

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received DEC - 9 1983

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic William Capener House

and/or common Samuel J. Coombs House

2. Location

street & number 252 North 400 East not for publication

city, town Centerville vicinity of Congressional District

state Utah code 049 county Davis code 011

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name John and Jori Marshall

street & number 252 North 400 East

city, town Centerville vicinity of state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Davis County Courthouse

street & number

city, town Farmington state Utah

6. Representation in Existing Surveys

title Century Register of Historical Homes has this property been determined eligible? yes no

date 9 Feb., 1972 federal state county local

depository for survey records Utah State Historical Society

city, town Salt Lake City state Utah

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Capener House is a seven room, two level, rock building situated on a one-half acre lot in Centerville, Utah (population 3,500). Built in 1875, the house was constructed of native materials. The 18-inch thick walls were built of a combination of various local stones and quartzite taken from the Salt Lake Temple quarry (used for quoins). The stone was laid up in a random rubble pattern. The floors, rafters, window frames and sashes, and decorative trim were made from local woods. The walls were plastered and painted and the pine floors were covered with rugs. The house was heated by five free-standing stoves, each placed in front of a fireplace mantle set against the wall. The stoves are gone but all of the mantles remain. As originally built, the house had five rooms on the main floor and one large room upstairs. The first floor plan was rectangular in shape, measuring 33'-7" by 52'-1".

Upon entering the house through the front door, one came into a large parlor room, 12'-5" by 21'-9" in size. Flanking the parlor were two identically sized sleeping rooms, each 12'-1" by 17'-0". These three rooms were aligned in a north-to-south row along the front or west-facing broadside of the house and were the fanciest rooms with respect to trim, splayed window bays and mantles. Along the east or back broadside of the house were two long, narrow rooms, one 12' by 20'-7", the other 12' by 22'-7". Within the larger of the two back rooms was a steep stairway to the second story room. Beneath these stairs was an even steeper stairway leading to a cellar. The cellar was probably put in at the time the bathroom was added above it, early in the 20th-century.

The second floor room was the same size as the parlor room and was situated directly above it. This room was another sleeping room, while the rooms along the back of the house on the first floor served as food preparing and eating areas. At the southeast corner of the first floor was an indented niche enclosed by a screened summer porch. Large, chamfered wooden columns supported the roof over the porch.

The exterior front facade of the house was symmetrical with the two-story central section flanked by identical one-story, hip-roofed wings. The hip roof covered the entire first floor area and is U-shaped, wrapping around the small two-story section. The building's windows on all but the east side were 2-over-2 double-hung sash type, while the east-facing windows were 6-over-6s. Both the interior end exterior trim was simple, combining flat and moulded pieces. The gable trim on the two-story part featured simple boxed Greek Revival cornice returns. The ceilings were 8'-6" tall on both levels. The yard originally had a picket fence, hedges, poplar and fruit trees. Today, only some of the old fruit trees and shrubs remain.

In 1982-1983, the Capener house was renovated and remodeled by its current owners. The interior was restored to its original condition and dormers were placed along the rear and on the flanking hipped roofs.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c. 1875 Builder/Architect unknown

Statement of Significance (in one paragraph)

The William Capener house is significant as one of several remaining stone residences in Centerville which were constructed during the town's first period of growth and development. Stone dwellings here reflect the move from smaller log and adobe cabins of the pioneer years (1847-1860) to more substantial, permanent dwellings as Centerville entered a period of agricultural stability and prosperity (1860-1880). Built c.1875, the Capener house is an example of a two-story, single-cell type house with flanking wings, a dwelling form which has been recorded in the northeastern United States but which is rare in Utah. Capener was a carpenter and cabinetmaker by trade and lived in the house until his death in 1884.

Upon the arrival of Mormon pioneers in the Valley of the Great Salt Lake in July, 1847, settlers immediately explored adjoining lands, seeking favorable sites for colonization. During the fall and winter of 1847, Thomas Grover pastured stock near a creek along the west bench of the Wasatch Mountains about twelve miles north of Salt Lake City. Joined by a few families in the Spring of 1848, a small settlement was established. In 1849, a townsite was surveyed and in the following year, Sanford Porter was appointed "presiding elder" over the Mormon community. Initially called the Deuel Creek Settlement (after the Deuel brothers who joined Grover there in 1849), and then the Cherry Creek Settlement, the town eventually came to be called Centerville by virtue of being situated midway between two other new towns, Farmington and Bountiful.

In 1852, a Mormon "ward" (congregation) was organized in the burgeoning settlement, and in 1854, a rock fort enclosing nine blocks of the townsite was constructed. The fort was one of the earliest of several pioneer structures to be made of native rock in Centerville. The town's first structures had been made of adobe, a ubiquitous building material in early Mormon colonies. By the 1860s, however, most builders were using the native stone for their houses, schools, churches and stores. Due to an abundance of strong metamorphic and igneous rock in local fields and streams, the predilection to use this material continued into the early 1880s, by which time brick had become a more popular building material.

During the heyday of stone usage from the late 1850s through the mid-1880s, a wide variety of Mormon housetypes employed the multi-colored material. Although no scholarly study of Centerville's residential architecture has been conducted to date, existing building surveys show that roughly twenty pioneer period rock homes remain in Centerville. These range from simple one-story, rectangular structures to more complex 1 1/2 and two-story residences with variegated plans and pretensions of style. Aside from their use of rock, the homes do not seem to be related in design or reflect the work of any particular builder. Each house has an identity somewhat distinct from the others, although some general 19th-century building traits are apparent, i.e., symmetrical facades, the imported Renaissance

9. Major Bibliographical References

Mary Ellen Smoot, Marilyn Sheriff, The City In-Between, History of Centerville, Utah, Bountiful; Carr Printing Company, 1975.
 Frank Esshom, Pioneers and Prominent Men of Utah, Salt Lake City: Utah Pioneers Book Publishing Company, 1913.

10. Geographical Data

Acreege of nominated property Less than one

Quadrangle name Bountiful Peak, Ut.

Quadrangle scale 1:24000

UMT References

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 Zone Easting Northing

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Verbal boundary description and justification

Beginning 106.25 feet S of NW corner of Lot 4 Block DA, Plat NMC, thence S 106.25 feet, E 170 feet, N 106.25 feet, W 170 feet to beginning.

List all states and counties for properties overlapping state or county boundaries

state NA code county N/A code

state NA code county N/A code

11. Form Prepared By

name/title Allen D. Roberts/Preservation Consultant

organization Wallace Cooper & Associates, Architects date 11 November, 1982

street & number 244 West 300 North telephone (801) 355-5915

city or town Salt Lake City state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

A. Kent Powell

title A. Kent Powell, Deputy State Historic Preservation Officer date 11/30/83

For HCPRS use only I hereby certify that this property is included in the National Register Entered in the National Register date <u>1/5/84</u>	<i>Alma Byers</i> Keeper of the National Register Attest: _____ date _____ Chief of Registration
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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number 8

Page 2

method of laying out dimensions of floorplans, and the use of locally made shingles, window sashes, framing lumber and trim. The Capener house's two-story central section with flanking wings structure is only rarely encountered in Utah. This house form is associated with upstate New York and the Western Reserve area of Ohio, and it was one of a number of traditional forms brought to Utah by the Mormon settlers.

Many of Centerville's extant stone houses have been severely remodeled. Additions, stuccoed rock walls, changes in original window sizes and shapes and other alterations have diluted the integrity of nearly all of Centerville's older rock homes, including, to an extent, the William Capener house. In 1982-83, the house was remodeled by its current owner. Dormer windows were placed in both of the flanking hipped wings and across the rear of the house. While matching the materials of the original house, these additions may affect the historic integrity at the home.

William Capener, the original owner and builder, was born in London, England on July 30, 1806. In 1828, William married Sarah Verrander, also a native of London. In 1834, the couple emigrated to America, settled in Cleveland, Ohio where they ran a large hotel. In 1844, the Capeners became members of The Church of Jesus Christ of Latter-day Saints and in the fall of 1852, the family joined the main body of Mormons in Utah. They lived in Salt Lake City until 1873 when William took his family to Centerville. There he purchased a lot from Thomas Wtaker and for his wife and eight children built the stone house completed in 1875.

In 1861, William married a second wife in keeping with the Mormon practice of polygamy at that time. His first wife died in 1863, leaving five children. By his second wife, Ellen Rigby, he had eleven children, including three born after the house was built. William was "sealed" (a Mormon ordinance performed in a temple, whereby a husband and wife are remarried for "eternity," whether or not either party is alive at the time) to two additional women, but there is no evidence that they lived in his house as polygamous wives.

Capener was a builder, carpenter and cabinetmaker by trade. Like most men at the time, he also farmed. With Joseph E. Taylor as his partner, he operated a furniture dealing firm. Capener remained in Centerville until his death in 1884. Leaving 154 descendents, his life seemed otherwise unremarkable, as evidenced by this obituary comment: "Although Brother Capener was a man of no particular prominence, he was withal a strictly honest man, and such a one is said to be the noblest work of God."

The rock home was retained by the Capener family after William's death. His wife lived there until her death in 1908. For two years a family named Brown rented the house before heirs of Capener sold it to Samuel James Coombs in 1910. Coombs, a native of Utah, having been born in Rockville, Washington County, October 19, 1863, married Ann Eliza Allen in 1883. Samuel began a family, fathering eight children between 1884 and 1898. During these years he pursued his profession as a painter and wallpaper hanger. He aided in finishing the interiors of the Salt Lake Temple and Tabernacle. In 1910 he moved to Centerville where he purchased the Capener House and lived until his death in 1947. The home was retained by his wife until her death in 1965, at which time it passed on to her youngest son, Wallace Henry Coombs. Born April

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Continuation sheet

Item number 8

Page 3

21, 1898 Wallace was a foundryman who never married. He lived in the house until his death in 1980.

Since 1980, the Capener House has been vacant. In October of 1982, it was purchased by a general building contractor, John Marshall, and his wife Jori. They plan to restore and renovate the home, using it as their personal residence.

Still sitting on a one-half acre lot containing old trees, the house and site retains a degree of integrity of location, siting, materials, workmanship, feeling and association. Though the original design has been altered by the addition of domers to the flanking hipped wings.