TWIN FALLS

HISTORIC PRESERVATION MASTER PLAN
AUGUST 2018

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

PREPARED FOR:

City of Twin Falls Planning and Zoning Department

PREPARED BY:

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This project is funded in part by a Certified Local Government grant.

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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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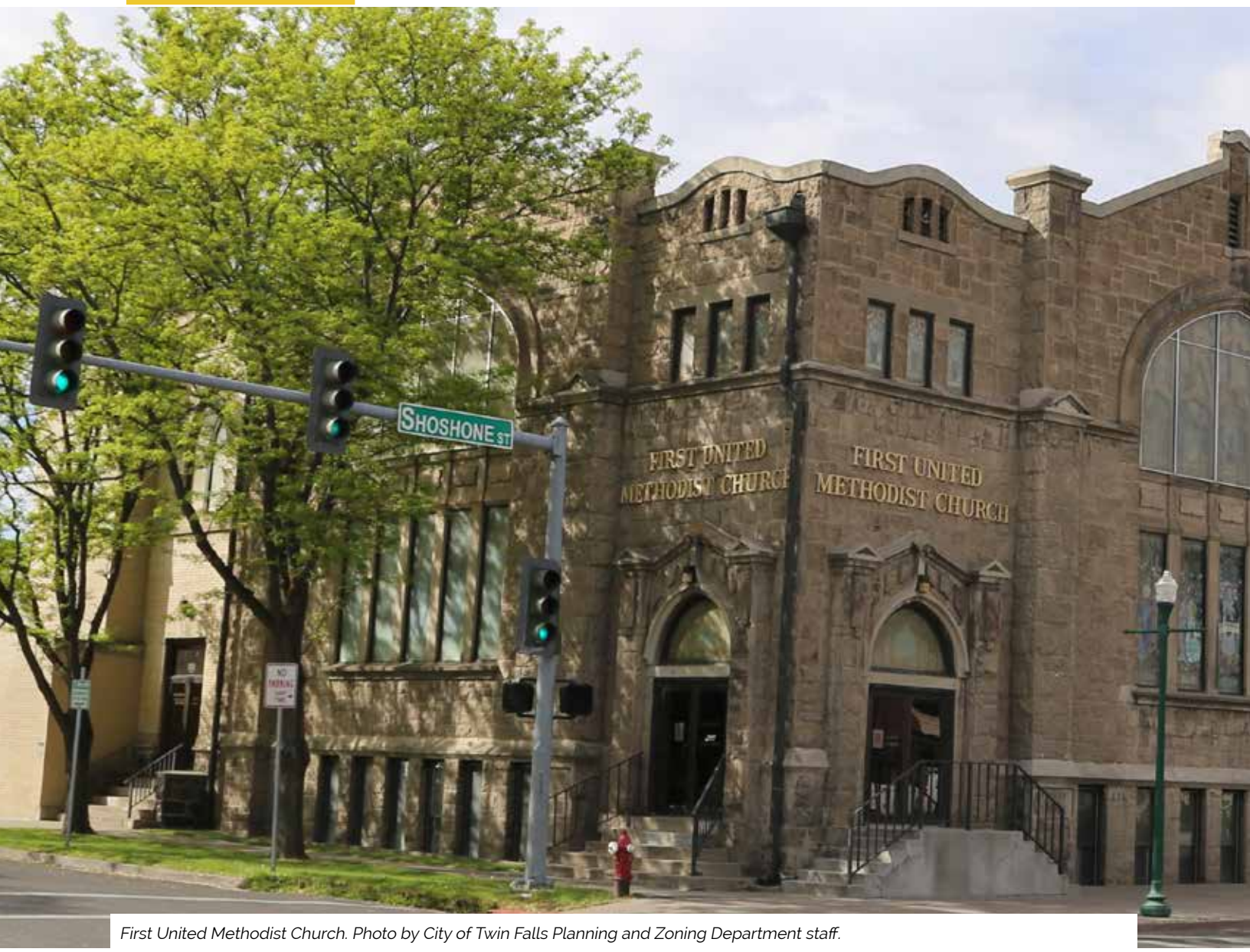
1 INTRODUCTION AND PURPOSE



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

INTRODUCTION

The City of Twin Falls (City) has a rich history reflected in its built environment and local traditions. Twin Falls' 2016 Comprehensive Plan, ***Grow With Us***, 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 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

Historic building photo courtesy of Twin Falls Planning and Zoning Department staff

PURPOSE

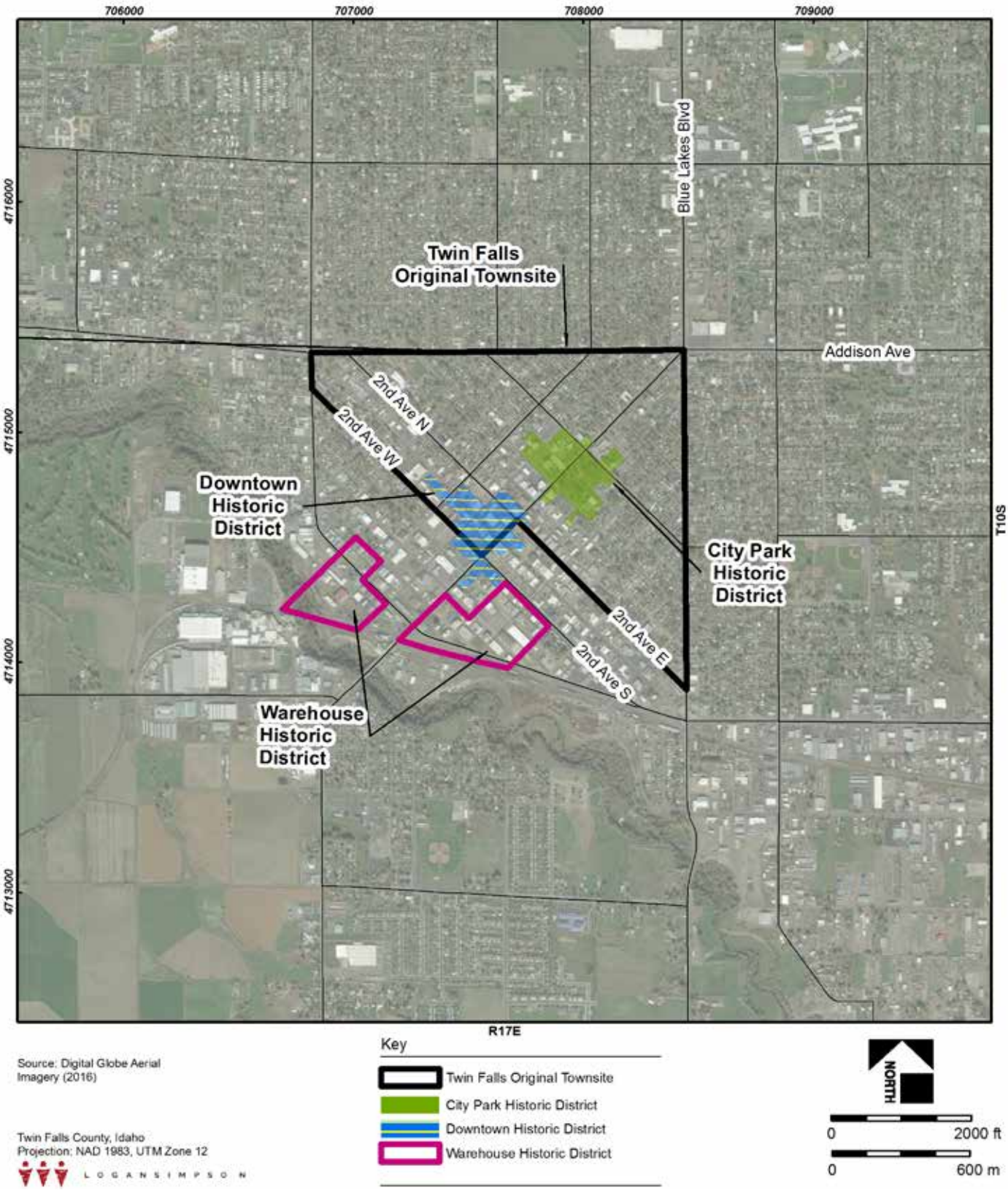
Funded in part by a Certified Local Government grant, the following document seeks to establish goals and policies to guide the City in the preservation and rehabilitation of historic resources in order to maintain and enhance Twin Falls' history and identity for future generations. Furthermore, this 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 historic preservation commission, implementation of historic overlay zoning with associated guidelines for Twin Falls' Historic Warehouse District, Downtown Historic 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 ***Grow With Us*** (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 other small communities.
3. To identify historic preservation opportunities and identify priority action items.

These objectives strive to provide a framework for the promotion, preservation, and protection of Twin Falls' 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 Falls' 2016 comprehensive plan.



MAP 1. TWIN FALLS HISTORIC DISTRICTS PER NATIONAL REGISTER

2 REGULATION & MANAGEMENT

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

GENERAL REGULATION AND MANAGEMENT

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" 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. 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, as amended, 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

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

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.

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 helps to direct historic preservation efforts through the Idaho State Historic Preservation Plan (IHPP), "Preserving Our Past, Enriching Our Future", developed in 2016. While not regulatory in nature, 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 public are informed and knowledgeable about 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 stakeholders contribute to Idaho preservation efforts: Tribes, nonprofit organizations, private firms, other government agencies, historic preservation commissions, owners of historic properties, and individuals.

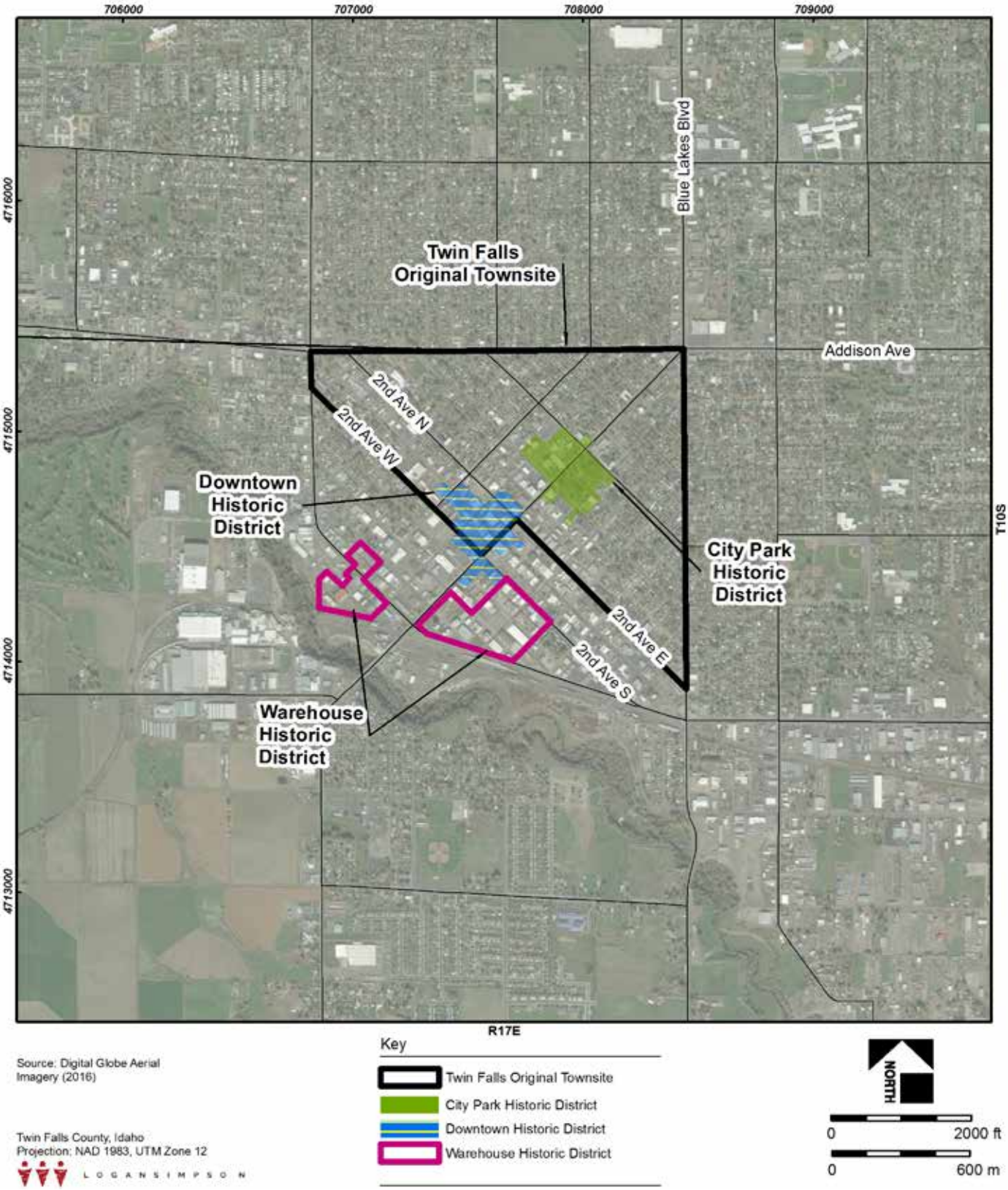
Historic Warehouse District. Photo on file with National Register of Historic Places.

CITY REGULATION

The City of Twin Falls Planning and Zoning Department and Historic Preservation Commission have jurisdiction over the preservation of historic resources in the City. 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.

The historic districts are regulated by the City, and are based on the boundaries shown in Map 2 (below) in accordance with the ***City of Twin Falls, Idaho Area of Impact and Zoning Districts Map***. The boundaries regulated per this document have been augmented over time to include additional area beyond those shown on Map 1, which identifies the boundaries per the National Register designations.



MAP 2. HISTORIC DISTRICT BOUNDARY PER AREA OF IMPACT AND ZONING DISTRICTS

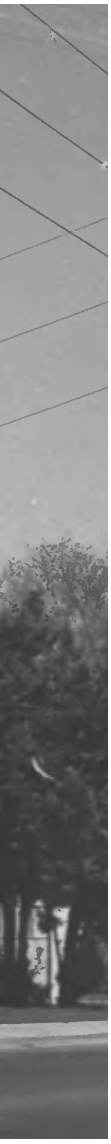
Table 1 below summarizes many of the key Federal, State and City cultural resource preservation laws that apply to the City of Twin Falls.

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

	Title	Purpose/Description
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 though 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.
	2015 Idaho State Historic Preservation Plan (not regulatory)	
CITY OF TWIN FALLS	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.

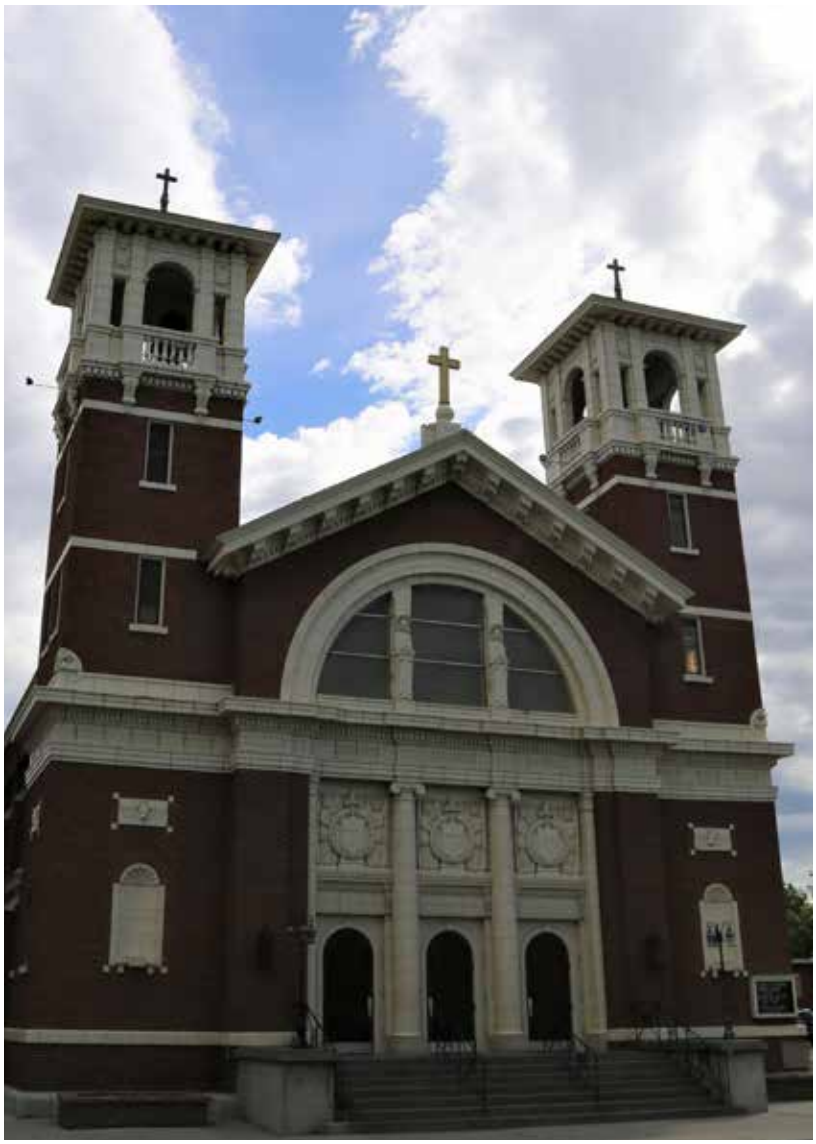


Southern Idaho has been continuously occupied for at least the past 12,000 years. The earliest human settlers were hunter-gatherers who are known today by distinctive spear points, manufactured out of stone materials and used to hunt big game such as mammoth, bison, and bighorn sheep. More than 96 archaeological 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-gatherer lifeway for the next 8,000 years, with general shifts from primarily big game to a broad array of resources including small game, mussel, and plant resources.

There is evidence of the 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 Christ 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. In 1903, with the major infusion of capital 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. This later spurred federal legislation to encourage similar projects across the entire Snake River Plain.



Historic building photos courtesy of Twin Falls Planning and Zoning Department 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. The Twin Falls Southside Irrigation tract grew quickly beginning in 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, John E. Hayes, an engineer with Twin Falls Land and Water Company, 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 and Zoning Department 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 (which was only in business until 1925, although 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 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 Cliff Bar, 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 the City's 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; the 2016 Twin Falls Comprehensive Plan, Grow With Us; and the two established design guidelines documents previously developed for the Warehouse District and the Downtown Historic District/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 three to five 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.

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. The City should consider applying for additional Certified Local Government grants to fund this Objective.

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.

Historic building photos courtesy of Twin Falls Planning and Zoning Department staff

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.

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.

Objective 4·3: The City should consider developing a series of recommendations for changes to the City's Zoning Code to incentivize redevelopment of historic properties while maintaining their historic character. These recommendations may include items such as waivers or reductions for required on-site parking to preserve the landscape of historic properties; or for zero-lot line historic properties; and/or the adoption of Outcome-Based energy codes.

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

Objective 4·4: Review the 2016 City of Twin Falls Comprehensive Plan, Grow With Us, and other guiding documents; and identify areas where the Historic Preservation Commission can play an active role in achieving broader City Goals and Objectives.

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. Work with the Idaho SHPO to ensure consistency coordination in the management and use of data.

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: Work with the Idaho SHPO to 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 should be expanded to include newly designated properties.

STRUCTURES LOCATED OUTSIDE THE FOUR DISTRICTS

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

TWIN FALLS CITY PARK HISTORIC DISTRICT

MAP 3. TWIN FALLS CITY PARK HISTORIC DISTRICT

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

TWIN FALLS DOWNTOWN HISTORIC DISTRICT

MAP 4. TWIN FALLS DOWNTOWN HISTORIC DISTRICT

Periods of Significance	Map Number/ Historic Name	Alternate Names	Address	City	Contributing	Existing
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, Adrian's Upholstery	136 2nd Ave N (138-144 2nd Ave N)	Twin Falls	NO	YES
1920	2. Coburn Auto Co	Twin Falls Duck Pin Bowling Alley, Sun Valley Stages & McRill Auto Repair & Radiator, a Real Estate Company	130 2nd Ave N	Twin Falls	YES	YES
1922	3	Ritz Beer, Larsen Amusement Co.	128 2nd Ave N	Twin Falls	NO	YES
1937	4	Edward T Guttery Auto Repair Shop; Empire Distributing Co Wholesale Beer, Wholesale Tobacco, Hemenway & Moser	126 2nd Ave N	Twin Falls	NO	YES
1909	5. Telephone Exchange Building	Mountain States Telephone & Telegraph Co, First Federal Savings & Loan Association	219 Shoshone St N	Twin Falls	****	NO
1920	6. B.P.O. E.	Hoosier Furniture; The Public Library 1930's	122 3nd Ave N	Twin Falls	YES	YES
1917	7. Twin Falls Title & Abstract	The Peavy-Tabor Ins. Co. currently Christa's	202 Shoshone St E	Twin Falls	YES	YES
1918	8. Central Market	Shirley & Mendiola's Men's Clothing; Italian Restaurant	147 Shoshone St N (137-147 Shoshone St N)	Twin Falls	YES	YES
1922	9	Rialto Hotel; Singer Sewing	133 Shoshone St N (129-131 Shoshone St N)	Twin Falls	NO	YES
1975	10		125 Shoshone St N (125-129 Shoshone St N)	Twin Falls	NO	YES

Periods of Significance	Map Number/ Historic Name	Alternate Names	Address	City	Contributing	Existing
1974	11. Cooper-Norman Accountants		155 2nd Ave N	Twin Falls	NO	YES
1921	12	Jenkins Chevrolet	161 2nd Ave N	Twin Falls	YES	YES
1922	13. Service Station	Sinclair Super Service; Robert Brown Gas & Oil	264 Main Ave N	Twin Falls	YES	YES
1921	14. J A Barrett Auto Co	D&B Supply Co. Inc.	250 Main Ave N	Twin Falls	YES	YES
1960	15	Bros Co. of Utah	242 Main Ave N	Twin Falls	NO	YES
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	YES
1922	17	Maytag Pacific Intermountain Co; Tire Shop, Barber Shop; Realty Co.	226 Main Ave N	Twin Falls	YES	YES
1941	18	Pacific Finance; Charles Beymer Physician	226 Main Ave N	Twin Falls	NO	YES
1930	19	MacKenzie's Auto Equipment; Twin Falls Glass & Paint Co;	222 Main Ave N	Twin Falls	NO	YES
1924	20. Idaho Typewriter Exchange Agency	Sherwood Typewriter Exchange; Bob Snyder Office Equipment	218 Main Ave N	Twin Falls	NO	YES
1909	21	Cain's Appliances;	214-216 Main Ave N	Twin Falls	YES	YES
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	YES
1918	23. Idaho Power Co	Mexican Restaurant	164 Main Ave N	Twin Falls	NO	YES
1930	24	Specialty Beauty School; Runnings Gift & Stationery; Cain's Appliances	160 Main Ave N	Twin Falls	NO	YES
1920	25. Koto Building	Riser-Cain Appliances; Twin Falls Hotel (2nd story); Insurance Co.	156 Main Ave N	Twin Falls	YES	YES

Periods of Significance	Map Number/ Historic Name	Alternate Names	Address	City	Contributing	Existing
1921	26. Orpheum Theater/Twin Falls Amusement		146 Main Ave N	Twin Falls	YES	YES
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	YES
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	YES
1905	29. Majestic Pharmacy/Roxy Theater	Woolworth's	116 Main Ave N	Twin Falls	NO	YES
1910	30. Moorman Building	Logan Music Co; Snowball's Sport Shop	110 Main Ave N	Twin Falls	YES	YES
1906	31. Moore/ Eldridge Building	US Forest Service	106 Main Ave N	Twin Falls	YES	YES
1916	32. Baugh Building	Schramm-Johnson Drugs; Walgreen Drug; City Drug	102 Main Ave N	Twin Falls	YES	YES
1905	33. First National Bank of Twin Falls		103 Main Ave E	Twin Falls	NO	YES
1907	34. Farmers & Merchants Banck	Jensen's Ringmakers Jewelry	109 Main Ave E	Twin Falls	NO	YES
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	YES
1906	36. C. Harder Bakery & Grocery	The Public Library; City Café; Kingsbury Prescription & Pharmacy	117 Main Ave E	Twin Falls	YES	YES
1925	37		123 Main Ave E	Twin Falls	YES	YES
1907	38. Gott Building	Citizens Electric; Singer Sewing; Idahome Hotel (2nd story); Shodair Hotel; City Café; Bertha Campbell's Ready-to-wear	125 Main Ave E	Twin Falls	YES	YES

Periods of Significance	Map Number/ Historic Name	Alternate Names	Address	City	Contributing	Existing
1920	39	Rowles-Mack Co.; Smoker Billards Cigar; Rowles-Mack Co Clothiers;	135 Main Ave E	Twin Falls	YES	YES
1908	40. J E White Real Estate Building		137 Main Ave E	Twin Falls	NO	YES
1910	41. Claude Brown Music Co.		143 Main Ave E	Twin Falls	NO	YES
1909	42. Hemenway & Moser Co	Evergreen Stores	147 Main Ave E	Twin Falls	NO	YES
1909-1978	43. Twin Falls Bank & Trust		102 Main Ave S	Twin Falls	YES	YES
1969	44. Wells Fargo Bank	Former Perrine Hotel Site	113 Main Ave W	Twin Falls	NO	YES
1907	45	Originally Was Annex to Perrine Hotel; William Roper Men's Apparel Store;	125 Main Ave W	Twin Falls	NO	YES
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	YES
1909	47. The Guibert Building		139 Main Ave W	Twin Falls	YES	YES
1908	48	Independent Meat Co; Cinderella Shop; Price Hardware; Twin Falls Hardware	147 Main Ave W	Twin Falls	NO	YES
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	YES
1918	50	First National Bank; Twin Falls Floral; Maico Hearing Center	153 Main Ave W	Twin Falls	YES	YES
1920	51. The Woods Building	Riley Millinery; Reed's Millinery	161 Main Ave W	Twin Falls	YES	YES
1916	52. US Post Office	Local School District Office	201 Main Ave E	Twin Falls	YES	YES

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

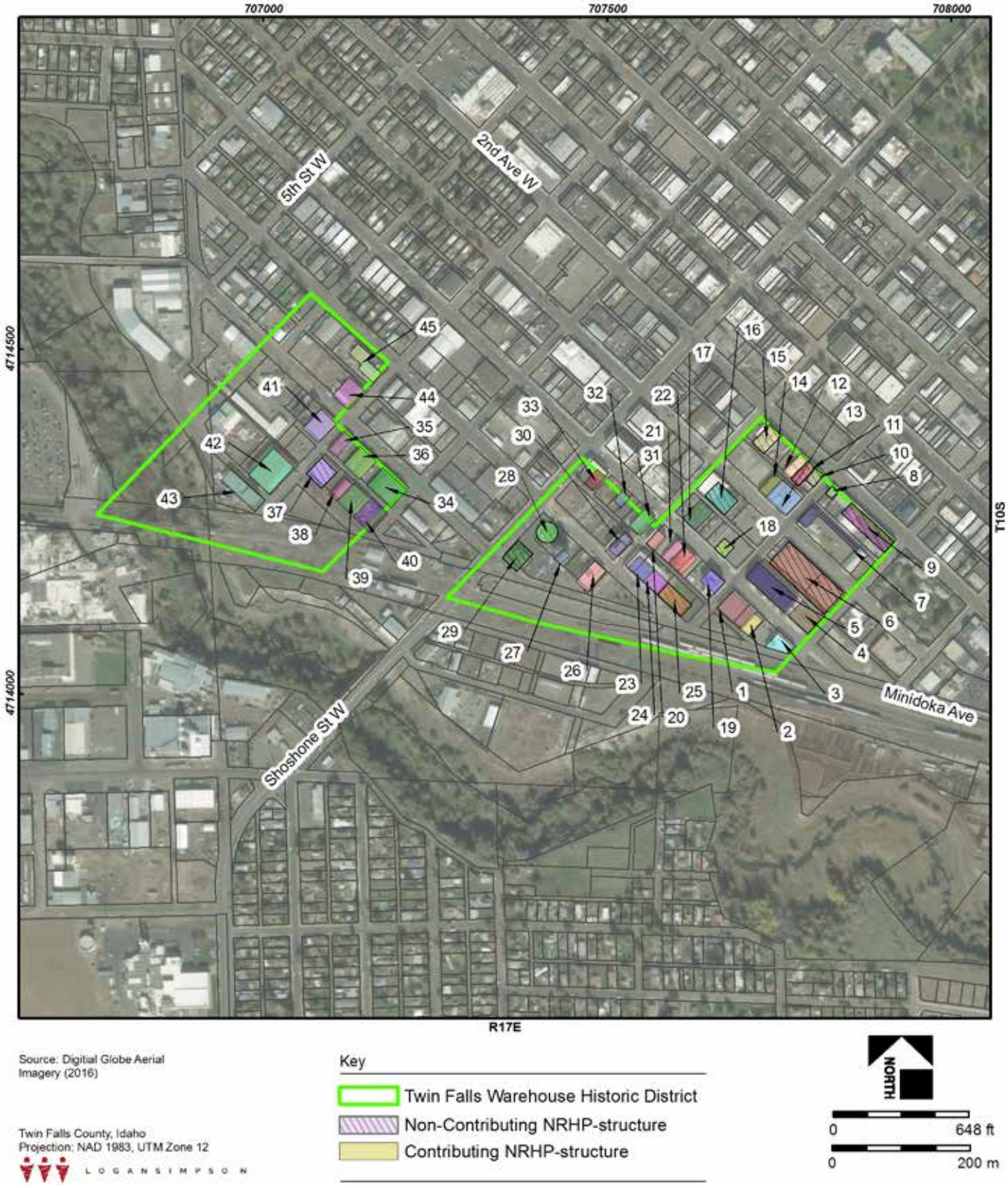
Periods of Significance	Map Number/ Historic Name	Alternate Names	Address	City	Contributing	Existing
1907	68	James Patten Billiards; Andrew D Wilson Beer; St. Regis Pool Hall, Red's Trading Post	219 Shoshone St S	Twin Falls	NO	YES
1917	69	Reynolds Brother Sporting Good, Mountain State Implement Co.	126 2nd Ave S	Twin Falls	YES	YES
1930	70	Adrian's 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	YES
1980	71		146 2nd Ave S	Twin Falls	NO	YES
1935	72. Max's Harness Shop	Lee's Saddlery, Vicker's Saddlery	259 Shoshone St S	Twin Falls	NO	YES
1910	73. Addison Smith Building	Baisch Motor Co	305 Shoshone St S	Twin Falls	YES	YES
1940	74	Warberg Bros Coal & Transfer Co	315 Shoshone St S	Twin Falls	YES	YES
1941	75. Garage	Warberg Bros. Coal & Transfer Co	325 Shoshone St S	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). It is roughly bounded by Blue Lakes Ave., Addison Ave., 2nd Ave. E, and 2nd Ave. W

MAP 5. ORIGINAL TOWNSITE HISTORIC DISTRICT

TWIN FALLS WAREHOUSE HISTORIC DISTRICT



MAP 6. TWIN FALLS WAREHOUSE HISTORIC DISTRICT

Periods of Significance	Map Number/Historic Name	Address	City	Contributing	Existing
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	YES
1919	2. Idaho Wholesale Grocery	328 4th Ave S	Twin Falls	YES	YES
1922	3. Bean Growers Warehouse Association	324-362 4th Ave S	Twin Falls	YES	YES
1939	4. WP Haney bean warehouse	341-353 4th Ave S	Twin Falls	YES	YES
1937	5. Gibbs Bean Elevator	337-343 Idaho St S	Twin Falls	YES	YES
1980	6. Warehouse	302-314 Idaho St S	Twin Falls	NO	YES
1909	7. Nibley-Channel Lumber Company	221-245 Idaho St S	Twin Falls	YES	YES
1937	8. Santo Guisasola Bilbao House (Basque boarding house)	302 2nd Ave S	Twin Falls	NO	YES
1980	9. Restonic Mattress Factory, Everton Mattress Factory	326 2nd Ave S	Twin Falls	NO	YES
1980	10. A Pet's Place	246 2nd Ave S	Twin Falls	NO	YES
1915	11. Davison's Signs	244 2nd Ave S	Twin Falls	NO	YES
1935	12. Coca-Cola	242 2nd Ave S	Twin Falls	YES	YES
1935	13. Self Manufacturing	248 3rd Ave S	Twin Falls	YES	YES
1940	14. Krengel Machine Company	211-227 3rd Ave S	Twin Falls	YES	YES
	15. Salvation Army Thrift Store	202 2nd Ave S	Twin Falls	NO	YES
	16. Gem Electric Supply	212 3rd Ave S	Twin Falls	NO	YES
1920	17. Keel-Wilkinson-Stronk Lumber Company	325-341 2nd Ave S	Twin Falls	YES	YES
1940	18. Non-contributing structure at 245 Third Ave South	245 3rd Ave S	Twin Falls	NO	YES
1926	19. Swift and Company Poultry and Creamery	240-248 4th Ave S	Twin Falls	YES	YES
1920	20.Cornell Seed Company	202 4th Ave S	Twin Falls	YES	YES
1920	21. Isbell Seed Company	212 4th Ave S	Twin Falls	YES	YES
1920	22. Globe Seed and Feed Company	220-228 4th Ave S	Twin Falls	YES	YES
1919	23. Warehouse at 203 Firth Avenue South	203 5th Ave S	Twin Falls	YES	YES
1935	24. Warehouse at 215-227 Fifth Avenue South	215-227 5th Ave S	Twin Falls	YES	YES

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

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