

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received AUG 5 1986  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Twin Falls Bank and Trust Company Building

and or common N/A

2. Location

street & number 102 Main Avenue South N/A not for publication

city, town Twin Falls N/A vicinity of

state Idaho code 016 county Twin Falls code 083

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Twin Falls Bank and Trust Company

street & number 102 Main Avenue South

city, town Twin Falls N/A vicinity of state Idaho 83301

5. Location of Legal Description

courthouse, registry of deeds, etc. Twin Falls County Courthouse

street & number 425 Shoshone Street North

city, town Twin Falls state Idaho 83301

6. Representation in Existing Surveys

title Idaho State Historic Sites Inventory has this property been determined eligible?  yes  no

date 1982  federal  state  county  local

depository for survey records Idaho State Historical Society

city, town Boise state Idaho

## 7. Description

Condition  
 excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

Check one  
 unaltered  
 altered

Check one  
 original site  
N/A moved date N/A

### Describe the present and original (if known) physical appearance

The Twin Falls Bank and Trust Company Building is a two-story commercial building constructed on the principal intersection in downtown Twin Falls. The rectangular building has three sections: the original 1909-1910 steel and stone building with a three-bay front on Main Street and five bays along Shoshone, a two-bay 1956 addition to the southeast of the original section, and a concrete and glass 1978 addition, attached to the southeast of the 1956 section, that is perceived as an entirely separate building along the Main streetscape. All sections of the building have flat roofs.

Built of structural steel with exterior walls of Bedford stone that has an ashlar finish, the 1909-1910 section of the Twin Falls Bank and Trust Company Building is a formal building designed with classical detailing. The building's three Main Street bays are formed by sets of windows on the second story and a central entrance flanked by large windows on the first story. The Shoshone Avenue facade is similarly detailed, but the upper story has smaller windows. The squarely proportioned windows, the deep window and door reveals, and the distinction between upper and lower wall finish (the lower story having deep joints between stone blocks and the upper story having flush joints) create a Renaissance appearance. Decorative details include attached Doric columns supporting denticulated entablatures over the two entrances, a denticulated cornice with a frieze of carved stone medallions, and an outset belt course further demarking the two stories. A 1917 corner clock is attached to the building just below the belt course at the corner of Shoshone and Main streets. Windows on the first floor of the building are large fixed panes set in wood frames; they have movable, hinged upper transoms. On the second story, windows along the Main Street facade are Chicago style: large central panes originally flanked by one-over-one double-hung sash windows that have been replaced with single lights. Above are transoms. Along the Shoshone Avenue facade the second story windows are single one-over-one double-hung sash with transoms. Single lights replace the moveable sash. These alterations probably date from 1956.

The 1956 section of the building was a sensitive addition for its time. In it, two bays along the Main Street facade repeat the fenestration of the original building and add a narrow entry to a hallway and elevator providing access to the upper floor offices. This addition ensured the continued occupancy of the second floor offices in a period when most upper story offices were becoming vacant. On the addition the belt course and denticulated cornice are continued.

The 1978 concrete and glass addition presents a wall of glass to Main Street viewers. Were the building not connected through the first-floor lobby to the older structures, it would be considered here as an entirely separate building, as that is its appearance to the passerby.

The 1956 and 1978 additions to the building have no major alterations. Alterations to the 1909-10 portion of the building include attachment of the 1956 addition to the southeast party wall of the building, replacement of the original front doors sometime after 1956, removal of an outside basement entrance at the corner of Main and Shoshone, and replacement of the northwest

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1909–1910 **Builder/Architect** C. Harvey Smith, architect

### Statement of Significance (in one paragraph)

The Twin Falls Bank and Trust Company Building is historically significant under National Register criterion "a" for its association with an institution that had an important role in the economic development of Twin Falls and the surrounding agricultural region. The building is architecturally significant under criterion "c" as an example of the design work of C. Harvey Smith and as one of the best local examples of a 1910's commercial block.

# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Twin Falls, Idaho

Quadrangle scale 7.5 minute

### UTM References

A 

1	1	7	0	7	7	9	0	4	7	1	4	3	7	0
Zone	Easting						Northing							

B 

Zone	Easting						Northing							

C 


D 


E 


F 


G 


H 


### Verbal boundary description and justification

The nomination includes the Twin Falls Bank and Trust Company Building and the property on which it sits: lots 1, 2, and 3 and the north half of vacated alley, all in block 103, Twin Falls Townsite.

### List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title Jennifer Eastman Attebery, State Architectural Historian

organization Idaho State Historical Society date June 2, 1986

street & number 610 North Julia Davis Drive telephone (208) 334-3861

city or town Boise state Idaho 83702-7695

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Thomas J. Greer

title Deputy State Historic Preservation Officer date 7/29/86

### For NPS use only

I hereby certify that this property is included in the National Register

Melrose Byers date 9/4/86  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Twin Falls Bank and Trust Company Building

Continuation sheet

Item number 7

Page 1

doors with large windows similar to the original fenestration along that facade. The southwest wall is screened with concrete block and has the addition of a small drive-in window. On the interior no significant original material remains visible, with the exception of framing for the exterior windows.

The property includes a small drive-in teller building set a few yards southwest of the building and facing Shoshone Avenue. It is not contributory to the property.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Twin Falls Bank and Trust Company Building

Continuation sheet

Item number 8

Page 1

Established in January, 1905, as W. S. McCornick and Company, Bankers, the Twin Falls Bank and Trust Company was one of three early banks in Twin Falls that opened between 1905 and 1907 as a response to Carey Act development of the desert lands of south central Idaho. As investors and lenders, these banks became important actors in the irrigation projects that opened thousands of acres to production and created numerous agricultural supply towns where none had existed before 1904. Construction of the present bank building in 1909-1910 marked the business's early success and its entry into a decade of rapid growth for south central Idaho. Of the three early Twin Falls banks, Twin Falls Bank and Trust Company was the only one to survive the depressed economy of the 1920's and 1930's. It continues today as a local stockholder-owned institution.

The Twin Falls Bank and Trust Company Building was an ambitious design by local architect C. Harvey Smith. The building is one of two major local buildings attributed to Smith. The other is the Twin Falls County Courthouse (listed in the National Register as part of the Twin Falls City Park Historic District on March 30, 1978). In both buildings Smith uses classical motifs to create a balanced, formal appearance. In the taller courthouse building, with its large portico entrance, Smith achieves a monumental effect. In the Twin Falls Bank and Trust Company Building, the same features are incorporated into a lower and more horizontal massing that fit the one- and two-story streetscape of its day and that conveyed the necessary solidity, security, and respectability of a banking establishment.

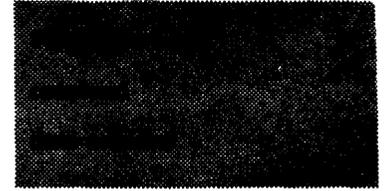
Among Twin Falls commercial buildings the Twin Falls Bank and Trust Company Building is a rare well-preserved representative of its period. It stands at the town's principal intersection where three other substantial business blocks, now altered or demolished, joined it to create the hub of downtown. A 1979 survey of the town's commercial core yielded only seven individual buildings retaining sufficient integrity for National Register consideration: the brick Renaissance Revival style Johnson Building (1908), the brick Renaissance Revival style Twin Falls Canal Company Building (1909), the brick Renaissance Revival style Masonic Hall (1909), the Twin Falls Bank and Trust Company Building (1909-1910), the terra cotta Renaissance Revival style Twin Falls Title and Abstract Company Building (1917), the brick and concrete Renaissance Revival style Elks Building (1920), and the brick Art Deco style Burkholder Building (1930). (In addition, the survey noted a potential one-block district of eight buildings dating from 1910 to 1920 that are more radically altered than those listed above.)

The Twin Falls Bank and Trust Company Building retains integrity of location, design, setting, materials, workmanship, feeling, and association, as is apparent in its existing exterior historic fabric: finely worked ashlar stone veneer, original window placement and window and door framing, the 1917 corner clock,

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Twin Falls Bank and Trust Company Building



Continuation sheet

Item number 9

Page 1

Advertisement (with photograph), The New West Magazine (March 1920), p. 27.

Barrett, Glen. Idaho Banking; 1863-1976. Boise: Boise State University Press, 1976.

Historic Structures Worksheet prepared by Kayleen Stevens, 1986. On file in Idaho Historic Sites Inventory, Idaho State Historical Society, Boise.

Twin Falls News. 16 April, 1909, p. 5; 23 April 1909, p. 1; 24 September 1909, p. 7; 9 October 1909, 10 March 1910, p. 1.

Wright, Patricia. Twin Falls Country: a Look at Idaho Architecture. Boise: Idaho State Historical Society, 1979.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Twin Falls Bank and Trust Company Building

Continuation sheet

Item number 8

Page 2

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carved stone detailing. The 1956 addition is compatible enough, and the 1978 addition clearly distinct enough, that the original section of the building continues to convey a sense of its association with an era of importance in Twin Falls history.