

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 16000123

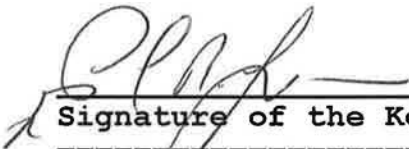
Date Listed: 03/22/2016

Smoot Dairy Farmhouse
Property Name

Davis UT
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

3/22/2016

Date of Action

Amended Items in Nomination:

Significance:
Architecture is added an area of significance.
[The nomination narrative clearly established NR significance under Criterion C in the area of Architecture. This corrects a minor technical omission.]

These clarifications were confirmed with the Utah SHPO office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

FEB - 5 2016

OMB No. 1024-0018

NPS Form 10-900

United States Department of the Interior
National Park Service

Nat. Register of Historic Places
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Smoot Dairy Farmhouse

Other names/site number: Smoot, Edgar and Dora, House

Name of related multiple property listing:
Historic Resources of Centerville, Davis County, Utah

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1697 North Main Street

City or town: Centerville State: UT County: Davis

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

Signature of certifying official/Title:

Date

Utah Division of State History/Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

[Handwritten Signature]

Jan. 20, 2016

Signature of commenting official:

Date

Ut SHPO

Title :

State or Federal agency/bureau
or Tribal Government

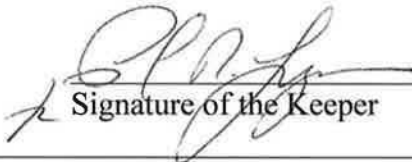
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

3/22/2016
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Tudor Revival

Materials: (Enter categories from instructions.)

Principal exterior materials of the property: BRICK, CONCRETE, ASPHALT SHINGLES

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Smoot Dairy Farmhouse is a 1½-story English Tudor Revival-style brick cottage constructed in 1936. The property is located at 1697 North Main Street in Centerville, Utah. The house is at the corner of Main Street and Jennings Lane (1700 North) in the northeast corner of the original dairy farm property.¹ The historic Smoot farmhouse is easily distinguished from the surrounding residential development from the 1980s and 1990s. In contrast to typical period revival tract houses of the 1930s, the Smoot Farmhouse is an individualized design that features a wide façade and a tapered front chimney. The house is built on a raised concrete foundation. The brick is multi-colored fired brick with purple brick accents. The house has its original windows and doors, including distinctive round-head windows in the English Tudor style. The Tudor style is also seen in the steeply-pitched front gables. Minor modifications to the exterior from the 1990s include decorative wood shutters on the façade and stucco-covered half-height columns supporting the carport. In addition to the contributing historic house, the 0.28-acre parcel includes a non-contributing two-car garage built in 1988. The Smoot farmhouse has excellent historic integrity and meets the registration requirements of the *Historic Resources of Centerville, Utah* Multiple Property Listing and Submission. The Smoot Dairy Farmhouse contributes to the historic resources of its north Centerville neighborhood.

¹ The parcel address is 21 W. Jennings Lane, but Main Street address is used by the postal service. The parcel was included as a lot in the third subdivision of the dairy farm (see legal description in Section 10).

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Narrative Description

The footprint of the Smoot farmhouse measures roughly 39 feet by 29 feet. The roof is divided into a main gable running parallel to Main Street and a cross gable dividing the north half. The house has a modest T-shape with the projecting cross wing at the north end. Each of the intersecting gables is steeply pitched in the English Tudor style. The roof is sheathed in pressed metal shingles in a rust-purple color (circa 1995). There is a plain wood cornice with curved returns. Due to the slope of the parcel, the raised concrete foundation is more visible on the west elevation. The brick masonry is a high quality fired brick ranging in a variety of colors: pale yellow, orange, red, brown, purple. The brick is laid in a running bond with raked mortar joints. Darker red and purple solid bricks are used as accents in stringcourses above the foundation, along the water table, and the lintel level on both the main and second levels. Similar brick accents the tapered chimney stack. Purple rowlock bricks are used to accent the round head windows and door on the façade (east elevation).

The façade (east elevation) is divided visually in half with the projecting wing to the north and the front porch to the south. The original porch deck was a concrete stoop that stopped at the chimney [Figure 1]. In the 1960s, the porch deck was extended to the south. A second set of steps and a wrought-iron rail was added to the porch around the same time. The front door is centered in the façade under a small steeply-pitched gable. The original four-panel door has a round head and fanlight. It is currently painted dark green. South of the front door are two windows flanking the tapered brick chimney stack. The chimney is braced with decorative star ties. The windows have round heads and are the original six-over-one, double-hung wood sash windows (painted white). The north projecting wing features a pair of flat lintel six-over-one double-hung windows on the main level and a nine-light round head window in the upper level. The wood shutters (circa 1990s) are the only modification on the façade.

The north elevation has nearly pristine historic integrity. There are three openings on the main level: two pairs of six-over-one double-hung windows and one six-over-one square window. The upper level has a pair of smaller six-over-one windows. There are two basement windows and a blocked coal chute in the center. Ivy is growing around the northeast corner of the house. The south elevation is partially obscured by the carport. The upper windows are the same as the north elevation, but the main level windows are two trios of six-over-one windows. There are two basement windows, but one is blocked by a row of storage cabinets (circa 1990s). A photograph taken in 1974 shows the carport with a flat roof supported on metal posts mounted in a matching brick and concrete planter [Figure 2]. The planter is intact, but the metal posts have been replaced by half-height battered columns (covered in red and brown stucco). The carport roof has been rebuilt with wide eaves, a vinyl soffit, and plain wood cornice.

On the north half of west (rear) elevation, there is a set of concrete steps leading to a French door rear entrance. The concrete structure also shelters a basement entrance, which has a fanlight and four-panel door similar to the front entrance. The deck along the south half of the rear elevation is newer (circa 1990s) and has a white vinyl balustrade. There is a second set of steps at the south end of the deck. The rear elevation windows are similar to the north and south elevations. The property features integrated concrete features such as a driveway from front to back transforming the carport into a *porte cochère*. The basement entrance has a concrete lined sidewalk leading to the rear driveway.

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On the interior, the Smoot farmhouse has approximately 1,200 square feet of space on the main floor, 1,000 square feet in the basement, and 800 square feet of attic space. The original hard wood floors in the living room and dining room on the main floor are preserved. The mantel and hearth have been slightly modified. Curved archways between the rooms are part of the original interior design. The kitchen is located in the southwest corner and was remodeled in the 1990s. There are two bedrooms and one bath on the north side of the main floor. The basement was finished with an additional bedroom, a bathroom, a utility room, and an office.

The current legal parcel is a 0.28-acre rectangle with a curved northeast corner. Although the associated dairy buildings were demolished in the 1980s, the location and landscaping of the Smoot farmhouse contributes to its integrity of setting [Figure 3]. There are several sycamore trees around the house that appear to have been planted around the time of the original construction. Most of the yard is landscaped with lawn. Due to the slope of the site, the house sits lower than Main Street. A frame and stucco garage, built in 1988, is located in the southwest corner of the property. This non-contributing building faces north to Jennings Lane (1700 North). The Smoot Dairy Farmhouse has excellent integrity in the qualities of design, materials, and workmanship, with only minor alterations since its original construction in 1936.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

Period of Significance

1936-1964

Significant Dates

1936
1940
1963

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Smoot Dairy Farmhouse, constructed in 1936, is a 1½-story Tudor Revival-style brick cottage. The farmhouse is locally significant under Criterion A in the area of Agriculture as the only surviving building associated with the Smoot Dairy. Although the period of historic significance begins in 1936, when the house was constructed, the history of the property begins in 1935, when the Smoot family obtained the land and transferred a herd of dairy cows to Centerville. Until a devastating fire in 1963, the Smoot Dairy was one of the largest privately owned dairy farms in Utah. The farmhouse, which also served as an office, was one of only two buildings to survive the fire. Within a year of the fire, with aid from their Centerville neighbors, the Smoot family built the most modern dairy operation in the state. The period of significance ends in 1964 with the phoenix-like rise of the Smoot Dairy. During the historic period, the Smoot Dairy sold milk on site and made deliveries to an estimated 2,000 households in Centerville and the surrounding communities. The Smoot Dairy provided dairy products to numerous restaurants and hotels in the larger cities of the Wasatch Front, and was the regional dairy provider for United Airlines for thirty-two years. In addition, Edgar Smoot raised prize-winning pure-bred Jersey stock on loan to breeders throughout the western United States. The farmhouse is the only extant historic resource representing the Smoot family's important contributions to the Centerville community.

The Smoot Dairy Farmhouse is also locally significant under Criterion C in the area of Architecture as a rare example of an English Tudor Revival-style period cottage with a dual purpose of residence and office associated with the Smoot Dairy. The property meets the registration requirements of the Multiple Property Submission, *Historic Resources of Centerville, Davis County, Utah*, under the associated historic context "City Development, 1911-1940s." The Smoot Dairy Farmhouse represents a small number of English-style period cottages built in Centerville during the style's height of popularity for rural farmhouses in the mid-1930s. The Smoot Farmhouse has many of the character defining features of a Tudor Revival-style cottage: asymmetrical façade, steeply pitched roof, casement windows, and polychromatic brick. However, the property primarily derives its architectural significance in its design as the public face of the Smoot Dairy property, with a wide façade along the main transportation route and a unique walkout basement that connected the house-office to the working dairy. The Smoot Dairy Farmhouse has good historic integrity and is a contributing resource in its north Centerville neighborhood.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Significance of the Smoot Dairy Farmhouse

On October 15, 1935, Edgar S. Smoot and his brother, Alma V. Smoot, purchased 5.25 acres of land at the corner of Main Street and Jennings Lane from William L. Rigby. The Rigby land was a small portion of the original land patent obtained by his father, John Rigby, one of the earliest settlers in north Centerville. Over the next few years, Edgar and Alma purchased adjacent land to the south and west within Section 6, Township 2 N, Range 1 E to expand the dairy farm. The land included a portion of a patent held by another early settler, John Ford. The Centerville town site was surveyed in 1849 and most of the settlers lived within the town plat, but the Rigby and Ford families were among those who chose to homestead along Ricks Creek, approximately 1½ miles north of the town. The west section of the Smoot dairy farm was formerly part of a 310-acre cattle and pig farm owned by William Jennings, for whom Jennings Lane was named. Jennings was a very successful businessman who was instrumental in convincing Brigham Young to connect Salt Lake City to the transcontinental railroad, bringing a number of economic opportunities to Centerville residents. By the 1920s, the Bamberger Interurban Railroad and a two-lane concrete highway crossed the Jennings farm, providing even more access to markets for Centerville farmers.

In the area of Agriculture, the Smoot Dairy Farmhouse represents three important themes that tie directly to the agricultural history of Centerville. First, the building represents the success of the Smoot family in establishing and maintaining the expansive dairy operation despite significant setbacks. Second, the building is associated with the dairy's advocacy programs for All-Jersey Milk and the proliferation of pure-bred Jersey stock in the western United States. Third, the history of the Smoot Dairy illustrates the symbiotic relationship between the dairy, its customers, and the community of Centerville. In addition, the Smoot Dairy is associated with two important historic events in Centerville: an airplane crash in 1940 and the devastating fire in 1963.

Within the Multiple Property Submission (MPS), *Historic Resource of Centerville, Davis County, Utah*, the farmhouse attained significance in the "City Development: 1911-1940s" period. The Smoot family made use of the city infrastructure installed during this period to establish a modern dairy (e.g. electricity, paved roads, piped water, and flood control). In return, the success of the Smoot Dairy contributed to Centerville's strong sense of "city identity" and "civic pride" as described in the Multiple Property Documentation Form. The dairy's contributions to Centerville's identity continued beyond the 1940s cutoff date from the MPS into the late 1970s.

The Smoot brothers were born into a family that had been instrumental in the development of dairying in settlement era Utah. Their grandfather, Abraham Owen Smoot (1815-1895), was assigned by Brigham Young the task of bringing cattle to the Salt Lake Valley. The Smoot family was allowed to keep the calves born along the way. Abraham Owen Smoot held a number of leadership positions in Utah, including serving as the second mayor of Salt Lake City and the ninth mayor of Provo. Smoot brought some of the first Jerseys to Utah from Kentucky

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in 1887. His son, Horace Alma Smoot (1880-1964), tried a number of professions before moving his family from Provo to a ranch in St. Anthony, Idaho in 1918.

As the oldest children, Alma Vivian Smoot (1903-1985) and Edgar Stubbs Smoot (1905-1979) gained valuable experience taking care of the family cows in Provo and a small herd of dairy cows in St. Anthony. In 1925, the family returned to Utah with a herd of Jerseys and rented a farm in Holladay. Within a year, the family moved its dairy operations to Farmington, Utah, next to the Lagoon Amusement Park race track. During this time, the brothers married sisters from Idaho: Alma married Martha Millard (1903-1971) in 1926, and Edgar married Dora Millard (1905-1982) in 1927. Unfortunately, Horace Smoot and his partners lost the farm in the aftermath of the 1929 stock market crash. Horace went to work for a local creamery, but his sons, Alma and Edgar, took livestock in lieu of back wages and started their own dairy farm.

In the early 1930s, the Smoot brothers leased a farm in Bountiful, Utah, where Edgar and Dora lived. Alma and Martha bought a 40-acre farm in Corinne, Utah, where Alma could raise feed for the livestock. After only a few years, the owner of the Bountiful farm went bankrupt and the Smoot brothers were forced to move the dairy again. Edgar and Alma told their story to one of the dairy's largest clients, Stella Waters, one of three sisters who operated the Newhouse Hotel in Salt Lake City. Stella Waters loaned the brothers money to buy land in Centerville. They repaid the loan, but never forgot the kindness. The five acres of farm land purchased from William Rigby allowed the brothers to build a substantial center of operations for the first time.

They purchased the property in October 1935. By the spring of 1936, they had driven the cattle to Centerville, cleared a number of trees, and began building barns and a milking parlor. In his spare time, Edgar began building a house at the northeast corner of the farm for Dora and their two children, Stanley and Caroldyn. As was common practice in the 1930s, the family lived in the basement of the house while it was under construction. On October 15, 1936, a powerful east canyon wind blew the front chimney into house trapping Dora and the children inside. Dora broke a window in the back door and escaped with the children unharmed.² The family rebuilt the chimney and finished the home soon after the storm. Two more children were born, Calvin and Doriene, during their first years in the house.

Even before the move to Centerville, the Smoot Dairy was a successful entity with milk routes in Davis, Box Elder, and Salt Lake counties. After the move, the former farms in Farmington and Bountiful were referred to as the "old Smoot Dairy." At the Centerville location, the Smoot brothers were able to expand the operations. They purchased additional land for pasture and built a dozen dairy buildings. Milk trucks made deliveries to approximately 2,000 commercial and residential customers. A "Cash and Carry" store at the site sold dairy products, including butter, cottage cheese, and ice cream, to walk-in customers. Edgar's brother Ned Smoot processed much of the dairy products, and his sister Diana's husband, James Leslie "Les" Turner, was the farm manager. Almost all of the Smoot and Turner children worked at the dairy.

At 4:42 am on the morning of November 4, 1940, United Airlines Flight 16 slammed into Bountiful Peak three miles northeast of Centerville. The three crew members and seven passengers aboard the DC-3 Mainliner were all killed instantly. Les Turner from the Smoot Dairy was among the grim party that brought the bodies down from the snow-covered mountain

² *Davis County Clipper*, October 16, 1936: 1. See also *History of Edgar Stubbs Smoot (1905-1979)*: [13].

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on pack horses. Some of the victims were taken to the Smoot Dairy before being transferred to area mortuaries.³

As a result of the Smoot family support, United Airlines began purchasing milk products from the Smoot Dairy for their flights in and out of Salt Lake City. The relationship between the Smoot Dairy and United Airlines lasted until 1972. The Smoot Dairy also provided milk to Western Airlines and advertised "Serving Hotels, Airlines, and You!"⁴

While known in Utah for their quality Jersey stock since the early 1900s, after the dairy was established at Centerville, Smoot Jersey cows began winning national recognition. Edgar Smoot served several leadership positions in the Utah Jersey Cattle Club, the Western Association of Jersey Cattle Clubs, and the American Jersey Cattle Club. Edgar Smoot was "internationally recognized for his ability to breed, select, and develop world record Jersey cattle."⁵ One example was Royal Maid Ferns Beauty, who produced 500 lbs or more of butterfat for 305 days four years in succession. Breeding stock from the Smoot Dairy was loaned or sold throughout the United States and as far away as Japan. Edgar Smoot was one of the founders of the national All-Jersey Milk program.

Although known locally as the Smoot Dairy, at the state and national level, the word Jersey appears in the dairy's name: Smoot Jersey Farm and Dairy, Smoot Brothers Jersey, etc. In 1954, Alma V. Smoot and Edgar S. Smoot severed the connection between the Corinne and Centerville farms. Edgar S. Smoot continued to expand the Centerville location with new land and improvements. In 1960, at an expense of \$9,000, the Smoot family flew 23 head of Jersey cattle from Ireland to Utah.

The dairy farm had over 200 head of cattle in the early 1960s when another east canyon wind brought the Smoot Dairy its biggest challenge. In the middle of the night on February 11, 1963, a neighbor called Edgar and Dora to tell them the dairy was on fire. A 60-mph east wind shorted out a transformer and within minutes several buildings were on fire. Fire departments from Davis County, Bountiful, and Farmington responded to help the Centerville volunteers, but due to the fierce winds eleven buildings and two trucks were destroyed. Fire fighters saved the Smoot home and the building which housed an office, ice cream processing equipment and garage. The most devastating loss was the death of 159 head of cattle trapped in their stanchions, including Noble Glory, a prize-winning cow worth \$10,000. Only one bull and 47 cows in a nearby pasture escaped the fire. At the time, Edgar Smoot said "We were so discouraged Monday when we realized we didn't have as much as a pitchfork or a curry-comb left."⁶ The loss at the dairy was valued at more than \$300,000.

Within hours of the fire, dozens of neighbors rallied to help the Smoot family clean up. The family was able to salvage some milking equipment and augmented by the Corinne herd was able to service their milk routes within a few days. After clearing the land, the Smoot family, with the aid of nearly every able-bodied man in Centerville, replaced the barns and built a new

³ *Centerville, Utah: Our American Hometown*, (Bountiful, Utah: Carr Printing Company, 2015): 173-174. *Davis County Clipper*, November 8, 1940:1. *Salt Lake Telegram*, November 5, 1940: 1. United Airlines appears as United Air Lines in the historic newspaper articles. At least some of the bodies were taken to the I. P. Hallman ranch at the mouth of Ford Canyon before being loaded into automobiles. The crash site is also reported as Thurston Mountain.

⁴ *Centerville, Utah: Our American Hometown*: 51, 178.

⁵ *Davis County Clipper*, April 4, 1979: 21.

⁶ *Davis County Clipper*, February 15, 1963: 1. Various estimates of the loss of cattle are between 150 and 200, but the number of 159 reported in the *Clipper* appears to be accurate. One source states that 75 cows were saved.

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milking parlor. On June 1, 1963, the Smoot family held an ice cream and punch open house for the Centerville community. An estimated 1,000 visitors toured the new dairy. A second public open house was held on June 29, 1963.

Edgar Smoot used his experiences viewing dairy farms across the country to design what the *Utah Farmer* magazine declared to be “the most modern, best equipped dairy plant in the country.”⁷ The milking parlor was designed so that three men could milk 150 cows in 1½ hours. The parlor could pass an inspection anywhere in the United States to support the Smoot Dairy’s association with the airline industry. A picture window was built to allow visitors and school children to view the milking operations. The lounging sheds were designed with low stall walls to maintain a “sociable” environment to the herd.⁸ The new dairy facility also featured push button feeders and a liquid manure tank designed to recycle the manure to the nearby fields and pastures.

Later Contextual History

By 1964, Edgar Smoot had replaced his Jersey herd, including the buying back several of his bulls scattered throughout the west. The Smoot Jersey Farm and Dairy continued to win national prizes for cows and bulls between 1964 and 1977 when the dairy herd reached 200 milk cows, by which time, Doriene’s husband, Jim Knight, had taken over management of the dairy. When an opportunity came to purchase a farm in Idaho, the Centerville Smoot Dairy closed and the Knights transferred the herd to Gooding, Idaho.

The closure of the Smoot Dairy in the late 1970s corresponded with the transformation of Centerville from an agricultural outpost to a bedroom community for the larger cities of Salt Lake and Ogden. Most of north Centerville was officially annexed into the city in 1980. By the early 1980s, the land was more valuable for housing than for agriculture. Edgar and Dora’s oldest son, Stanley became a real estate developer. Between 1977 and 1986, four phases of the Smoot Estates Subdivision were developed.⁹ The farmhouse was incorporated into Smoot Estates Plat C in 1983.

In 1987, Stanley, and his wife, Mary Ellen Smoot, sold the farmhouse property to Thomas D. and Lori Ann Needleman. The property was deeded to Tina Lefren in the year 2000, then to Randy and Susan Tyson in 2002. The Tysons sold the property to Melvin K. Stephens in 2003. The current owner, Rodney G. Stephens Construction Company, obtained the property in 2014. The farmhouse is currently maintained as a rental. Edgar Stubbs Smoot died on March 27, 1979. Dora Millard Smoot died on December 2, 1982. To honor the wishes of their parents and give back to the community, the Smoot family donated 10 acres of former pasture to Centerville for a city park. The Smoot Park (also called the Smoot Family Park) is located at approximately 1550 North Main Street. Construction began in 1982 and was completed in 1986 with a tennis court, picnic pavilion, playground, and volleyball court. Because of the park’s location along

⁷ “Smoot’s Rebuilt Dairy Plant Most Modern in the State,” *Utah Farmer*, Vol. 82, No. 12 (June 20, 1963): 4.

⁸ *Ibid.*

⁹ The Williams Dairy, the second largest commercial dairy in Centerville, suffered a similar fate. The Williams Dairy operated between 1940 and 1982 at the corner of Main Street and 400 South. The herd was approximately half the size of the Smoot Dairy, but the Williams family also grew alfalfa and vegetables on their farm. The Williams farmhouse, three outbuildings, and a silo are extant, but like the Smoot Dairy, the associated farmland has been developed for residences.

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Ricks Creek, flood zone controls, such as a pump house and a debris basin, were added to the park in 1987.

During a presentation of the history of the Smoot Dairy in 1990, residents of Centerville remembered the generosity of the Smoot family in donating ice cream, punch, and milk to schools, civic clubs, and wards, including sponsoring a Little League baseball team. In 2005, the Smoot Dairy was listed on the Centerville City historic sites register and a marker was placed at the east edge of Smoot Park. As the only extant building representing the largest and most successful dairy in Centerville, the Smoot Dairy Farmhouse makes a significant contribution to its north Centerville neighborhood.

Centerville MPS Context

During the "City Development: 1911-1940s" context of the *Historic Resources of Centerville, Davis County, Utah* multiple property submission, the city continued to expand in population and in economic diversity. After the economic diversification afforded by the introduction of the railroad to the area, the town continued to grow, businesses expanded, and the city began to offer city services for its residents. In addition to farming, the primary occupation of many residents, businesses listed in the *Utah State Gazetteer* included the Alberta Dance Hall, Raguel Barber & Co. Meats, Benjamin Brown General Store, George Cleveland General Store, Porter Walton Seed Co. Florists, Attorney William H. Streeper, and Julian Young, dentist. The Smoot Dairy was the largest of the commercial dairies built during this period and was a regional provider of dairy products.

Architectural Significance Of The Smoot Dairy Farmhouse

As noted in the Center MPS, the domestic architecture of the City Development period "began to infill lots as blocks and farmsteads were subdivided, blending in a way that allowed Centerville to take on the shape of many Utah cities."¹⁰ The English Tudor and other period cottage styles were popularized in the United States by doughboys returning home from Europe after World War I. In Utah, the English Tudor style first appeared in the early 1920s, but only in the larger cities where the style appears in both architect-designed mansions and modest speculative tract houses. In Utah's rural communities, the style was not popular until after the start of the Great Depression and examples are relatively rare due to the decrease in residential construction during the depression years.

Out of sixteen eligible English-style period cottages identified in a 2011-2012 reconnaissance level survey of Centerville, only three were built as farmhouses originally associated with large acreage outside of the historic core of the city. All three farmhouses are individually in design and constructed by local builders in the 1930s.¹¹

¹⁰ Centerville MPS, Section E, Page 10.

¹¹ The house at 1167 N. Main Street was built in 1932 and is a modest cottage with an eclectic mix of brick, stone, veneer and faux half-timbering. The house at 1332 N. Main Street was built in 1935, the same year as the Smoot house. This house is a larger all-brick period cottage with little ornamentation.

Smoot Dairy Farmhouse
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Of the three, the Smoot Dairy Farmhouse exhibits the most unified design and skillful workmanship in the execution of the character defining features of a Tudor Revival-style cottage: an asymmetrical façade, steeply pitched roof, casement windows with numerous lights, prominent chimney, and brick polychromy.¹²

The attention to design details and quality of materials in the Smoot farmhouse reflects its original dual purpose. It was built as a comfortable and stylish house for the Smoot family, but also served as the public face of the working dairy on the prominent northeast corner of the property on Main Street and Jennings Lane. Notably, the wide and ornate façade of the east elevation faced Main Street. The house was built with a unique walkout basement not found in any other examples in Centerville. The basement office faced to the west making it easily accessible to the dairy operations. The home-office was later replaced by a larger separate building for the dairy office and store, but the family continued to use it as an informal office. The quality and uniqueness of the Smoot Dairy Farmhouse contributes to its architectural significance in Centerville's formerly rural north neighborhoods.

¹² Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Utah Press, 1988): 156.

Smoot Dairy Farmhouse
Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

“Book of Remembrance, Edgar Stubbs Smoot.” Unpublished TMS, 1979. Available from the Whitaker Museum, Centerville, Utah.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940: A Guide*. Salt Lake City, Utah: University of Utah Press, 1988.

Centerville City Registered Historic Sites. Centerville Historic Sites Committee. Bountiful, Utah: Carr Printing Company, Inc. Second Edition, July 2005.

Centerville, Utah, Our American Hometown: Celebrating 100 Years Since Incorporation. Edited by the Centerville Centennial Book Committee, Bountiful, Utah: Carr Printing Company, 2015.

[Davis County Land and Tax Records.] Available at the Davis County Recorder's Office website and the Davis County Assessor's Office.

Miller, Lisa, and the Utah SHPO Staff. *Historic Resources of Centerville, Utah*. National Register of Historic Places Multiple Property Documentation Form, 1997. Available at the Utah State Historic Preservation Office.

Smoot, Mary Ellen and Marilyn Fullmer Sherriff. *The City in Between: History of Centerville, Utah*. Bountiful, Utah: Carr Printing Company, 1975.

Stephens, Rod. Telephone interview by author.

United States Census, Davis County Precincts, 1930 —1940.

“Smoot’s Rebuilt Dairy Plant Most Modern in the State.” *Utah Farmer*, Vol. 82, No. 12 (June 20, 1963): 4.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Whitaker Museum

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 0.28 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Latitude: 40.941925°

Longitude: -111.8804°

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone: 12

Easting: 425887

Northing: 4532683

Verbal Boundary Description (Describe the boundaries of the property.)

Parcel Legal Description:

ALL OF LOT 8-C, SMOOT FARM ESTATES PLAT C. CONT 0.27 ACRES ALSO: BEG AT THE NW COR OF LOT 9-C, SMOOT FARM ESTATES SUB PLAT C; TH N 89°51'00" E ALG THE N LINE OF SD LOT 9-C 28.50 FT; TH S 00°09'00" E 18.00 FT; TH S 89°51'00" W 28.50 FT TO THE W LINE OF SD LOT 9-C; TH N 00°09'00" W ALG SD W LINE 18.00 FT TO THE POB. TOTAL ACREAGE 0.28 ACRES

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the remnant of the original dairy that includes the extant farmhouse. The current parcel tax number is 02-106-0015. The address on tax records is 21 W. 1700 North (Jennings Lane).

11.

Form Prepared By:

name/title: Korral Broschinsky, Preservation Documentation Resource
organization: prepared for Centerville City
street & number: 4874 S. Taylors Park Drive
city or town: Taylorsville state: Utah zip code: 84123
e-mail: kbro@kbropreservation.com telephone: 801-913-5645
date: November 18, 2015

Property Owner information:

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

name: Rod Stephens
address: 1697 North Main Street
city or town: Centerville state: Utah zip code: 84070
telephone/email: 801-309-1500

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Smoot Dairy Farmhouse
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Smoot Dairy Farmhouse

City or Vicinity: Centerville

County: Davis State: Utah

Photographer: Korral Broschinsky

Date Photographed: July 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Smoot Dairy Farmhouse
Name of Property

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Photograph 1
East elevation of farmhouse on Main Street. Camera facing southwest.



Photograph 2
East elevation of farmhouse. Camera facing west.

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Photograph 3
East elevation of farmhouse, porch detail. Camera facing west.



Photograph 4
East and south elevations of farmhouse. Camera facing northwest.

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Photograph 5
South elevation of farmhouse. Camera facing north.



Photograph 6
South and west elevations of farmhouse. Camera facing northeast.

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Photograph 7
West elevation of farmhouse. Camera facing east.



Photograph 8
North and west elevations of farmhouse. Camera facing southeast.

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Photograph 9
North elevation of farmhouse. Camera facing south.



Photograph 10
East and north elevations of farmhouse. Camera facing southwest.

Smoot Dairy Farmhouse
Name of Property

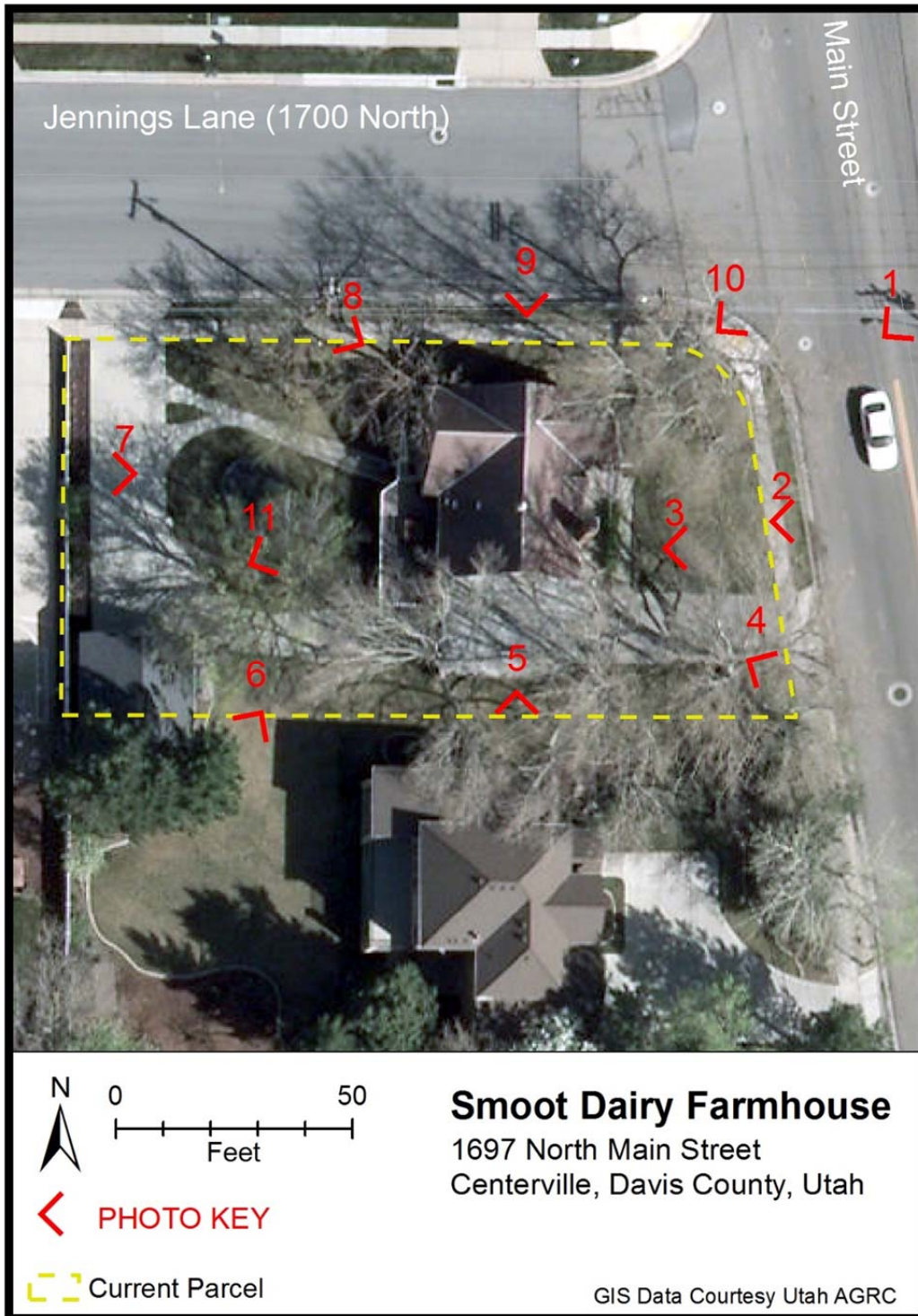
Davis County, Utah
County and State



Photograph 11
North and east elevations of garage. Camera facing southwest.

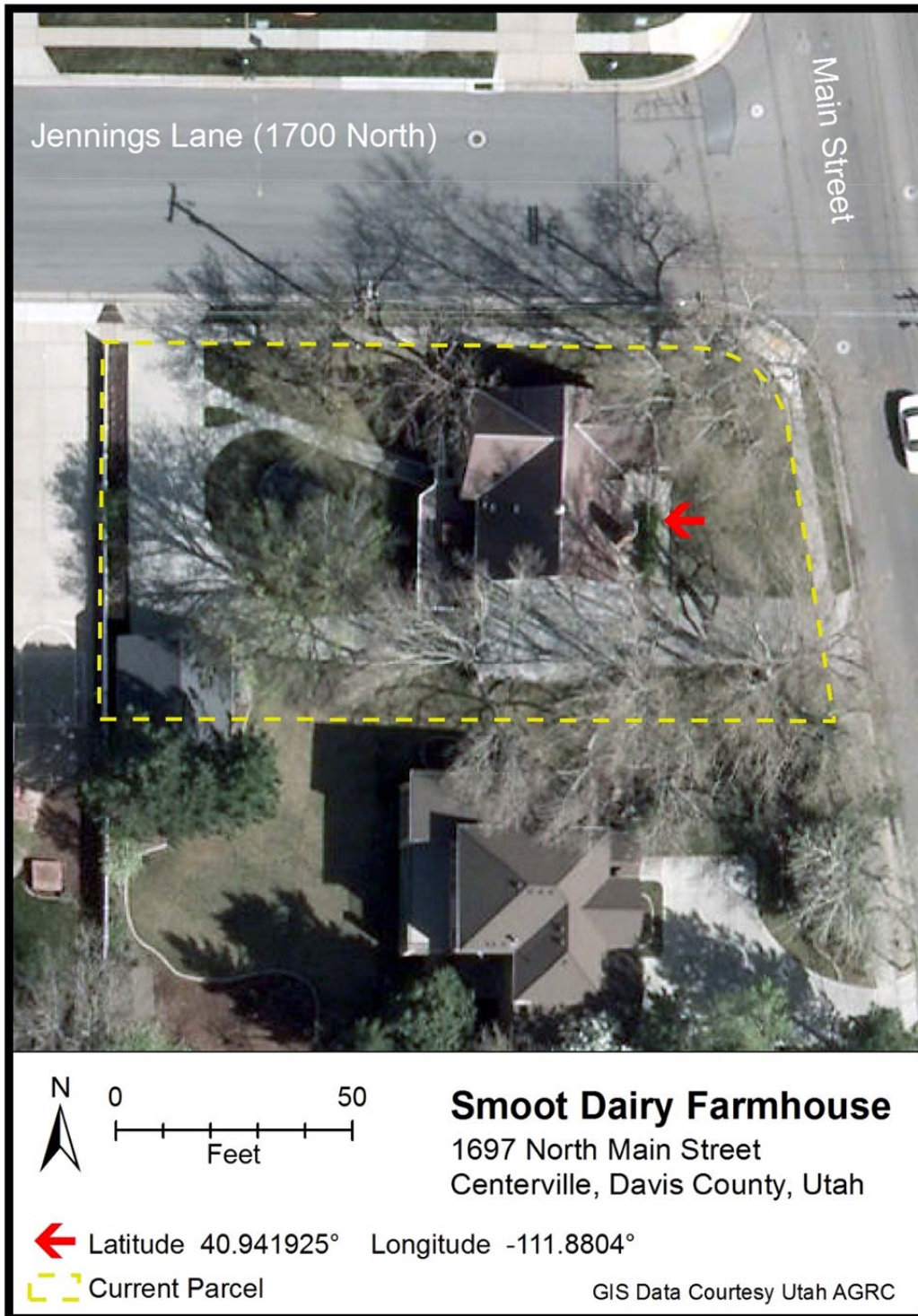
Smoot Dairy Farmhouse
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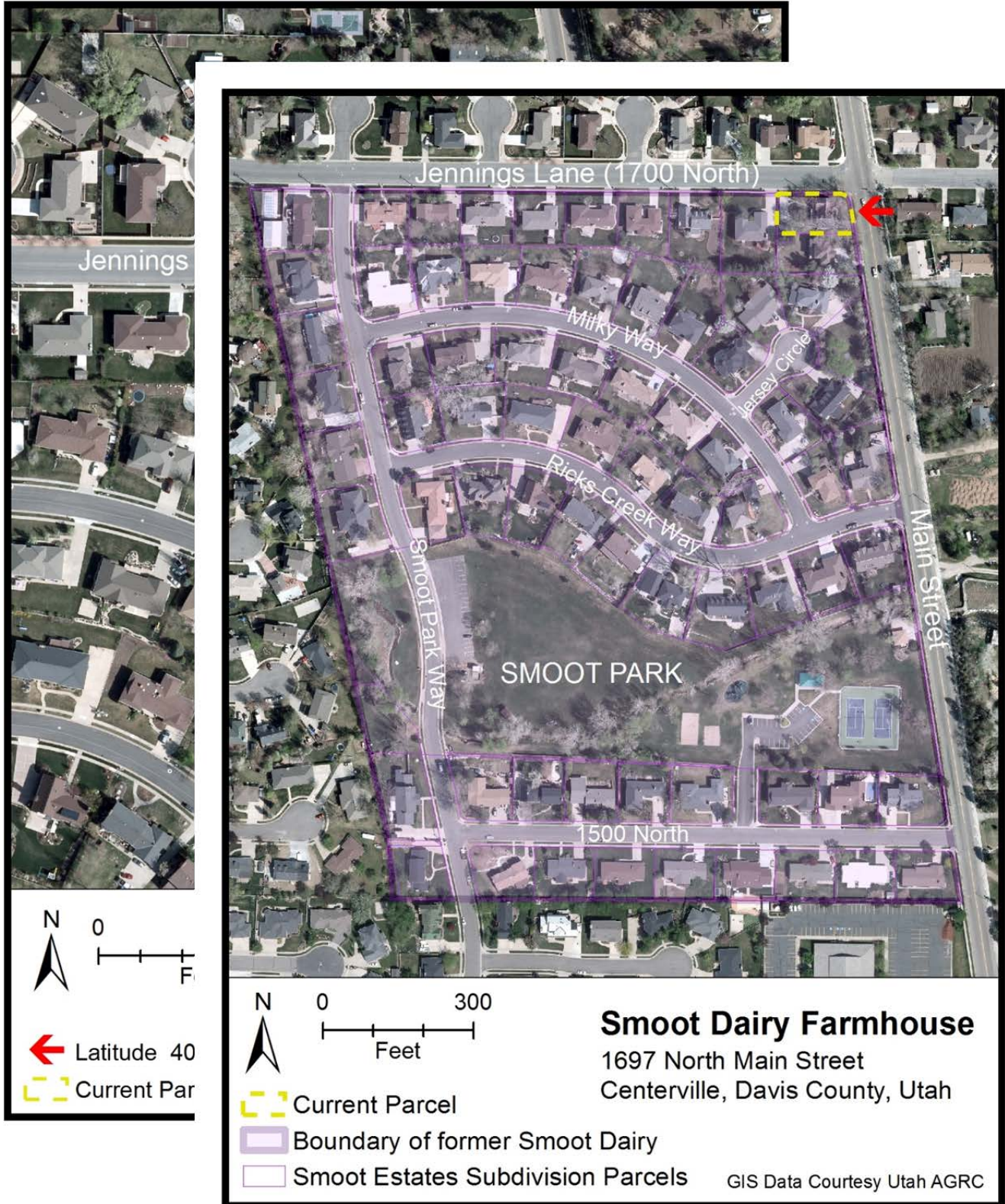
Smoot Dairy Farmhouse
Name of Property

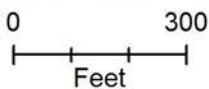
Davis County, Utah
County and State



Smoot Dairy Farmhouse
Name of Property

Davis County, Utah
County and State





Smoot Dairy Farmhouse

1697 North Main Street
Centerville, Davis County, Utah



Current Parcel

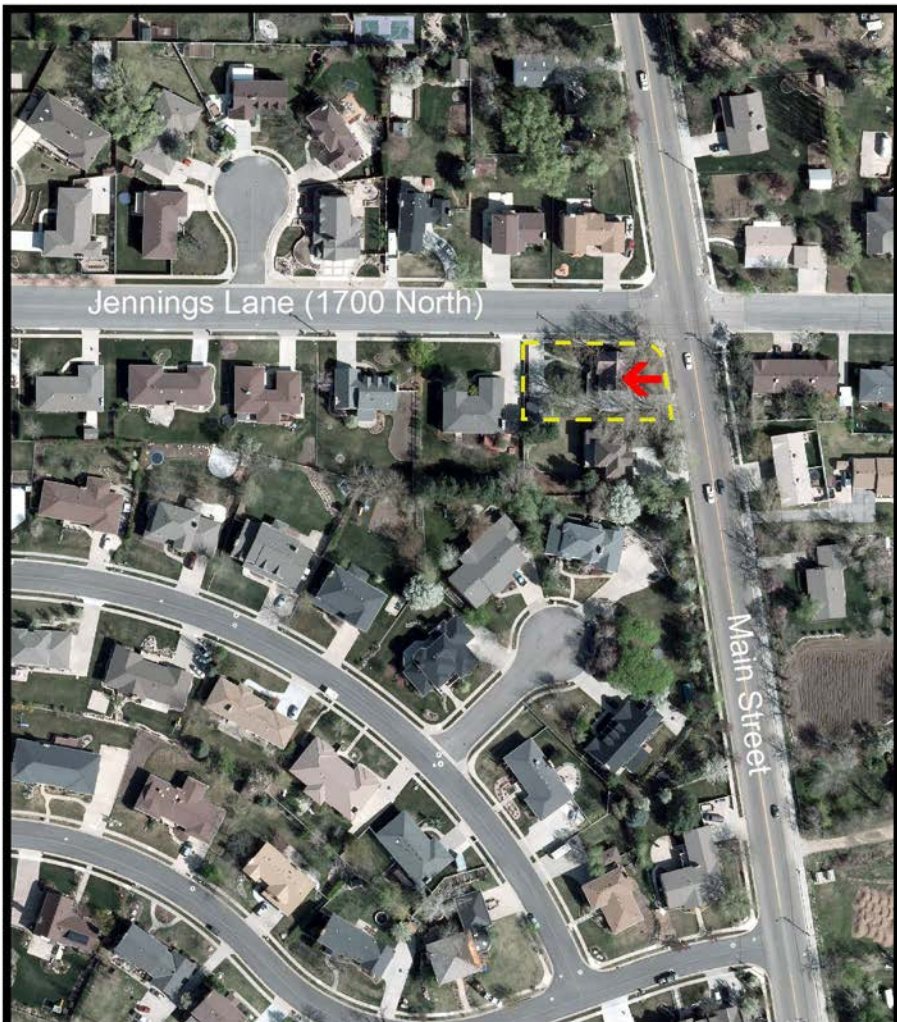


Boundary of former Smoot Dairy



Smoot Estates Subdivision Parcels

GIS Data Courtesy Utah AGRC



0 250
Feet

Smoot Dairy Farmhouse

1697 North Main Street
Centerville, Davis County, Utah



Latitude 40.941925° Longitude -111.8804°



Current Parcel

GIS Data Courtesy Utah AGRC

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Stan at age eight

FIGURE 1

East elevation, porch detail of Smoot Dairy Farmhouse, circa 1938.

Camera facing northwest. Courtesy of the Smoot Family.

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FIGURE 2
East elevation of the Smoot Dairy Farmhouse, 1974.
Camera facing west. Courtesy of Davis County Tax Assessor.

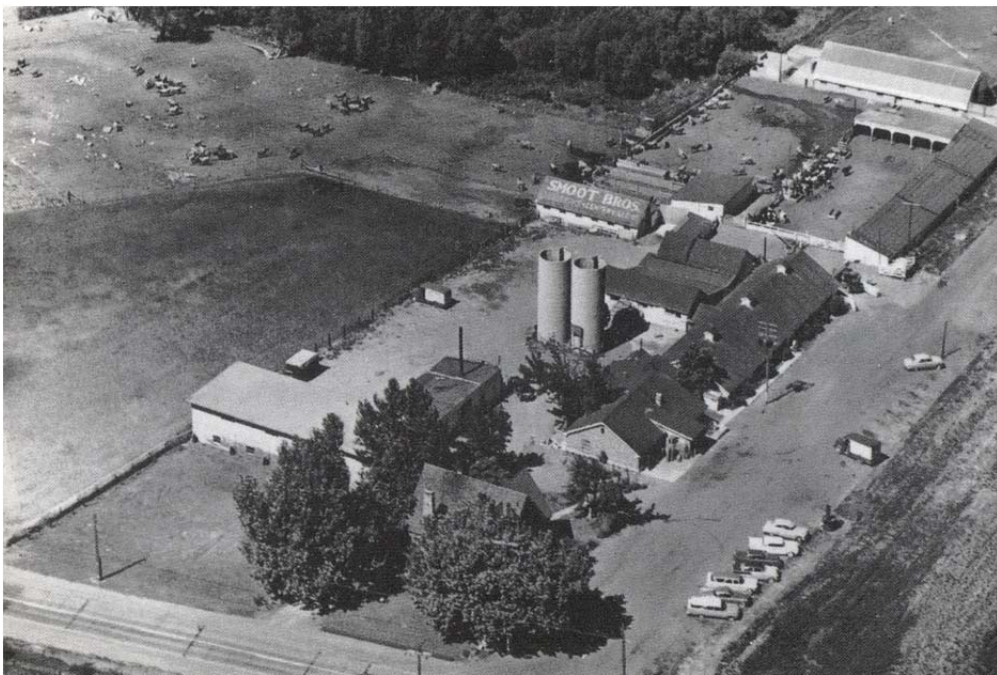


FIGURE 3
Aerial Photograph of Smoot Dairy, circa 1960. Farmhouse at the bottom center.
Camera facing southwest. Courtesy Whitaker Museum.

























Stan at age eight





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Smoot Dairy Farmhouse
NAME:

MULTIPLE
NAME:

STATE & COUNTY: UTAH, Davis

DATE RECEIVED: 2/05/16 DATE OF PENDING LIST: 3/15/16
DATE OF 16TH DAY: 3/30/16 DATE OF 45TH DAY: 3/22/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000123

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The Smoot Dairy Farmhouse is locally significant under National Register Criteria A and C in the areas of Agriculture and Architecture. Built in 1936, the modest, Tudor Revival-style residence is a fine local example of early twentieth-century Period Revival design, and a rare extant example of a combination home/office building that was originally associated with a large agricultural operation (not extant) located just outside the historic core of the community. The farmhouse was directly associated with one of the largest privately owned dairy farms in Utah and was an important commercial agricultural enterprise in Centerville, Utah during the early twentieth century.

RECOM./CRITERIA Accept Criteria A&C

REVIEWER PAUL R. LUSIGNEAU DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 3/22/2016

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Julie Fisher
Executive Director
Department of
Heritage & Arts



Brad Westwood
Director

RECEIVED 2280

FEB - 5 2016

Nat. Register of Historic Places
National Park Service

February 2, 2016

TO: Mr. J. Paul Loether, Deputy Keeper and Chief
National Register of Historic Places
National Park Service 2280, 8th Floor;
1201 Eye (I) Street, NW; Washington, DC 20005


FROM: J. Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

RE: Smoot Dairy Farmhouse, Centerville, Davis County, National Register of Historic
Places nomination

Mr. Loether,

The enclosed disk contains the true and correct copy of the nomination form for the **Smoot Dairy Farmhouse** to the National Register of Historic Places. The other disk contains the photographs of the property in TIF format. Should you have any questions, please contact me at coryjensen@utah.gov or 801/245-7242.

Thank you,


Cory Jensen

Enclosures:

- _____ 1 CD with PDF of the NRHP nomination form and correspondence/additional info
- _____ 1 CD with electronic images (tif format)
- _____ 1 Physical Transmission Letter
- _____ 1 Physical Signature Page, with original signature
- _____ Other:

Comments:

- _____ Please ensure that this nomination receives substantive review
- _____ The enclosed owner(s) objection(s) do _____ do not _____
constitute a majority of property owners.
- _____ Other: