



Twin Falls Historic Preservation Commission Agenda

Monday, June 4, 2018, 12:00 PM

203 Main Ave E
Twin Falls, ID 83301

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum, Doug Baughman

Council Liaison: Chris Reid

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
- 3) Certificate of Appropriateness
 - a) Request for a Certificate of Appropriateness for a new wall sign for property located at 235 6th Avenue West c/o Robert Reeder, Lytle Signs (app. PZ18-0025)
Purpose: **ACTION ITEM**
- 4) Old Business
 - a) CLG Grant - Master Plan Update
CLG Grant - Final Draft Brochure
- 5) New Business
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) June 18, 2018
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name and address, 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. 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.
 4. 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.
 5. A City Staff Report shall summarize the application and history of the request.
 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 Chairman may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select 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 Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and 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.



Comprehensive Staff Report



To: Historic Preservation Commission
Presenter: Brock Cherry, City Planner
Authored by: Brock Cherry, City Planner
Request: To grant a Certificate of Appropriateness for the property located at 235 6th Avenue W. for a new wall sign.

Public Meeting: June 4th, 2018

Analysis

This is a request to grant a Certificate of Appropriateness to ServiceMaster for a new wall sign located on the primary building located on the property at 235 6th Ave. W. The Property is zoned Heavy Industrial in the Historic Warehouse District (WHO) with a P-3 Parking Overlay. Any exterior modification to properties in the WHO requires a Certificate of Appropriateness before a building or sign permit can be applied for.

The applicant has complied with the Warehouse Historic District Design Guidelines as stated in section IV Design Guidelines for All Projects, Subsection "G – Signs – New Signs".

Approval Process

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. Any conditions placed by Commission shall be specifically listed on the Certificate, and shall be completed as part of the approval.

Any decision of the Commission may be appealed to the City Council.

History

The primary building on the property was constructed in the 1950's and was surrounded by garage/storage type uses. County records indicate that the property has undergone numerous improvements throughout the years.

The building is currently occupied by, ServiceMaster, a water and fire restoration business.

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Historic Guideline Compliance

This request is located within the Historic Warehouse District (WHO). All new signs in the WHO should be developed based upon both the building and surrounding area (Warehouse Historic District Design Guidelines.) New Signs should be reviewed for *Character, Materials, Design, and Lighting*. The proposed wall sign meets the criteria as listed in the approved Design Guidelines.

Possible Impacts

Staff does not anticipate any detrimental impacts to surrounding properties or structures.

Conclusion

The Commission is tasked with making a decision on the appropriateness of this request in terms of following the approved guidelines.

Attachments

1. Narrative
2. Renderings
3. Aerial
4. Photos

Public Meeting: June 4th, 2018



May 25, 2018

City of Twin Falls

Historical Committee

324 Hansen Street East

Twin Falls, ID 83303

RE: New signage for ServiceMaster.

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a new wall sign for ServiceMaster located at 235 6th Ave North in the Historic Warehouse District in Twin Falls. The existing wall sign was removed some time ago. The new sign will have copy area of 32.17 square feet, and will be placed in the same area as the previous sign.

The new sign will be flat cut out aluminum letters, painted black and stud mounted to the wall. The logo graphic will be constructed of aluminum and will be painted in #96 teal to closely match the color of the existing colors on the building. The sign will not be illuminated.

This sign will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering or plastic letters. The sign will have a professional appearance and not create issues with neighboring businesses, nor have a negative impact on the uniformity of the historical district requirements.

Sincerely

Robert Reeder

Lytle Signs

235 235 6th Ave W



Exit S

Previous sign on 7/2015



ServiceMASTER

Previous Sign Photo
Service Master
235 6th Ave N

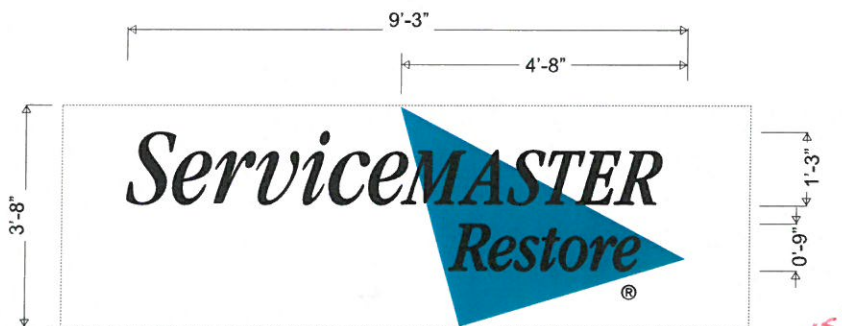
Robert Reeder
Lytle Signs
PO Box 305
Twin Falls, ID 83303
(208) 733-1739

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Google

42°33'13.34" N 114°28'35.93" W elev 3758 ft eye alt 3



FCO LETTER DISPLAY

1/8" FLAT CUT ALUMINUM LETTERS AND GRAPHIC

LETTERS PAINTED TO BLACK - STUD MOUNTED

GRAPHIC PAINTED TO MATCH #96 TEAL (PMS 322 C) VINYL - FLUSH MOUNTED

available signage area
44-3/8" x 136"

32.17 sq ft



ARTIST SIMULATION OF PROPOSED SIGNAGE

Approved By: _____
Date: _____

Unauthorized use, reproduction and/or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504). THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT	Service Master
ADDRESS	235 6th Ave. W. Twin Falls, Idaho
DATE	16 May 2018
SCALE	3/4" = 1'
ACCOUNT EXECUTIVE	C2
DRAWER	Rbo
ILLUSTRATOR	Service Master/34753-54 FCO Letters...
SIGNAGE #	34753
REVISIONS	

PAGE 1 OF 1
LYTLE SIGNS © 2018
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AN EMPLOYEE OWNED COMPANY

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Site Plan
Service Master
235 6th Ave N

Robert Reeder
Lytle Signs
PO Box 305
Twin Falls, ID 83303
(208) 733-1739

© 2018 Google

Imagery Date: 6/8/2016 42°33'13.54" N 114°28'36.45" W elev 3753 ft eye alt 4



Date: Monday, June 4, 2018
To: Honorable Mayor and City Council
From:

Discussion

Request:

CLG Grant - Master Plan Update
CLG Grant - Final Draft Brochure

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

1. 180530_Draft Twin Falls HPMP
2. HistoricBrochure-Final--



TWIN FALLS

HISTORIC PRESERVATION MASTER PLAN
DRAFT PLAN | MAY 30, 2018



Alvis James house. Photo by Marian Anderson, negative on file at Idaho State Historical Society, Boise.

PREPARED FOR:

City of Twin Falls Planning Department

PREPARED BY:

Logan Simpson Design Inc., with assistance and review by City of Twin Falls Planning Department, Historic Preservation Commission and the State Historical Preservation Organization. This project is funded in part by a Certified Local Government grant.

DISCLOSURE

This program receives federal funds from the National Park Service through the Idaho State Historical Society. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age, religion or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127. The subject of this publication has been funded in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policy of the Department of the Interior.

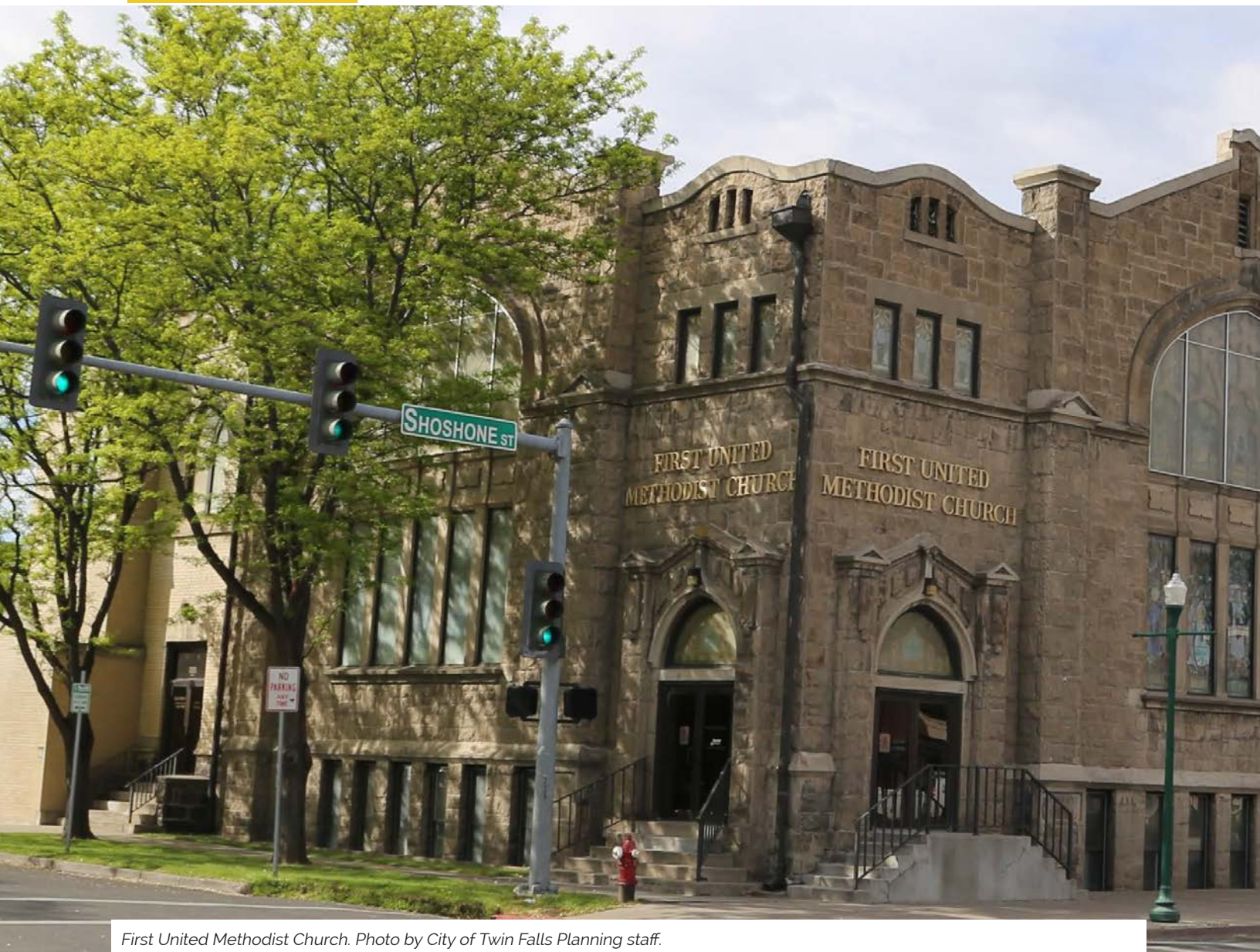


Historic Warehouse District. Photo on file with National Register of Historic Places.

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1 INTRODUCTION AND PURPOSE



First United Methodist Church. Photo by City of Twin Falls Planning staff.



INTRODUCTION

The City of Twin Falls (City) has a rich history reflected in its built environment and local traditions. The 2016 Twin Falls Comprehensive Plan supports this history by detailing local preservation efforts related to the City's historic downtown neighborhoods, as well as, elaborating on the historic qualities and features that distinguish the area. The plan states that "Historic landscapes, sites, structures, building and features are essential components of the City's identity. The preservation of historic places, including both individual landmarks and neighborhoods, helps to maintain a connection to the community's heritage" (2016).

Historic resources in Twin Falls include 1,079 buildings located within four National Register of Historic Places (NRHP) designated historic districts, as well as, multiple other undesignated, but historic-age resources. A comprehensive list of all known resources has been included in the Appendix.

Historic Preservation is the process of identifying, evaluating, protecting, interpreting, and using resources from the past that represent a community's shared heritage. Heritage resources is a broad term that encompasses non-material culture (e.g. folklore, traditions, language, music, and knowledge), material culture (buildings, structures, artifacts, and archaeological sites), and natural resources (e.g. culturally-significant landscape biodiversity). The historic preservation discipline focuses primarily on material **cultural resources**, which are also referred to as **historic resources**. (National Park Service 1983).

Historic Preservation activities across the country have displayed recurring patterns regarding effects and trends. Below are just a few ways in which historic preservation can stimulate the economic, social, and environmental welfare of a community:

- Increased and Stabilized Property Values
- Additional Tax Incentives and Revenues
- Civic Engagement and Preservation of Community Diversity
- Counter-Cyclical of Economic Downturns
- Increase in Heritage Tourism and Revitalization efforts
- Environmental Responsibility Through the Reduction in Urban Sprawl
- Sustainable Development Through "Green" Retrofitting
- Social Equity by Providing Affordable Housing Opportunity



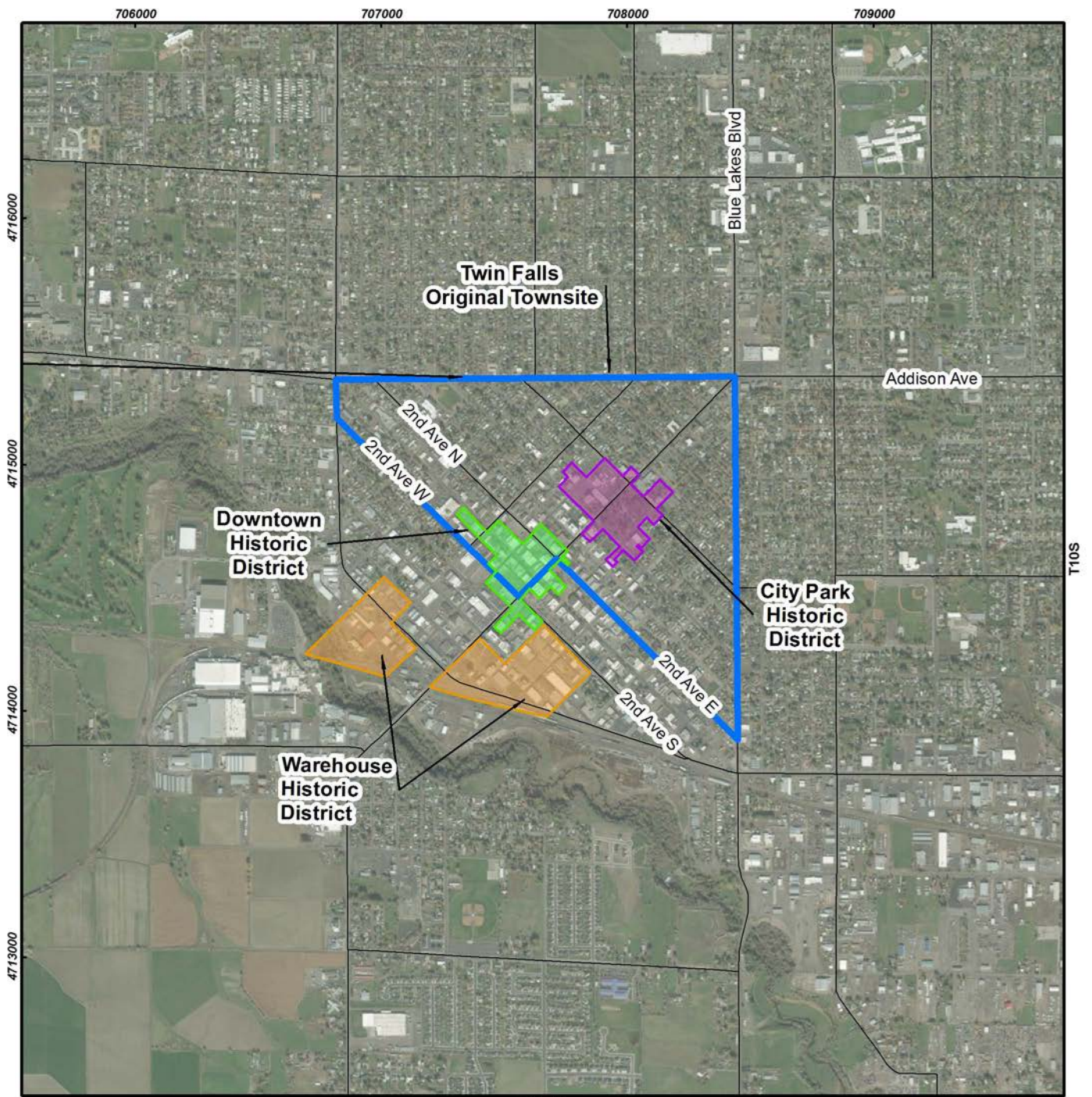
PURPOSE

Funded in part by a Certified Local Government grant, the following document seeks to establish goals and policies to guide the City in the preservation and rehabilitation of historic resources in order to maintain and enhance Twin Fall's history and identity for future generations. Furthermore, this document will establish tools to guide smart growth, future development, and sustainable practices. The City seeks to create a balance between economic growth and preservation of the cultural and historic resources of the community through the creation of the following city-wide historic preservation master plan.

Existing historic preservation policies sponsored by the City include establishment of a historical commission, implementation of historic overlay zoning with associated guidelines for Twin Fall's Historic Warehouse District, Downtown District and City Park District, and support for the creation of a historic preservation master plan that is compatible with the goals and community values as established in **Twin Falls 2030: A Comprehensive Plan for a Sustainable Future** (2016). This Master Plan (Plan) builds on the City's current planning documents to establish a distinct set of policies to further guide the community's preservation efforts with the following primary objectives:

1. To serve as a policy document that provides direction for the community as it works to preserve the built history of the community.
2. To serve as an example for historic preservation in their small communities.
3. To identify historic preservation opportunities and identify priority action items.
4. To identify historic preservation opportunities and identify a priority for action

These objectives strive to provide a framework for the promotion, preservation, and protection of Twin Fall's historic resources. Additionally, this plan seeks to ensure that the goals and policies outlined herein are consistent with community values, and the policies set forth in Twin Fall's 2016 comprehensive plan.



Source: Digital Globe Aerial Imagery (2016)

Twin Falls County, Idaho
Projection: NAD 1983, UTM Zone 12



Key

- Twin Falls Original Townsite
- City Park Historic District
- Downtown Historic District
- Warehouse Historic District



2 REGULATION & MANAGEMENT



Alvis James house. Photo by Marian Anderson, negative on file at Idaho State Historical Society, Boise.



As is typical with planning documents, this Plan is intended to be reevaluated by the Historic Preservation Commission every five (5) to ten (10) years to "check off" the completed goals, develop new goals and ensure continued compliance with all City, State and Federal regulations.

Historic preservation in the United States is governed by multiple, federal, state, and local laws and policies. At the federal level, the Advisory Council on Historic Preservation (ACHP) is an independent federal agency that promotes historic preservation nationwide and provides policy guidance to both the President and Congress. The ACHP delegates some of its authority under federal statute to State Historic Preservation Offices, which in turn delegate certain authority to Certified Local Governments, of which Twin Falls is one. The following discussion briefly outlines the legal basis for historic preservation at the federal, state, and local levels.

FEDERAL REGULATION

The Antiquities Act of 1906 established the first federal laws regarding the preservation of cultural resources. This act was a stepping stone for future cultural resource regulations such as the National Historic Preservation Act of 1966.

The National Historic Preservation Act (NHPA) of 1966 is the most significant federal legislation concerned with historic preservation. NHPA established the ACHP; the National Register of Historic Places (National Register); federal and state partnerships in preservation planning by establishing State Historic Preservation Offices (SHPOs); historic preservation grant funds; Tribal Historic Preservation programs; and Certified

Local Government participation. NHPA establishes policy enabling municipal government entities to both participate in federal historic preservation planning as well to develop preservation program in partnership with the state for non-federally owned historic resources.

Section 106 of the NHPA directs the head of any Federal agency having jurisdiction over any federally assisted undertaking to take into account the effect of the undertaking on any historic properties listed in or eligible for listing in the National Register prior to the approval of any undertaking. This encompasses any federal project, activity, or program including projects directly implemented by a federal agency, projects that use federal funds, or the issuance of a permit, license, or certificate. The ACHP develop regulations for the NHPA Section 106 review Process (36 CFR Part 800).

The NHPA authorized the Secretary of the Interior to establish and maintain the National Register that is the official list of the Nation's historic places determined worthy of preservation. In order to be listed or deemed eligible for listing in the National Register, a property must generally be at least 50 years old, look much as it did in the past, and be associated with significant events or people from our past, be significant within architecture, landscape architecture, or engineering, and/or have the potential to yield important information through investigations such as archaeology. The criteria listing in the National Register are established in 36 CFR Part 60. Listing on the National Register is an honorary recognition that provides incentives to maintain important historic resources without placing any burdensome regulation on the owner. Once a property is listed in the National Register, it may become eligible for federal preservation tax credits, local grants, and property tax deductions.



Historic Warehouse District. Photo on file with National Register of Historic Places.

Other Federal programs that relate to historic preservation in Twin Falls include the Historic Preservation Fund (HPF) supplied to the Idaho SHPO, and created to provide a source of funding for States, Tribes, and local governments; the Archaeological Resources Protection Act (ARPA) which applies to management of Federal lands; and the Certified Local Government Program (CLG) which provides a means for cities and counties to participate in national historic preservation efforts.

STATE REGULATION

The state regulates historic preservation through the Idaho State Historic Preservation Plan (IHPP), "Preserving Our Past Enriching Our Future", developed in 2016. The IHPP establishes the priorities and goals for the historic preservation community throughout the State of Idaho. Below is a summary of the goals found within the plan:

GOAL 1: Ensure that decision makers, at all levels, and the general public are informed and knowledgeable about historic preservation issues, practices, opportunities, and its value, and take an active role in historic preservation efforts.

GOAL 2: Take the appropriate steps to help historic preservation efforts transition into the 21st Century through the use of current and future best practices and the development and adoption of new and emerging technologies.

GOAL 3: Ensure that historic preservation efforts throughout the state are aware of and have access to

sufficient and sustainable sources of financial support and incentives.

GOAL 4: Ensure that archaeological resources and associated documents and collections are accorded permanent curation in accredited facilities in the State of Idaho

In addition to the State, the following are stakeholders that contribute to Idaho Preservation efforts: Tribes, nonprofit organizations, private firms, other government agencies, historic preservation commissions, owners of historic properties, and individuals.

CITY REGULATION

The City of Twin Falls Planning Department and Historic Preservation Commission have jurisdiction over the preservation of historic resources in the City of Twin Falls. For example, when alterations or additions are proposed for a historic building or structure, a Certificate of Appropriateness is required prior to erecting, altering, restoring, moving, or demolishing any exterior portion of any building or structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features), aboveground utility structure, or any type of outdoor advertising sign within historic district. The Historic Preservation Commission reviews projects located within the Historic Downtown, City Park and Warehouse Districts for compliance before issuing a Certificate of Appropriateness. Such a certificate is to be issued by the Historic Preservation Commission whether or not a building permit is required. In all other cases, the Historic Preservation Commission acts as an advisory body only.

The Twin Falls City Code section 2-7-3 creates the Historic Preservation Commission and section 2-7-5 outlines the powers, duties, and responsibilities of said commission. Section 10-4-22 establishes requirements for historic design review of Warehouse Historic District; no other district is addressed by the City Code. Variances may be granted by the Planning and Zoning Commission based upon a subject property being registered as a historic resource nationally, by the state, or locally. Special Use Permits will not be granted if the granting of the permit will result in the loss or damage of a historic property of major importance. Table 1 below summarizes many of the key Federal, State and City cultural resource preservation laws that apply to the City of Twin Falls.

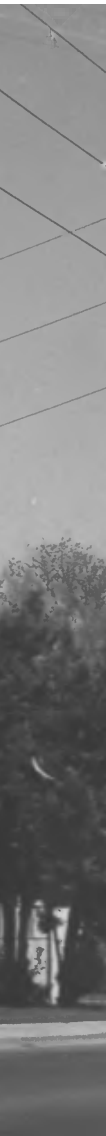
Table 1: Cultural Resources Preservation Laws that Apply to the City of Twin Falls

	<i>Title</i>	<i>Purpose/Description</i>
FEDERAL	1906 The Antiquities Act	Apply to all Federal programs, projects, federally-funded undertakings. Links between regulations cause secondary compliance requirements. For example, Section 4(f) of the Highway Act and Section 404 of the Clean Water Act require compliance with Section 106 if the NHPA.
	1966 National Historic Preservation Act (NHPA)	
	1968 Federal-Aid Highway Act	
	1926 National Environmental Protection Act (NEPA)	
STATE OF IDAHO	1881 Historic Society of Idaho Pioneers	SHS benefits Idahoans through key programs including Capitol curation and exhibition; records management through the State Archives, operation of cultural facilities of the state including the Idaho State Museum and Old Idaho Penitentiary, and management of the programs under the National Historic Preservation Act, including the National Register of Historic Places Programs.
	1907 Idaho State Historical Society (SHS) Established	
	1971 Idaho State Preservation Office (SHPO) Established	Result of passage of the National Historic Preservation ACT of 1966 to ensure stewardship of Idaho's irreplaceable heritage.
	1975 Idaho Local Planning Act	Requires comprehensive plans to include a "Special Areas or Sites" component.
CITY OF TWIN FALLS	2015 Idaho State Historic Preservation Plan	
	Historic Preservation Commission	City Code Section 2-7-3 creates the Historic Preservation Commission
	Old Town District	City Code Section 10-4-13 establishes requirements for development in the Old Town District to maintain the historic character of the existing buildings
	Warehouse Historic District	City Code Section 10-4-22 establishes requirements for development in the Warehouse Historic Overlay District.
	1978 City Park Historic District Listed on National Register	Design Guidelines adopted by Ordinance No 2017-09, February 27, 2017 (combined with Downtown Historic District)
	1997 Warehouse Historic District Listed on National Register	Design Guidelines adopted November 21, 2011
	2000 Downtown Historic District Listed on National Register	Design Guidelines adopted by Ordinance No 2017-09, February 27, 2017 (combined with Downtown Historic District)
	2001 Original Townsite Historic District Listed on National Register	No Design Guidelines Established

3 BACKGROUND



Idaho Power Substation. Photo by J.M. Neil, Idaho State Historical Society.



Southern Idaho has been continuously occupied for at least the past 12,000 years. The earliest human settlers were hunter-gatherers who are known today by the distinctive spear points manufactured out of stone materials, and these were used to hunt big game such as mammoth, bison, and big horn sheep. More than 96 archaeological sites that date between 12,000 and 8,000 years old are known across southern Idaho indicating widespread use of the area since the region's earliest human occupation. People continued to practice a hunter gather lifeway for the next 8,000 year with general shifts to a broad array of resources including small game, mussel, and plant resources from one focused primarily on big game.

There is also evidence for construction of houses, known as pit houses, as well as trading with communities to the west along the Pacific Coast. As time progressed, evidence of new technology being used in Southern Idaho such as the bow-and-arrow appear approximately 1,600 to 1,300 years ago. There is also archaeological evidence for intensification of exploitation of salmon throughout the area along with evidence of population increases. Ceramics either from or influenced by Fremont cultures to the south are known from approximately 1,100 years ago. People in Southern Idaho continued to practice a hunter gatherer lifeway, and these subsistence practices are thought to have been practiced continuously as noted by ethnographic descriptions of the Shoshone and Bannock Native American tribes. The introduction of the horse, however, significantly altered Shoshone and Bannock lifeways. The horse enabled Shoshone and Bannock to hunt bison on the plains, realize higher hunting yields, and participate in extensive trade networks, which lead to larger and more permanent group living situations.

The earliest Euro-American explorers entered the region in the early 1800s who were followed by fur trappers. Later trading posts, or forts, were established then acquired by fur companies such as the Hudson Bay Company. These forts provided protection to Euro-American traders and later settlers as well as serving as mail routes. Overland travel along routes such the Oregon Trail brought additional trappers, traders, and emigrants through southern Idaho during the 1800s. Sustained settlement within southern Idaho began with emigrants from the Church of Jesus Chris of Latter Day Saints; however, the passage of the Homestead Act of 1862 brought larger numbers of homesteaders who claimed land for farms. Idaho was made a territory in 1863 and later granted statehood in 1890. The area experienced immigration and settlement of people from many ethnicities. Development of timber, metal, and mineral resources has since taken place.

During the mid-19th century, the Twin Falls region was heavily traveled by pioneers moving west on the Oregon Trail. Attracted by the beauty and resource potential of the Snake River Gorge, farming became a key economic driver in the region. Idaho farmer, rancher and businessman I.B. Perrine settled a parcel of land near the gorge named Blue Lakes Ranch and initiated efforts to bring irrigation water to the area for farming. Perrine was a key player in the Twin Falls Land and Water Company incorporated in 1890. The Carey Act of 1894 made private funding possible, therefore, with the major infusion of capital that came in 1903 from Salt Lake City banker Stanley B. Milner and east coast investors Frank H. Buhl and Peter L. Kimberly, the Twin Falls Land and Water Company signed a contract with the State Land Board to provide a water system that would later spur federal legislation to encourage similar projects across the entire Snake River Plain.



Historic building photos courtesy of Twin Falls Planning staff

The genesis of the massive water system came with the completion of the Milner Dam and related canal system in 1905 which carried much needed irrigation water to the sagebrush prairie and brought about an agricultural mecca. Reclamation projects called "tracts" initiated the development of Milner Dam. Twin Falls Southside Irrigation tract grew quickly from 1905 and prompted federal legislation around the turn of the century to undertake similar projects across the entire Snake River Plain.

In September of 1903, the Twin Falls Land and Water Company engineer John E. Hayes was tasked with selecting a site to purchase from the state to establish the original townsite of Twin Falls. The initial plat was prepared in May of 1904 and led to the creation of two additional organizations; the Twin Falls Townsite Company to market the town; and the Twin Falls Investment Company to market the land. Twin Falls was initially designed as a planned community by celebrated Franco-American architect Emmanuel Louis Masqueray. The Perrine and Burton, a general store, was the first building completed in July of 1904 with the Twin Falls Investment Company office following shortly thereafter in July. The first lot was sold on August 1, 1904 and the Twin Falls village was incorporated less than a year later in mid-April 1905.



Historic building photos courtesy of Twin Falls Planning staff

Success of the newly settled town was partially attributed to the availability of rail transportation. The area immediately north of the railroad right-of-way quickly established as a commercial district with lumber being the primary commodity. Some of the first lumber yards were Twin Falls Lumber, Adams Pilgerrim and Nibley-Channel (only in business until 1925 but the structures are still evident).

The most significant business within the warehouse district was the Colorado Milling and Elevator Company. They established a local corporation known as the Twin Falls Milling and Elevator Company and first constructed an elevator and small mill in 1900. In 1911 a larger mill was constructed, doubling capacity. The final building phase occurred in 1916 with six concrete and steel silos for storage. The mill closed in 1968 and all but the warehouse and six concrete silos were demolished.

In addition to the milling operations, Twin Falls quickly became known for its picturesque orchards. By 1914 large warehouses for fruit and potato grower's associations were erected and cold storage was available at Twin Falls Feed and Ice. To this day, Twin Falls is known as a major regional economic center serving the agricultural industry.

More recently, Twin Falls has diversified its agricultural based economy to include major employers such as Dell (replaced in 2010 by C3), Glandia, Jayco, and Chobani. Although the largest and one of the fastest growing cities in Idaho's Magic Valley region, Twin Falls take pride in its agricultural heritage as evidenced by the sheer number of buildings that have been recognized by the national Register (listed in the Appendix).

4 GOALS AND OBJECTIVES



Bickel School. Photo by Elizabeth Egleston, 1990, Idaho State Historical Society.



As noted previously, the following goals and objectives are Twin Falls' guide for preservation and rehabilitation of heritage resources to maintain and enhance its history and identity for generations to come. These goals and objectives are based on and build from the **Plan Idaho State Historic Preservation Plan, Twin Falls 2030: A Comprehensive Plan for a Sustainable Future**, and the two established design guidelines documents previously developed for the Warehouse District and the Downtown / City Parks District. Generally, the goals encompass continuation of engagement with the community on the importance of historic resources and a continued effort to identify and catalogue new resources as well as develop a qualitative system to manage the historic resources.

It is expected that the goals will be implemented over a period of 3 to 5 years and that the document will continue to be updated over time by the City of Twin Falls in partnership with the Twin Falls Historic Preservation Commission.

Goal 1 – Increase public awareness of historic resources and preservation techniques.

Objective 1.1: Provide public programs to increase community awareness of the economic and aesthetic value of Twin Falls' historically significant places.

Objective 1.2: Continue to develop and update the brochure(s) for each of the historic districts and make them available to the public.

Objective 1.3: Partner with the Idaho State Historical Society, Preservation Idaho, and the Idaho Heritage Trust to develop community workshops and education sessions on how to maintain, preserve and restore historic properties.



Historic building photos courtesy of Twin Falls Planning staff

Goal 2 – Develop a system for evaluating development in historic districts by following industry best practices and the guidelines set forth by the Secretary of the Interior standards for historic preservation and rehabilitation.

Objective 2.1: Develop design guidelines for the Original Townsite Historic District.

Objective 2.2: Develop quality standards for rehabilitation of historically significant buildings with both the past and the future in mind.

Objective 2.3: Develop adaptive building code standards to make rehabilitation of historic buildings desirable.

Objective 2.4: Develop a partner program with the Urban Renewal Agency (URA) to assist in funding rehabilitation and preservation of historic resources.

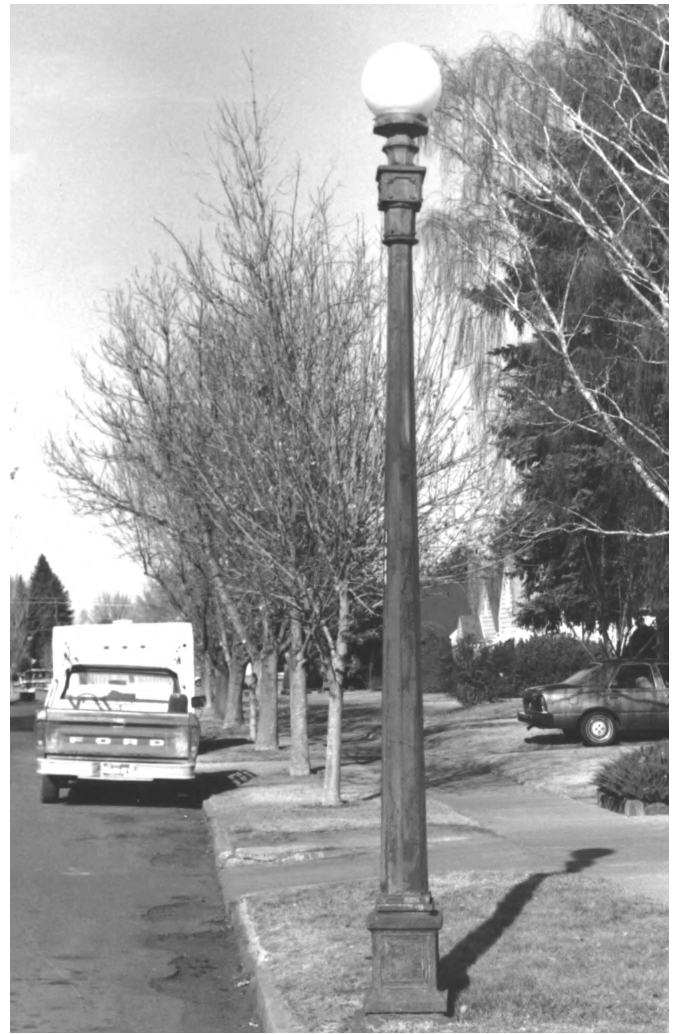
Objective 2.5: Work with the Downtown Permit Assistance Program and the URA to develop an incentive program to encourage developers to preserve historic structures and/or incorporate them into new design rather than raze them for new buildings.

Goal 3 – Celebrate the historic districts.

Objective 3.1: Develop a plan to draw tourists and visitors into the historic core area from the City's north gateway at the Perrine Bridge.

Objective 3.2: Identify each historic district with plaques, street light banners, or monuments at the boundary.

Objective 3.3: Continue walking tours and other special events within each of the historic districts.



Historic building photos courtesy of Twin Falls Planning staff. Lincoln Street electric streetlight, photo by Elizabeth Egleston, Idaho State Historical Society.

Goal 4 – Prioritize preservation and restoration efforts.

Objective 4.1: Establish a City Staff person to oversee present and future historic preservation efforts.

Objective 4.2: Develop a quantifiable system by which decision makers can assess historic preservation and rehabilitation efforts related to development applications that come before them.

Goal 5 – Continue to Identify and Evaluate Historic Properties

Objective 5.1: Create a database inventory including GIS of all known historic districts, sites, buildings, structures and objects within the City Limits.

Objective 5.2: Identify data gaps within the inventory of historic properties.

Objective 5.3: Prioritize future survey efforts to fill data gaps.

Objective 5.4: Identify and evaluate resources for their eligibility in the National Register

5 APPENDIX



City Park Historic District. Photo by Don Hibbard, 1977. Photo on file at Idaho State Historical Society, Boise.

SUMMARY OF HISTORIC RESOURCES SURVEY

The City of Twin Falls has established four historic districts listed in the National Register that contain 1079 buildings, 736 of which are contributing resources. There are 14 buildings listed on the National Register that fall outside of these historic districts as listed in the first table below. The City Park Historic District contains 15 buildings, 14 of which contribute to the National Register eligibility of the City Park Historic District. The Downtown Historic District contains 75 buildings 42 of which contribute to the National Register eligibility of the Downtown Historic District. The Warehouse District contains 45 buildings, 31 of which contribute to the National Register eligibility of the district. The Original Townsite Residential District contains 929 buildings of which 634 contribute to the National Register eligibility of the district. The majority of the Townsite District is residential. Of the 45 are commercial buildings, half have been converted from residences.

The information contained in the tables below was compiled from the National Register database and each property was field-verified. It is in no way a comprehensive list of all historic resources within Twin Falls, but rather reflects those historic resources listed in or eligible for inclusion in the National Register. Several properties originally registered have since been demolished. Each year, this database is expanded to include newly designated properties.

STRUCTURES LOCATED OUTSIDE THE FOUR DISTRICTS

<i>Periods of Significance</i>	<i>Historic Name</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
1925-1949	Idaho Power Substation	Van Buren St. and Filer Ave.	Twin Falls	Unknown	NO
x	Smith, C. Harvey, House	255 4th Ave., E.	Twin Falls	Unknown	NO
x	Stricker Store and Farm	N of Rock Creek	Twin Falls	Unknown	NO
1900-1924	Alvis, James, House	1311 Pole Line Rd.	Twin Falls	Unknown	YES
x	McCollum, Robert, House	708 E. Shoshone St.	Twin Falls	Unknown	NO
x	Twin Falls Bank and Trust Company Building	102 Main Ave. S	Twin Falls	Unknown	NO
1925-1949	Lincoln School	238 Seventh St.	Twin Falls	YES	NO
1925-1949	Bickel School	607 Second Ave. E.	Twin Falls	YES	NO
x	Pleasant View School	2500 E. 3600 N.	Twin Falls	YES	YES
1900-1924 + 1925-1949	Lincoln Street Electric Streetlights	105, 120, 147, 174, 189, 210, 217, 242, 275 and 290 Lincoln St		YES (10 resources)	NO
x	Priebe, Walter, House	155 7th Ave. E.		YES	YES
x	Morse, Burton, House	136 Tenth Ave. N.	Twin Falls	YES	NO
x	Peck, D. H., House	207 E. 8th Ave	Twin Falls	YES	NO
x	Twin Falls Canal Company Building	162 2nd St., W	Twin Falls	YES	YES

ORIGINAL TOWNSITE HISTORIC DISTRICT

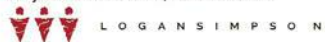
Twin Falls Original Townsite Residential Historic District (Includes 929 buildings: 634 contribute, 93% residential, 575-62% constructed 1904-1920, 172-19% constructed 1921-1950, 45 commercial buildings-half of which are converted residences)

Roughly bounded by Blue Lakes Ave., Addison Ave., 2nd Ave. E, and 2nd Ave. W



Source: Digital Globe Aerial Imagery (2016)

Twin Falls County, Idaho
Projection: NAD 1983, UTM Zone 12



Key

Twin Falls Original Townsite



0 1000 ft
0 296 m

TWIN FALLS CITY PARK HISTORIC DISTRICT



Source: Digital Globe Aerial Imagery (2016)

Twin Falls County, Idaho
Projection: NAD 1983, UTM Zone 12



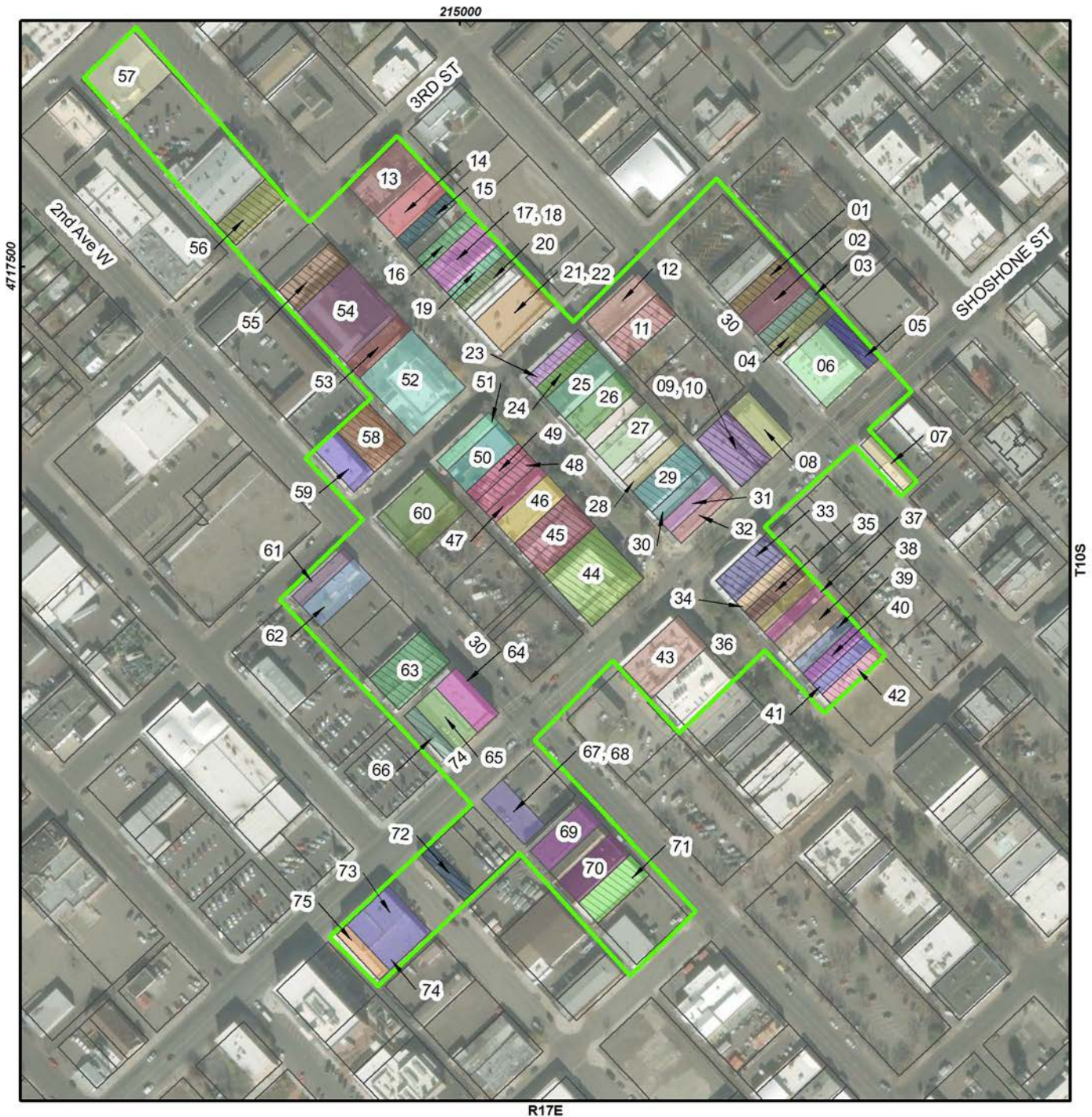
Key

- City Park Historic District
- Non-Contributing NRHP-structure
- Contributing NRHP-structure



<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
1900-1924 + 1925-1949	Twin Falls City Park Historic District	2nd N., 2nd E., and Shoshone Sts., 4th and 6th Aves.	Twin Falls		
1920	1. St Edwards Roman Catholic Church	136 6th Ave E	Twin Falls	YES	NO
1909	2. Lester T Wright Residence	210 6th Ave E	Twin Falls	YES	NO
1939	3. Public Library	201 4th Ave E	Twin Falls	YES	NO
1909	4. Reformed Church	4th Ave E	Twin Falls	****	YES
1938	5. Dr J. N. Davis' residence and office	204 4th Ave E	Twin Falls	YES	NO
1928	6. American Legion Hall	324 Hansen St E	Twin Falls	YES	NO
1930	7. Lava Rock Bandshell	Shoshone St N	Twin Falls	YES	NO
1908	8. Methodist Church	360 Shoshone St E	Twin Falls	YES	NO
1918	9. Rex Apartment Block	312 Shoshone St E	Twin Falls	YES	NO
1929	10. First Christian Church	601 Shoshone St N	Twin Falls	YES	NO
1910	11. High School	Shoshone St N	Twin Falls	****	YES
1916	12. Presbyterian Church	209 5th Ave N	Twin Falls	YES	NO
1910	13. Justamere Inn	401 Gooding St N	Twin Falls	YES	NO
1969	14. Judicial Building	425 Shoshone St N	Twin Falls	NO	NO
1909	15. County Courthouse	425 Shoshone St N	Twin Falls	YES	NO

TWIN FALLS DOWNTOWN HISTORIC DISTRICT



Source: Digital Globe Aerial Imagery (2016)

Twin Falls County, Idaho
Projection: NAD 1983, UTM Zone 12



Key

- Twin Falls Downtown Historic District
- Non-Contributing NRHP-structure
- Contributing NRHP-structure

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
x	Twin Falls Downtown Historic District (Includes 75 buildings: 42 contributing, 33 non-contributing)		Roughly bounded by 2 Ave. N, 2 St. E, 2 St. W, 2 St. S, 3 Ave. S, 3 St. W.	Twin Falls		
1915	1. Standard Printing/Bobier Building	Bobier Building Western Auto Co Service Garage, Union Motor Co, Bobier Motor Co, Detweiler Bros. Inc. Heating & Engineering, Adrians's Upholstery	136 2nd Ave N (138-144 2nd Ave N)	Twin Falls	NO	NO
1920	2. Coburn Auto Co	Twin Falls Duck Pin Bowling Alley, Sun Valley Stages & McRill Auto Repair & Radiator, Realty Co	130 2nd Ave N	Twin Falls	YES	NO
1922	3	Ritz Beer, Larsen Amusement Co.	128 2nd Ave N	Twin Falls	NO	NO
1937	4	Edward T Guttery Auto Repair Shop; Empire Distributing Co Wholesale Beer, Wholesale Tobacco, Hemenway & Moser	126 2nd Ave N	Twin Falls	NO	NO
1909	5. Telephone Exchange Building	Mountain States Telephone & Telegraph Co, First Federal Savings & Loan Association	219 Shoshone St N	Twin Falls		YES
1920	6. B.P.O. E.	Hoosier Furniture; The Public Library 1930's	122 3rd Ave N	Twin Falls	YES	NO
1917	7. Twin Falls Title & Abstract	The Peavy-Tabor Ins. Co. currently Christa's	202 Shoshone St E	Twin Falls	YES	NO
1918	8. Central Market	Shirley & Mendiola's Men's Clothing; Italian Restaurant	147 Shoshone St N (137-147 Shoshone St N)	Twin Falls	YES	NO
1922	9	Rialto Hotel; Singer Sewing	133 Shoshone St N (129-131 Shoshone St N)	Twin Falls	NO	NO
1975	10		125 Shoshone St N (125-129 Shoshone St N)	Twin Falls	NO	NO

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
1974	11. Cooper-Norman Accountants		155 2nd Ave N	Twin Falls	NO	NO
1921	12	Jenkins Chevrolet	161 2nd Ave N	Twin Falls	YES	NO
1922	13. Service Station	Sinclair Super Service; Robert Brown Gas & Oil	264 Main Ave N	Twin Falls	YES	NO
1921	14. J A Barret Auto Co	D&B Supply Co. Inc.	250 Main Ave N	Twin Falls	YES	NO
1960	15	Bros Co. of Utah	242 Main Ave N	Twin Falls	NO	NO
1922	16	C&S Amusement Co; Fred Stone Bowling Alley; Farmers Insurance; Emerick Electric Motor Service; Cain's Appliances; and Valley Sporting Goods	236 Main Ave N	Twin Falls	NO	NO
1922	17	Maytag Pacific Intermountain Co; Tire Shop, Barber Shop; Realty Co.	226 Main Ave N	Twin Falls	YES	NO
1941	18	Pacific Finance; Charles Beymer Physician	226 Main Ave N	Twin Falls	NO	NO
1930	19	Mackenzie's Auto Equipment; Twin Falls Glass & Paint Co;	222 Main Ave N	Twin Falls	NO	NO
1924	20. Idaho Typewriter Exchange Agency	Sherwood Typewriter Exchange; Bob Snyder Office Equipment	218 Main Ave N	Twin Falls	NO	NO
1909	21	Cain's Appliances;	214-216 Main Ave N	Twin Falls	YES	NO
1909	22. Consolidated Wagon & Machine/Cain's Furniture	Detweiler Co Bros. Inc; Nielson Hardware; Greenawalt's Furniture; Cain's Home Furnishings	204 Main Ave N	Twin Falls	YES	NO
1918	23. Idaho Power Co	Mexican Restaurant	164 Main Ave N	Twin Falls	NO	NO
1930	24	Specialty Beauty School; Runnings Gift & Stationery; Cain's Appliances	160 Main Ave N	Twin Falls	NO	NO
1920	25. Koto Building	Riser-Can Appliances; Twin Falls Hotel (2nd story); Insurance Co.	156 Main Ave N	Twin Falls	YES	NO

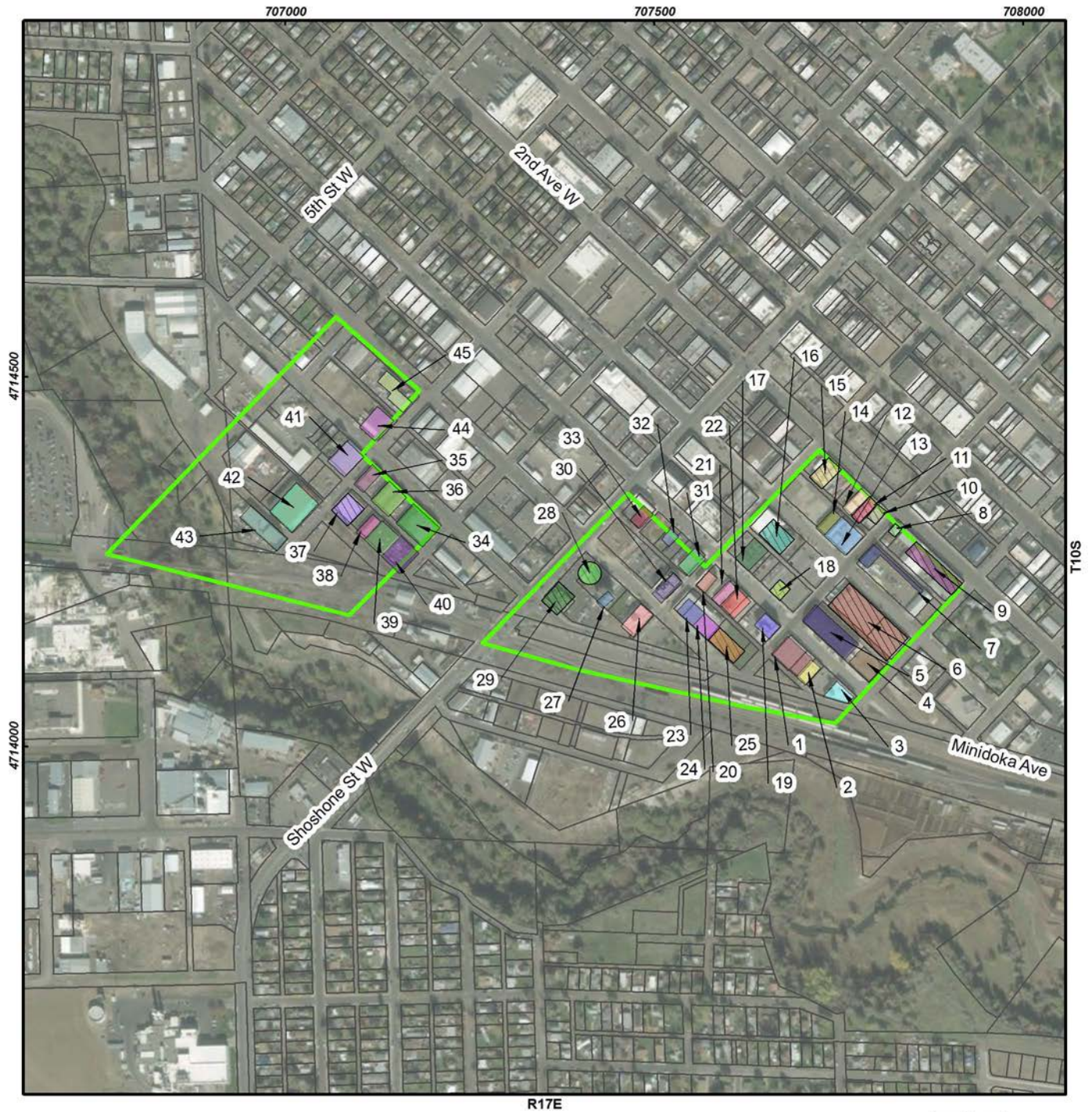
<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
1921	26. Orpheum Theater/Twin Falls Amusement		146 Main Ave N	Twin Falls	YES	NO
1921	27. Model Building	Elis Bjorling Engineer, Christian Science Reading Room, TAF Co; Vulcan Mines, Lloyd's Jewelry	136 Main Ave N	Twin Falls	YES	NO
1920	28. Cotillion Hall	Superior Milling Co.; Wilson-Bates Appliances; Independent Meat; Twin Falls Hardware & Sporting Goods Store; Paris Department Store	124 Main Ave N (124-138 Main Ave N)	Twin Falls	YES	NO
1905	29. Majestic Pharmacy/Roxy Theater	Woolworth's	116 Main Ave N	Twin Falls	NO	NO
1910	30. Moorman Building	Logan Music Co; Snowball's Sport Shop	110 Main Ave N	Twin Falls	YES	NO
1906	31. Moore/ Eldridge Building	US Forest Service	106 Main Ave N	Twin Falls	YES	NO
1916	32. Baugh Building	Schramm-Johnson Drugs; Walgreen Drug; City Drug	102 Main Ave N	Twin Falls	YES	NO
1905	33. First National Bank of Twin Falls		103 Main Ave E	Twin Falls	NO	NO
1907	34. Farmers & Merchants Banck	Jensen's Ringmakers Jewelry	109 Main Ave E	Twin Falls	NO	NO
1907	35	Stalker & Co Clothing; Rober Parrott Optical Shop; American Electric Co; Luce's Bootery; Postal Telegraph Cable Co; Twin Falls Realty & Insurance Co.	113 Main Ave E	Twin Falls	NO	NO
1906	36. C. Harder Bakery & Grocery	The Public Library; City Café; Kingsbury Prescription & Pharmacy	117 Main Ave E	Twin Falls	YES	NO
1925	37		123 Main Ave E	Twin Falls	YES	NO
1907	38. Gott Building	Citizens Electric; Singer Sewing; Idahome Hotel (2nd story); Shoclair Hotel; City Café; Bertha Campbell's Ready to wear	125 Main Ave E	Twin Falls	YES	NO

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
1920	39	Rowles-Mack Co.; Smoker Billards Cigar; Rowles-Mack Co Clothiers;	135 Main Ave E	Twin Falls	YES	NO
1908	40. J E White Real Estate Building		137 Main Ave E	Twin Falls	NO	NO
1910	41. Claude Brown Music Co.		143 Main Ave E	Twin Falls	NO	NO
1909	42. Hemenway & Moser Co	Evergreen Stores	147 Main Ave E	Twin Falls	NO	NO
1909-1978	43. Twin Falls Bank & Trust		102 Main Ave S	Twin Falls	YES	NO
1969	44. Wells Fargo Bank	former Perrine Hotel site	113 Main Ave W	Twin Falls	NO	NO
1907	45	William Roper Men's Apparel Store;	125 Main Ave W	Twin Falls	NO	NO
1909	46. The Gem Building	Twin Falls Grocery & Mercantile Co; Twin Falls Floral Co; Young's Hardware Twin Falls Glass & Paint Co; Sav-Mor Drug	137 Main Ave W (133-137 Main Ave W)	Twin Falls	YES	NO
1909	47. The Guibert Building		139 Main Ave W	Twin Falls	YES	NO
1908	48	Independent Meat Co; Cinderella Shop; Price Hardware; Twin Falls Hardware	147 Main Ave W	Twin Falls	NO	NO
1911	49	Price Hardware; First Premium Bakers; Thos J Woods Real Estate; Weaver Museum; Beck's Shoes; Royal Optical; Price Hardware	151 Main Ave W	Twin Falls	NO	NO
1918	50	First National Bank; Twin Falls Floral; Maico Hearing Center	153 Main Ave W	Twin Falls	YES	NO
1920	51. The Woods Building	Reed's Millinery	161 Main Ave W	Twin Falls	YES	NO
1916	52. US Post Office	Local School District Office	201 Main Ave E	Twin Falls	YES	NO
1920	53. Gregg Business College	Link;s School of Business; Moose Hall, Twin Falls Cigar Store; Kingdom Hall	221 Main Ave W	Twin Falls	YES	NO

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
1940	54. Radio Rondevoo/ Calvary Chapel	Western Broadcasting; Calvary Baptist Church	229 Main Ave W	Twin Falls	YES	NO
1964	55	Inkley's; Bert Seen & Son Furniture; Inkley's	251 Main Ave W	Twin Falls	NO	NO
1918	56. Moon's Paint & Glass	Moon's Paint & Glass; Spencer's Stationery	301 Main Ave W	Twin Falls	NO	NO
1918	57. Jenkins Chevrolet/Twin Falls Times News	Fitzgerald Motor Co; Jenkins Chevrolet; Gooding Motor; Twin Falls Times News	361 Main Ave W	Twin Falls	YES	NO
1983	58	Twin Falls Times News	160 Gooding St S	Twin Falls	NO	NO
	59. Masonic Hall/ Case Parker Implement Co.		184 Gooding St S	Twin Falls	YES	NO
1917	60. Herriott Motor Building	Pocatello-Buhl Truck Line; KTFI; Radioland; Rollerdom Skating Rink	156 2nd Ave W	Twin Falls	YES	NO
1909	61. Twin Falls Canal Co		163 2nd Ave W	Twin Falls	YES	NO
1947	62	Culligan Soft Water	157 2nd Ave W	Twin Falls	YES	NO
1921-1964	63	Reynolds Funeral Home; Banner Furniture; Furniture Outlet	127 2nd Ave W	Twin Falls	NO	NO
1908	64. Johnson Building	Mackenzie Auto Equipment; American Hotel (upper story)	119 2nd Ave W	Twin Falls	YES	NO
1940	65	George Kay Paint & Body Shop; Gilber O McRill Auto Repair; Hertz Rent a Car	210 Shoshone St W	Twin Falls	YES	NO
1977	66. Wills Construction	Cliff's Barber Shop	222 Shoshone St W	Twin Falls	NO	NO
1907	67. A L Bradley Building	Red's Trading Post	215 Shoshone St S	Twin Falls	YES	NO
1907	68	James Patten Billiards; Andrew D Wilson Beer; St. Regis Pool Hall, Red's Trading Post	219 Shoshone St S	Twin Falls	NO	NO

<i>Periods of Significance</i>	<i>Map Number/ Historic Name</i>	<i>Alternate Names</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
1917	69	Reynolds Brother Sporting Good, Mountain State Implement Co.	126 2nd Ave S	Twin Falls	YES	NO
1930	70	Adrian Upholstery; Frank G Abel Soft Drinks; Idaho Cigar Store & Beer; Adrian's Upholstery	136 2nd Ave S (136-138 2nd Ave S)	Twin Falls	YES	NO
1980	71		146 2nd Ave S	Twin Falls	NO	NO
1935	72. Max Harness Shop	Lee's Saddlery, Vicker's Saddlery	259 Shoshone St S	Twin Falls	NO	NO
1910	73. Addison Smith Building	Baisch Motor Co	305 Shoshone St S	Twin Falls	YES	NO
1940	74	Warberg Bros Coal & Transfer Co	315 Shoshone St S	Twin Falls	YES	NO
1941	75. Garage	Warberg Bros. Coal & Tansfer Co.	325 Shoshone St S	Twin Falls	YES	NO

TWIN FALLS WAREHOUSE HISTORIC DISTRICT



Source: Digital Globe Aerial
Imagery (2016)

Twin Falls County, Idaho
Projection: NAD 1983, UTM Zone 12



Key

- Twin Falls Warehouse Historic District
- Non-Contributing NRHP-structure
- Contributing NRHP-structure



<i>Periods of Significance</i>	<i>Map Number/Historic Name</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
x	Twin Falls Warehouse Historic District (Includes 45 buildings: 31 contributing buildings, 11 non-contributing buildings, 1 contributing structure (grain silo #27), 1 non contributing structure (grain silo #28), 1 previously listed resource (building #26)	Roughly bounded by 2nd Ave., 4th St. S and W, and Minidoka Ave.	Twin Falls		
1919	1. Southern Idaho Wholesale Grocery Company	302-332 4th Ave S	Twin Falls	YES	NO
1919	2. Idaho Wholesale Grocery	328 4th Ave S	Twin Falls	YES	NO
1922	3. Bean Growers Warehouse Association	324-362 4th Ave S	Twin Falls	YES	NO
1939	4. WP Haney bean warehouse	341-353 4th Ave S	Twin Falls	YES	NO
1937	5. Gibbs Bean Elevator	337-343 Idaho St S	Twin Falls	YES	NO
1980	6. Warehouse (non-contributing)	302-314 Idaho St S	Twin Falls	NO	NO
1909	7. Nibley-Channel Lumber Company	221-245 Idaho St S	Twin Falls	YES	NO
1937	8. Santo Guisasola Bilboa House (Basque boarding house) (non-contributing)	302 2nd Ave S	Twin Falls	NO	NO
1980	9. Restonic Mattress Factory. Everton Mattress Factory (non-contributing)	326 2nd Ave S	Twin Falls	NO	NO
1980	10. A Pet's Place (non-contributing)	246 2nd Ave S	Twin Falls	NO	NO
1915	11. Davison's Signs (non-contributing)	244 2nd Ave S	Twin Falls	NO	NO
1935	12. Coca-Cola	242 2nd Ave S	Twin Falls	YES	NO
1935	13. Self Manufacturing	248 3rd Ave S	Twin Falls	YES	NO
1940	14. Krengal Machine Company	211-227 3rd Ave S	Twin Falls	YES	NO
	15. Salvation Army Thrift Store (non-contributing)	202 2nd Ave S	Twin Falls	NO	NO
	16. Gem Electric Supply (non-contributing)	212 3rd Ave S	Twin Falls	NO	NO
1920	17. Keel-Wilkenson-Stronk Lumber Company	325-341 2nd Ave S	Twin Falls	YES	NO
1940	18. Non-contributing structure at 245 Third Ave South	245 3rd Ave S	Twin Falls	NO	NO
1926	19. Swift and Company Poultry and Creamery	240-248 4th Ave S	Twin Falls	YES	NO
1920	20. Cornell Seed Company	202 4th Ave S	Twin Falls	YES	NO
1920	21. Isbell Seed Company	212 4th Ave S	Twin Falls	YES	NO
1920	22. Globe Seed and Feed Company	220-228 4th Ave S	Twin Falls	YES	NO

<i>Periods of Significance</i>	<i>Map Number/Historic Name</i>	<i>Address</i>	<i>City</i>	<i>Contributing</i>	<i>Previously Demolished</i>
1919	23. Warehouse at 203 Firth Avenue South	203 5th Ave S	Twin Falls	YES	NO
1935	24. Warehouse at 215-227 Fifth Avenue South	215-227 5th Ave S	Twin Falls	YES	NO
1975	25. Globe Seed and Feed warehouses (non-contributing)	251-253 5th Ave S	Twin Falls	NO	NO
1914	26. Twin Falls Milling and Elevator Company Warehouse	516 Hansen St S	Twin Falls	YES	NO
1915	27. Twin Falls Millina and Elevator Company concrete silos	516 Hansen St S	Twin Falls	YES	NO
1955	28. Twin Falls Millina and Elevator Company metal silo	123 6th Ave S	Twin Falls	NO	NO
1940	29. Depot Grill (non-contributing)	545 Shoshone St S	Twin Falls	NO	NO
1916	30. Simpson and Company	161 5th Ave S	Twin Falls	YES	NO
1930	31. Warberg Transfer and Storage	156 4th Ave S	Twin Falls	YES	NO
	32. Gabled-front shed	138 4th Ave S	Twin Falls	****	YES
1918	33. Intermountain Seed and Fuel Company	403-407 Shoshone Ave S	Twin Falls	YES	NO
1940	34. Twin Falls Street Department garage	205 6th Ave W	Twin Falls	YES	NO
1915	35. Kinney Wholesale Company	263 6th Ave W	Twin Falls	YES	NO
1925	36. Kinney Wholesale Company warehouses	235-243 6th Ave W	Twin Falls	YES	NO
1920	37. Sears warehouse building (non-contributing)	251-263 Wall St	Twin Falls	NO	NO
1920	38. Kinney Wholesale Company warehouse	243 Wall St	Twin Falls	YES	NO
1910	39. Falk Wholesale Company	233 Wall St	Twin Falls	YES	NO
1925	40. Ford Transfer and Storage	217 Wall St	Twin Falls	YES	NO
1930	41. Charter Seed Company	305-318 Wall St	Twin Falls	YES	NO
1918	42. Jerome Cooperative Creamery	659-720 Fairfield St W	Twin Falls	YES	NO
1930	43. Jerome Cooperative Creamery whey processing plant	702 Bridge St	Twin Falls	YES	NO
1936	44. Wagner Transportation	560 Fairfield St W	Twin Falls	YES	NO
1941	45. Orange Transportation Company	325 5th Ave W	Twin Falls	YES	NO

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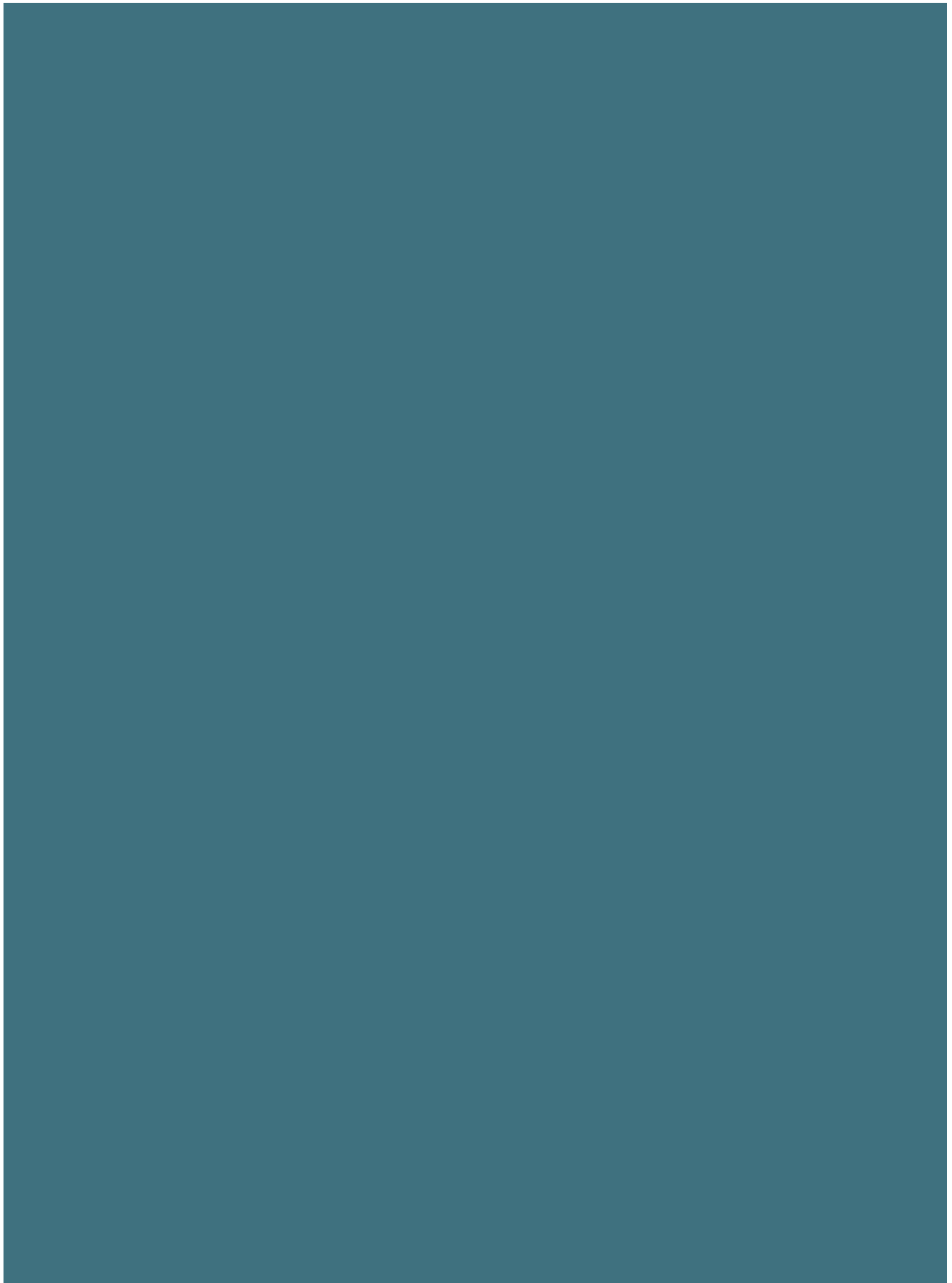
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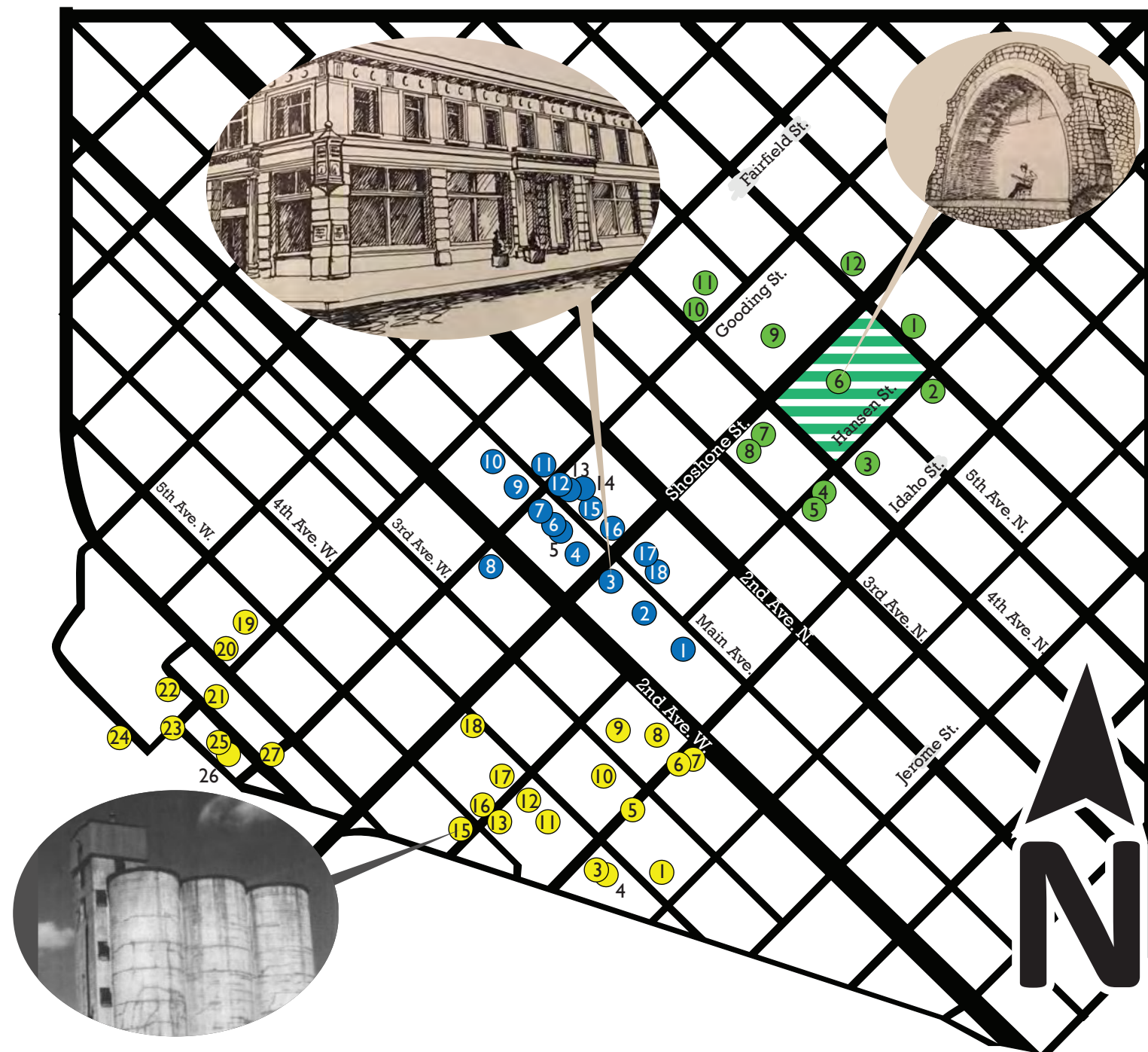
This brochure is based on information from the National Register of Historical Places nomination for Twin Falls Warehouse Historic District listed in 1978, 1996, and 2000.

For additional information on Idaho, call
1-800-TWINFALLS or www.twinfallschamber.com



CITY OF TWIN FALLS

Historic Properties



● The warehouse district grew along with the city. As farmers distributed more crops and dairy products, they needed buildings to store their goods. This district has some of the largest buildings downtown Twin Falls, including the Twin Falls Milling and Elevator Company, which could hold 250,000 bushels (over 2.3 million gallons) of produce. Even today, many of the warehouses are still being used and some serve as part of the city's nightlife.

● Located between Shoshone and Hansen Streets, as well as 4th and 6th Avenues, the city park has hosted local activities for over 100 years. The park was designed by E. L. Masqueray, who also designed the original town hall. With the park intended to be the focal point of Twin Falls, early residents worked tirelessly to establish the trees. These were watered by hand from four blocks away. Surrounded by buildings no higher than three stories (primarily dating back to 1909 and 1920), the environment retains much of its original charm and character.

● Between the city's founding in 1904 and today, Twin Falls has expanded to become a center for business, entertainment, and living for over 60,000 people. One of Idaho's fastest-growing cities, it is expected to continue to boom for many years to come.

Interest in irrigating the area began to develop in the 1880s. After a major infusion of capital from Frank H. Buhl in January of 1903, the Twin Falls Land and Water Company signed a contract with the State Land Board to provide irrigation, who needed a town to guarantee the permanence of the irrigation project. The Perrine and Burton, a general store, was the first building completed on July 23, 1904, and Twin Falls village was incorporated less than a year later in April of 1905.

WAREHOUSE DISTRICT



- 1. Twin Falls Milling and Elevator Company “Silos”**
516 Hansen St. South
Seven stories high, these six concrete grain elevators once provided the largest storage between Denver and Portland.

2. Twin Falls Milling and Elevator Company Warehouse
Part of the silos, this building was listed on the National Register of Historic Places in 1995. While it stored a large variety of agricultural products, it was best known for its flour.

3. Simpson and Company
161 Fifth Ave. S.
Once the largest wholesale grocery stores in South Idaho, it was sold to Gem State Paper in 1941, whose name can still be seen on the side.

4. Warehouses (unknown)
203 and 215-227 Fifth Ave. S.
While the original owners are unknown, these buildings have housed the M. and R. Pink Firm, the Ford Transfer and Storage Company, the Zions Wholesale Grocery.

5. Intermountain Seed and Fuel Company
403-407 Shoshone Ave. S.
While its past is obscure, records show that it probably was a storage for Aberdeen Coal.

6. Warberg Transfer and Storage
156 Fourth Ave. S.
Originally owned by William Warberg in 1905 as a hauling business, it was later sold to his partner, Carl Benson.

7. Globe Seed and Feed Company
220-288 Fourth Ave. S.
Besides the Swift Building, all the buildings on this half-block are associated with the Globe business. In its day, Globe was the largest shipper of seed grains in Idaho. This certain warehouse handled a variety of crops from apples to onions until it closed in the mid-1950s.

8. Swift and Company Poultry and Creamery
240-248 Fourth Ave. S.
One of the only “fireproof” buildings in the district, this multi-faceted company sold both dairy and poultry products, offering its goods year-round.

9. Gibbs Bean Elevator
337-343 Idaho St. S.
With its distinctive curved roof, this building housed Gibbs Bean in 1937, owned by L. E. Gibbs.

10. Southern Idaho Wholesale Grocery
302-322 Fourth Ave. S.
Associated with German immigrant Harder Frederick Harder, this building specialized in potatoes, onions, beans, apples, berries, eggs, and honey.

11. Idaho Wholesale Grocery
328 Fourth Ave. S.
Originally housing the Idaho Wholesale Grocery, it was later sold to Scowcroft and Sons, a Utah wholesale firm from the Intermountain West.

12. Bean Growers Warehouse Association
324-362 Fourth Ave. S.
By 1954, the association had seven warehouses throughout the area, and “Bean Growers Warehouse” can still be seen near the top on the building’s east side.

13. W. P. Haney Bean Warehouse
341-353 Fourth Ave. S.
First mentioned in the city’s 1939 directories, this is credited with providing the garden bean and pea industry in the Magic Valley.

14. Self Manufacturing
248 Third Ave. S.
Starting as a blacksmith shop in 1910, it later progressed into provid-ing farm machinery.

- 15. Coca-Cola**
242 Second Ave. S.
According to a local citizen, this one-story brick building was originally associated with the Self Manufacturing Company.

16. Santo Guisasola Bilbao House
302 Second Ave. S.
Originally owned by Spanish immigrant Santo Guisasola in 1937, the boarding house was later owned by Ernest Bengochea.

17. Nibley-Channel Lumber Company
221-245 Idaho St. S.
Serving as the city’s first post office, it later became the Nibley-Channel Lumber Company.

18. Wagner Transportation
560 Fairfield St. W.
Originally established in 1936 to transport livestock, this building maintained a high degree of physical integrity within the district.

19. Twin Falls Street Dept. Garage
205 Sixth Ave. W.
This one-story structure is unusual due to its use of stone, lending it a more elaborate appearance, as well as its curved roofline.

20. Ford Transfer and Storage
217 Wall St.
Formerly owned by Consolidated Wagon and Machine Company (1911), this one-story brick warehouse had also housed Gibbs Bean (see #9) before Ford Transfer and Storage occupied it in 1942.

21. Falk Wholesale Company
233 Wall St.
With its lava rock construction and high-pitched gable roof, this is one 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
659-720 Fairfield St. W.
The creamery let farmers bring milk and cream and trade them for processed dairy products such as ice cream and cheese. It eventual-ly sold to the Challenge Corp. in the 1930s. The building currently houses a refrigeration repair shop and furniture store.

23. Jerome Cooperative Creamery Whey Processing Plant
702 Bridge St.
This structure is one of the largest in the district. Constructed around 1930, it now houses an agricultural chemical research company.

CITY PARK DISTRICT



- 1. St. Edward’s Catholic Church**
139 Sixth Ave. E.
Going northeast from the bandshell lies St. Edward’s Catholic Church, built in 1921 by local architect Ernest H. Gates. One of the best examples of the Renaissance revival style, it is distinguished by its two 75-foot bell towers, terra cotta exterior, and scagliola ornamented interior.

2. Lester T. Wright Residence
210 Sixth Ave. E.
Built in 1909, this seven-room, brick bungalow became the offices for Dr. Lamb in the 1920s. Since World War II, it has been used as a law office.

3. Twin Falls Public Library
Corner of Hansen St. E. and 5th Ave. E.
The library is a classically inspired brick building, constructed in 1939. While it has undergone several expansions on its south side, the original building can still be seen.

- 4. Dr. J. N. Davis Residence**
204 4th Ave. E.
Built in 1938, this pueblo-style building was meant to be both an office and home to J. N. Davis. Unique among the other houses, this building has a flat roof and a row of projector tiles simulating extended roof beams, more commonly found in southwest architecture.

5. The American Legion Hall
324 Hansen St. E.
Distinguished by its brickwork, this one-story building served as an armory and community hall in addition to housing the American Legion.

6. The Park and Lava Rock Bandshell
The most striking feature is the bandshell, built in the early 1930s. It hosts many events annually, most notably the Twin Falls Municipal Band concerts every Thursday evening in the summer. The first of these performances was on July 4, 1906.

7. The Methodist Church
360 Shoshone St. E.
Made in the Gothic style, this building displays beautiful stained-glass windows. Originally made with brick in 1908, it acquired its current form when remodeled in 1916 by architect B. Morgan Nesbit.

8. The Rex Arms Apartment Building
312 Shoshone St. E.
This 1918 neo-classical building was designed by Burton E. Morse, Twin Falls’ pioneer architect.

9. Twin Falls County Courthouse
425 Shoshone St. N.
Made from yellow brick and supported by stone columns, this three-story, neo-classical building from the early 1900s was once the tallest in Twin Falls. It also boasted of having the city’s first elevator. The building’s original mahogany and oak interior is still intact and was designed by local architect C. Harvey Smith.

10. Justamere Inn
401 Gooding St. N.
This former inn opened in 1910. It had 35 bedrooms, a dining hall that could seat 50 people, and a reception hall. In 1979, it was converted into an office building.

11. The Presbyterian Church
209 Fifth Ave. N.
Built in 1906, this church displays square columns over the entrance, presenting a graceful appearance. The dome was favored by John Visser, who designed another dome for the Methodist church two years later.

12. The First Christian Church
601 Shoshone St. N.
This 1929 church was designed by Taymond Hatch. It features two long staircases, a pediment portico with Doric columns, and support-ing gables over the southern entrances.

DOWNTOWN DISTRICT



- 1. 202 Main Ave. S.**
This business was started in 1919 by Claude Brown, who opened a music company at 143 Main Ave. E. Appliances, furniture, and draperies were added, though the appliances were dropped after World War II.

2. 144 Main Ave. S.
A city landmark for over 65 years, it was first purchased in 1941 by S. Leslie Crowley.

3. 102 Main Ave. S.
Originally a retail business, this building was sold to Twin Falls Bank and Trust in 1908. Under Harry Eaton and Curtis Turner, it was the only bank in the city to survive the Crash of 1929.

- 4. 113 Main Ave. W.**
Originally the Perrine Hotel, this building was sold to its current owners in 2003.

5. 139 Main Ave. W.
This building boasts of being the oldest family-owned drug store in town under David Nelson.

6. 147 Main Ave. W.
This building was sold to Rudy Ashenbrener in 1947, whose son, Tom, changed from hardware to cooking supplies.

7. 155 Main Ave. W.
This building housed *The Twin Falls News* in 1904. The town wasn’t even a year old.

8. 163 Second Ave. W.
Built in 1909, this building housed the Twin Falls Canal Company until its relocation in 1993.

9. 201 Main Ave. W.
Built in 1917, this building was originally the post office. After they relocated to Second Ave. W., this building became the headquarters of the T. F. School District Administration.

10. 241 Main Ave. W.
Built in 1940 by Florence Gardener, this building featured well-known bands like Tommy Dorsey, Glenn Miller, and Lawrence Welk. In 2002, it was purchased and restored by two local businessmen.

11. 204 Main Ave. W.
This building was owned by Consolidated Wagon & Machine Co. in 1909, and after World War II, Detweiler Brothers (a heating, refrigeration, and plumbing business) bought and remodeled it. It was last an appliance and home furnishing store under Elvis Cain in 1963, though now it is closed to the public.

12. 167 Main Ave. W.
This 1908 building originally housed Twin Falls Light and Power before they moved in 1916. The Boy Scouts also used it for a number of years.

13. 156 Main Ave. N.
From 1920 to 1930, this building served as Tom Koto’s Café. After World War II, his sons reopened the business at 147 Shoshone St. N., continuing to serve the city’s residents for another 23 years.

14. 146 Main Ave. N.
Built in 1921 by the Twin Falls Amusement Company, this famous theater is a common favorite among the city’s residents. Before “talkies” in 1929, an eight-piece orchestra played for major movies. Famous march king John Phillip Sousa performed with his orches-tra here in 1924, who also worked with the local high school band during the afternoon of their evening performance.

15. 124 Main Ave. N.
Earl Falkner owned this building from 1952 to 1990. It was a common place for women buying outfits, and Mr. Falkner was a tireless fundraiser for the College of Southern Idaho. He was largely responsible for the college’s planetarium, and so CSI named the building after him. After his death in 2001 at the age of 89, he left his estate to CSI, and so the building currently houses a variety of businesses.

16. 102 Main Ave. N.
Built in 1916 by a pharmacist from Shoshone. He affiliated with Walgreen’s Drug Store and included a soda fountain. It became Dunken’s Draught House in 1990.

17. 103 Main Ave. E.
Perrine owned this building in 1904 as the First National Bank. It later became the Fidelity National Bank in 1935, who then sold it to Key Bank.

18. 117 Main Ave. E.
Built by Harder F. Harder as a bakery, it later became Bainbridge Grocery; the volunteer-run Idaho Free Traveling Library started in the second floor over the store.