



Twin Falls Historic Preservation Commission Agenda

Monday, April 20, 2026, 2:00 PM

Members: Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Greyson Stone

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Request to approve minutes from the following meeting: April 6, 2026.
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to remove and replace existing signs on property located at 305 Shoshone St S c/o Jeff's Graphics on behalf of The Floor Traders (PZ26-0050)
- 4) Old Business
 - a) **DISCUSSION:** America 250
By: Lisa Strickland, City Planner
 - b) **DISCUSSION:** Walking Tour Narrative - Warehouse District
By:
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) May 4, 2026.
- 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, April 6, 2026, 2:00 PM

203 Main Ave East
Twin Falls, ID 83301

CH-116 - Council Overflow

Members: Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Greyson Stone

1) Confirmation of Quorum/Call Meeting to Order

Vice-Chairperson Shaffer called the meeting to order at 02:20 PM

Members Attending: Shaffer, Sipe, McCurdy

Staff Attending: Klaver, Strickland, Green

2) Consent Calendar

a) Request to approve the minutes from the following meeting: March 2, 2026.

MOTION: Commissioner McCurdy moved to approve the minutes from the March 2, 2026, meeting. Commissioner Sipe seconded the motion. Roll call vote showed all members present voted.

Approved 3 to 0.

3) Certificate of Appropriateness - None

4) Old Business

a) Walking Tour - May

Commissioner Sipe thinks they should start at 2nd south market for the walking tour.

Planner Strickland asked where they would like to stop.

Vice-Chairperson Shaffer is concerned about time if they do the full loop.

Planner Strickland thinks the grain elevators should be the last stop.

Commission decided the route to start and stop.

b) Historic Preservation Logo

Group picked their favorite option.

Planner Strickland explained that she is working with different vendors for the T-shirt design and will get this worked out.

MOTION: Commissioner McCurdy moved to approve the logo design. Commissioner Sipe seconded the motion. Roll call vote showed all members present voted.

Approved 3 to 0.

c) America 250

Planner Strickland let the Commission know that the City is creating a committee for the anniversary, and she is going to be part of it and keep the Commission in the loop with situations they might be interested in. There was some discussion about the time capsule.

5) Upcoming Meeting(s)

a) May 4, 2026

A special meeting might be needed on April 20th for a Certificate of Appropriateness if the commission is available.

6) Adjournment

The meeting adjourned at 02:51 PM

Jody Green, Planning Technician

DRAFT



Date: Monday, April 20, 2026
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to remove and replace existing signs on property located at 305 Shoshone St S c/o Jeff's Graphics on behalf of The Floor Traders (PZ26-0050)

Time Estimate:

Approximately 5–10 minutes for the presentation with questions/comments to follow.

Background:

This is a request for a certificate of occupancy for a property located in the Downtown Historic District. The applicant would like to change the existing signs with the new business name and replace the existing awning with a color that matches the proposed signage.

Approval Process:

10-4-2: B. CERTIFICATE OF APPROPRIATENESS APPLICATION

Historic Preservation Commission review is required for the approval of a Certificate of Appropriateness. The Twin Falls City Historic Preservation Commission shall review the Design Guidelines as they exist or as amended for compliance before issuing a Certificate of Appropriateness. The Historic Preservation Commission shall make its determination within 15 business days after submission of the application. Such a certificate is to be issued by the Administrator prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures. A Certificate of Appropriateness shall be required whether a building permit is required. A decision of the Historic Preservation Commission regarding an application for a Certificate of Appropriateness may be appealed by the applicant to the City Council.

GENERAL DECISION CRITERIA

- 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 historical context
- Materials / Texture / Color: Appropriateness
- Repair vs Replacement: Considerations for repair vs replacement
- Design Guidelines: The proposed change is consistent with and supported by the applicable design guidelines

- Signage: Size, Placement, Illumination, Lettering & Colors

Budget Impact:

NA

Regulatory Impact:

The regulations included in this section apply to all properties located within the Twin Falls Downtown Historic District, Twin Falls City Park Historic District, and Warehouse Historic District.

10-4-2: CERTIFICATE OF APPROPRIATENESS

A. Any applicant desiring to construct, repair, alter, restore, modify, relocate, demolish, or change in any manner the exterior portion of any building or structure within the Historic Districts listed in this section shall apply for and receive a Certificate of Appropriateness prior to any granting of building permits or changes to the exterior portion of said building or structure. A Certificate of Appropriateness is also required for the construction, repair, or change to aboveground utility structures, wireless communication facilities, and any type of permanent outdoor advertising within the Historic Districts listed in this section.

10-2-7: APPEAL PROCESS

A. Standing to Appeal. Any person aggrieved by a decision made by the Administrator, HPC, PZC, may file an appeal with the applicable appeal body as listed within Table 1, Section 10-2-1.

1. Reconsideration of City Council Decisions. Decisions made by the City Council are final.

2. Per Idaho Code §67-6535(2)(b) (or as amended), any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards.

B. Timing of Appeal. The appealing party shall submit a complete appeal application and fee to the administrator within 14 days of the written decision.

C. Scheduling of Appeal. The application for appeal shall be forwarded to the applicable appeal body no later than 45 days after the appeal is filed.

D. Notice of Filed Appeal. The Administrator shall give notice that an appeal has been received to the parties of record. Failure of delivery or delay of receipt of the notice shall not extend the appeal period or be grounds for appeal.

E. Notice of Appeal Required.

1. The appealing applicant shall follow the same process and notification requirements as the original party.

2. Decisions made outside a public hearing do not require a public hearing upon appeal.

History:

The building was constructed in 1910 and was listed as a contributing structure on the National Register of Historic Places in 2000 within the Downtown Historic District. In 2007, the City adopted design guidelines for this district, which are used to evaluate applications for Certificates of Appropriateness. These guidelines apply to all properties within the district and to any proposed exterior modifications.

Analysis:

Awnings are historically appropriate for this building, and staff finds that the proposed color change from green to blue is generally consistent with the applicant's updated signage scheme.

Signage located on entry doors is a common and historically appropriate practice. Staff finds the size and placement of the proposed door signage to be appropriate.

The Downtown Historic District Design Guidelines state that signage should be harmonious with and support the architecture of the building, and should utilize materials compatible with both the building and the district. Staff has evaluated the proposal based on the following key criteria:

- **Placement:** Signs should be located within the architectural elements of the façade and be appropriately sized. Staff finds the proposed placement to be appropriate.
- **Scale:** The scale of signage should be consistent with the building's size and the established patterns within the district. Staff finds the proposed signs to be appropriately scaled, as they do not dominate the façade.
- **Illumination:** Lighting should be subtle and compatible with the district's historic character. The existing projecting sign utilizes external goose-neck lighting, which is typical within the district. The applicant proposes only a color change to this sign. No illumination is proposed for the wall signs. Staff finds the illumination of the projecting sign to be appropriate.
- **Mounting Method:** The proposed mounting approach appears to minimize damage to the building's exterior and is considered appropriate.
- **Color and Design:** The proposed signage represents a shift from a more neutral background with raised green lettering to a metal panel with a contemporary color palette (blue, orange and white). Staff finds these colors and the overall design to be inconsistent with the district guidelines, which emphasize more muted, historically appropriate tones and design elements.

Based on a review of signage throughout the district and the overall historic character of downtown, staff finds the proposed colors and design of the wall signage to be incompatible with the guidelines. Historically, signage within the district utilizes more muted color palettes—often similar to the building's own paint scheme—and incorporates more decorative, period-appropriate fonts and details.

The proposed changes to the projecting sign are less impactful than the wall signage, as projecting signs are visually separated from the building facade and typical for the period. As such, staff finds the proposed modification to the projecting sign to be somewhat appropriate. However, the color palette chosen for the sign is inappropriate for the district. In contrast, the wall signs represent a more significant change. The existing signage includes dimensional lettering and decorative detailing, whereas the proposed design introduces a flatter, more contemporary appearance that alters the historic character of the façade.

Staff has encouraged the applicant to consider alternative designs that would better complement the building and align with the district guidelines. Historically, signage from this period was often integrated into the architecture rather than applied as a flat panel. Dimensional lettering, decorative fonts, and framing elements can enhance compatibility. The use of more muted tones would be less visually intrusive than the proposed bright color palette.

Additional design considerations that could improve compatibility include incorporating decorative sign shapes and edges, adding goose-neck lighting, or replacing the proposed wall sign along 3rd Avenue South with a projecting sign to create greater visual consistency and to not install the flat wall sign along Shoshone St S. The use of decorative framing, embellishments, arches, stripping, and period-appropriate fonts would further support alignment with the Historic Downtown Design Guidelines.

Based on the applicable criteria and guidelines, staff concludes that the proposed wall signage is not appropriate due to its bright, saturated color scheme and more modern design.

Conclusion:

Upon conclusion, the Commission may approve the request as submitted, approve it with conditions, deny the request, or table the request for additional information. Should condition be applied to the approval of the certificate of appropriateness, staff would recommend a deadline for resubmitting the amended rendering of the signs. Below is a list of conditions for the Commission to consider, or the commission may establish alternative conditions. The commission may also determine if there are specific changes they would like to see or let the applicant choose from the list of conditions and design the signs accordingly.

Staff recommendations:

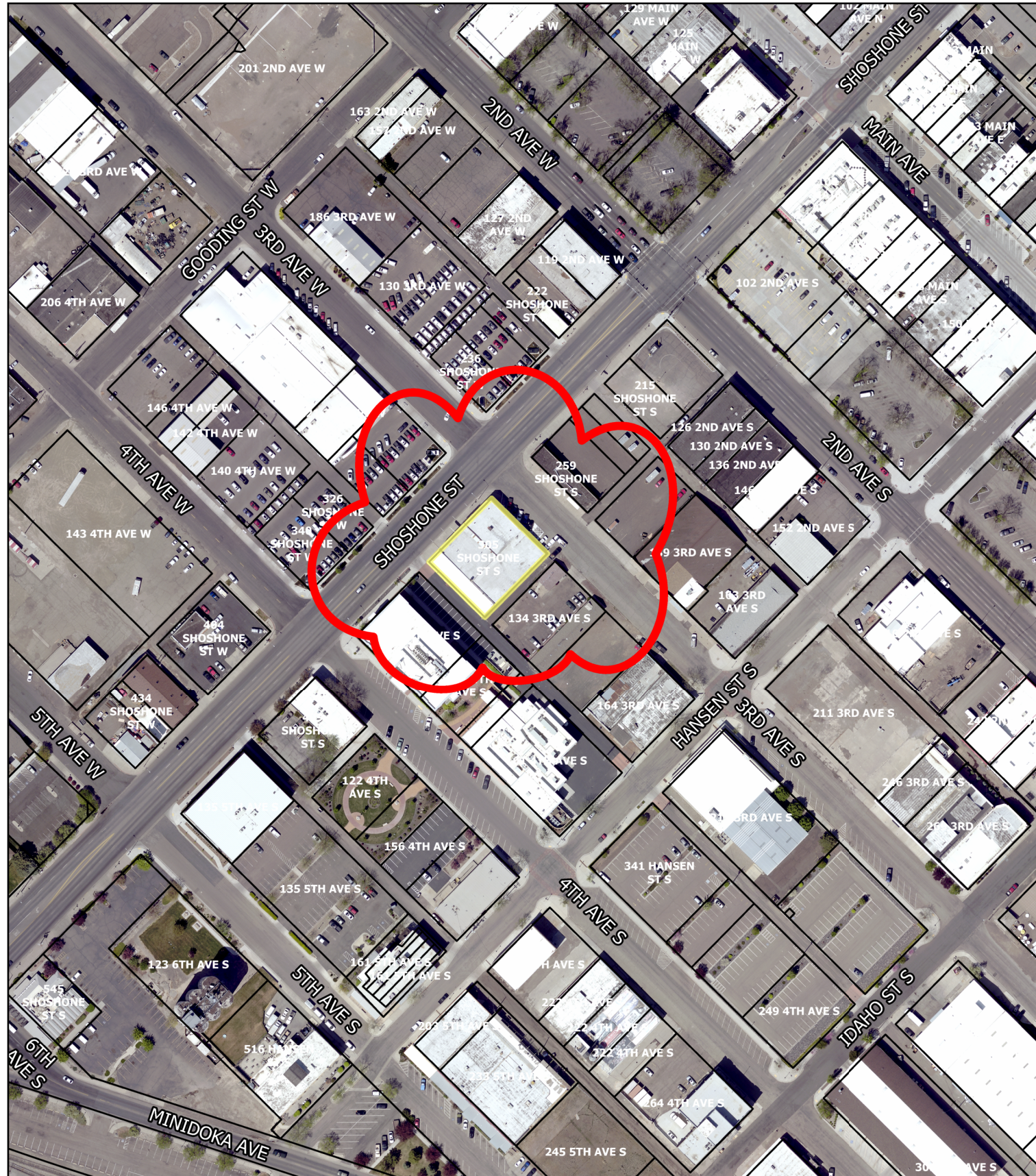
1. Utilize more muted shades of the proposed blue and orange.
2. Incorporate a font style that is more period appropriate.
3. Modify the shape of the wall signage to include decorative elements, such as an arched top or a profile like the projecting sign.
4. Replace the proposed wall sign on 3rd Avenue South with a projecting sign to improve consistency and historical compatibility and use only the projecting sign along Shoshone St S.
5. Install goose-neck lighting above the wall signage to reinforce period-appropriate design.
6. Incorporate additional detailing, such as framing or pinstripes, to enhance visual character.
7. Add goose-neck lighting over the wall signs to make it appear more period appropriate.

See attachment of AI generated samples of sign amendments that would make the sign more compatible with the period of the building and the district.

Attachments:

1. PZ26-0050 Property Layout
2. PZ26-0050 Narrative
3. PZ26-0050 Sign Exhibit
4. PZ26-0050 Existing - Proposed
5. PZ26-0050 ICRIS Report
6. AI Samples of Changes to Sign

VICINITY MAP



Property View





To: The Twin Falls Historical Preservation Commission

This formal proposal is submitted for the review of the Twin Falls Historical Committee regarding the installation of three new building signs at 305 Shoshone St S. (formerly Brady's). Our objective is to balance commercial visibility with the rigorous preservation standards required to maintain the architectural integrity of the Twin Falls historic district.

Project Description:

The proposed project involves the design and mounting of three-dimensional signs. To honor the craftsmanship of the building's era, we have opted for hand-painted finishes rather than modern digital prints or plastic lightboxes.

Material and Aesthetic Specifications:

- Dimensionality: The signs will feature raised elements to provide depth and shadow, creating a classic appearance that complements the building's masonry.
- Artistry: Hand-painted techniques will provide an artisanal texture that avoids the glare of contemporary materials, ensuring the signs feel integrated with the facade.
- Color Palette: The selected colors are required for the Floor Trader Franchise's brand standards; they are colors that have been historically used and will fit the historic district.

Preservation and Installation Methodology:

To ensure the structure's long-term protection, the installation will adhere to the following protocols:

- Reversibility: The installation is designed to be fully reversible. If signs are removed in the future, the mortar can be patched to its original state without permanent damage to the building.

- Corrosion Resistance: Non-corrosive fasteners will be used to prevent staining on the historical facade.

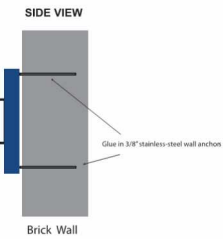
Conclusion:

This proposed signage respects the heritage of downtown Twin Falls by prioritizing hand-painted, dimensional quality over mass-produced alternatives. We respectfully request the Committee's approval of this permit application, confident that this installation will enhance the building's aesthetic value while adhering to preservation best practices.

Respectfully Submitted,

Jeff's Graphics

 [Floor Trader Sign Permit Revision.pdf](#)



MANUFACTURE NEW 3 DIMENSIONAL WALL SIGN
 BACKGROUND PANEL: ALUMINUM & COMPOSITE CONSTRUCTION PAINTED BLUE (PMS 301C) AND BLACK MOUNTED TO BUILDING WALL
 "THE FLOOR TRADER": ALUMINUM WITH REVERSED OUT CUT LETTERS PANEL ON STANDOFFS. FACES PAINTED SUNFLOWER YELLOW (#25)
 "OUTLET": 2" DIMENSIONAL HDU LETTER W/ ALUMINUM FACES PAINTED WHITE



EXISTING



PROPOSED



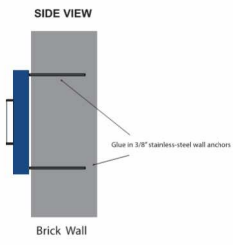
CONCEPTUAL RENDERING



CLIENT: The Flooring Trader Outlet
 ADDRESS: 305 Shoshone St S Twin Falls, ID
 DATE: 2/16/2026
 SCALE: 1:100 of original size
 ACCOUNT EXECUTIVE:
 DRAWN BY: Natalie and Brady
 FILE NAME: Floor Trader Fabricated Signs
 QUOTE:
 REVISIONS:
 PAGE 1 OF 1
 JEFF'S GRAPHICS
 COPYRIGHT © 2026
 ALL RIGHTS RESERVED
 2054 4TH AVE EAST
 TWIN FALLS, ID 83301
 208.734.9908
 JEFFSGRAPHICS@GMAIL.COM

APPROVED BY: Brady Devey
 DATE: 2/16/2026

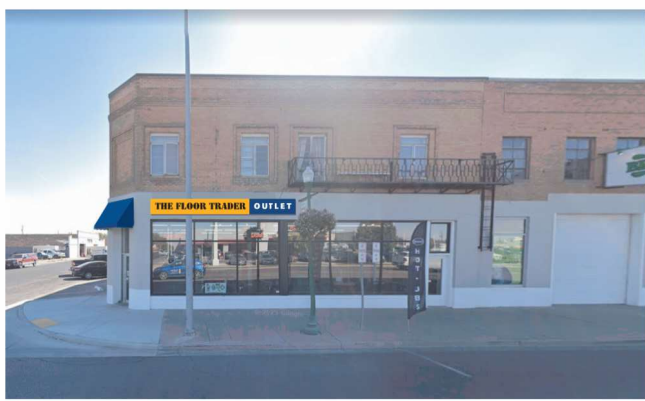
THIS RENDERING IS CONCEPTUAL - COLORS MAY NOT REPRESENT ACTUAL FINISH - ILLUMINATED AND DAYLIGHT COLORS WILL VARY



MANUFACTURE NEW 3 DIMENSIONAL WALL SIGN
 BACKGROUND PANEL: ALUMINUM & COMPOSITE CONSTRUCTION PAINTED BLUE (PMS 301C) AND BLACK MOUNTED TO BUILDING WALL
 "THE FLOOR TRADER": ALUMINUM WITH REVERSED OUT CUT LETTERS PANEL ON STANDOFFS. FACES PAINTED SUNFLOWER YELLOW (#25)
 "OUTLET": 2" DIMENSIONAL HDU LETTER w/ ALUMINUM FACES PAINTED WHITE



EXISTING



PROPOSED



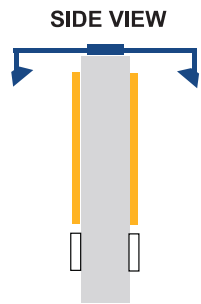
CONCEPTUAL RENDERING



CLIENT:	The Flooring Trader Outlet
ADDRESS:	305 Shoshone St S Twin Falls, ID
DATE:	2/16/2026
SCALE:	1:100 of original size
ACCOUNT EXECUTIVE:	
DRAWN BY:	Natalie and Brady
FILE NAME:	Floor Trader Fabricated Signs
QUOTE:	
REVISIONS:	
PAGE	1 OF 1
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APPROVED BY:	Brady Devey
DATE:	2/16/2026

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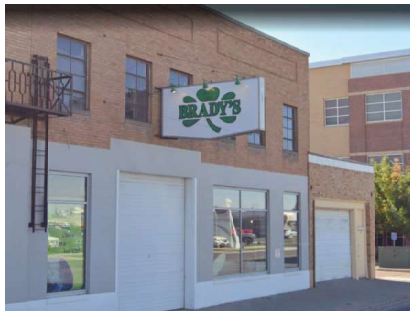


*D/F EXT.-ILLUM. FLAG MOUNT REFACE
REMOVE EXISTING FACES MANUFACTURE NEW:*

A - NEW SHAPED ACM FACE PAINTED BLUE (PMS 301 C)
 B - 1 1/2" HDU ROUTED PANEL PAINTED YELLOW (PMS 1235 C)
 FLUSH MOUNTED TO FACE
 C - CUT OUT REVEAL OF BLACK PAINT
 D - 1 1/2" HDU & ALUMINUM CAPPED COPY PAINTED WHITE
 FLUSH MOUNTED TO FACE

INSTALLED IN EXISTING CABINET

E - REPAINT GOOSENECK LIGHTING BLUE PMS 301C



EXISTING



PROPOSED



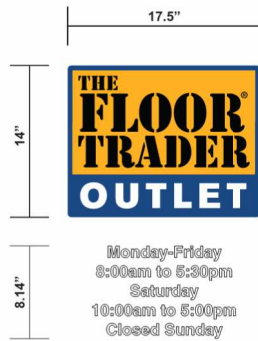
CONCEPTUAL RENDERING



CLIENT:	The Flooring Trader Outlet
ADDRESS:	305 Sheehorn St S Twin Falls, ID
DATE:	2/16/2026
SCALE:	1:100 of original size
ACCOUNT EXECUTIVE:	
DRAWN BY:	Natalie and Brady
FILE NAME:	Floor Trader Fabricated Sign
QUOTE:	
REVISIONS:	
PAGE	1 OF 1
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208.734.9908 JEFFSGRAPHICS@GMAIL.COM	

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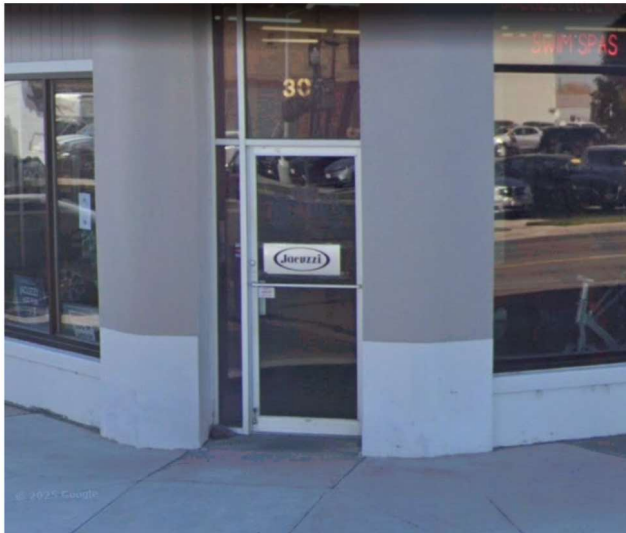
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STRIP EXISTING VINYL- MAKE AND INSTALL NEW

CUT AND 1ST SURFACE APPLY NEW PRINT LOGO ON WHITE OPAQUE VINYL w/
OPAQUE VINYL COPY

EXISTING



PROPOSED

THIS IS SCALED TO 1:10



CLIENT:	The Flooring Trader Outlet
ADDRESS:	305 Shoshone St S Twin Falls, ID
DATE:	2/16/2026
SCALE:	1:10 of original size
ACCOUNT EXECUTIVE:	
DRAWN BY:	Natalie and Brady
FILE NAME:	Floor Trader Fabricated Signs
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PAGE	1 OF 1
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APPROVED BY:
Brady Devey

DATE:
2/16/2026

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EXISTING



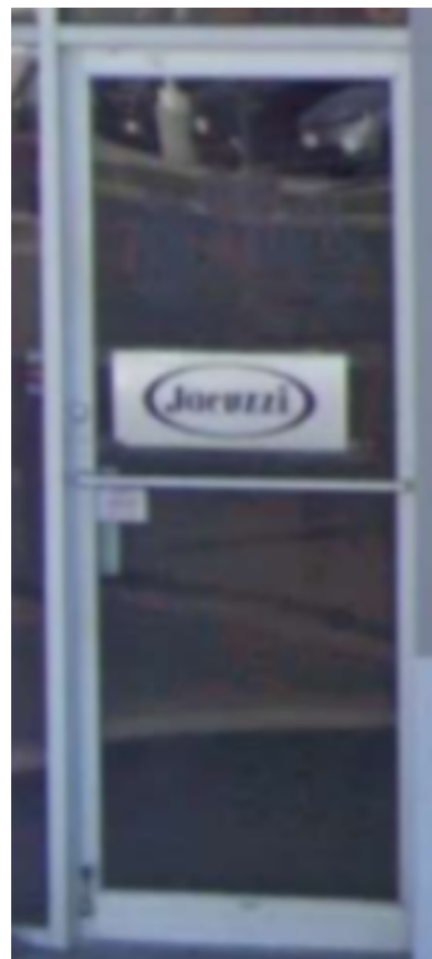
PROPOSED



EXISTING



PROPOSED



Smithsonian No: 10TF2880 Accepted
 IHSI No: 83-18047
 Created Jun 1, 1999; Updated May 1, 2000

Resource Details

Resource Names * Addison Smith Building

Property Type Building

Agency Id

Field Id 73

Temporal Designation * Historic

Ownership * Private

Restricted * No

Overall Eligibility ⓘ
Eligible

District Eligibility Contribution ⓘ
Contributing

Description * Two story with corner entrance above which is a blind, brick panel outline in stepped masonry. Original windows replace, transom windows obscured by contemporary signage, and plate-glass windows have been hidden by vertical wood siding. Incorporates building to the SW.

History *

National Register of Historic Places (NRHP) Evaluation

Individual Eligibility *
Eligible

Multiple Property Listing

Criteria for Evaluation

A: Event * Yes

B: Person * No

C: Design and Construction * Yes

D: Informational Potential * No

Area of Significance * Architecture, Commerce

Sub-area of Significance

Justification of Significance and
Integrity *

National Register Listed
NR Reference No 00000035 listed 02/04/2000



NRHP Photo

Property Type

Property Type Building

Address * 305 Shoshone St. S.

City * Twin Falls

Vicinity *	No
Subdivision Name	Twin Falls Townsite

Construction Activity / Event Information

Primary Construction Type *	Original Construction	Secondary Construction Type	Alteration
Primary Activity Date *	1910	Secondary Activity Date	
Primary Circa *	No	Secondary Circa	No

Feature Information

Feature Count *	1
Feature Description	

Function / Use

Original Function or Use *	Commerce/Trade	Original Sub-Use *	
Current Function or Use *	Commerce/Trade	Current Sub-Use *	specialty store

Materials & Architecture

Foundation Material		Architect / Builder	
Wall Material	BRICK	Architectural Style *	
Secondary Wall Material		Plan *	
Window Material			
Roof Material			
Other Material	WOOD		



Proposed Sign with Goose-neck Lighting



More muted colors & lighting



Arched Framing



Circle Shape



Shape Changed & Embellished



Date: Monday, April 20, 2026
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

DISCUSSION

Request:

America 250

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None



Date: Monday, April 20, 2026
To: Historic Preservation Commission
From:

DISCUSSION

Request:

Walking Tour Narrative - Warehouse District

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

1. Warehouse District Tour Narrative

Start Here: Part 1

Block 154 (Upper)

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 on the gable end.

Past occupants:



Building was across the street from the Depot Grill site

27. Twin Falls Milling and Elevator Company concrete silos

approx. 516 Second Street South
contributing
1915

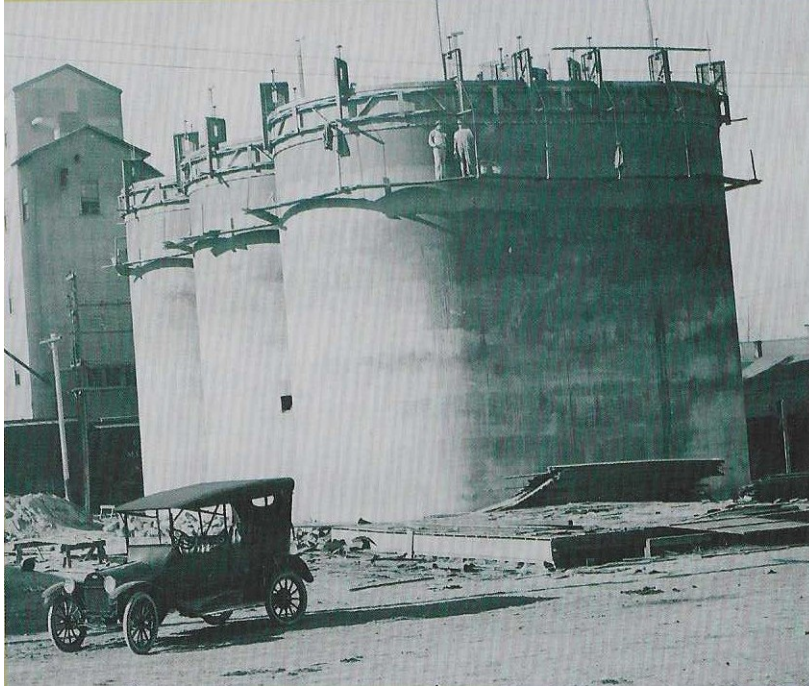
These six concrete silos rise seven stories, not including the metal shed on top of the rectangular section that is attached to the silo furthest to the west. They were constructed in 1915 as part of the third wave of construction undertaken by the Twin Falls Milling and Elevator Company, which was first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



Twin Falls Milling and Elevator Company Warehouse Building is gone.

Other businesses in this section:

Twin Falls Cleaning & Dye Works, Blue Lakes Spring Water Company, City Lumber Company



Silos during construction

Block 145 (Bottom)

30. Misc. Law Offices

161 Fifth Ave 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 is 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.

Past occupants:

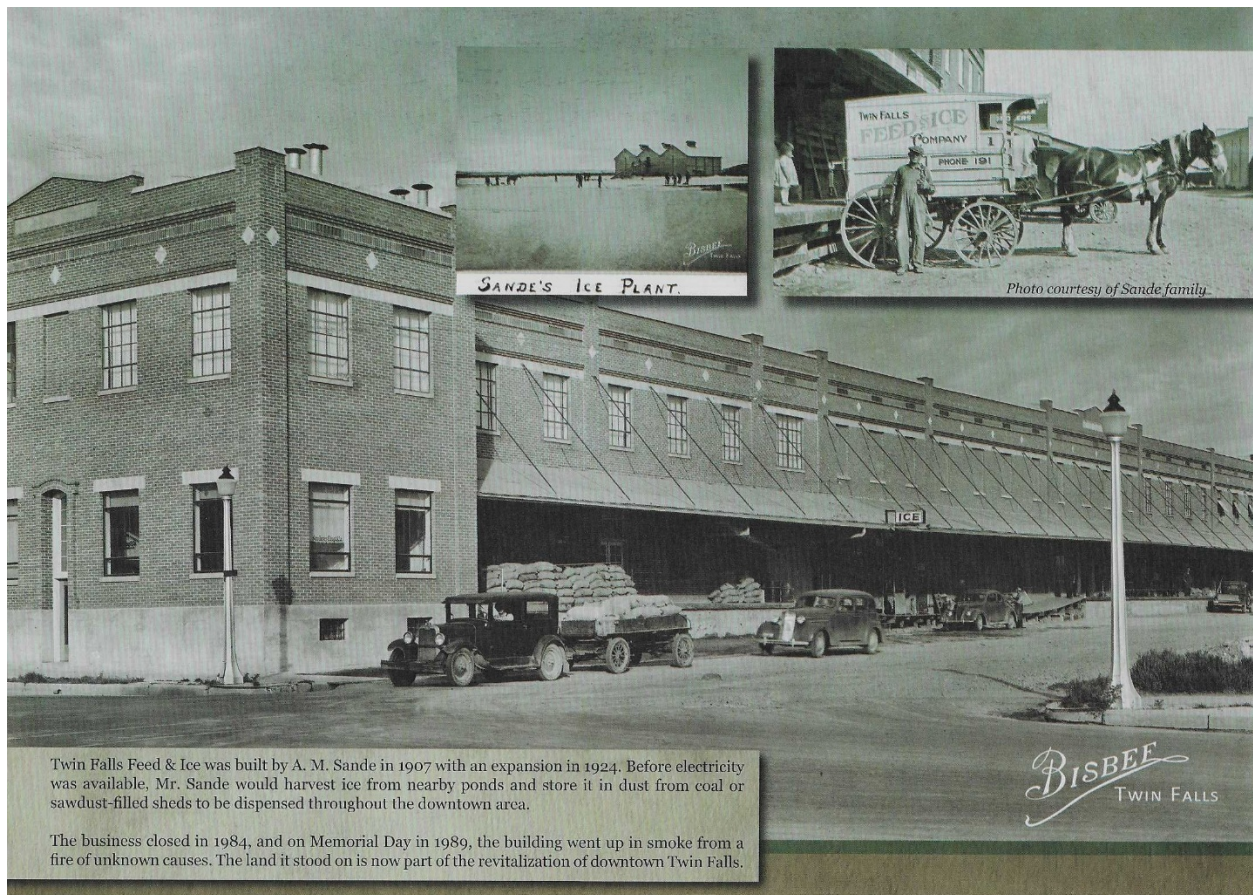
Oakes & Company

Simpson and Company

Gem State Paper

Other businesses in this section:

Courteen Seed Company, Twin Falls Transfer & Storage, Twin Falls Feed & Ice,



Building is gone, now a parking lot and Gemstone Climbing Center

Block 145 (Upper)

33. Clear Creek Properties

403-407 Shoshone Ave 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 elevation 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.

Past occupants:

Warberg Transfer & Storage

Intermountain Seed and Fuel Company

31. Watco Transportation Services LLC

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.

Past occupants:

Warberg Transfer and Storage

Steam Store of Magic Valley

Other businesses in this section:

Filer Coal Company, McDougal Bros. / Transfer, (32)-Idaho Egg Producers

Block 146 (Upper)

20. Vacant

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.

Past occupants:

Rigney & Snook

Cornell Seed Company



21. Isbell Seed Co. (Building Gone)

22. Vacant

224 Fourth Ave South
contributing
c. 1920

Except for the Swift Building, all the buildings on this half of Block 146 are currently associated with 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.

Past occupants:

Globe Seed and Feed Company

19. Positive Action

240-248 Fourth Avenue South

contributing

1926

Similar in materials and mass 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 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.

Past occupants:

Swift and Company Poultry and Creamery



Building is Gone, now a empty lot

Other businesses in this section:

Twin Falls Preserving Company, Twin Falls Hardware Company Warehouse, T.J. Douglas & Company / Coal, Darrow Bros. Grain & Seed Warehouse, (21)-Isbell Seed Company

Block 134 (Bottom)

5. Treasure Valley Coffee

301 Fourth Ave S

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.

Past occupants:

Gibbs Bean Elevator



Block 147 (Upper)

1. Keegan Inc. Potatoes

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 there are 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 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, Mr. 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, Mr. 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.

Past occupants:

Southern Idaho Wholesale Grocery Company

Harder Bean Company Inc.

Scowcroft and Sons, Inc.

Pacific Diamond Bag

Pacific Container & Supply Co.

2. Stone House & Co.

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 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.

Past occupants:

Idaho Wholesale Grocery

Scowcraft and Sons, Inc.

3. 360's Main Event Center

348 Fourth Ave South
Contributing
1922

The bean warehouse consists of two separate structures. Originally both were two stories, but the building at #334-#348 has been dismantled. The windows were metal sash. The street elevation had 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 #348 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.

Past occupants:

Bean Growers Warehouse Association

Other businesses in this section:

Johnson & Conner Sale Stables, Twin Falls Creamery

Block 146 (Bottom)

25. The Lamphouse Theater / 5th Ave Point Event Center

223-243 Fifth Avenue South

non-contributing

C. 1975

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

Past occupants:

Globe Seed and Feed Warehouses

24. Big Papa's Grill

213 Fifth Ave 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.

Past occupants:

Warehouse

Whiskey Creek

Red Zone

23. Reds Trading Post

203 Fifth Ave 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.

Past occupants:

Warehouse

Other businesses in this section:

Douglas & Co. / Coal, Abramson Bros. / Contractors, Strobridge & Smith / Coal

Block 154 (Bottom)

26. The Brick House

516 Hansen St S

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.

Past occupants:

End of Tour Part 1