

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

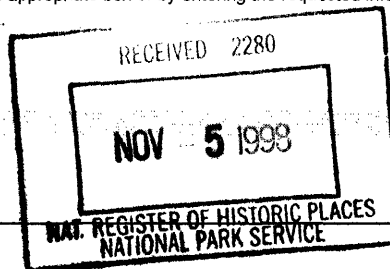
COVER

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Historic and Architectural Resources of Lehi, Utah



B. Associated Historic Contexts

(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

Settlement and Town Building, 1850-1870

The Coming of the Railroad and Economic Expansion, 1871-1899

Modernization, Steady Growth, and the War Years, 1900-1940s

C. Form Prepared by

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

☐ See continuation sheet

Signature of certifying official

10/30/98
Date

Utah Division of State History, Office of Historic Preservation

State or Federal agency and bureau

I, hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

12-4-98
Date

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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E. Statement of Historic Context

SETTLEMENT AND TOWN BUILDING: 1850-1870¹

The settlement of the Dry Creek/Sulphur Springs area of northern Utah County in late 1850 marks Lehi as one of Utah's oldest cities (pioneers first arrived in Utah in 1847). In 1850 a group of permanent settlers headed for the site of Lehi, a place passed over earlier because of the limited availability of water, a problem that would plague the community for several years. Fifty-two pioneers, all of them members of the Church of Jesus Christ of Latter-Day Saints (L.D.S., or Mormon Church) stayed in the area during the mild winter of 1850-51.² They arrived as independent families, individuals, or small groups of families rather than a single, "called" colonizing party, as often happened in Utah's early settlement. Sometime in 1851, the little community was named "Evansville" after its most prominent figure, David Evans, who was appointed first bishop of the Dry Creek Ward³. Farming commenced in 1851 and flourished after digging a seven-mile water ditch from American Fork Creek. Lehi's first public building (not extant), known as the Log School, was built in 1851. The town was incorporated as Lehi City in 1853. The first mayor, Silas Barnes, lasted only one year before being replaced by David Evans.⁴

The year 1853 also saw the construction of a new toll bridge over the Jordan River and a large fort which provided protection to settlers during the Walker War with local native Americans. The 75 by 75 rod (1237.5 feet by 1237.5 feet) enclosure consisted of sixty log cabins moved in from scattered locations. The boundaries were: 3 rods (49.5 feet) north of Main Street, 3 rods (49.5 feet) west of 300 West, midway between 200 and 300 South, and midway between Center and 100 West.⁵ In 1854, a larger mud wall was erected to enclose the fort. It was six feet wide at the bottom, three feet wide at the top, and 8 to 12 feet high. That same year the town was surveyed and sixteen blocks were laid out, each twenty rods square (330 feet square) with streets 99 feet wide. In 1855, despite hardships such as a grasshopper invasion and a severe winter, construction commenced on the first church meetinghouse, a substantial adobe building.

In 1858, Lehi citizens witnessed the mass migration of thirty thousand Mormons during the "Move South" connected with the Utah War, a conflict between the Mormon settlers and the federal

¹The contexts for this nomination, as well as much of the narrative contained in Section E, is taken from "Lehi Reconnaissance Level Survey," prepared by Allen Roberts, AIA, for the Utah State Historic Preservation Office, October, 1992, and February, 1994. Copy on file at the Utah SHPO.

²Richard S. Van Wagoner, Lehi: Portraits of a Utah Town, (Lehi, Utah: Lehi City Corporation, 1990), 3.

³The term "ward" is used to describe not only a geographical unit but also a church congregation. Larger settlements might have several wards, while smaller settlements would have only one, even though the residences of the ward members might be spread over several miles. The bishop is the leader of the ward and is responsible for both the spiritual and temporal welfare of the citizens, and in the past, commonly served in civic functions as well.

⁴Van Wagoner, 41.

⁵Van Wagoner, 4-6.

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government. Church leader Brigham Young activated nearly eleven hundred territorial militiamen, and ordered the residents of Salt Lake City to "Move South" to communities in Utah County, including Lehi. At the end of the war, Lehi residents watched thousands of soldiers from Johnston's Army march to Cedar Valley, west of Lehi. Many refugees made permanent homes in Lehi after the move. They and the longtime residents of Lehi alike profited considerably from their business dealings with the nearby army. The presence of the army post provided a huge demand for Lehi goods and services. Unlike most Utah communities of the time, Lehi soon had a strong commercial district (centered on Main Street) and an economy infused with army cash. In 1861, when Camp Floyd was abandoned after the beginning of the Civil War, Lehi capitalists bought valuable building materials for less than 10 percent of their worth. For many years to come, new buildings in Lehi were fitted with doors and windows salvaged from Camp Floyd.

Small businesses such as flour mills and tanneries were established during this period. During 1867-69 the surveyed land in Lehi Township was registered with the Federal Land Office. During 1869-75, the land was deeded to its occupants. The next year, settlement in the "New Survey" northwest of town commenced. Many townspeople lived in or immediately around the fort until the late 1860s. Gradually, however, they moved out of the fort and constructed new homes in the surveyed town site. Throughout the 1850s and '60s, Lehi residents established a primitive but permanent town of dugouts, log homes and adobe houses of vernacular Classical architecture. In the early 1860s, world traveler and writer, Sir Richard Burton, recorded that Lehi was a "rough miniature of G.S.L. City, in which the only decent house was the bishop's . . . "⁶

THE COMING OF THE RAILROAD AND ECONOMIC EXPANSION: 1871-1899

Lehi's transformation from a small town to a more permanent and diversified town was gradual through the ensuing decades, but accelerated during the period 1871-1899. Local historian Richard Van Wagoner asserts that the 1870s brought "dramatic changes" to Lehi.⁷ Foremost among these was the arrival of the railroad. In 1872 the Utah Southern Railroad reached Lehi, employing townspeople in its construction and maintenance.⁸ A business district quickly sprang up nearby to service the railroad and its patrons. For nearly a year, Lehi was the terminus for the Utah Southern Line. Teamsters transported goods to and from points south as well as timber and ore from mines in American Fork Canyon (to the east) and the Tintic District (to the southwest). In 1873, more than 160 million pounds of goods were shipped in and out of Lehi.⁹ Even after the Utah Southern was extended further south into central Utah after 1873, Lehi remained a transportation center. The Lehi Music Hall and People's

⁶Richard F. Burton, The City of the Saints and Across the Rocky Mountains to California, Fawn Brodie, ed. (New York: Alfred A. Knopf, 1963), 501. qtd. in Van Wagoner, 11.

⁷Van Wagoner, 11.

⁸Van Wagoner, 387.

⁹Andrew Fjeld, Lehi Sunday School History (Lehi: Lehi Free Press Publishing Co., 1956), 6-7. qtd. in Van Wagoner, 387.

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Co-operative Institution were built during this period. While the national panic of 1873 slowed the growth spurt due to business failures, unemployment, and the lack of cash, recovery occurred partly due to Brigham Young's new program of economic independence called the United Order. The Order was established in Lehi in 1874 and "two thirds of the people" consecrated either property, produce, labor or money. The co-operative effort had limited success, however, and was discontinued in the late 1870s.¹⁰

Important to the physical appearance of Lehi was the importation and eventual local production of kiln-fired clay brick. Peter Cristofferson's brick home on the southeast corner of Main and 100 West (later converted to the New West School and no longer extant) was the first structure in Lehi to use this new building material.¹¹ Until 1891, when the first brickyard in Lehi opened, all brick was shipped into the community. In 1877 a new City Hall was erected. David Evans, longtime mayor and bishop, finally resigned from the latter position in 1879 after 28 years of service. Thomas Cutler, the superintendent of the Lehi People's Cooperative Institution, was his replacement. Eighteen-eighty brought the creation of the Lehi Irrigation Company, followed in 1881 by the coming of the Denver and Rio Grande and Salt Lake and Western railroads and new commercial developments. A new building housing the People's Co-op Mercantile was built in 1883. In 1887, Sarah J. Smith had constructed a large adobe hotel and restaurant near the D.&R.G.W. tracks on Main Street.¹² Taking advantage of the new railroads, Lehi Junction became a bustling center with a general store, brickyards, assay offices, a school, L.D.S. Meetinghouse and many new homes. The first telephone to come to Lehi was located in the People's Co-op.¹³ By the mid-1890s, telephones were in homes as well.

Growth in the 1870s and '80s was a precursor to the expansive decade of the 1890s in Lehi. The leading development of the decade, and perhaps the most important industry in Lehi's history, was the Utah Sugar Company Factory, the first of several such structures built by the company throughout Utah and Idaho. Started in 1890 at Mulliner's Pond, the factory employed many local people and continued to do so until its closure in 1924.¹⁴ Leonard S. Arrington, in his history of the Utah-Idaho Sugar Company, Beet Sugar in the West, asserts that the Lehi Sugar Factory holds a "Pre-eminent place in the history of the beet sugar industry in America." Innovations made there read like a virtual laundry list:

The Lehi Plant was the first successful beet sugar factory in the Mountain West, the first to utilize beets grown by irrigation, the first to have a systematic program for the production of its own beet seed, the first to use the 'osmose process' of reproducing molasses, the first to build

¹⁰Van Wagoner, 124-128.

¹¹Van Wagoner, 253.

¹²This building is still standing and underwent a rehabilitation in 1997/98.

¹³Van Wagoner, 69-70.

¹⁴Van Wagoner, 238-247.

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auxiliary cutting stations, and the first to have been established as part of a great social and religious movement.¹⁵

The factory and the statewide boom of mining, transportation and agricultural industries, were the greatest factors in Lehi's great prosperity of the 1890s. The construction of many fine commercial, industrial, governmental, educational, religious and residential buildings during the Victorian Era attests to its healthy urban nature. Installation of a system of electric lights in 1899 was a fitting symbol of the town's arrival as a modern and growing community.¹⁶

MODERNIZATION, STEADY GROWTH, AND THE WAR YEARS: 1900-1940s

Unlike the periods of dramatic growth during the late 19th century, Lehi's progress through the first decades of the 20th century was slower but steady. This environment of stability allowed the city to keep pace with growth and insure order and good management of the community. In 1900 a city park and pavilion were created, and in 1902 a new water pumping station was constructed on the Jordan River. The Standard Knitting Factory and Bank of Lehi were established in 1903, the same year that Thomas Cutler, Lehi's L.D.S. bishop for 24 years, was released. Simultaneously, the Lehi Ward of 2,500 souls, one of the largest in the Mormon Church, was divided to create four new wards. Each of these, along with the Fifth Ward (meetinghouse demolished), established in 1920, eventually built a new meetinghouse. Meanwhile, construction began on the large, impressive Lehi Tabernacle in 1900, and the building was dedicated in 1910.¹⁷

New business and industries continued to spring up thanks in part to the railroad lines through town. The last portion of the old fort was demolished in 1905, and in 1908, Lehi's citizens funded the construction of a monument commemorating the old fort. The Lehi Commercial Club was founded in 1905, formed by local businessmen to promote Lehi's growth in commerce. In 1906 the Lehi Mill and Elevator Company, Mt. Pickle Factory, and Central Experimental Farm came into existence.¹⁸ Public improvements spearheaded by the Lehi Commercial Club followed, including the Lehi Waterworks of 1907, resulting in a vastly superior water system built in 1907-09. Lehi's citizens soon had more than enough water to quench their thirst, though with the passage of a city prohibition ordinance in 1909, alcohol was no longer available in the town's several saloons to satisfy a different type of thirst. As old generations of settlers and early buildings were passing away, citizens took advantage of their more comfortable and reflective status to prepare the History of Lehi, published in 1913. In 1914 the Orem interurban railroad reached Lehi and the next year, the major streets were improved to accommodate

¹⁵Leonard J. Arrington, Beet Sugar in the West: A History of the Utah-Idaho Sugar Company, 1891-1966. (Seattle, Washington: University of Washington Press, 1966), 15.

¹⁶Van Wagoner, 127.

¹⁷Van Wagoner, 16. Now demolished.

¹⁸Van Wagoner, 16.

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automobiles.¹⁹ The first "horseless carriage" in Utah had been the invention of a Lehi man, John Dewey, who built his 8-mile-an-hour vehicle in 1899.

Like most Americans, the citizens of Lehi participated in and supported the war effort during 1917-18. The war had less local impact, however, than the influenza epidemic of 1918-19 that killed one percent of the town's population. A major hailstorm in 1920 also brought disaster.²⁰ Still, the 1920s were prosperous, stable years in Lehi. The city adopted a budget system of government in 1921 and started draining its swamps in the same year. The Lehi Electric Lighting Plant was built in 1925, and in 1926, the Memorial Building was built and the Lehi Hospital began operating. New athletic fields were a welcomed addition in 1929, especially given the wearisome years of the Great Depression that followed. Hard times had arrived early for the residents of Lehi; in 1925 the Lehi Sugar Factory was closed due to the failure of that year's sugar beet crop in Utah. The factory never reopened, and was dismantled by 1939.²¹ The Depression slowed growth and brought lean, hard times, but some relief came as governmental programs, including those of the Utah County Civil Works Administration (CWA), the Federal Emergency Relief Administration (FERA) and the Works Progress Administration (WPA). New Deal agencies provided funds for local public works projects and employed Lehi residents to build the projects. New Deal-funded projects in Lehi included the renovation of the Lehi Hospital (address here), construction of a new fire station at the Memorial Building, an upgrade of the city's waterworks, renovation of the Lehi Rodeo Grounds, and numerous road, sidewalk, and park improvement projects.

In 1941 when the United States entered World War II, the Lehi population mobilized to support the war effort. While many of Lehi's men and women served in the armed forces (thirteen Lehi men would die in the war), wartime measures, such as rationing, affected all of Lehi's citizens. Scores of Lehi workers went to work at the new steel plant constructed at Geneva in 1942. A new plant was constructed at Lehi Junction to build silica brick to line the blast furnaces of Geneva Steel and plants elsewhere in the west. Housing shortages existed throughout America during the war; Lehi, with its proximity to Camp Williams and Geneva Steel, was especially hard hit. Two new subdivisions were built in Lehi, and apartments were placed in the former Smuin Dancing Academy, the Bank of Lehi building, the Ross building, and the former Christian Knudsen House (all extant in 1998). The latter had served as a relocation house for four Japanese families during the early days of the war. By 1945, when the war ended, Lehi had changed and grown substantially in population. The town would change even more in the following years of postwar prosperity.

__ See continuation sheet

¹⁹Van Wagoner, 391-392.

²⁰Van Wagoner, 21

²¹Van Wagoner, 247.

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F. Associated Property Types

I. Name of Property Type Residential Buildings

II. Description

Phase I: 1850-1870 (Residential Buildings)

Lehi's pioneer period saw the establishment of a variety of commercial, industrial, residential and institutional buildings in the community. However, reconnaissance-level surveys conducted in 1992 and 1994 indicate that only seven residential structures have survived from that initial period to the present while also retaining sufficient architectural integrity to be potentially eligible for nomination to the National Register.²² Extant residential buildings of the pioneer period reflect the use of locally available construction materials of that time. Mud obtained from local deposits was first used by settlers as a building material. This material was supplanted by locally manufactured adobe brick set upon foundations of native stone. Adobe was made principally at a yard located south of the present Lehi Roller Mills, on east Main Street.²³ A few frame dwellings from late in this period are present, though the supply of timber available locally was limited. Building types include single-cell, central passage, hall-parlor and crosswing houses, as well as some temple-form structures. The utilitarian emphasis of the time resulted in less highly stylized buildings than are found in later periods. However, vernacular expressions of Greek Revival and Gothic Revival stylistic influences are frequently exhibited.

Phase II: 1871-1899

A good percentage of the many houses built during the second phase of Lehi's development (1871-1899) remains well-preserved. Out of 226 buildings dated to this period by the 1992/1994 Reconnaissance Surveys, 44 were rated as contributing houses. Brick, frame, and adobe (especially in the early part of this period) predominate as construction materials. Houses constructed during the early years of this period reflect Classical (e.g., Greek Revival) and Gothic Revival stylistic elements similar to those that characterized the pioneer period. During the 1880s, however, Victorian and Picturesque architecture was introduced in Utah.²⁴ Picturesque styles such as Italianate, and Victorian ones such as Queen Anne and Victorian Eclectic became very popular in Lehi, dominating construction in the community through the turn of the century. Residential building types of the period include

²²"Lehi Reconnaissance Level Survey," prepared by Allen Roberts, AIA, for the Lehi CLG and the Utah State Historic Preservation Office, October, 1992, and February, 1994. Copy on file at the Utah SHPO.

²³Van Wagoner, 253.

²⁴Carter, Thomas, and Peter Goss, Utah's Historic Architecture, 1847-1940, (Salt Lake City: University of Utah Graduate School of Architecture and Utah State Historical Society, 1988), 110.

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hall-parlor and central passage during the early years, with cross-wing, and other Victorian cottage and house types dominating the later years.

Phase III: 1900-1940s

The beginning of this period is contemporaneous with the appearance of the bungalow house type, reflecting Craftsman and Prairie School stylistic elements. Older styles associated with Phase II remained popular in Lehi during the early part of this period. Most houses constructed during this period are of brick (often locally made) though wood frame houses are also common. Residential types and styles associated with the period include bungalows in the Craftsman and Prairie styles, and period cottages and houses in a broad range of revival styles, including Colonial Revival, English Tudor, and French Norman.²⁵ Residential buildings of a type classified as World War II Cottages are now of sufficient age to be potentially eligible for National Register nomination. Two subdivisions were developed in Lehi during World War II in an effort to relieve the housing shortage. One was located in the Fourth Ward, and another was located in the Third Ward, between Second and Third West. Although survey data on houses of the 1940s and early 1950s has not been compiled, a significant number of such homes are likely to be present in Lehi, especially in the aforementioned areas.

III. Significance (Residential Buildings)

Phase I: 1850-1870

Residential buildings constructed during the first period of Lehi's growth (Phase I) are locally significant under Criterion A for their association with the earliest settlement phase of Lehi. They are also significant as material examples of the Mormon effort to create an ideal agricultural society. During this time, the city was settled and grew to prosperity as a viable Mormon pioneer community. Lehi was based on agricultural self-sufficiency, like most Mormon settlements, though its proximity to the army post at Camp Floyd made its profitable commercial enterprises more significant to the town's development than many other pioneer settlements. The houses of this period reflect this emphasis. They are primarily utilitarian in character and appearance, and are built of locally available materials, such as adobe. Although the simple nature of these houses precluded many stylistic elements, Classical influences are apparent in such elements as symmetrical facades and cornices.²⁶

Phase II: 1871-1899

Later in Lehi's development (Phase II), larger, more elaborate houses were more prevalent. These buildings are significant under Criterion A for their reflection of the growing prosperity and sophistication that the arrival of the transcontinental railroad and other links to outside communities brought to Utah towns such as Lehi. Not only did Lehi's citizens have the financial means to build larger, more stylish homes, they were more aware of the popular architectural styles due to the

²⁵See Carter and Goss, pp 145-168, for a thorough description of these styles.

²⁶Carter and Goss, 95.

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numerous magazines and style books that were available. The use of "mass-produced mill work and decorative ornamentation" also affected the stylistic choice during this period.²⁷ This trend continued through the historical period.

Phase III: 1900-1940s

Houses built during Phase III are significant under Criterion A for their association with the prosperity of developing industrial and commercial endeavors. This is reflected in the decorative treatment many of the substantial brick buildings received during this period. As commercial enterprises reached their peak and industry coalesced into a small number of large entities, such as the Utah-Idaho Sugar Company, the working class expanded and many modest cottages were built to house them. The houses built during this period reflect a shift in the changing attitudes of people. While the early part of the period still consists of Victorian houses, there was a shift to more informal housing such as bungalows. The Bungalow house type, with its comfortable feel and low profile became the common house type replacing the Victorian cottage.²⁸ Concurrent with Victorian cottages and bungalows, were the Period Revival houses that reflected an interest in historical styles. While few are extant in Lehi, they reinforce the idea that the people of Lehi were aware of national trends. In the 1930s, the Great Depression brought housing construction to a virtual standstill. Though the federal government funded many public works projects in Lehi, few had enough cash to afford a new house. Wartime Industries, such as Geneva Steel and the General Refractories Plant led to a housing shortage in Lehi. Many World War II era cottages in Lehi are significant as examples of the effort to alleviate this shortage.

All Phases

Many houses will also be significant under Criterion C, as significant examples of specific types, styles, or construction techniques in Lehi. Houses eligible for architectural significance can possess characteristics of a type, period, or method of construction; or they can show evidence of the work of a master designer, artist, or craftsman. Eligible early houses exhibit the spare, utilitarian stylistic characteristics of buildings typically constructed during this time. Later residential buildings will possess more elaborate stylistic elements of the Victorian styles. A shift toward simplicity will be evident in the houses built during the twentieth century, as the Arts and Crafts, Prairie, and Period Revival styles became popular styles for houses in Lehi as in all of Utah.

IV. Registration Requirements (Residential Buildings)

The following criteria must be met in order for a property to be included as an eligible property under the residential building property type:

²⁷Ibid.

²⁸Carter and Goss, Utah's Historic Architecture.

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1. The building must be a domestic dwelling and have been constructed during one of the three historical contexts outlined in this document: Phase I, 1850-1870; Phase II, 1871-1899; Phase III, 1900-1945. The residence must be linked to the period in which Lehi's history is reflected in the construction methods, buildings types, and styles, so that it helps to describe the history of Lehi.
2. The residence must maintain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Many of Lehi's historic buildings have been changed over time. The local significance of these buildings, i.e., that which describes the settlement and development phases of the community's history, will be considered when evaluating the integrity of the buildings.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through.
 - a. For example, dormers, particularly on side and/or rear elevations, whose scale does not obscure the original roofline, would be acceptable additions.
 - b. Additions to the sides and rear of a building are acceptable if they do not obscure the massing of the original building from the primary elevations or public view.
 - c. Additions to the structure should appear sensitive to and distinguishable from the original construction.
4. Historic window and door openings must remain discernable. Generally historic windows were vertically rectangular with double-hung sashes. These historic windows were commonly modified to allow for more light, to accommodate interior changes, or to update the look of the exterior. Often they were enlarged to make them square, or even horizontally rectangular. Replacement glazing might include a single piece of plate glass or, possibly, a wood or metal-sash, multi-light window. Changes in windows and door openings may be acceptable if the openings are readable and/or the window/door opening to wall mass ratio is maintained and may include:
 - a. A door or window that has been bricked in but the outline remains visible, allows for the historic feature to remain discernable and would be considered an acceptable alteration.
 - b. Increasing the amount of glazing in a window, such as a bay window that is changed from three distinctly separate windows of the same size and scale of the historic windows throughout the house to primarily a glass enclosure, may be acceptable if the bay window form and the majority of the other historic architectural features of the house are maintained.
5. In certain cases, when the residence has been altered to a point where it would not be individually eligible for listing, but it is part of a site that contains numerous other structures that describe an important period of Lehi's settlement and development, the other buildings may be considered the primary contributing structures on the site. In other words, the site and the combination of the structures on that site, would be considered as an architectural whole and the house, while being considered a contributing building to the site, would not be the major feature. This is primarily for agricultural clusters, i.e. farmsteads.
6. Historic materials must be maintained, but acceptable alterations may include:

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- a. The covering of historic materials with non-historic materials would be acceptable only if the appearance were duplicated. Examples would include aluminum siding over drop siding, or stucco over adobe.
 - b. The removal or covering of architectural detailing, such as decorative cornices, friezeboards, and porch detailing, may be acceptable if the majority of the other historic features of the building are maintained. Such removal or covering could render the building ineligible if that detailing were the building's primary architectural characteristic.
 - c. Painting of previously unpainted surfaces would be an acceptable alteration.
 - d. The roofs of most homes up through the 1930s usually had wooden shingles which generally lasted for several decades. These would most commonly be covered or replaced by asphalt shingles or, on outbuildings, corrugated metal, which would be acceptable alterations.
7. Porches, as a primary defining feature of historic homes that are often replaced due to deterioration, will be considered to meet the registration requirements if the overall scale and placement of an out-of-period porch is congruent with the historic porch, the detailing is similar to that of the historic porch, and if the newer or non-historic porch does not detract from the historic features of the house.
 8. Easily removable non-historic features, such as canopies, would not render a building ineligible.
 9. As with a good portion of historic architecture, any remaining buildings from all periods will probably have undergone some alteration and, more than likely, extensive modification, particularly from the first two periods. But the alterations must not be intrusive to or change the character of the building. Because extant architectural examples from the first period are quite rare, requirements for architectural integrity might not be as strict as for later examples, although the integrity must remain within the aforementioned guidelines.
 10. In order for a building to eligible under Criterion C the building must be a good example of a particular type or style of architecture, or a good example of the work of significant local builders.

I. Name of Property Type Commercial/Industrial Buildings

II. Description (Commercial/Industrial Buildings)

1850-1880s

The 1992/1994 Reconnaissance Survey of Lehi identified no commercial or industrial buildings from the earliest period in Lehi that have retained a sufficient amount of integrity to be eligible for listing.

1880s-1914

A great deal of commercial construction took place in Lehi during the late nineteenth and early twentieth centuries. The construction of many fine commercial, industrial, governmental, educational, religious and residential buildings during the Victorian Era attests to its healthy urban nature. In

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contrast to the earliest commercial structures, many of these structures remain well-preserved. Commercial enterprises in Lehi primarily served the local population, with service and mercantile businesses predominating in the downtown and Lehi Junction areas. As with residences, Victorian building styles were often used in commercial buildings in Lehi, most noticeably in a number of Main Street commercial blocks. Victorian Eclectic and Romanesque Revival features are most common on commercial buildings of the period.

Commercial Buildings already listed in the National Register include the Utah Southern Railroad Depot, the Lehi Roller Mills and the Merrihew Drug Store/State Bank of Lehi.

1914-1940s

As tastes in building styles changed after about 1915, commercial buildings were built in such styles as English Tudor Revival, Spanish Colonial Revival, and Art Deco.²⁹ Immediately after World War II, commercial buildings were commonly built in the simpler International Style. Due to their utilitarian character, industrial buildings will have very little ornamentation in comparison to commercial buildings of the same period.

III. Significance (Commercial/Industrial Buildings)

The number, size, complexity, and level of style of commercial and industrial buildings in Lehi closely parallels the economic development of the town, and thus will be significant under Criterion A for this association. The changes that Lehi underwent with the arrival of the railroad in Utah and the success of Lehi railroad-related commercial enterprises are major trends associated with the city's commercial and industrial buildings. Likewise in importance was the Utah Sugar Company Factory. The association with these industries may not be obvious. Examples include bank buildings constructed due to the prospering economy or meat markets that existed due to the sugar beet pulp fed to livestock.

In the twentieth century, growth in Lehi was slower than in the preceding period, but remained steady with the arrival of the interurban railroad and the growth-encouraging activities of the Lehi Commercial Club that brought several smaller industries to town. Significant commercial and industrial buildings from this time will likewise be associated with these economic trends.

There are many commercial/industrial buildings in Lehi potentially eligible under Criterion C, for architectural significance. Buildings eligible under this criterion embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

²⁹Carter and Goss, 136.

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IV. Registration Requirements (Commercial/Industrial Buildings)

The following criteria must be met in order for a property to be included as an eligible property under the commercial building property type:

1. The building must have been constructed by 1941.
2. The architectural integrity of commercial structures in Lehi should reflect the period of growth from a small, agricultural community to one in contact with outside markets and the associated need for commercial and industrial structures in which to conduct business.
3. Sufficient integrity will require that the overall massing and scale of the building be maintained. Some additions may be acceptable under the following circumstances.
 - a. Additions are acceptable if they do not obscure the core of the building and the overall footprint and massing of the historic building remains discernable.
 - b. If they are subordinate to the building in scale and architectural detailing, out-of-period additions will not jeopardize the building's eligibility.
 - c. Additions to the structure should appear sensitive to and distinguishable from the original construction.
4. The overall fenestration and storefronts of commercial properties must be maintained. Alterations over time were common due to the need for businesses to possess a contemporary appearance. Some modifications that are acceptable include:
 - a. Replacement of wood with aluminum or steel frames. While the architectural detailing is somewhat compromised through the thinning of the mullions, the overall opening of the window typically remains as it was historically.
 - b. The covering or obscuring of transom windows may be considered acceptable if the remainder of the building detail is sufficient to provide the architectural character of a commercial structure built during the historic period.
 - c. Enlargements or an increased number of windows and/or doors on side and rear elevations would be acceptable, if the wall to opening ratio is not substantially altered.
 - d. A door or window that has been bricked in but the outline remains visible, and the historic feature remains discernable, would be considered an acceptable alteration.
5. Minor alterations may be acceptable when the original character-defining architectural features are maintained to a great degree. Acceptable alterations might include the removal or covering of minor features, and the painting of surfaces not originally painted, such as brick. Elements which may easily removed, such as aluminum window canopies, would not necessarily render a building ineligible.
6. The removal or covering of major architectural features with non-historic siding which obscures the original detailing may render a building ineligible. If the non-historic siding simulates the historic fabric and does not significantly impact the character of the building, it may be an acceptable change.
7. Two-part commercial buildings which have been altered on the street level may be eligible as long as the areas above street level remain intact and retain their architectural integrity. In some cases, requirements concerning architectural integrity may be relaxed somewhat with regard to commercial buildings having particularly high historic significance in association with persons or events important to Lehi's history. Also, requirements may be less restrictive

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for some of the older, rarer buildings dating from the early years of Lehi's settlement. However, the 1992/1994 Reconnaissance Survey of Lehi identified no currently eligible commercial or industrial buildings from Lehi's settlement phase.³⁰

I. Name of Property Type Institutional Buildings

II. Description (Institutional Buildings)

This property type includes Lehi's educational, religious, and public buildings. These institutional buildings have been the primary targets for demolition throughout Lehi's history. The Original Lehi City Hall, Lehi High School, Lehi Tabernacle, the Lehi Meeting House (First Ward Building), and several other LDS ward buildings no longer stand in Lehi. The styles of these buildings reflect the time that they were built with the most common being Victorian, built between 1880 and 1910. Other styles such as Art Moderne, Prairie School, and Gothic Revival are also found as well as many that exhibit features from no particular style. Recently, there has been a raised awareness of the importance of Lehi's surviving landmarks. A number of institutional buildings have already been listed on the National Register as part of this effort. These include the Lehi Memorial Building and the Fifth Ward Meetinghouse (demolished 1995). Several historic buildings remain unlisted, however, including the Jordan River Pumping Station, the Orem Interurban Railroad depot, Wing Mortuary, and the Lehi City Power Plant.

III. Significance (Institutional Buildings)

Institutional buildings are by their very nature the center of a community. The rites of passage of a person's life, such as ceremonies marking birth, marriage, and death are most often conducted in religious or civic buildings. Community affairs are conducted in government buildings, and a community's children are schooled in educational buildings. All of the development phases of Lehi can be closely associated with institutional buildings. Not all of these buildings survive, but those that do are significant under Criterion A for their association with civic, cultural, and religious affairs in Lehi throughout its development. Most often these buildings will be locally significant, but some buildings may be significant in the broader patterns of State history.

Additionally, institutional buildings are often important architectural landmarks. Because of their high profile in a community, a great deal of attention is given to their design and construction. Surviving institutional buildings in Lehi are designed in such popular styles as Gothic revival, Classical revival, and several period revival styles. These buildings were often the work of noted Utah architects and craftsmen. Examples of this in Lehi are the Lehi Memorial Building, designed by noted Utah architects Walter Ware and Albert Treganza, and the demolished Fifth Ward Meetinghouse, designed by LDS Church Architect Colonel Willard Young. Other eligible institutional buildings may be significant under Criterion C if they fit the preceding description, though none have been identified through existing research.

³⁰"Lehi Reconnaissance Level Survey," prepared by Allen Roberts, AIA, for the Utah State Historic Preservation Office, October, 1992, and February, 1994. Copy on file at the Utah SHPO.

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IV. Registration Requirements (Institutional Buildings)

The following criteria must be met in order for a property to be included as an eligible property under the institutional building property type:

1. The property must have been built during the historical period (that is before 1941) and retain its historical integrity. Changes and additions to the structure must not detract from the historical character. Defining stylistic elements must remain intact. Conversely, and out of character elements that might provide a false sense of history would render the building ineligible.

Certain changes may not relinquish a building's eligibility if the original character is not surrendered. Acceptable alterations may include:

1. The overall massing and scale of the building must be maintained. Some additions may be acceptable under the following circumstances.
 - a. Additions are acceptable if they do not obscure the core of the building and the overall footprint and massing of the historic building remains discernable.
 - b. If they are subordinate to the building in scale and architectural detailing, out-of-period additions will not jeopardize the building's eligibility.
 - c. Additions to the structure which appear sensitive to, and distinguishable from, the original construction will be considered acceptable.
2. The fenestration pattern must be maintained. Some modifications that are acceptable include:
 - a. Replacement of windows with like windows. The primary concern is that the fenestration pattern remains the same and that the historic window opening to wall-mass ratio remains.
 - b. The covering or obscuring of transom windows may be considered acceptable if the remainder of the building detail is sufficient to illustrate the architectural character.
 - c. Enlargements or an increased number of windows and/or doors on side or rear elevations would be acceptable if the overall ratio of wall mass to window/door opening is not greatly altered.
 - d. A door that has been bricked in but whose outline remains visible and the historic feature remains discernible would be considered an acceptable alteration.
3. The painting of surfaces not originally painted, such as brick. Elements which may be easily removed, such as aluminum window canopies, would not necessarily render a building ineligible.
4. The removal or covering of major architectural features with non-historic siding which obscures the original detailing may render a building ineligible. If the non-historic siding does not cover character-defining features, and it appears much the same as the historic fabric, it may be considered an acceptable change.

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G. Geographical Data

The area covered by this Multiple Property nomination is the corporate limits of Lehi City, Utah County, Utah.

H. Summary of Identification and Evaluation Methods

Architectural Surveys conducted over the past several years in Lehi form the initial basis of this multiple property listing. Reconnaissance Surveys were conducted for the Lehi Historical Commission in 1992 and 1994 by Allen Roberts, AIA, of Cooper-Roberts Architects. The initial survey conducted in October 1992, focused on the core area of Lehi, between 500 North, 400 East, 300 South and 500 West Streets. 488 sites were surveyed in this area; of these sites, 147 were evaluated as eligible ("A" and "B" - no differentiation was made between significant and contributing sites in the survey), 89 were "C" - ineligible, and 252 were "D" - out of the historic period. The second survey was conducted in February, 1994, and covered the remaining area inside the Lehi City limits. The survey was done on a selective basis. Only those buildings that appeared to the surveyor to be at least fifty years old were surveyed and recorded. 324 sites were included in this survey; 66 were "A" - significant, 99 were "B" - contributing, and 159 were "C" - ineligible. Because of the selective nature of the survey, buildings that appeared to be less than fifty years old were not counted in the survey data. These Reconnaissance surveys were the first resources consulted in preparing this outline, and the contexts laid out in their accompanying reports form the framework for this listing.

The historic contexts were further developed using primary and secondary sources including books, manuscripts, newspaper articles, and maps. Local historian Richard Van Wagoner's definitive history of Lehi, Lehi: Portraits of a Utah Town, was the work most often consulted. Mr. Van Wagoner also published a series of articles in the Lehi Free Press from 1990-1992 that provided further information to clarify the important themes in Lehi's history to be incorporated into the MPS. Additional documentation consulted is noted in the bibliography.

The properties are grouped under three historic contexts that conform with the three major chronological periods in Lehi's development: Settlement and Town Building, 1850-1870; The Arrival of the Railroad and Economic Expansion, 1871-1899; and Modernization, Steady Growth and the War Years, 1900-1940s.

The requirements for integrity for the listing of member properties were derived from examination of the baseline survey data and a knowledge of the general condition of Lehi's historic sites, and specific local conditions which may affect eligibility based on integrity. Lehi's resources, largely, possess a good degree of integrity. Many of the city's oldest buildings have suffered from additions and renovations, and most of Lehi's historic institutional buildings - churches, schools, and civic buildings - have been demolished and replaced in the past decades. Nevertheless, a significant number of historic structures, particularly residential buildings, retain their historic character. In addition, there is a strong degree of awareness among the town's residents of Lehi's history and the importance of historic buildings and maintaining their character-defining features. This has led to many sensitive rehabilitation projects. These factors were all considered in defining the registration requirements for the city's historic resources. As individual sites are evaluated in the future, additional specific qualifications may be added and the list of existing requirements refined.

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At the time of the preparation of this multiple property submission, six properties in Lehi were listed in the National Register. The ten nominated properties and one district included as part of this multiple property submission expand considerably the number of National Register buildings in Lehi, but are only the first of the nominations to be completed as part of the Lehi MPS. As shown in the 1992 and 1994 Reconnaissance Surveys, there are many more properties that are individually eligible under the Multiple Property Submission Criteria, as well as several districts that are worthy of nomination. This MPS is designed to allow for that possibility, as time and budgetary constraints allow more properties to be nominated.

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