.

Initially, Twin Falls promoters saw the tract as a great orchard country and, indeed, many of George Bisbee's earliest photographs depict tables full of ripe fruit, and settlers and their families amidst extensive orchards. Twin Falls farmers did produce ample quantities of fruit, particularly apples, peaches and berries, but their range of agricultural output was much broader. In 1919 a regional magazine reported that wheat was the most important crop, followed by alfalfa, clover (including red, white, and alsike varieties), beans, potatoes, fruit, and sugar beets. Corn was also grown but was used primarily for livestock feed. Cattle, sheep and hogs were also an important part of the agricultural base. In other words, farmers on the Twin Falls Tract produced an array of "grains, grasses, fruits and vegetables," and apart from sugar beets, all passed through the warehouse district.

Alfalfa may have been second to wheat in terms of amounts grown in 1919, but nonetheless it was an important crop; its cultivation illustrates the evolution of agricultural production in Twin Falls. One historian, Mark Fiege, states:

> Alfalfa was such a useful, versatile plant that farmers made it a ubiquitous, nearly universal feature of irrigation agriculture in Idaho. By 1910, they devoted 36 percent of Idaho's irrigated acreage to the cultivation of the crop.

Alfalfa was valued for several reasons. It made the soil more fertile to produce other crops, such as beets, potatoes, and wheat because it provided humus and nitrogen. By rotating alfalfa with other crops farmers avoided having to purchase commercial nitrogen to work into the soil. It made superb animal feed, helping form amino acids necessary for protein and was fed to livestock of all types: dairy cows, sheep, and draft animals. Fiege writes:

> Unlike gasoline in a tractor or coal in a steam engine, alfalfa fueled the animals that provided the power for plowing, tilling, harvesting and hauling.

Finally, alfalfa was also a cash crop. A ranching market developed for alfalfa because the native grasses of the rangeland were depleted by the 1880s. Farmers not only sold their alfalfa hay to local ranchers, but also there was enough demand that farmers shipped it to livestock growers in nearby states. By the 1920s, however, Alfalfa hay had lost much of its market value. This was probably partly due to the decrease in commodity prices that plagued farmers after World War I. It can also be attributed to an infestation of the alfalfa weevil beginning in 1916. Neighboring states-imposed quarantines on Idaho alfalfa so that its worth was greatly diminished. During the 1920s, alfalfa hay declined from $35 a ton during World War I to $2.50.

Farmers in the Twin Falls area began to rely on a new use for alfalfa: its seed. Just as Idaho farmers had expanded their alfalfa acreage, so had farmers throughout the United States, especially in the Great Plains and in the upper Midwest. These farmers did not want alfalfa as a cash crop but, instead, for livestock feed and soil replenishment. The demand for alfalfa seed grew because of this need, combined with a lack of foreign supply which had been disrupted during World War I. Closely related to seed production was the cultivation of beans, which became an important crop early on in the cultivation of the Tract.

The number of buildings devoted to seed storage in the district illustrates the importance of seed cultivation in the region. National seed companies, such as Northrup-King, established themselves in Twin Falls and purchased seed from local cooperatives. Most of the businesses represented in the district, however, were established by local citizens. The Kinney Wholesale Company (buildings 35, 36 and 38), established in 1907, was one of the earliest warehouses in the district. A Kinney advertisement in 1912 read "Spuds wanted -- large or small -- Beans too." Other

examples include the Isbell Seed Company, W.P. Haney's Bean Warehouse, the Gibbs Bean Elevator and the Bean Growers Warehouse Association. This last example is located at 324-362 Fourth Avenue South and was used by both the bean cooperative and the Harder Bean Company.

During the 1920s, the Intermountain West did not share in the frenzied prosperity experienced by much of the country due to depressed agricultural commodity prices following a collapse in demand created during World War I. Farmers found that their crops and produce brought little when taken to market. Dairy products; however, were an exception, and an increasing demand for milk offered profitable opportunities for Idaho farmers during the 1920s. Fiege writes:

Not only did a growing national population increase the demand for milk, but America also consumed more of it per capita. Within this nationwide market, the West coast states, especially California and the burgeoning metropolis of Los Angeles, cried out for more cheese and butter. Idaho irrigators reduced their alfalfa "surplus" by producing extra milk to meet growing West coast demand: the farmers fed the hay to more and more dairy cows .... From 1919 to 1924, milk production grew fifty percent.

Growing numbers of factories then processed the milk into butter and cheese ... For farmers, milk and cheese had added economic benefit because of their compactness and high market value which made them relatively inexpensive to transport.

In the warehouse district, the dairy business was represented by both local and national interests. The Jerome Dairy Cooperative, located in the north end of the district, had several plants throughout the area. Farmers could bring milk and cream to the co-op and trade it for processed dairy products, such as cheese and ice cream. The cooperative also sold dairy products locally and throughout the West. Swift and Company (building 19), on the other hand, was a national corporation exemplifying the "big business" approach to agriculture in which its operations were completely vertically integrated. Swift controlled all aspects of production, from the stockyards (or in this case, because the Twin Falls plant processed poultry, the incubator), to the grocery store. Harvey Levenstein, in his book Revolution at the Table, writes that the rise of such corporations affected the market for agricultural products:

Between 1880 and World War I, the American food industry was radically transformed. Agriculture had always been the nation's biggest business, but now it was becoming big business in another sense, as new technology and the need for more capital investment were encouraging the creations of larger farms and the beginnings of more complex organizations to finance agricultural production. The effects of the revolution in technology and organization were even more striking after the food left the farm, for large new organizations now transported, processed and marketed the farmer's products.

Transportation and manufacturing entities are also represented in the district, having developed for the most part to serve the agricultural base of the local economy. The history of the Warberg Transfer and Storage Company, for example, illustrates how it adapted to local business conditions and changing technology. The founder, William Warberg, a Swedish immigrant, obtained a team of horses and a wagon and began offering his services in 1906. In the growing community he expanded his business by acquiring several teams and wagons, but by the teens he had started to purchase trucks. Like other transfer operators, he found that business was slow in the winter and so he sold coal during the off season, storing it on nearby vacant lots. By the time his sons were involved in the business, Warberg Transfer was associated with Allied Van Lines and was part of a large corporation with a national network.

Self-Manufacturing and Krengel's comprise the two examples of manufacturing interests that initially saw opportunity in the new agricultural community but eventually expanded into broader markets. G.H. self-started a blacksmith shop in 1910 and soon began manufacturing farm machinery and tools that were adapted for irrigated farming. By the 1950s the company had diversified into industrial steel fabrication. The experience of Ernest Krengel and his son, Charles, parallels that of Self Manufacturing. Ernest Krengel was also a blacksmith, setting up a small shop in 1907. When Ernest died in 1912 Charles took over, and although he also developed and manufactured tools for farming, he expanded the business along other lines, dealing in hardware, plumbing and electrical supplies. By 1952 Krengel's was large enough that it diverged into two separate entities: a machine shop and a hardware business.

The term "warehouse' was devised in 1885 to describe utilitarian structures that served wholesale markets and whose purpose was to store goods, both raw and finished, for distribution. The appearance of the warehouse was dictated by functional, structural and fire-safety concerns. Thus, warehouses that displayed extensive ornamentation were criticized in the architectural press for defeating, in the writers' opinions, the modernist principal of allowing the structure to express the function within. Regardless of the amount of applied decoration, warehouses had to serve efficiently both as places to store goods and as places through which goods were moved to meet the demands of an increasingly complex wholesale market. By the tum of the century, the warehouse had taken on a familiar form: single-or multiple-story rectangular structures with minimal setbacks, brick facades interspersed with concrete bands indicating floors and walls, flat roofs with parapets and large, rectangular fenestration with metal sash windows.

Warehouses in cities with extensive trade networks, such as Chicago and Omaha, were extensively discussed in architectural magazines. Smaller versions of these structures and districts sprang up throughout the United States. Many of the buildings contained in the Twin Falls Warehouse Historic District exhibit the characteristics described above. They reflect the same utilitarian approach to the use of materials and forms. Furthermore, the three general techniques used for warehouse construction -- light

frame, mill, and reinforced concrete -- are all represented. Taken as a whole, the architecture of this district increases our understanding of the wholesale economy of Twin Falls.

The earliest businesses in the district were housed in wooden, frame structures, typical of those seen in the first or second wave of construction of young communities in the West and Midwest during the nineteenth century. Photographs portray one-story, often one-room, rectangular, frame structures featuring front gables and a parapet wall. In most cases these structures were temporary and were soon replaced with brick. Several of these early warehouses survive within the district. They are wooden, framed structures and were used for over twenty years. These include the Nibley-Channel Lumber Company (building 7), constructed about 1909, and the Keel-Wilkinson-Stronk Lumber Company (building 17), erected about 1920. A common treatment of frame buildings, such as the Isbell Seed Company (building 21), was to sheath them with corrugated metal.

Had the examples mentioned in the previous paragraph been destroyed by fire, the owners' inventories would have been lost. The owners of warehouses in which the goods of individual farmers, cooperatives or other businesses were stored had a greater incentive to employ fireproof construction to avoid high insurance rates. Slow-burning mill construction was the prevalent mode of construction in the district and was used with fire-resistive materials, such as brick, (the Kinney firm, building 35); lava rock, (the Falk Wholesale Company, building 39) and galvanized steel, also known as sheet metal (Isbell Seed Company, building 21). Mill construction refers to the structural system consisting of heavy timber and thick plank floors initially developed for use in New England textile mills. The concept behind this system was that while these structures could not entirely resist fire, they would burn slowly enough to allow time to both extinguish a fire and salvage stored items. Builders took the added precaution of avoiding concealed spaces between floors and roofs, enclosing elevator shafts and stairways with brick, and constructing doors with heavy wood and covering them with tin. By 1900 insurance companies were insisting that sprinkling systems be used.

The use of reinforced concrete for both structural members and interior walls represented an advance in fireproofing construction. This material was considered the most impervious to fire: it was stronger than brick (which quickly failed when exposed to intense heat), was not flammable like wood, and had far more strength than contemporary steel The only reinforced concrete buildings in the district were those of non-local firms: Simpson and Company (building 30) – a wholesale grocery business -- and the Swift and Company Poultry and Creamery (building 19).

Whatever the form of construction, the resulting exterior appearance was a function of the utility within. Warehouses had to have plenty of interior space for storage or manufacturing. They had to easily accommodate whatever type of transportation would

move the goods to the market. They also had to facilitate the movement of workers. These requirements resulted in a blocky rectangular form, with ground floors set about 2 to 2.5 feet above ground for easy loading and unloading to and from railroad cars and trucks. Warehouses favored the use of concrete loading docks and steel sash rather than wood sash windows. If the structures did not have large areas of fenestration, small windows were typically placed high up on the wall for light and ventilation. None of the buildings in the district have applied ornamentation; any decoration that was used was achieved through elaborate masonry, as seen in the Twin Falls Milling and Elevator warehouse (building 26).

Aside from these common characteristics, the buildings in this district display a variety of designs. Several, such as the Ford Transfer and Storage building (building 40) and the Globe Seed and Feed (building 22), are typical of the low-scale warehouses that can be seen in any wholesale or industrial neighborhood in the country. These are one story, have brick facades, and are of mill construction. Others such as the W.P. Haney Bean Warehouse (building 5) are framed and completely clad with corrugated sheet metal.

Self-Manufacturing (building 13) and Warberg Transportation (building 31) represent a form seen after 1930: a one- or one-and-a-half story masonry wall with a stepped parapet on the street frontage. In at least one case, that of Krengel Machinery (building 14), the facade was not part of the original building but was applied later to the structure behind, which is clad with sheet metal. This represents a self-conscious effort to "modernize" the building, and although the modernization does not consist of elaborate detailing, it shows that the owners wanted to obscure the prosaic appearance of the sheet metal sheds. Few buildings in the district have gabled roofs; those that do include the Kinney Wholesale Company Warehouses (building 38) and the nearby Falk Wholesale Company (building 39). Falk represents a purely vernacular interpretation of industrial architecture; built in 1910 it is one of the oldest buildings in the district and is of lava rock construction.

The warehouse district continues to function as a center for the distribution, processing and storage of many kinds of products and is also the location of several light manufacturing businesses. Recently, several buildings have been renovated and are now used as specialty shops, restaurants and microbreweries. The City of Twin Falls is attempting to beautify Rock Creek Canyon so that it can be used for bike and pedestrian paths and considers the warehouse district to be a vital part of this effort, as it serves as a connection between the downtown business district and the Canyon. The buildings represent types of construction and architecture unique in the city. The warehouse district is significant because more than any other area of the community, it conveys the importance of distribution and processing in the local economy and the identity of Twin Falls as an agricultural community.

TOUR ROUTE NUMBERS MATCH THE NRHP LISTING

Southwest Side of Shoshone St

Start: 15, Stop #1: 12, 11, 10, 8, 9, Stop #2: 6, 7, 13, 14, Stop #3: 16, Stop #4: 17, 31, 20, 21, 22, 18, 19, Stop #5: 33, 32, Stop #6: 5, 4, 1, 2, 3, Stop #7: 30, 23, 24, 25, Stop #8: 26, 27, Stop #9: 28, 29, Stop #10: 34, 36, Stop #11: 35, 51, 44, 45, Stop #12: 42, 37, Stop #13: 38, 39, 40, 43.

15. Salvation Army Thrift Store (now Second South Market)
202 Second Avenue South
non-contributing
C. 1990

This is a large, corrugated metal building with a flat roof that appears to have been constructed within the last several years. It has a large, open yard behind a large, open wall on the Second Avenue side.

12. Coca-Cola
242 Second Avenue South
contributing
C. 1935

This one-story brick building is typical of several in the warehouse district that were constructed during the 1930s. In the left bay, an original metal sash window is extant as is the paneled garage door in the center. On the north elevation are two metal sash windows as well as a continuous concrete band that serves as a lintel. This structure adjoins another at the rear. This building has a garage with access to the alley and has a stepped parapet wall. The brick appears, to be older, and on the north side are three sets of two metal sash windows.
According to a local citizen, this building was originally associated with the Self Manufacturing Company, which is discussed more thoroughly under building 13. Coca Cola was first located in an existing building at 163 Third Avenue South.

11. Davison's Signs
approx. 244 Second Avenue South
non-contributing
C. 1915

Abutting building 10, this building was constructed before 1944, but the historic materials have been disguised by non-historic stucco and brick. The entrance is

recessed and is protected by an awning; existing windows are not of the historic period. The stepped parapet and the three frame clerestory openings reveal that the building was constructed during the historic period. This structure is historically associated with the Self Manufacturing Company, a machine tool business discussed under building 13.

10. A Pet's Place
approx. 246 Second Avenue South
non-contributing
c. 1980

This structure is one story with a stucco exterior. The southeast corner is chamfered and the main entrance on Second Avenue South is recessed. A wood frame veterinary hospital was formerly located on this site.

8. Santo Guisasola Bilbao house (Basque boarding house)
302 Second Avenue South
non-contributing
C. 1937

Although of the historic period, this structure is considered non-contributing because of the application of aluminum siding, which has obscured much of the historic fabric of the house. This building faces Second Avenue South has two stories and a hipped roof. Window and door openings are symmetrically placed; windows are one-over-one, double-hung sash. A concrete block garage, large enough to accommodate one car, is located west of the house.

Santo Guisasola arrived in Boise from the Basque region in Spain in the 1880s. She met her husband, John Bilbao, in Boise and they married in 1889. Eventually they moved to Twin falls, divorcing in 1930. Like many women who were self-supporting at this time she opened a boarding house; but, because she did not own the first house she managed, she was out of a job when the owners sold it in 1936. She purchased the lot at 302 Second Avenue South for $1,500 and built the building in 1937. The house had six rooms available for boarders, which she rented to single Basque men who worked in the area. Santo ran the boarding house until her death in 1941; another Basque, Ernest Bengochea, purchased the house in 1954 and ran it as a boarding house until 1975.

9. Restonic Mattress Factory/Everton Mattress Factory
326 Second Avenue South
non-contributing
C. 1980

These structures are adjacent to one another and may likely be connected internally; thus, they are counted as one structure. They take up almost an entire half of Block

120, south of building 8. They are encased with corrugated metal and are not of the historic period.

6. Warehouse
approx. 302-314 Third Avenue South
non-contributing
C. 1980

This warehouse has two distinct sections, both with shallow-pitched, gabled roofs that are at right angles to each other. The structure has two stories, is sheathed with corrugated metal and takes up almost an entire half block. It was formerly the site of the Sinclair and Fletcher Oil Companies.

7. Nibley-Channel Lumber Company
221-245 Third Street South
contributing
C. 1909

The Nibley-Channel Lumber Company was one of the earliest businesses in Twin Falls. It shows up on a 1907 Sanborn map on this block, but in a different configuration: a cluster of small, frame buildings fronting Third Avenue South (then known as Thirteenth Avenue). On a 1909 map; however, it is portrayed as a continuous "U" shape, fronting Third Avenue South, the alley in the middle of the block and Third Street South. By 1944 Nibley-Channel had been out of business for over twenty years and the portion of the structure on Third Avenue South had been demolished. The Sanborn map from that year states that the building housed farm implements and "hides and junk." The building is framed, with one-and-a-half story, hipped-roof structures anchoring it at the northeast and northwest corners. These sections are connected by a one-story, flat roof shed with two openings secured by wooden, picket gates. The hipped-roof structure on the northeast corner has been encased with a stamped brick asphalt veneer ("Permabrick"), as has much of the one-story, gabled building that extends almost the entire block along the alley. The rest of the alley building is clad with wood novelty siding; this section ends with a one-and-a-half story, a metal structure near Fourth Street South.

Nibley-Channel was part of the lumber empire established by 21 Salt Lake City businessmen and Mormon polygamist, Charles W. Nibley. Born in 1844 in Scotland, Nibley emigrated to the United States as part of the Mormon migration from the British Isles. He became a successful businessman in a variety of endeavors, including sugar beets, railroads, banking and insurance. The bulk of his wealth was derived from the lumber industry. He developed several lumber businesses in northern Utah and southern Idaho during the 1870s and 1880s; Nibley and industrialist David Eccles formed the Oregon Lumber Company in 1889, which became one of the largest lumber

companies in the Pacific Northwest and made both men multi-millionaires. Although his son, Joseph F. Nibley, is mentioned as the owner of this business and resided in Twin Falls, his father was in direct control of the operation. By 1925 neither Joseph nor the company were listed in city directories, and his obituary indicates that he moved on to either Portland or Salt Lake City, where he died in 1953.

13. Self Manufacturing
248 Third Avenue South
contributing
C. 1935

This one-story brick building has slightly stepped parapet walls and a continuous concrete band on both the Third Avenue and Third Street elevations. Originally, the windows were metal sash with multiple panes; several have been replaced with opaque glass block or plate glass. G.H. self-established this business as a blacksmith shop in a small, framed structure on Second
Avenue South in 1910. Four years later Self began manufacturing farm machinery and obtained a patent for shock-absorbers for the Model T Ford. The company devised many agricultural tools adapted for farming conditions in an irrigated area and manufactured many of the parts used in Liberty ships during World War II. By the 1950s Self Manufacturing Company had diversified into the manufacture of steel tanks and industrial steel fabrication. The building now houses the Coca-Cola Bottling Company.

14. Krengel Machine Company
211-227 Third Avenue South
contributing
c. 1940

This site consists of two identical structures that present a concrete block, stepped parapet profile to Third Avenue South. Behind this facade are two sheet-metal buildings with clerestories. Most of the windows have been boarded. The structures extend to the alley.

The Krengel Machine Company was a spin-off from a hardware company also named for the founder, Ernest E. Krengel, a German immigrant. Krengel moved west from Iowa in 1852, living with his family in California and British Columbia before arriving in Idaho. In 1907 he established a blacksmith business in a small, frame building at 210 Second Avenue South. His son, Charles, managed the hardware section of the shop. When Ernest died of typhoid in 1912 Charles began to expand the business, although his efforts were interrupted while he served in France during World War I. He resumed the expansion upon his return, organizing a wholesale department in 1919, a retail hardware store in 1922, an electrical department in 1928, and a plumbing supply division in 1931. Additionally, he invented and manufactured agricultural tools, such as

machines for clearing sagebrush, that were marketed in seven western states, as well as trailer hitches which were sold throughout the country. Eventually, Charles obtained 76 patents on his inventions. In 1952 the machine shop and the hardware business separated; the hardware business remained at the Second Avenue South location and the machine company moved to this building.

16. Gem Electric Supply
212 Third Avenue South
non-contributing
C. 1986

This structure appears to have been constructed in the mid-1980s. It is sided with corrugated metal and has a flat roof. There is a long, one-story vestibule on the Third Avenue South elevation composed of heavy wooden beams. The structure is one-and-a-half stories high.

17. Keel-Wilkinson-Stronk Lumber Company
325-341 Second Street South
contributing
C. 1920

The multi-stepped parapet is the distinctive feature of this frame structure. The building is clad with narrow clapboard siding and has two sliding loading doors on the street facade. Original window openings have been boarded. On the northwest corner is a 1950s era "modernization" with brick siding and a metal cornice, probably created to demarcate the office.

Behind this building is a long, framed storehouse that faces the back of the lumber company structure. A Sanborn map indicates that this building was associated with Keel-Wilkinson-Stronk and was used to store "lime, plaster, and cement."

Keel-Wilkinson-Stronk operated out of this structure from 1920 until at least the late 1950s; since the company closed, the building has only been used for storage by nearby businesses.

31. Warberg Transfer and Storage
156 Fourth Avenue South
contributing
1930

This one-story brick structure has a symmetrical street elevation with an unusual configuration of openings: fixed windows in the outside and two middle bays, separated by two sets of two single doors. Two of the doors have been boarded, but the existing doors and windows are consistent with a photograph pictured in a 1954 newspaper

advertisement. The roof is flat with a stepped parapet on the front, and signage consists of a band outlined by soldier bricks and a metal blade sign (both can be seen in the 1954 picture). A concrete cap and a row of soldier bricks accentuate the roofline. Windows on the Second Street wall consist of two multi-paned, metal sash windows and six four-light openings with flat brick lintels. All the windows have concrete sills. The Second Street elevation also incorporates a raised loading door. The north elevation has a similar fenestration pattern and incorporates a plastic panel sign and a loading dock.

William Warberg, a Swedish immigrant moved to Twin Falls in 1905 with his wife and infant son after working in other parts of the West. He started a dry (hauling) business with a team of horses and a wagon the next year. In 1913 he expanded by acquiring a second team. Within several years he had eight teams of horses and had purchased a Buick truck. Whether or not he constructed the Intermountain Fuel and Seed building at 407 Shoshone South (building 33) is not clear in an account by his son, but by 1918 Warberg and his partner, Carl Benson, operated a transfer, storage and coal company at the Shoshone South address until 1930, when Warberg sold his shares of the business to Benson.

Warberg's son, George, began a similar concern known initially as the Superior Transfer and Coal Company and built this structure on Fourth Avenue South in 1930. George's brother, Robert, joined the company in 1936 and for many years after it operated as Warberg Brothers. George Warberg recounts that "originally, Warberg did strictly local business, but gradually expanded to nationwide service through Allied Van Lines." The company closed in 1975.

20. Cornell Seed Company
202 Fourth Avenue South
contributing
C. 1920

The warehouse associated with the Cornell Seed Company is now part of Globe Seed and Feed. It is set back from the other buildings on the street, and the difference between the brick on the rear of the building, facing the alley and that of the street elevation, indicates that it was reskinned with a 1950s-era brick. It is two-and-a-half stories tall, has a flat roof and a door for loading on the Second Street South elevation.

21. Isbell Seed Company
212 Fourth Avenue South
contributing
C. 1920

Although this business is only listed in the city directories from 1936 to 1941, the vehicles in front of the building in a historic photograph indicate that the structure dates

back at least a decade before and that the company occupied this site before 1936. The structure is three stories high, has a flat roof and is clad with corrugated-sheet metal. Most of the windows are one-over-one, double-hung sash; however, there are three fixed, four-light windows on the first story. Historically, the building had a concrete loading dock covered by a metal canopy, but this no longer exists. The unusual massing (tall and narrow) and the fenestration pattern (nine windows on the second floor and the use of double-hung, wood sash) make this structure unique in the district. Although some alterations have occurred -- the loading dock has been removed, many of the windows have been painted over as has the original signage, and a small, one-story frame building has been added to the north -- the structure has maintained a high degree of integrity, apparent when compared with the historic photograph.

22. Globe Seed and Feed Company
220-228 Fourth Avenue South
contributing
c. 1920

Except for the Swift Building, all the buildings on this half of Block 146 are currently associated with the Globe business. Because of the similarity of the structures and the transient nature of the companies, the buildings are treated as one site in the nomination; the different businesses that occupied the buildings are mentioned below.

Globe Seed and Feed, established in 1934, historically occupied 228 Fourth Avenue South. Like all the adjacent structures, Globe's building is a brick one story and has a simple cornice composed of two rows of bricks that step out. The openings have not changed, consisting of wooden, double-loading doors with multiple panes and panels below, one double-hung, wood sash window with metal muntin’s, double wooden doors with six-light windows and vertical panels, a glass main door, and a large multi-paned, metal sash window. The windows; however, have been replaced with heavy, metal anodized sash.

The Globe company was not the first business to occupy this space, as a newspaper advertisement from 1954 states that "twenty years ago it was a broken-down warehouse that had stood vacant a number of years." The article also mentioned that Globe was the "largest shipper of certified seed grains in Idaho, if not the entire west," and that the company shipped Twin Falls agricultural products to an international market.

Similar structures, numbers 240 and 220 Fourth Avenue South, are located on either side of the buildings described in the preceding paragraph. Number 240 housed the bag and twine business of Ralph Pink and the hide business of his brother, Max, from 1928 until 1941. This building has a loading dock; a single, roll-up garage door; a single window; and a main door.

The building at number 220 housed the W.A. Patrick Produce Company from 1923 until 1928, which handled fruits and vegetables from California and shipped apples grown in Twin Falls to other markets in the West. After the Patrick Company moved to Shoshone Street in 1928, the Pacific Fruit and Produce Company operated at this address, occupying it until the mid-1950s.
Pacific packed and shipped potatoes, onions and fruits. The street elevation of this structure is unusual; although the cornice line is consistent, half of the entrance in the center bay appears to be missing. Two single windows are located to the left of this door and two loading doors are located to the right.

18. Non-contributing structure
245 Third Avenue South
C. 1940

A mansard, corrugated-metal roof and corrugated-metal siding on the street facade belie this structure's earlier construction date. The building is constructed of concrete block and steps down from the street to the east.

The Sanborn map from 1944 shows a structure similar in materials and footprint to this and states that the building was an auto repair shop. This is the only information concerning the history of the building that has come to light at this writing.

19. Swift and Company Poultry and Creamery
240-248 Fourth Avenue South
contributing
1926

Similar in materials and massing to the Simpson Wholesale Grocery business (building 30), the Swift and Company building is one of the most imposing in the district. It ranges from two to four stories high and is red brick with concrete piers. The corner bays and the center bay on the Third Street South side have brick parapets. Originally, the windows were all metal sashes; several have been replaced with glass block or have been bricked over. The concrete loading docks on the Fourth Avenue South and Third Street South elevations have metal canopies that are supported by wires attached to concrete pillars. An older photograph of the building shows that these canopies had aluminum bands around the fascia; they have since been covered with a wood facing. This is one of only two "fireproof" buildings in the district (the other is building 30). The structural system is reinforced concrete with curtain walls and 4" tile partitions.

Constructed in 1926, this building is associated with the poultry, egg and dairy business in Twin Falls. The entry of Swift and Company in the Twin Falls agricultural market coincided with the establishment of a plant for the Idaho Egg Producers Association, with both entities' having processing facilities and offering local farmers access to regional markets for dairy and poultry produce. Initially, Swift and Company made

butter and cheese, sold eggs and processed poultry at this plant, and incorporated a cheese manufacturing department in 1934 so that local producers had a market year around for whole milk. The company added a chick hatchery in 1936 and a poultry-turkey hatchery in 1940. By 1949 the Twin Falls plant ceased the egg and butter business and instead concentrated on poultry and cheese. An article in the local newspaper stated that the poultry could be "picked, dressed and in ice in 20 minutes" owing to an efficient assembly line process, after which the chickens were packed in ice and shipped to various points throughout the Intermountain region. (Turkeys were processed elsewhere but returned to the plant for shipping.) The same article also stated that the hatchery was the largest in Idaho, hatching about 27,000 chicks twice a week and selling a million baby chicks to growers in 1953. The chick hatchery was located in a building to the north, but in 1951 the chick hatchery was moved to a location on Main Street, and the land next door to the Swift plant is now vacant.

33. Intermountain Seed and Fuel Company
403-407 Shoshone Avenue South
contributing
C. 1918

This is a simple two-story, brick building. The roofline on the side walls steps down to the rear. The windows on the second story of the Shoshone Avenue elevation have flat, concrete lintels and a continuous concrete sill; the windows on the second-story side elevations have brick sills and segmental arches. All the openings on this story have been boarded. The windows on the first story, street facade have been replaced, and their size has been diminished by the application of boards in the transom area. The openings are separated by brick piers and spandrels. The windows have concrete sills; all the first-story openings are topped by a continuous, concrete beam that extends the full length of this facade. The space between this beam and the concrete band under the second story windows accommodates the signage.

This building is consistent in style and mass with others in Twin Falls that were built during the 'teens. It was probably built for the Warberg Transfer and Storage Company (building 31); city directories list both this business as well as Patrick and Johnson Fruits and Produce at this address in 1920. A coal yard was located next door to the west. The first mention of the Intermountain Seed and Fuel Company at this location occurs in the directories in 1936, accompanied by a mention of storage, transfer and Aberdeen Coal By 1957, only fuel is noted as a function of this business. Prior to the construction of this business a small structure used for fruit packing was located on this site.

32. Gabled-front shed
138 Fourth Avenue South
contributing
date unknown

This might have been the office for the Idaho Egg Producers, whose warehouse was located next door at 132 (demolished). This structure has a gabled-front roof profile that faces 138 Fourth Avenue South and a stepped parapet on the rear elevation. It is clad with plywood on the front; all other walls are sheathed with corrugated-metal siding. The street façade incorporates a garage door, and the building is surrounded by a corrugated-metal fence.

5. Gibbs Bean Elevator
337-343 Third Street South
contributing
C. 1937

This warehouse has a distinctive shape in the district because of its curved, parabolic roof. It is oriented towards Third Street South, with loading facilities on Fourth Avenue South. The west elevation is broken periodically by concrete piers. The windows indicating the office area - on the east elevation and at the northwest corner - have been replaced and are not of the historic period. They are delineated by a continuous, concrete lintel. Another concrete band, a continuation from the Fourth Avenue South facade, can be seen on the Third Street South elevation; in the middle of this facade is a garage door. An upper story aluminum addition has been constructed on the northeast corner. It is not of the historic period, and it interrupts the roof line; however, the building is large enough to accommodate this alteration, and overall it retains a high degree of integrity.

L.E. Gibbs established this company in 1928. It was first located at what eventually became the Ford Transfer building site at 217 Wall Street. Gibbs moved the business to this location in 1937. Although it did not have a reinforced concrete structural system, this building was constructed with more fire protection than neighboring structures, as it had a concrete floor and a rudimentary sprinkling system.

4. W.P. Haney Bean Warehouse
341-353 Fourth Avenue South
Contributing
c. 1939

This frame structure is entirely clad in corrugated metal, its original material. For the most part the building is one story; it rises to two at the eastern edge, where it abuts the Gibbs bean elevator. The Fourth Avenue facade incorporates two large doors for loading, one main door and four multipaned windows with wood frames.

William P. Haney was an agent for the W. Atlee Burpee Company before beginning his own business. The first mention of Haney's Company in the city directories is in 1939. Haney died in 1954; the local newspaper stated that "since 1932, he contributed a

great deal in introducing and developing the Garden Bean and Pea industry in Magic Valley."

1. Southern Idaho Wholesale Grocery Company
302-322 Fourth Avenue South
Contributing
1919

In a historic photograph of the wholesale grocery company, taken before 1923, this building appears to be one structure; however, the rear elevations reveal that it is actually two: 302-316 is a brick structure whereas 322 is constructed of lava rock and only the street elevation is brick. The building features a gabled roof obscured by a stepped parapet wall on the Fourth Avenue elevation. Windows are metal sash, and entrances consist of wood main doors and rolling garage doors. Several of the openings have been boarded or are obscured by additions: a paneled wood structure is located on the Fourth Avenue elevation and wood hopper is situated on the Third Street South side.

At 322, the cornice has three rows of soldier bricks. One of the window openings has been altered to accommodate a single door; the rest of the openings, including windows and a loading entrance, are boarded. All of the openings have lintels composed of four rows of soldier bricks. The building has a concrete loading dock that extends to the structure at 334 Fourth Avenue South.

This warehouse, along with much of this block extending to 360 Fourth Avenue South, is associated with the business activity of a German immigrant, Frederick Harder. After leaving Germany, Harder lived in Denver and Cripple Creek, Colorado. He moved to Twin Falls soon after the tract opened in 1904, sending for his family soon after. By training Harder was a baker. In March 1905 he opened Twin Falls' first bakery in a structure at 230 Second Avenue East that served as both his residence and business. Harder's timing couldn't have been better - his bakery was the only one in the new community and the arrival of the railroad a few months later enabled him to ship bread to Shoshone and the new irrigation towns of Burley, Rupert and Gooding. In 1909 Harder left the retail business and turned to the wholesale markets. With a partner, Charles Munson, he established a wholesale produce and grocery concern. Ten years later, Munson and Harder incorporated the Southern Idaho Wholesale Grocery Company; their letterhead stated the company's specialties: potatoes, onions, beans, apples, berries, eggs and honey. The company also had a branch in Burley, Idaho. In addition to the grocery business, Harder established a bean company. Sanborn Fire Insurance maps from 1944 mention that the Harder Bean Company was located at 302-316 Fourth Avenue South, which is discussed below, and that the building was divided into thirds, containing bags and twine, produce, and potatoes. Mr. Harder died in California in 1936.

Later the grocery building housed at least two different businesses. From 1941 to 1955 the Pacific Diamond Bag Company is listed in the city directories at 302, while another grocery company, Scowcroft and Sons, is indicated on a 1944 Sanborn map as occupying the space at 322 and 328 Fourth Avenue South. The signage for Pacific Diamond Bag is still apparent at 322. At this writing a faint imprint of "Keegan Potatoes" can be seen at 302.

2. Idaho Wholesale Grocery
328 Fourth Avenue South
Contributing
C. 1919

This one-story structure is set back several feet from the other warehouses on this block, disrupting what would otherwise be a uniform setback. It has a concrete loading dock with a metal canopy. All of the entrances and windows have been boarded. Only the street facade is brick; the other walls are lava rock.

A historic photograph indicates that this structure housed the Idaho Wholesale Grocery Company, one of Munson and Harder's businesses. On a later Sanborn map (1944) it is listed, along with 322 Fourth Avenue South, as the location of Scowcroft and Sons, Inc., another wholesale grocery concern that conducted business in Twin Falls for many years. Scowcroft and Sons was an Ogden, Utah wholesale grocery firm that operated extensively throughout the Intermountain West from 1889 to 1960.

3. Bean Growers Warehouse Association
324-362 Fourth Avenue South
Contributing
1922

The bean warehouse consists of two separate structures. Originally both were two stories, but the building at 334-348 is in the process of being dismantled; only one brick facade visible from Fourth Avenue is intact and only the first story is left. The windows are metal sash. The street elevation has two entrances for loading and three main doors, all with multi-paned transoms and concrete lintels. A photograph from 1954 portrays the Fourth Avenue elevation and shows that the upper story had five small, deeply recessed windows with curved lintels as well as a larger window at the farthest left bay to facilitate loading. The building also had a concrete loading dock and an exterior wooden stairway to the second floor.

The structure next door to the south, at 362 Fourth Avenue South, still has both stories; they are separated by a concrete band course that demarcates the two floors within. There is one loading door on the east elevation and two small, metal sash windows in the second story of the south elevation.

The Bean Growers Warehouse Association was established in 1922 to process and market beans. By 1954 the association had seven warehouses in the region. The warehouse was also associated with the Harder Bean Company, another of Harder's enterprises. Harder had two partners, C.P. Bowles and C.M. Malich. The partnership was dissolved in the 1930s, and the business was taken over by Harder's son who moved it to Buhl, Idaho.

30. Simpson and Company
161 Fifth Avenue South
contributing
1916

One of the most substantial buildings in the district, this structure is similar in design and fire protection to the Swift and Company building (building 19). Constructed of reinforced concrete, it has three stories above a raised basement; the walls are red brick interspersed with bands of soldier bricks in a contrasting shade of red. Concrete bands that articulate the wall and floor construction within separate the walls into a grid. Stepped concrete parapets with concrete crosses in relief cap the vertical, concrete members and provide simple ornamentation to the building. Multi-paned, metal sash windows are in the upper two stories on the street and the rear elevations; the openings on the first floor for the most part are obscured by metal, shed-roof additions that are not of the historic period. Despite these additions, the building retains much of its historic appearance and is an important historic and architectural component of the district.

Whether this structure was built for the Simpson Company is unclear. Sanborn maps indicate that it was constructed in 1918, but a local account states that "this business came into being in 1916. It was founded by Oakes and Company and the present company assumed control in July 1922." Simpson and Company was one of the largest wholesale grocery operations in southern Idaho and occupied this structure until 1941. City directories first list the Gem State Paper Company, a wholesale paper and stationery shop, in this location in 1947.

23. Warehouse
203 Fifth Avenue South
contributing
c. 1919

This one-story building is brick with a cornice consisting of a row of soldier bricks. On the north and west walls are several metal sash, multi-paned windows. The structure shares a concrete loading dock with the building next door (215-227), as well as a wooden railing and a canopy that were constructed in the mid-1990s.

It is uncertain what business or person constructed this building; it is mentioned as housing the M. and R. Pink firm in 1919 in a local business publication, but by 1928 they were using warehouse space at 240 Fourth Avenue South. During the late 1930s the Ford Transfer and Storage Company rented the building; about this time it was also used to store onions.

24. Warehouse
215-227 Fifth Avenue South
contributing
C. 1935

This structure is similar in scale to the warehouse to the north, i.e. one-story, flat roof. It appears to be of later construction, but it also could have been re-clad with newer-looking brick. Metal coping outlines the roof. This structure housed the Zions Wholesale Grocery from 1939 until 1950.

25. Globe Seed and Feed warehouses
approx. 251-253 Fifth Avenue South
non-contributing
C. 1975

These warehouses consist of a two-story structure (253) clad with metal, corrugated siding. This building has a great deal of processing machinery on the roof. Next door at 251 is a one-story cinder block structure with a garage door that consumes almost the entire facade.

26. Twin Falls Milling and Elevator Company warehouse
516 Second Street South
contributing
listed, 1995
1914

This brick warehouse consists of two floors above a raised basement and a gabled roof shed that serves as the third story. The second story on the rear wall has a stucco coating. A loading dock runs the full length of the building on the front (southeast) elevation. The fenestration is minimal; all the doors are paneled wood and are double. Several of the doors still have the original fixed, five-light transom. This building has the most ornate cornice in the district, consisting of masonry checkerboard corbelling and stepped courses.

This warehouse and six concrete silos (building 27) are the only remaining buildings associated with the Twin Falls Milling and Elevator Company; the warehouse was listed in the National Register of Historic Places in 1995. The warehouse served as storage for grain, clover seed and beans for the Twin Falls Milling and Elevator Company, a

subsidiary of the Colorado Milling and Elevator Company and one of the largest milling and storage operations in southern Idaho. In Twin Falls the company first constructed a small mill and elevator in 1909. In 1911 the company built a larger mill, and in 1916 expanded again by erecting six concrete-and-steel storage units. Twin Falls Milling stored and processed a variety of agricultural products, such as seeds and beans, but was best known for its flours, including Duncan Hines. The company sold its flours nationally, and as early as 1913 exported to Asia. The mill closed in 1968 and in 1992 all, but the warehouse and the six silos were demolished.

27. Twin Falls Milling and Elevator Company concrete silos
approx. 516 Second Street South
contributing
1915

These six concrete silos rise seven stories, not including the metal shed on top of the rectangular section that is attached to the silo furthest to the west. They were constructed in 1915 as part of the third wave of construction undertaken by the Twin Falls Milling and Elevator Company, which was first established in the community in 1909. The business is discussed in greater length under building 26.

28. Twin Falls Milling and Elevator Company metal silos
approx. 130 Fifth Avenue South
non-contributing
C. 1955

This metal silo is associated with the Twin Falls Milling and Elevator Company and appears to have been constructed during the 1950s. (It does not appear on the 1944 Sanborn map). It is approximately three stories high with a domed metal roof and a small, rectangular shed on top. There is a metal railing at the top of the walls.

29. Depot Grill
545 Shoshone Avenue South
non-contributing
C. 1940

The 1944 Sanborn map indicates a restaurant in this location; its name is derived from the fact that the Union Pacific depot was once located nearby across Minidoka Avenue. The structure is one story and can be divided into two sections: the section closest to Shoshone Avenue has fixed windows on three elevators above a brick wall and a tile mansard roof. "Depot Grill" is indicated in separate letters outlined in neon on the street facade. The second section is at the rear and has brick walls and a gabled roof, with vertical siding in the gable end.

Northwest Side of Shoshone

34. Twin Falls Street Department garage
205 Sixth Avenue West
contributing
1940

This one-story structure is constructed of stone laid in a coursed pattern with beaded mortar. The use of stone lends the building a more elaborate appearance than others in this industrial neighborhood, and this formal quality, coupled with the curved roofline, makes the structure unusual in the district. The windows have concrete sills and are multi-paned metal sash; those on the south elevation come up to a concrete band that encircles the building. Because it houses the local street department, the building has several garage doors; some have been closed, others have non-historic, metal roll-up doors. A concrete rectangular blook has been added on the north elevation; it is not of the historic period and is not compatible in material, massing or detail, but it is of a small enough scale that although it does not enhance the original building, it also does not compromise its historic integrity.

The building was constructed in 1940 utilizing funds and labor provided by the Works Progress Administration (WPA).

36. Kinney Wholesale Company Warehouses
235 and 243 Sixth Avenue West
contributing
C. 1925

These two warehouses are two lots south of building 35. They are one-and-a-half stories high, have gable ends and are completely encased with corrugated-sheet metal. Wooden, paneled doors on sliders, are located on both the alley and Sixth Avenue West elevations. The building farthest north has a small, rectangular, wooden structure on top.

35. Kinney Wholesale Company
263 Sixth Avenue West
contributing
C. 1915

A historic photograph shows that this one-story, brick structure: has undergone few changes over the years. It has double-hung, multi-paned, metal sash windows on the south and west elevations, as well as metal-hung, six-light, fixed windows that are

located high on the wall. All windows have concrete lintels and sills. Although the building is situated on a corner, the office was accessed through double doors on the south wall facing an open yard, away from the street. The only ornamentation consists of a stepped, masonry cornice. The name of the company can still be discerned by a painted band of letters above the windows. Double doors on the west wall (facing the alley) were provided for loading, as was the entrance on the south.

Established in 1907, the Kinney Wholesale Company was one of the first wholesale businesses in Twin Falls. It stored and distributed a number of agricultural goods, including the southern Idaho staple of beans and potatoes. This business is mentioned as occupying a building on the two lots to the east (now the vacant yard) on a 1907 Sanborn map; within a few years it had several buildings, including this brick structure and several warehouses (discussed in buildings 36 and 38). By 1950 the Kinney Wholesale Company was no longer listed in city directories.

41. Charter Seed Company
305-319 Wall
contributing
c. 1930

This structure consists of several parts, ranging from two to four stories and is of frame construction. A loading dock is located on the west side facing Third Street West. The windows have multiple panes, and the roof forms vary between low-pitched gables to flat profiles.

The first mention in city directories of a business in this location is in 1930, citing the presence of the "Intermountain Preserving Plant - fruit packers" at 305 Wall. By 1947 the Charter Seed Company was listed; the Charter Company was in operation until 1973, after which it was bought by a Twin Falls resident, Art Knudson.

44. Wagner Transportation
560 Third Street West
contributing
C. 1936

Although three windows have been bricked on the Sixth Avenue West facade, this building has maintained an exceptionally high degree of physical integrity within the context of this district. It is a one-story, brick structure with an entrance placed in a chamfered wall at the southwest corner. The windows are six-over-six, double-hung sash. The loading dock is on the Third Street West elevation.

Wagner Transportation is one of several hauling businesses represented in the district. An advertisement in the Twin Falls Times-News states that the Wagner company was established in 1936 to ship livestock.

45. Orange Transportation Company
325 Fifth Avenue W.
contributing
C. 1941

This concrete structure has two sections: the south section consists of a loading dock area and the east section consists of a gabled, one-and-a-half story building for storage. This latter section also has multi-paned, metal sash windows.

The Orange Transportation Company was established in 1932 with two trucks. Its first terminal was constructed in 1934 at the corner of Shoshone and Fourth Avenue South. It was first listed at this address in 1936 in the city directory; by this time the company had established terminals in Burley, Idaho Falls, Glenns Ferry, Boise, and Ogden, Utah. In 1950, when it was purchased by the Owen Collett Company, it had 152 employees and conducted $1,000,000 worth of business annually. "Orange Transportation" can still be seen as a ghost sign on the building.

42. Jerome Cooperative Creamery
659-720 Third Street West
contributing
C. 1918

This is a one-and-a-half story building constructed of brick and lava rock that has been stuccoed. A long, shed-roof dormer is located on the west elevation. Originally, the center of the first story had a loading dock but this has been enclosed.

The 1911 Sanborn map indicates that the Lincoln Produce and Refrigeration Company occupied this site. The Jerome Cooperative Creamery was established in Jerome, Idaho in 1915 and functioned as a cooperative, in which farmers could bring milk and cream and trade them for processed dairy products such as ice cream and cheese. The cooperative became overextended when it constructed the building to the west (building 43) for the processing of whey. As a result, the property was sold to the Challenge Corporation in the 1930s. In the 1960s the Ida-Gem company purchased it and continued its operations until 1978. Mr. Legg now owns the building and uses it as a refrigeration-repair shop; his wife, Diane, uses the upper floor for a furniture store.

37. Sears Warehouse Building
251-263 Wall Street
non-contributing
C. 1920

Located on the corner of Wall Street and Third Street West, this building serves as an anchor to a row of warehouses that have minimal, if any, setbacks and face both Wall and the railroad spur. This structure is of the historic period but is considered non-contributing because it was encased in aluminum siding in 1993. It has a slightly pitched, gabled roof and windows (also not of the historic period) that are placed high on the wall. Several roll-up garage doors provide access for shipping.

38. Kinney Wholesale Company Warehouse
243 Wall Street
contributing
C. 1920

This simple, one-story warehouse shares a loading dock with the lava rock warehouse adjacent to the south. It has a flat roof with a small parapet in the center. The Wall Street facade is symmetrical, displaying a double, wooden door with a multi-paned transom flanked by two multipaned, metal sash windows. This is a brick building with a stucco coat.

39. Falk Wholesale Company
233 Wall Street
contributing
C. 1910

With its lava rock construction and high-pitched, gabled roof, this is one of the most unusual structures in the district. Both elevations (Wall Street and the rail spur) have symmetrical facades; on the Wall Street elevation are two windows flanking a set of double doors with a transom, and on the wall facing the rail spur are two doors on either side of a larger opening. All the openings on the first story have lintels composed of four rows of soldier bricks. Each gable end has a window. Corrugated-metal siding sheaths the gable ends; the Wall Street elevation incorporates a loading dock sheltered by a wooden canopy with a metal roof.

40. Ford Transfer and Storage
217 Wall Street
contributing
C. 1925

This is a simple, one-story, brick warehouse, used for long-term storage and to load moving vans. The office is in the southeast corner. It extends closer to the street than the adjacent structure (building 39). The building is illuminated by a series of small windows with segmental arches and brick sills that are high on the wall.

Formerly the site of the Consolidated Wagon and Machine Company yard (1911 Sanborn map), this building housed the Gibbs Seed Company (building 5) before Ford

Transfer and Storage moved in 1942. Clarence Ford founded the company in 1914 to haul mining machinery in Wyoming and Nevada. He opened his Twin Falls business in 1935. The company is still operating in this location.

Tragically, after a fire ravaged the building on January 3rd, 2022, the building was severely damaged, and the question remains if it will be rebuilt or completely torn down. Fire Chief Les Kenworthy says the fire at Ford Transfer and Storage was caused by a warming fire.

43. Jerome Cooperative Creamery whey processing plant
309-321 Bridge Street
contributing
C. 1930

This brick structure is one of the largest in the district. The south segment rises three stories, and the exterior is articulated by concrete horizontal bands and brick pilasters. The section to the east is two stories. All the windows have been covered with metal and few entrances are evident. The building has been altered by the addition of a shallow-pitched, gabled roof on the three-story structure; a metal, mansard roof now surrounds the two-story building.

This structure was constructed about 1930 to house a whey-processing plant associated with the Jerome Dairy Cooperative (building 42) next door. At this writing an agricultural chemical research company uses the structure.

Acknowledgements

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This brochure is based on information from the National Register of Historic Places nomination for Twin Falls Warehouse Historic District listed in 1996.

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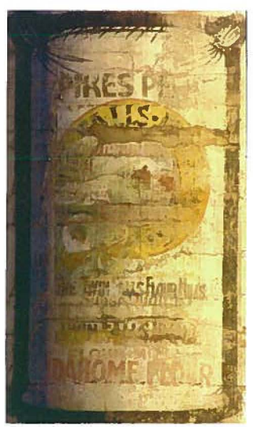
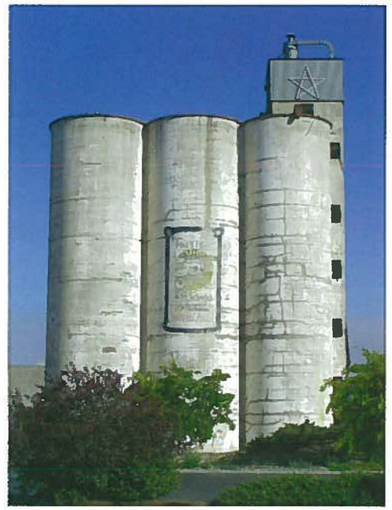


Twin Falls Milling and Elevator Company Mural (1915)

Printed by Standard Printing, Twin Falls, ID, 8-08, 5000

Twin Falls, Idaho

Warehouse Historic District



Twin Falls Milling and Elevator Company 'Silos' (1915)

A Driving Tour

Twin Falls City
Historic Preservation Commission

Twin Falls Warehouse Historic District

The Twin Falls Warehouse Historical District demonstrates that agriculture has always been the nexus of Twin Falls' economy. Settlement, transportation, and construction all followed the promise that this arid environment could be transformed into productive farmland. The buildings in this district are associated with national, regional and local businesses that stored, processed, and distributed agricultural products, as well as establishments that manufactured implements for farmers.

It was the economic potential of the Snake River and its tributaries that intrigued travelers and settlers as early as the 1860s. Ira B. Perrine, a pre-reclamation settler who lived at the bottom of the Snake River canyon near present-day Twin Falls, is credited with devising a rough plan for bringing water to the vast sagebrush desert and thereby generating interest in settling this part of the western landscape. The tract was widely promoted throughout the United States, and in fact, the Twin Falls Land and Water Company hired photographer Clarence E. Bisbee in 1906 to help advertise the area's rapid growth and prosperity. His early photographs are particularly interesting because they portray how quickly the sagebrush desert was transformed into agricultural riches -- possible only through irrigation. Irrigation was responsible for the cultivation of almost 600,000 acres.

The most critical component that ensured the economic viability of the newly-settled tract was the immediate availability of rail transportation. Railroad access, the influx of farmers, and the rapid development of agricultural land offered ripe commercial opportunities. The first businesses indicated on 1907 maps were lumber companies, not surprisingly, since wood frame was the dominant mode of construction. By 1914, large warehouses, such as those for fruit and potato growers associations, had been erected, and cold storage – an important resource for both wholesalers and housewives – was available at Twin Falls Feed and Ice.

The most significant business within the district, probably with the greatest investment of capital to construct its facilities, was the Colorado Milling and Elevator Company. This corporation had mills, elevators and processing sites throughout the west. It established a local corporation, known as the Twin Falls Milling and Elevator Company, and first constructed an elevator and small mill in 1909. In 1911, a larger mill was constructed, doubling the milling capacity from 400 to 800 bushels a day. The final building phase occurred in 1916 with the erection of six concrete and steel storage units. The tanks increased the company's storage capacity to 250,000 bushels, the largest between Denver and Portland. Twin Falls Milling and Elevator was one of the biggest and most prominent operations in this district; it pursued national markets, particularly in the Gulf States, and shipped flour to Asia as early as 1913. The company was best known for its flours, which it named for regional identity, such as "Idahome," "Twinida," and "Shone-Mist," as well as "Duncan Hines," a cake flour that was later marketed by another company. The cover photo shows several flour logos.

Twin Falls Milling Warehouse and Grain Elevators

In addition to the milling operation, Twin Falls promoters saw the tract as great orchard country, and indeed many early photographs depict tables full of ripe fruit, and settlers and their families amidst extensive orchards. Twin Falls farmers did produce ample quantities of fruit, but a 1919 regional magazine reported that wheat was the most important crop in the area, followed by alfalfa, clover, beans, potatoes, fruit, corn, and sugar beets.

During the 1920s, the Intermountain West did not share in the frenzied prosperity experienced by much of the country, owing to depressed commodity agricultural prices resulting from the inflated demand created during World War I. Farmers found that their crops and produce brought little profit when taken to market. Dairy products, however, were an exception, and an increasing demand for milk offered profitable opportunities during the 1920s for Idaho farmers. In the warehouse district, the dairy business was represented by both local and national interests.

Transportation and manufacturing entities are also represented in the district, having developed for the most part to serve the agricultural base of the local economy.

The warehouse district continues to function as a center for the distribution, processing, and storage of many kinds of products, and is also the location of several light manufacturing businesses. The district is significant because more than any other area of the community, it conveys the importance of distribution and processing in the local economy and the identity of Twin Falls as an agricultural community.

Using the most distinguishable structure in the Warehouse District — the grain elevators — as our starting point, we'll explore the east side of the district first...

1. Twin Falls Milling and Elevator Company 'Silos' (1915)

516 Hansen St. South (Most visible from 5th Ave. South)

These six concrete grain elevators rise seven stories, not including the metal shed on top of the rectangular section that is attached to the western silo. They were constructed in 1915 as part of the third wave of construction undertaken by the Twin Falls Milling and Elevator Company.

2. Twin Falls Milling and Elevator Company Warehouse (1914, Pictured Above)

516 Hansen St. South

This building has the most ornate cornice in the district, consisting of masonry checkerboard corbelling and stepped courses. This warehouse and six concrete silos are the only remaining buildings associated with the Twin Falls Milling and Elevator Company; the warehouse was listed on the National Register of Historic Places in 1995. The warehouse served as storage for grain, clover seed, and beans for the company, a subsidiary of the Colorado Milling and Elevator Company and one of the largest milling and storage operations in southern Idaho. Although the company processed a variety of agricultural products, it was best known for its flours, including Duncan Hines. The mill closed in 1968 and in 1992 all but the warehouse and the six elevators were demolished.

3. Simpson and Company (1916)

161 Fifth Ave. South

One of the most substantial buildings in the district, this structure is similar in design and fire protection to the Swift Company building (listing #8). The building retains much of its historic appearance and is an important historic and architectural component of the district. Simpson and Company was one of the largest wholesale grocery operations in southern Idaho and occupied this structure until 1941. It was later a paper company and "Gem State Paper" can still be seen at the top of the building.

4. Warehouses (1919 and 1935)
203 and 215-227 Fifth Ave. South

It is uncertain what business or person constructed this building; it is mentioned as housing the M. and R. Pink firm in 1919, the Ford Transfer and Storage Company in the 1930's, the Zions Wholesale Grocery from 1939 until 1950, and as its present occupation as part of Twin Falls' nightlife scene.

5. Intermountain Seed and Fuel Company
403-407 Shoshone Ave. South

This is a simple, two-story brick building. The first mention of the company at this location occurs in the directories in 1936, accompanied by a mention of storage, transfer and Aberdeen Coal. By 1957, only fuel is noted as a function of this business.

6. Warberg Transfer and Storage (1930)
156 Fourth Ave. South

William Warberg, a Swedish immigrant, moved to Twin Falls in 1905. He started a dray (hauling) business with a team of horses and a wagon the next year. In 1913, he expanded by acquiring a second team. Within several years, he had eight teams of horses and had purchased a Buick truck. By 1918, Warberg operated a transfer, storage and coal company at 407 Shoshone St. South with his partner Carl Benson. In 1930, Warberg sold his shares in the company to his partner.

7. Globe Seed and Feed Company (1920)
220-288 Fourth Ave. South

With the exception of the Swift building, all the buildings on this half block are currently associated with the Globe business. In its heyday, Globe was the largest shipper of certified seed grains in Idaho, if not the entire west. The company shipped Twin Falls agricultural products to an international market. The building at number 220 housed the W.A. Patrick Produce Company from 1923 to 1928, which handled fruits and vegetables from California and shipped apples grown in Twin Falls to other markets in the west. After the Patrick Company moved to Shoshone St. in 1928, the Pacific Fruit and Produce Company operated at the address, occupying it until the mid-1950s. Pacific packed and shipped potatoes, onions and fruits.

8. Swift and Company Poultry and Creamery (1926)
240-248 Fourth Ave. South

The Swift and Company building is one of the most imposing in the district. It ranges from two to four stories high, and is red brick with concrete pillars. This is one of only two "fireproof" buildings in the district. Initially, Swift and Company made butter and cheese, sold eggs, and processed poultry at this plant. In 1934, a cheese manufacturing department was incorporated so that local producers had a year round market for whole milk. The company added a chick hatchery in 1936 and a poultry-turkey hatchery in 1940. By 1949, the Twin Falls plant ceased the egg and butter business and instead concentrated on poultry and cheese. The hatchery was the largest in Idaho at the time, hatching about 27,000 chicks twice a week and selling a million baby chicks to growers in 1953.

9. Gibbs Bean Elevator (1937)
337-343 Idaho St. South

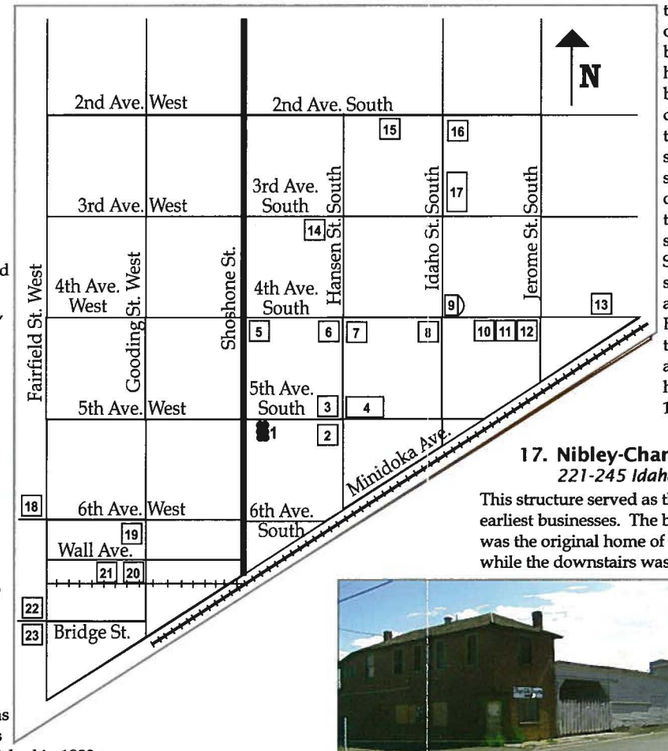
This warehouse has a distinctive shape in the district because of its curved, parabolic roof. It is oriented to Idaho St. South, with loading capability on Fourth Ave. South. L.E. Gibbs established the company in 1928 at another location, business to this location in 1937.

10. Southern Idaho Wholesale Grocery Company (1919)
302-322 Fourth Ave. South

This warehouse, along with much of this block extending to 360 Fourth Avenue South, is associated with the business activity of a German immigrant, Harder Frederick Harder. Harder moved to Twin Falls in 1904, and opened the first bakery in 1905. In 1909, Harder left the retail business and, with a partner, established a wholesale produce and grocery concern. Ten years later, Harder and his partner Charles Munson, incorporated the Southern Idaho Wholesale Grocery Company, specializing in potatoes, onions, beans, apples, berries, eggs, and honey.

11. Idaho Wholesale Grocery (1919)
328 Fourth Ave. South

This structure housed the Idaho Wholesale Grocery Company, and was later the location of Scowcroft and Sons, Inc., a Utah wholesale grocery firm that operated extensively throughout the Intermountain West from 1889 to 1960.



12. Bean Growers Warehouse Association (1922)
324-362 Fourth Ave. South

This structure originally consisted of two two-story buildings, but the structure at 334-348 has been dismantled. This association was established in 1922 to process and market beans. By 1954, the association had seven warehouses in the region. Note the "Bean Growers Warehouse" at the top of the building on the east side.

13. W.P. Haney Bean Warehouse (1939)
341-353 Fourth Ave. South

This frame structure is entirely clad with corrugated metal, its original material. William P. Haney was an agent for the Burpee Seed Company before beginning his own business. The first mention of Haney's company in the city directories is in 1939. He is credited with introducing and developing the garden bean and pea industry in the Magic Valley.

14. Self Manufacturing (1935)
248 Third Ave. South

G.H. Self established this business as a blacksmith shop in a small, frame structure on Second Ave. South in 1910. Four years later, Self began manufacturing farm machinery and obtained a patent for shock-absorbers for the Model T Ford. The company devised many agricultural tools adapted for farming conditions in an irrigated area, and manufactured many of the parts used in Liberty ships during World War II. By the 1950s, Self Manufacturing Company had diversified into the manufacture of steel tanks and industrial steel fabrication.

15. Coca-Cola (1935)
242 Second Ave. South

This one-story brick building is typical of several in the warehouse district that were constructed during the 1930s. According to a local citizen, this building was originally associated with the Self Manufacturing Company.

16. Santo Guisasola Bilbao House (1937)
302 Second Ave. South

Santo Guisasola arrived in Boise from the Basque region in Spain in the 1880s. She met her husband, John Bilbao, in Boise and they married in 1889. Eventually they moved to Twin Falls, divorcing in 1930. Like many women who were self-supporting at this time, she opened a boarding house, but because she did not own the first house she managed, she was out of a job when the owners sold it in 1936.

She purchased this lot for $1,500 and built the structure in 1937. The house had six rooms available for boarders, which she rented to single Basque men who worked in the area. Santa ran the boarding house until her death in 1941; another Basque, Ernest Bengochea, purchased the house in 1954 and ran it as a boarding house until 1975.

17. Nibley-Channel Lumber Company (1909)
221-245 Idaho St. South

This structure served as the first post office in Twin Falls and one of its earliest businesses. The brown building on the end in the photo below was the original home of the Milner family. The Milners lived upstairs, while the downstairs was the post office. Mr. Milner served as the first post master in Twin Falls, followed by his wife. Later, the building became the Nibley-Channel Lumber Company. Nibley-Channel was part of the lumber empire established by a Salt Lake City businessman Charles W. Nibley. He was a successful businessman in a variety of endeavors, but the bulk of his wealth was derived from the lumber industry. He developed several lumber businesses in northern Utah and southern Idaho during the 1870s and 1880s; however, it was not until he and industrialist David Eccles formed the Oregon Lumber Company in 1889, which became one of the largest lumber companies in the Pacific Northwest, that both men became multi-millionaires. Although his son, Joseph F. Nibley, resided in Twin Falls and is mentioned as the owner of this business, his father was directly involved. The company ceased to exist in Twin Falls by 1925.

Using the grain elevators as our starting point again, we'll explore the western end of the Warehouse District...

18. Wagner Transportation (1936)
560 Fairfield St. West

This building has maintained an exceptionally high degree of physical integrity with the context of this district. Wagner Transportation is one of several hauling businesses represented in the district. The company was established in 1936 to ship livestock.

19. Twin Falls Street Dept. Garage (1937)
205 Sixth Ave. West

This one-story structure is constructed of stone laid in a coursed pattern with beaded mortar. The use of stone lends the building a more elaborate appearance than others in this industrial neighborhood and this formal quality, coupled with the curved roofline, makes the structure unusual in the district.

20. Ford Transfer and Storage (1925)
217 Wall Street

This is a simple, one-story brick warehouse, used for long-term storage and to load moving vans. Formerly the site of the Consolidated Wagon and Machine Company yard (1911), this building also housed the Gibbs Seed Company (listing #9) before Ford Transfer and Storage occupied it in 1942. Clarence Ford founded his company in 1914 to haul mining machinery in Wyoming and Nevada, opening his Twin Falls business in 1935. The company is still operating in this location. The best view of this building is from the south side along the railroad tracks.

21. Falk Wholesale Company (1910)
233 Wall Street

With its lava rock construction and high-pitched gable roof, this is one of the most unusual structures in the district. A great view of this building can be seen from the south side, across the railroad tracks.

22. Jerome Cooperative Creamery (No Date)
659-720 Fairfield St. West

The creamery (low building on right in picture below) functioned as a cooperative, in which farmers could bring milk and cream and trade them for processed dairy products such as ice cream and cheese. The cooperative eventually sold out to the Challenge Corp. in the 1930s. In the 1960s, the Ida-Gem Company purchased the building and continued operations until 1978. The building currently houses a refrigeration repair shop and furniture store.

23. Jerome Cooperative Creamery Whey Processing Plant (1930)
702 Bridge St.

This structure (on the left in the picture above) is one of the largest in the district. It was constructed about 1930 to house a whey-processing plant associated with the Jerome Dairy Coop. At this writing, an agricultural chemical research company uses the structure.