

## **Lehi Heritage Application February 2023**

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Reviewed by Alice Boyle

This document was prepared to share and capture the history and character of the Lehi area and to serve as an application for the City of Mesa Historical Preservation Board 'Heritage Neighborhood' Application. The application requires 3 sections; 1. Neighborhood name and boundaries, 2. Brief history, 3. Brief description of physical features (Character Defining Elements) and concerns for changes that might negatively affect the historic character of the neighborhood. In the third section we have separated the General characteristics and separated the elements of Heritage into Tangible (buildings) and Natural (Landscape and Trees) and Intangible (Traditions). At the end, we have added an additional section, Historical Context through which Lehi exhibits Significance, as an independent section which may be useful in the future to pursue further historical status or further define historic building patterns in the neighborhood.

### **Section 1: Neighborhood Name and Boundaries**

**A) Details on Areas to be Considered for Inclusion in the Lehi Heritage Neighborhood**

**B) Map Of Proposed Heritage Street Sign Locations**

### **Section 2: Brief History of the Lehi Area**

**A) Tables and Figures**

### **Section 3: Documentation of the Character Defining Elements of Lehi**

**A) Tangible Heritage; Buildings of Significance**

**B) Natural Heritage; Trees and Landscape Elements**

**C) Artists, Notable Happenings, and Intangible Heritage Elements of Lehi**

**D) Preserving the Heritage of Lehi; Concerns for Changes that might Negatively affect the Historic Character of the Neighborhood**

**E) Summary of Lehi Character Defining Elements**

### **Additional Section: Historic Context through which Lehi Exhibits Significance**

## Section 1. Neighborhood Name and Boundaries.

What is now considered the neighborhood of Lehi was the original settlement in the east Salt River Valley. Lehi is now included in the northern boundary of present-day Mesa near the Salt River, bordering the Salt River Pima Maricopa Indian Community. It is bounded between Center Street and partially between Gilbert Road and Val Vista east to west, and Thomas Road and McKellips north to south. The Lehi neighborhood is a city planning Subarea, the boundaries of which are expanded for the proposed Heritage Neighborhood (*Figure A, B, C*). Additionally, while the northeast section typically has construction less than 50 years old, most of the extant agricultural property related to the area's citrus heritage is located here, such as the Mason Citrus farm and the East Thomas Citrus Orchard. Contemporary construction occurs on large lots that follow the initial settlement pattern, and many early and mid-20<sup>th</sup> century buildings still stand. 19<sup>th</sup> century buildings are spread throughout the area.

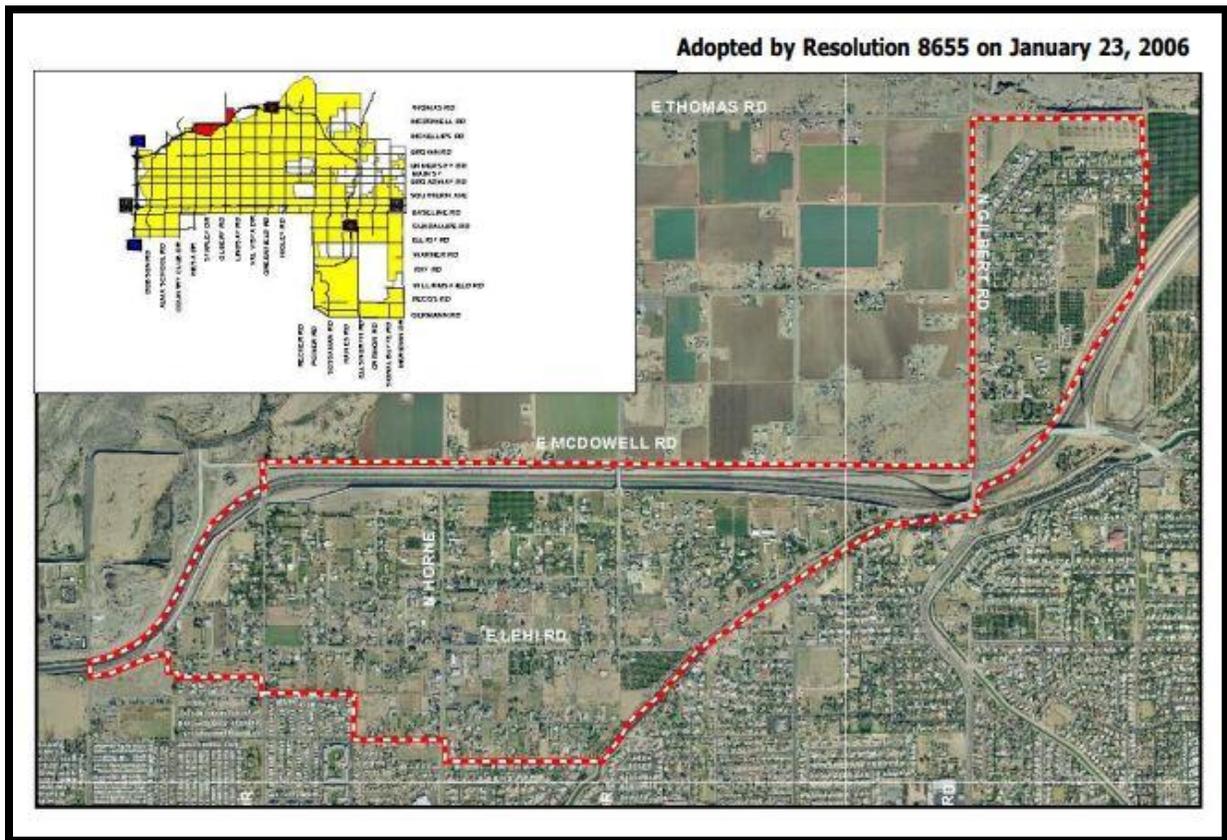


Figure A Lehi Sub Area Plan; Mesa General Plan (Mesa C. O., 2023)

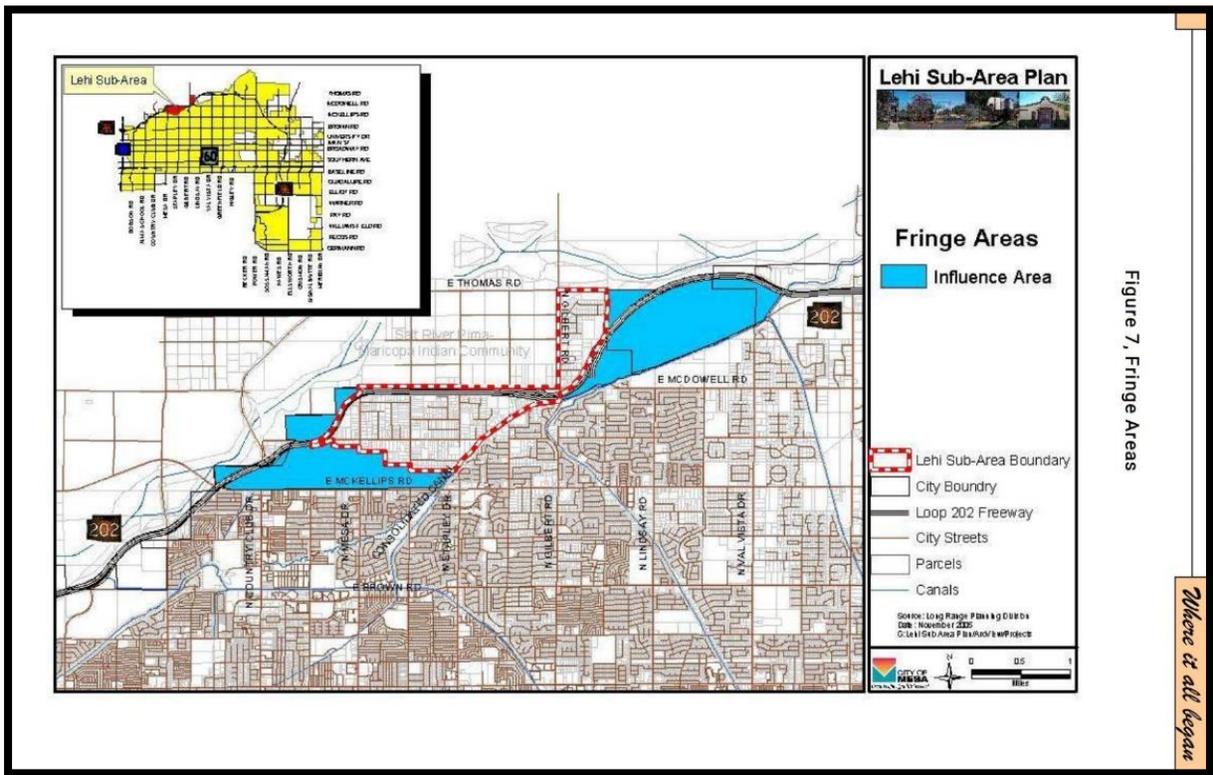


Figure B Lehi Sub Area Plan map showing Fringe areas of Lehi; Areas of influence

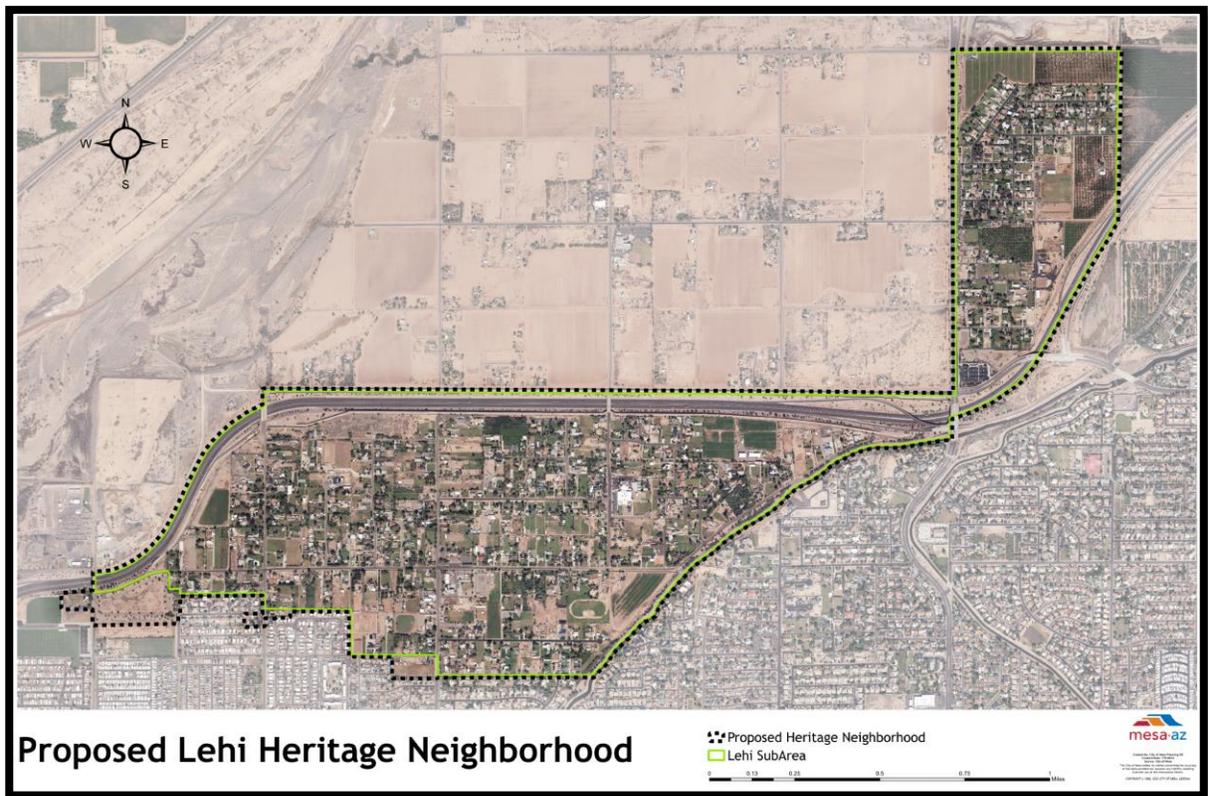


Figure C Proposed boundaries for Lehi Heritage Neighborhood

**A) Details on Areas to be Considered for Inclusion in the Lehi Heritage**

**Neighborhood:** In addition to the properties located within the existing Lehi Sub Area, additional areas considered for inclusion in the Lehi Heritage Neighborhood boundaries have all been previously identified within the Lehi Sub Area Plan Fringe Areas (*Figure B*). The properties have been examined and determined to be important to Lehi Heritage based on application of one or more of the following criteria:

- a. Ties to Lehi Founding families
- b. Layout of lot in traditional ‘Lehi’ manner with land enough to support a family through agricultural use (Also an indicator of early Mormon settlements)
- c. Relevant Architecture using Noble, 1983 Parameters for early Mormon settlements
- d. Agricultural contributions historically or present
- e. Proximity to original town center (Also an Indicator for early Mormon settlements)
- f. Location adjacent to Lehi Sub Area boundaries (Parameter provided by City of Mesa)
- g. Was historically considered a part of Lehi
- h. Space maintained by multiple homes or families, buildings constructed together by various people in the community, or other communal elements
- i. Exhibits other original early Mormon settlement characteristics

<p><b>2330 N Center Street;</b> The original Freeman Farm Family home with an estimated build date of 1889 is still used as a residence today. The original family is considered a Founding family and still resides in Lehi. The current owner (Ainsworth) still produces considerable garden crops and raises livestock. The tall trees at the east end of the property serve as a barrier or ‘fence.’ This property is adjacent to the Lehi Subarea at Center Street and Lehi Rd. <b>Criteria a, b, c, f, g, i</b></p>	
<p><b>2256 N Mesa Drive;</b> This home has a weighted build date of 1968 and was historically a part of Lehi. It is near where Thomas E Jones and Harvey Harper resided. It was also the site where Orlando Pasterino bred Thoroughbred racing horses, though his Dairy was further West in Lehi. The property is still used as a residential property by the Reidhead Family and displays Lehi character as well as still carrying the R1-43 zoning. There is still a small grain silo on the property. It is adjacent to the Lehi Sub Area on the northeast corner at Mesa Drive. <b>Criteria a, b, d, f, g, i</b></p>	

**2305 N Mesa Drive;** This home has an estimated build date of 1895 and was the original Biggs family farm home built by Thomas Biggs (original Lehi Pioneer) for his daughter. The farm encompassed much of the surrounding area now included in the Lehi Sub Area plan as well as areas southward along Mesa Drive, now manufactured home parks. It was also used as a dairy during the 1950's and 60's. The original dairy barn is still intact at the rear of the property. The original home structure has had only had minor modifications and is still used for residential purposes by Keenan Allen. It is a very good example of Lehi character. The original early 20<sup>th</sup> century wellhead still stands on the north side of the property. It is adjacent to the Lehi Sub Area on the north side. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997) **Criteria a, b, c, d, f, g, h, i**



**2329 N Center Street;** An open space used as an ADOT retention basin with native plants. It was the site of the Brodie Swimming hole and multiple historic residences before, and for a short while after Lehi Annexation into Mesa. This area was farmed for years as a part of Lehi, used as a roping arena, served as a Dairy farm, and was later used by the gravel company for infill. It was also used more recently by various Lehi residents to graze livestock. It was obtained by ADOT during the freeway construction but has remained an important visual entry point into the Lehi community. The north side is used daily by equine traffic moving through Lehi to access the river via Center Street. It is adjacent to the Lehi Sub area along the north and east sides. **Criteria b, d, f, g**



**2158 N Horne;** This home was built circa 1900 and was a part of Lehi historically. It was built of adobe and Lehi Red Brick. It is situated in one of the 4 original town quarters and is close to the historical town center. The original structure has been added onto after partial fire damage. It displays Lehi character through the placement of the home on the property and the larger area used for agricultural practices surrounding it. Eligible as contributing to Historical status SHPO (Karolyn Jackman Jensen, 1997) **Criteria b, c, d, e, f, g, h**



**705 E Bates;** The home was built in 1976 as an adjoining property to 2158 N Horne and retains the field eastward along Horne. This field has been used historically for both livestock feed production and to house livestock. It is commonly referred to in Lehi as *'The horse field on Horne.'* This home shows the communal nature of construction in Lehi, as the family built the second home to accommodate a growing family and worked together to maintain the land. This property is Adjacent to Lehi on the north side. **Criteria b, c, d, e, f, g, h**



## Map Of Proposed Heritage Street Sign Locations

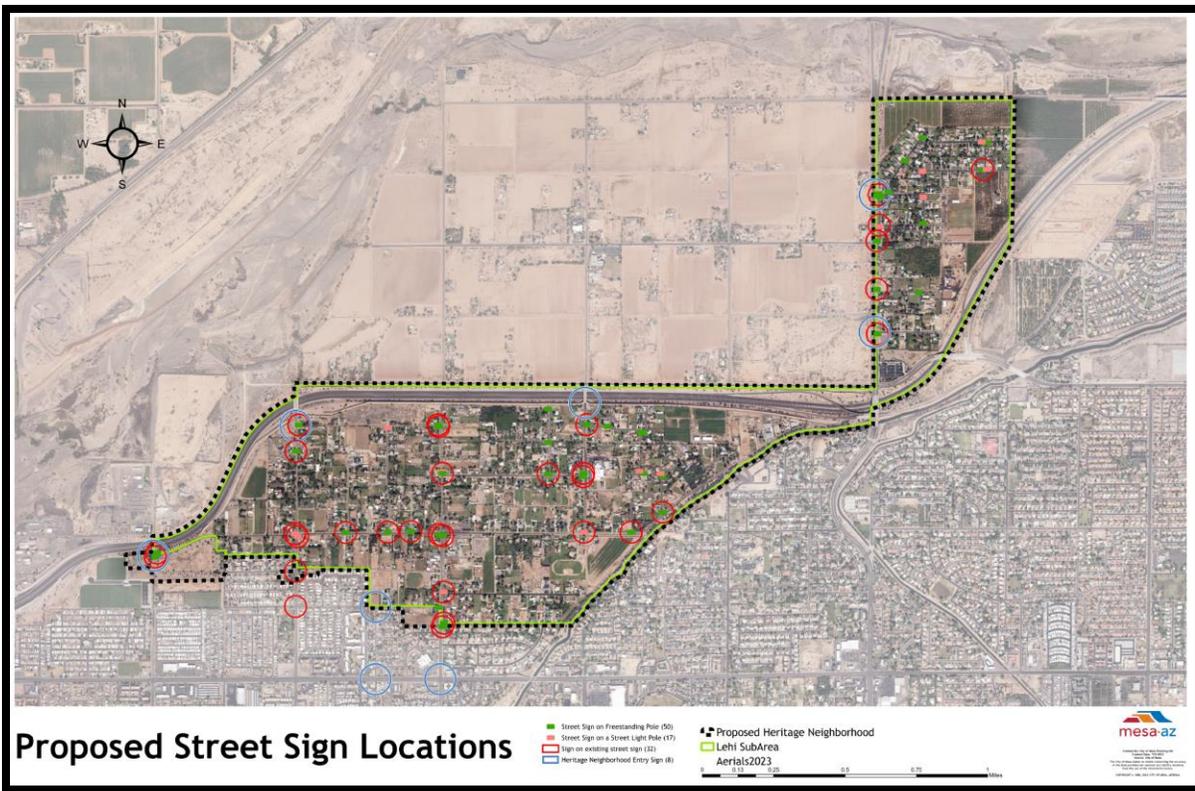


Figure D Proposed heritage signage locations for proposed Lehi Heritage Neighborhood

The current Lehi Sports Park is not included in the Proposed Lehi Heritage Neighborhood at this time. The site is located adjacent to the Lehi Sub area Plan at the intersection of Lehi Road and Center Street. The site was at one time the site of Freeman Farm, a 'Founding family' of Lehi and who still reside within the Lehi Sub Area. Melons and a variety of crops were grown here expanding into a much larger area southward now occupied by trailer homes. Up until 2021 it was still used as an alfalfa field for local livestock.

## Section 2. Brief History of the Lehi Area



Figure 1a, Painting of Lehi Crossing 1935 Wilford Biggs

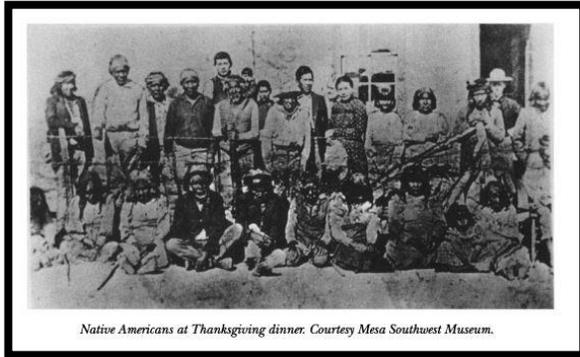
Lehi was Settled in 1877 by Mormon pioneers who were a part of the ‘Lehi’ Company, under the direction of Daniel Webster Jones. Mormon leader Brigham Young directed the party south to Mexico, though authorized a stop if a suitable place was found. The pioneers began a daunting journey southward from Utah in January of 1877 (Figure 1, Table 1). The site of settlement was foretold in a dream by pioneer Henry Rogers before the group left Utah. Rogers’ vision ‘...looked across an expanse of river bottom, saw a small stream flowing near the west bank... and sitting on his horse in the shade of the trees was a man wearing a broad rimmed hat and looking toward the west.’ (Ward, 1952)

The vision was realized at present-day Lehi Crossing monument (currently outside the proposed area), though some believe it was closer to current day Country Club Drive (Figure 2). The party settled on the side of the Salt River and constructed a small fort, which was named Fort Utah. The Fort Utah historical marker can be found today at the intersection of Horne and Lehi Roads. The settlement was called various names before settling on ‘Lehi’ including Fort Utah, Jonesville and Utahville. Each family group claimed one quarter section of land and the ‘United Order’ was established to accommodate a communal support system for the community.

The Lehi pioneers faced much difficulty in their first year, but the neighboring tribes directed settlers on which wild greens were edible, and which medicinal herbs were effective (Ward, 1952). Jones welcomed the neighboring tribes to work alongside the pioneers. This was not received well by some of the settlers, and in July of 1877 many pioneers departed, leaving only the Jones, Biggs, Rogers, Brady and Turley families (McClintock, 1921) (Mesa C. o., 1965, p. 15). It was with the help of both Charles Hayden of Hayden’s Ferry lending credit to the pioneers, and neighboring Akimel O’odham Indian tribes assisting with labor that the new settlement found their footing. (Lisa A. Anderson, 2008)

Jones formed the ‘Utah Irrigating and Farming Company’ and employed many Native Americans to help clear ditches to get water flowing for crops. The result was the *Utah Canal* which brought river water to Lehi fields. Part of the Utah canal can still be seen running along Lehi Road today (Project, 2022) (Turner, 2006) (Figure 3a, 3b). The open and friendly relationship with the Native Americans would become a point of contention for the entire salt River Valley at one point or another, but Jones did not relent, setting a precedent of inclusion that would remain a part of Lehi. During the great flood of 1891, many Native Americans came to Lehi to seek shelter after losing their homes. As tensions

between other settlers across the Salt River Valley and the native populations rose, Jones petitioned government officials to establish a permanent reservation along the Salt River. This was effective, and when the reservation was formally designated in 1879, a large section of Lehi became a part of the current day Salt River Pima Maricopa Indian Reservation. It is still referred to a ‘Lehi’ among the people who live there. Lehi’s relationship with the neighboring tribes remains today, a unique and special example of cooperation (Turner, 2006) (*Figure 4*).



*Figure 4, Salt River Pima Indians with Lehi Settlers, Turner 2006 pg 75*



*Figure 4b, Keeping Canals Clear*  
<https://www.azcentral.com/picture-gallery/news/local/mesa/2015/06/03/mesa-historical-photos/14392969/>

The Lehi Pioneers planted fruit orchards and vineyards upon their arrival including citrus, grape vineyards, fig, and almond trees. Using wooden tools, the pioneers planted crops and established a lifestyle and a work ethic that is still seen in this widely agricultural community. Land was donated for the construction of a school, a church, and a cooperative store. Homes in Lehi were initially made of adobe, but this changed in 1890 when missionary George Mason Tiffany came to live in Lehi. Tiffany was a brickmaker and realized the quality of the clays. He established a brickyard; *Lehi Brick Kiln Company*. Others quickly followed suit such as Daniel P. Jones, Charles Wing, Joseph Clark, and H. Simkins (Mark, 2016). Other brickyards followed, such as Milo Shill’s Brickyard. The bricks were made from river clay and fired for 5-7 days at a low heat, and the result was a mildly red brick that was softer and heavier than the typical brick of the time. (*Figure 5, 6, 6a*) (Merrill, *One Hundred Echoes from Mesa’s Past*, 1975, p. 170) The Lehi Brick Companies produced many tons of bricks for homes and businesses throughout the valley. These bricks became quickly known as *Lehi Red Brick* and can still be seen throughout Lehi, Tempe, and Mesa today. They are said to have been used in the construction of the Mormon temple in Mesa as well.



*Figure 6, Lehi General Store burned in late 1800’s, was rebuilt by Syrina Biggs (Lisa A. Anderson 2008 Pg 17)*

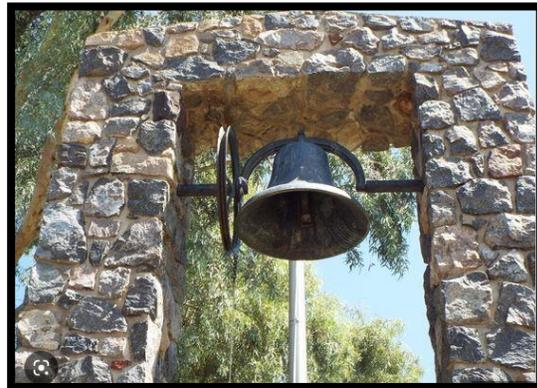


*Figure 6a Pomeroy building in Mesa built of Lehi Red Brick 1891, Arizona Museum of Natural history (Mark, 2016)*

The first school in Lehi was in the home of Francelle Robson on Mesa Drive in 1878. The first Lehi School building was erected in 1881 near Horne and Lehi Roads. It was replaced by a newer building made of Lehi Red Brick in 1914 (*Figures 7a, 7b, 8, 8b*). The original school bell was purchased for \$82.50 and in 1914 it was placed on the brick school structure until 1968 when it was relocated nearby in the Pioneer Monument (Emett, 2015). A post office was provided May 26, 1882 in Lehi, housed in the Sorenson home on the north side of Lehi Road. It was later moved next to the general store on Horne in 1903, which was the first year of the ‘rural mail route’ in the area. Charles Blakely was the first carrier for this route and delivered mail by horse and buggy throughout Lehi. In current day Lehi, the federal mail route is still designated as *Rural Route 1* (*Figure 9*) (Mesa C. o., 1965, p. 18) (Merrill, *One Hundred Echoes from Mesa’s Past*, 1975, p. 108).



*Figure 7a, Replica of Original Lehi Schoolhouse which was also served as the church.*



*Figure 7b, Original Lehi School Bell at the Pioneers Monument near Lehi Rd and Horne.*



*Figure 8, Brick Lehi Schoolhouse built with Lehi Red Bricks 1914 (Lisa A. Anderson 2008 Pg 18)*

When the Mesa Company arrived in 1878 Jones invited them to join Lehi. Charles Crismon was charged with overseeing the first Mesa Company crops and filed formal claim on the land upriver from the Lehi settlement. Jones invited the Mesa Company to join the United Order, but they declined, so Jones instead, encouraged the Mesa Company to get their canals flowing as soon as possible. Jones showed the new arrivals portions of an ancient Hohokam canal system that would carry ample supply for both groups. By October of the same year the Mesa Company had flowing water for their crops. While the Mesa Company worked on their canal, garden space was provided by families in Lehi so food did not become a problem (Lemley, 1977) (Mesa C. o., 1965, p. 29).

Water issues in the Valley became paramount in the late 1800’s and early 1900’s. The Reclamation Act of 1902 opened the way for the construction of the Roosevelt Dam and the Salt River

Valley Water Users Association (SVWUA) was formed. Lehi had been working on the Utah Ditch Extension (running along Modern-day Extension Rd) and was already deeply invested in an agricultural lifestyle. Lehi was listed as a participating town in the 1910 Kent Decree which established priorities for water rights. The 'Lehi Agricultural Irrigating District (LAID) was formed and was pivotal in the creation of the Salt River Users Association, now known as SRP (Salt River Project). It was when Lehi voted to join the Association in 1924 that SRP's service area was substantially determined (SRP, 2017, p. 43).

Lehi has always found a way to stand apart, and the 20<sup>th</sup> century was no different. Hispanic, Native American, and Japanese families settled in the Salt River Valley from the late 1800's onward. Hispanic families, such as Mr. and Mrs. Ramon S. Mendoza settled in Lehi in 1893. They were respected in the Lehi community and Ramon became the first Mexican American law enforcement officer in Mesa. His son, Ramon G. Mendoza was later selected to be Mesa's first Hispanic Police chief 1969-1978 (Thomas L. Steele, 2017, p. 42) (Lisa A. Anderson, 2008, p. 79) Likewise, Japanese families were among early settlers in Lehi and included Kuraturo Ishikawa (1909) and Mingo Ikeda (1911) who are credited with bringing innovations in melon cultivation to the valley (Lisa A. Anderson, 2008, p. 47). Produce of all kinds was sold at markets and the Ishikawa family operated a fruit stand on Lehi Road until the 1970's (Sato C. , p. 2006) (*Figure 10, 10a*). During the 1930's as ethnic farmers found success in the Salt River Valley, racism rose across Arizona. Groups of armed men destroyed Japanese farms throughout Phoenix and Scottsdale, but the Japanese families in Lehi were able to live and farm without incident (Walz, 1997). Families from all backgrounds and ethnicities have always found a place in Lehi, including German families that were known for wine and brandy making (Crismon, 1962). Some of the original German Grape vines were transported from Lehi to Sedona and still grow wild in Oak Creek Canyon.



*Figure 10 Ishikawa family working with crops (Lisa A. Anderson, 2008, p. 47)*

Agriculture was always the way of life for Lehi. By the time Arizona gained statehood in 1912, Lehi had already found its place in history. The planted cuttings of fruit and nut trees and grape vines brought from Utah had grown into substantial orchards and mature trees. Within a year of the Mesa Company's arrival Lehi residents were able to offer fruit and nut tree starts and a 'thousand grape vine cuttings' to their new neighbors. By 1892, citrus orchards and almond orchards were in full production, as well as the vineyards (*Figure 11*) (Mesa C. o., 1965, p. 97). By 1920, crops were diverse, from alfalfa to melons, vineyards, and orchards (Merrill, *One Hundred Echoes from Mesa's Past*, 1975, p. 83).

Lehi became a member of the newly formed Mesa Citrus Growers Association in the 1920's and sold produce to Sunkist throughout the citrus boom. Some of the finest citrus came out of Lehi and still today, holds a reputation for producing top tier citrus fruit and trees. Some of the original citrus orchards remain along east Thomas Road, though were separated from Lehi during the Mesa Annexation. There are also orchards scattered throughout the Lehi area, boasting ancient citrus that still produce today. The vineyards of Lehi produced grapes for wine and sherries and was considered top tier, rivaling the grapes

of California in quality (*Figure 11b*) (Mesa Free Press, 1893). Wheat and Cotton were grown through World War I to support the war effort and apiaries produced honey in large quantities and supplied the east coast.



*Figure 11b Grape festival (Lisa A. Anderson, 2008, p. 29)*



*Figure 11c Melon Harvest in Lehi, Crismon Farm (Lisa A. Anderson, 2008, p. 69)*

During the Great depression Lehi and Mesa farmers diversified, drawing more heavily on livestock such as the poultry, dairy cattle, and honey production. The Lehi Creamery was a favorite place along Lehi Road. At one time there were four operating Dairies in Lehi, shipping milk out to the entire Salt River Valley. Among the many Dairies were Bunker's Dairy along Stapley Road, and Clevenger's Dairy north of Lehi Road along Mesa Drive (BoyScouts, ukn). Throughout the 20<sup>th</sup> century Lehi Dairies remained popular, including family dairies such as Otto Shill, Frank Shill, Trejjo's, and Ed Hill. Both Cattle and Goat dairies produced large amounts of Milk, while the land produced sugar cane and peanuts, alfalfa, and grasses to feed the livestock.

Many poultry farms, including 'Del Rio' supplied meat and eggs throughout the region. Lehi farms such as Haws' Hatchery, which opened in 1919, supplied chicks in the thousands for farms across the region, and George G. Haws of Del Rio Farms served as a president of the Arizona Poultry Association (*Figure 11c*) (Messinger, 2015) (Lisa A. Anderson, 2008, p. 78). Lambson Chicken Ranch also operated at the intersection of modern day McKellips and Horne, which was once considered part of the town of Lehi. Historic poultry barns can still be seen in North Lehi constructed of Adobe and set into the ground to maximize laying production during the hot summer months.

By the time Arizona assigned a State Apiary inspector in 1913, Lehi had hundreds of hives listed, including the Simkins, Jones, Rogers, and Peterson families (*Figure 11d*). Honey was an important part of making preserves and pies. Lehi honey was sold throughout the United States. Beekeeping is still a popular hobby in Lehi, and scattered apiaries still buzz with life (*Figure 12, 12a, 12b, 12c, 12d, 12e, 12f*).



*Figure 12e George Haws with his award winning, Prize rooster (Lisa A. Anderson, 2008, p. 79)*



*Figure 12f Hezekiah Boyle sorting dates 1902, Courtesy Alice Boyle Collection*

Recovery from the depression was difficult across the country, but the heavy agricultural practices eased the burden in Lehi. The Good Deal WPA funds allowed the gymnasium to be built onto

the Lehi School, which was a welcome addition for the town. Entry into World War II changed the world in many ways, yet again. With the 1942 Executive order for Japanese to be interned, Lehi residents responded by writing letters on behalf of their Japanese neighbors. Lehi was among the few areas where Japanese residents were not sent to Internment camps. Lehi folks would cross the 'Line' drawn in Mesa where Japanese could not go and gather supplies for their neighbors (Sato S. , unknown). The descendants of these families still reside in present day Lehi and are considered a 'Founding' family, which includes the modern-day Sato family. The schools in Lehi were never segregated and Mexican Americans, Japanese and Native Americans alike attended school there (*Figure 13*) (Lisa A. Anderson, 2008, p. 81). One Lehi resident, Zedo Ishikawa, who was a member of the Mesa High school football team, tragically lost his life in an accident in 1932, and his last words, *carry on*, became Mesa High's school motto, and remains so today.



*Figure 13 Photo taken in 1930 Of the Lehi Track Team showing a diverse group of children, Compliments Alice Boyle Collection*

Gatherings held to celebrate pioneers began in 1910 and have continued to become modern day traditions, while other traditions like the Spring Pageant are assigned to memory only (Rogers, 1961). The Annual Lehi community meeting and the annual turkey roast are among a few of the traditions of modern day that find roots in the past. The Annual Lehi Days Rodeo was officially started in 1947 by the first Ward LDS Church, and still today, celebrates the deep western roots of the town. It is held every year in the springtime. The Lehi Crossing Annual horseback ride remains a tradition in early spring as well, retracing the steps of the original pioneers. It begins at the Lehi Crossing Monument and ends at the First Ward LDS Church near the old Lehi town center. Much the same as the Friday night gatherings held throughout the early 1900's, where everyone from every faith and background was welcome, there is an annual dance held every year at the Church during Lehi Rodeo Days (*Figure 14, 14a, 14b, 14c, 14d, 14e*). The church is central to Lehi and still is the place where Lehi residents gather to celebrate the past. The original building was replaced with a more modern building in 1972, but the Lehi traditions have carried though (*Figure 15, 15a*). The first boy scout troop in Lehi was formed in 1914 and remains the *oldest* scouting unit in existence in the state of Arizona, boasting 107 years in operation.



Figure 14, Lehi Crossing celebration 2022



Figure 14a Lehi Days Rodeo, Marilyn Crosby, and Kay Preece 2022



Figure 15 Lehi First Ward LDS church built with Lehi Red Brick



Figure 15a Modern view of the First Ward LDS Church

Lehi grew slowly from a heavily agricultural town into a Rural-Equestrian enclave on the northern edge of Mesa. The area originally encompassed much of what is now north Mesa, but is bounded now by McKellips Road, Country Club Drive, Val Vista Road, and Thomas Road. Lehi applied for formal incorporation as a city in 1970, and amid much controversy, was annexed into the city of Mesa instead (Figure 16). The area now known as Lehi was the first section to be annexed, increasing Mesa's total area by 10%. The remaining part of Lehi, east of Gilbert Road, was annexed in 1989. The City of Mesa granted Lehi a special zoning; Suburban Ranch Zoning, to help preserve the unique character (R1-A). This zoning allowed many of the rural practices to continue for Lehi.

Through the 1980's many issues arose in Lehi; The allowance for rezoning to accommodate trailer parks, the installation of multiple gravel mining operations and fill pits, and finally, the proposed 'Parkway' which would eventually become the 202 Red Mountain Freeway. The Lehi Community Improvement Association proposed alternative routes that would not diminish Lehi, but after many years and a long battle, the 202 was freeway was installed through Lehi (Figure 16a). The area lost a considerable amount of land, and many homes by the time the freeway was installed. The landscape of Lehi was forever changed. Many sites of historical importance were lost, and Lehi again, shrank in size. The freeway divided Lehi from both the river and the neighboring Community Lands. Access to the river and the Community lands is only possible (for South Lehi) along Mesa Drive, Center Street and Stapley Drive. Lehi was able to successfully convince Mesa leaders not to install an off ramp on Mesa Drive, which would have been detrimental to the remaining Lehi area. During the course of the Freeway installation ADOT took great care to document the homes in Lehi and recommended historical protections in the future. Those lands that remain in ADOT possession throughout and surrounding Lehi

serve as important buffers for incompatible development and as open spaces which help mitigate traffic dangers to equine users.

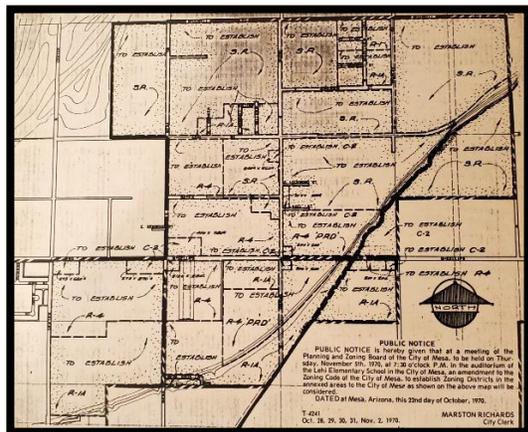


Figure 16 Annexation notice 1970, Compliments Alice Boyle Collection

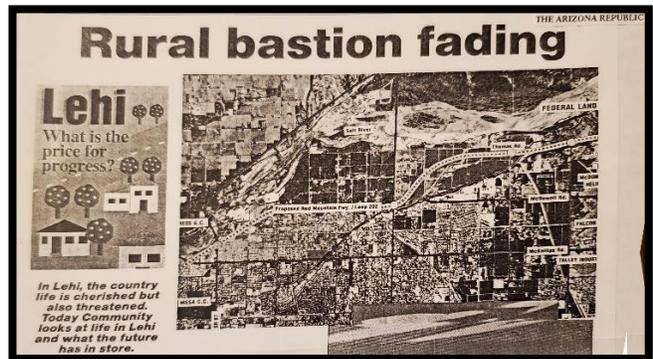


Figure 16a Newspaper Clipping regarding the Red Mountain Freeway installation through Lehi, 1994 Arizona Republic

Throughout the mid to late 1900's homes were constructed in traditional farm-home style dwellings, many of which incorporated Lehi Red Brick. Historic structures were sometimes moved from elsewhere in Mesa and built upon including barns and homes. The area saw modest growth in the 50's and 60's and it was not until the late 1970's that Lehi saw considerably more residential additions to the neighborhood. Shortly after annexation the area saw its first subdivision in 'Imagination Acres' on Horne and 'Lines Acres' along Lehi Road. Lines Acres was set up in a traditional grid pattern with 1-4-acre long rectangular lots consistent with the original development plan (LTD, p. 1997). The 1980's and 1990's and 2000's saw more modern homes being built. These homes generally keep with an 'urban ranch' style that echoes the original Mormon settlement, leaving room for foliage or livestock (Figure 17).



Figure 17 Modern Example of Use of red brick along Lehi Road

The Lehi planning Subarea was created by the City of Mesa in 2006 in an effort to maintain the character of the area (Figure A). Within the Lehi Subarea today, homes are on minimum one-acre lots and Lehi area enjoys a wider range of livestock privileges than other, more urban areas in Mesa. Lehi is also identified as Zone 1 in the City of Mesa Lighting Zone Map, requiring more strict guidelines on limits for lighting. The usual street requirements, such as paved shoulders, curbs, sidewalks and even streetlights are intentionally waived in order to maintain the rural nature of the neighborhood and allow for livestock movement along the street shoulders. Lehi residents are allowed to have and maintain septic systems and can still have and operate apiaries. These allowances have successfully helped slow the pace of non-compatible development within the Lehi Sub Area boundaries.

Throughout the history of Lehi, the sense of community has always been a deeply rooted value. This was the case with the initial United Order and has remained a strong element of the community as seen with the inclusion of diverse ethnicities throughout history. Neighbors help neighbors in Lehi and this mantra is still deeply engrained. It can be seen today as loose animals are pursued by multiple

neighbors to help return them home, or during the annual ‘Lehi Clean Sweep’ where neighbors, atop their tractors, come out to help neighbors with their annual yard cleaning. Neighbors still gather together to ride horses down to the river, or practice patterns for the upcoming rodeo. Eggs and farm products are still exchanged within the neighborhood and citrus and farm stands still offer roadside goods. There are open roads with wide dirt shoulders throughout Lehi that allow for walking, wagon rides, horseback riding, and bicycling. The community is still irrigated with open ditches and gardening is a popular hobby (*Figures 18, 18a, 18b*).

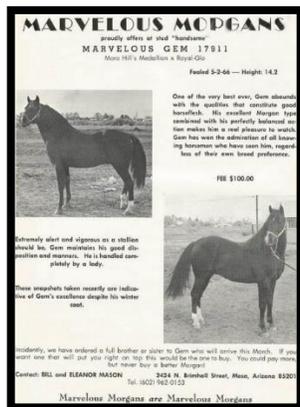


**Figure 18** Lehi Resident Kim Warden Driving Tractor down Lehi Road 2023



**Figure 18a** Roadside Plant cart on Lehi Road

Many types of animals have made their mark in Lehi. Bison breeders and several notable horse breeders (Quarter horse, Morgan, Tennessee walker, Appaloosa, Thoroughbred and Arabian) have called Lehi home through the years (*Figure 19, 19a, 19b*). Notable breeders include Ellie Mason’s *Marvelous Morgans* which dominated Arizona show circuits throughout the state of Arizona in the 1980’s and 90’s. Emerson Fowers, a resident of Lehi, not only was known for lending helping hands throughout the community, but also bred racing quarter horses. 1975 saw *Sabbath Breaker*, son of Pacific Bailey, win big in races throughout the state (Fowers, 1995). Orlando Pasterino along Mesa Drive raised thoroughbreds and found much success across the region as well. Lehi horse breeders in the modern day continue a tradition that has seen many notable equines produced in the area.



**Figure 19a** Top Arizona Morgan Horse Breeder 2424 N Brimhall, courtesy of Ellie Mason



**Figure 19b** Emerson 'Stoney' Fowers atop Sabbath breaker

Though livestock of many varieties can be found in Lehi, including llama, sheep, goats, emus, donkeys, peacock, exotic birds, and cattle, the equine element has grown considerably in recent years. Lehi has more horses per square mile than any other community in the Phoenix metropolitan area and is among the last areas in Mesa to board and ride out from the properties on horseback. Lehi is home to over 700 horses as of 2021, making it a uniquely equine oriented area. It boasts one of the last remaining 4-H Youth Leadership clubs in Mesa (Extension, 2023). Daily, young people can be seen riding horses or walking their livestock alongside the road as they have throughout the last 140 years (*Figure 20, 20a, 20b*).

The Lehi community remains very tightly knit and it is the shared vision of those who live there that has pushed back against pressures for urbanization and helped to preserve its unique character and culture. Today, you can drive the roads of Lehi and spot 100-year-old Irises growing wild along the canals. Cat's claw vines quietly cover homes while ancient oaks and eucalyptus tower above buildings still displaying Lehi Red Bricks. Lehi is a place of perpetual charm and grace, whispering history from every hidden corner.



## A) Tables and Figures

**Table 1 Names of Original Lehi Settlers:**

**Daniel Jones and family**  
**Henry C. Rogers and Ross R. Rogers and family**  
**Isaac R Turley and family**  
**Thomas Biggs and family**  
**John D. Brady and family**

*Thomas S. Merrill and family\**  
*Philemon C Merrill and family\**  
*Dudley J Merrill and family\**  
*Adelbert Merrill and family\**  
*Joseph E. McRae and family\**  
*George Steele and family\**  
*Austin O. Williams and family\**

(\*Families left in the summer after arrival  
(Merrill, One Hundred Footprints on the Forgotten Trails, 1978))

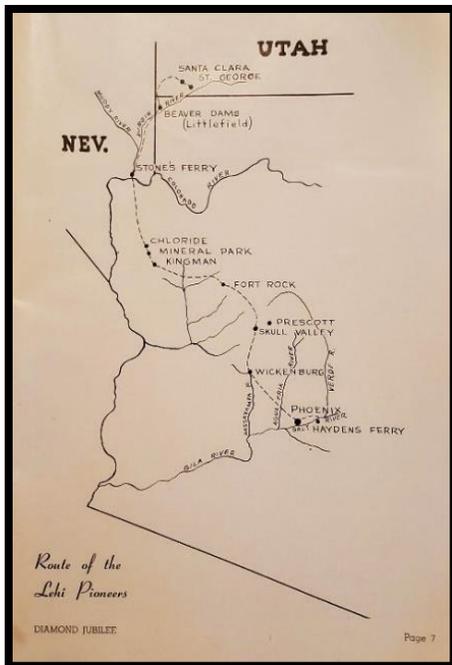


Figure 1, Journey of Lehi Settlers from Utah, (Ward, 1952 pg7)



Figure 2, Lehi Crossing Monument



Figure 3a, Utah Canal: [Srp\\_gis.maps.arcgis.com](http://Srp_gis.maps.arcgis.com)

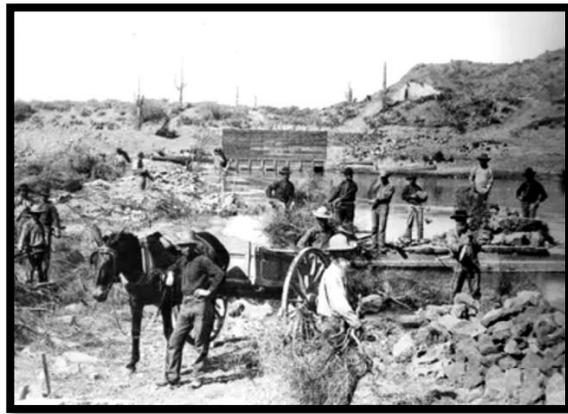


Figure 4b, Keeping Canals Clear  
<https://www.azcentral.com/picture-gallery/news/local/mesa/2015/06/03/mesa-historical-photos/14392969/>

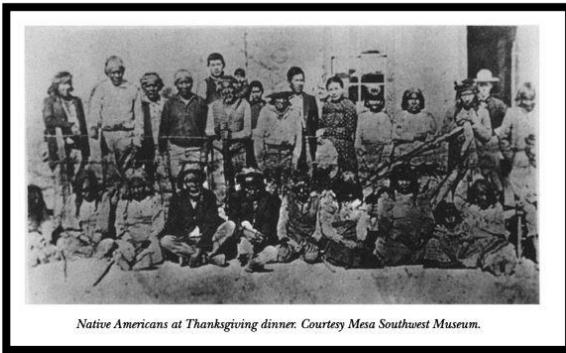


Figure 4, Salt River Pima Indians with Lehi Settlers, Turner 2006 pg 75



Figure 6, Lehi General Store burned in late 1800's, was rebuilt by Syrina Biggs (Lisa A. Anderson 2008 Pg 17)

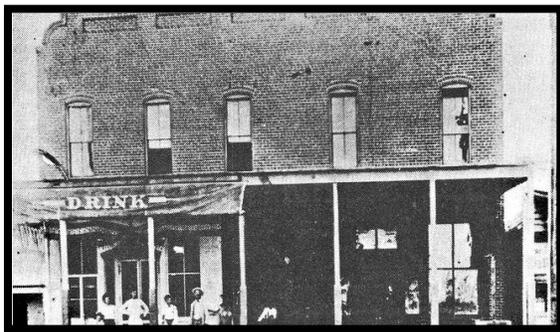


Figure 6a Pomeroy building in Mesa built of Lehi Red Brick 1891, Arizona Museum of Natural history (Mark, 2016)



Figure 7a, Replica of Original Lehi Schoolhouse which also served as the church.

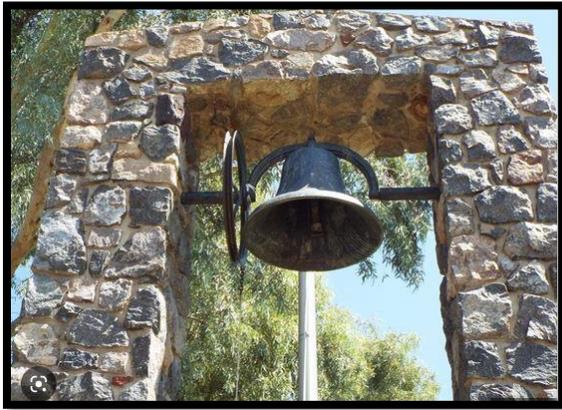


Figure 7b, Original Lehi School Bell at the Pioneers Monument near Lehi Rd and Horne.



Figure 8, Brick Lehi Schoolhouse built with Lehi Red Bricks (Lisa A. Anderson 2008 Pg 18)



Figure 8b, Modern view of Lehi Schoolhouse National register of Historic places. The original brick has been covered by stucco but retains original rooms and flooring.



Figure 9, Plaque for Old Lehi Post Office can be seen today



Figure 10a The Ishikawa family working with crops (Lisa A. Anderson, 2008, p. 47)



Figure 10a, Ishikawa family early 20th Century, Courtesy of CK Sato

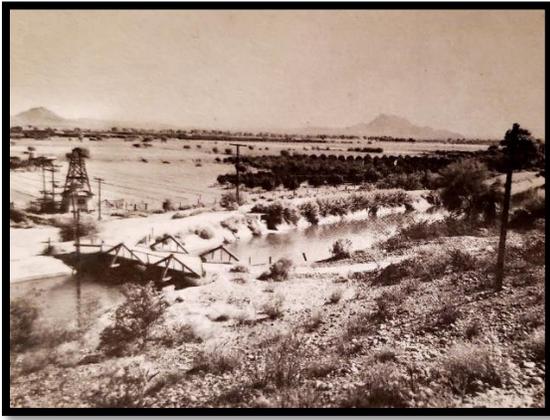


Figure 11 Looking out across the Lehi Valley, (Mesa C. o., 1965, p. 33)



Figure 11b Grape festival (Lisa A. Anderson, 2008, p. 29)



Figure 11c Melon Harvest in Lehi, Crismon Farm (Lisa A. Anderson, 2008, p. 69)

4 APICARY INSPECTOR'S REPORT

Name	Swarms	Towns
Troy, Jim	100	Buckeye
Tring, Peter	20	Phoenix, 4
V		
Yardwelder, Sheep Co.	60	Laveen
Vaughn, J. W.	15	Phoenix
W		
Wood, L. J.	40	Glendale
Waggoner, R. W.	5	Peoria
Waggoner, Jim	6	Peoria
Wedgeworth, J. B.	241	Palo Verde
Wedgeworth, E. T.	17	Palo Verde
Wedgeworth, B. F.	200	Palo Verde
Wood, Glen	15	Palo Verde
Wall, M. C.	84	Phoenix, 2
Wilkinson, Chas.	10	Glendale
Waltz, M. R.	128	Phoenix, 6
Wilson, Mrs. W. A.	3	Phoenix
Willard, Joe R.	250	Mesa
Wetzel, Stephen	99	Lehi
Wendell, G. O.	51	Mesa
Yockey, H. W.	70	Phoenix, 4

GRAHAM COUNTY

Adams, Mrs. Martha	80	Irree
Bike, Mrs. Thomas	105	Safford
Bibbs, Sam	103	Flatcher
Brook, C. E.	249	Safford
Gilligan, Wm.	30	Solomonville
Hayes, C. D.	22	Peoria
Lanarossa, G. O.	17	Safford
Mary, Ben	114	Solomonville
Reynolds, C. T.	229	Safford
Sanders	9	Safford
Shields, Mrs. Eliza	25	Peoria

Figure 11d 1914 State Apiary Inspector's Report page 8 (Arizona, 1914)



Figure 12, Del Rio Chicken house made of Salt River Clay 3161 N Gilbert Rd.



Figure 12a, Dairy Milking Barn on Mesa Drive built from river rock 2701 N Mesa Drive. It was used for both cow and goat Dairy farming.



Figure 12b Milking barn Biggs Homestead 2305 N Mesa Drive. This was originally a milking barn for a dairy operated circa 1950, but since has been converted and upgraded.



Figure 12c 2421 N Bellview Grain Silo



Figure 12d Clevenger Dairy on Mesa Drive North of Lehi Road



Figure 12e George Hawes with his award winning, Prize rooster (Lisa A. Anderson, 2008, p. 79)



Figure 12f Hezekiah Boyle sorting dates 1902, Courtesy Alice Boyle Collection



Figure 13 Photo taken in 1930 Of the Lehi Track Team showing a diverse group of children, Compliments Alice Boyle Collection



Figure 14 Lehi Crossing Celebration 2022



Figure 14a Lehi Days Rodeo 2022



Figure 14b Lehi Rodeo belt buckle 1977, Compliments of Loretta and Robert Walker



Figure 14c, Lehi Rodeo Days 2022

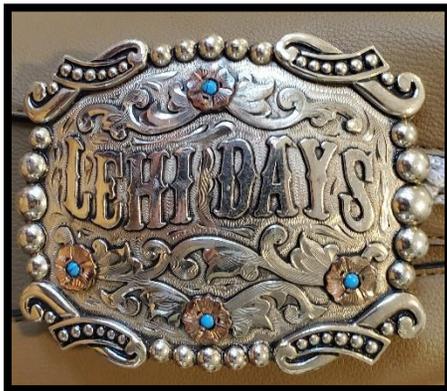


Figure 14d Lehi Days Rodeo Buckle 2022 Compliments Alice Boyle

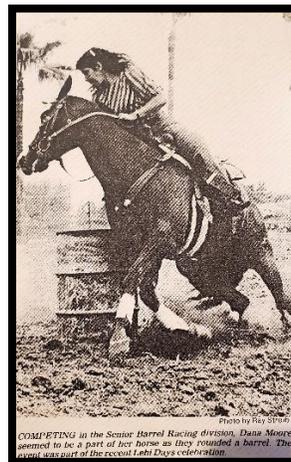


Figure 14e Dana Moore at Lehi Rodeo 1985



Figure 15 Original Lehi First Ward LDS church built with Lehi Red Brick



Figure 15a Modern view of the First Ward LDS Church in Lehi

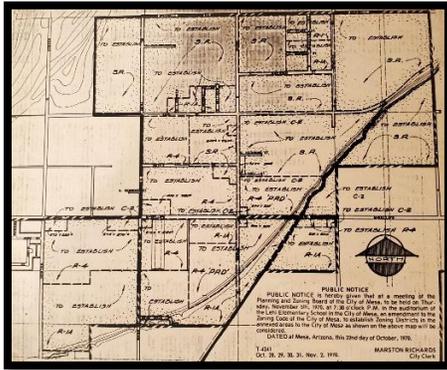


Figure 16 Annexation notice 1970, Compliments Alice Boyle Collection

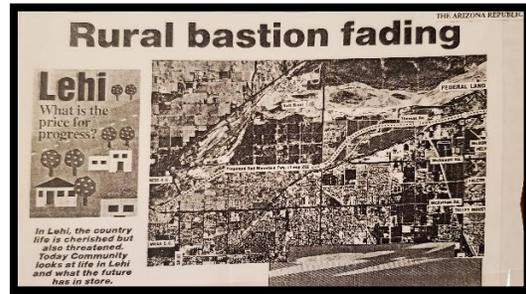


Figure 16a Newspaper Clipping regarding the Red Mountain Freeway installation through Lehi, 1994 Arizona Republic



Figure 17 Modern example of Use of Red brick along Lehi Road



Figure 18 Lehi resident Kim Warden driving tractor down Lehi Road



Figure 18a Roadside Plant cart on Lehi Road



Figure 18b Otis of Lehi, who has his own Facebook page;  
<https://www.facebook.com/OtisOfLehi>



Figure 19, Bison in Lehi, Lehi Historic District Along the red Mountain Freeway Archeological Consulting Services LTD

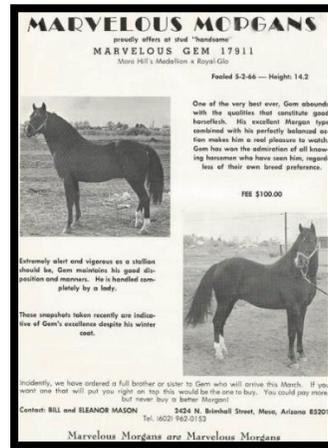


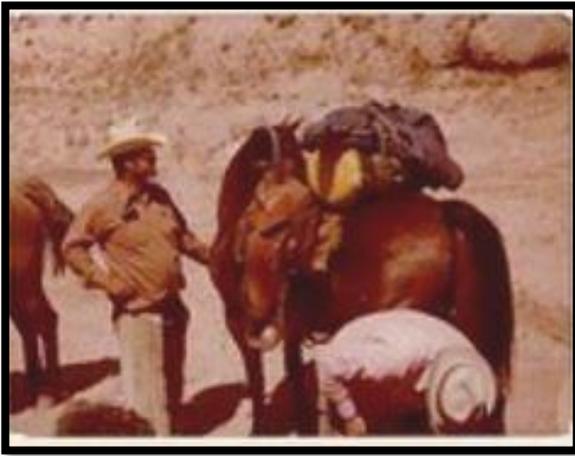
Figure 19a Top Arizona Morgan Horse Breeder 2424 N Brimhall, courtesy of Ellie Mason



Figure 19b Emerson 'Stoney' Fowers atop Sabbath breaker



Figure 20 Boyle on Horseback year unknown (Facebook archives, Alice Boyle Collection, Pat Boyle descendants... 2023)



*Figure 20a John Freestone and Chris Isaacs 1970 Lehi Horse group (Lehi Stake 1974 History album, Alice Boyle Collection)*



*Figure 20b Modern day Sons and Daughters of Lehi Riding toward the River down Lehi Road*

## Section 3: Documentation of the Character Defining Elements of Lehi

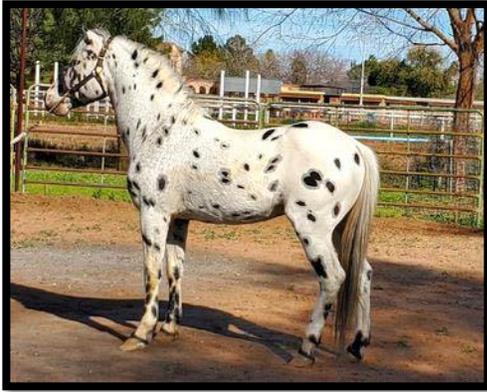
Character defining elements of Lehi are very unique among the neighborhoods in Mesa.

### 1. Open Spaces/Large lots

- a. Large 1-acre minimum lots, laid out in a ‘rural’ or “Farm home style’ manner so families could subside on the land. Homes are often set to the front of the properties, leaving sweeping and open spaces surrounding the homes for livestock and horticulture.
- b. ADOT parcels scattered throughout the neighborhood offer open additions to landscape

### 2. High density of Livestock and livestock structures

- a. Over 700 horses are kept in Lehi, and accommodating fields and barns are common.
- b. A wide variety of other livestock is kept as well, including chickens, emus, peacocks, donkeys, cattle, goats, sheep, llamas, doves, exotic birds and more.



*Appaloosa Stallion (Cynthia and Stephe Wood)*



*Sheep grazing off of Flake (Will Ainsworth)*

### 3. Wide Roads with dirt shoulders, Movement of livestock on street system

- a. The large dirt shoulders are used for movement of livestock and horses through the neighborhood and is also an indicator of early Mormon settlement.



*Horse Rider on Dirt Shoulder on Lehi Road*

### 4. Dark Skies with few Streetlights

- a. Few streetlights and no traffic lights in Lehi keep skies dark and peaceful at night

## 5. Rural Atmosphere

- a. Many things contribute to the ‘rural’ atmosphere in Lehi including the wide roads, dark skies, large lots, and quiet skies. The architectural elements also contribute to this (See Section A below).
- b. Slower speed limits and less traffic contribute to this characteristic.



*Farm Equipment along Norwood*



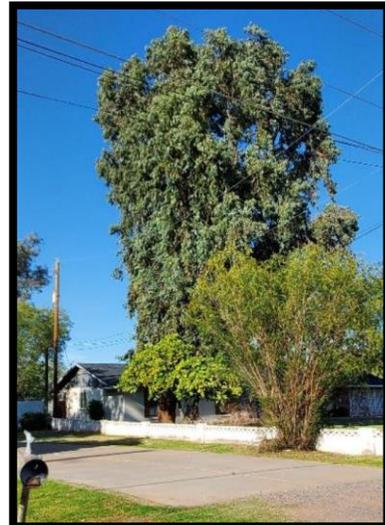
*Horse and Trailer on Lehi*

## 6. Heavy Horticultural Environment

- a. Older trees (150 Years) and younger trees are found at a high density throughout the neighborhood as expounded upon in the Natural Heritage section of this document.
- b. Landscapes supported by flood irrigation keep older trees and orchards healthy. Gardens, including community gardens are common, and orchards are still seen throughout the neighborhood (See Section B Below).



*Mature tree Lehi Rd.*



*Mature Tree Lehi Rd.*



*Lush landscape on Horne*



*Citrus orchard on Lehi Rd.*

## 7. Open canals and Flood irrigation

- a. Open canals are prevalent in Lehi and flood irrigation is used for maintenance of land and agriculture. Some are portions of the original ditches of pioneers and early Hohokam canal systems, and some are more recently developed. The landscape depends heavily on the flood irrigation.



*Open Canal at Horne*



*Open canal along Lehi Road*

## 8. Variety of Home structures with emphasis on Red brick or Stone

- a. Many types of homes exist in Lehi, and none are uniform to a certain type, but many have some element of red brick or stonework incorporated, either in construction or as an accent.
- b. A variety of fences can be seen throughout the neighborhood. Foliage, chain link, white rail, wrought iron, brick and even river rock is used



*Brick fence on Sorenson*



*River rock/Stone fence on Lehi Rd*



*White livestock fencing Lehi Rd*



*Stone and iron fencing Lehi Rd*

## 9. Septic Systems

- a. Homes in Lehi still use septic systems, allowing the older trees to benefit from downward contribution of water while reducing city water usage

## 10. Horseback riders are a common sight as well as other livestock road users

- a. Daily, horseback road users move through Lehi toward the river, or move between private horse arenas or facilities. They utilize the non-paved shoulders of the roads primarily, or the asphalt surface if no shoulder is available. Horses on carts or hitched to wagons are also seen along the roads.
- b. In addition to equestrian road users, 4-H participants can be seen walking other livestock varieties along the roads such as sheep, pigs, and other animal projects.



*Lehi kids headed to the river for trail ride 2022 Lehi Road*



*Lehi Resident on cart*

## 11. Farm Equipment

- a. Farm equipment moves through Lehi to various fields or orchards still being harvested, or tractors in assistance of neighbors. Other farm equipment, such as horse trailers and larger agricultural equipment is also common.



*Lehi resident Kim Warden on Tractor*

## 12. High density of wildlife and migratory birds

- a. Because of the proximity to the Salt River (Semi riparian habitat) and because of the high density of plant rich environments and food sources, wildlife is common in Lehi. Coyote, Rabbit, Javelina, Snakes of many varieties, raptors, many varieties of native toads, lizards, small mammals, birds of prey and migratory bird stopovers throughout the seasons are common. Insects and pollinators are also common including bees, both domestic and wild, and many types of native wasps.
- b. Many properties are designated as Wildlife Habitats (National Wildlife Federation) and Bird Habitats (Audubon).



*Certified Wildlife Habitat Along Lehi Rd*



*Audubon Certified Bird Habitat Along Lehi Rd*

## 13. Traditions

- a. The traditions of Lehi, such as the Annual Lehi Crossing Ride, and the Lehi Days Rodeo and Dance are unique characteristics of the neighborhood. The traditions are rooted deeply in historical events.



*Lehi residents at the Lehi Days Rodeo*



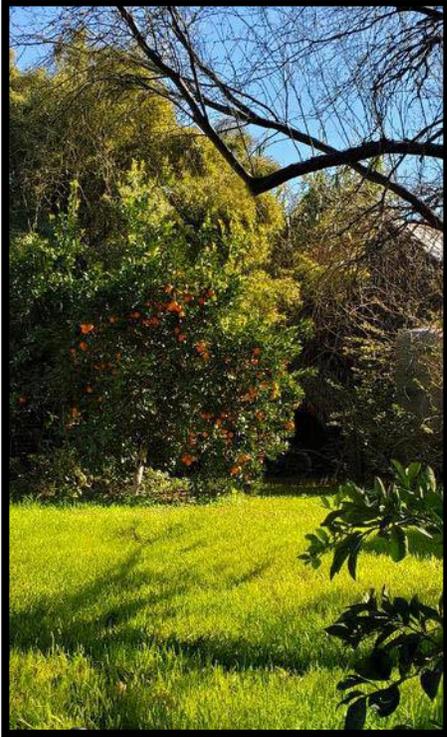
*Looking out across the Salt River on the Annual Lehi Crossing Ride*

## 14. Founding families in Lehi

- a. Many descendants of the original pioneers still live in Lehi, in structures built by their forebears. It is common to hear Founding family names in casual conversation, both inside and outside of Lehi. Many Founding family members hold positions of city and state leadership as well.

**15. Visible Historic elements**

- a. Lehi Red brick homes can still be seen from the streets. Old silos and many historic barns and outbuildings are still in use and add to a visible historic element throughout Lehi. In addition, old farm equipment is often stored as decoration, including covered wagons, tractors, and old wagon wheels.



*16. Mature Citrus tree in front of old barn*



*Clevenger Grain Silo*

## A) Tangible Heritage; Buildings of Significance

Buildings important to Lehi heritage generally fall into relevant categories of Founding families/builders, traditional layout of lot, location relative to original town center, agricultural contributions, or relevant architecture. Architecture is described using the typing metric developed by Noble in 1983 generally described as follows:

**Type I:** Mud or stone construction

**Type II:** Wood or Brick construction

**Subtype I:** Square or rectangular single room homes with side facing gables and often a single chimney. Front door is almost always centered on structure with windows balanced on either side. Most often built of brick.

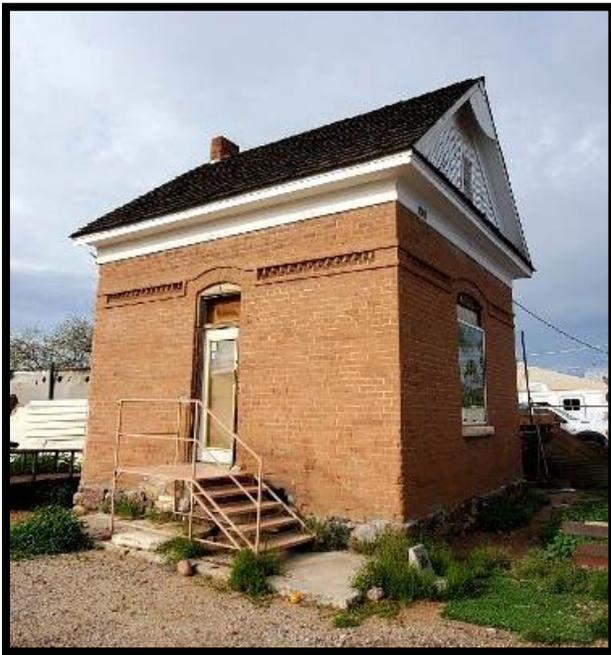
**Subtype II:** Similar to Subtype I in all regards, but large with additional rooms and often a second chimney. Often a covered front porch is seen on these.

**Subtype III and IV:** Two story structures that are rectangular or square and have side facing gables with. Subtype III has smaller upper windows, and Subtype IV has upper windows matching lower windows in size (Noble, 1983).

Generally, architectural and design elements that are recognizable as 'Lehi Style' are homes set onto large lots with space for livestock or foliage. Red brick, both historic and modern, as well as visible stonework on homes or as accents are with the character of Lehi and most homes are 2 stories or under. There is a wide variety of fencing, often incorporating brick or stonework as well. Homes are set back from the road at a greater distance than in other Mesa neighborhoods, but typically on the front quarter of the property. Roofs are almost always gabled in design. Outbuildings are common, as are livestock enclosures, orchards, and livestock facilities (arenas). Driveways are unpaved but at times are covered in brickwork or pavers.



**462 E Lehi Rd; 1945 Shill Home** Built by Frank Erastus Shill. SHPO study dates build of 1930. The bricks are original Lehi Red Bricks that had been repurposed from another building. The construction took some years and closely mirrors other homes build by Frank Erastus Shill. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)



**2308 N Horne; 1886** *Syrina Biggs Home.* Built for Syrina Biggs in 1886 by Thomas Biggs. W.A. Burton was the carpenter and Milo Shill laid brick. It is built in traditional Brick and still stands in good condition near the town nucleus. It has elements of the Victorian style as was common in the area for the times as can be seen on the facia detail. (100 Footprints on forgotten trails, Earl Merrill 1978) Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)



**936 East Sorenson Street; 1897** Built by Asa Tiffany with Lehi Red Brick. This home is one of the oldest in the neighborhood, though has been added onto. The brick wall at front blends nicely with the original brick construction. Not Eligible for Historical status due to modifications SHPO (Karolyn Jackman Jensen, 1997)



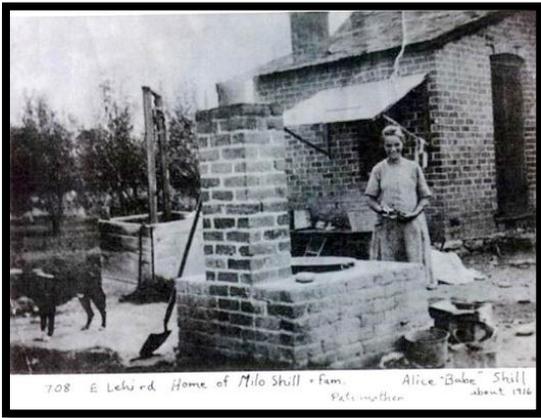
**2330 N Horne (2252 N Horne); 1886** *Old Lehi Store* This building was the original Lehi Store, built by Syrina Biggs as the 1<sup>st</sup> commercial building in the area. In the mid-century it was a filling station; Richfield station. Sign was removed in 1999 (Sherwood, 1999) It was also the site of the Lehi Post office for Lehi Rural Route 1 in 1903. There is a historical marker on site. The building still stands but has been modified and the brick has been covered by stucco. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)



**2660 N Stapley Dr; 1940** constructed of cement and brick block. This home shows type of mid-century building that still echoes the formal Subtype I building style with the side facing gables and centered door with covered porch. It has had wood siding applied, but still retains original layout.



**2516 N Mesa Dr; 1894** *Shill home* One of the original Lehi Homes and still bears a historical Plaque. The Shill family still owns this home. It is built with Lehi Red Bricks but has been painted. It is a typical L-shape modified Subtype I structure. (Az historical home site)



**709 E Lehi Rd; 1930** *Old Shill brick house.* This house was built by Milo Shill in the traditional Lehi form with Lehi Red Brick. He and his wife Alice Simkins lived here. The original barn, well over 100 years old, still stands and can be seen below, unpainted as is typical in early settlements. This was the site of the original Tiffany Kiln used to fire the bricks, prior to moving it to center and Lehi Rd (Merrill, One Hundred Echoes from Mesa's Past, 1975, p. 84). Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)



**756 E Lehi Rd; pre- 1920** *Old Fort Utah Trading Post* Originally built as a trading post across from the 1st Ward LDS church. The accompanying structure blew up from dynamite and this was built as a replacement. The structure retains original window openings and the brick and mud construction are intact, though behind this structure additional rooms have been added. It is used as a residence. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)



**808 E Sorenson Circle; 1905** Early 20<sup>th</sup> century home shows low slope roof and side gable construction. It is built of brick though has been covered with stucco. Subtype I originally but has been added onto. (AZ Century Historical sites Lehi)



**1220 E Lehi Rd; 1949** *Sato House* Home built by descendant of the Ishikawa family; Sato family still reside here. There are multiple homes on the property showing a modern example of multiple members of the family helping to maintain the land.

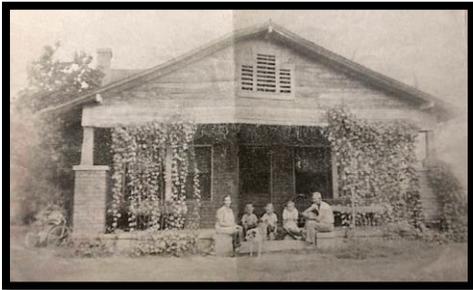


**704 E Lehi Rd; 1943** Built by Frank Erastus Shill for the Taylor Family in 1925. This home is an example of the tight knit community of Lehi. Even today, neighbors help neighbors as seen in the cooperative construction. Lehi Red Brick can still be seen on the chimney. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)





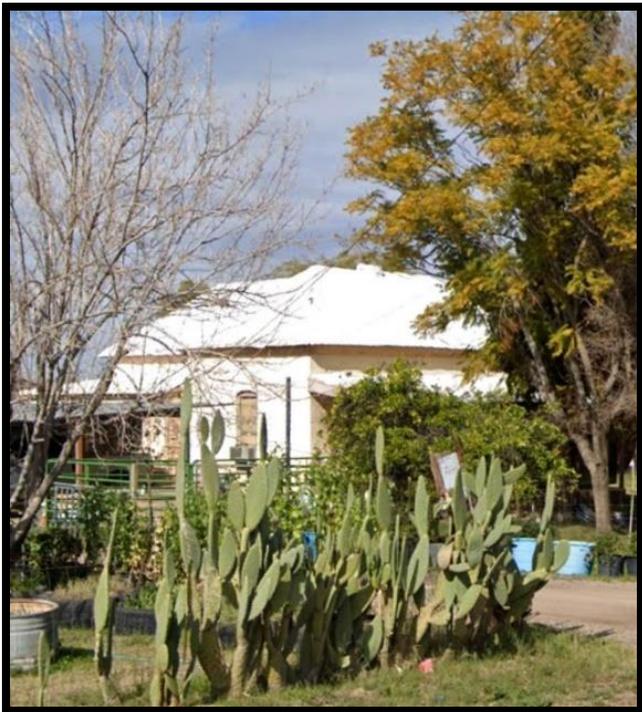
**2305 N Mesa Dr; 1900 Old Biggs Farmhouse** Built by the sons and brothers (Brick masons) for Ella Deseret Shill-Biggs. The house has not been altered much from its original design. The Lehi Red Bricks have been painted and front detail covered. The front porch area remains intact and has Victorian elements common to early area construction. This property still has the old wellhead on it (AZ Century historical home sites)  
**Property to be considered for inclusion.**



**845 E Sorenson; 1945**  
 Example of a Subtype I home that has been added onto at back. It lacks chimneys (may have been removed) but has centralized door, side facing gables and low sloped roof.



**2701 N Mesa Dr; 1930 *Old River Rock House*** Officially built in 1930 (prior studies show a build date of pre-1920) by Wright Shill. This structure was used as a dairy for both milk cows and goats in the 1930's and 40's. It exhibits a construction style (Type I) of early homes. It has been converted into a residence but still retains the original structure. Also farmed here were peanuts, sugar cane and lucerne. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)



**2330 N Center Street; 1900 *Freeman Farm*** The rumored build date is before Lehi Red Brick was in production; circa 1889, however the official build date is 1900. The brick used to construct the home was imported from Missouri. The farm once encompassed much of the area surrounding it, including the areas north and south. The Freemans are considered a Founding family of Lehi and still live in the Lehi area. (AZ Century Historical sites Lehi) Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997) **Property to be considered for inclusion.**



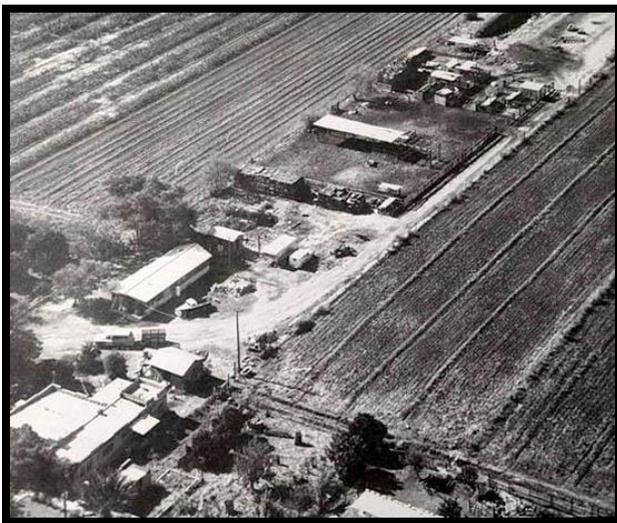
**2224 N Horne; 1930** This home was identified in earlier studies as being present on the 1915 USGS maps. The estimated build date is 1900 and it remains among the oldest structures in Lehi. It has been added onto, though was constructed of Lehi Red Brick and Lumber. (Karolyn Jackman Jensen, 1997)



**505 E Lehi Rd; 1945** Original structure on right shows low sloped gable roof style, covered porch and centralized rooms. Construction is lumber and brick. Lines Acres was developed during mid-20<sup>th</sup> century and maintained the long and narrow 1-4 acre lots showing a continuation of town construction patterns. Re-purposed Lehi Red Brick used partially on exterior as trim (Karolyn Jackman Jensen, 1997). This home is a certified Wildlife habitat.



**2616 N Mesa Drive; 1970** This was the site of for the Clevenger Dairy in the 1940's and 1950's, operated by Ernest and Dorothy Clevenger. The old milking barn has been converted to residential use. This property also has remnants of the oldest remaining citrus trees in the Lehi area; one of the original Lehi orchards.





**2258 N Horne; 1946** This structure was officially built in 1946, though previous studies estimate it at 1939. *Pump Station* Was a filling station with pumps out front setting on the cement slabs that are still in place. It is situated close to town nucleus and retains original windows. It served the community of Lehi, which was separated from Mesa in many ways, both by distance and socially, making it an important meeting spot. (AZ Century Historical sites Lehi) Eligible for contribution to Historical status SHPO (Karolyn Jackman Jensen, 1997)



**2158 N Horne; 1900** Built early in Lehi's history (previous studies show an 1890-1900 build date), this home (left side) had a front porch with side facing gables. It was partially rebuilt after a fire and added onto. This was originally a Subtype I home and still bears Red brick design as trim though the original portion has stucco now covering it. (AZ Century Historical sites Lehi) Eligible for Contribution to Historical status SHPO (Karolyn Jackman Jensen, 1997) **Property to be considered for inclusion.**



**161 N Gilbert Rd;** Del Rio Chicken Farms and Dairy, home of George Hawes prize winning rooster and Hawes Hatchery. The building is a midcentury mud chicken house. River mud was used for construction as was typical in early Mormon settlements and is a Type I structure. It is set into the ground to help hens keep laying eggs during the heat.





**2520 N Mesa Drive;** This home is situated in the middle of what is one of Lehi's oldest remaining citrus orchards. There are still various ancient citrus remaining scattered throughout the property. Though the home was built in 1974 it was built as a subtype IV home with 2 stories, side facing gables, centered front door and larger windows on the second story. It has use of red brick which shows the continued development pattern through the 1970's.



**2206 N Horne; 1941**  
Officially built in 1941, prior studies show this home being in place on the 1915 USGS Map, and estimated the build date is 1886. It is constructed of Lehi Red Brick, adobe and lumber with stucco exterior and was built by or for the George Steele family. This home has been added onto, with accompanying outbuilding. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)



**919 E Lehi Rd; 1940**  
This home shows a traditional agricultural setup with multiple out buildings and a 'Mormon fence' of trees at the front. Previous studies show original build date of 1915 by the Boyle family. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)

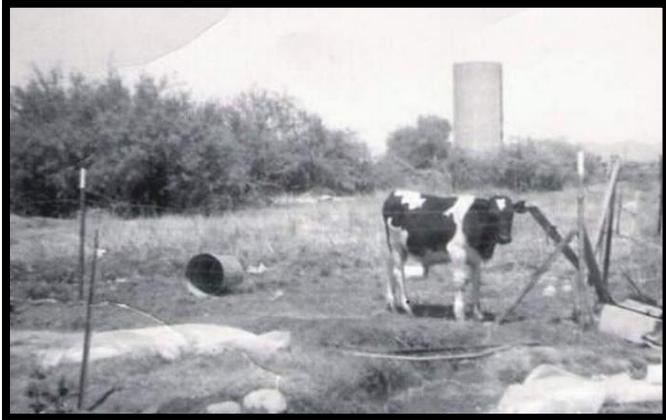


**935 E Lehi Rd; pre- 1915**  
A good example of lumber construction with a rural farmhouse layout. Built by the Montierth Family. The original wall structure is made of adobe. Type I construction but shows historic millwork on siding. This home is located in one of the oldest citrus groves in the Lehi area and the pecan trees date to the early 1900's. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)



**2421 N Bellview; 1932**

Subtype II home that has been added onto. Grain Silo Still stands approximately 40ft tall behind the home. This was a grain silo which serviced a Dairy owned and operated by the Barney family.



**732 E Lehi; 1932**

This home has Lumber construction with the typical centered door and covered front porch. This home is unique along the street and has trim details that speak more to typical ranch style homes seen across Arizona. This is also the site of a community garden, operated by a Maricopa County Master Gardener in Lehi.



**2621 N Mesa Drive; 1936**

This home shows traditional brick construction, though has been painted over. Previous studies estimated build date at 1920's built by Frank Boyce. The structural materials include railroad ties and lumber. Eligible for contribution to Historical status SHPO (Karolyn Jackman Jensen, 1997)



**558 E Lehi Rd; 1932** Built by Orson Boyle, son of the prominent pioneer Milo Boyle. and previous studies show an estimated build date of 1924. Some of the oldest trees in Lehi remain near the front; Pecan trees. Eligible as contributing property to Historical status SHPO (Karolyn Jackman Jensen, 1997)



**2456 N Mesa Dr; 1945**  
This home is tucked in amongst ancient trees along Mesa Drive. It has a low sloped roof and brick construction with historic Lehi Red brick still forming flower bed out front.



**2566 N Horne; 1936**  
This home has a low sloped roof and use of red brick as trim detail. Style varies from other homes but is indicative of early century cottage style homes. This structure was moved into the Lehi community from Mesa. This is an example of the many homes or structures that were moved into the Lehi area. This home is a certified Wildlife habitat.



**156 E Lehi Rd; 1947** This home is one of the early homes in Lehi. It is a good example of a Subtype II home with side facing gables and centralized front door. Eligible for Contribution to Historical status SHPO (Karolyn Jackman Jensen, 1997)



**1730 E Lehi Rd; 1895** Tall brick building with a multi hip roof system rarely seen in Lehi, but common in early Mormon settlements. Originally owned by Jim and Mary Johnson, this home has elements of both national folk and French colonial styles and is constructed of Lehi red brick. Eligible for Historical status SHPO (Karolyn Jackman Jensen, 1997)



**2506 N Horne; 1936** This home shows a typical 'farm style' layout with various outbuildings. The chimney is constructed of Lehi Red brick. The layout is an urban farm style.



**2532 N Horne; 1945** Built with wood frame construction, this is one of the older homes in the neighborhood and has many outbuildings. The cottonwoods growing to the north side of the home are among the oldest living trees in the area.



**1730 E Lehi Rd. 1981** Newer construction home shows the tendency in neighborhood of building in traditional styles. This mimics a Type I home built of river stone.



**830 E Lehi Rd; 1972** The First Ward LDS Church is at the original town center on what once was Main Street and now is the intersection of Horse and Lehi Roads. This building replaced another built from Lehi red brick. The Pioneer monument can be seen at the corner, erected by Lehi residents who were descended from the original pioneers. The original Lehi school bell still hangs in the monument. The church is a focal point of the neighborhood, and is where the Lehi days Rodeo is held, and where many of the town gatherings were held and still is a building and place of much importance for the neighborhood.



**2345 N Horne; 1914** The original Lehi Schoolhouse built with Lehi Red Brick. The exterior now has stucco, but the original construction remains including the auditorium built with WPA federal 'Good Deal' funding in the early 20<sup>th</sup> century. The flooring inside is original wood plank And the layout remains in its original form. The building today is used today as the site of the Mesa Historical Museum and is listed on the Federal historic register.



Lehi School 1913



## **B) Natural Heritage; Trees and Landscape Elements**

Lehi has always been a community working with and around the land. In 1877 the building of the Utah Canal changed the landscape drastically, and since, Lehi has been known for its dense foliage and lush sprawling landscapes. Flood irrigation is an important part of Lehi heritage and enables the historic landscapes to flourish. Lehi boasts some of the oldest living plants in the area, many of which still produce nuts or fruit. Some trees have been moved from other places as with the Wood's Mulberry tree, and others are original plants dating to the late 1800's such as the Pioneer Mesquite tree on Stapley Road. The Cottonwood trees date to the early 1900's and are some of the few remaining vestiges of cottonwoods that lined canals. Other trees, including many of the pecans scattered throughout the neighborhood were planted in the early and mid-20<sup>th</sup> century.

Mulberries are a common sight with their arching and full foliage, still bearing bountiful berry crops for birds and people. Early mulberries were of the white variety, and black mulberries followed. Citrus is rooted deeply in Lehi, and many homes boast mature citrus trees of all varieties. Some are arranged as property barriers, others scattered in a more formal orchard style and the giving and selling of citrus each spring is common. Many of the newer citrus trees were planted in the 1930's onward, but adding citrus seems a continual pattern throughout the neighborhood with new trees appearing each year. Peaches and plum trees still grow throughout the neighborhood, as well as apricot and Pecan. Pomegranates are a deep-rooted part of modern memory in Lehi, as seen in the affectionate 'Pomegranate Lane' which has been since changed to Bates Street. They grow wild on occasion, still dropping fruit for the woodpeckers in the fall.

The trees and open spaces are as much a part of the heritage of Lehi as the homes or structures. The vacant ADOT parcels scattered throughout the community add to the Natural heritage by providing visually open spaces. Plant life is a major contributor of neighbors interfacing and helping each other. Those with equipment help others, while young people mow lawns, and tractors emerge to assist neighbors during the annual city sponsored *Clean Sweep*. Without the plant life, Lehi would be a bare whisper of its rich and deeply rooted history and culture.

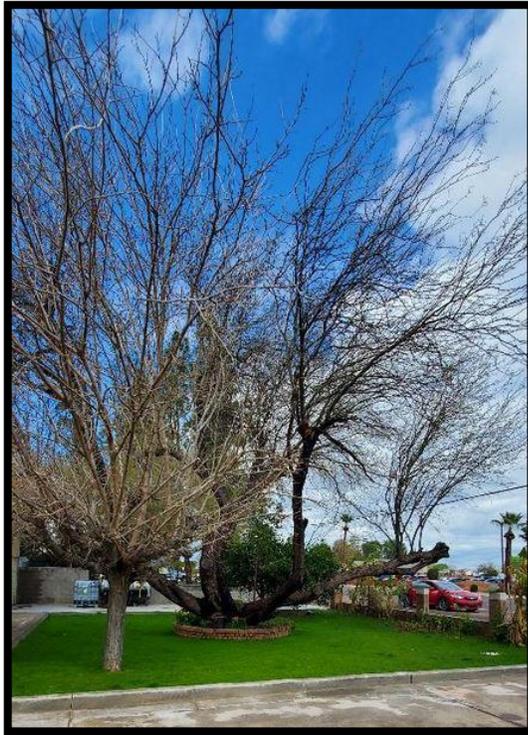
Today, the variety of mature trees gracing Lehi Lands offer a unique urban habitat to wildlife and migrating bird populations. Located along the Salt River, the semi-riparian habitat allows for raptors and small mammals and a wide variety of birds to reside in and move through the area. The temperature is known by local residents to be lower in Lehi, and the air cleaner. Sightings of Foxes, coyotes, snakes, peccaries, and quail are common. It is the abundance of flowering plants, from Honey Mesquite to Hong Kong orchids that support bee keeping in Lehi. The resident "Lehi Ducks" are looked on with great affection as they traverse the canal waters east along Lehi Road.

The wide, unpaved shoulders on the roads, which allow access to the river on horseback or horse drawn cart, also allows the 4-H youth to exercise their animals through the neighborhood. This has always been a part of the natural heritage of Lehi, and it is not uncommon to see farm equipment or tractors being driven slowly down the wide shouldered roads. When the roads were paved, it was under great protest from the residents of Lehi. The Mayor of Mesa has pledged not to develop the Mesa Drive offramp from the 202 freeway in order to help preserve the area and its unique character.

Children in Lehi generally enjoy life filled with outside activities. It remains much the same as in years past, though places like the Brodie swimming hole have disappeared. Young people can be seen riding horses or small off-road vehicles, bicycles or walking through Lehi daily.

Natural elements of Lehi heritage include trees, canals, and parts of the roadway that have been given names such as *Dead Man's Curve*. Landscape design elements in Lehi are generally as follows; A wide variety of plant life, few homes with xeriscape or purely native plants, and few cacti, though Mesquite and Palo Verde trees are common. Mature trees and open views across lawns at the front of homes are common, with some homes set behind small orchards. Many homes or structures are covered with vining plants, and fences are sometimes covered with a variety of plant life as well. Gravel is typically seen only on driveways, and plants are often set into lawn areas without dedicated beds.

**Pioneer Mesquite Tree;** 2548 N Stapley Dr. This mesquite tree dates to the late 1800's. Norman Amadio recounted the story of his family immigrating from New Zealand in the 1890's. They came to Lehi in a covered wagon and settled near this tree. They erected a makeshift shelter beneath its branches until they could build a proper home. The mesquite was close to the same size as it is now. The family farmed the land where the Lehi Elementary school currently sits and remained in the area until the 1970's. The current home was built in 1984 and incorporated the tree into the front yard landscape feature. It remains healthy today, though has not increased much in size (Walker, 2023).



**Basset Irises** along Lehi Road. These irises grow each year on the bank of the canal along the north side of Lehi Road. They are rumored to be planted in 1945, just after the home was built with Lehi Red Brick. They bloom every spring without much maintenance.



**Wood's Mulberry Tree** was originally planted at 755 E McDowell Road at a property that was demolished by the installation of the 202-Freeway. It was a treasured family mulberry, so with the help of a gentleman who owned a 'tree plucker' tractor, the tree was moved and planted in its current location at 533 E Lehi Road. Estimated Plant date; 1940



**Lehi Canal** has an estimated build date of 1877. The Lehi Road canal was once a part of the Utah canal system dug by the original pioneers. It was a remnant from the ancient Hohokam canal system that was repurposed for bringing waters to the town of Lehi. Many waterfowl now make their homes in the canal, including the beloved '**Lehi Ducks**' a group of mallards that make their homes the canals.



**Lehi Rodeo Grounds**, attached to the First Ward LDS church is a part of the natural landscape and used heavily by the community. It is where the Lehi Rodeo days are held.



**Frank Shill Family Pecan Trees** at 462 E Lehi. The house was built in 1945 and the trees appear in aerial photos as mature trees by 1957. Three trees remain and bear pecans annually.



**Otto Shill Family Pecan** Mesa Dr.  
2514 N Mesa Dr; 1894 Shill home  
The earliest aerials show the pecan tree well established in 1957.  
Estimated planting date 1940. It is now located outside of the property fence line, but still grows and produces pecans



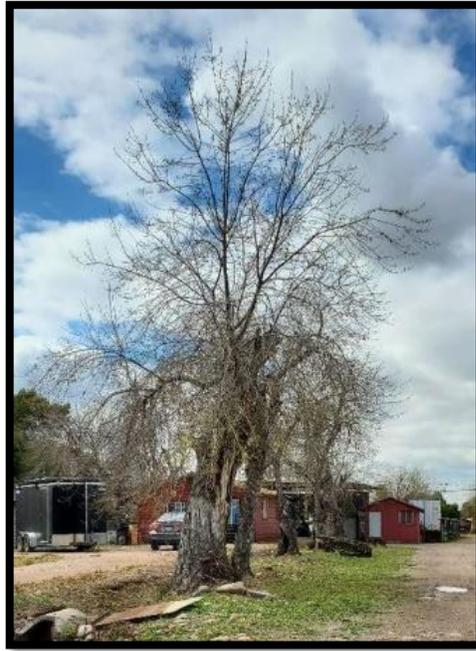
**Shill Family Cottonwood** tree is located at 2516 N Mesa Dr. Located farther back in the property it is one of the remaining large cottonwood trees that used to line canal banks in Lehi. It is more than 30 ft tall and though is no longer on a canal, has survived and continues to act as a shade tree. Estimated plant date of 1900-1915.  
The Live Oak Trees planted in the front facing yard are dated from the 1960's and rumored to be the very first of their kind in the state, brought by Otto Shill Sr. from Texas.



**Boyle Pecan** on Lehi Rd still towers over the 1932 home at 558 E Lehi Rd, known as the Boyle home. It appears in aerial photographs in 1961.



**Cottonwoods on Horne and Sorenson** 2532 N Horne Built in 1945. These cottonwood trees are relatively small for their age, but still grow along the remnants of an old canal. They appear in Aerials in 1957 as substantial trees and still stand today at the intersection of Horne and Sorenson Roads. Estimated planting date of 1920-1940.



**Sorenson Pecan and Mulberry** located at 1104 E Sorenson. The trees and the home appear in early aerials in 1951. A pecan has died off, but the mulberry tree still grows at the east end of the home. Estimated planting date of 1950.



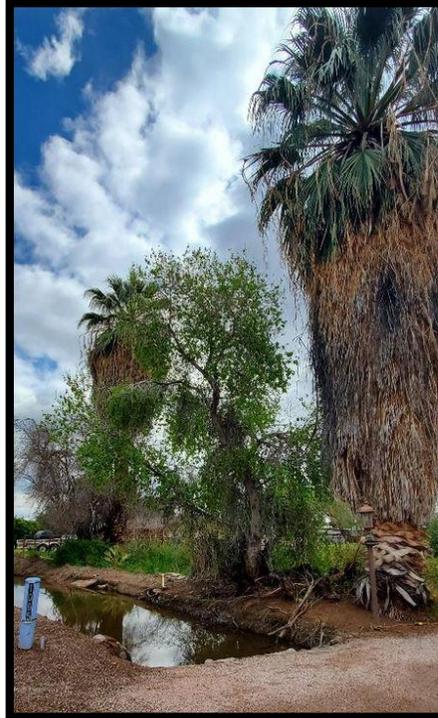
**Northland Cottonwoods** located at 3013 N Gilbert Road was officially built in 1968, but the trees that surround the home were intact long before the home was built. There are pecans and Tall Cottonwoods that were tall and mature in 1957. This was the site of a dairy and the trees saw the structures and farms develop and change. Sheep are now kept in the adjoining pasture. Estimated planting date 1915.



**Del Rio Pecan** located at 3123 N Gilbert Road. The orchard has been intact for many years and still yields commercial citrus. This was the site of the Del Rio chicken farm as well. A pecan on the south part of the property can be seen from Portia Dr. and towers still above the home that was built in the 1960's. The pecan was mature in 1957. Estimated planting date is 1920-1940



**Lehi Canal Cottonwood** located on Lehi Road at 1065 E Lehi Rd. This home has a build date of 1996, though there was a previous structure occupying the land prior. The cottonwood tree out front predates any building on this lot and appears in Aerial images in 1957 as a good-sized tree growing along the Lehi road Canal. This was a part of the original Utah Ditch canal system. The trees still stands, though it is apparent where the massive girth of the tree was reduced by dieback and a smaller part of the tree survived. This is near where the Beloved 'Lehi Ducks' Make their home. Estimated plant date 1920.



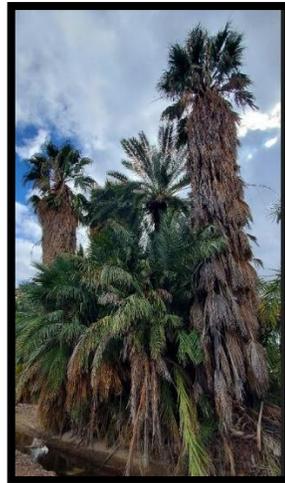
**Orchard Pecans** located at 935 E Lehi Rd. The Home was built in 1915 and moved into this citrus orchard in the early 1960's. The orchard behind the home was mature in 1951 and is estimated to have been planted in the 1920's.

In aerial photographs in 1951 the westmost pecan tree is visible and substantial in size. It towers above the historic home today and yields pecans every year. Estimated plant date 1925. The citrus orchards surrounding this home are among the oldest in the neighborhood and still produce.



**Lehi Road Date Palm** located at 919 E Lehi Rd. This home was built in 1940. The Tree grows along the Lehi Road canal on a portion of the original Utah Canal system. The Date palm appears throwing her shadow in Aerials as early as 1955. Estimated plant date 1930-1940.

Dates were an important food item throughout the 20<sup>th</sup> century and were harvested annually.



**Museum Trees.** These trees grow along the Lehi Road canal at the northmost side of the Mesa historical Museum, and what was once Lehi school. They have been in Aerial photographs from 1955 onward. There is a date palm of considerable width and several olive trees that bear fruit. Estimated plant date; 1940's



2206 N Horne. This home was built in 1940 and the pecan tree at the eastmost side of the property can be seen growing as of 1955 aerial photographs. It still bears pecans. Estimated Plant date 1950.



2258 N Horne was built in 1946. The Pine tree set behind a parking structure was there before it was erected. Though the additional pines in the front yard area tower above the home, they are much younger than the smaller, older pine set off from the road. It appears in aerial photographs as early as 1955 and has stayed much the same through the years. Estimated plant date; 1950



**Bellview Mulberry Tree** 2505 N was built in 2002 but the Mulberry and the Mesquite growing on the west side of the property predate any buildings by far. The two trees appear fully mature in aerial photography in the 1950's and have stayed much the same since. Additionally, there is an apple tree growing there. Though the history is unknown on it, it may be very old as well.



**Dead Man's Curve.** Along the east side of Lehi Road is a cul-de-sac, that once ran past Gilbert Road. The road has a sharp curve as it runs along the canal bank. This curve is commonly referred to as Dead man's curve.



Citrus trees of all age are common in Lehi. Each year new citrus are planted, but the older groves remain scattered. Arizona Sweet Oranges, Arizona Pink Grapefruit and Navel Oranges, and Meyer lemons were common in the early years (1920-1950). In mid years of the 20th century, a wider of variety were planted, including Valencia Oranges, Ruby Red Grapefruit, tangerines, and a wide variety of Lemon trees (1960-1980). In the more recent years a new wave of Blood Navel oranges, tangelos and more unique varieties have been planted. Even the oldest citrus in Lehi still produce.



**Kathy and Dave McCain Peaches** Planted by Dave McCain, they still grow along Stapley Drive and bloom profusely each spring. Though these are relatively newer trees to the area, they thrive the same as peach trees of generations past.



**Williams Chaste Berry Tree** at 506 E Lehi Rd. Planted in the 1960's, it still blooms beautiful purple every year and is a favorite among bees and birds.



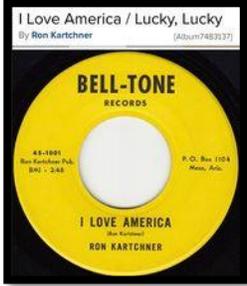
**Various ADOT Parcels throughout the community;** These vacant pieces of land are scattered throughout Lehi and enable equine road users an extra layer of safety when traversing traffic challenges. They also provide visually open spaces, helping to maintain Lehi character. The property at the northwest corner of Mesa Drive and the 202 (Pictured first) was once the site of the original Almond orchards planted by the Pioneers in the late 1800s. Those sections set up along the freeway maintain an open feel to the community (Pictured second). The Center Street basin has a rich history and still serves as a visual entry point into Lehi (Pictured third). Alongside almost every parcel there are well worn horse-riding trails.



**Shill Family Plum, Apricot and Fig trees at 462 E Lehi Rd.** These were planted by Frank Shill in the 1950's and still bear fruit annually. They are fastidiously trimmed and cared for each year and often produce bumper crops of fruit.



## C) Artists, Notable Happenings, and Intangible Heritage Elements of Lehi

<p>1945 Vinyl record by artist and Lehi resident Ron Kartchner who also used to play at the Lehi Days Rodeo</p> 	<p><i>An Hour Before Dawn</i> 1944' Movie filmed 1943 Paramount Pictures, used part of the original Henry Clay Rogers Homestead on Horne</p> 
<p><i>Angel Unchained</i>' 1970 Film, American International Pictures filmed in Lehi</p> 	<p>Annual Pit turkey roast for thanksgiving put on by Boy scout Troop 54</p> 
<p>Lehi Rodeo Days Annually, Each Spring</p> 	<p>Lehi Crossing Trail Ride, Annually Each Spring</p> 
<p>Lehi Rodeo Days Dance, the night prior to the Lehi Days Rodeo, annually each spring</p> 	<p>Selling of farms goods, citrus roadside in the Spring, Lemonade stands in the summer, eggs roadside and plants as well.</p> 

## **D)Preserving the Heritage of Lehi; Concerns for Changes that might Negatively affect the Historic Character of the Neighborhood.**

Lehi Faces many challenges in preserving its unique rural, agricultural, and equine lifestyle in an increasingly urbanized city. Lehi heritage is so closely tied to an agriculturally oriented way of life that many modern ‘standards’ applied to nearby urban areas negatively affect the historic character of the neighborhood. The balance to maintain the Lehi way of life is very delicate, especially with multiple variables at play. Lehi is generally a quiet community with dark skies and space for livestock and agriculture. The following table describes defining characteristics of Lehi Heritage and history, contrasted with various pressures or actions that might negatively affect it. Further below are explanations and quantifications of Lehi Characteristics and the challenges in maintaining them.

<b>Defining Characteristics of Lehi history and Heritage</b>	<b>Changes that add pressure to, and could potentially damage, Lehi heritage and history</b>
1. Low Lighting/Dark Skies	<ul style="list-style-type: none"> <li>•City imposed requirements for additional or upgraded existing street lighting</li> <li>•Lighted street signs</li> <li>•Future requirement for traffic lighting</li> <li>•Allowances for nearby high lighting installations such as the freeway led billboard just west of Lehi</li> </ul>
2. Wide roads with dirt shoulders	<ul style="list-style-type: none"> <li>•City imposed sidewalks</li> <li>•Changes to roadways which make shoulders narrower</li> <li>•Paving or altering substrate of shoulders (the recent installation of quarter minus is acceptable)</li> </ul>
3. Septic Systems	<ul style="list-style-type: none"> <li>•City imposed requirements to hook into city sewer systems on existing septic systems</li> <li>•Imposed city sewer connections or sewer infrastructure on new developments within Lehi</li> </ul>
4. Access to the Salt River via horseback	<ul style="list-style-type: none"> <li>•Lack of action by city to maintain road shoulders for equine and pedestrian movement</li> <li>•Lack of action by city to designate/develop as formal trail systems or bridle path through the Lehi area to allow access to the river</li> <li>•Further allowance of high-density developments using major ‘river access roads’ used by equine traffic (Center Street, Stapley Dr and Mesa Dr)</li> <li>•Installation of an interstate off ramp at Mesa Drive</li> </ul>
5. Quiet Skies and roadways	<ul style="list-style-type: none"> <li>•Failure to address current speeding issues on Lehi roads, as well as increases in traffic numbers</li> <li>•Increased activity at firing range especially heavy explosives, especially at night</li> <li>•Failure to address aviation impact in the airspace above Lehi</li> </ul>
6. Quiet rural feeling roads, where livestock can move freely and children play outside	<ul style="list-style-type: none"> <li>•Increases in traffic numbers on Lehi roads</li> <li>•Increases in speeding on Lehi roads</li> <li>•Increased spillover in traffic volume from surrounding areas or parks</li> <li>•Failure to limit vehicular capacity of Lehi Roads</li> </ul>
7. Livestock Allowances	<ul style="list-style-type: none"> <li>•Decreases in livestock and agriculture allowances in Lehi</li> </ul>

Defining Characteristics of Lehi history and Heritage	Changes that add pressure to, and could potentially damage, Lehi heritage and history
	<ul style="list-style-type: none"> <li>•Changes in allowances for outbuildings and fencing for livestock, such as taller fences at front of properties</li> </ul>
8. Adjacent development and fringe areas	<ul style="list-style-type: none"> <li>•Continued allowance for high and mid-high-density development in surrounding areas (traffic, safety, ability to access river, noise)</li> <li>•Further high-density development of ‘fringe’ areas as defined in 2006 Lehi Sub Area plan</li> <li>•Installation of the Mesa drive offramp through Lehi</li> </ul>
9. Large open lots	<ul style="list-style-type: none"> <li>•Variances allowed within Lehi for development of lots under the true 1 Acre lots size; 43,500 square foot, as well as allowing ‘commercial acre’ development</li> </ul>
10. Irrigation and use of open ditches	<ul style="list-style-type: none"> <li>•Changes in irrigation rights, especially for large and historic trees</li> <li>•Changing the allowance for open canal systems</li> </ul>

1. **Low Lighting/Dark Skies:** Imposition of Lighting elements threaten the character of Lehi including the requirements imposed on any new development within Lehi currently. The addition of Sports fields nearby, even with the most modern LED lights creates light pollution. In addition, the recent upgrading of a nearby highway billboard to LED casts light down Lehi Road in a way never seen before. Without specific guidelines limiting lights for the Subarea, the dark sky in Lehi faces a challenge.
2. **Wide roads with dirt shoulders:** Wide Street shoulders not only a visual clue for recognizing Lehi as an early Mormon settlement, but they also serve important purposes of livestock and pedestrian movement through the neighborhood. As traffic issues become more wide ranging, paired with the lack of a dedicated and maintained trail system through Lehi, dangers increase for equestrian users. Horses cross Lehi Road at multiple locations to access wide shoulders and there are no horse crossing signage or dedicated crossing areas. Mesa Drive, north of Lehi, currently has a shoulder under 10 feet wide in areas, forcing equine traffic to use paved portions of the road. Center Street has seen development and increases in traffic, and paired with heavy industrial truck traffic creates increasing hazards to horse users and pedestrians at large. The lack of addressing these issues as changes continue to develop presents a threat to Lehi history and heritage.
3. **Septic Systems:** Septic systems have always been important to the Lehi area. There is strong sentiment in the community to keep the allowance for septic rather than be forced to hook into the city sewer systems. Partly because maintaining a large lot is less expensive with septic, and partly because maintaining one’s own property is characteristic of the independent mindset of historic Lehi that remains today. As density increases within the Lehi area, planning for additional septic systems should be addressed carefully so public safety issues do not force hookup to the City systems.
4. **Access to the Salt River via horseback:** (This characteristic intersects somewhat with characteristic 2). Access to the Salt River on horseback has always been an important part of life in Lehi. Prior to the freeway installation, the river was accessed through many channels. The only remaining access for horses remains Mesa Drive, Center Street and Stapley in Lehi South, and Thomas Road in Lehi North. Developments being approved on Center Street and the heavy industrial traffic along Center Street create a hazard for accessing the river, though is still heavily used by equine-pedestrian traffic. Mesa Drive remains an alternative access point, however, access runs through private land and the shoulders of Mesa Drive are pinched

- in areas which force horses to ride onto the paved road. Stapley Road has portions which have paved shoulders. Lack of proper planning constitutes a danger to Lehi heritage.
5. **Quiet Skies and Roadways:** Lehi has been traditionally a peaceful and quiet area. Toads are known to fill the night air with their songs during wet seasons. With the installation of the shooting range, the use of heavy trucks down Lehi Road, the 202-freeway running the length of Lehi and more recently, the increase in aviation impact from Sky Harbor, the peaceful and quiet element of Lehi Heritage faces multiple challenges. The sound walls (constructed to shield Lehi from the 202-freeway noise) still allow spillover of sound and need revisiting in both North and South Lehi. As traffic increases on Lehi Roads, the sound has increased commensurately. The shooting range hours run late into the night and can be heard throughout the neighborhood, especially with use of explosives and automatic weapons. Additionally, since 2019, commercial aircraft out of Phoenix are using the airspace above Lehi more heavily, with new flight profiles and in concentrated patterns. This creates a challenge in maintaining the ‘peace and quiet’ that was historically a part of this area. These items need to be addressed by City of Mesa to ensure Lehi Heritage is not threatened further.
  6. **Quiet rural feeling roads, where livestock can move freely and children play outside:** Speeding and non-neighborhood traffic impact continue to be an issue, even with recent speed limit reductions. Should speeding and traffic numbers increase further it affects not only the ‘peaceful roads’ of Lehi which are tightly tied to history and heritage, but it also threatens other parts of Lehi heritage such as agricultural movement through the neighborhood, children playing outside, the peace and quiet of the neighborhood and safety.
  7. **Livestock Allowances:** Lehi currently enjoys expanded livestock privileges with regards to number of animals allowed, beekeeping, fencing, boarding and outbuildings. Were this to change, it would affect the heritage of Lehi in many ways. Keeping of livestock is a deeply rooted part of Lehi heritage and these privileges should be maintained.
  8. **Adjacent developments and fringe areas:** In the 2006 Lehi Sub Area Plan, areas surrounding Lehi boundaries were identified as important areas of influence (fringe areas) that may affect the character of Lehi. Since then, most of those fringe areas have been developed into high density housing, high use parks or trailer courts which exerts enormous pressure on the unique Lehi way of Life. With the area loss as a result of annexation, and further area loss with the installation of the Red Mountain Freeway, the overall area of Lehi has trended toward shrinking. The increased high-density developments and allowances for rezoning from R1-43 to a higher density in the surrounding and adjoining areas presents a clear challenge to persevering the heritage of Lehi, which requires open spaces for agricultural use. Should any of the remaining fringe areas be allowed to be developed in a way that increases traffic through Lehi, increase sound impact, or cut off access on horseback, this would change the heritage and historic use of Lehi.
  9. **Large Open Lots:** Lehi is currently zoned R1-43; single family homes on a minimum of 1 acre lots. This speaks to the agricultural heritage of Lehi and variances allowed within the sub area boundaries create a pattern of urbanization. The current R1-43 zoning within Lehi should be maintained or reexamined to represent the area more accurately. Less than 43,500 square foot lots should be avoided, including allowances for ‘commercial acres’ which further discourages animal husbandry.
  10. **Irrigation and use of open ditches:** The use of open canal systems has been a part of Lehi Heritage for nearly 150 years. Since 1877 when the Utah Ditch was cleared, it has been the manner in which lots are irrigated. The Established orchards and historic trees depend upon this element.

## **E) Summary of Lehi Character Defining Elements**

*\*These items are also indicators of an early Mormon settlement*

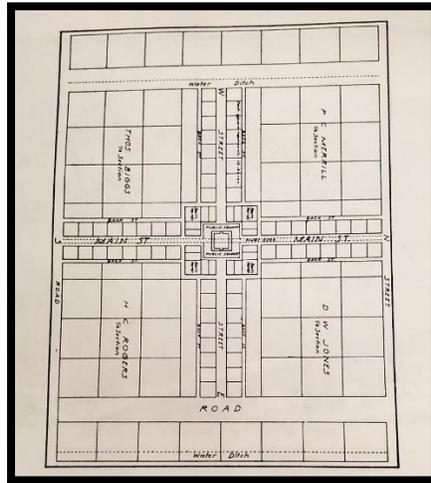
### **General Character Elements:**

- Founding families residing in neighborhood
- Open spaces and large lots at a minimum of 43,500 square foot acre parcels
- High density of Livestock and common practice of livestock keeping apiaries
- Wide roads with dirt shoulders and no sidewalks\*
- Dark Skies with few streetlights, no traffic lights and little light pollution
- Quiet atmosphere, quiet skies
- Rural atmosphere with slower speed limits
- Wide array of plant types, mature trees and little xeriscaping, open grassy fields are common
- Flood irrigation
- Septic systems
- Horseback riding common along roads as well as carts and livestock movement in general
- Farm equipment movement along roads
- High density migratory birds and wildlife in general
- Community gardens, wildlife habitats and bird habitats
- Traditions such as Lehi Crossing Trail ride or the Lehi Days Rodeo and Barbeque
- Access to the river on horseback
- Visible historic elements such as silos and older barns, sheds\* or farm equipment
- LDS First Ward Church\* and Mesa Historical Museum are within Lehi Sub Area Boundaries
- Selling or trading of goods such as eggs, citrus, milk, and plants
- Open irrigation canals\*

### **Architectural Elements:**

- Homes set on large lots with open space for livestock or foliage\*
- Outbuildings and barns are common as are livestock enclosures or facilities\*
- Homes are 2 stories or under, basements are common
- Brick or stone construction or trimming/fencing elements\*
- Gabled roofs\*
- Houses set back from road but on front portion of property
- Driveways unpaved with use of paver bricks at times
- Variety of fence styles with emphasis on stone or brick or planted fences\*

## Additional Section: Historic Context through which Lehi Exhibits Significance



*Original City plan for Lehi (LTD, 2000)*

Lehi was founded in 1877 and was the first Mormon colony town in the southern part of the Arizona Territory. The town was set up in a traditional Mormon Settlement 'City of Zion' pattern and these elements remain prevalent throughout the Lehi Area. Recognizable features developed to distinguish a pre-1900 Mormon settlement (which continues to be occupied by Mormons) include wide streets, large blocks divided into a grid pattern, open spaces, livestock, and open roadside ditches. Lehi exhibits at least 9 of the following indicators and can be easily classified as a pre-1900 Mormon settlement (LTD, 2000).

1. Wide streets
2. Roadside Irrigation Ditches
3. Barns sheds and Granaries
4. Unpainted farm buildings
5. Open field landscape around town
6. Hay Derrick
7. 'Mormon Fence'
8. Dominant use of brick
9. Mormon Ward Chapels
10. Domestic Architectural Style

Lehi did not develop the intended *mile-square type* organization, primarily due to devastating floods in the early 20<sup>th</sup> century. Many of the features of this original plan are apparent near the "visual nucleus," at the intersection of Horne and Lehi Roads. Non-Mormon influences have affected the strength of these traits in the 21<sup>st</sup> century but are still easily recognizable throughout the community. Lehi continued as a separate town until 1970, when it was annexed into the city of Mesa, but remains a distinct community. The original settlement pattern was continued into the early 2000's as can be seen with the subdivisions of the 1970's and the building types of the late 1990's. Lehi has historical significance in both Arizona and American Settlement history and represents one of the only remaining elements of Mormon pioneer settlements anywhere in the Salt River Valley (LTD, 2000).

Additional elements of the original settlement can be found in the many Lehi current residents who are descendants from the earliest pioneer settlers (Founding Families). Open, historical ditches running freely along roads, homes constructed on large lots, and livestock and livestock enclosures or facilities are common throughout the community.

There are several historic contexts through which Lehi exhibits significance, many of which are reflected in modern day features of Lehi and many contribute to the unique 'feel' of Lehi:

### **Pioneering Period**

The initial layout of the town with the 'Town Nucleus' and the division of land amongst families as well as the communal nature of the early pioneering years with contributions to a communal store (United Order) and donation of land for building of community structures such as the church and school exhibits historical significance. Innovation in irrigation with the construction of the Utah Canal and the innovation in Agricultural practices such as planting of early orchards and cultivating nonnative plant types (Turnips and sugar cane, fruit, and nut trees) exhibit what would become substantial agricultural influence in the region. The unique relationship with neighboring tribes in the late 19<sup>th</sup> century and the successful petitioning for the formation of the reservation (1879) isolated Lehi from other settlers in the region, but Lehi maintains a unique relationship with the neighboring Tribal lands also considered 'Lehi.'

### **Community Development**

Lehi has, from its beginnings, maintained a tight knit community where neighbors and families offer support to each other either through shared maintenance of property or through families living on lots together and through community traditions and gatherings. Lehi has always been a community of inclusion, shown by the unique and friendly relationship with neighboring tribes and carried on with its never-segregated school and protection of Japanese families during WWII. The sense of 'neighbors helping neighbors' remains a strong theme within the community.

### **Architectural History**

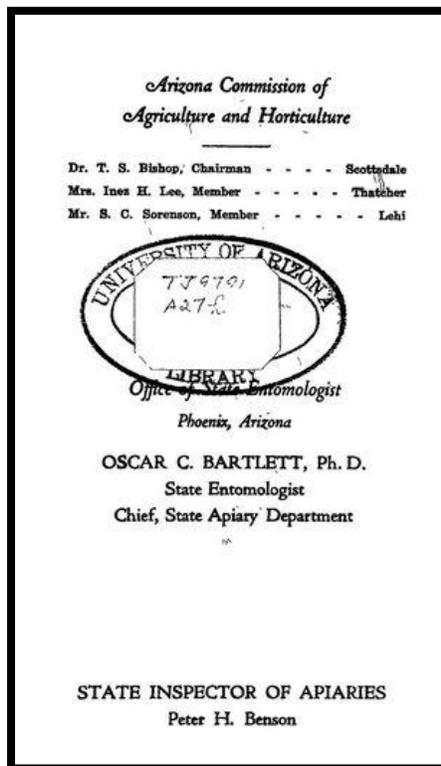
Lehi architecture followed a consistent pattern of development with the use of Lehi Red Brick, and later simple red brick, keeping with an 'urban farm' style lot layout. Many buildings are easily recognizable as early Mormon typed homes with gabled roofs often low sloped, and side facing gables. The majority of late 1800 and early 1900 homes were constructed of (Type I or II, Noble 1983) adobe, stone or brick and lumber. Most of the early 19th century homes are Subtype 1 or 2, with additions as time progresses. The architectural pattern was continued through the 20<sup>th</sup> century. Front porch areas are often covered but most homes still have the typical balanced doorway centralized on the front face of the home. Red brick is often used as trim accents or planter bed accents, even on post 1950 construction. Subtype III, and IV homes became more popular in the 1980's and 90's, many of which are also trimmed with red brick. Many non-painted barns or outbuildings were constructed with lumber through the 1980's and many still remain; the outbuildings being an important part of Lehi heritage primarily for livestock application. The 'farm style' home, which is planned with enough land to farm or keep animals, is prevalent throughout the neighborhood. It mimics an 'urban farm' style layout with homes often closer to the street facing portion of the property and the majority of land set behind the home.

### **Contribution to the development of the Arizona Citrus Industry and Agriculture of the State of Arizona**

Lehi influenced the development of the Arizona agricultural industry in many ways. The Pioneers planted almond tree and grape cuttings, various other fruit trees, sugar cane, wheat, and melons upon their arrival in 1877. By 1878 accounts show citrus trees were producing as well (Merrill, One Hundred Steps Down Mesa's Past, 1970, p. 180). Lehi helped Mesa to become established as a colony through helping to familiarize with the potential canal sites, offering gardens for sustenance in the first 6 months and offering cuttings from already established fruiting and nut trees (Merrill, One Hundred Steps Down Mesa's Past, 1970, p. 72). Lehi was considered an agriculturally productive town through the mid-20<sup>th</sup> century and was identified in SRP documents and Arizona State agriculture reports. It was described in the 1897 Report of the Arizona Governor as '*...a prosperous agricultural village...*' (H.R. Doc. No. 5, 55th Cong. 2ndSess. (1897), 1897)

It is unknown when Beekeeping first began in Lehi, but written accounts of established and already producing hives occur as soon as 1882 (Merrill, One Hundred Echoes from Mesa's Past, 1975, p. 65). When Arizona formed the State Apiary Inspector's Office in 1913, Lehi residents were listed as having hundreds of Hives. Lehi residents have long been active in Arizona Apiary organizations,

including the Arizona Commission of Agriculture and Horticulture. S.C. Sorenson of Lehi was a member and co-author of literature in 1924. Lehi honey, alongside The Salt River Valley at large, supplied the east coast and much of the United States with honey throughout history. Beekeeping is still popular in the Lehi area and it is among the last areas in Mesa where apiaries are allowed (Oscar C. Bartlett, The Beekeepers of The State of Arizona, 1924).



*Front page of 1924 Publication Co-authored by Lehi Resident*

Citrus orchards have been consistently producing both commercially and for personal use since the late 1800's. The larger remaining orchards were left in the county during annexation into Mesa but are still commercially operated. Record citrus trees were found in Lehi at the Crismon property and a wide variety of citrus remain producing in the Lehi area. Lehi citrus growers actively sold to Sunkist during the early and mid-20<sup>th</sup> century and was a member of The Citrus Growers Association.

Lehi substantially contributed to livestock supply throughout the State and Southwestern United States at large as seen with the ample sheep, cattle and chicken farms producing both food and production animals. Lehi also operated multiple dairies. These practices are common in modern day Lehi with the keeping of milk cows, steers, sheep, and working equine populations. The horse industry benefited from the various breeders who produced horses within Lehi, including Morgan, Racing Quarter horses, Tennessee walkers, Appaloosas, and Thoroughbreds. Notable horses were bred in Lehi throughout the 20<sup>th</sup> century. Equine use is still a very important identifying element of Lehi's culture.

The agriculture in Lehi supported war efforts in the United States During WWI and WWII and impacted the Southwest United States by way of dairy production, livestock production, crop production and honey production as various times throughout history.

## **Founding Families**

The Founding families of Lehi are those who have historical roots in the Lehi area, that still remain living in the area. Many of these families are still very active in the community and many have ties to various leaders throughout the local and state government. These families include:

Biggs  
Shill  
Brown  
Jones  
Cluff  
Boyle  
Rogers  
Crismon-Freeman  
Sorenson  
Ishikawa-Sato  
Simkins-Goff

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