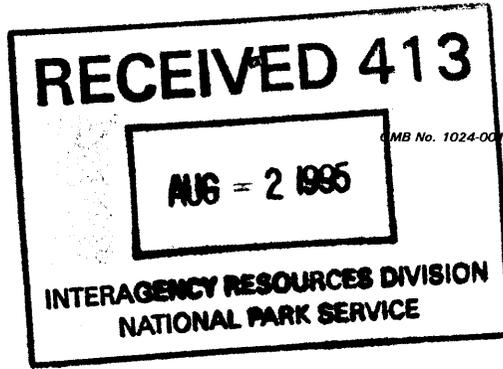


NPS Form 10-900
(Rev. 10/90)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



MB No. 1024-0018

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Twin Falls Milling and Elevator Company Warehouse
other names/site number _____

2. Location

street & number 516 Second Street South n/a not for publication
city or town Twin Falls vicinity _____
state Idaho code ID county Twin Falls code 083 zip code 83301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official

24 JUL 95
Date

John R. Hill, State Historic Preservation Officer
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Edson R. Beall

Entered in the
National Register

8/31/95

Signature of Keeper

Date of Action

Property Name Twin Falls Milling and Elevator Company Warehouse

County and State Twin Falls County, Idaho

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5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>1</u>	<u> </u> Total

Name of related multiple property listing: _____ No. of contributing resources previously listed in the National Register: n/a

n/a

6. Functions or Use

Historic Functions (Enter categories from instructions.)

Cat: COMMERCE/TRADE / AG Sub: warehouse

Current Functions (Enter categories from instructions.)

Cat: Vacant/Not in Use Sub: _____

7. Description

Architectural Classification (Enter categories from instructions.)

No Style

Materials (Enter categories from instructions.)

foundation CONCRETE

walls BRICK

roof ASPHALT

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Property Name Twin Falls Milling and Elevator Company Warehouse

County and State Twin Falls County, Idaho

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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

1	<u>1/1</u>	<u>7/07/5/5/0</u>	<u>4/7/1/3/9/5/0</u>	3	<u>/ / / / / / / /</u>	<u>/ / / / / / / /</u>	<u>/ / / / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>/ /</u>	<u>/ / / / / / / /</u>	<u>/ / / / / / / /</u>	4	<u>/ /</u>	<u>/ / / / / / / /</u>	<u>/ / / / / / / /</u>

___ See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Elizabeth Egleston, consultant

organization _____ date January 30, 1995

street & number 157 First Avenue, #16 telephone (801) 359-6818

city or town Salt Lake City state Utah zip code 84103

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

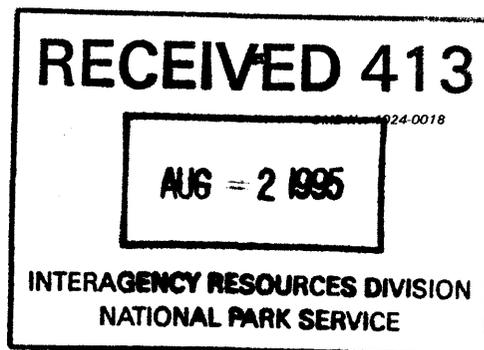
name Old Mill Building, LLC

street & number 1974 Laura Circle telephone _____

city or town Twin Falls state ID zip code 83301

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National Register of Historic Places Continuation Sheet



Section number 7 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

The Twin Falls Milling and Elevator Company warehouse is situated at the southern edge of the southeast quadrant of the original townsite. It was constructed as a separate building, but historically served as storage for grain, clover seed and beans as part of one of the largest milling and storage operations in southern Idaho. Today only the warehouse and six concrete and steel storage tanks remain, but the proximity of several warehouses associated with a variety of businesses and the nearby railroad tracks continue to impart this neighborhood's historic purpose: that of wholesaling, transporting and agricultural processing.

Constructed in 1914, it was one of the first warehouses in Twin Falls. It is oriented to the southeast and consists of a basement, two above-ground floors and a gable-roofed shed that serves as the third story. The warehouse was built of brick; all walls reflect this with the exception of the northwest (rear) wall, the second story of which has a stucco coating. The third-story shed is of frame construction with corrugated metal siding. The fact that the roof is gabled with a slight pitch is obscured by the stepped parapets on the northwest and southeast elevations. The dimensions of the building are 50' wide, 120' long, and approximately 46' high. The shed on top measures 25' x 25'. A concrete loading dock extends the full length of the southeast wall.

Fenestration is minimal and much of the original sash has been removed in anticipation of the conversion of the warehouse to a microbrewery. All the doors are double and measure 6'-6"; three sets are located on the southeast wall, two on the southwest, one on the northeast and one on the northwest. The doors are paneled and are made of wood. Several doors still have the original fixed, five-light transom.

The building's minimal ornamentation is derived from the masonry. Checkerboard corbelling and stepped courses decorate the upper edge of the walls on all elevations except the rear. Three soldier courses serve as lintels for all the windows and for the doors on the northeast, northwest and southwest walls; heavy concrete lintels are used above the doors on the southeast facade. All walls, with the exception of the rear, are divided into bays with the use of simple brick pilasters.

The interior is equally simple. Except for a freight elevator in the southwest corner, all the machinery and equipment has been removed. The building has an open well extending through all levels that is directly west of the main entrance. A wooden stairway is located to the left of this. Twenty-seven posts are equally placed in the basement and the first and second stories; they diminish in size from the ground up: those on the basement level are concrete and measure 2' x 1'; the first-story posts measure 1' x 1' and are wood; and the second-story posts are also made of wood, measuring 8" x 8". The floor is wooden tongue and groove.

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Section number 7 Page 2 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

Aside from the round storage tanks, the warehouse is the last vestige of the extensive operation of the Twin Falls Milling and Elevator Company. The warehouse is now part of a potential historic warehouse district that represents the commercial side of the region's most important industry--agriculture--and contributes to an understanding of the ability of early Twin Falls citizens to quickly create a complete and prosperous community. While the razing of the associated structures in 1992 diminished some of the building's integrity in terms of feeling and association, its integrity of materials, design, workmanship, setting, and location are intact.

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Section number 8 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

The Twin Falls Milling and Elevator Company warehouse is eligible for the National Register of Historic Places under Criterion A. It plays a role in the documentation of the early business activity in Twin Falls and represents the commercial side of the region's economic mainstay: agriculture. The warehouse is one of the earliest architectural examples in Twin Falls that portrays the community's ability to devise the necessary physical and economic infrastructure in response to the transformation of an arid environment into productive farmland. Constructed in 1914, the warehouse is located in the southeast quadrant of the city and is one of the last remaining structures associated with this corporation.

The interest expressed by the Twin Falls Milling and Elevator Company in southcentral Idaho began in 1906, two years after the establishment and settlement of the community. Twin Falls owes its existence to its proximity to the Snake River and the successful reclamation of arid lands made possible through the Carey Act of 1894 and the Reclamation Act of 1902. The Carey Act fostered an unusual three-way partnership between the federal government, state governments and private investors. Through this legislation, private parties would finance the reclamation project under state supervision, recoup their investment through the sale of water rights to settlers, who would apply for a deed to the land they cultivated from the Secretary of the Interior. Eight years later, the Reclamation Act stipulated that proceeds from public land sales went to a revolving "Reclamation Fund" which financed water storage and diversion works in sixteen western states.

Land companies were formed and settlers arrived in what is now Twin Falls County in 1904, prior to the completion of the Milner Dam and its related canal systems. Communities sprang up almost overnight, almost all of them named after men associated with the reclamation project. Twin Falls became the county seat and has always been the population center of southcentral Idaho.

The influx of farmers and the rapid development of agricultural land offered a ripe opportunity for the Colorado Milling and Elevator Company, parent company of the Twin Falls Milling and Elevator because elevators and storage facilities were crucial elements of agricultural production for the new community. Twin Falls Milling and Elevator provided the essential middle step between farmers and distant markets, as they bought, processed and transported the grain and other products raised locally. The company augmented a cash economy. As the Twin Falls Times pointed out,

The outlay of money for buildings has been a vast help to the money circulated in this city. The still bigger sum spent each year among the farmers for wheat means a local circulation that has made money much easier at all times.¹

¹ "Believes in Twin Falls," Twin Falls Times, 19 April 1915.

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Section number 8 Page 2 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

The warehouse and storage units played an additional role in the regional economy, enabling the farmers to "hedge" their products against market prices. The newspaper stated that,

Wheat and clover seed particularly will be taken for storage, where the grower wishes to hold for rising prices, warehouse receipts being issued which may be used as collateral for loans.²

In order to get the optimum production value out of the mill, the Twin Falls Milling acquired and built elevators throughout southern Idaho. The newspaper described this effort:

Reaching out for more wheat with which to keep the big mill running, the company has established elevators all over the tract, great big concrete structures representing a big outlay of money....³

Indeed by 1916 Twin Falls Milling had elevators, warehouses and seed-cleaning mills throughout the Twin Falls tract, and the parent company had established other subsidiaries in Idaho Falls and American Falls.

The warehouse represents the third wave of construction of the Twin Falls company. Twin Falls Milling first built an elevator and small mill in 1909 which cost \$20,000. Three lots were purchased from the townsite company and were located near the Oregon Short Line tracks across from the freight depot on Minidoka Avenue. Sanborn maps indicate that for several years this was one of the few businesses in this area, the only other substantial enterprises being the Adam Pilgerrin Company Lumber Yard and Planing Mills and the Nibley Channel Lumber Company. At the time that Twin Falls Milling purchased their land, business was eased by the granting of a right-of-way by the City Council to the Oregon Short Line Railroad to accommodate a spur line that is still located north of the warehouse. In 1911 a larger mill was constructed, doubling the milling capacity from 400 to 800 barrels a day. This increased production made the construction of the warehouse necessary. The final building phase occurred in 1916 with the erection of six concrete and steel storage units; according to the Twin Falls Times the storage tanks increased the company's storage capacity to 250,000 bushels, the largest between Denver and Portland.⁴

² "To Build New Quarter Million Bushel Plant," Twin Falls Times, 3 August 1916.

³ Twin Falls Times, 19 April 1915.

⁴"To Build New Quarter Million Bushel Plant," Twin Falls Times, 3 August 1916.

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Section number 8 Page 3 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

By 1922 the townsite was filled in, including the neighborhood around Minidoka Street. Neighboring business included grocery wholesalers, sash and door manufacturers, ice companies and additional lumber mills. Twin Falls Milling and Elevator had always pursued national and overseas markets since its inception, but it had to accommodate changes in the local crop production, such as beans and additional varieties of seed. The company remained best known, however, for its flours, named for regional identity: "Idahome," a bakery flour; "Twinida," used for biscuits; and a cake flour, "Shone-Mist." It also produced an all-purpose flour, "Pike's Peak," in deference to the company's Colorado connection and "Duncan Hines," a cake flour that was later marketed by another company. The flour was sold nationally but by far the biggest market was in the Gulf states, and as early as 1913 Twin Falls Milling shipped flour to Asia. Twin Falls Milling sold little of its product locally, but it did sponsor an educational campaign among local housewives during annual home industry weeks.

By 1968 labor costs were consuming the profits and the mill closed. At its height the mill employed 27 people and used local wheat from twelve nearby elevators. The structures associated with the operation fell into disrepair and in 1992 all but the warehouse and the six silos were razed. Recently the warehouse was purchased with the intent to convert it into a microbrewery. The simplicity of its function and design, its structural hardiness and the fact that it was always a separate building has enabled the warehouse to maintain a high degree of architectural integrity. It continues to remind the passerby that the business of agriculture has always been the predominant force in Twin Falls' history and economy.

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Section number 9 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

Bibliography

Breckenridge, Miriam B. "The Twin Falls Milling and Elevator Company." Article from A Tribute to the Past; A Legacy for the Future. Edited by Donna Scott. Twin Falls, ID: Twin Falls Business History, 1990.

Rosholt, John A. "Milner Dam and Main Canal of the Twin Falls Canal Company." Historic American Engineering Record. National Park Service, Western Region, San Francisco, CA., 1989.

Sanborn maps: 1909, 1911, 1922.

Wright, Patricia. Twin Falls Country. Boise, ID: Idaho State Historical Society, 1979.

Newspaper articles from the Twin Falls Times:

"Believes in Twin Falls." 19 April 1915.

"Big Grain Elevator." 7 May 1908.

"Concessions for an Elevator." 7 May 1908.

"Flour Mill will Double Capacity." 24 February 1914.

"Making Flour of Twin Falls Wheat." 4 June 1916.

"To Build New Quarter Million Bushel Plant." 3 August 1916.

"Work on Elevator Commenced." 28 May 1908.

Newspaper articles from the Twin Falls Times-News:

"Disappearing Flour Mill Spurs Memories, Dreams." 28 September 1992.

"Elevator of 1908 Grows to Huge Grain Industry." 25 July 1954.

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Section number 10 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

Verbal Boundary Description:

The nomination includes the Twin Falls Milling and Elevator Company Warehouse and the property on which it stands, Lots 20, 21, and 22, Block 154, Twin Falls Townsite. Legal description is on file at the Twin Falls County Courthouse, Twin Falls, Idaho.

Boundary Justification:

The boundary description is based on the legally recorded boundary lines of the property. The boundary includes the building described in this nomination.