

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

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

For HCRS use only

received MAY 20 1980

date entered JUN 19 1980

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

**1. Name**

historic Main Building, Dixie College

and/or common Southwestern Utah Arts Center

**2. Location**

street & number 86 South Main St. \_\_\_\_\_ not for publication

city, town St. George \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 02

state Utah \_\_\_\_\_ code 049 \_\_\_\_\_ county Washington \_\_\_\_\_ code 053

**3. Classification**

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

**4. Owner of Property**

name City of St. George

street & number 237 North Bluff Street

city, town St. George \_\_\_\_\_ vicinity of \_\_\_\_\_ state UT 84770

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Recorder's Office

street & number 197 East Tabernacle St.

city, town St. George \_\_\_\_\_ state UT

**6. Representation in Existing Surveys**

title none \_\_\_\_\_ has this property been determined eligible? \_\_\_\_\_ yes \_\_\_\_\_ no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records

city, town \_\_\_\_\_ state

## 7. Description

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

### Describe the present and original (if known) physical appearance

In 1963 Dixie College was moved to a new campus on the west side of St. George. The original campus had been centered on or near the St. George Tabernacle Block. Two buildings of the original campus survive, the old administration or classroom building and the gymnasium.

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

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

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

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

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

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

# 8. Significance

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

**Specific dates** 1911 **Builder/Architect** Thomas P. Cotton, builder; Richard Watkins  
1858-1941 probably architect

**Statement of Significance (in one paragraph)**

The Old Dixie College building is significant as an example of late nineteenth century regional educational architecture and as one of two remaining structures of the original Dixie College. It expresses the commitment of the early citizens of the region to the value of higher education. The building documents the persistence and strong diffusion of the Richardsonian Romanesque style into regional campuses and is a characteristic example of one form. The college was relocated to another part of town in 1963. Of the original campus complex, now only the administration building and gymnasium remain. The gymnasium, a fine Prairie School Style building, is scheduled to be razed in the spring of 1980 in favor of a new library. The Old Dixie College Building is located on the southeast corner of the Tabernacle block, which includes six other important public and religious buildings all marking the continued use of this block as a center of civic activity. The building is structurally sound. The City of St. George has plans to renovate it for continued use as the Southwestern Utah Arts Center.

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

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

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

In 1933 the LDS Church discontinued its financial support. Although a bill was passed the same year to integrate it into the state system, the friends of the college made heavy sacrifice to tide the college through two lean

# 9. Major Bibliographical References

Andrew Karl Larson, I Was Called To Dixie, Salt Lake City, Deseret News Press, 1961.

# 10. Geographical Data

**UTM NOT VERIFIED**

Acreege of nominated property less than 1

Quadrangle name St. George, UT

**ACREAGE NOT VERIFIED**

Scale 1:62500

**UMT References**

A 1 2 | 2 7 0 | 5 0 0 | 4 1 0 9 | 6 5 0  
 Zone Easting Northing

B | | | | | | | | | |  
 Zone Easting Northing

C | | | | | | | | | |

D | | | | | | | | | |

E | | | | | | | | | |

F | | | | | | | | | |

G | | | | | | | | | |

H | | | | | | | | | |

**Verbal boundary description and justification**

Beginning at the south east corner of lot 1, block 16, Plat A, St. George City Utah Survey; the west c. 200'; then north c. 125'; then east c. 200'; then south c 125' to beginning.

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

state code county code

state code county code

# 11. Form Prepared By

name/title Henry O. Whiteside/Historian Diana Johnson/Assis Architectural Historian

organization Utah State Historical Society date 28 Feb 80

street & number 307 West 200 South telephone 533-6017

city or town Salt Lake City state UT 84101

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer date 5/13/80

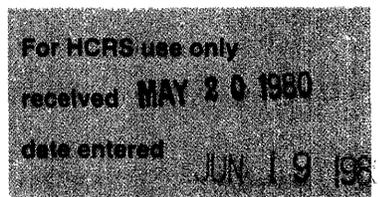
**For HCERS use only**  
 I hereby certify that this property is included in the National Register

for W. Ray Luce  
 Keeper of the National Register date 6/19/80

Attest: William H. Bralman date 6-17-80  
 Chief of Registration

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Continuation sheet

Item number

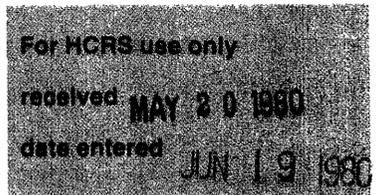
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## Washington County School Buildings

Although a complete survey of Washington County has not yet been made, preliminary information indicates that this is one of three historic education buildings of this type remaining there. The plan and elevation, use of materials, scale and massing of this building place it in a genre of school architecture typical of the turn-of-the-century period, roughly ca 1880-1920. It is a representative of this type and was probably designed by Richard Watkins (1858-1941), who designed between two hundred and three hundred school buildings in Utah, most of which reflected characteristics seen in these examples.

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depression years before state funds became available in 1935. LDS Stake President Joseph K. Nicholes aptly characterized the college's significance in his appeal for admission of the school to the state system. "Dixie is more than a school, it is a community enterprise. It is a cultural center. It has been developed through the self-sacrifice of the people of our section." (Larson, p.563)

This building originally housed the entire college. As one of four major buildings eventually comprising the college, it was known as the administration building. In 1963 the College moved to a new campus. The St. George high school occupied the building from 1963 to 1966 and junior high school and elementary school classes used it from 1966 to 1977. Title to the college property returned to the St. George Stake of the LDS Church in 1963 and in 1979 the City of St. George and Washington County jointly bought the part of the campus west of Main Street, including the old main building and the college gymnasium. The city is developing the old main building into an arts center.