

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Historic Preservation Commission of the City of St. George, Washington County, Utah, will hold a regular meeting at the **Administration Conference Room**, 61 South Main Street, St. George, Utah on Wednesday, **February 4, 2026**, commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

CALL TO ORDER

1. **DIXIE ACADEMY LANDMARK REHABILITATION**
Consider a request to rehabilitate the Dixie Academy building located at 86 South Main Street.
2. **MINUTES**
Consider approval of the meeting minutes of September 17, 2025, and November 5, 2025.
3. **ADJOURN**



Brenda Hatch, Planner II

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

HISTORIC PRESERVATION COMMISSION AGENDA REPORT:

Dixie Academy Rehabilitation Historic Landmark Rehabilitation (Case No. 2026-HPC-001)	
Request:	To consider a request to rehabilitate the Dixie Academy
Applicant:	City of St. George
Location:	86 South Main Street
General Plan:	DTCN (Downtown Connected Neighborhood)
Zoning:	C-4 (Central Business District Commercial)
Land Area:	Approximately 0.80 acres



BACKGROUND:

The Dixie Academy building was started in 1909 and completed in 1911 at a cost of \$55,000. Stylistically it may be regarded as a late derivation of Richardsonian Romanesque architecture. Popular for school buildings during the late nineteenth and early twentieth centuries, this style was accommodated here especially by the presence of local red sandstone. The Woodward School, also on the St. George Tabernacle block, and the Washington Elementary school in Washington, Utah are parallel examples in the immediate area. Rough-faced red sandstone buildings of this period in the intermountain West were so closely allied with the Richardsonian Romanesque style that the style and the use of materials became synonymous.

Characteristics of the Richardsonian Romanesque style, especially in its campus genre are evidenced on the Dixie College building. Typically, they are symmetrically planned, hipped roof structures of several stories frequently with projecting gabled bays. There is simplicity in planning and massing. Variations of this scheme are found in educational architecture throughout the Intermountain West, which may exhibit more or less of the Richardsonian Romanesque influence.

For the foundation, semi-regular coursed, grey volcanic stone was used. Walls and windows sills are of regular coursed red sandstone. The water table is concrete. Lintels are also concrete, colored and cut to appear as stone.

Above the raised basement level are two full stories. Projecting from the hipped roof central mass on each elevation are gabled bays. The gables have pent ends and patterned shingle siding. Under the wide eaves are coupled with decorative brackets. Part of the original scheme is a hipped roof extension of two stories projecting from the rear bay. This space houses lavatories and boiler area.

A round-arched entrance way marks the entrance pavilion. The recessed, arched entry is strongly reminiscent of H.H. Richardson's ornamental design. George Brooks' (1845-1930) carvings of the arch and tablet are also a Richardsonian feature in style and placement. Above the arch is a tripartite window arrangement, including the deeply recessed, double transomed windows, characteristic of Richardson's work. Window treatment of the building in general reflects this influence in the wall to window ratio, window shape and grouping, and blending of wall and sill/lintel materials.

The interior of the college remains largely intact. Individual classrooms open off a central hall on the basement and main floor. On the upper floor is a large auditorium with additional classrooms located to the north. The auditorium ceiling is pressed tin.

The Old Dixie College building is significant as an example of late nineteenth century regional educational architecture and as one of two remaining structures of the original Dixie College. It expresses the commitment of the early citizens of the region to the value of higher education. The building documents the persistence and strong diffusion

of the Richardsonian Romanesque style into regional campuses and is a characteristic example of one form. The college was relocated to another part of town in 1963. Of the original campus complex, now only the administration building and gymnasium remain. The gymnasium, a fine Prairie School Style building, is scheduled to be razed in the spring of 1980 in favor of a new library. The Old Dixie College Building is located on the southeast corner of the Tabernacle block, which includes six other important public and religious buildings, all marking the continued use of this block as a center of civic activity. The building is structurally sound. The City of St. George has plans to renovate it for continued use as the Southwestern Utah Arts Center.

In the early 1900's the Woodward School in St. George offered students only two years of high school education. In 1908 Francis M. Lyman, the council of the twelve of the LDS Church encouraged local church authorities to establish a church school to meet this need. The central authorities of the LDS Church pledged \$20,000 in cash to be matched with \$35,000 in cash, labor, and materials contributed by the members of the St. George Stake. The local church board of education appointed Thomas P. Cottam, one of its members and a counselor to Stake President Erastus H. Snow, to superintend construction.

The school opened for classes in September of 1911, following the commemoration of the fifteenth anniversary of the settlement of St. George. The windows were yet to be set, and interior work was not completed until 1913.

"People persisted in calling the new school the Dixie Academy and eventually the name Dixie became official. A beginning in the offering of college courses was made in 1915-1916, and soon thereafter two years of teacher training was authorized by Superintendent Cummings, of the LDS Church School System. The name Dixie Normal College was adopted and kept until 1923, when the institutions program was enlarged to include a junior college curriculum. Thereafter the school was called Dixie Junior College." (Larson, p.563)

REHABILITATION PROPOSAL:

1. New asphalt shingles
2. Omit and fill built in roof gutters
3. Install new rain gutter system (White to match paint)
4. Shorten and rebuild tops to stabilize all 4 chimneys (reuse brick, if possible, match if necessary)
5. Restore and paint all wood window systems (Sherwin Williams Ibis White)
6. Restore and repaint all soffit systems (Sherwin Williams Ibis White)
7. Restore and repaint all previous painted trims, corbels, freeze boards, gable trims, running trims, and painted gable shingles (Sherwin Williams Ibis White)
8. Repaint pipe rails at window wells and metal on stairs, stair handrails, and guard rails (Sherwin Williams Ibis White)

The rehabilitation guidelines for significant historic buildings (10-13E-1D) are found below:

*D. Rehabilitation Guidelines for Significant Historic Buildings: Rehabilitation of significant historic **buildings** shall comply with the guidelines set forth herein and, in addition, all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, construction and occupancy of the property.*

- 1. Standards: All improvements to landmark sites shall be in accord with the general and specific standards for historic preservation as prepared by the Secretary of the Interior, and in harmony with the architectural character of the neighborhood.*
- 2. Additions: Whenever possible, new additions or adaptive reuse to **structures** shall be done in such a manner that if such additions or changes were to be removed in the future, the essential form and integrity of the **structure** would not be impaired.*
- 3. Parking and Access: Off-street parking, loading facilities and pedestrian access shall be designed so as not to create conflicting movement. All other areas other than driveways, parking areas, walks and terraces shall be appropriately landscaped and provided with appropriate trees and shrubbery.*
- 4. Accessory Structures: **Accessory structures** shall be improved to harmonize with any redevelopment of the primary **structure**.*
- 5. Restoration of Exterior Façades: Restoration of all exterior façades, including the side and rear façade, shall be in keeping with the objectives herein. Roofline, windows and exterior facing materials shall all be considered. Adjoining **buildings** in separate or the same ownership shall be rehabilitated so as to carry out a unified concept.*
- 6. Harmony of Materials, Techniques and Colors: Materials, techniques and colors must conform to and harmonize with original materials and techniques. To this end, the emphasis should be, practical, on correct period sash, doors, cornices, wall materials and signs and the removal of present-day anachronisms, such as defacing or out-of-scale contemporary features. The general requirements shall apply particularly to visible surfaces on the exterior. New work adjoining old must be carefully blended to minimize the separation, unless, in the opinion of qualified architectural experts, it is better to make the joining areas obvious and thereby emphasize the qualities of the original work.*
- 7. Patching: When repairing or replacing masonry details, decorations or parapet walls, care should be taken to prevent an obvious and unsightly patch.*

Materials, joints, etc., should match the original as closely as possible in composition, color and texture. For additional information on repairing masonry walls, see the Preservation Brief No. 2, prepared by the Technical Preservation Services Division of the United States Department of the Interior.

- 8. Fake Details and Decorations: Fake “historic” details, decorations and other additions should be avoided.*
- 9. Anchoring: Sagging details, decorations, cornices, string courses, lintels, arches, pilasters, and parapet walls should be firmly reanchored. The original height of the parapet wall should not be modified.*
- 10. Repair or Replacement of Architectural Details: Deteriorated building details should be repaired rather than replaced whenever possible. Repair or replacement of missing architectural decorations and details should be based on accurate duplications, substantiated by historical, physical or pictorial evidence rather than on conjectural design. In the event replacement is necessary, the new material should match the original material in composition, design, color and texture.*
- 11. Painting: Heavy or numerous coats of paint, or paint in the wrong color, that obscures architectural decorations and details should be removed before repainting. Refer to Preservation Brief No. 10, Exterior Paint Problems on Historic Woodwork, by the Technical Preservation Services Division of the United States Department of the Interior.*
- 12. Fixtures: Hardware and lighting fixtures, where practical, shall be selected with care to conform to authentic work of the period, and to match remaining originals where such exist.*
- 13. Ornaments: If the original or significant detail no longer exists or is too deteriorated to save, it is recommended that a contemporary design be undertaken which is compatible with the rest of the building in scale, design, materials, color and texture. An alternative might be to undertake an accurate restoration based on historical research and physical evidence. Where an original or significant detail no longer exists and no evidence exists to document its early appearance, it is generally preferable to undertake a contemporary detail that retains the historic “flavor” of the building.*
- 14. Materials:*
 - a. Original building wall material should not be covered with any form of inappropriate siding. Where this has already occurred, the inappropriate siding should be removed and the original wall material restored;*
 - b. Masonry facings shall be cleaned and painted as necessary. Sandblasting is forbidden without prior approval of the historic preservation commission.*

All repointing, when necessary, shall be done according to the specifications set by Preservation Brief No. 2, Repointing Mortar Joints in Historic Brick Buildings, by the Heritage Conservation and Recreation Service, United States Department of the Interior;

- c. Recommended materials for rehabilitation of masonry buildings include traditional bond pattern, such as running bond or Flemish bond, not stack bond. Clay facing tile may be used if the face size of the tile is that of standard brick and if the bond pattern is typical of contributing buildings in the neighborhood;*
- d. The imitation of stone veneer or brick, using stucco, prefabricated plastic, plywood and/or fiber panels is not acceptable, unless documented through historic or pictorial evidence;*
- e. Asphalt or wood shingled awnings and diagonal sided panels are not acceptable;*
- f. Vinyl or aluminum panels imitating clapboard or wood siding are not acceptable;*
- g. Glazing shall be clear, nonreflective, and untinted. Double-glazed insulating glass or materials such as acrylic or high-impact polycarbonate panels are permissible;*
- h. Wall surfaces that have not been painted should remain unpainted.*

15. Color:

- a. Color for all rehabilitation work must blend with the existing exterior residential color palette. If any new brick is used for rehabilitation work, it must be similar in texture, effect and color to the original brick. Stucco color for exterior walls shall be similar in tone to the muted pastels typical of historic pioneer stucco buildings or shall blend with the natural tones of the surrounding geology reflected on the exterior of adjacent buildings;*
- b. White and off-white may be used on decorative elements such as lintels, sills and cornices. Bright colors are not appropriate for major architectural elements such as building walls. However, when used sparingly in fine lines, such as on the wood trim of a storefront, a brighter color than that of the building face will be allowed to enhance a particular color scheme;*
- c. Metallic finishes generally are not allowed, except when used in such treatments as painted-gold or bronze-toned lettering on storefront glass;*
- d. A simple color scheme of up to no more than three (3) exterior colors is required.*

16. Mechanical Equipment:

- a. Radio, television, telephone and/or other telecommunication equipment, such as antennas or satellite “dishes” and ancillary systems, cables, junction boxes and the like, shall be placed behind or within suitable visual barriers in such a way that it is not visible from the streets;
- b. Heating and air conditioning equipment, including cooling units, blowers, exhaust fans, ducts and/or ancillary systems, support units, brackets, wiring, junction boxes and the like, shall be properly screened or installed behind or within suitable visual barriers.

17. *New Construction:* The guidelines in this section are to be used by those planning new construction. Their purpose is to reinforce and enhance the historic architectural character of the neighborhood by encouraging compatible new construction. The guidelines do this by describing and illustrating certain design concepts found in the historic architecture of the neighborhood; concepts which can be applied in the design of new structures.

18. *Considerations:* The historic preservation commission will consider design concepts other than those recommended in these guidelines when necessary to promote design concepts found in the historic architecture of the neighborhood. However, in order for a design to be considered for exceptional review, it must not include the use of elements that are designated as inappropriate in the guidelines.

19. *Siting:* The ground floor of new structures should relate to the pedestrian’s human scale and continue to display the siting of neighboring structures.

20. Scale:

- a. Of the many criteria that must be considered when designing new buildings for the neighborhood, by far the most important is the scale of the new building and its relationship to the scale of the neighborhood;
- b. Just as the relationship of a new structure to the buildings on its block is important, so is it important that the elements within its façade be appropriately scaled. The scale of these elements should recall those of neighboring structures.

21. *Width of Building:* Building widths have a major impact upon the perception of the scale of a building. The apparent widths of the front façades of new buildings should correspond to typical widths of the buildings on the same block. A long façade should be broken into separate elements to suggest façade widths or bays similar to those of neighboring buildings.

22. *Windows: Original windows in the older buildings are predominantly wood double-hung type. A sash pattern of one over one (1/1), that is, one (1) undivided framed pane above a similar pane, is the most common type. In new construction, one over one (1/1) type is required, unless the majority of windows in adjacent structures facing the streetscape clearly indicates otherwise. The pattern of a one over one (1/1) window may be achieved by the use of fixed glass, with three (3) conditions:*

- a. The window frame replicates the proportions of a typical double-hung window sash;*
- b. No unpainted clear aluminum is used for the frame; and*
- c. The window frame is of similar cross-sectional size to that of double-hung windows typical of the neighborhood.*

23. *Ornament: The ornamental details shall be compatible and in scale with those used in the streetscape.*

24. *Color: Approved color schemes appropriate for the neighborhood are required.*

- a. Muted background colors are required for the majority of the building surfaces;*
- b. Up to two (2) complementary accent colors may be used in addition to the background color;*
- c. Finished Wood Surfaces: The rustic or bare wood look is not allowed;*
- d. The natural color of stone or brick may not be painted;*
- e. Roofs must be a neutral or muted brown or gray. (Ord. 2019-10-002, 10-10-2019)*

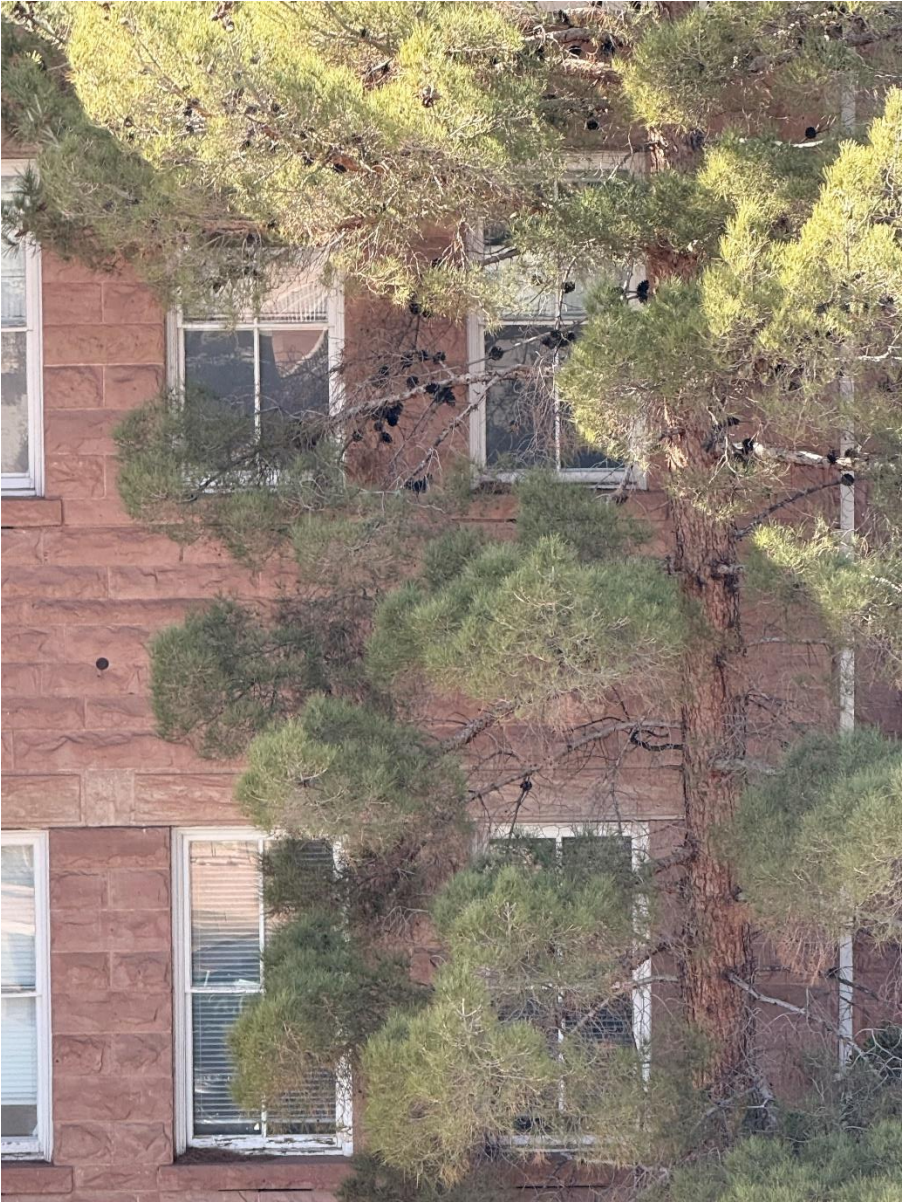
EXHIBIT A
Pictures







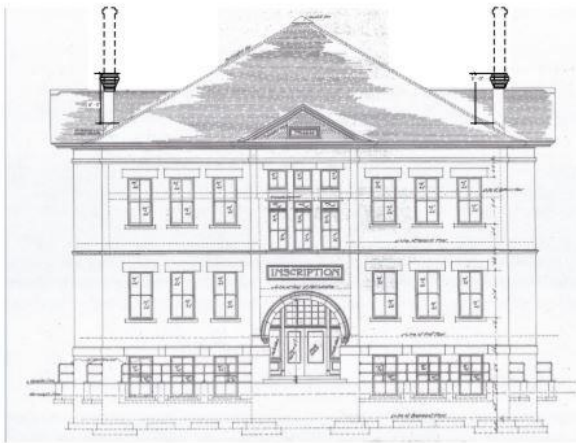








Will reuse
brick if
possible or
match



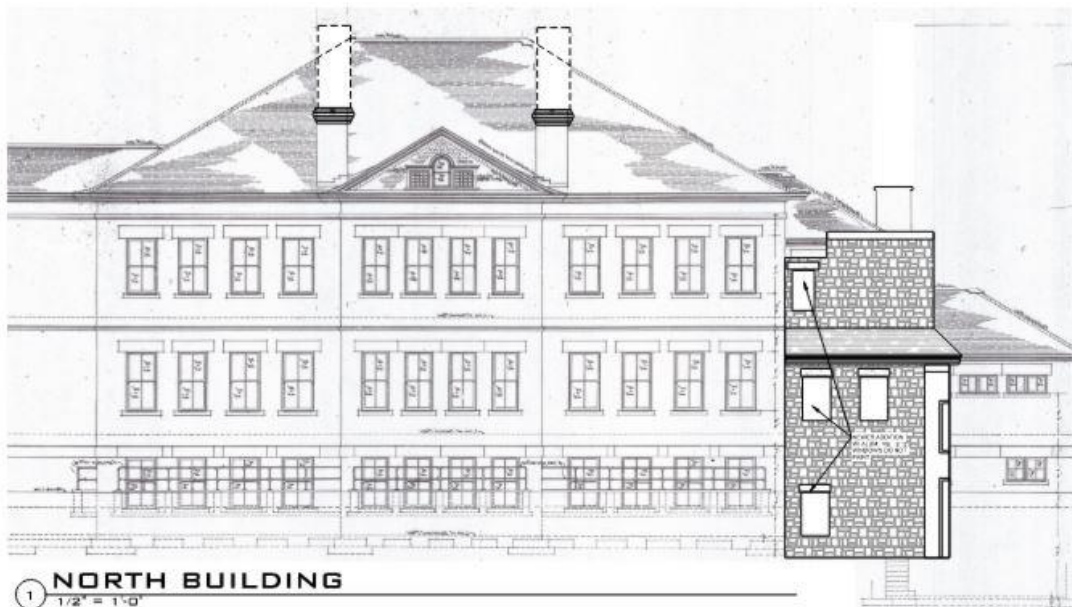
① **EAST BUILDING**
1/2" = 1'-0"



② **WEST BUILDING**
1/2" = 1'-0"



2 **SOUTH BUILDING**
1/2" = 1'-0"



1 **NORTH BUILDING**
1/2" = 1'-0"

EXHIBIT B
Power Point

DIXIE ACADEMY
2026-HPC-001



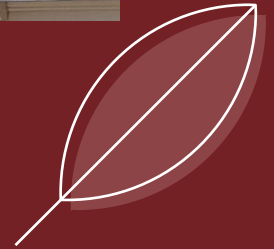


LANDMARK REHABILITATION

- New asphalt shingles
- Omit and fill built in roof gutters
- Install new rain gutter system (White to match paint)
- Shorten and rebuild tops to stabilize all 4 chimneys (reuse brick, if possible, match if necessary)
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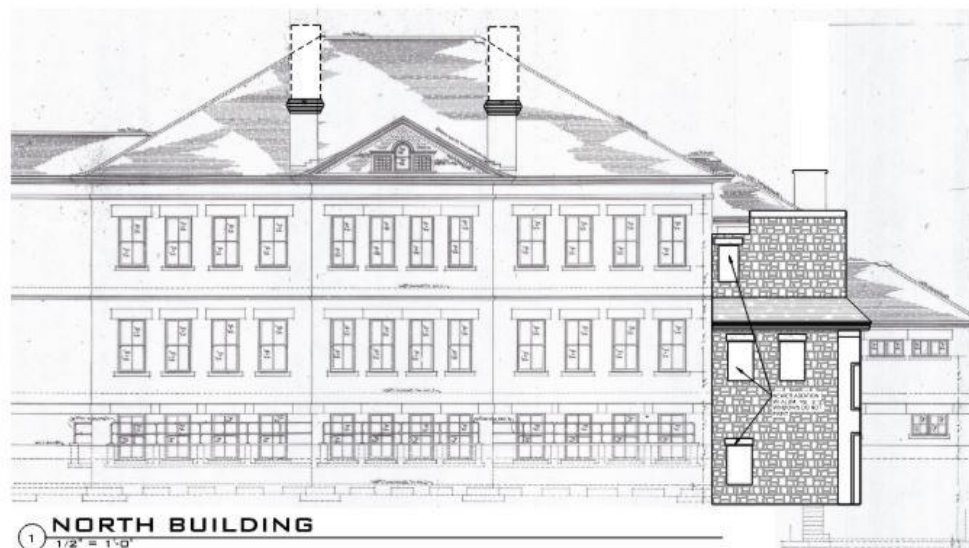
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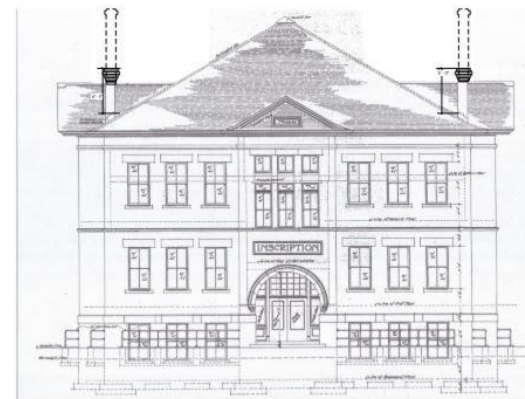




2 SOUTH BUILDING
1/2" = 1'-0"



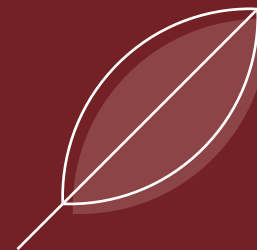
1 NORTH BUILDING
1/2" = 1'-0"



1 EAST BUILDING
1/2" = 1'-0"



2 WEST BUILDING
1/2" = 1'-0"



1
2 **ST. GEORGE HISTORIC PRESERVATION COMMISSION MINUTES**
3 **SEPTEMBER 17, 2025, 12:00 P.M.**
4 **CITY HALL ADMINISTRATIVE CONFERENCE ROOM**
5

6 **PRESENT:**

7 **Historic Preservation Commission Chair Rick Atkin**
8 **Historic Preservation Commission Vice Chair Bob Nicholson**
9 **Historic Preservation Commission Member Susan Crook**
10 **Historic Preservation Commission Member Todd Prince**
11 **City Council Member Michelle Tanner**
12

13 **EXCUSED:**

14 **Historic Preservation Commission Member Scott Messel**
15

16 **STAFF MEMBERS PRESENT:**

17 **Community Development Director Carol Winner**
18 **Planner II Brenda Hatch**
19 **Assistant City Attorney Daniel Baldwin**
20 **Community Development Office Supervisor Angie Jessop**
21
22

23 **CALL TO ORDER:**

24
25 The meeting of the Historic Preservation Committee was called to order.

26
27 Link to call to order: [00:44:00](#)
28

29 **ITEM 1 – ELECTION OF NEW CHAIR**

30
31 Link to presentation by Commission Chair Atkin and discussion between Commission Members
32 [00:01:15](#)
33

34 After discussion between members, it was determined that Commission Chair Atkin and
35 Commission Vice Chair Nicholson would remain the same.
36

37 **ITEM 2 – DISCUSSION REGARDING NATIONAL REGISTER OF HISTORICAL**
38 **PLACES REGISTRATION**
39

40 Link to discussion with Commission Members [00:17:23](#)
41
42

43 **ITEM 3 – DISCUSSION REGARDING A PROPOSED ARCHEOLOGICAL**
44 **ORDINANCE**
45

46 Link to Packet [[page 2](#)]

Link to presentation by Commission Member Prince [00:25:30](#)

APPROVAL OF MINUTES

Consider a request to approve the meeting minutes from the May 14, 2025 meeting.

Agenda Packet [[page 30](#)]

Link to motion: [00:57:14](#)

MOTION:

A motion was made by Historic Preservation City Council Member Tanner to approve the minutes.

SECOND:

The motion was seconded by Historic Preservation Commission Member Prince.

VOTE:

Historic Preservation Commission Chair Atkin called for a vote, as follows:

Historic Preservation Commission Chair Atkin - aye
Historic Preservation Commission Member Nicholson - aye
Historic Preservation Commission Member Crook - aye
Historic Preservation Commission Member Messel – absent
Historic Preservation Commission Member Prince - aye
City Council Member Tanner - aye

The vote was unanimous. The motion carries.

ADJOURN:

Link to motion: [00:57:37](#)

MOTION:

A motion was made by Historic Preservation Commission Chair Atkin to adjourn.

/s/

September 17, 2025

Angie Jessop, Community Development Office Supervisor

Date

ST. GEORGE HISTORIC PRESERVATION COMMISSION MINUTES
NOVEMBER 5, 2025, 5:00 P.M.
CITY HALL ADMINISTRATIVE CONFERENCE ROOM

PRESENT:

Historic Preservation Commission Chair Rick Atkin
Historic Preservation Commission Member Bob Nicholson
Historic Preservation Commission Member Susan Crook
Historic Preservation Commission Member Scott Messel
Historic Preservation Commission Member Todd Prince
Council Member Michelle Tanner

EXCUSED:

STAFF MEMBERS PRESENT:

Community Development Director Carol Winner
Deputy City Attorney Jami Bracken
Assistant City Attorney Kristopher Pearson
Planner II Brenda Hatch
Community Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Stacy Young, Applicant
Greg Turner, Applicant
Dusty Whicken, Applicant
Mike Terry, Applicant
Kirk Huffaker, Architectural Historian and Preservation Planner
Cory Jensen, National Register Coordinator/Deputy SHPO

Meeting #1

CALL TO ORDER:

Link to call to order: [00:00:00](#)

The meeting of the Historic Preservation Commission was called to order.

FIRST WEST NEW CONSTRUCTION REVIEW

Consider a request for a new hotel and restaurant in the Arts district located at the northeast corner of St. George Boulevard and 100 West Street.

Link to Packet [\[page 2\]](#)

Link to presentation by Brenda Hatch and discussion between Commission Members [00:01:50](#)

Link to presentation by Applicants [00:18:30](#)

47
48 Link to motion: [00:38:37](#)
49

50 **MOTION:**

51 A motion was made by Historic Preservation Commission Member Crook to forward a positive
52 recommendation to the Community Development Department for the construction of a new hotel
53 and restaurant in the Arts District located at the north east corner of St George Boulevard and
54 100 West street.
55

56 **SECOND:**

57 The motion was seconded by Historic Preservation City Council Member Tanner.
58

59 Link to comment by Commission Member Prince and discussion of motion [00:38:55](#)
60

61 **VOTE:**

62 Historic Preservation Commission Chair called for a vote, as follows:
63

64 Historic Preservation Commission Chair Atkin - aye
65 Historic Preservation Commission Member Nicholson - aye
66 Historic Preservation Commission Member Crook - aye
67 Historic Preservation Commission Member Messel – aye
68 Historic Preservation Commission Member Prince - aye
69 City Council Member Tanner - aye
70

71 The vote was unanimous. The motion carries.
72

73 **ADJOURN:**

74 Link to motion: [00:42:41](#)
75

76 **MOTION:**

77 A motion was made by Historic Preservation Commission Member Prince to adjourn this
78 meeting and move to the next meeting.
79

80 **SECOND:**

81 The motion was seconded by Historic Preservation Commission Member Nicholson.
82

83 **VOTE:**

84 Historic Preservation Commission Chair Atkin called for a vote, as follows:
85

86 Historic Preservation Commission Chair Atkin - aye
87 Historic Preservation Commission Member Nicholson - aye
88 Historic Preservation Commission Member Crook - aye
89 Historic Preservation Commission Member Messel – aye
90 Historic Preservation Commission Member Prince - aye
91 City Council Member Tanner - aye
92

The vote was unanimous. The motion carries.

Meeting #2

CALL TO ORDER:

The meeting of the Historic Preservation Commission was called to order.

Link to call to order: [00:00:10](#)

ST. GEORGE HISTORIC DISTRICT NOMINATION

Consider submission of registration of the St. George Historic District on the National Register of Historic Places to the State of Utah National Register of Historic Places Review Committee.

Link to Packet [\[page 30\]](#)

Link to presentation by Cory Jensen [00:01:58](#)

Link to presentation by Kirk Huffaker [00:19:44](#)

Link to discussion by Commission Members [00:37:20](#)

Link to motion: [00:40:52](#)

MOTION:

A motion was made by Historic Preservation Commission Member Messell to recommend approval of the proposed Historic District nomination to the State of Utah National Register of Historic Places Review Committee.

SECOND:

The motion was seconded by Historic Preservation Commission Member Nicholson

VOTE:

Historic Preservation Commission Chair called for a vote, as follows:

Historic Preservation Commission Chair Atkin - aye

Historic Preservation Commission Member Nicholson - aye

Historic Preservation Commission Member Crook - aye

Historic Preservation Commission Member Messel – aye

Historic Preservation Commission Member Prince - aye

City Council Member Tanner - aye

The vote was unanimous. The motion carries.

ADJOURN:

Link to motion: [00:41:34](#)

MOTION:

A motion was made by Historic Preservation Commission Member Crook to adjourn.

SECOND:

The motion was seconded by Historic Preservation Commission Member Messel.

VOTE:

Historic Preservation Commission Chair Atkin called for a vote, as follows:

Historic Preservation Commission Chair Atkin - aye

Historic Preservation Commission Member Nicholson - aye

Historic Preservation Commission Member Crook - aye

Historic Preservation Commission Member Messel – aye

Historic Preservation Commission Member Prince - aye

Historic Preservation Commission Member Tanner - aye

The vote was unanimous. The motion carries.

/s/

Angie Jessop, Community Development Office Supervisor