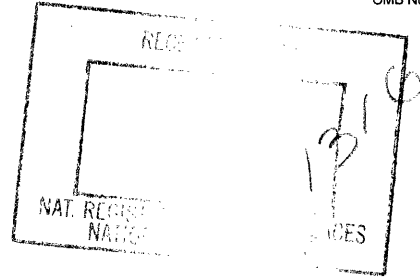


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name Kilbourn/Leak House

other names/site number _____

2. Location

street & number 170 North 200 East

N/A not for publication

city or town Centerville

N/A vicinity

state Utah

code UT

county Davis

code 011

zip code 84014

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 nationally statewide locally. (See continuation sheet for additional comments.)

W. M. [Signature] 9/15/97
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

for Signature of the Keeper

Date of Action

Beth Savage 11/17/97

Kilbourn-Leak House
Name of Property

Centerville, Davis County, Utah
City, County, and State

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>3</u>	<u>1</u>	buildings
		sites
		structures
		objects
<u>3</u>	<u>1</u>	Total

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

Historic Resources of Centerville

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

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY / Other: Classical

Materials
(Enter categories from instructions)

foundation STONE

walls STONE

STONE

roof ASPHALT

other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Kilbourn/Leak House, Centerville, Davis County, UT

Narrative Description

The Kilbourn/Leak House, built c.1867, is a two-story rectangular Classical style rock building with a gable roof. The house faces west and is parallel to 200 East Street. There is a one-story addition to the rear which runs the full width of the house, and has a combination hipped and shed roof. There is an out-of-period garage to the rear, or east of the house; as well as an historic chicken coop farther east and north of the garage. The yard is fully landscaped with lawn and mature trees on all sides of the buildings. The building retains its historic appearance and contributes to the historic qualities of Centerville.

The rock walls of the house contain decorative sandstone quoins only on the corners of the west-facing facade. The facade is symmetrically fenestrated with a front porch that is covered with a slightly hipped roof, held up by two round classical columns which rest on a concrete slab. The roof is asphalt shingles, with soffit and fascia of simple wood design. The west elevation has a decorative stylized scallop board attached to the fascia. The two windows on the first floor of the facade are wood with true divided lights. A decorative gable at the top of each window is inset with mirrored glass and non-functional shutters. There are two circular windows at the second floor level of the facade which have true divided lights, and in the center of these and directly above the front door is a small window which has been filled with glass block. This window is two blocks wide by four blocks tall, and serves to let in light at the top of the stair landing on the second floor. All of the windows on the west elevation were designed and installed in the 1940s by the current (1997) owners of the house, Orval and Sally Leak.

The south elevation has two one-over-one double hung wood windows at the main level, and no windows at the second level. The east window at the main level was installed by the current owner who cut through the rock wall to create the opening. The north elevation has one six-over-six double hung wood window at the main level, and one aluminum sliding window at the second floor level.

At the rear of the house, on the east elevation, the full length one-story room addition constructed of rock which is similar to that of the rock on the house, and may have been built very soon after the house. At the south elevation of this addition is an entrance door leading into the addition which contains the kitchen and a full bath. There are three one-over-one wood windows symmetrically placed across the east elevation of the addition.

Below grade is a basement which has a tunnel leading to an underground bomb shelter. This shelter is directly underneath the non-contributing carport which is located to the rear (east) of the house. It was constructed presumably in the late 1950s.

Kilbourn-Leak House
Name of Property

Centerville, Davis County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all that apply.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

Period of Significance

c. 1867-1940s

Significant Dates

c.1867, c.1940s

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Charles Duncan & Sons
Ozias Kilbourn

Name of repository:

X See continuation sheet(s) for Section No. 9

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Kilbourn/Leak House, Centerville, Davis County, UT

Narrative Statement of Significance

The Kilbourn-Leak House, built c.1867, is significant for its association with the establishment of the town of Centerville, established by order of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon) President, Brigham Young, to be a Mormon based, self-sufficient community. This house is representative of the early phases of development of Centerville, through its growth into a 20th century city. The Kilbourns were early settlers to the area and as devout members of the LDS Church, influenced the development of the city. As farmers, they reflect the period of economic expansion and diversification that came with the introduction of the railroad that allowed easier access to the marketplace. The Leak family's continued use of the house, from the Great Depression to the present, represents the important period of city growth that occurred through the 1940s. Not only did they maintain an orchard and garden on this property, they have worked, and continue to work, in the community. The house retains its historic features, contributes to the historic qualities of Centerville, and is being nominated as a part of the Multiple Property Submission, Historic Resources of Centerville.

CENTERVILLE HISTORY:

The first Mormon exploration of Davis County began in August 1847 when the area was determined to be ideal for stock raising and farming. The first houses were built of readily available materials, such as logs, adobe bricks, and field stone and were usually intended to be temporary or subsistence-level structures to be used only until the settlers were able to establish a dependable livelihood and could afford to construct larger and more permanent homes. In the autumn of 1849 the area was surveyed and the town was named Centerville, as the location was roughly half way between Farmington and Bountiful. The center of town was laid out in a pattern loosely based on Plat of the City of Zion with a grid pattern of 20 blocks and outlying farmsteads as well as outlying fields.

The pioneers were eager and industrious and developed small scale enterprises to meet the basic needs of their community, and as encouraged by Brigham Young, to strive toward self-sufficiency in every aspect of daily life. Among the settlers of Centerville, primarily emigrants from other countries, were proficient carpenters and builders as well as farmers. The LDS Church was the organizing force behind Centerville's settlement and growth.

When grasshoppers destroyed most of the farmers' crops in 1868, many people went to work for the Union Pacific Railroad (UPR). Several lines were built between Ogden and Salt Lake City, with the Bamberger Line becoming the principle means of transportation for produce as well as passengers between Salt Lake City and Ogden.

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Kilbourn/Leak House, Centerville, Davis County, UT

The early architecture displays a visible pattern of building permanent, large, residences of indigenous stone and brick simply reflects the desire of the residents to display the permanence of the establishment of Centerville, ultimately giving it a distinctive visual quality. It does not portray any visible effort to build residences specifically for polygamous marriages even though it was widely practiced throughout the city. The balance of using traditional American building techniques and styles within the framework of a strong Mormon community has given the city's architecture a unique quality that describes simplicity, permanence, and a provides Centerville with a geographic identity. The building of substantial but modest homes continued and new styles and types of residences were introduced to a growing city.

City improvements and services began to appear in the 1910s. Transportation and water systems were being developed to better meet the needs of the residents. Electricity was introduced and street lamps were installed. Problems associated with city living were typical. Other problems, associated with agriculture, were not as typical. In 1923 and 1930 canyon floods caused a great deal of damage. After determining that grazing on the mountain side was the cause, cattle and sheep were prohibited from grazing in the foothills.

The city continued to grow and city parks were built, trees were planted, and streets were cleaned on a regular basis. Civic pride was a constant in the development of Centerville. Organizations were formed that helped the city prosper. Although Centerville was located between Bountiful and Farmington, the town managed to remain independent and maintain its own identity, displaying a strong sense of civic pride. The city of Centerville was developed around a religious core--ideally and physically--the LDS Church. Many descendants of the early settlers continue to live in Centerville and the sense of family and community remains a constant.

KILBOURN HISTORY

One of the original members of the Cherry Creek Settlement was Ozias Kilbourn, who was born in 1810 in Milford, New York. He joined the LDS Church in Nauvoo, Illinois in 1843. Ozias married Electa Granteer in 1832. They were both part of the 1847 LDS exodus to Utah, settling in Centerville soon after their arrival. Although the Kilbourns had pioneered the settlement of Centerville, it was not until January of 1872 that Probate Judge H.C. Haight granted to Ozias Kilbourn 600 acres of land in Centerville. They had already built their home on the land in the late 1860s.

Ozias served in the establishment of the Centerville's LDS First Ward which was organized in 1852. He was chosen as First Counselor to Bishop Sanford Porter. He instructed church members about polygamy, stating that it was a true principal that should be taught by teachers and mothers to their daughters, and "if they couldn't live it themselves, to say nothing against it."¹ Ozias fathered ten children with his first wife Electa. He married twice more. It is not clear when these marriages

¹ Smoot, Mary Ellen Wood and Marilyn Fullmer Sheriff. The City In-Between: History of Centerville, Utah. Bountiful: Carr Printing Company, 1975, p. 156.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Kilbourn/Leak House, Centerville, Davis County, UT

coincided, or if the wives lived together in this house. The census records of 1860 and 1870 show Ozias and Electa living together with their children.

In 1874 Ozias and Rachel Bennett were married, with whom he had two children. In 1877, he and Angeline Cole were married, and they had six children.² Angeline was born in 1846, the daughter of Vern and Lydia Cole and came to Utah with her parents in 1861. In the 1880 census, Ozias is listed as living with Angelina. Ozias and Angeline Kilbourn left Centerville in 1890 to settle in Morgan County, where they purchased a farm in Porterville. Ozias died in 1901 and Angeline in 1932.

In 1891 Kilbourn sold the house to Alfred Spencer. Spencer was born in Warwickshire, England in 1840 the son of William and Mary Glover Spencer. He immigrated to Utah in 1862, was a veteran of the Black Hawk Indian War and assisted in the colonization of Arizona. Spencer kept the home until 1907 when he sold it to Albert Barber, who sold it to Moses Carlos Sessions in 1910. Sessions took out a mortgage from the Bountiful State Bank in 1925, and in 1929 the bank sold the house to David Winn to then deeded it to James Born.

The current owners, Orval and Sally Leak, purchased it in 1933, after they were first married. The house at the time of purchase was, by Orval's account, in bad condition. In a personal interview, Orval stated that he purchased the house basically for the land. The parcel of land which Leak purchased was much larger than the 1.11 acres that the house sits on today, Orval has sold some of the surrounding land over the years. Orval and Sally have lived in the house since 1933, raising four daughters. They are responsible for all of the changes on both interior and exterior.

The masonry work on the house was done by Charles Eldon Duncan. Charles Duncan was from Dysart, Scotland where he worked as a stone cutter and mason. Charles, his wife Margaret and their daughters were converted to the LDS Church by missionaries, and baptized in 1848 in the ocean near their home. The family crossed the Atlantic Ocean in 1852, arriving in Utah in 1853. The Duncans moved to Centerville, and when Charles' skill as a stonemason became known, people began to hire him to build homes throughout the Centerville and Farmington areas. Charles' career in masonry spanned from 1853 to 1891, thirty eight years. He taught the trade to his three sons, John, Charles and Archibald. Charles worked for many years cutting stone for the LDS Temple in Salt Lake City, which was under construction from 1863 to 1867. A common, 'trademark' feature about the rock homes that the Duncans built is that the corner quoins are almost always made from granite or sandstone. Duncan brought back to Centerville pieces of stone which had been discarded or deemed unsuitable for the LDS Temple. Duncan used these stones to add decoration, as well as religious symbolism, to the residences in Centerville. Charles Duncan also helped to lay the stones for the Centerville LDS First Ward meeting house.

² *Deseret News*, July 8, 1932, Section 2, p.7.

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National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Kilbourn/Leak House, Centerville, Davis County, UT

According to an account by Orval Leak in 1987, Arch Duncan told him in 1933 that Charles Sr., John, and Charles Jr. (father and brothers) built the home out of rock laying around the home. Orval told Arch Duncan that he bought the Kilbourn house because David Mabey of the Bountiful State Bank had offered him the house and 4-1/2 acres for \$3,100, with no money down. Orval then told of the years of hard work it took to strip the wood from the house, rebuild and modernize it, tear down the old outbuildings, exterminate the rats who infested the sheds, and build the soil up to where it produce crops.³

Orval, who was a building contractor, did this work to the house in the 1940s. When he and Sally purchased the house there was a one-story shed roof front porch at the north end of the facade which was a little over half the width of the house.⁴ They removed this porch and rebuilt the windows on the facade. Orval remodeled the attic/second floor space into the current configuration of two rooms divided with a stair. Orval has also remodeled the kitchen several times, building the cabinets himself. The couple has lived in the house for the past 64 years.

___ See continuation sheet

³ Harrison, Ves. "Centerville Historical Society", *Davis County Clipper*, December 15, 1987.

⁴ Tax photo, 1930s. Copy on file at Utah SHPO.

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National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

Kilbourn/Leak House Centerville, Davis County, UT

Bibliography

Abstract of title, tax records. Davis County Recorder's Office. Farmington, Utah.

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Brooks, Melvin R. LDS Reference Encyclopedia. Volumes 1 & 2. Salt Lake City, Utah: Bookcraft, 1960-1065.

Carr, Annie Call, ed., Daughters of Utah Pioneers, Davis County Company. East of Antelope Island. Salt Lake City, Utah: Publishers Press, 1971.

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Fine Arts Study Group. Mountains Conquered; the Story of Morgan, with biographies. Morgan, Utah: Morgan County News, 1959. P. 239.

Harrison, Ves. "Centerville Historical Society." Davis County Clipper, (December 15, 1987).

Leak, Orval and Sally. Personal interview, May 21, 1995.

Obituaries:

Kilbourn, Angeline Cole. Deseret News (July 8, 1932): Section 2, p. 7.

Spencer, Alfred. Deseret News (January 3, 1933): Section 2, p. 6.

Smoot, Mary Ellen Wood and Marilyn Fullmer Sheriff. The City In-Between; History of Centerville, Utah including Biographies and Autobiographies of some of its original settlers. Bountiful, Utah: Carr Printing Company, 1975.

U.S. Census of Population, 1860, 1870, 1880.

Utah State Historic Preservation Office files, Intensive Level Survey, 1995.

Kilbourn-Leak House
Name of Property

Centerville, Davis County, Utah
City, County, and State

10. Geographical Data

Acreage of property 1.11 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/6/3/0/0 4/5/2/9/9/6/0 B 1 ////// //////
Zone Easting Northing Zone Easting Northing

C 1 ////// ////// D 1 ////// //////

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at a point north 0°13'30", East 167.45 feet and South 89°54'42", West 126.495 feet to monument mark, the Centerville intersection of 300 East and 100 North Streets Block 38, Plat A Centerville TS SUR, then South 89°54'42" West 184.28 feet, then North 0°13'30", East 50 feet, then South 89°54'42", West 85 feet, then North 139 feet more or less to boundary line agreement in 684-569, then along said line North 83°39'55", East 269.255 feet, then South 0°1'3'30", West 183.009 feet to point of beginning.

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were historically and continue to be associated with the building.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Utah SHPO Staff; Lisa M. Miller / Preservation Research Consultant

organization _____ date March 1997

street & number 166 T Street telephone (801) 355-8611

city or town Salt Lake City state UT zip code 84 103

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name G. Orval & Sally B. Leak

street & number 170 North 200 East telephone (801) 292-9449

city or town Centerville state UT zip code 84014

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 Reductions Projects (1024-0018), Washington, DC 20503.

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

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 7

Kilbourn/Leak House Centerville, Davis County, UT

Common Label Information:

1. Kilbourn/Leak House
2. Centerville, Davis County, Utah
3. Photographer: Lisa M. Miller
4. Date: June, 1995
5. Negative on file at Utah SHPO.

Photo No. 1:

6. Southwest elevation of building. Camera facing northeast.

Photo No. 2:

6. Southeast elevation of building. Camera facing northwest.

Photo No. 3:

6. North elevation of building. Camera facing south.

Photo No. 4:

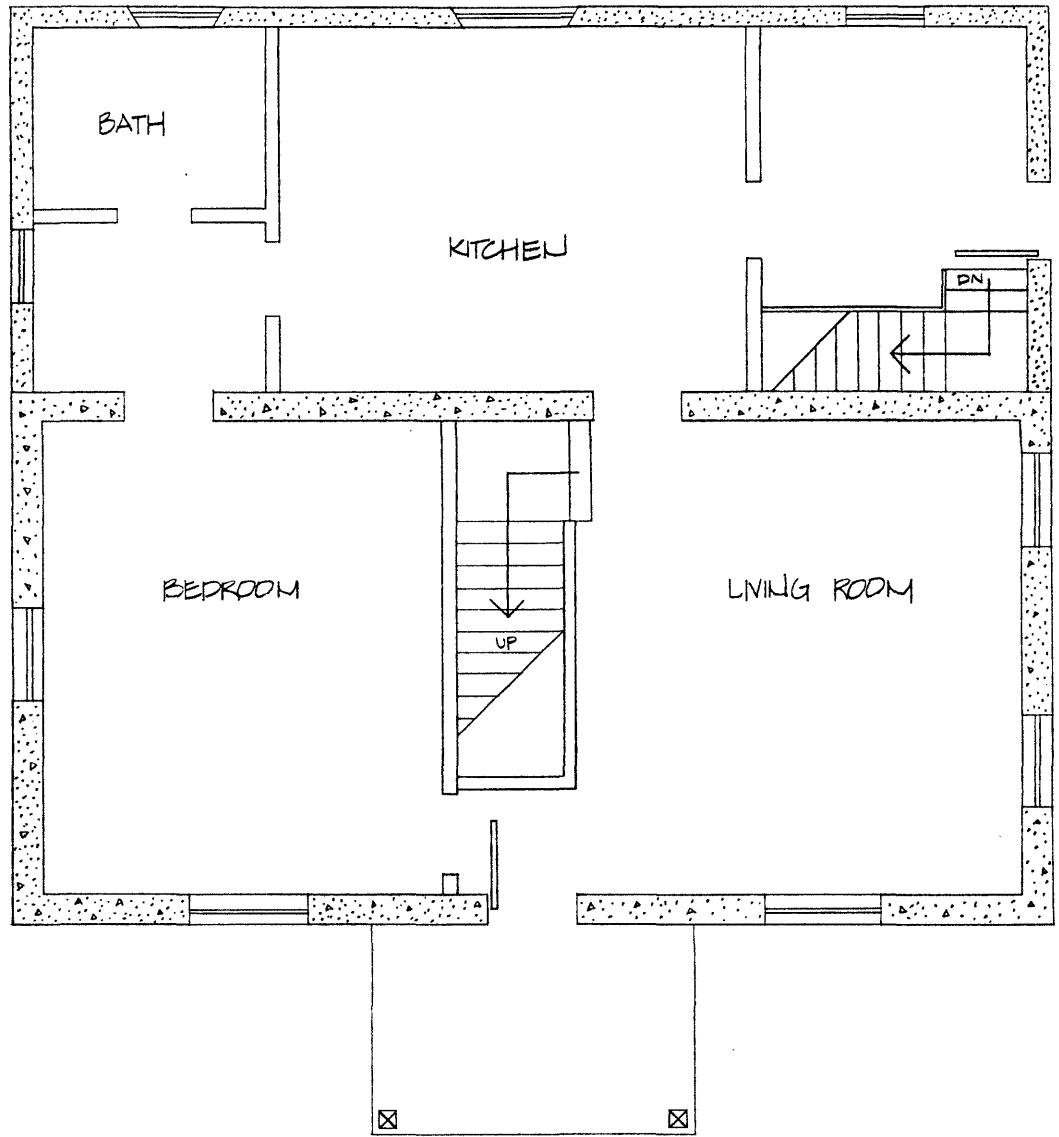
6. Northeast elevation of building. Camera facing southwest.

Photo No. 5:



6. Northwest elevation of garage and outbuilding. Camera facing southeast.

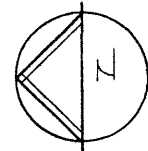
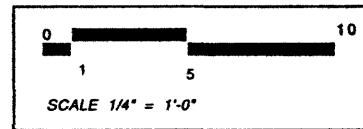
Photo No. 6:

6. Northwest elevation of outbuilding. Camera facing southeast.



OZIAS KILBOURN HOUSE
 170 NORTH 200 EAST CENTERVILLE, UTAH

-  ROCK ca. 1856
-  ROCK ADDITION



SCALE: 1/4" = 1'-0"