

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 an electronic Historic Preservation Meeting on Wednesday, **May 9, 2023**, commencing at **12:00 p.m.**

The meeting will be broadcast via Zoom. Persons who are allowed to comment during the meeting may also do so via Zoom. To login to the meeting please see the information below.

Join Zoom Meeting

<https://us06web.zoom.us/j/83461702221?pwd=YTBRRFVlWE6eFA0ZldkUHp5WlJSUT09>

Meeting ID: 834 6170 2221

Passcode: 364751

One tap mobile

+16694449171,,83461702221#,,,,*364751# US

+16699006833,,83461702221#,,,,*364751# US (San Jose)

Dial by your location

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Meeting ID: 834 6170 2221

Passcode: 364751

Find your local number: <https://us06web.zoom.us/j/koUvR7AK0>

The agenda for the meeting is as follows:

CALL TO ORDER

1. **NATIONAL REGISTER NOMINATION**

Consider a request to recommend the nomination of the Sugarloaf Hillside Sign “Dixie” to be listed on the National Register of Historic Places.
- located at 175 E Red Hills Parkway

2. **MINUTES**

Consider approval of the March 15, 2023, meeting minutes.

ADJOURN

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.



05/09/2023

Sugarloaf Hillside Sign “Dixie”
National Register Nomination (Case No. 2022-HPC-001)



BACKGROUND:

The applicant is seeking a recommendation of approval to apply for the National Register of Historic Places designation for the Sugarloaf Hillside “Dixie” Sign. In 1913, graduating students of Dixie Academy painted 1913 with a D next to it on the north side of the sugarloaf hillside as part of a friendly competition between the graduating classes. In 1914, the Dixie sign was changed to 1914 with the same D next to it. However, in 1915, the school’s administrative staff decided to replace the numbers with the lettering “DIXIE” to end the competition. Later on, students decided to paint the “D” on Black Hill which was awarded the National Register of Historic Places designation in 2022. In 1963 Dixie High School was opened and became the caretaker of the “Dixie” sign while Dixie College maintained the “D” sign.

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, May 18, 2023, at 10:00 AM. You are welcomed to join the Zoom meeting at:

<https://utah-gov.zoom.us/j/88246474912?pwd=eDhZcjRyWW9Pci8ySHVqdWlmNk9Ddz09>

Passcode: tzSs*ph4

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
Utah Department of Cultural
and Community Engagement



Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

March 20, 2023

CAROL DAVISON
ST. GEORGE CITY CLG

Dear Carol:

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

SUGARLOAF HILLSIDE SIGN, RED HILLS PARKWAY, 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 nominations and return the enclosed review forms with the appropriate signatures. We would appreciate hearing back from you prior to the board meeting.

You are invited to attend the virtual Review Committee meeting at which the nomination will be considered. The meeting will be held on **Thursday, May 18, 2023 at 10:00 AM**. You may join the meeting at this link:

<https://utah-gov.zoom.us/j/88246474912?pwd=eDhZcjRyWW9Pci8ySHVqdWlmNk9Ddz09>

Passcode: tzSs*ph4

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
State Historic Preservation Officer

Enclosure

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations 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: Sugarloaf Hillside Sign

Other names/site number: "Dixie Sugarloaf," DSU "Sugarloaf," The "Sugarloaf," "Dixie Rock," "Dixie Cliff"

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: Red Hills Pkwy

City or town: St. George State: UT 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 State Historic Preservation Office

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

1

0

sites

0

0

structures

0

0

objects

1

0

Total

Number of contributing resources previously listed in the National Register _____

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/red sandstone

Narrative Description

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

Summary Paragraph

The Sugarloaf Hillside Sign site is part of a prominent sandstone rock feature in the Navajo Sandstone formation just north of St. George, Utah. Even prior to painting in the early 20th-century, the outcropping was a prominent feature in the natural landscape surrounding the St. George Valley. The entire "stone" or "loaf" itself measures roughly 250 feet wide about 150 feet deep at its deepest point. The top of the formation measures about 25 to 40 feet tall, depending on where the measurement is taken. Given its location overlooking the valley and the size of the letters on the formation's vertical surface, the hand-painted "DIXIE" letters can be seen from most parts of the city below from many significant points, such as the St. George LDS Temple and Tabernacle. At an unknown date, but more recently, a light system was added to illuminate the site at night. The Sign to this day maintains its prominence and historical integrity, given its regular lettering maintenance and little to no erosion of the site or the stone itself.

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Narrative Description

The Sugarloaf Hillside Sign consists of five large white letters spelling out the word "Dixie" painted on a vertical oxidized sandstone surface, so named because it is shaped like a 19th-century loaf of sugar, giving the site its distinctive name. While the formation itself is much larger, the boundary of the site is limited to the western section of the stone's southern face where the lettering is located. Each hand painted letter is about 15 feet tall and around 8 feet wide for the "D," "X," and "E," totaling approximately 40 feet wide (Photo 1). The letters are simply painted, sans-serif in a uniformed uppercase with strokes about 1.25 feet wide. Four metal rods are cemented into the rock at the edge of the outcropping above the lettering as a caution zone delineated for visitors, additionally once used to lower painters on ropes.

Comparing photos from the early 20th century to the present, it appears that the location of the letters and their size remains true to their initial placement back in 1915. Prior to 1915, the current year was painted with a small "D" to signify the graduating class (Figure 1). Since 1915, the word "DIXIE" has been painted each year by the graduating classes rather than replacing the year. Although the primary resource is the painted sign, and it has been repainted annually since its inception, the painting is part of the cultural process and the site's significance. Therefore, it has maintained its historical integrity.

Currently, the site is part of St. George City's Pioneer Park and is most easily accessed from a short trail behind the formation to a catwalk that accesses the Sugarloaf rock formation. The catwalk to the top of the formation was installed in 2000 for easier access to the site. Additionally, the letters can be accessed below from Red Hills Parkway to the south of the site, near posted lights illuminating the lettering at night.

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,

☐

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or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

Period of Significance

1915-1973

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Significant Dates

1915

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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

The Sugarloaf Hillside Sign, located in St. George, Washington County, and created in its current format in 1915, is locally significant under Criterion A in the area of Social History and under Criterion Consideration F as a Commemorative Property. The Sign was originally painted as a friendly rivalry between classes of the newly instituted Dixie Academy, with an annual re-painting taking place to this day. It's ad-hoc creation by local student's influenced the idea of creating the Dixie Hillside "D"(NRIS#SG100007768), a symbol ordained by the school and also seen as an emblem for the community (Bentley, 1962).

The Sugarloaf Hillside Sign is a very prominent marker for Saint George City. Even though it was constructed primarily for Dixie Academy and maintained by the students and faculty of the later Dixie High School, it has also evolved into a symbol for the entire city, often shown in advertisements and promotional media for the community. This came notably with the change from painting the class year to painting the word "DIXIE" in 1915. Although the object's appearance has very slightly changed incrementally over time because of the annual repainting, it still retains its overall historical integrity. The period of significance begins in 1915, the original date of the creation of the word "DIXIE" on the stone formation, and ends in 1973, or fifty years ago, since the community still plays an active role in its maintenance and annual painting event. It continues to be recognized today by students, alumni, and community members with a week of events at Dixie High School.

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

Criterion A Significance: Social History

The Sign is significant under Criterion A in the area of Social History, not only as a symbol for the then Dixie Academy, Utah Tech University (previously called Dixie State University) and now Dixie High School, but for the city in general. The Sign, along with the Dixie Hillside "D," has become one of the most cherished landmarks of the community, supporting the communal "Dixie" identity which stems from its early Mormon settlement roots. This pride is heightened by a week of festivities that celebrate the founding of the University.

The Sign is principally tied to the legacy of Dixie Academy (now Utah Tech 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, the presiding LDS apostle of the southern Utah Mormon settlements, called the people to gather under a tent to start a school with Jabez Woodward as the only teacher (Miles, 1923). On October 28, 1871, the

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“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 (a “stake” being the main regional administrative unit in the Church of Jesus Christ of Latter-day Saints) 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). This educational system was common throughout areas under Mormon influence in the 19th century, including the Weber Stake Academy (now Weber State University) and the Sanpete Stake Academy (now Snow College) (Wadsworth 2021). Eventually, many of the Mormon academies were acquired by the state and became either state universities or colleges under the Utah System of Higher Education.

Upon opening in 1911, the institution included both high school and college students. Previously, St. George students only had educational opportunities until the 10th grade. The creation of the Stake Academy brought many students back into the educational system, as many had not been to school since completing the 10th grade. Soon after the school’s initiation, classes began contributing in “friendly” competitions between years. This tradition was common in educational system and can still be seen throughout institutions around the world today. Beginning in 1913, this competition was taken to the Sugarloaf, with the class of 1913 painting large “1913” numbering in white paint on the southern face of the formation. This tradition continued with following graduating classes (Figure 1) until 1915, when school administrative staff decided to replace the numbers of the graduating class with the lettering “DIXIE” to quell the competition (Figure 2). Later on, students decided to paint a large “D” on Black Hill to the south (NRIS#SG100007768). In 1963, Dixie High School was officially opened and the landmarks caretakers were decided: Dixie High School would maintain the DIXIE sign on the Sugarloaf and Dixie College would take over the Hillside “D” (Passey, 2015).

The academic association in St. George to the term “Dixie” has early roots. 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” (now called “Dixie Day” and “D-Week”), according to meeting notes from November 2, 1914 (Gregerson, 1993). The Sugarloaf Hillside Sign continues to be an important symbol for Dixie High School and the community, with the tradition still extant today. The week-long celebration at Dixie High School culminates as student race from the high school approximately two miles south of the landmark to the top of the Sugarloaf, known as “The Bucket Run.” Afterward, students are lowered by faculty to refresh and paint the letters.

Because the purpose of the site was to originally commemorate the various graduating classes, it is also being nominated under Criterion Consideration F. The repainting of the Sugarloaf Hillside Sign is a practice that celebrates the heritage of and maintains a connection with the first group of Mormon settlers in the St. George area. Additionally, the painting of the formation reinstalls each year the academic pride the students and faculty of Dixie High School have for their namesake and overall community. Students are selected randomly after meeting basic criteria for academic engagement each year as part of the team to repaint the white lettering, cementing the process as an honor in

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addition to acknowledging the student's performance in their school activities (Passey, 2015).

Cultural Meaning of "Dixie" in Southwest Utah

The significance of the Sugarloaf Hillside Sign is explicitly tied to the word "Dixie." In the 1800s, 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 rose," requiring significant cooperation, hard work, and ingenuity (Smith, 1865). 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 the 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).

Historical accounts reference many instances of turning work into community culture, such as community civic projects, peach pitting competitions, and later even the creation of the Sugarloaf Hillside Sign. 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 out 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

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starting in the 1950s. The High School and college co-located from their founding in 1911 until 1963 when a new campus was created for the university. 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 and set up a Heritage Committee to preserve and promote the history of the area (Cortez, 2021). Despite the connection the term has with the Confederacy, the goal of the Heritage Committee is to implement strategies to preserve the heritage, culture, and history of the local 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 Dixie Hillside 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

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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.

The Sugarloaf Hillside Sign is a unique example of this Western American typology in both its method of creation and its distinctive red-rock setting – white paint applied directly onto a vertical surface of red sandstone. Most examples of hillside lettering are comprised of white-washed assembled stone as opposed to direct application onto a pre-existing surface. Additionally, the majority of examples seen throughout the country involve manipulating their surroundings in order to form the lettering. In the case of the Sign, the natural conditions of the site were used to exemplify the visibility of the letters. This is especially significant to St. George's history as the natural environment upon its Mormon settling was regularly seen as formidable, yet in this instance it is used as an asset (Ellsworth, 1995).

9. Major Bibliographical References

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

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

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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 # _____

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Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acres of Property less than one 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: 37.115531°

Longitude: -113.579424°

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:

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

The boundary of the Sugarloaf Hillside Sign extends to the edge of flat vertical surface on south side of Sugarloaf in which "DIXIE" lettering is painted. See map #3 for detailed boundary.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is a smaller segment of the full 30.90-acre legal parcel, and includes the resource and immediate surrounding area sufficient to convey the historical setting of the resource.

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: 801-746-4978
date: May 18, 2023

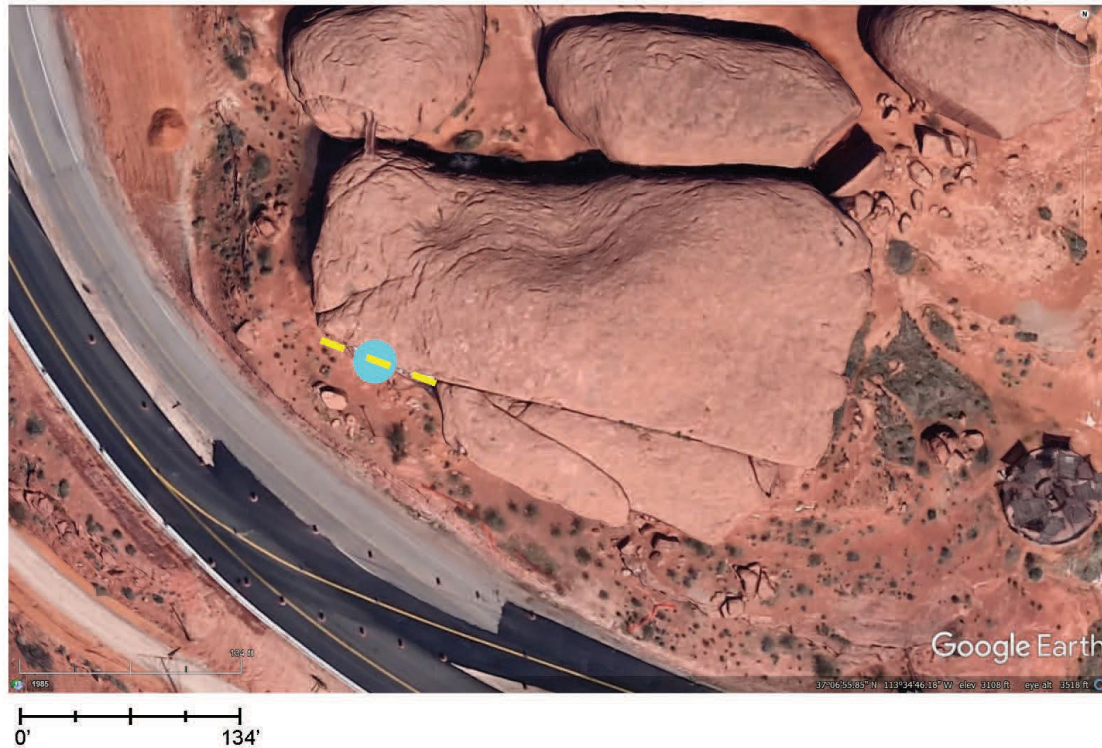
Additional Documentation

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.)

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State



Sugarloaf Hillside Sign

Pioneer Park
St. George, Washington Co., UT
84770

MAP #1



Latitude: 37.115531° Longitude: -113.579424°



Sugarloaf Hillside Sign boundary

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State



Sugarloaf Hillside Sign

Pioneer Park
St. George, Washington Co., UT
84770

MAP #2



Latitude: 37.115531° Longitude: -113.579424°

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State



NTS

Sugarloaf Hillside Sign

Pioneer Park
St. George, Washington Co., UT
84770

MAP #3



Latitude: 37.115531° Longitude: -113.579424°



Sugarloaf Hillside Sign boundary

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State

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: Sugarloaf Hillside Sign

City or Vicinity: St. George

County: Washington

State: Utah

Photographer: Kyle Wells

Date Photographed: May 2022

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

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State

PHOTOS



PHOTO KEY

 = Sugarloaf Hillside Sign

N ↑

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State



Photo 1 of 4 Close-up of Sign lettering. Camera facing north.

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State



Photo 2 of 4 View of Sign lettering. Camera facing northeast.

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State



Photo 3 of 4 Aerial view of Sugarloaf Hillside Sign. Camera facing north.

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State



Photo 4 of 4 Aerial view of Sugarloaf Hillside Sign. Camera facing north.

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State

FIGURES



Figure 1 of 4

Description: painting of the Sugarloaf Hillside Sign with yearly graduation date prior to the "DIXIE" in 1915 that remains today.

Source: Lynne Clark Photo Archive

Date: 1914

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State

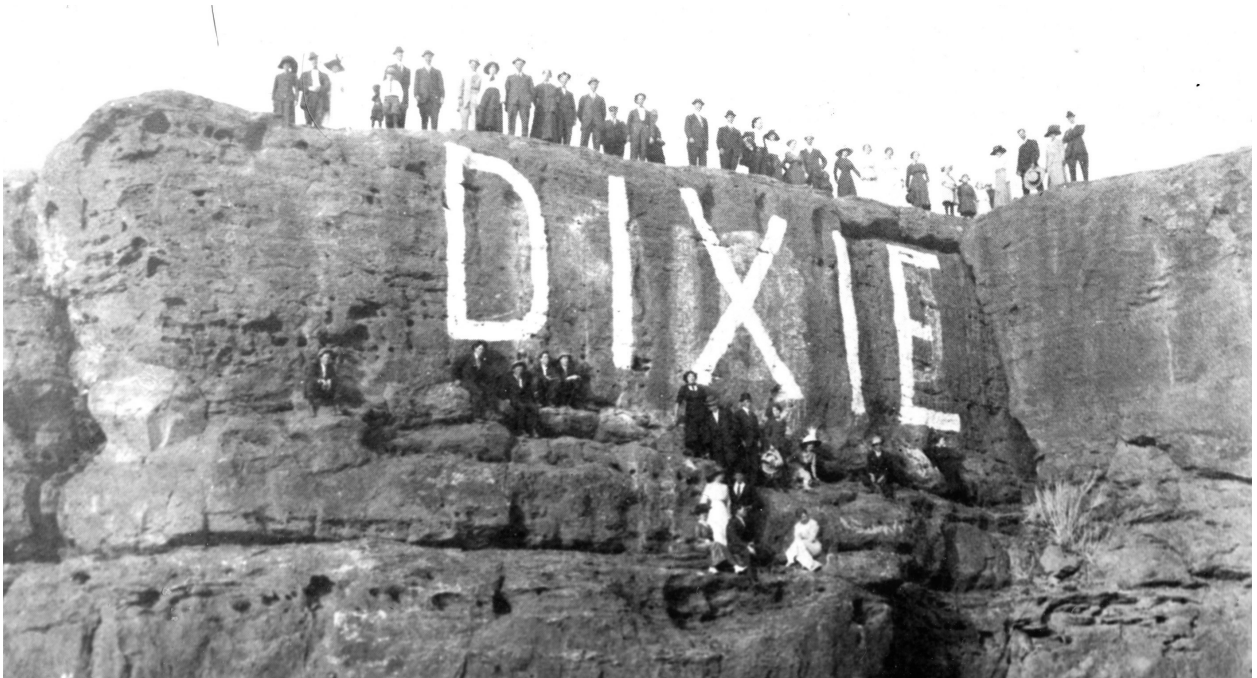


Figure 2 of 4

Description: first painting of the word "DIXIE" on the Sugarloaf.
Source: Washington County Historical Society
Date: 1915

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State

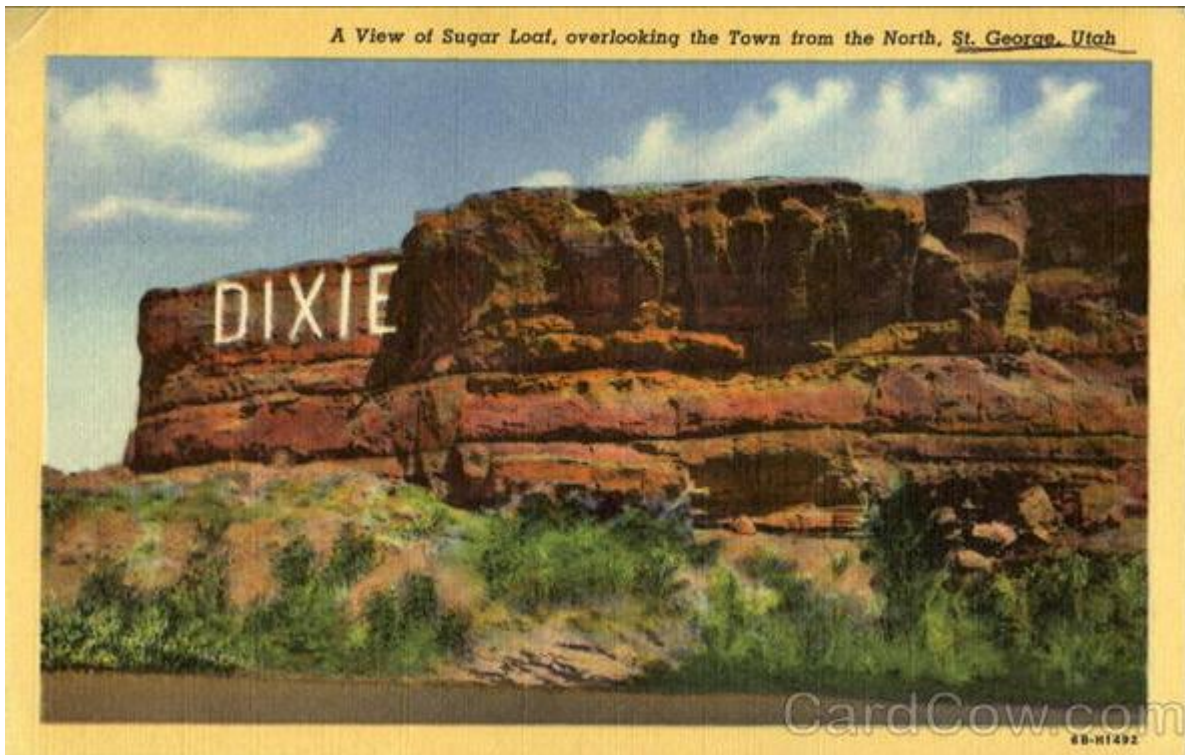


Figure 3 of 4

Description: 1940s post card of the Sugarloaf Hillside Sign
Source: cardcow.com
Date: 1948

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State

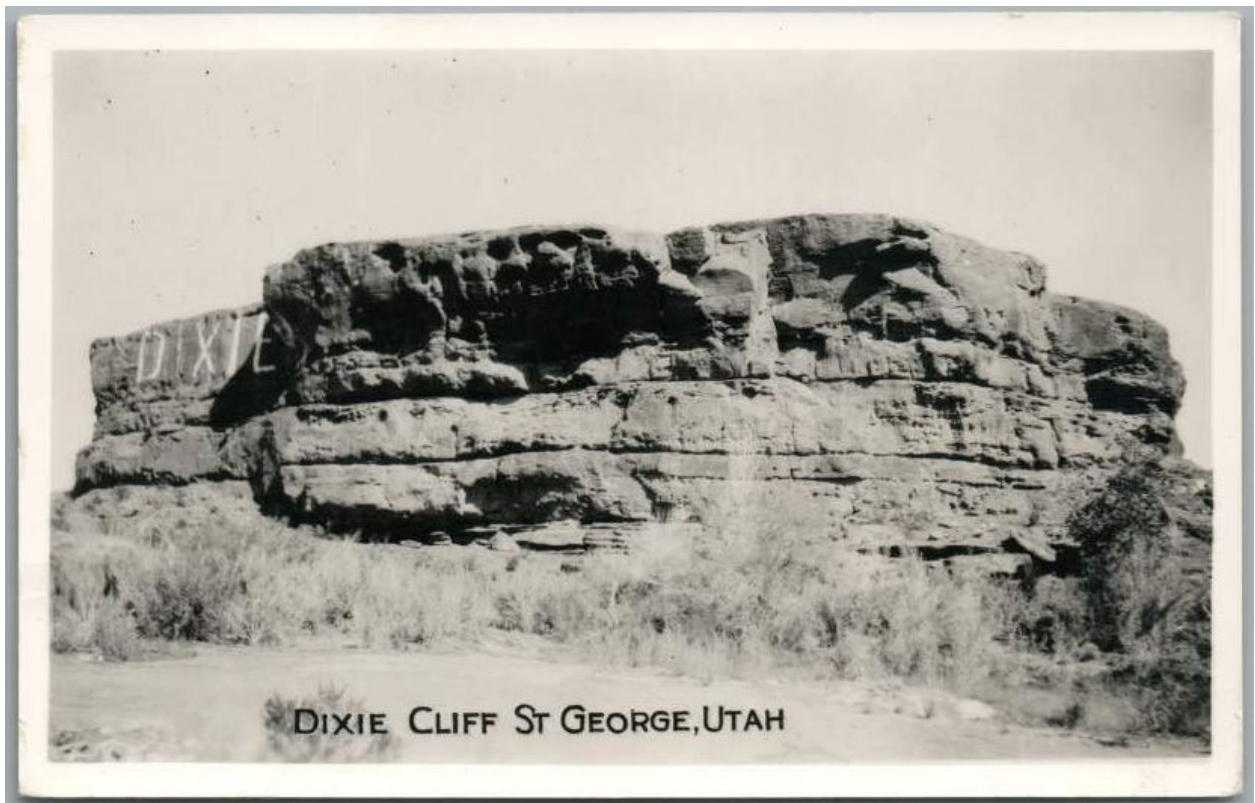


Figure 4 of 4

Description: post card of the Sugarloaf Hillside Sign
Source: <https://www.ebay.com/itm/223998561685>
Date: unknown

Sugarloaf Hillside Sign
Name of Property

Washington Co., Utah
County and State

Property Owner information:

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

Name St. George City – Adam Lenhard , City Manager(contact)

Address 175 East 200 North

City or Town St. George State UT Zip code 84770

Telephone/email 435-627-4000 / adam.lenhard@sgcity.org

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.

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 City Hall Conference Room, 175 East 200 North, St. George, Utah on Wednesday, **March 15, 2023**, commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

PRESENT: Bob Nicholson, Member
Scott Messel, Member
Allan Carter, Member

EXCUSED: Rick Atkin, Member
Bette Arial, Chair

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

Scott Messel moved that Bob Nicholson is the acting Chair for the meeting today. Seconded by Alan Carter.
Ayes: Scott Messel and Alan Carter.

Bob Nicholson called the meeting to order at 12:04 pm

1. NEW CITY HALL BUILDING AT 61 S MAIN STREET

A presentation of the new City Hall building and parking garage to be built at 61 S. Main Street

Marc Mortensen – This project has been years and years in the making. Originally we were going to renovate this building and put a parking garage next to it. We put that on hold during COVID. We have been negotiating with Wells Fargo for about 3.5 years for a performing arts building but it's a great site for City Hall. We have an architect team joining us from Salt Lake: Chelsea, Chris and Jim. The Council has also awarded the contract to Big D construction. We will show you the City Hall itself, the parking structure that will go in the center of the block, and the plaza. It isn't just being built as a City Hall; it is really a Civic Hall. We will have 10,000 sq ft of space that people can utilize.

Chris Child – Described the outside of the building and how it orients to town square. The building is 3 stories. It is about 48 ft to the top of the building. There is a plaza on the south side to buffer the residential from the building.

Marc Mortensen – Some of the landscape space we won't put in, we will be able to put food trucks in. There is an extension of the water feature that is an extension from the Main Street Townsquare.

Bob Nicholson – Is the bank on the corner staying?

Marc Mortensen – Yes, and as part of the agreement the bank will be getting a new drive through. That is phase 1 of this project and it will be getting underway in April, next month.

Chris Childs – We will be bringing the red stone into the elevators on the ends of the parking garage, we are provisioning to have solar on the top floor of the parking garage and the parking garage.

Marc Mortensen – The parking garage will have 308 stalls; it will be public so the public can park there. We are trying to make it one large project that will benefit all of downtown.

Discussion on the parking garage.

Marc Mortensen – There has been discussion on murals and decorative art. There has been some talk about some LED lighting as an artistic standpoint to make it look like an inviting friendly building. It won't be lit up all the time, but we want that option. The sandstone material has 8 different tones. We can have that available to look at.

Bob Nicholson – Last time some of the block was smooth faced and some is split faced, is that right? The lower was kind of rough, is that right?

Chelsea Antonich – This is not a true sandstone; it is a man-made product. Part of the reason is the price point and the tones. We recognize that we would miss the mark if we were trying to mimic the sandstone, so we are doing a modern take on that. We will have them in there next week. They will be 1 ft high by 2 ft wide pieces. The material above are metal panels.

Bob Nicholson – This board is really concerned about the exterior appearance.

Marc Mortensen – I think we have covered that. We are not trying to be fake historic, but to honor the historic downtown.

Bob Nicholson – I think you have done a really good job on the landscaping, the building looks nice.

Marc Mortensen – We haven't ruled out shade structures, we are showing a lot of trees, but we haven't ruled out the shade structures if we can find something that fits.

Alan Carter – I am a little curious because this is, it appears to me that this is the first modern adaptation of the pioneer theme. I don't remember anybody using a slant shed roofline.

Marc Mortensen – That's a good point, it was brought up, we did do a gable roof on this to see what it would look like. It didn't quite look right, it looked like a barn.

Alan Carter – The glass and the sloped roof, that hasn't been introduced downtown yet.

Scot Messel – I think as you look at that profile right there and the area where the sandstone is and then also to the east, the massing of the windows, yes, you have some large panel windows, but you have the smaller windows along there that tend to be the size of more traditional buildings.

Marc Mortensen – That is what we were going for. The architects were designing taking into account the scale of the windows downtown. You're right, it's a departure, it's new for us. Some will scratch their heads and some will say it's about time.

Bob Nicholson – Our task under the ordinance is to make a recommendation to the Community Development Department. I think they've done a good job. I commend the architects and the City.

MOTION: Alan Carter made a motion to recommend approval to the Community Development Department.

SECOND: Scott Messel

AYES: (3)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

Motion Carries

2. **DEMOLITION OF A SIGNIFICANT HISTORICAL BUILDING**

Consider a request to demolish a significant historical building – The Pymm House - located at 44 East Tabernacle

Matt Metcalf – Our original intent was to try and preserve the building. We had already discussed how the façade had already been removed and replaced in the past. You can see that they tried to mimic some of those original details. The windows and scale don't match the original. Our original intent was to come in and match the original structure. We did an asbestos abatement and demolition; it is in pretty bad disrepair. We were hoping to find beautiful historic beams in the roof, they are just 2x4s and they have collars holding them together. The roof is sagging. We did look at options to preserve this. These are old masonry walls, there is no steel. To preserve it you would need to bring in steel and back pour concrete to stabilize it. We would have to sister new studs to the roof and add beams. There are only two existing walls. To try and preserve it and make it structural to code you would no longer be able to see any of the original building. The back wall is missing grout, the foundation underneath is the stacked basalt. As we got into it there wasn't much left to preserve. It would just be 3 walls and the shape of the roof. None of the original materials would be able to be seen as we would need to bring it up to code. We propose to take it down and put it in a full brick façade that is 2 story.

Bob Nicholson – Are they old bricks?

Matt Metcalf – No, they're new but they are tumbled so it looks older.

Carol Davidson – The original proposal was to keep them two separate buildings, the new proposal is to make it just one.

Alan Carter – I am actually a preservationist, but not needlessly. Every time you get a new historical building it saps from what is really historical. I think you have done a good job.

Scott Messel – I love the materials. I think you have done a great job.

Bob Nicholson – I'm with you, the problem with adobe is it wasn't durable.

Alan Carter – Unless it receives the periodic update, then it doesn't last.

Matt Metcalf – When you look back at the historic photos it was in rough shape 100 years ago.

Matt Glendenning – And Carol did say that this is not on any registers.

Carol Davidson – And the applicant did say that they would work with us on revitalizing downtown and maybe put in a grease trap. Right now, they will get an office building.

Bob Nicholson – Is that some kind of a horizontal awning?

Matt Metcalf – It comes out about 2 ft.

Bob Nicholson – I know that this is a work in progress, if there is some kind of awning that you could do, that also kind of helps the shape. It helps the historic district. It helps the aesthetics of the district to have a nice canvas material.

Scott Messel – I feel like the eye beam style, cantilevered out is traditional building material with the kind of industrial feel it is true to the era it is being built but it also kind of uses an alternative, it's not an awning but it kind of gives the feel of an awning.

Bob Nicholson – How far does that project out?

Matt Metcalf – 2 foot 6.

Bob Nicholson – You really don't get much too shade out of it do you?

Matt Metcalf – No, it is more just to protect the entry from rain.

MOTION: Scott Messel made a motion to recommend the approval of the demolition of the Pymm post office building and approval of the building as presented, the form and scale of it fits in the historic district without being a faux historic building being true to the era in which it is being built, constructed. Especially with the scale of the new building with the new building that is kitty corner with this it helps with the scale and height.

SECOND: Alan Carter

AYES: (3)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

Motion Carries

3. MINUTES

Consider approval of the October 19, 2022, January 24, 2023, and February 15, 2023, meeting minutes.

MOTION: Scott Messel made a motion to recommend approval of the minutes for October 19, 2022, January 24, 2023, and February 15, 2023.
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SECOND: Alan Carter

AYES: (3)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

Motion Carries

ADJOURN

MOTION: Scott Messel

SECOND: Alan Carter

AYES: (3)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

Motion Carries
