

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 Community Development Conference Room, 175 East 200 North, St. George, Utah on Wednesday, **March 30, 2022**, commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

CALL TO ORDER

1. NATIONAL REGISTER NOMINATION

Consider a request to recommend the nomination of the Dixie Hillside "D" to be listed on the National Register of Historic Places.
- located at 50 East Tabernacle

2. UPDATES

3. MINUTES

Consider approval of the February 16, 2022 meeting minutes.

ADJOURN

Brenda Hatch, Development Office
Supervisor

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: **03/30/2022**

Dixie Hillside “D” National Register Nomination (Case No. 2022-HPC-001)	
Request:	To consider a request to recommend the nomination of the Dixie Hillside “D” to be listed on the National Register of Historic Places.
Applicant:	CRSA, Zachary A. Clegg
Representative:	Zachary A. Clegg
Location:	West of Donlee Drive on the hillside
General Plan:	Open Space (OS)
Zoning:	Residential, minimum lot size 10,000 sf (R-1-10) and Planned Development Residential (PD-R)
Land Area:	Approximately 0.90 acres



BACKGROUND:

The applicant is seeking a recommendation of approval to apply for the National Register of Historic Places designation for the Dixie Hillside “D”. The “D” was constructed in 1915 using whitewashed basalt stones in honor of the area’s first “Founders Day”. The “D” is approximately 100’ tall and 75 feet wide. Each year the stones are whitewashed, and the boundary has slightly increased over the years.

The “D” is considered a form of geoglyph and is also known as a “mountain monogram” or “hill figure”. There are over 500 hillside letters located primarily in the western half of the United States.

This Commission is charged to review the application for this national registry nomination. Please look over the enclosed application and supplemental information. Please come to the meeting prepared to discuss the narrative description provided and to either make corrections where there are errors or provide any additional local insight on this specific property.

This Commission is also invited to attend the State Historic Preservation Review Board meeting at which the nomination will be considered. The Board will meet virtually on Thursday, April 21, at 1:00 PM. You are welcomed to join the Zoom meeting at: <https://02web.zoom.us/j/7352004394> Meeting ID: 735 200 4394

Attachments:

- A. Notification Letter from the state
- B. National Register of Historic Places Registration Form
- C. National Register nomination Evaluation Sheet





SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Cultural and
Community Engagement



Jennifer Ortiz
Director
Utah Division of State History

February 21, 2022

CAROL DAVIDSON
ST. GEORGE CITY/CLG
175 E 200 NORTH
ST GEORGE, UT 84770

Dear Carol:

We are pleased to inform you that the historic property listed below will be considered by the State Historic Preservation Review Board for nomination to the National Register of Historic Places:

DIXIE HILLSIDE "D", BLACK HILL, ST. GEORGE

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply.

Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. Please have your historic preservation commission review the enclosed draft nomination and return the enclosed review form with the appropriate signatures. We would appreciate hearing back from you prior to the board meeting.

You are invited to attend the State Historic Preservation Review Board meeting at which the nomination will be considered. The Board will meet virtually on **Thursday, April 21, at 1:00 PM**. Join the Zoom Meeting at: <https://us02web.zoom.us/j/7352004394> Meeting ID: 735 200 4394.

Should you have any questions about this nomination before the meeting, please contact Cory Jensen of the Historic Preservation Office at 801/245-7242, or coryjensen@utah.gov.

Sincerely,

Christopher W. Merritt, Ph.D.
State Historic Preservation Officer

Enclosure

32United 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 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: Dixie Hillside "D"

Other names/site number: DSU "D", The "D"

Name of related multiple property listing:

N/A

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

2. Location

Street & number: N/A

City or town: St. George State: Utah County: Washington

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 X 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 X 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 X local

Applicable National Register Criteria:

X A B C D

/SHPO

Signature of certifying official/Title:

Date

Utah Division of State History/Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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

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 ☐

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Structure

☐

Object

☒

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

0

Noncontributing

0

buildings

0

0

sites

0

0

structures

1

0

objects

1

0

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RECREATION AND CULTURE/work of art

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE/work of art

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE/Basalt

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

Constructed in 1915, the Dixie State University (DSU) Hillside "D" is an assembly of whitewashed basalt stones forming a large, monogrammed D on the Black Hill butte just west of downtown St. George, Washington County, Utah. Typical to many towns in the Western U.S. and their fortune for expansive views and civic pride, The DSU "D" represents a continuation of a popular trend at the time of manifesting social collective through hillside lettering.

Its prominence is also reinforced by its location on the Tabernacle Street axis, placing it in clear view throughout much of the city below and surrounding area. The initial footprint was blocked out at approximately 100 feet tall and 75 feet wide, with approximately 13-foot-wide stroke, by local civil engineer Leo A. Snow. Over the years, this boundary has slightly increased, as annual whitewashing events have led to an incremental increase in size (exact expansion amount is unknown). The increase is negligible and is due to the splashed lime in the annual whitewashing tradition (See Figure 15).

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Narrative Description

The Dixie State University Hillside "D" formation sits just above and to the north of a historic 1870s quarry trail, used in the construction of the St. George Temple, that was refurbished in 1915 to provide better access for the wagons of supplies for the construction of the D, in celebration of the area's first "Founders Day" (Greggerson, 1993). Large basalt rocks were gathered from around the area by DSU students and faculty, and placed within the outline set by the initial survey. Once filled in, the rocks were generously whitewashed to contrast the letter against the darker hillside background. A form of geoglyph, also known as "mountain monograms" or "hill figures," the Dixie "D" is one of over five-hundred hillside letters located primarily in the western half of the United States.

In 1941, as the city of St. George began producing its own municipal power, a lighting system was installed at the "D." Rudger and Leona Atkin deeded the property to the Dixie College Alumni Association in 1949. This history is recited on a commemorative plaque placed at the site in 2015 (See Figure 14). In 2018, the "D" was retrofitted with modern LED lighting, giving the capability to add color for special occasions such as holidays and prominent university events. Although the lighting fixtures are not clearly visible during the day, they illuminate the monument at night and can change colors to signify important events. The lighting follows the outline of the monument and does not detract from the historical integrity of the landmark. The "D" on the hill is mentioned in the school song and has become one of the most cherished landmarks of a community and school. This event is each year with a week of celebration originally called "Founder's Days" but is now called "D-Week". The week-long celebration culminates as students, alumni, and community members converge on at the site to spread a fresh coat of lime on the rocks (See Figure 13).

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.

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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

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

EDUCATION

Period of Significance

1915-1972

Significant Dates

1915: "D" constructed

1941: lighting system installed

1949: property deeded to the Dixie College Alumni Association

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Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Leo A. Snow/Civil Engineer, designer

Dixie Academy Students, builders

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 Dixie Hillside "D", located in Saint George, Washington County and constructed in 1915 is locally significant under Criterion A in the area of Social History. The Hillside "D" was originally constructed to commemorate "Founders Day" for what was then Dixie Academy. This has become an annual community event to demonstrate school and civic pride. A week-long celebration takes place each spring commemorating the founding of the institution in 1911. The culminating event of the celebration was, and still is, the annual whitewashing of the "D" to help keep the stark white appearance against the black basalt and red sand hillside. The "D" is a very prominent marker for the Saint George City. Even though it was constructed primarily for Dixie Academy (currently Dixie State University), it is more of a symbol for the entire city, often shown in advertisements and promotional media for the community. Although the object's appearance has slightly changed incrementally over time, it still retains its overall historical integrity in all seven aspects. The period of significance begins in 1915, the original date of construction and ends fifty years ago, in 1972. The tradition continues to be recognized today by students, alumni, and community members with a week of events at Dixie State University.

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

Criterion A Significance: Social History

The Dixie State University Hillside "D" is significant under Criterion A in the Area of Social History not only as a symbol for the Dixie Academy (now Dixie State University) but for the city in general. The "D" has become one of the most cherished landmarks of the community and school. This pride is heightened by a week of festivities that celebrate the founding of the institution. The "D" is the symbol of the history and industry of the original Mormon pioneer settlers.

The "D" is principally tied to the legacy of Dixie State University which started as the founding educational system for the St. George area. On December 4, 1861, less than two weeks after arriving, Erastus Snow called the people to gather under 'the big tent' to start a school with Jabez Woodward as the teacher (Miles, 1923). On October 28, 1871, the "idea to establish a High School in St. George to be called the St. George Academy" was first posited (Bradshaw, 1978). The St. George Stake Academy was formally organized and opened in 1911 but was nicknamed the 'Dixie Academy' by the local people, and in time the name became official (Larsen, 1957).

At a faculty meeting of then St. George Stake Academy, participants proposed a celebration of the area's founders. Originally proposed as "Founder's Day", according to meeting notes from November 2, 1914. Later in that meeting, participants discussed then "construction of a large "D" on the Black Ridge west of town." After receiving permission from the Atkin family who owned the property, students met at the base of the hill on February 19, 1915 (Greggerson, 1993). After gathering and placing large basalt boulders, a slaked lime and water mixture was dumped onto the boulders emblazing the hill with a white D on a black backdrop. A photo marks this day as the first "Dixie Day" celebration, and the tradition of whitewashing the D has been held every year since (See Image 1 & 2).

The "D" continues to be an important symbol for both Dixie State University and the community. It can often be seen in photos representing both the city and school. In addition, each year during DSU's "D Week," the D becomes the focal point for activity as alumni, students, faculty, and staff of Dixie State University gather to participate in a whitewashing event that celebrates the legacy of the "D" and its relationship to the valley below.

Cultural Meaning of "Dixie" in Southwest Utah

The significance of the hillside "D" is explicitly tied to the word "Dixie." In the 1800's, the area of St. George was known for being nearly uninhabitable because of its isolation and hot climate, with some Salt Lake Valley residents even fearful of being called to relocate to Southern Utah by Mormon Church leaders. However, efforts were quickly implemented to make it "blossom as the

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rose," (Smith, 1865) requiring significant cooperation, hard work, and ingenuity. Early Mormon settlers adopted the term "Dixie" as the title for an area located in the South of the proposed State of Deseret. Many of these settlers to the Virgin River Basin were from Alabama, Mississippi, Texas, Virginia, and Tennessee and came to grow cotton and other southern crops. The name "Dixie" quickly became colloquial (Larsen, 1957).

The original use of the word Dixie historically refers to the region and culture of the southern states below the Mason-Dixon line (border of Maryland and Pennsylvania). The hot temperatures, close-knit communities, and reliance on crop economy created a culture similar to that of the southern states.

For the local population, the term "Dixie" refers to a strong local tradition and identity stemming from the area's initial Mormon settlement in the 1860s. Although connected in climate to the southern states and ancestry of early settlers, the local definition of the term Dixie has evolved to capture the area's spirit referred to as the "Dixie Spirit." For example, a student penned the following in the 1924 yearbook:

The Dixie Spirit is one of loyalty to home, to school, to nation...In the Dixie, we feel that spirit...the brotherhood of man. We are here as one family, made to sense more keenly, to appreciate more fully that elbow relationship that makes our school an undivided unit of joyousness, friendship, and patriotism (McArthur, 1924)

Historic accounts reference many instances of turning work into community culture, such as community civic projects, peach pitting competitions, and later on even the creation of the hillside "D." This spirit and ethic have been upheld up into the 21st century, with people still today referencing their own "Dixie Spirit" passed from their pioneer ancestors. The name has also maintained its prominence in local reference, with many businesses and organizations bearing the name.

Although not geographically connected to the southern states referred to as Dixie, the local term Dixie has embroiled a connection to the antebellum South. Although most residents do not associate Utah's Dixie with the original Dixie of the southern states, others point to some examples that argue otherwise. A few practices and symbols from the American South have manifested in Utah's Dixie, giving the title a controversial connection in recent years. These instances mainly occurred at Dixie State University starting in the 1950s. The university mascot or nickname was known as the "Rebels," a term removed in 2008. According to the school's former yearbook, "The Confederate," mock slave auctions and blackface minstrel shows took place into the 1980s. The Confederate flag was widely used by the university but was retired from campus in 1993. In addition, a statue of Confederate soldiers could be found on campus until it was removed in 2012 (Makoto, 2022).

For many, this has raised questions of inclusion and appropriateness. The state of Utah recently approved legislation to change the institution's name to Utah Tech University (Cortez, 2021).

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Additionally, a heritage committee is being established to preserve the heritage, culture, and history of the region on the university campus.

Additional Historical Information

Hillside lettering in the Western US was started by the UC Berkeley classes of 1907 and 1908. They built a concrete 'C' in 1905 as a means of ending the rivalry and the unruly physical encounters that had become a part of their annual rush each spring (Parsons, 1988). Since then, more than 500 hillside letters and messages can be found across the US, with the densest concentrations in Utah (78) and Idaho (34) and surrounding the Los Angeles Basin (26) (Corning, 2007).

Initially, some opposed Hillside lettering, considering it a form of graffiti. For example, some of the residents of Berkeley immediately opposed the building of the 'C,' believing it would destroy the natural beauty of the hillside. Yet these controversial giant emblems often become the most cherished landmarks of a community or school with time. This pride is heightened by the time and commitment it takes to build and maintain the letter and the traditions, such as painting, lighting, and other annual activities, that endear a letter to its supporters.

Of the most prominent in Utah other than the D in St. George is the Y near Provo and the U in Salt Lake City. In 1906, Brigham Young University in Provo, Utah, proposed and surveyed the first three-lettered hillside emblem BYU, but reduced it to the single letter Y after realizing the amount of labor involved (BYU Athletics, 2022). The following year, the class rivalry of the sophomores and freshmen at the University of Utah in Salt Lake City produced a hillside U on Mount Van Cott overlooking Salt Lake City (University of Utah, 2022).

Over the past century, hillside letters have impacted not just the landscape but also the culture of many communities throughout the American West. The ubiquity of these letters in the rural West is evidenced by the appearance in the movie Cars (2006) of an 'RS' overlooking the fictional Arizona town of Radiator Springs. In addition, the famous HOLLYWOOD sign built in 1923 to advertise the Hollywoodland Real Estate Group is not technically a hillside letter but rather a billboard (Hollywood Sign Trust, 2022). However, similar to hillside letters, it symbolizes the history and is a significant icon of the community.

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9. Major Bibliographical References

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

Bibliography

Bradshaw, H. (1978). Under Dixie Sun. In H. Bradshaw, *Under Dixie Sun* (p. 102). Washington County Chapter D.U.P.

BYU Athletics. (2022, 2 15). *Y Mountain | The Official Site of BYU Athletics*. Retrieved from Y Mountain:
<https://byucougars.com/page/y-mountain>

Corning, E. (2007). *Hillside Letters A to Z: A guide to Hometown Landmarks*. Mountain Press Publishing Company.

Cortez, M. (2021, 11 12). With a stroke of Gov. Spencer Cox's pen, Dixie State became Utah Tech University. *Deseret News*.

Greggerson, E. J. (1993). Dixie College: Monument to the industry of a dedicated people. In E. J. Greggerson, *Dixie College: Monument to the industry of a dedicated people* (pp. 86-89). Franklin Quest Company.

Hollywood Sign Trust. (2022, 2 15). *The Hollywood Sign*. Retrieved from Hollywood Sign Trust:
<https://www.hollywoodsign.org/>

Larsen, A. K. (1957). I Was Called To Dixie. In A. K. Larsen, *I Was Called To Dixie* (p. 563). Deseret News Press.

Makoto, H. (2022, 2 15). *Intermountain Histories*. Retrieved from Intermountainhistories.org:
<https://www.intermountainhistories.org/items/show/496>

McArthur, B. (1924). Dixie Spirit. *The Dixie* (p. 22). St. George: Dixie Academy.

Miles, J. J. (1923). History of Education in St. George. *Daughters of the Utah Pioneers Meeting, January 28, 1923*. Salt Lake City: D.U.P.

Parsons, J. J. (1988). Hillside Letters in Western Landscape. *Landscape*, pp. 15-23.

Smith, G. A. (1865). Prosperity of the Saints. In T. C.-d. Saints, *Journal of Discourses Volume 11* (p. 157). Salt Lake City: Brigham Young University Press.

University of Utah. (2022, 2 15). *The Block U*. Retrieved from The Block U:
<http://www.trademarks.utah.edu/traditions/blockU.html>

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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 # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acree of Property Less than once acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

1. Latitude: 37.108130°	Longitude: -113.597900°
2. Latitude:	Longitude:
3. Latitude:	Longitude:
4. Latitude:	Longitude:

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Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The boundary for the Dixie Hillside D extends ten feet out from the footprint of the resource on all sides. See map for detailed boundary.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is a smaller segment of the full 25.99-acre legal parcel, and includes the resource and immediate surrounding area sufficient to convey the historical setting of the resource.

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11. Form Prepared By

name/title: Zachary A. Clegg
organization: CRSA
street & number: 175 S. Main Street, Ste. 300
city or town: Salt Lake City state: Utah zip code: 84111
e-mail: zclegg@crsa-us.com
telephone: 801-355-5915
date: April 21, 2022

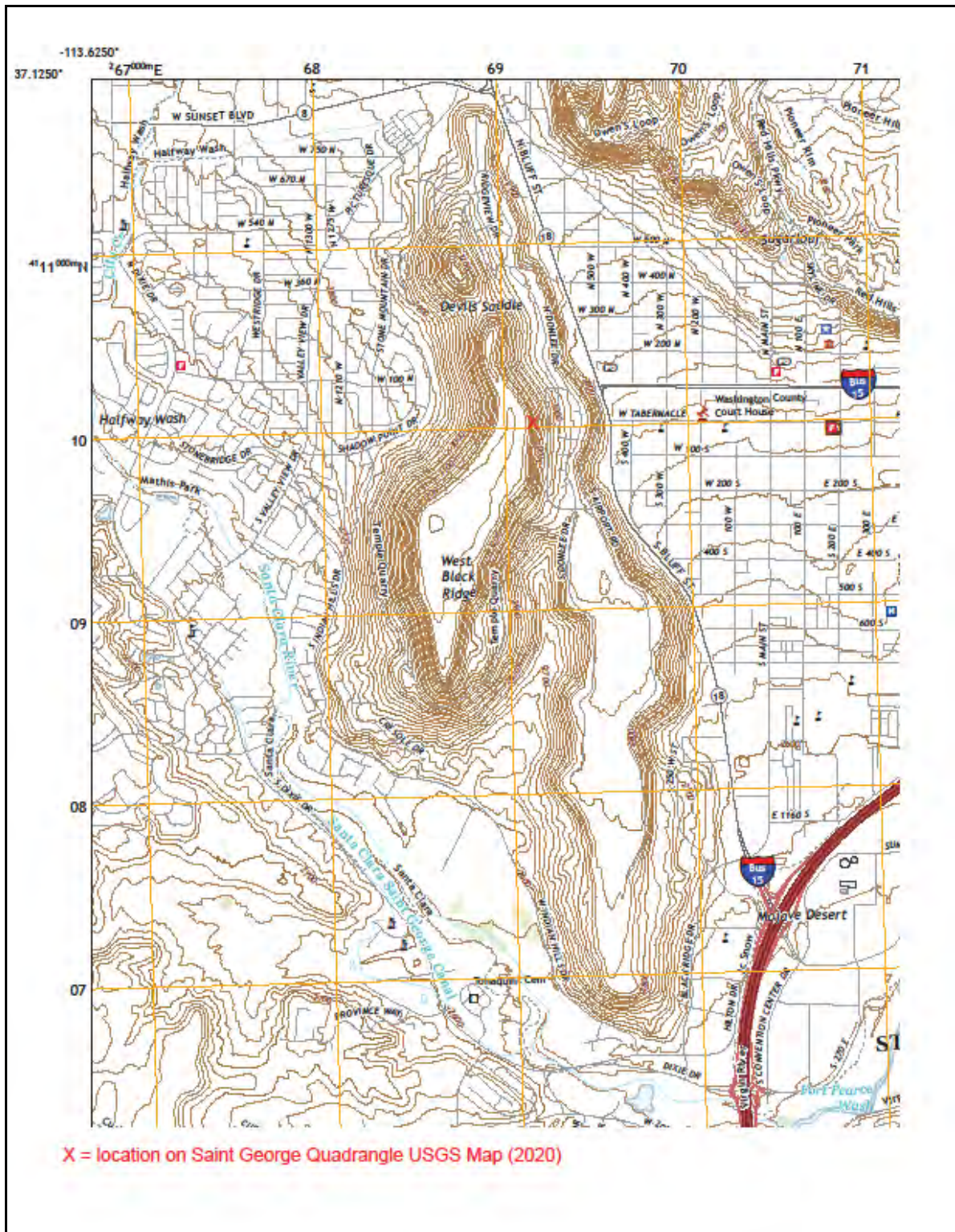
Additional Documentation

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.)

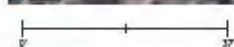
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Dixie Hillside "D"
Black Hill
St. George, Washington Co., UT
84770

MAP #1



Latitude: 37.108130° N Longitude: -113.597900°



Dixie Hillside "D" Boundary

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Dixie Hillside "D"

Black Hill
St. George, Washington Co., UT
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MAP #2



Latitude: 37.108130° N Longitude: -113.597900°



Dixie Hillside "D" Boundary

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PHOTO KEY

Dixie Hillside "D"
St. George, Utah

Dixie Hillside "D"

Name of Property

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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: Dixie Hillside D

City or Vicinity: St. George

County: Washington

State: UT

Photographer: Kyle Wells

Date Photographed: February 2022

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

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1 of 7. Aerial photograph. Camera facing west.



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2 of 7. Aerial photograph. Camera facing north along black hill.



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3 of 7. Detail of whitewashed basalt rocks. Camera facing west and up.



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4 of 7. Detail of newer LED lighting system. Camera facing down.



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5 of 7. Close-up detail of whitewashed basalt rocks. Camera facing down.



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6 of 7. Photograph of 2015 commemorative plaque. Camera facing southeast.



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7 of 7. Aerial photo of Hillside "D" and setting. Camera facing west



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Figures



Figure 1 of 4

Description: First whitewashing of Hillside "D"
Source: Utah State Historical Society
Date: 1915

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Figure 2 of 4

Description: First whitewashing Of Hillside "D"
Source: Washington County Historical Society
Date: 1915

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Figure 3 of 4

Description: Hillside "D" Looking West Up Tabernacle Street
Source: Utah State Historical Society
Date: Unknown

Dixie Hillside "D"
Name of Property

Washington, Utah
County and State

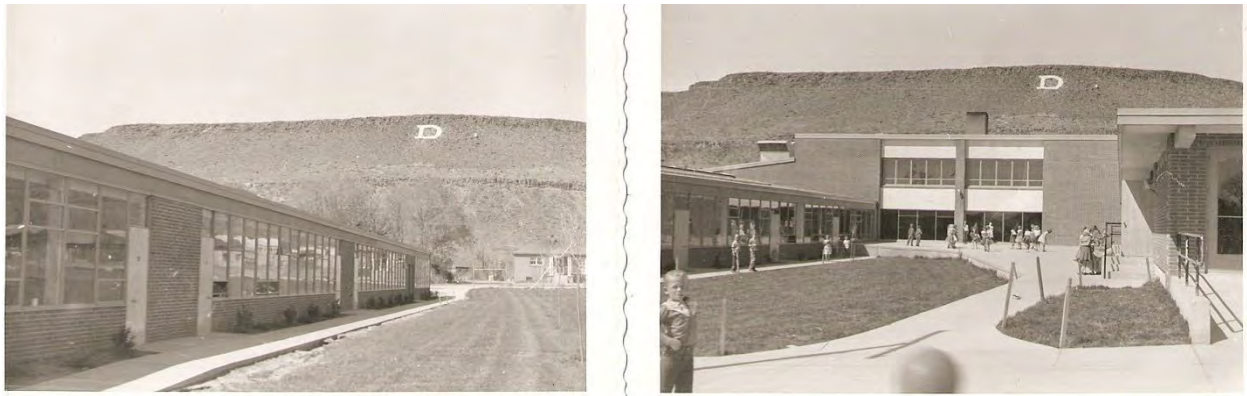


Figure 4 of 4

Description: Hillside "D" As Seen from Newly Constructed West Elementary, Looking West

Source: Washington County Historical Society

Date: 1956

Dixie Hillside "D"
Name of Property

Washington, Utah
County and State

Property Owner information:

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

Name John Bowler - Dixie College Alumni Association

Address 225 S. 700 E.

City or Town St. George State Utah Zip code 84770

Telephone/email (602)743-1809/john.bowler@dixie.edu

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.

NATIONAL REGISTER NOMINATION EVALUATION SHEET

Certified Local Governments / Historic Landmark Commissions

The following property is being nominated to the National Register of Historic Places and will be reviewed by the Utah State Historic Preservation Review Board at its next meeting

PROPERTY NAME: Dixie Hillside "D"

ADDRESS: West of Donlee Drive on the hillside, St George, UT (LAT: 37.108130° N LON: -113.597900°)

☐ OK

☐ Concerns

INTEGRITY: Major alterations or additions? New materials? Altered setting? Moved? etc.

☐ OK

☐ Concerns

DESCRIPTION: Is the property adequately described? Have contributing and non-contributing features been clearly identified?

☐ OK

☐ Concerns

SIGNIFICANCE and CONTEXT: Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

☐ OK

☐ Concerns

FACTS AND SOURCES: Are the appropriate and best sources used? Are key dates and facts accurate?

☐ OK

☐ Concerns

SUPPORTING MATERIALS: Adequate photos, maps, drawings, etc.?

☐ The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

☐ The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.

Signature of Commission Chair (or Designee)

Date

Name of Local Historic Preservation Commission

Return to: Utah Historic Preservation Office
ATTN: National Register Coordinator
300 S. Rio Grande Street
Salt Lake City, UT 84101

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
February 16, 2021

PRESENT: Bob Nicholson, Member
Rick Atkin, Member
Scott Messel, Member
Allan Carter, Member
Bette Arial, Chair

EXCUSED:

CITY STAFF: John Willis, Community Development Director
Carol Davidson, Planner III
Jami Bracken, Assistant City Attorney
Brenda Hatch, Development Services Office Manager

The agenda for the meeting is as follows:

Chair Bette Arial called the meeting to order at 12:02 pm.

1. LANDMARK REHABILITATION

Consider a request to modify the exterior of a significant historical building – The Pymm House
- located at 50 East Tabernacle

Carol Davidson presented the following:

Carol introduced the item, turned it over to the applicant.

Matt Glendenning – There are two sides the rounded top which has the plaque, the Pymm house the eastern part of the structure is slab on grade, we think it was built in the 80's so there is no historical value to the east side. We would like to take it back to what it looked like at the turn of the century and then juxtapose it on the eastern side with a more modern building. The current façade looks nothing like it did at the turn of the century, we would like to go back to that.

Bob Nicholson – What are the exterior materials you will use?

Matt Metcalf – Right now it's a stucco and stone, that sandstone and then there is wood that is faux painted. On the Pymm house we want to do a plaster finish, the trim would be a painted product like poly ash. We can get custom profiles to match the historic. The modern portion on the left is a thin brick veneer and there is a steel accent and then the flat portion is a shubie bond. The windows will be steel frame windows.

Scott Messell – I think it is a great mix of both preserving and taking it back to what it was. Dressing up and taking a building that wasn't architecturally significant and adding more significance to it. I love it.

Matt Metcalf – One change from last time was the eastern portion was 2-story, we decided not to do that because it wasn't cost effective. We did increase the height.

Bob Nicholson - You guys have done a good job.

Allan Carter – I like the fact that you did such a difference between the two buildings that adds to the significance of the one that is being left. That contrast is better than trying to come up with something that kind of makes it look like it might have been historic.

Rick Atkin – So will there be historical guidelines? These aren't on the historical registry, just in the district so there are guidelines.

Carol Davidson – The Pymm House is.

Rick Atkin – Ok that makes sense. Are the trusses original?

Matt Glendenning – We drilled a hole to see but it looks like there is engineered wood, it didn't look like it was wood from the 1800's.

Bob Nicholson – What registry is it on?

Carol Davidson – It is on our local registry.

Bette Arial – Does it comply with our requirements?

Carol Davidson – Yes, the way our requirements read is that they are supposed to use as many materials as they can that mimic historic value and just what they are doing with the roof, as in matching what the original façade was is definitely a swing in the right direction. This one is kind of hard because most of the original building has been replaced. The original façade has been replaced with replicas that weren't very good. They are trying to bring it back as best they can.

MOTION: Scott Messel made a motion to recommend approval of the proposal as presented.

SECOND: Rick Atkin

AYES: (5)

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

2. **LANDMARK SITE DESIGNATION**

Consider a request to designate the home at 295 South Main Street as a landmark site to be known as the Miner Heber Prsbrey Home

Carol Davidson presented the following:

Diana Powell – We have owned the home since the middle of 2015. It was a pretty derelict house. Dr. Christen had started some renovations, but he got sick and then we bought it amid construction.

Carol Davidson – Introduced the item showing the location on the map. It was built between 1913 and 1914. Showed what the house looks like now, then showed a historical photo of what the home looked like before and a picture of the home in 2010 and then 2015. The tree was removed before this photo was taken in 2015. It is important that you know this did come to the HPC December 9, 2015, to add the porch the motion was that the applicant change the submitted plan to meet the historical character of the home, some of the recommendations out of the minutes where they didn't like the white metal roof, the dormer needs to be changed back from straight to a hipped gable, The proposed style of porch, banister, and columns do not meet the character of the home. Those were the main items of that meeting. For you today we need to determine if it meets the qualifications. The requirement on item C is that there were no major alterations that could obscure or destroy significant historic features. The applicant stated that it hasn't had any major structural changes to the house but renovation to bring it up to code. The applicant did not mention the roof, dormer or porch. Because none of the commissioners are the same as the commission that was here when this came through before either you feel the same as the previous commission or you feel that wasn't right.

John Willis – I think part of the thing was that it was removed from the Landmark as a Landmark status. The applicant moved on and ended up doing the additions that they requested so at that time it was removed. Now they want to be placed back on as a Landmark site and we are reviewing this as a new application.

Rick Atkin – I live a block away, and I see you guys putting a lot of blood, sweat and tears in it. I have an old home, so it is a lot of work. I'm trying to find some guidance for us, or is it subjective, like the roof for example, the metal roof. I'm having a hard time seeing any guidance there, I mean asphalt wasn't a pioneer tile, and they move from wood shingle to asphalt. Logically I'm trying to find some guidance to help us make some of those decisions.

John Willis – Bob is more knowledgeable than I am, he's seen more of these applications than I have. I can tell you there have been occasions where they have replaced the shake with an asphalt shingle because it a closer look than what the metal roof is. I think you need to look at it and say does this still maintain that historic appeal, architecture that it once had.

Rick Atkin – But there are faux wood shingles now, that's why I'm asking for guidance is because I would say no more asphalt, use faux wood shingles. It sounds like it's a subjective guideline. They are very clear about the sides of the houses but not the rooves.

Diana Powell – I have a couple of questions for you to consider, we when we put the metal roof on the house we had no knowledge or idea or even awareness that the house was even on the registry. We were not told when we purchased the house that it was a part of the registry. There is no plat, nothing, it was not disclosed to us. We asked in the original disclosure documents, and we were not told, and granted we should've come to the City.

Lynn Potter – I did, if I may make one suggestion that you list what is on the registry by address.

Rick Atkin – Yes, they're listed by name not address, if you look at the Washington County site.

Diana Powell – For us, we were bootstrapping ourselves into the repairs of this home and found things once we got into the repairs of the house that incredibly increased our cost of renovation. Which is why we are still in the process of renovations today. For us to come to the Landmark home committee and have them tell us that the \$15,000 roof that you just painted, gave us no option at that point but to say ok, remove us from the listing.

Rick Atkin – I read in the last minutes that you made a point about the Seven Wives Inn and how that is a metal roof. It's not white, it matches, it's more dark and kind of matches the look of it.

Bob Nicholson – The problem I have is all the concrete that has been put in. It may be a wonderful home, and you have been able to do what you wanted. I am more in sync with the previous commission and their comments. I think the roof is out of place. To me it doesn't meet a landmark site, particularly that concrete yard. When I was at the City we tried to discourage people, keep it historic, it didn't have to be lawns, but you don't pave the side yard and front yard in concrete. I don't personally think that it meets the criteria for a landmark site. It could be a wonderful home, probably is a wonderful home, and people back in 2015 got some guidance from Historic Preservation and decided to do their own thing, so that's my opinion is that it doesn't quite meet the criteria.

Chair Bette Arial – It's one thing with the historic trees, but the concrete, that was just.

Allan Carter – I agree with Bob on a couple different issues. First of all, I have great respect for Brooks Pace. To me the dormer change, the roof change along with the concrete change. I want you applicants to understand that with the dialogue, all we are trying to do, we're trying to help. But, I just can't see it reaching a standard that we could give a designation.

Rick Atkin – So do landscaping and a not attached features like a covered porch, is that an important part of the consideration? There is no guidance on that. Part of what I'm thinking from a strategic point of view, I want good guidance and good models and a good vision. So for me it's kind of raising a bigger issue, like should those be included in it, should that be best practice? This is an interesting case example of I think that there may be some gaps in some of our guidance in some of our procedures to help us make a decision. Me, I'm just looking at the house, right now when I look at stuff, yard doesn't matter to me, the porch doesn't matter to me because there is literally no guidance in there because the porch is not attached.

Bette Arial – I think there is some flexibility that we don't want to take away. If you go to the State or National Historic they are very, very specific in this kind of thing. I can see what you're saying, it's kind of fun to have new things. To keep the integrity of our historic landmark homes we have to have them look like that. I don't know that it has to be iron clad rules, but I just think this to me doesn't.

Discussion continued on what should really be considered as alterations.

Jami Bracken – John and I were looking at City Code, it does adopt as guidelines the national standards, adopted by the Secretary of the Interior. To use for those guidelines which are pretty strict.

Bob Nicholson – I think Rick has a good point, we could probably add a few things to that guidance, especially landscaping.

Rick Atkin – And I think that's helpful, another thing that came up is I think about the inventory of houses currently on the registry, is there an inventory list we should do? Communication, marketing and what about the ones that are not on the registry, but we think could be? Should we be doing some more outreach and engagement to encourage people to follow so they are not in a scenario like you. You were doing your best, putting a lot of time and money into it. I don't want to create a negative experiences with people that want to preserve historic homes. Let's do what we can to support. If it doesn't meet the rules and requirements that is a much easier thing to follow and I think there has been a significant obstruction with the covered porch, the roof

color. I am not as concerned about the gable, it's not historic to that house but it's not completely out of line with other historic houses in the area. It just brings up a broader question, I think we should consider as a commission what our responsibility is for the broader community.

Glenn Potter – I was the person who stood before the committee years ago and I got into an argument with them. Everything I have done is to preserve the house and maintain the house. I read the guidelines very closely. It doesn't say anything about landscaping, so I put in the concrete. It said no changes in pitch to the main roof. The dormer was a small part that is not part of the main roof. The porch is not attached to the house, because the house is very fragile. The trees are gone because they were destroying the house and the foundation. The foundation is not reinforceable. There are many cracks in the foundation caused by the trees. The trees were rotten, the arborist signed off on all that, so they had to come out. I looked into faux wood for the roof, but the truth is without reinforcement even a faux wood roof is too heavy for that house. I went with a 2- or 300-year-old galvanized metal and I thought that was too historic. That is the way it was back then. The white metal roof is what is known as a LEED roof, it is energy significantly cooler which the house desperately needs. The changed dormer added a vent to the house, which the house desperately needs. The porch shades and protects the walls like the trees used to. The only thing I have left to do is put column surrounds on the columns with matching brick and a wainscoting on the outside of the house up to the window sills to protect the brick which is very soft, and it will also cover up the conduit for the electrical. Everything I have done is to preserve the home. It comes back to the question of is the committee rigidly trying to preserve homes, landmark standard is not the same as the Historic Registry which is a very rigid standard. We should be allowed to have that commercial status which would increase the value and increase the reason why this home should be preserved. Without that increase in value, we will probably get our money out of it in a few years and then we will probably tear it down because it needs a lot more work still.

Diana Powell – The question that we have is what is the committee's purpose, are you here to help residents preserve these homes? Or are you here to rigidly keep us from preserving?

Bob Nicholson – We hope you are able to preserve it, but to me that white metal roof, the huge slab of concrete around the home.

Glenn Potter – What roof would you put on there?

Bob Nicholson – I don't know what all your options would be. I would think there would be options far superior to a metal roof.

Glenn Potter – I would disagree with you as a contractor.

Bob Nicholson – To me it's not a landmark site.

Bette Arial – You made a decision to change the home.

Rick Atkin – I was looking at some of the other historic homes, there are a couple that have metal roofs, but they are, the color is more in line with an asphalt roof. I think the main issue is the color. I'm all for preserving the house. There are metal roofs on the historic registry, but they are dark.

Scott Messell – I think the detail that you have put on the roof of the porch is beautiful and around your door. Just with the guidelines were given I don't see how we can. I appreciate the work you've put into it.

Rick Atkin – To me the biggest hurdle is the color of the roof. Otherwise, I think you are going in the right direction. But I do think the color of the roof is not in line with being historic.

Bette Arial – I have been watching the house as it has progressed. I do appreciate that you are preserving the house, but I would drive by it and go no, not knowing why you were doing it. I do feel that after meeting with the committee you knew that there were criteria that they had.

Glenn Potter – It's vaguely written, it came down to what people wanted and necessarily what are the rules. So, I did my best and I came back hoping that you would go by your rules.

Rick Atkin – There are some guidelines, white is sort of an accent, but having it as the prominent feature on the house, that's what I have a problem with. I think if it was on the porch and the windows it would be fine.

Glenn Potter – If there were things that gave more guidance then I would have done things differently.

Rick Atkin – And I don't think they can put that in the guideline, because if there was a historic house that had a white roof you would probably want to keep the white roof. It just doesn't exist here.

Bette Arial – The members of that committee are very well respected, in reading their comments I think that they knew, they were specific in what their comments were.

MOTION: Bob Nicholson made a motion to recommend the request for landmark site be denied because it doesn't meet the criteria and intent of landmark sites, particularly the white roof, the large concrete pad in the front side yard, I think it has changed the character of the home.

SECOND: Allan Carter

AYES: (5)

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

Glenn Potter – Can we appeal it to the Town Council?

John Willis – If you chose to move forward, you would go to the Planning Commission and then if you want to go further the City Council. Work with Carol if that is what you choose to do.

Rick Atkin – And maybe if I can recommend, I don't know if it's with someone from the staff but there might be some strategies. So, if people want to get on the registry, you know, what would that road map look like. It might not be a quick fix, but maybe there are some things that could be done to create more of a positive or favorable approach to it.

John Willis - You talked about making painting the roof and making some other changes. You could make the changes and come back to the committee, but I think the porch and the landscaping would obviously be a pretty large obstacle. That would be an option for you.

Lynn Potter – We could paint the roof, but it would significantly increase the heat on the house and the environmental effects. If you keep the wood inside cooler it helps it last longer.

John Willis – Carol will be in touch with you.

Carol Davidson – Updated the committee on the CLG grant and the process that it will need to go through. We may have a special meeting to discuss that.

Discussion on the CLG grant and what is important to preserve.

3. **MINUTES**

Consider approval of the October 20, 2021, meeting minutes.

MOTION: Bob Nicholson made a motion to approve the October 20, 2021, meeting minutes.

SECOND: Scott Messel

AYES: (5)

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

ADJOURN

MOTION: Scott Messel made a motion to adjourn at 1:13 pm.

SECOND: Bob Nicholson

AYES: (5)

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries