

**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: St. George Central City Historic District  
 Other names/site number: \_\_\_\_\_  
 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: The district area boundaries are roughly Bluff Street (west), 500 South (south), 300 East (east), and Diagonal Street with additional areas north of Diagonal Street and east of 300 East (north).  
 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 Not For Publication:  Vicinity: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 X C \_\_\_ D

_____/SHPO <b>Signature of certifying official/Title:</b> <span style="float: right;"><b>Date</b></span> <u>Utah State Historic Preservation Office</u> <b>State or Federal agency/bureau or Tribal Government</b>	
---	--

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ <b>Signature of commenting official:</b> <span style="float: right;"><b>Date</b></span>	
_____ <b>Title :</b> <span style="float: right;"><b>State or Federal agency/bureau or Tribal Government</b></span>	

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

**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
- Structure
- Object

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>643</u>	<u>608</u>	buildings
<u>          </u>	<u>1</u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>643</u>	<u>609</u>	Total

Number of contributing resources previously listed in the National Register 12

---

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling, secondary structure, hotel  
COMMERCE/business, professional, financial institution, specialty store, department store, restaurant  
SOCIAL/clubhouse  
GOVERNMENT/city hall, fire station, government office, post office, courthouse  
EDUCATION/school, college, library  
RELIGION/religious facility  
RECREATION & CULTURE/theater, sports facility, outdoor recreation  
AGRICULTURE/processing, storage  
HEALTH CARE/clinic, medical business

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling, secondary structure, hotel  
COMMERCE/business, professional, financial institution, specialty store, restaurant  
GOVERNMENT/city hall, government office, correctional facility, post office, courthouse  
EDUCATION/library  
RECREATION & CULTURE/theater, museum, sports facility, outdoor recreation, marker  
HEALTH CARE/clinic, medical business  
LANDSCAPE/parking lot, park, street furniture  
TRANSPORTATION/road-related (vehicular)

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

---

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

MID-19TH CENTURY/Greek Revival

LATE VICTORIAN/Romanesque, Folk Victorian

LATE 19TH & 20TH CENTURY REVIVALS/Classical Revival, Tudor Revival

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style, Bungalow/  
Craftsman

MODERN MOVEMENT/Moderne, International Style, Art Deco

**Materials:** (enter categories from instructions.)

Principal exterior materials of buildings include the following:

WOOD/Weatherboard, Shingle; BRICK; STONE/Sandstone, Marble; METAL/Aluminum, Steel;  
STUCCO; TERRA COTTA; CONCRETE; ADOBE; SYNTHETICS/Vinyl

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

### **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 St. George Central City Historic District encompasses the center of early residential and commercial development of the City of St. George, which is located in southwestern Utah at the northeast boundary of the Mojave Desert and just south of the Pine Valley Mountain Range. The district boundary surrounds the central section of the city, an area historically associated with early settlement, growth, and urban development. The district is anchored by Main Street, running north to south. St. George Blvd. and Tabernacle St. are important thoroughfares running perpendicular to Main St., east to west. The St. George Central City Historic District includes 1,252 resources of which over 51% retain their integrity and contribute to the historic character of the district. When considering primary buildings on a property, which totals 793, 61% (479) are contributing. Single family dwellings comprise 73% of structures within the survey area, with commercial architecture contributing 12% of buildings. The development of St. George followed the traditional pattern for new Mormon communities known as the Plat of the City of Zion. St. George was platted by the original group of 300 LDS pioneer families in 1862. Plat A stretched between Diagonal St. on the north to 300 S at its southern border, then to Bluff St. on the west, and 200 E (Temple St.) served as its eastern limit. City blocks were designated as 528 ft. in size. Each block was divided into eight lots, each 132 ft. x 264 ft. The lots were numbered 1-8 beginning at the southeast corner. The period of significance of the St. George Central City Historic District is 1862-1975. The district includes 793 primary resources with the oldest being the Orson Pratt/Richard Bentley House (1862) at 76 W. Tabernacle St. (Photo 14) Earliest styles include Greek Revival and Romanesque. Later styles include those from the Modern Movement era including International, Art Moderne, and Ranch. The most numerous style within the district is Bungalow/Craftsman. The period ends with modern construction in 1975 on the cusp of major population growth. Approximately 25% of buildings (187) within the proposed boundaries date to 1976 or later and are considered out of period/noncontributing. Two major changes over time have occurred. The first was the changes within the commercial district to support business beyond agriculture, to support a larger community and more diverse needs. The second was the evolution from agriculturally-based commerce to tourism based, which brought motels, restaurants, and other leisure-type businesses to support short-term visitation. The St. George Central City Historic District retains integrity across each of the seven aspects.

---

### **Narrative Description**

#### Setting & Physical Environment

St. George developed in a unique region where the Colorado Plateau meets the Great Basin and the Mojave Desert. The landscape of strikingly beautiful red rock formations sits just south of the Pine Valley Mountains. The city rests at 2,860 feet of elevation with average precipitation of 8.25 inches per year, well below the average of 11 inches statewide. Sparse precipitation combined with average summer temperatures near 100 degrees makes the landscape formidable for agricultural efforts. Conversely, mild winters extend the average growing season beyond Utah's northern climes. The Virgin River provides water essential to sustain local crops and the growing municipal population. The river originates in the Dixie

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

National Forest and flows southwesterly through St. George in its course toward northern Arizona before joining with the Colorado River. St. George is centrally located within Washington County and serves as the county seat. The city lies approximately 300 miles southwest of Salt Lake City, the state capitol. Nearby larger municipalities include Cedar City, 52 miles northeast, and Mesquite, Nevada, 39 miles to the south.

The current population is estimated at 110,270, which makes the city Utah's fifth largest.<sup>1</sup> Annual growth skyrocketed after 1980 roughly coinciding with the completion of Interstate 15 in 1974. Growth remains high at 2.65% or 2,800 new residents per year. Interstate 15 bisects St. George on its southwesterly route through the Virgin River narrows. The city boundary encompasses an area of approximately 77 square miles. The St. George Central City Historic District is centered around Main Street and St. George Boulevard. It incorporates surrounding commercial and residential properties with selected supporting residential areas to the east of the historic downtown core.

#### Boundary Description for the St. George Central City Historic District

The St. George Central City Historic District boundary surrounds the central section of the city, an area historically associated with early settlement, growth, and urban development. The district is anchored by Main Street, running north to south. St. George Blvd. and Tabernacle St. are important thoroughfares running perpendicular to Main St., east to west. The southern boundary of the district includes the northern side of 300 S between 200 W and 200 E (Temple St.) It excludes Vernon Worthen Park and the St. George Recreation Center and incorporates a residential cluster between 500 and 600 E. The west boundary runs from 300 S to 200 W then jogs westward to 400 W and variegates northward to its westernmost point bordering I-15 at approximately 650 W. The north boundary stretches along 500 N from 650 W to North Skyline Dr. excluding a diagonal pocket of residential development along Diagonal St. and Napa St. The east boundary traces the west side of 100 E until it jogs east to include the residential area near 600 E and 300 S (Trailblazer Blvd.)

#### Methodology and Eligibility Requirements

The methodology used to evaluate resources for National Register of Historic Places (NRHP) eligibility was based on the results of a Reconnaissance Level Survey (RLS) of St. George completed in January 2023. The boundaries of the historic district represent the surveyed area of historic resources associated with the development of St. George.

Each resource was evaluated for eligibility based on Utah State Historic Preservation Office's (SHPO) RLS Standard Operating Procedures, revised in February 2020 (Utah Division of State History 2020) and National Park Service (NPS) Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1997). In Utah, all architectural resources documented at the reconnaissance level are evaluated using a rating system established by the Historic Buildings program at the Utah SHPO. This rating system allows for the assignment of one of four ratings to buildings and structures based on the degree to which they retain historical and architectural integrity. Integrity includes the NRHP-defined qualities including location, design, setting, materials, workmanship, feeling and association. The Utah SHPO designations are as follows:

---

<sup>1</sup> World Population Review, "St. George, UT," <https://worldpopulationreview.com/us-cities/utah/st-george>, accessed July 25, 2025.

St. George Central City Historic District  
 Name of Property

Washington County, Utah  
 County and State

EC — Eligible/Contributing: built within the historic period and retains integrity; good example of type or style; may have alterations or additions that do not detract and be reversible; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural reasons.

NC — Noncontributing/Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. [Resource may have important local significance]. This also includes resources constructed outside the historic period, in this case after 1975.

OP – Out of Period: Newer buildings constructed outside the period of significance.

The most common alterations to the residences within the district was the replacement of wood windows with alternative materials. Common alterations to commercial buildings include changes to storefronts, signage, and upper-story windows. These changes were assessed for both individual and cumulative effects. In general, modifications to historic resources were considered acceptable if the changes did not compromise or diminish the qualities that characterize the district.

The St. George Central City Historic District is composed of 1,252 resources, 51% (643) of which are contributing and 49% (609) are noncontributing, including out of period. This includes 793 primary resources, of which 479 (60%) contribute to the historic character of the district. Of the 314 noncontributing primary resources, 123 (16%) are altered historic resources and 191 (16%) were constructed after the period of significance. Secondary buildings (outbuildings) number 458 with 164 (36%) evaluated as contributing and 294 (64%) as noncontributing.

Eligibility	Primary Buildings	Secondary Buildings	Sites	Subtotals	Percentage
Contributing	479	164	0	643	51%
Noncontributing	123	294	1	418	33%
Out of Period	191	-	0	191	16%
<b>TOTAL</b>	<b>793</b>	<b>458</b>	<b>1</b>	<b>1252</b>	<b>100%</b>

Eligibility	Primary Buildings	Percentage
Contributing	479	61%
Noncontributing	123	15%
Out of Period	191	24%
<b>TOTAL</b>	<b>793</b>	<b>100%</b>

The majority of contributing resources (73%) are historically residential buildings. Most house single families (576) while others function as multifamily residences (74). Twelve percent of structures within the historic district are of commercial origin (95). The district includes six hotels, five buildings related to health, and two funeral parlors. Five religious structures are located within the district, and 10 buildings were built to serve government functions. These, along with a variety of other functions within the built environment, represent the diversity of needs served by the structures of the downtown historic district.

St. George Central City Historic District  
 Name of Property

Washington County, Utah  
 County and State

Of the 791 primary buildings located in the St. George Central City Historic District, the majority (268) were designed in the World War II Era, often in the WWII Cottage or Ranch style. Many others (149) are built in styles popular in the early 20th century, such as Period Revival and Bungalow. Another significant portion of buildings within the historic district (129) were constructed in the late 20th century, many in the Contemporary style. A variety of additional styles is represented within the district, demonstrating the architectural preferences and development of the city over time. The historic district also includes 157 outbuildings, which are not included in the primary resource count.

Town Square Park is a non-contributing site within the district, though the Dixie Sunbowl, located in the north section of Vernon Worthen Park, is eligible/contributing.

ORIGINAL USE	PERCENTAGE	NUMBER
Single Family Residential	73%	576
Commercial	12%	95
Multi Family Residential	9%	74
Government	1%	10
Education	1%	7
Recreation	<1%	6
Residential Other	<1%	6
Health	<1%	5
Religion	<1%	5
Industrial	<1%	2
Social	<1%	2
Funerary	<1%	2
Transportation	<1%	1

ARCHITECTURAL STYLE	PERCENTAGE	NUMBER
World War II Era	34%	268
Early 20th Century	19%	149
Late 20th Century	16%	129
Early 21st Century	8%	66
Victorian	6%	48
Period Revival	5%	39
Neo-Eclectic	5%	37
Classical	4%	25
Modern	3%	22

Twelve properties within the proposed St. George Central City Historic District are listed on the National Register of Historic Places. One, the St. George Elementary School, has been demolished. They include:

St. George Central City Historic District  
 Name of Property

Washington County, Utah  
 County and State

Site	Address	Listing Date	Listing #
Old Washington County Courthouse	85 E 100 N	9/22/1970	70000634
Brigham Young Winter Home	67 W 200 N	2/22/1971	72002108
St. George LDS Tabernacle	18 S. Main St.	5/14/1971	71000862
St. George LDS Temple	250 E 400 S	11/7/1977	77001325
Thomas Judd House	269 S 200 E	1/31/1978	78002710
Dixie Academy Main Building	86 S. Main	6/9/1980	72002096
Woodward School	100 W. Tabernacle St.	11/23/1980	72002098
Orson Pratt House	76 W. Tabernacle	8/11/1983	83003199
William F. Butler House	168 S 300 W	7/13/1984	84002433
St. George Elementary School*	40 S 100 W	12/31/1984	85000820
St. George Social Hall/ Opera House	212 N. Main St.	2/25/1991	91000360
Dixie Hillside "D"	N/A	6/6/2022	100007768

\* = demolished

### Landscape & Development Patterns

The development of St. George followed the traditional pattern for new Mormon communities known as the Plat of the City of Zion. Each settlement surrounded a central square reserved for a temple and other community space. The town center was surrounded by 10-acre square blocks divided into 20 half-acre lots. Streets were designed to be 128 feet wide. Larger agricultural lots were placed outside of the town center.

St. George was platted by the original group of 300 LDS pioneer families in 1862. Plat A stretched between Diagonal St. on the north to 300 S at its southern border, then to Bluff St. on the west, and 200 E (Temple St.) served as its eastern limit. City blocks were designated as 528 ft. in size. Each block was divided into eight lots, each 132 ft. x 264 ft. The lots were numbered 1-8 beginning at the southeast corner. Though asymmetrical in shape, the plat surrounded the St. George Tabernacle, with development expanding from that community center. Plat B expanded the downtown area to the east of 200 E and south of 200 N. Plat C stretched south of Plat A and west of Plat B, bordered by 300 S and 200 E. Plat D was later developed to the north bordering Plat A and Plat B at Diagonal St.<sup>2</sup>

As the early city developed, the majority of civic, religious and commercial properties were located along the intersection of the two main thoroughfares, both bordering the central tabernacle lot – Tabernacle Street, running east and west, and Main Street, running north and south. Beginning in the early 1900’s city planners began to experiment with new street patterns, such as curvilinear boulevards, private roads, and cul-de-sacs.<sup>3</sup> The traditional grid pattern of the St. George Central City Historic District retains the intent of early settlers to distribute population and function in a uniform pattern from a social/civic/religious core.

Historic photos depict early buildings with unmanicured yards of native dirt and plants. Fences were either wood picket or wood fences with metal mesh. Wood buildings in the landscape included wood sheds, outhouses, and hay structures, and adobe granaries. After the turn of the 20th century, sidewalks, grass lawns, and telephone and electrical poles strung with wires were frequently seen. In the commercial

<sup>2</sup> Daughter of Utah Pioneers (DUP). “Pioneer Map, City of St. George, Washington County, Utah.” <https://wchsutah.org/photos/wchs-00591.php>. Accessed 24 August 2022.

<sup>3</sup> City of St. George, *General Plan*, section 6, 21-23.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

districts, buildings were either constructed right up to the sidewalk, or deciduous trees were planted between dirt streets and the buildings with a few feet between for walking. A sizable percentage of early trees that are still present are mulberry variety. Carolyn Jackson, one of the pioneers, was the first to plant them in the city in 1869. Their purpose was to feed the silkmoth caterpillars to foster silk production for cloth. Their fruit was also used to make jam.<sup>4</sup>

The block divisions continue to follow the 1862 plat. However, the original Plat of the City of Zion has been subdivided and infilled through all the historic periods. Many pioneer families took advantage of their lot sizes by subdividing as their families grew. All blocks retain three-foot wide concrete sidewalks and a park strip between the sidewalk and street and are finished with concrete curbing between the park strip and street. Most streets are paved with asphalt with a few in concrete. The district also retains the variety of mature deciduous and evergreen trees, along with palm trees that were a mid-20th century introduction. Due to severe drought in the last 20 years, lawns have been regularly replaced with xeriscaping that includes materials such as rock, mulch, bark, and drought tolerant plants.

### Summary of Architectural Styles by Historical Period

The period of significance of the St. George Central City Historic District is 1862-1975. It includes 793 primary resources with the oldest being the Orson Pratt/Richard Bentley House (1862) at 76 W. Tabernacle St. (Photo 14) The period ends with modern construction in 1975 on the cusp of major population growth. Approximately 25% of buildings (187) within the proposed boundaries date after 1975. These are considered out of period and are not included in the description below.

#### *1862-1877, Pioneer Settlement*

Architecture during the Pioneer Settlement period primarily favored early Victorian and Classical – especially Greek Revival – styles. Defining features of Victorian structures included asymmetrical floorplans, bay windows, towers, turrets, and prominent chimneys. Exterior facades often featured ornate details including carved woodwork, patterned brick, stained or leaded glass windows, and decorative shingles. Common elements of the Greek Revival style included a symmetrical façade centered by a low-pitched gabled or hipped roof. The roof was often underlined by a wide cornice and centered by a front portico supported by Doric columns. In high style buildings, the front door was incorporated into a more elaborate surround with sidelights and a transom.

As with many of Utah's pioneer communities, architectural trends in the early years of settlement were predominantly vernacular Classical by design with little attention to architectural style or ornamentation. In the St. George Central City Historic District, the most prominent examples of Classical style are the LDS Tabernacle (18 S. Main St.; Photo 12; Figure 8) and Washington County Courthouse (97 E. St. George Blvd.; Photo 11; Figures 5 and 6) The Gardener's Club Hall (50 W. St. George Blvd.; Photo 13; Figure 12) is an excellent example of modest Greek Revival style. Residential examples of Greek Revival include the Wooley-Foster House (217 N 100 W; Photo 7) and Butler-Bradshaw House (190 S 300 W; Photo 9). The Gates McQuarrie House (86 W. Diagonal St.) is a prominent early Victorian style building within the proposed district. The Brigham Young Winter Home and Office (200 N 100 W; Photo 6; Figure 9) exhibits features of the Picturesque period. All buildings listed above are extant, eligible, and contribute to the proposed historic district.

---

<sup>4</sup> Elizabeth Blaker, "Earth Notes: Mormon Mulberries," KNAU Arizona Public Radio, March 21, 2018.  
<https://www.knau.org/earth-notes/2018-03-21/earth-notes-mormon-mulberries>

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

*1878-1908, Stabilization as a Rural Community*

The popularity of Victorian architecture peaked in Utah during the late 20th and early 21st century, from 1880-1910, nearly mirroring development of St. George during the same period. Victorian styles proliferated in the historic district during the Stabilization period. Domestic architecture in St. George favored the Victorian Eclectic style but included some examples of the Queen Anne style. Queen Anne differed from other Victorian styles in its grandiosity, demonstrated by a visually exuberant exterior. Rooflines were multifaceted in shape and height. They were undergirded by crosswings, projecting bays, elaborate shingle and spindlework, and patterned masonry.

Examples of vernacular form as well as examples of early national architectural styles are present from this period. Though it was moved from its original location in the late 1970s, the restored Orpha Morris House (64 W. Tabernacle St.; Noncontributing; Photo 8) vernacular Classical/Victorian style. The Dr. Israel Ivins House (187 N 100 W) is built with a Victorian Crosswing form but with a Classical portico. Two examples of Victorian cottages are located across the street from each other: the Grundy House (151 N Main St.) and Gardner House (158 N. Main St.). One of the few strong Picturesque style buildings constructed in the Stabilization period is the Italianate style George F. Whitehead House at 241 N 100 W (Photo 62).

This period includes the majority of adobe construction in the city, such as the Butler-Bradshaw house and granary, which was constructed in three phases and completed in 1880 (Photos 9, 10). There was a proliferation of buildings using the material, and more than a dozen are extant. The earliest buildings (1862-1867) used sandstone or limestone for the foundations. However, when they discovered that the high alkaline levels in the soil degraded the soft stone, they switched to using basalt (volcanic) rock starting in about 1868. The number of adobe buildings that remain in St. George, along with the excellent stewardship of most of them, gives the community a historic character unlike any other city in the state.

Commercial and civic styles reflected this trend toward Victorian architecture, with many examples of the Late Victorian Commercial style in the business district. Victorian Commercial buildings were characterized by large display windows, recessed entrances, and decorative elements such as intricately designed entablature and surrounds. The St. George LDS Tithing Office (75 N. Main St.; Noncontributing; Photos 1 and 19) is a Victorian commercial example but has been substantially altered from its historic appearance and is noncontributing. A rare example of Richardsonian Romanesque architecture in St. George was built during the Stabilization period in the form of the Woodward School (15 S 100 W; Photo 15) Defining features included arched stone surrounds, decorative plaques, and masonry construction. The early 20th century Commercial style was also a popular choice for buildings during the second historical period. The Nelson-Mathis Mercantile (74 E. Tabernacle St.; Photo 18) and the Silver Reef Saloon/Washington County News (23 E. St. George Blvd.; Photo 16) are both good examples within the district.

*1909-1930, Transition to a Tourism/Recreation Economy*

Of the 124 buildings constructed during the Transition period, the vast majority are built in the Bungalow style. Bungalows feature a low-pitched gabled roof, occasionally hipped, with a wide unenclosed overhang. Rafters are usually exposed, and the roofline may include decorative false beams or braces under gables or eaves. Wide full-length porches often feature prominently on the main facade. An example of an early Bungalow can be found at 286 S 200 E. The Joe Burgess House (172 N 100 W; Photo 63) is an excellent example of the Bungalow type and style. Vernacular examples are also extant within the proposed historic district. The Julia Graff House (252 N. Main St.; Photo 64) is built in the Bungalow style and form, but

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

with a pyramidal roof. The Albert Miller/Dr. Pike House (189 N. Main St.) combines Bungalow form with adobe wall construction and Victorian detailing.

The shift from Victorian workmanship to the Craftsman style represented the beginnings of architectural modernism within the proposed historic district, but the transition was not yet complete as some styles persisted. The third historical period included some lingering construction in the Classical and Victorian style. The Electric Theater (70 E. Tabernacle St.; Photo 22; Figure 16) is an example of late Greek Revival architecture, and the Thomas Judd Store (62 W. Tabernacle St.; Photo 20; Figure 19) retains its integrity in the Victorian Commercial style.

Other new construction introduced Period Revival styles within the district, including examples of the Neoclassical, and Tudor Revival styles. Neoclassical buildings often featured a full-height portico centered over the front entry. The porch was usually supported by Ionic and Corinthian columns, and the main façade was symmetrical. Identifying characteristics of the Tudor Revival style included steeply pitched rooflines, a gabled front entry, false half-timbering, a prominent chimney, and long, narrow windows. Revival styles and early Bungalows gained popularity as construction of Picturesque designs decreased during the second historical period.

Other buildings of the Transition period were constructed in the Picturesque or Period Revival styles. One of the most notable examples is the Dixie Academy (86 S. Main St.; Photo 21) which exhibits Italianate style influence. Though the Tudor Revival style was not overly popular in St. George, several fine examples are extant during the Transition period, including the house at 150 S 500 E. The Dixie Photo Shop (32 E. Tabernacle St.; Photo 25) is an example of early 20th century Commercial style.

#### *1931-1947, Modernization & Maturation of the Tourism/Recreation Economy*

Domestic construction during the Modernization period was balanced between Tudor Revival, Bungalow, and World War II era cottages. Though elements of the Tudor Revival style were mentioned above, additional characteristics include a steeply pitched roof, a façade dominated by one or more prominent front-facing gables, and a front door and/or entry porch with round or Tudor arch. The dwelling at 120 W 100 S is a good example of the Tudor Revival style. Features of the World War II era cottage, sometimes referenced as the Minimal Traditional style, include a low- or intermediate pitched roof, often gabled, with little or no overhang. The dwellings have a small footprint and are generally one-story in height. Minimal adornment interrupts the simple exterior, and the structures rarely include dormers. A traditional World War II era cottage can be found at 20 E 100 S (Photo 65).

While few public buildings were constructed in St. George during the Great Depression, three projects were developed in the late 1930s. Among the earliest was the St. George Post Office (94 E. Tabernacle St.; Figure 13) completed in 1937 in a brick version of a PWA Moderne commercial block. The PWA Moderne style was employed by the Public Works Administration in its many publicly funded architecture projects of the Depression era. The structures were built with durable materials such as stone or brick and were often finished with a smooth stucco veneer. They featured flat rooflines, recessed windows, and restrained ornamentation inspired by the Beaux Arts or Art Deco styles.<sup>5</sup> The J.C. Penney Building (5 E. St. George Blvd.; Photo 32; Figure 22) and the former St. George Fire Station (142 N. Main St., now Zion Brewery; Photo 28; Figure 14) also evoke the Moderne style albeit in a restrained application.

---

<sup>5</sup> *Designing Buildings*, "PWA Moderne," [https://www.designingbuildings.co.uk/wiki/PWA\\_Moderne](https://www.designingbuildings.co.uk/wiki/PWA_Moderne), accessed July 29, 2025.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

A sustained preference for classical styles in public architecture is demonstrated by McQuarrie Hall (145 N 100 E; Photo 31) completed in 1938. The style is one of restrained Neoclassicism, possessing typical attributes such as double interior chimneys, dentils, and a symmetrical façade. Revival styles also remained popular in the commercial architecture of the Modernization Period. The Wadsworth/Dixie Theatre (37 N. Main St.; Figure 20) was constructed in the Spanish Colonial/Mediterranean Revival style and retains high integrity. Defining attributes of the style include a stucco exterior, low-pitched roof, and prominent arches. The Dixie Sunbowl (150 S 400 E; Noncontributing; Photos 29 and 30) was completed in 1947 and has been serving as a home to sports, recreation, and entertainment for more than 75 years.

#### *1948-1975, Post-World War II Development*

Ranch is the predominant architectural style of the final historical period, followed by World War II era cottages. In domestic architecture, identifying features of the Ranch style include a broad one-story shape, built low to the ground. The low-pitched hipped or gabled roof is typically without dormers and a moderate-to-wide roof overhang. The front entry is usually located off-center and is sheltered below the main roof. Ranch houses often feature a large picture window and, as truly modern dwellings, many include a carport or garage.

Several residential structures built in the Postwar period demonstrate mid-century influence, including the Ranch style. The St. George Central City Historic District includes dwellings designed by renowned Cedar City architect, L. Robert Gardner. His Watson House (335 N 100 W; Photo 38), and likely the house at 592 E 200 S (Photo 39), were designed by Gardner in the Ranch style. The dwellings have similar stone and stained wood features and retain excellent integrity. The Orval Hafen House (307 N. Main St.; Photo 37) is also attributed to Gardner. A variety of other modern styles is represented in the proposed historic district during the Postwar period. An example of the Minimal Traditional style is found at 94 W. Diagonal St. and the Split Level form is demonstrated at 124 W. Hope St. The Split Level type was an aesthetic and practical modification of the Ranch form, but it often retained the Ranch style. Dwellings are typified by a raised basement or lower level, an asymmetrical façade, a low-pitched roof, and communal living space aligned with the front entry. The Split Entry type (84 E 200 S) was similar in design and style, but with staircases leading upward and downward immediately upon entry and having two full floors.

An influx of auto tourism inspired Modern style construction within the St. George Central City Historic District during the fifth historical period. The aptly named Ranch Motel (also known as El Pace'O Lodge and El Peso Motel) is at 111 W. St. George Blvd. (Photos 34 and 35 ; Figure 24). The building is one of the early and last remaining vintage motels in St. George and is an excellent example of the Ranch style. Defining attributes include a single-story elongated structure with a low-pitched roof, side gables, and an asymmetrical façade. The modern advent of the strip-mall is represented within the district by the City Center development (106 S. City Center St.; Noncontributing; Photo 33; Figure 23), though its roofline has been altered. Other Modern style buildings from the Postwar period include the Washington County Courthouse, completed in 1966 in the New Formalist style, and designed by architect John Rowley (Figure 7). The Big Arch Roller Rink (155 W. St. George Blvd.; Photo 36; Figures 26 and 27) was a notable example of Modern style.<sup>6</sup>

---

<sup>6</sup> Polk Directory, 1974.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

### Change Over Time

Early St. George is rooted in its agricultural start and development. As many Mormon communities, settlers focused on subsistence farming on large lots to support their families. Any additional agricultural products would support other families. The community started to grow production-level agriculture on large acreage outside the original plat. As agriculture subsided as the main source of commerce in St. George, business expansion downtown grew beyond supporting the agricultural enterprise. A second wave of change came when tourism rose as an industry and ushered in motels, restaurants, and other businesses that catered to visitors.. The city continued to steadily grow, but exploded beginning at the end of the 20th century. The majority outcome of this growth was the demolition and replacement of older commercial buildings with new business buildings, larger business buildings, varying setbacks, drive-throughs, and new municipal buildings. A vast majority of pre-1975 residential buildings have been retained even through the different periods of growth. However, the addition of multi-family buildings is present throughout the district. One story conjoined multi-family buildings represent a first wave in the 1980s-2000s, with multi-story, large mass buildings representing the second wave in the 2010s-present.

### Historic Integrity

The St. George Central City Historic District retains integrity across each of the seven aspects. Due to their retention of integrity of feeling, materials, design, and workmanship, many people assumed the area had been listed many years ago. The district also maintains its historical associations as a central business district with the location of city and county administrative buildings, religion, post office, banks, cultural destinations, social gathering and events, locally-owned commerce, and restaurants.

The physical location of the district is in the same place it was platted in 1862. The setting retains integrity as the original plat and grid that follow the Plat of Zion is intact, historic architecture from all historic periods are represented, and trees from the early historic periods such as mulberry and deciduous, as well as the late period such as palms, are located throughout the district. There are three historic buildings that ring Town Square Park that are taller than two stories and give some precedent to greater height within downtown. They include the Dixie Academy (St. George Children's Museum) at 2½ stories, the LDS Tabernacle at three stories with the top of the steeple at 140 feet, and the Woodward School (Southwest Adult High School) at two stories with a cupola that rises to 2½ stories. The Town Square Park, the "parade ground" in the Pioneer Settlement period, has historically been a central focus of the city's social, educational, and religious community. The park remains the largest open space within the district but has evolved with new uses and features such as a splash pad and carousel and is therefore considered non-contributing.

Design of the individual resources has been consistently maintained, with a majority that retain integrity given minor alterations for contributing resources. The most common alterations to the historic residential buildings within the district are the replacement of wood windows with alternative material windows, additions, and new sheds and garages. Most additions and new garages have been evaluated to be compatible and therefore, do not affect eligibility on their own. Over time, new garages have been constructed with more recent examples being two bays with additional storage or living space above. These garages have continued to increase in size as demands for automobile and storage space have increased. More than a dozen historic adobe granaries remain across the city and are a signature architectural characteristic of the district along with the adobe houses. Most are used as sheds, but a few have been converted to living or working spaces.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

Entire block faces within the commercial area exhibit the feeling and workmanship of early historic periods, retaining the scale and materials of those periods. The most notable changes in the district after 1975 have been new construction that is often not compatible with the massing and scale of surrounding historic buildings. Until the last 5-10 years, new construction that replaced historic buildings was compatible in size, massing, style and fit on the original lot, which maintained the integrity of the development pattern within the district. More recently, the scale of new construction, especially within the central business district, has increased due to increased zoning density.

There are few vacant lots within the district. Very few teardowns for new residential construction has occurred in the district. The large original lots were never completely built out, allowing for subdivision over time and new construction on undeveloped land. The new single-family residences that have replaced older buildings are fairly consistent with the character of the district in scale, mass, and setbacks. However, the majority of new multi-family and commercial construction has been at a higher density (3-6 stories) than the pre-1975 historic district resources (1-2 stories). These buildings are changing the character of downtown, specifically within two blocks of Town Square Park.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

---

### 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.

#### 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

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE  
COMMERCE  
COMMUNITY DEVELOPMENT  
SOCIAL HISTORY

**Period of Significance**

1862-1975  
\_\_\_\_\_

**Significant Dates**

1862  
1878  
1909  
1931  
1948  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

L. Robert Gardner, Architect  
William H. Folsom, Architect  
John Rowley, Architect  
Miles Romney, Architect  
Keith W. Wilcox & Associates, Architect

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

**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 St. George Central City Historic District in St. George, Washington County, is locally significant, both architecturally and historically, as an excellent representation of the social, economic, and architectural history of St. George, Washington County, Utah. The period of significance is 1862-1975, which extends between the construction of the earliest contributing building in the district, the Orson Pratt/Richard Bentley House at 76 W. Tabernacle St. (1862) to the latest construction within the 50 year age limit, the St. George Savings & Loan Association and Sun Capital Bank (1975). Within the district, the built environment illustrates the city's growth through five historic periods established in this nomination. Divided temporally, these periods illustrate the city's development within the context of broader social and historical movements. St. George was developed as a pioneer settlement of The Church of Jesus Christ of Latter-Day Saints<sup>7</sup> partly out of an effort to grow cotton, which had recently proven successful in testing in the nearby community of Washington. It continued to increase in population and later benefitted from the federal highway system and auto tourism associated with Zion National Park. Contributing resources within the historic district reflect both the city's pioneer heritage and its modern development. Under Criterion A in the Area of Commerce, the district is significant because of its central local role in the regional economy for goods, services, agriculture, and tourism. Under Criterion A in the Area of Social History, significance within the district is tied to St. George as the center of societal life in Washington County. As in many pioneer Mormon communities, early construction centered on gathering spaces for worship but also for civic and social events. Under Criterion C in the Area of Architecture, the district is significant for the intact architectural diversity of its primary resources, high degree of integrity and representation of the architectural evolution of the city. Outside the district boundary, the appearance and feeling strikingly changes to commercial strips, older housing that lacks integrity, housing built after 1976, and the Utah Tech University campus. The variety of building types and styles reflects the historical development of St. George and serves as a good representation of historic styles that have served (and still serve) the community of St. George after the city transitioned to a tourism and recreation economy in the early 20th century. The richest extant collection of adobe buildings, both primary and secondary, in the state lies within the district. Under Criterion C in the Area of Community Planning and Development, the district is significant at the local level for its critical role in establishing a southern regional Mormon capital and utilizing the Plat of the City of Zion to further Joseph Smith's utopian vision.

---

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

Criterion A Significance: Commerce

The St. George Central City Historic District is significant at the local level under Criterion A in the Area of Commerce for its critical role in establishing the economy of southwestern Utah, as well as its support for the early Mormon settlement of the Utah Territory by supplying cotton. While the first 50 years of commerce were dominated by agriculture as its base, St. George began making a transition to supporting

---

<sup>7</sup> This is the proper and preferred name for the Church, but the Church's style guide accepts historical use of "Mormon Pioneers" in contexts such as this and abbreviation simply as "the Church." For brevity in this document, both will be used, as well as simply "Pioneers," (capitalized throughout as a proper noun), "Mormons," "LDS," "LDS Church," and sometimes "members." No disrespect is meant to The Church of Jesus Christ of Latter-day Saints in abbreviating, to any subsequent church in Salt Lake City, Utah, nor to other groups of pioneers who settled here or in other regions. This is simply a convenience where the meaning is not likely to be confused here.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

tourism and outdoor recreation in the early 1900s, making a more full transition after World War II. Commerce summarily grew alongside each of these industries to support them with retail, educational, and civic buildings focused around the center of the city at Main Street and St. George Blvd.

Prior to settlement, the community was named by Brigham Young as an honor to his counselor and “Father of the South,” George Albert Smith.<sup>8</sup> In 1861, before assigning nearly 300 families to settle southwestern Utah, leaders of The Church of Jesus Christ of Latter-day Saints were anxious to create a community where personal needs of residents could be met alongside the greater territorial needs of commerce and defense along its southern border.<sup>9</sup> Like other settlements in the region, future residents were handpicked by Church leaders from a variety of trades in order to create an “instant” community with all the skills and occupations pioneer settlements at the time required: farmers, carpenters, blacksmiths, masons, and educators. Church leaders expected that St. George would become a stable and profitable city within a relatively short period of time.<sup>10</sup> However, relative scarcity of water in this area limited the number of settlers, and the population decreased by the census taken in 1862.<sup>11</sup> Settlers who remained in the community were committed to its success and immediately began platting and irrigating the desert landscape.

The city was organized according to the Plat of Zion, a visionary system of community planning established by LDS prophet Joseph Smith. Each block measured 32 rods square and was divided into eight individual lots. Some families occupied multiple lots on a block.<sup>12</sup> An agrarian economy dominated the early decades of settlement. Aware of the necessity of access to water, early settlers dug ditches and canals from which they could draw water from nearby mountain-draining rivers such as the Virgin and Santa Clara to their new homes and farmsteads.<sup>13</sup> Residents hoped to build successful cotton and silk industries. The moderate climate allowed for the cultivation of many fruits and vegetables that could not successfully be grown in other parts of the Utah Territory. Although the cotton and silk industries were never fully realized, residents exported other agricultural products to Salt Lake City, and the settlers soon found they could grow alfalfa to feed their animals.<sup>14</sup>

As the city of St. George developed beyond early settlement, several shops and businesses were constructed within the proposed historic district where civic and religious buildings had recently been completed. However, development of the built environment was sluggish due to a relatively stagnant population. Some early settlers remained in the city, along with their descendants. Between 1880 and 1910, the persistence rate of early St. George settlers was approximately 66%, but relatively few newcomers joined them. The growth rate during this same period was only around 2.5% per year.<sup>15</sup> A small number of commercial,

<sup>8</sup> John W. Van Cott. 1990. Utah Place Names. Salt Lake City: University of Utah Press, 325.

<https://archive.org/details/utahplacenamesco0000vanc/page/324/mode/2up>.

<sup>9</sup> This is the proper and preferred name for the Church, but the Church’s style guide accepts historical use of “Mormon Pioneers” in contexts such as this and abbreviation simply as “the Church.” For brevity in this document, both will be used, as well as simply “Pioneers,” (capitalized throughout as a proper noun), “Mormons,” “LDS,” “LDS Church,” and sometimes “members.” No disrespect is meant to The Church of Jesus Christ of Latter-day Saints in abbreviating, to any subsequent church in Salt Lake City, Utah, nor to other groups of pioneers who settled here or in other regions. This is simply a convenience where the meaning is not likely to be confused here.

<sup>10</sup> Allen Roberts, “St. George, Utah, Reconnaissance Level Survey,” Salt Lake City: History Projects manuscript.

<sup>11</sup> Karl Brooks, “Private Homes,” May 13, 1983, Washington County Oral History Lecture Series, Oral History Collection. St. George: Dixie State University.

<sup>12</sup> Daughter of Utah Pioneers (DUP). “Pioneer Map, City of St. George, Washington County, Utah.”

<https://wchsutah.org/photos/wchs-00591.php>; accessed 24 August, 2022.

<sup>13</sup> Washington County Water Conservancy District, “Ditches, Diversions and Dam Determination: A History of Water Development in Washington County, Utah,” Washington County, Utah, 2017.

<sup>14</sup> Karl A. Larson, “Pioneer Agriculture,” Utah Historical Quarterly, July 1961, Vol. 29: no. 3, 276-280. Salt Lake City: Deseret News Press, [https://issuu.com/utah10/docs/uhq\\_volume29\\_1961\\_number3/1](https://issuu.com/utah10/docs/uhq_volume29_1961_number3/1); accessed 25 August 2022.

<sup>15</sup> Roberts, 4.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

residential, and ecclesiastical structures joined the built landscape between 1877-1908. Greater development was enabled by a water pipeline from Cottonwood Canal completed into the city in 1907.<sup>16</sup>

Nearly all the civic, religious and commercial properties of the early city were located along the intersection of two main thoroughfares – Tabernacle Street, running east and west, and Main Street, running north and south. Four contributing commercial buildings from this period are extant and continue to serve commercial uses. The Nelson-Mathis Mercantile building and the A.R. Whitehead & Sons building are representative of pioneer mercantile establishments which functioned as retail outposts in far-flung settlements throughout the Great Basin. The Nelson-Mathis Mercantile, 74 E. Tabernacle St., (Contributing; Photo 18) was constructed in the early 20th century Commercial style. The A.R. Whitehead & Sons Building (Contributing; Figure 14) was constructed at 28 E. Tabernacle St., circa 1895. By 1900, the building was owned by James Andrus & Sons as a retail storefront specializing in mining supplies.<sup>17</sup>

Single block commercial buildings began to percolate downtown St. George during the Stabilization period, demonstrating a growing need for commercial establishments as the community grew. The Silver Reef Saloon/Washington County News Building (Contributing; Photo 16) was originally constructed in the small mining town of Silver Reef, Utah, approximately 15 miles northeast of St. George. The single part block served as a saloon until local silver veins ceased to produce marketable amounts of precious metal. Circa 1897, the frame building was moved to 23 E. St. George Blvd. to house the Washington County News from 1898 to 1986. The commercial storefront at 25 N. Main St. likewise is a contributing example of commercial development of downtown (Photo 50).

The district also includes four extant noncontributing commercial buildings from this period, and all four are still used for commercial purposes. For example, the building at 90 S 100 E (Noncontributing; Photo 56) is an adobe building under the existing stucco. Despite the addition of a few new civic and commercial buildings, by the end of the second historical period, the cityscape of St. George looked much the same as it had in the earlier decades.

Although St. George was, arguably, the civic and religious center of Washington County at the turn of the 20th century, it was for the most part still a small, rural, agricultural town. However, the local economy began to shift toward a commercial base after 1909. Changes were reflected in the cityscape with new businesses along the main thoroughfares as well as beginning to extend beyond those. New utilities supported development with telephone infrastructure along Main Street, and the first municipal power was generated from a hydroelectric plant on Cottonwood Canal.<sup>18</sup> By 1912, water meters were installed at most businesses and houses. Further improvements in and expansion of the water pipeline occurred in 1920.<sup>19</sup>

Notable additions to the commercial district included entertainment options such as the Electric Theater (70 E. Tabernacle St.; Contributing; Photo 22; Figure 16) built in 1911 for performing arts and traveling troupes. The building's Neoclassical style, often associated with permanence and authority, reflected the importance of the theater as a community gathering place in the early 20th century. The building was constructed of adobe, with exterior walls three feet thick. The interior of the building boasted the first air-conditioner in the commercial district. The building was purchased, remodeled, and renamed by R.M. Reber in 1930. It

---

<sup>16</sup> "Making the Desert Bloom: The Story of Water and Power in St. George," (St. George: Publishers Place, Inc., 1991), 13.

<sup>17</sup> According to local newspaper *The Union*, January 18, 1896, p. 4, the building at 28 E. Tabernacle was built and operated by A.R. Whitehead. Between 1896 and 1900 the property changed hands and was operated by James Andrus & Sons, *The Dixie Falcon*, September 22, 1900, p. 6.

<sup>18</sup> *Utah Historical Quarterly*, "Early Buildings," July 1961, vol. 29, no. 3, 243.

<sup>19</sup> "Making the Desert Bloom," 15-17.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

operated as a cinema until 1999 and was eventually purchased by the city in 2013, along with surrounding buildings and rehabilitated as a performing arts venue.

The Dixie Photo Shop (28-32 E. Tabernacle St.; Photo 51) was built circa 1915 as a one-part two-story commercial block in the early 20th century style. The stucco building was part of a cluster of small retail storefronts and housed a series of local establishments including *The Washington County News*, the St. George Zions Cooperative Mercantile Institute (ZCMI) associated with the LDS Church, the U. S. Post Office, Leany Shoe and Repair Shop, a pool hall, and Brooks Floral Shop. In 1964, the building housed the Dixie Photo Studio and Camera Shop. The frequent turnover of retail space between 1909-1930 demonstrates a changing city with interest in local commercial ventures, and a search for downtown space that matched institutional needs.

The Pickett Building (67 E. St. George Blvd.; Contributing; Photo 54) was established in 1928. The building was designed in the Art Deco style with a stucco exterior, demonstrating a growing preference for Modern design in commercial architecture. It is both extant and contributing. The McArthur Block at 41 N. Main St. (Photo 52) and the Nelson Building at 49-55 N. Main St. (Photo 53) represent additional downtown cluster retail space which appeared in St. George between 1909-1930. The buildings were constructed circa 1930 and exhibit the city's continued growth during the Depression era. Both were built as two-part commercial blocks in the Modern style.

Tourism was the major force behind this commercial surge in the local economy. In 1909, President William Taft designated Mukuntuweap National Monument, later renamed Zion National Park in 1919. Recognition of Southern Utah's striking red rock landscape coincided with the advent of automobile ownership and the development of the interstate highway system. St. George was located at a pivotal point on the Old Arrowhead Trail, one of the early scenic western routes for car travel. The highway became the main route between Los Angeles and Salt Lake City and connected with roadways leading to National Monuments—and later National Parks. Tourism supplied financial motivation to create businesses and services catered to automobile tourists. The agrarian lifestyle that had marked the development of St. George for over 50 years began to shift toward a different vision for the city.<sup>20</sup>

The paving of the Old Arrowhead Trail along 100 North in 1931 ensured that St. George would rely on this new economy for future growth. Changes in the built environment were most visible along Highway 91 (100 North) as most of the small single-family homes and horse corrals that once lined the street were soon replaced with motels, auto courts, restaurants and other businesses catering to the growing tourist industry.<sup>21</sup> These alterations occurred even in the negative economic environment of the Great Depression, which curtailed growth throughout the country. The population in St. George increased significantly in the 1930s, likely aided by the presence of a Civilian Conservation Corps camp.<sup>22</sup>

However, it is also likely that many people relocated to St. George in search of new economic opportunities afforded by the tourist industry and a growing population. A new J.C. Penney storefront opened at 5 E. Tabernacle St. in 1939 (Contributing; Photo 32; Figure 22) in the popular Art Deco style, and a Sprouse Reitz store was built of formed concrete also in the Art Deco style at 21 E. St. George Blvd (Photo 49). The tenants were harbingers of a prosperous community with building materials in high demand and a national

---

<sup>20</sup> Lisa Michele Church, "Early Roadside Motels and Motor Courts of St. George," *Utah Historical Quarterly*, Winter 2012, vol. 80: no. 1, p. 27, Salt Lake City: Utah State History. [https://issuu.com/utah10/docs/uhq\\_volume80\\_2012\\_number1](https://issuu.com/utah10/docs/uhq_volume80_2012_number1): accessed 25 August 2022.

<sup>21</sup> Church, 22.

<sup>22</sup> Washington County Historical Society.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

department store chain to satisfy the retail needs of local consumers. The building was owned by the Pickett family through the 1970s.

In addition to storefronts, more motels, restaurants, and entertainment venues were constructed during the Modernization period. The Wadsworth Building/Dixie Theater at 37 N. Main St. (Contributing; Photo 19; Figure 20) was constructed in 1935 and served as the earliest movie theater in the city. In 1946, the St. George Lions Club raised funds to build the Dixie Sunbowl so that the annual Dixie Roundup would have a permanent home and hopefully draw more visitors to the recently constructed motels and auto courts.<sup>23</sup> This facility has long served as the home of sports events and rodeos (Photos 29-30).

The commercial district of St. George experienced significant growth during this era, with an array of new businesses such as banks, motels, and medical practices to serve the increasing population.<sup>24</sup> Commercial growth during this period expanded rapidly thanks largely to an increase in tourism and recreation in the area. The moderate climate, particularly during the winter months, made St. George an ideal place for statewide conferences, conventions, and sports tournaments. This industry growth also fueled the expansion of national hotel/motel chains and businesses in St. George, with many, but not all choosing to build outside the traditional city center. Many tourists preferred the uniformity, affordability, and increased amenities offered by national hotel chains.

But in the earliest days of St. George tourism, local motels were developed ahead of chains coming in. One of the first was the El Pace'O Lodge/El Peso Motel/The Ranch Motel (111 W. St. George Blvd.; Contributing; Photos 34-35; Figure 24). Another early motel is Coral Hills (125 E. St. George Blvd.; Contributing; Photo 58; Figure 25). Both were popular destinations for overnight stays, though different in their architectural approaches, and represented their popularity through postcards of the era. Coral Hills continues to serve as a motel under the Best Western flag while The Ranch Motel was converted to apartments.

City planners and officials were increasingly aware of the need to responsibly plan for economic growth as the city expanded. At the end of the 1940s, 1950s and 1960s, the city each time revised building codes to allow for greater commercial growth within the city center.<sup>25</sup> To accommodate the demand for real estate within the central business district, several new buildings were constructed in the middle of city blocks, rather than along the outer perimeters. The strategy was suggested by George Smeathe, who consulted with the city planning commission during the end of the 1940s in the effort to develop a modern downtown district.<sup>26</sup> The Dixie Bowl and Billiards at 106 E. City Center Dr. (Noncontributing; Photo 33; Figure 23) was constructed utilizing this method. Another downtown entertainment option during the Postwar Period was The Big Arch Roller Rink at 155 St. George Blvd. (Contributing; Photo 36; Figure 26), constructed circa 1963. The rink's popularity for over a decade demonstrates the growth of downtown commercial space during the Postwar Period for year-round entertainment.

A major shift occurred with the completion of Interstate 15 in 1974, known at the time as the St. George Bypass. Some considered the freeway a harbinger of growth and economic opportunity. Others viewed the interstate as a threat to the economic vitality of the historic business district. Commercial buildings continued to evolve with new uses. The former service station at 99 W. St. George Blvd. (Noncontributing;

---

<sup>23</sup> Church, 36.

<sup>24</sup> Washington County Historical Society.

<sup>25</sup> *Washington County News*, February 6, 1958.

<sup>26</sup> *Washington County News*, July 7, 1949.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

Photo 57) is now used as an automobile dealership. The house at 412 600 W (Noncontributing; Photo 58) now serves as a pre-school.

### Criterion A Significance: Community Planning and Development

The St. George Central City Historic District is significant at the local level under Criterion A in the Area of Community Planning and Development for its critical role in establishing a southern regional Mormon capital, utilizing the Plat of the City of Zion to further Joseph Smith's utopian vision. At the church's general conference in October 1861, President Brigham Young announced a new mission and calling to southwest Utah. One of the main purposes of the effort was to grow cotton, which had recently proven successful in testing in the community of Washington.

St. George was not the first community to be founded in the region.<sup>27</sup> Several communities had been settled in Washington County, but with limited success due to flooding, hardships of climate, and isolation that caused limited supplies. But the settlement of the new community of St. George would eclipse these past difficulties.

Young's "regional Mormon capital of the south" was unusual among other settlements in that it was the object of so much planning. The complex but required interaction of economic, demographic, and religious elements came together at the right time. St. George became the support settlement for others such as Muddy River (Nevada), Little Colorado River communities (Arizona), and several colonies in Mexico.<sup>28</sup> The origin of St. George's name is most clearly linked to LDS apostle George Albert Smith who selected many of the families to settle the city. He was also known as the "Potato Saint" because he urged early settlers to eat raw, unpeeled potatoes to cure scurvy.<sup>29</sup>

Upon arriving in November 1861, Erastus Snow set up several committees. The first was to propose a site for the town and survey. This was led by Israel Ivins. He was likely assisted by Orson Pratt, who had survey experience, but considered community development secondary to theology, proselytizing, and science. Another was a committee to design canals for irrigation for the fields. There was a timber committee for construction materials, and a coordinating council to guide the future of the city.<sup>30</sup>

The Plat of the City of Zion (or Plat of Zion) is a city plan with a defined grid system of streets laid out on the cardinal directions of the compass. The plan was a vision of church founder Joseph Smith as a utopian community plan designed around LDS principles of agrarianism and community with religious buildings at the community's center. Buildings such as temples and tabernacles were the primary types of worship buildings but also served as places of education and cultural events. The original plan called for a city of 15,000-20,000 people living in a one square mile area. Once that limitation was reached, a new community

---

<sup>27</sup> The other communities in the county included Santa Clara (1854), Gunlock, Virgin and Washington (1857), Pintura and Toquerville (1858), Grafton, Harrisville, and Pine Valley (1859), Duncan's Retreat and Northrop (1860), Adventure (1861), Hebron, New Harmony, Shunesburg, Springdale, and Rockville (1862), Leeds (1867), Silver Reef (1875), Enterprise (1891), Hurricane (1896), La Verkin (1899), Central (ca. 1910), Short Creek/Hildale (1913), Veyo (1918), Ivins (ca. 1925).

<sup>28</sup> Douglas D. Alder and Karl F. Brooks, *A History of Washington County: From Isolation to Destination*. Salt Lake City: Utah State Historical Society/ Washington County Commission, 1996, 38.

<sup>29</sup> *The Pioneer Legacy: How Early Settlers Shaped St. George's Culture*, St. George, Utah, <https://stgeorge.top/the-pioneer-legacy-how-early-settlers-shaped-st-georges-culture/>. Other possibilities that have been linked to the naming of St. George include Phillip St. George Cooke, an army officer who was kind to the Mormon Battalion, and St. George, the national hero of England, as Brigham Young had English ancestry.

<sup>30</sup> Douglas D. Alder and Karl F. Brooks, *A History of Washington County: From Isolation to Destination*. Salt Lake City: Utah State Historical Society/ Washington County Commission, 1996, 39.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

would be founded. Plat A of St. George, which follows the Plat of Zion, remains intact with its block sizes, street grid, and street naming.

Pioneer era buildings constitute key landmarks within the St. George Central City Historic District and are extant examples of the early community development by Mormon settlers. The oldest public building that is extant is The Gardener's Club at 50 W. St. George Blvd. (1863; Contributing) while the oldest extant residence is the Orson Pratt House at 76 W. Tabernacle (1862; Contributing). Additional buildings that reflect community development include the following:

- LDS Bishop's Storehouse at 21 N. Main St. (1873; Non-contributing)
- LDS Tabernacle at 18 S. Main St. (1876; Contributing)
- Old Washington County Courthouse at 97 E. St. George Blvd. (1876; Contributing)
- Old St. George Jail at 155 N. Main St. (ca. 1880; Contributing)
- LDS Tithing Office at 75 N. Main St. (ca. 1880; Non-contributing)
- St. George Opera House at 212 N. Main St. (1880; Contributing)

Significance of community development is also present in the dozens of buildings constructed of adobe that are extant. These include residences and granaries.

#### Criterion A Significance: Social History

The St. George Central City Historic District is significant at the local level under Criterion A in the Area of Social History as the center of societal life in Washington County. As in many pioneer Mormon communities, early construction centered on gathering spaces for worship but also for civic and social events. A bowery was the original structure for this prior to permanent buildings could be constructed.

Brigham Young called 309 families to settle a community in the southwest corner of Utah on the Virgin and Santa Clara rivers in 1861. They were led by two LDS apostles, Orson Pratt and Erastus Snow. Henry Harriamn and Jacob Gates, members of the Quorum of the Seventy joined them. George A. Smith was appointed to choose the families to be called on the settlement mission. The combination of high-profile leaders within the church was a clear demonstration that Young was serious about the need for a southern regional Mormon capital.<sup>31</sup> Young himself wanted to ensure success and help frame the culture of Utah's "Dixie." Besides traveling there regularly from Salt Lake City, he built his winter house between 1869-1871 so that he could be in warmer weather during his later years.

The Gardener's Club was the earliest permanent building for social use, completed in 1863. It remains as the oldest public building standing in the city. Joseph E. Johnson served as the city's first horticulturist and led the effort to construct the building. His charge was also to give advice and promote use of the latest technology for agricultural success of crops as the city aimed for self-sufficiency for its people as well as the church at large. Within the building, the club staged displays of agricultural products, selected award-winning producers, and published a newspaper called *The Pomologist* to encourage horticulture best practices. Those earliest products included silk, cotton, molasses, dried fruit, and wine. However, several of those proved ultimately unsuccessful. Farmers came from across the county and region for agricultural

---

<sup>31</sup> Douglas D. Alder and Karl F. Brooks, *A History of Washington County: From Isolation to Destination*. Salt Lake City: Utah State Historical Society/ Washington County Commission, 1996, 37-38.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

education and discussion. The building also held plays, receptions, dances, and community meetings.<sup>32</sup> It was the center of the early village's social and civic life until completion of the first social hall in 1865.<sup>33</sup>

St. George remained isolated due to its terrain even for decades after completion of the Transcontinental Railroad. The nearest train was 65 miles away in Modena, connected by a rough wagon road. With completion of the LDS Temple in 1877 and agricultural success, the city naturally became the center of culture. Growth of the community required a larger social hall, which was completed in 1880.

The new social hall became the site of dances, theatrical performances, musicals, public meetings, and classes. Operettas became popular at the turn of the 20th century, and the building was renamed the St. George Opera House.<sup>34</sup> Theaters also held operas but most were not specifically named as an "opera house." In fact, only eight opera houses appear to have been built and named as such in Utah.<sup>35</sup> Similar to theaters, some specific-use opera houses were constructed as private enterprises.<sup>36</sup>

Other communities used schools or church amusement halls as multi-purpose buildings. Regardless of the name, they all functioned similarly with community gathering at their focus of operation. No communities in Washington County other than St. George, however, had a dedicated social hall, and Rockville was the only other town in the county with an amusement hall. Given its community purpose, the location of these buildings was at or near the geographic center of the community.

#### Criterion C Significance: Architecture

The St. George Central City Historic District is significant at the local level under Criterion C in the Area of Architecture for its intact concentration of historic buildings, which represent a wide variety of uses that include residential, commercial, educational, government, health, industrial, recreation, religion, and transportation. Equal in variety, the 793 primary buildings within the district represent a great variation in architectural style over more than 110 years, ranging from vernacular adobe buildings to late modernism of the 1970s. There are representations of early vernacular and high style examples of historic architecture, as well as a strong collection of characteristic residential buildings from the post-World War II period (34%). The district also represents the progression of building construction methods from adobe to brick to wood framing and concrete block, to steel structure and curtain walls.

The district is architecturally significant primarily due to the great variety of historic styles that are a representation of those that have been utilized in the state over several historic periods. The number of new and old but altered outbuildings within the district affects the overall percentage of contributing buildings, bringing it down by 10%. Over 60% of the primary buildings on district properties retain integrity and are contributing to the district, thus continuing to display the wide representation of styles between 1862-1975.

New development and redevelopment within the central business district have been the major agent of change within the district. The first wave of this development occurred in the 1950s-60s with motels and retail establishments replacing historic buildings. These have now become historic in many cases. A new

<sup>32</sup> Gardeners Club Hall, Washington County Historical Society, <https://wchsutah.org/buildings/gardeners-club-hall.php>.

<sup>33</sup> Old St. George Social Hall, Washington County Historical Society, <https://wchsutah.org/buildings/st-george-social-hall.php>.

<sup>34</sup> St. George Opera House & Social Hall, Washington County Historical Society, <https://wchsutah.org/buildings/opera-house.php>.

<sup>35</sup> The other opera houses include Beaver, Corinne (non-extant), Grand (Ogden; non-extant), Morgan, Moroni, People's (Bountiful; non-extant), Springville, and Thatcher (Logan; non-extant).

<sup>36</sup> Utah Social Halls, Opera Houses, and Amusement Halls, Exploring with Jacob Barlow, <https://jacobbarlow.com/2020/02/29/utah-social-halls-opera-houses-and-amusement-halls/>.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

wave of redevelopment began in 2010 and is tied to an increase in allowable density in the central business district. While some of the new buildings have replaced older and historic buildings, many have also been built on empty or parking lots of buildings that were demolished decades prior. In most cases, the new development has been planned so as not to remove character defining buildings from the district, and therefore, the district is still significant architecturally.

By 1870s, permanent structures replaced temporary living spaces. The commercial district displays an urban character, historically with one- and two-story buildings built up to the sidewalk and wall to wall on the lots. The establishment of the Mukuntuweap National Monument in 1909, later known as Zion National Park in 1919, would begin to alter the architectural makeup of the rural and agricultural community as the growing tourist economy became pivotal in supporting a change to a tourist built environment. Within the surrounding residential areas, various architectural styles are set on lots that exhibit a suburban layout and density.

The contributing buildings exhibit and retain a high level of integrity and workmanship. Buildings that retain integrity may have minor alterations or additions, but they do not detract from the overall character of the building and should be reversible. Examples of minor alterations typically seen in the district include such changes as replacement windows, roof material changes, and carports converted to garages. Buildings that retain integrity have had additions made to the rear of the building or have been constructed within the historic period.

New development over the last 40 years has been aggressive as the city's population growth has been recorded as one of the highest in the nation. Never-built upon and low density residential lots, some dating back to the city's Pioneer Settlement period, have been infilled with single-family housing cul-de-sacs and multi-family developments. In the commercial district, lower density and/or underutilized older buildings have been demolished and replaced with higher density commercial, mixed use, government, and multi-family residential buildings. Due to the upzoning in the downtown business district, the new infill is typically at 3-6 stories. While the design of the buildings is modern, they were reviewed by the St. George Historic Landmarks Commission, as they are allowed a non-binding review and comment of proposed new designs. So, while the infill may be greater in scale and mass, they have a designed relationship to other historic buildings in the district.

#### *1862-1876, Pioneer Settlement*

Architecture during the Pioneer Settlement period primarily favored early Victorian and Classical, especially Greek Revival styles. Of the 39 structures built during this period, 13 were Greek Revival, and six Victorian. Simplistic designs influenced by the revival of classical principles in America followed Mormon settlers from the Midwest to the Great Basin region in the 1840s. Greek Revival styling played an influential role in the early development of St. George's architecture. As with many of Utah's pioneer communities, architectural trends in the early years of settlement were predominantly vernacular by design with little attention to architectural style or ornamentation.

Unsurprisingly, many of the earliest constructions revolved around the community's faith as well as housing. Early structures included temporary shelters such as tents and boweries.<sup>37</sup> Boweries<sup>38</sup> were utilized

---

<sup>37</sup> Roberts, 3.

<sup>38</sup> A bowery in Mormon terminology refers to a type of open-air structure used for meetings and religious gatherings, typically built with posts and covered with branches or foliage. It typically served in this capacity until a permanent building could be constructed. Then the bowery would be deconstructed and its materials repurposed in other buildings.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

for religious worship as well as community meetings and gatherings, both social and for organizing. Impermanent tents were replaced by adobe buildings. Early settlers prioritized the construction of permanent community buildings such as the Gardener's Club Hall (Photo 13; Figure 12), Old Washington County Courthouse (Photo 11; Figures 5,6), and post office in a house. Construction of permanent ecclesiastical spaces was also a priority for the religious community, including the St. George LDS Tabernacle (Photo; Figure 8), the St. George Temple (not located in the district), and an administrative building known as the tithing office (demolished). Civic and religious buildings were primarily constructed with foundations of limestone or basalt stone. Facades were commonly composed of locally abundant sandstone and were stylistically vernacular with elements of Greek Revival and Victorian styles.

The completion of these structures, particularly the Temple, ensured that, though St. George was one of the last settlements in the area, it would be the hub of pioneer life in Washington County and the region.<sup>39</sup> Indeed, the city became a veritable headquarters for the LDS Church each winter when the prophet, Brigham Young, established his winter home in St. George and made his annual visits. Given that this earliest period is dedicated to settlement, there are no dedicated commercial buildings extant.

In the St. George Central City Historic District, the most prominent examples of Classical style are the Tabernacle (18 S. Main St.; Photos 5,12; Figure 8) and Old Washington County Courthouse (97 E. St. George Blvd.; Photo 11; Figures 5,6). The Old Washington County Courthouse was built between 1866 and 1876 in the Classical style with Federal style influences. Federal style, like Greek Revival style, predated Utah's settlement and was brought with the immigrant Saints.<sup>40</sup> The Old Washington County Courthouse's defining cupola sits atop a low-pitched roof, with a moderately ornate entablature that borders the entire structure. The primary façade has a symmetrical design, with pillars that rise to the second floor of the portico. The main entrance is surrounded by sidelights, as well as the small doorway above the entryway. The St. George Tabernacle was built of red sandstone according to the design by architect William H. Folsom in 1876. The Tabernacle has a classic Greek Revival styling with a defining spire, simple symmetry, gabled roof, cornice returns, and lug lintels. Neither of these buildings represents high-style architecture, but rather a more vernacular style with either influence of the style or a light application of ornamentation.

The most dominant style from the Pioneer Settlement period was Greek Revival. One example of Greek Revival on a public structure can be found at the Gardener's Club Hall (50 W. St. George Blvd.; Photo 13; Figure 12). The Hall is an excellent example of modest Greek Revival style. Built in 1863, the Gardener's Club Hall was symmetrical along the primary façade, which was situated on one of the gabled ends. On either side of the doorway were two double-hung windows that were capped with flat, wooden lintels. Directly above the doorway was an ornamental placard. The roof was moderately pitched with an ornamental entablature. A good representation of a residential example of Greek Revival is the Butler-Bradshaw House (190 S 300 W; Photos 9,10). The Butler-Bradshaw House was built in three stages and completed finally by 1880. The structure was built on a "T" plan and is symmetrical along the original façade. One of the later additions after the original construction added a porch roof with ornamental columns. According to previous nominations, the dwelling had steeply pitched roofs, which were uncommon amongst similarly built dwellings. The original gables had flat-trimmed wood cornices, fascia, and small cornice returns.<sup>41</sup> In addition to the house, a granary was built with a rock foundation and adobe brick. The roof pitch matches that of the house and is currently utilized as an additional room.

---

<sup>39</sup> Brooks, 61.

<sup>40</sup> Carter and Goss, 97.

<sup>41</sup> Allen D. Roberts, "William F. Butler House," National Register of Historic Places Nomination Form (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1984).

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

Victorian style was most prevalent in Utah settlements between 1880 and 1910; however, some examples prior to 1880 were built within the St. George Central City Historic District. A great example of a Victorian-style building is the Gates-McQuarrie House (86 W. Diagonal St.). Victorian styling was applied in Utah to scaled-down, smaller residences that incorporated some of the defining characteristics of Victorian-style homes.<sup>42</sup> The Gates-McQuarrie House follows an irregular plan with an asymmetrical primary façade. The gabled front has a bay window with four double-hung windows with lightly arched lintels. Above the windows are ornamental decorative wood pediments. Picturesque styles emerged between 1860 and 1870 in Utah as a blending of Gothic Revival and Italianate, and were manifest on buildings as decorative elements.<sup>43</sup> The characteristics most commonly found in Picturesque homes in Utah during this period had defining characteristics, such as asymmetrical, central gable or wall dormers, finials, scrollwork, and ornate decorative detailing.<sup>44</sup> An example of a Picturesque style is The Brigham Young Winter Home and Office (67 W 200 N; Photo 6; Figure 9) Built in 1874, the Brigham Young Winter home was designed by Miles Romney. Adobe brick was laid over a sandstone foundation in a “T” shape. A second-level porch, with decorative entablature, wraps the west and primary façade. The roof is moderately pitched with ornate dentils below the shingles.<sup>45</sup>

#### *1877-1908, Stabilization as a Rural Community*

Further development in St. George centered around the completion of several civic and religious buildings. Growth in St. George during this period limited the number of new builds. Expansion during this period came by way of improvements to infrastructure or the building of more vernacular style dwellings. Examples of vernacular form as well as examples of early national architectural styles are present from this period. Although it was relocated from its original location at the corner of Main Street and 200 North, the restored Orpha Morris House (64 W. Tabernacle St.; Photo 8) retains its Central Passage form, interior chimneys, adobe construction, and a Classical-influenced porch.

In addition to Classical styles, Picturesque style dwellings were built for a brief period in Utah’s architectural history. Although brief in Utah, the picturesque movement had a significant influence on the designs of Gothic Revival, Italianate, and Second Empire styles. Of the Picturesque style, only a few remain within the district. One of the few strong Italianate residences in St. George is the George F. Whitehead House (241 N 100 W; Photo 62). Some of the pronounced details are the two-story symmetrical form and fenestration, rectangular massing, and hipped roof with dentiled cornice.

As the settlement of Utah continued towards the end of the 19th century, the end of isolation brought with it the introduction of new architectural styles.<sup>46</sup> Picturesque characteristics were elaborated upon and influenced the Victorian designs that would become prominent during this period. While some dwellings

---

<sup>42</sup> Carter and Goss, 127.

<sup>43</sup> Picturesque Building Styles, Utah’s Historic Architecture Guide, Utah Historical Society, [https://issuu.com/utah10/docs/architectural\\_guide\\_booklet/s/9407](https://issuu.com/utah10/docs/architectural_guide_booklet/s/9407).

<sup>44</sup> Picturesque Building Styles, Utah’s Historic Architecture Guide.

<sup>45</sup> Emily Utt noted that in March 1872 Brigham Young purchased the home that came to be known as the Brigham Young Winter Home. The back portion of the home was built by James Chesney in about 1866 and sold to Henry W. Lawrence in about 1868. Lawrence sold the home to Brigham Young Jr. in 1871, and Brigham Jr. then sold it to his father. The home was remodeled, more than doubling it in size to better serve President Young’s needs. Joseph W. Young, nephew of Brigham Young, was the first building contractor on the remodel. He corresponded frequently with Brigham about progress on the house, as Brigham was in Salt Lake City during most of the remodeling project. Unfortunately, Joseph died in June 1873 in the midst of the home remodel. After his death, Miles P. Romney probably took over as contractor on the home until it was completed in about October 1874.

<sup>46</sup> Carter and Goss, 110.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

with Victorian influence were built during the Settlement period, Victorian styles were most prominent during the Stabilization period.

Two examples of Victorian cottages are located across the street from each other: the Grundy House (151 N. Main St.) and Gardner House (158 N. Main St.). They similarly share the Crosswing form, brick construction, wood detailing, octagonal bay windows, and front porches located within the ell corner. The crosswing house type was significant within the Picturesque period, but with the introduction of Victorian style, the central block with projecting wings. The design was square, with projecting bays.<sup>47</sup> A prominent example of this new form is the Dr. Israel Ivins House (187 N 100 W), which features a center Crosswing form with the light application of classical features on the porch.

#### *1909-1930, Transition to a Tourism/Recreation Economy*

At the turn of the century, the introduction of new styles intermingled with existing or older styles. This overlap saw modern buildings incorporating Classical and Victorian styles. The Electric Theater (70 E. Tabernacle St.; Figure 16) was built in 1911 and remodeled in 1930 and is an example of late Greek Revival architecture in a recreation/cultural building. The building was constructed of locally sourced sandstone in the Neoclassical style. Defining features include a raked cornice, cornice returns, dentils, and a modified temple front. Nearby, the Thomas Judd Store (62 W. Tabernacle St.; Photo 20; Figure 19), retains its integrity in the Victorian Commercial style with a false front, ornate woodwork found on the parapet, a recessed entry, and large single-pane glass with transoms.

One of the newer styles within this period, the Bungalow, emerged during this period, reducing the ornamentation popular among Victorian styles seen throughout Utah. The Bungalow's popularity in Utah was due to the American Arts & Crafts movement that emphasized comfort and the sense of shelter and quickly replaced the Victorian cottage as the "everyman's house."<sup>48</sup> Of the 125 extant buildings during this period, 69 are Bungalows. The number of extant buildings aligns with trends within Utah's architecture during this period, making the Bungalow the most popular house type in Utah during the first quarter of the 20th century.<sup>49</sup> A handful of the Bungalows have a strong Prairie style influence. The house at 97 E 200 N (Photo 60) is a fine example with strong horizontality with a low pitched hipped roof and wide eaves, and robbon windows. Another example is the newly-constructed house at 364 W 400 N (Photo 61). The building is a good example of new construction that is appropriate to the scale, mass, setbacks, and styles within the district.

The Joe Burgess House (172 N 100 W) is an excellent example of the Bungalow type and style. Common characteristics of Bungalow style dwellings were projecting bays on the main floor with surrounding porches supported by stone or brick piers. Additional features, such as dormers on the slope of the roof, were a common addition to dwellings built within the St. George Central City Historic District. Vernacular examples are also extant within the proposed historic district. The Julia Graff House (252 N. Main St.) is built in the Bungalow style and form, but with a pyramidal roof. The Albert Miller/Dr. Pike House (189 N. Main St.) combines Bungalow form with adobe wall construction and Victorian detailing.

The growing financial base in St. George was demonstrated by the funding and construction of the Woodward School (15 S 100 W; Photo 15) using funds collected from a mill levy. The Romanesque Revival style building was completed in 1901 with locally quarried sandstone upon a foundation of basalt rock. It

---

<sup>47</sup> Carter and Goss, 110.

<sup>48</sup> Carter and Goss, 136.

<sup>49</sup> Carter and Goss, 138.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

served as the community's first dedicated public school building. The building was listed on the NRHP in 1980. The Old Jailhouse (155 N. Main St.; Photo 17), constructed circa 1888, is another government/civic structure which remains extant and contributing within the historic district.

Other buildings of the Transition period were constructed in the Picturesque or Period Revival styles. One of the most notable examples is the Dixie Academy (86 S. Main St.; Photo 21), which exhibits Italianate influence. Features include a symmetrical sandstone façade, triangular pediment, arched front entry, and projecting central wing. In 1927, the Wadsworth/Dixie Theatre (37 N. Main St.; Figure 20) was constructed in the Spanish Colonial Revival/Mediterranean Revival style and retains high integrity. The building features a stucco exterior with an illuminated triangular portico and a central recessed arch entryway. The roofline features a stepped parapet accented by two lanterned pedestals. Large single-pane windows with transoms surround an arched recessed entry. The Dixie Photo Shop (32 E. Tabernacle St.; Photo 25) is an example of early 20th century Commercial style.

The Dixie Academy (86 S. Main St.; Photo 21) was constructed adjacent to the city park in 1911 when the LDS Church decided to support the region by extending educational opportunities. The building represented the beginning of a strong educational system in St. George, which would eventually develop into the region's first institution of higher education, Dixie State College, now Utah Tech.<sup>50</sup> The building is a rare example of the Italianate style in St. George. The Dixie Academy building was added individually to the NRHP in 1980.

#### *1931-1947, Modernization & Maturation of the Tourism/Recreation Economy*

St. George continued to grow even in the midst of the Great Depression. As the local economy shifted toward tourism and commerce, residential infill occurred in neighborhoods near the city center.<sup>51</sup> During the 1930s, several examples of Tudor Revival style houses were built within the proposed historic district.<sup>52</sup> Though the Tudor Revival style was not overly popular in St. George, several fine examples are extant in the downtown area. The house at 150 S 500 E. features characteristics typical of the style including a steeply pitched roof, a prominent chimney, a façade dominated by one or more front-facing gables, and a front door and/or entry porch with round or Tudor arch.

During the 1930s, several examples of Tudor Revival style houses were built within the historic district.<sup>53</sup> Residential development concurred with the modernization of St. George. The population surge continued in the 1940s with the associated construction of many Postwar Cottages, all of which included modern amenities like gas-powered heat, washing machines, and multiple bathrooms.

While few buildings were constructed in St. George during the Great Depression, public projects were leading the way in their development in the late 1930s. The new U.S. Post Office (94 E. Tabernacle St.; Figure 13) was a notable civic project constructed by the WPA in 1937. The building was designed in the Moderne style. It remains extant and contributing. The building exhibits details typical of publicly funded architecture projects during the Depression era. The exterior features subdued patterned masonry with alternating brick courses, adding interest without interrupting the relatively uniform façade. The flat roofline is underscored by a single layer of stone coursing. The front facade is punctuated by several slightly

<sup>50</sup> Washington County Historical Society (WCHS) website, various individual pages. <https://wchsutah.org/>: first accessed 25 August 2022.

<sup>51</sup> Church, 22.

<sup>52</sup> Roberts, 16.

<sup>53</sup> Roberts, 16.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

recessed stucco panels which frame the main entry and hold symmetrically placed flanking windows.<sup>54</sup> The Daughters of the Utah pioneers commissioned the McQuarrie Memorial Museum in the Colonial Revival style. The brick building was constructed to house a collection of historic local artifacts which has grown to over 1,500 items. The building also houses historic photographs and local memoirs. It was another important project to assist the community to get through the Great Depression and set it up for future tourism expansion.

Growth in St. George continued throughout the 1940s with the end of World War II and the associated construction of post-war cottages. Patterned after the FHA-approved plans of the Depression era, these simple and affordable houses proliferated neighborhoods across the U.S. This unpretentious design was often referenced as the Minimal Traditional style. An excellent example of a World War II era cottage in the Minimal Traditional style can be found at 31 W 200 S. The house features defining characteristics such as a single story, a low-pitched roof with a front facing gable, and shallow eaves. The clapboard façade is centered around a front entrance with minimal adornment. Simple brick layering adds interest to a masonry chimney located on the west façade. Domestic construction during the Modernization period was balanced between Tudor Revival, Bungalow, and World War II era cottages in the Minimal Traditional styles.

Some dwellings built during the period demonstrate a transition between traditional and modern styles in St. George. For example, the house at 55 E 200 N has retained the exposed rafters of the Bungalow style but is clearly attempting to transition into Minimal Traditional with the small front porch/stoop, corner entry location, and shallow eaves. Another mix of era and style is located at 396 W 200 S, again more Minimal Traditional than Bungalow. The house at 131 W 100 S is another example of an eclectic Modern era design. While Ranch in style it includes connected corner windows and a faux pavilion-style roof.

The business district of St. George experienced growth during this era as well. The J.C. Penney Building (5 E. St. George Blvd.; Photo 32; Figure 22) built in 1941 is an example of a growing preference for Modern design in commercial architecture. The storefront was constructed in the Art Deco style, with a stepped rectangular parapet above a recessed entry. The building's smooth stucco façade and minimal adornment demonstrated the public preference for a streamlined aesthetic in the Postwar period. In addition to retail storefronts, the hostelry industry expanded during the Postwar Period and new entertainment venues were constructed within the proposed historic district. In 1946, the St. George Lions Club raised funds to build the Dixie Sunbowl (Noncontributing) as an outdoor community gathering and entertainment space.<sup>55</sup> As automobile traffic through the downtown area continued to increase, available land was also used to accommodate parking lots.

#### *1948-1975, Post-World War II Development*

The Federal Housing act of 1948, alongside with city beautification projects spurred by Utah Centennial celebrations in 1947, ushered in a new chapter in the residential building history of St. George. Returning veterans took advantage of low interest loans to build new houses in a mix of predominantly Revival and Modern styles. Additionally, older dwellings were enhanced with more aesthetic landscaping, and dilapidated barns and sheds from earlier eras were demolished to improve sight lines as part of city beautification campaigns.<sup>56</sup> These changes on the landscape, along with the redevelopment of orchards and fields for housing, were part of an intentional shift from a rural community to urban/suburban.

<sup>54</sup> *Designing Buildings*, "PWA Moderne," [https://www.designingbuildings.co.uk/wiki/PWA\\_Moderne](https://www.designingbuildings.co.uk/wiki/PWA_Moderne), accessed July 29, 2025.

<sup>55</sup> Church, 36.

<sup>56</sup> *Washington County News*, October 13, 1949.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

Continued residential development in St. George was fueled by a growing population in the Postwar Period. The continued popularity of post-war cottages in St. George is demonstrated by the dwelling at 94 W. Diagonal St., built in the Minimal Traditional style. As popular taste shifted toward a Modern architecture, houses in the Ranch and Contemporary styles joined the built landscape in the proposed historic district. Notable examples include work by renowned Cedar City architect, L. Robert Gardner. His design for the Watson House (335 N 100 W; Photo 38) was constructed as an L-shaped Ranch, with a projecting wing connected at a 90-degree angle to an elongated façade. A carport is attached. The projecting wing is flanked by a wide sandstone chimney which anchors a wall of single-pane glass topped by clerestory windows. Gardner is also likely the architect of the house at 592 E 200 S (Photo 39). The house is a hybrid of Ranch and Contemporary features, with a low-pitched roof, exposed beams, elongated single-story, and has similar stone and wood features and retain excellent integrity.

The St. George Central City Historic District also includes dwellings constructed in the Split Level form such as the house at 124 W. Hope St. The Split Level was an aesthetic and practical modification of the Ranch form, but it often retained the Ranch style. Dwellings are typified by a raised basement or lower level, an asymmetrical façade, a low-pitched roof, and communal living space aligned with the front entry. The Split Entry type was similar in design and style, but with staircases leading upward and downward immediately upon entry. An excellent example can be found within the district at 84 E 200 S.

Beginning as early as 1913, Donald McGregor opened the first medical clinic in St. George. The small clinic functioned for some 30 years. The need for modern conveniences, as well as the decline of the clinic, prompted the city of St. George to construct a new facility, Dixie Memorial Hospital, in 1952. Additional practices were built to accommodate the growing community. Alpine Watson McGregor, son of Donald McGregor, built a small clinic at 230 E. Tabernacle in 1952. His son, Milton Konrad McGregor, would also practice at this clinic where they worked together for 26 years.

The St. George Fire Station #2 (142 N. Main St., now Zion Brewery; Photo 28; Figure 14) was built in the Postwar period to serve the growing residential and commercial districts. The building was constructed in a restrained application of the Moderne style. Identifying characteristics include a stucco exterior and flat roof. Roofline coping and stucco coursework give the building a horizontal emphasis along with rectangular banks of horizontal windows. The building is the oldest remaining building that has served as a fire station within the city.

Two large government projects completed in the Postwar period demonstrate the city's continued importance as the county seat and regional metropolitan hub. They also reflected the growing community and the need for government support for that growth. The Washington County Courthouse (197 E. Tabernacle St.; Figure 7) was constructed in 1966 in the New Formalist style. The Modern structure later housed county offices beginning in 1986 and served as county office space until construction of a new building in 2023. Across the street, the St. George Federal Building (196 E. Tabernacle St.) was constructed in the Modern style in 1967. It affirmed the reputation of St. George as a regional hub and confirmed that same status on the historic downtown as a center for commerce and government.

Though growth accelerated significantly during the Postwar period, St. George was still a small town by many standards. In 1950, there were approximately 4,500 residents and only one traffic light. A second traffic light had been added by the early 1970s when the population hovered around 7,000.<sup>57</sup>

---

<sup>57</sup> Washington County Historical Society.

St. George Central City Historic District

Name of Property

Washington County, Utah

County and State

The influx of automotive traffic, both tourist and local, inspired Modern style construction in downtown St. George during the Postwar period. The aptly named Ranch Motel (also known as El Pace'O Lodge and El Peso Motel) is a good example of the Ranch style in commercial architecture. The building is extant at 111 W. St. George Blvd. (Photos 34,35; Figure 24). It is one of the early and last remaining vintage motels in St. George. The building retains its distinctive L-shaped form and other defining attributes including an elongated horizontal floorplan with a low-pitched roof, side gables, and an asymmetrical façade. The Ranch style is retained in the remodeled structure through the use of rock on chimneys and foundations, a bar-tile roof, and wood planks. Other Modern style buildings from the Postwar period include the Big Arch Roller Rink (155 W. St. George Blvd.; Photo 36; Figure 26) which remains a contributing structure within the proposed historic district. The building was constructed circa 1960 by Ronald Nelson using enormous arched wood beams to create a distinctive barrel vault roof. He opened a roller rink on the second story in 1963. Though its use has changed, the building remains a notable example of Modern architecture in St. George.<sup>58</sup>

In addition to its growing commercial role in southern Utah, St. George also continued to function as the Washington County seat during the Postwar period, a role it had served since 1883. In 1966, architect John S. Rowley designed a new Washington County Courthouse at 197 E. Tabernacle St. (Figure 7). The New Formalist style building was a major visual shift from the Old Washington County Courthouse built in the Classical style (Photo 11; Figures 5,6). The Modern fieldstone and glass exterior follows angular, geometric lines to present a clean mid-century look. Convex pillars of shaped concrete support a modern portico extending over the front glass entry and centered in the main façade. Cream-colored brick panels divide a bank of raised- basement windows from the upper story. Cobblestone panels flank each façade. The roofline is flat, with recessed popout accordion dormers. An abundance of single-pane glass diminishes the barrier between exterior and interior space. The building is extant and contributing, but it is under threat of demolition after the construction of a new County Administration Building in 2023.

The St. George First Ward LDS Meetinghouse at 541 W 500 N is the one church constructed in this period. It was constructed in 1973 in a Neo-Eclectic style with Art Deco influence of brick and two stories and is contributing. The St. George South Ward Meetinghouse at 166 S. Main St. dates to ca. 1980. It is a modern and muted Neo-Colonial style of cream brick construction, one story in height with complex massing.

As the core of the early agricultural founding of southwest Utah, the St. George Central City Historic District meets Criterion A in the areas of Commerce, Community Development, and Social History and Criterion C in the area of Architecture. It is locally significant as a center of commercial and social activity. Its collection and breadth of historic resources trace the development of an early, agriculturally focused community, established in 1861, through an evolutionary growth towards a thriving tourism industry in the mid-20th century.

The St. George Central City Historic District is an excellent example of a planned community that followed the Plat of the City of Zion, Joseph Smith's vision for a utopian religiously focused community. While the district's layout follows the common Plat of Zion, it is also unique in its conformance to the geography, limiting its growth to the north and west. The original land use plan, which located the city's religious landmarks and central park, then the commercial district, and combined subsistence agriculture with residences, continued to be the defining community plan for St. George throughout the period of significance. The St. George Central City Historic District displays integrity through its intact commercial

---

<sup>58</sup> Polk Directory, 1974.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

streetscapes, residential streetscapes, and Town Square Park setting that creates a visually distinct environment different from the surrounding cities.

The St. George Central City Historic District, through the variety of architectural styles, architectural features, and quality of construction and materials of its individual buildings, represents five periods of development occurring in central St. George during the city's evolution. It contains numerous intact examples of late 19th century and early through mid-20th century architectural styles and building types that together form the historic district and continue to convey their significance associated with the history and growth of St. George. The governmental, civic, religious, and commercial buildings represent a myriad of architectural styles: Greek Revival, Romanesque, Folk Victorian, Craftsman, Early 20th Century Commercial Style, Art Moderne, Art Deco, Ranch, and Modern Movements, which illustrate the district's development over a period of more than 110 years.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

---

## 9. Major Bibliographical References

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

- Alder, Douglas D. and Karl F. Brooks. (1996) *A History of Washington County – From Isolation to Destination*. Salt Lake City: Utah State Historical Society and Washington County Commission.
- Biggestuscities.com. “St. George, Utah Population History | 1990 - 2021.” *Biggest U.S. Cities*.  
<https://www.biggestuscities.com/city/st-george-utah#populationfacts>: accessed 30 August 2022.
- Elizabeth Blaker, “Earth Notes: Mormon Mulberries,” KNAU Arizona Public Radio, March 21, 2018.  
<https://www.kнау.org/earth-notes/2018-03-21/earth-notes-mormon-mulberries>
- Brooks, Karl. “Private Homes.” May 13, 1983. Washington County Oral History Lecture Series, Oral History Collection. St. George: Dixie State University.
- Carter, Thomas, and Peter Goss. (1988) *Utah’s Historic Architecture, 1847-1940: A Guide*. Salt Lake City: Utah State Historical Society.
- Church, Lisa Michele. (Winter 2012). “Early Roadside Motels and Motor Courts of St. George,” *Utah Historical Quarterly*, vol. 80 no. 1, p. 22-43. Salt Lake City: Utah State History.  
[https://issuu.com/utah10/docs/uhq\\_volume80\\_2012\\_number1](https://issuu.com/utah10/docs/uhq_volume80_2012_number1): accessed 25 August 2022.
- Church, Lisa Michele & Clark, Lynne. (Winter 2012) “St. George: Early Years of Tourism,” *Utah Historical Quarterly*, vol. 80 no. 1, p. 44-53. Salt Lake City: Utah State History.  
[https://issuu.com/utah10/docs/uhq\\_volume80\\_2012\\_number1](https://issuu.com/utah10/docs/uhq_volume80_2012_number1): accessed 25 August 2022.
- City of St. George. *General Plan*.
- Daughter of Utah Pioneers (DUP). “Pioneer Map, City of St. George, Washington County, Utah.”  
<https://wchsutah.org/photos/wchs-00591.php>: accessed 24 August, 2022.
- Designing Buildings*. “PWA Moderne.” [https://www.designingbuildings.co.uk/wiki/PWA\\_Moderne](https://www.designingbuildings.co.uk/wiki/PWA_Moderne): accessed July 29, 2025.
- “Early Buildings.” (July 1961) *Utah Historical Quarterly*, vol. 29, no. 3, p. 241-254.
- Gardeners Club Hall, Washington County Historical Society, <https://wchsutah.org/buildings/gardeners-club-hall.php>.
- Kreffft, Bryan. “Dixie Theater.” *Cinema Treasures*. (website) <http://cinematreasures.org/theaters/24806>: accessed 15 January 2023.
- Larson, A. Karl. (July 1961) “Pioneer Agriculture.” *Utah Historical Quarterly*, vol. 29, no. 3, p. 269-280. Salt Lake City: Deseret News Press. [https://issuu.com/utah10/docs/uhq\\_volume29\\_1961\\_number3/1](https://issuu.com/utah10/docs/uhq_volume29_1961_number3/1): accessed 25 August 2022.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

Making the Desert Bloom: The Story of Water and Power in St. George. (1991) St. George: Publishers Place, Inc.

McAlester, Virginia Savage. (2020) *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York City: Alfred A. Knopf.

Old St. George Social Hall, Washington County Historical Society, <https://wchsutah.org/buildings/st-george-social-hall.php>.

Phoenix, Mary. "Historical Buildings of Washington County, Vol. 2." Washington County Historical Society. Kreyling Brothers Printing, St. George, 1992. Accessed August 1, 2025. <https://wchsutah.org/documents/historical-buildings-vol2.php>

The Pioneer Legacy: How Early Settlers Shaped St. George's Culture, St. George, Utah, <https://stgeorge.top/the-pioneer-legacy-how-early-settlers-shaped-st-georges-culture/>.

Roberts, Allen. (February 1994) "St. George, Utah, Reconnaissance Level Survey." Salt Lake City, Utah: History Projects manuscript.

Roberts, Allen D. (May 1984) "William F. Butler House," National Register of Historic Places Nomination Form. Washington, D.C.: U.S. Department of the Interior, National Park Service.

Rosenow, John E. & Pulsipher, Gerred L. (1979) *Tourism: the Good, the Bad, and the Ugly*. Chapter 2: "St. George: Tourism Failure in the Midst of Success." Lincoln, Nebraska: Media Productions & Marketing, Inc.

St. George City Directory. (1974) R.L. Polk & Co.: Southfield, Michigan.

St. George Community Development Department (SGCDD). (revised 2015). "Landmark & Historic Sites: Informational Guide of Historical Sites within the City of St. George, 3rd Ed." Washington County, Utah: SGCDD.

St. George Opera House & Social Hall, Washington County Historical Society, <https://wchsutah.org/buildings/opera-house.php>.

Unidentified Author (January 1986) "Historic Homes Highlighted." The Spectrum. Newspaper Clipping.

U.S. Census Bureau. 2021. "U.S. Census Bureau QuickFacts: St. George city, Utah." U.S. Census Bureau. <https://www.census.gov/quickfacts/stgeorgecityutah>: accessed 30 August 2022.

Utah Education Network (UEN). Utah History Encyclopedia Webpage. "St. George, Utah," Utah History Encyclopedia. [https://www.uen.org/utah\\_history\\_encyclopedia/s/ST\\_GEORGE](https://www.uen.org/utah_history_encyclopedia/s/ST_GEORGE): accessed 25 August 2022.

Utah Social Halls, Opera Houses, and Amusement Halls, Exploring with Jacob Barlow, <https://jacobbarlow.com/2020/02/29/utah-social-halls-opera-houses-and-amusement-halls/>.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

Van Cott, John W. (1990) *Utah Place Names*. Salt Lake City: University of Utah Press.  
<https://archive.org/details/utahplacenamesco0000vanc/page/324/mode/2up>.

Washington County Historical Society (WCHS) website, various individual pages. <https://wchsutah.org/>:  
first accessed 25 August 2022.

Washington County News. Various dates.

Washington County Water Conservancy District (WCWCD). (2017) "Ditches, Diversions and Dam  
Determination: A History of Water Development in Washington County, Utah." Washington County,  
Utah: WCWCD.

World Population Review. "St. George, UT." <https://worldpopulationreview.com/us-cities/utah/st-george>,  
accessed July 25, 2025.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

**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**

**Acreage of Property** 436 acres

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: 37.116758 N | Longitude: -113.596891 W |
| 2. Latitude: 37.116677 N | Longitude: -113.581657 W |
| 3. Latitude: 37.103008 N | Longitude: -113.566818 W |
| 4. Latitude: 37.103110 N | Longitude: -113.591257 W |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

- |          |           |           |
|----------|-----------|-----------|
| 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.)

**Starting the northwest corner of the district boundary**, the corner of 500 North and Bluff Street, the boundary proceeds east 2½ blocks, crossing Diagonal Street to its east side. The boundary runs along the backside of the resources on the east side of Diagonal Street to 100 West. The boundary then turns north along the backside of the resources on the west side of 100 West to Hope Street. The boundary turns to the northwest along Hope Street (which is diagonally oriented) only encompassing the resources on the north side of Hope Street to 500 North. The boundary then turns east for two blocks where it intersects with Main Street. The boundary turns south briefly before turning east to run behind resources on the north side of Hope Street/Skyline Drive to 100 East. **This is the northeast corner of the district boundary.** The boundary then turns south along 100 East only encompassing the resources on the west side of 100 East to 100 North. At 100 North, the boundary turns west for one block to 200 East, then turns south for 1½ blocks to then run behind resources on the north side of Tabernacle Street for approximately one block to 300 East. At Tabernacle Street and 300 East, the boundary turns south one block, then at 100 South turns east for three blocks to 600 East. There it turns south for two blocks to 300 South (Trailblazer Blvd.). **This is the southeast corner of the district boundary.** From here the boundary proceeds one block west and turns north for one block along 500 East. At 200 South 500 East it turns west and proceeds three blocks to 200 East and turns south for one block to 300 South (Trailblazer Blvd.). At this point, the boundary turns west for four blocks to 200 West where it turns north for one block, then turns west at 200 South and proceeds for two blocks to 400 West. **This is the southwest corner of the district boundary.** At 200 South 400 West, the boundary turns north for one block to 100 South, then east for less than a block to run north behind the resources on the west of 300 West for one block. The boundary then syncs up again with the street of 300 West to proceed north 1½ blocks where it turns west to run behind resources along the south side of 100 North between 300-400 West for one block. The boundary turns north along 400 West for 1½ blocks to 300 North, turns west for one block to 400 West, turns north for one block to 400 North, turns west for one block to Bluff Street, then turns north for one block to 500 North and the northwest corner of the district boundary. See maps for boundary detail.

**Boundary Justification** (Explain why the boundaries were selected.)

The historic district boundary follows the boundary of the 2023 reconnaissance level survey (RLS). The RLS survey boundary was originally drawn to encompass the majority of resources within the 1862 plat boundary, the city's core arts district (about six blocks around the intersection of Main Street and St. George Blvd.), and within the majority of the area of a selective RLS conducted in 1994. This boundary encompasses the majority and core of historic contributing resources within the city.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

---

### 11. Form Prepared By

name/title: Kirk Huffaker, Mason Lytle, Jessica Guynn  
organization: Kirk Huffaker Preservation Strategies for the St. George Historic Preservation Commission  
street & number: 774 E 2100 S  
city or town: Salt Lake City state: Utah zip code: 84106  
e-mail: kirk@kirkhuffaker.com  
telephone: (801) 804-3476  
date: January 15, 2026

---

### 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.)

### 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: St. George Central City Historic District

City or Vicinity: St. George

County: Washington State: Utah

Photographer: Kirk Huffaker

Date Photographed: June 2022

Photograph 1. Detailed view along Main St. Camera facing southwest.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

Photograph 2. Detailed view at the corner of Main St. and St. George Blvd. Camera facing north.

Photograph 3. Detailed view along Main St. Camera facing northwest.

Photograph 4. Context shot looking south on Main St. Camera facing south.

Photograph 5. Main St. at intersection of Tabernacle St. Camera facing south.

Photograph 6. Brigham Young Winter Home and Office at 67 W 200 N. Contributing. Camera facing east.

Photograph 7. Wooley-Foster Home at 217 N 100 W. Contributing. Camera facing north.

Photograph 8. Orpha Morris House at 62 W. Tabernacle St. Noncontributing. Camera facing north.

Photograph 9. Butler-Bradshaw Home at 190 S. 300 W. Contributing. Camera facing southwest.

Photograph 10. Photo of the granary can be seen directly left of the Butler-Bradshaw Home at 190 S. 300 W. Contributing. It has been converted to a spare room/storage. Camera facing northwest.

Photograph 11. Washington County Courthouse at 97 E. St. George Blvd. Contributing. Camera facing north.

Photograph 12. LDS Tabernacle at 18 S. Main St. Contributing. Camera facing northwest.

Photograph 13. Gardener's Club Hall at 50 W. St. George Blvd. Contributing. Camera facing north.

Photograph 14. Orson Pratt Home at 76 W. Tabernacle St. Contributing. Camera facing north.

Photograph 15. Woodward School at 15 S. 100 W. Contributing. Camera facing southeast.

Photograph 16. Silver Reef Saloon/Washington County News at 23 E. St. George Blvd. Contributing. Camera facing north.

Photograph 17. Old St. George Jail at 155 N. Main St. within Ancestor Square. Contributing. Camera facing north.

Photograph 18. Nelson-Mathis Mercantile at 74 E. Tabernacle St. Contributing. Camera facing south.

Photograph 19. St. George LDS Tithing Office at 75 N. Main St. Noncontributing. Camera facing west.

Photograph 20. Thomas Judd's Store at 62 W. Tabernacle St. Contributing. Camera facing north.

Photograph 21. Dixie Academy at 86 S. Main St. Contributing. Camera facing north

Photograph 22. Electric Theater at 70 E. Tabernacle St. Contributing. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

Photograph 23. Building adjacent to the original Electric Theater at 68 E. Tabernacle St. Contributing. Camera facing south.

Photograph 24. Hurst Variety at 3 N. Main St. Contributing. Camera facing north.

Photograph 25. Dixie Photo Shop at 32 E. Tabernacle St. Contributing. Camera facing south.

Photograph 26. Utah & Idaho Sugar Factory at 25 E 200 N and 212 N. Main St. Contributing. Camera facing northeast.

Photograph 27. Utah & Idaho Sugar Factory at 25 E. 200 N. Contributing. Camera facing north.

Photograph 28. St. George Fire Station at 142 N. Main St. Contributing. Camera facing east.

Photograph 29. Dixie Sunbowl at 150 S. 400 E. Noncontributing. Camera facing west.

Photograph 30. Detailed photograph of Dixie Sunbowl entrance and sign. Contributing. Camera facing west.

Photograph 31. McQuarrie Hall of the Daughters of Utah Pioneers at 135 N 100 W. Contributing. Camera facing west.

Photograph 32. J.C. Penney at 5 E. St. George Blvd. Contributing. Building has been repurposed but retains most of the original features. Camera facing north.

Photograph 33. Dixie Bowl and Billiards at 106 S. City Center Dr. Noncontributing. Camera facing east.

Photograph 34. Ranch Motel/El Pace'O Lodge/El Peso Motel at 111 W. St. George Blvd. Contributing. Camera facing south.

Photograph 35. Ranch Motel/El Pace'O Lodge/El Peso Motel at 111 W. St. George Blvd. Contributing. Camera facing south.

Photograph 36. Nelson Supply Co./Big Arch Roller Rink at 155 W. St. George Blvd. Contributing. Camera facing south.

Photograph 37. Orval Hafen House at 307 N. Main St. Contributing. Camera facing west.

Photograph 38. Watson House at 335 N 100 W designed by L. Robert Gardner. Contributing. Camera facing west.

Photograph 39. House at 592 E 200 S designed by L. Robert Gardner. Contributing. Camera facing south.

Photograph 40. House at 592 E 200 S. Contributing. Camera facing south.

Photograph 41. Single family residence at 67 W. Hope St. Out of period. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

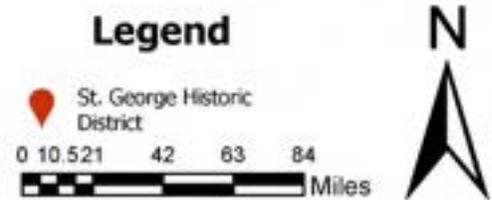
- Photograph 42. Multi-family building at 167 S 200 E. Out of period. Camera facing northeast.
- Photograph 43. Commercial building at 20 N. Main St. Out of period. Camera facing northeast.
- Photograph 44. Adobe granary outbuilding on property of 339 W 200 S. Contributing. Camera facing south.
- Photograph 45. Gazebo and sculpture garden in Town Square Park, 50 S. Main St. Noncontributing. Camera facing south.
- Photograph 46. Brick garage at the rear of the house at 97 E 250 N (center; contributing), and brick and wood garage at 81 E 250 N (left; contributing). Camera facing northwest.
- Photograph 47. Garage at 86 W. Diagonal St. Out of period. Camera facing north.
- Photograph 48. Carport at 88 W 475 N Circle. Contributing. Camera facing east.
- Photograph 49. The Sprouse Reitz Store at 21 E. St. George Blvd. Contributing. Camera facing north.
- Photograph 50. Commercial building at 25 N. Main St. Contributing. Camera facing west.
- Photograph 51. The original Dixie Drug building at 28 E. Tabernacle St. Contributing. Camera facing southeast.
- Photograph 52. The McArthur Building at 41 N. Main St. Contributing. Camera facing west.
- Photograph 53. The Nelson Mercantile at 49-55 N. Main St. Contributing. Camera facing west.
- Photograph 54. The Pickett Building at 67 E. St. George Blvd. Contributing. Camera facing northwest.
- Photograph 55. Earliest extant commercial building in St. George (ca. 1880), located at 79 N. Main St. Noncontributing. Camera facing southwest.
- Photograph 56. Commercial building at 90 S 100 E. Noncontributing. Camera facing west.
- Photograph 57. A former service station at 99 W. St. George Blvd. Noncontributing. Camera facing south.
- Photograph 58. Coral Hills Motel at 125 E. St. George Blvd. Contributing. Camera facing north.
- Photograph 59. Commercial building at 412 N 600 W. Noncontributing. Camera facing east.
- Photograph 60. Prairie style influenced Bungalow at 97 E 200 N. Contributing. Camera facing north.
- Photograph 61. Single family residence at 364 W 400 N. New construction in the Prairie style. Noncontributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Statewide Context Map  
St. George Central City Historic District  
St. George, Washington County, Utah  
July 2025



St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



**Legend**

- St. George Historic District

County Context Map  
St. George Central City Historic District  
St. George, Washington County, Utah  
July 2025

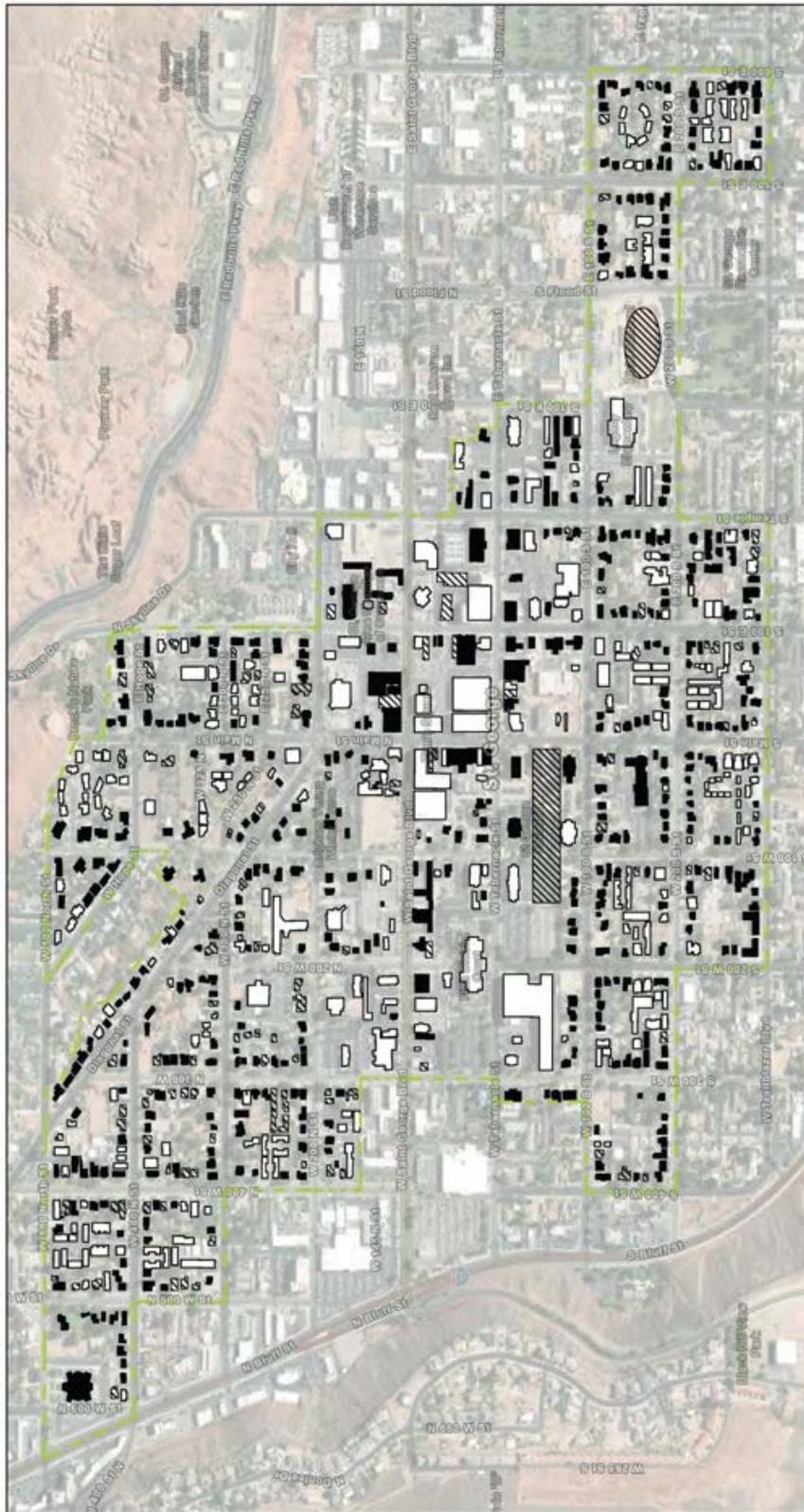
St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



- Legend**
- Contributing
  - Noncontributing
  - Out of Period
  - Historic District Boundary

Eligibility Aerial Photo  
St. George Central City Historic District  
St. George, Washington County, Utah  
July 2025

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



St. George Central City Historic District  
Name of Property

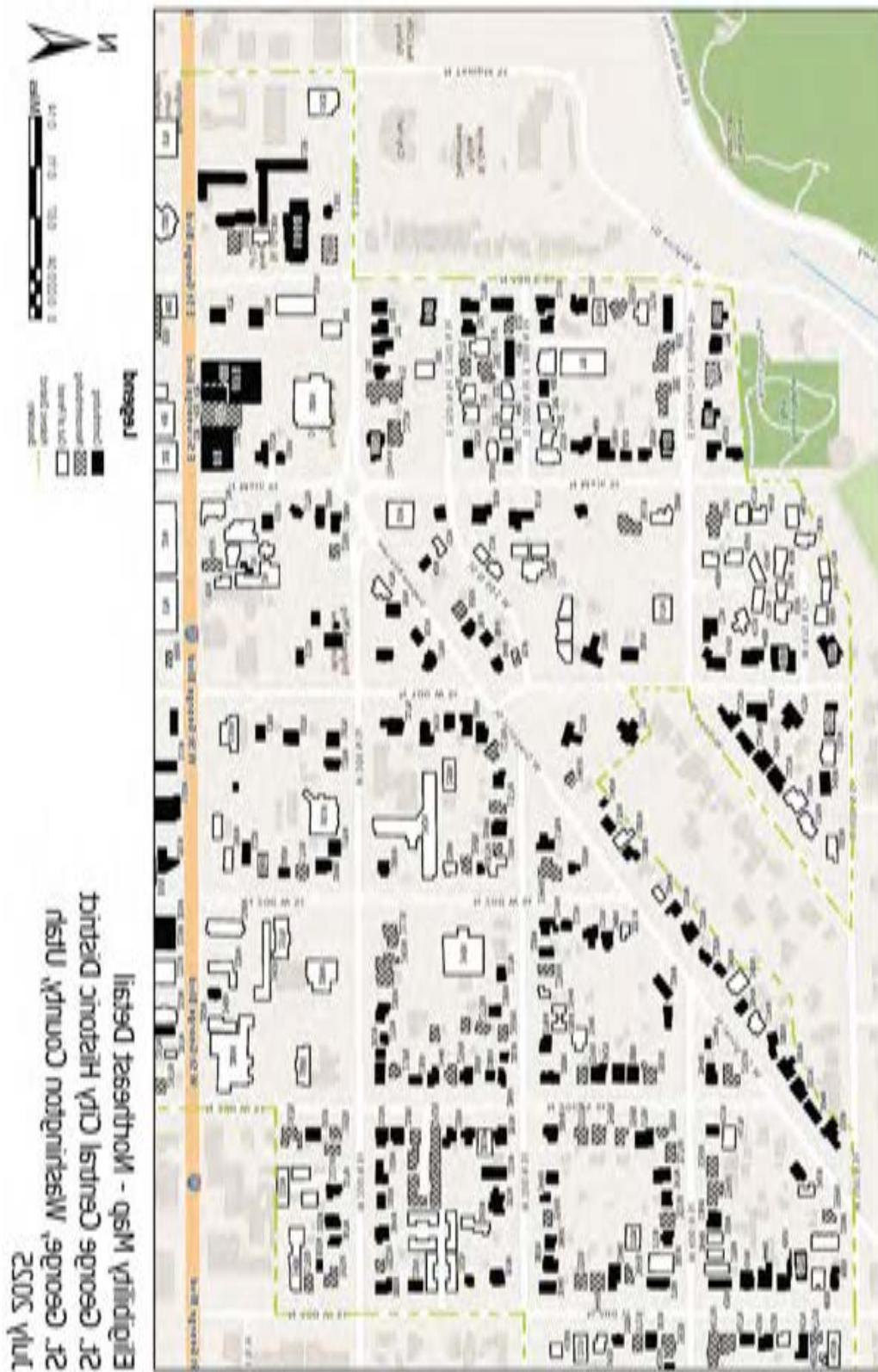
Washington County, Utah  
County and State



July 2012  
St. George, Washington County, Utah  
St. George Central City Historic District  
Eligibility Map - Northwest District

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State





St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 1. Detailed view along Main St. Camera facing southwest.



Photograph 2. Detailed view at the corner of Main St. and St. George Blvd. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 3. Detailed view along Main St. Camera facing northwest.



Photograph 4. Context shot looking south on Main St. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 5. Main St. at intersection of Tabernacle St. Camera facing south.



Photograph 6. Brigham Young Winter Home and Office at 67 W 200 N. Contributing. Camera facing east.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 7. Wooley-Foster Home at 217 N 100 W. Contributing. Camera facing north.



Photograph 8. Orpha Morris House at 62 W. Tabernacle St. Noncontributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 9. The adobe Butler-Bradshaw House at 190 S. 300 W. Contributing. Camera facing southwest.



Photograph 10. Photo of the granary can be seen directly left of the Butler-Bradshaw House at 190 S. 300 W. Contributing. It has been converted to a spare room/storage. Camera facing northwest.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 11. Washington County Courthouse at 97 E. St. George Blvd. Contributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 12. LDS Tabernacle at 18 S. Main St. Contributing. Camera facing northwest.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 13. Gardener's Club Hall at 50 W. St. George Blvd. Contributing. Camera facing north.



Photograph 14. Orson Pratt Home at 76 W. Tabernacle St. Contributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 15. Woodward School at 15 S. 100 W. Contributing. Camera facing southeast.



Photograph 16. Silver Reef Saloon/Washington County News at 23 E. St. George Blvd. Contributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 17. Old St. George Jail at 155 N. Main St. within Ancestor Square. Contributing. Camera facing north.



Photograph 18. Nelson-Mathis Mercantile at 74 E. Tabernacle St. Contributing. Camera facing south.

St. George Central City Historic District  
Name of Property

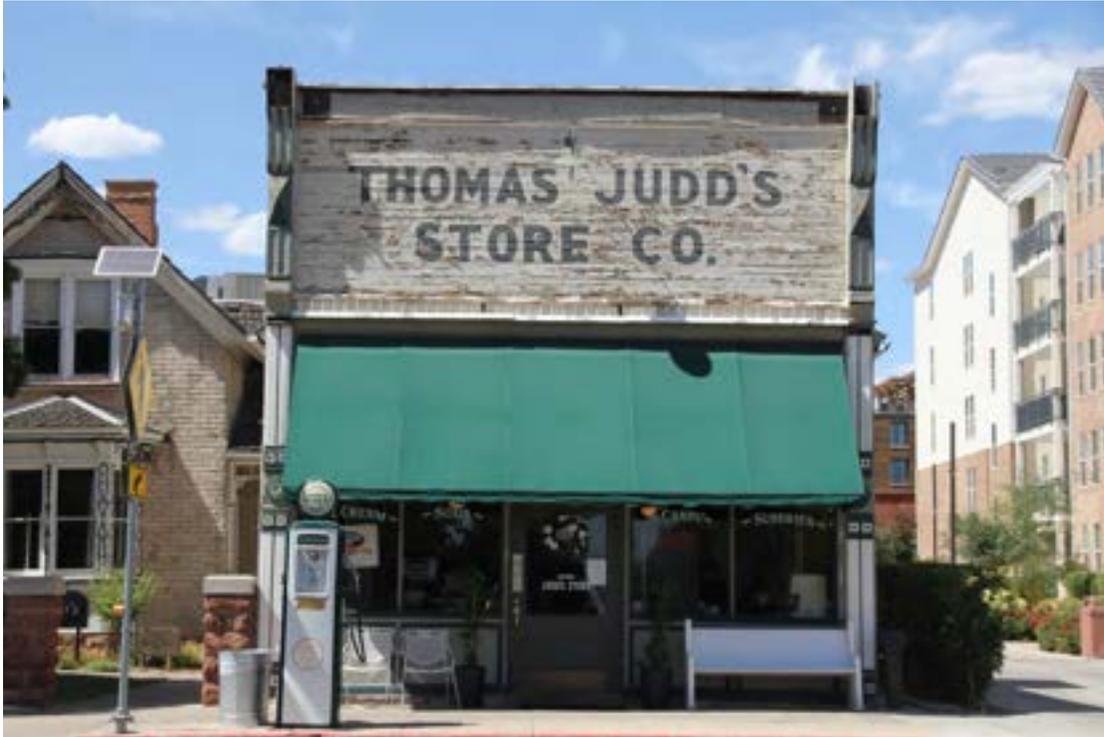
Washington County, Utah  
County and State



Photograph 19. St. George LDS Tithing Office at 75 N. Main St. Noncontributing. Camera facing west.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 20. Thomas Judd's Store at 62 W. Tabernacle St. Contributing. Camera facing north.



Photograph 21. Dixie Academy at 86 S. Main St. Contributing. Camera facing north

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 22. Electric Theater at 70 E. Tabernacle St. Contributing. Camera facing south.



Photograph 23. Building adjacent to the original Electric Theater at 68 E. Tabernacle St. Contributing. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 24. Hurst Variety at 3 N. Main St. Contributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 25. Dixie Photo Shop at 32 E. Tabernacle St. Contributing. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 26. Utah & Idaho Sugar Factory at 25 E 200 N and 212 N. Main St. Contributing. Camera facing northeast.



Photograph 27. Utah & Idaho Sugar Factory at 25 E. 200 N. Contributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 28. St. George Fire Station at 142 N. Main St. Contributing. Camera facing east.



Photograph 29. Dixie Sunbowl at 150 S. 400 E. Noncontributing. Camera facing west.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 30. Detailed photograph of Dixie Sunbowl entrance and sign. Noncontributing. Camera facing west.



Photograph 31. McQuarrie Hall of the Daughters of Utah Pioneers at 135 N 100 W. Contributing. Camera facing west.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 32. J.C. Penney at 5 E. St. George Blvd. Contributing. Building has been repurposed but retains most of the original features. Camera facing north.



Photograph 33. Dixie Bowl and Billiards at 106 S. City Center Dr. Noncontributing. Camera facing east.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 34. Ranch Motel/El Pace'O Lodge/El Peso Motel at 111 W. St. George Blvd. Contributing. Camera facing south.



Photograph 35. Ranch Motel/El Pace'O Lodge/El Peso Motel at 111 W. St. George Blvd. Contributing. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 36. Nelson Supply Co./Big Arch Roller Rink at 155 W. St. George Blvd. Contributing. Camera facing south.



Photograph 37. Orval Hafen House at 307 N. Main St. Contributing. Camera facing west.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 38. Watson House at 335 N 100 W designed by L. Robert Gardner. Contributing. Camera facing west.



Photograph 39. House at 592 E 200 S designed by L. Robert Gardner. Contributing. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 40. House at 592 E 200 S. Contributing. Camera facing south.



Photograph 41. Single family residence at 67 W. Hope St. Out of period. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 42. Multi-family building at 167 S 200 E. Out of period. Camera facing northeast.



Photograph 43. Commercial building at 20 N. Main St. Out of period. Camera facing northeast.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



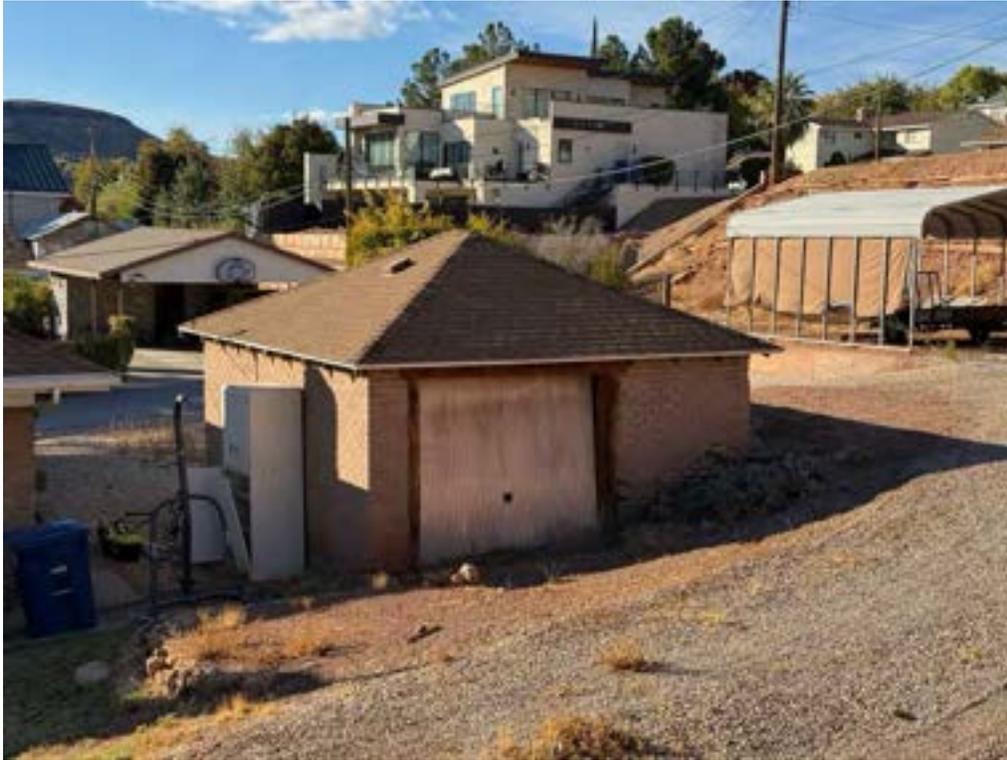
Photograph 44. Adobe granary outbuilding on property of 339 W 200 S. Contributing. Camera facing south.



Photograph 45. Gazebo and sculpture garden in Town Square Park, 50 S. Main St. Noncontributing. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 46. Brick garage at the rear of the house at 97 E 250 N (center; contributing), and brick and wood garage at 81 E 250 N (left; contributing). Camera facing northwest.



Photograph 47. Garage at 86 W. Diagonal St. Out of period. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 48. Carport at 88 W 475 N Circle. Contributing. Camera facing east.



Photograph 49. The Sprouse Reitz Store at 21 E. St. George Blvd. Contributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



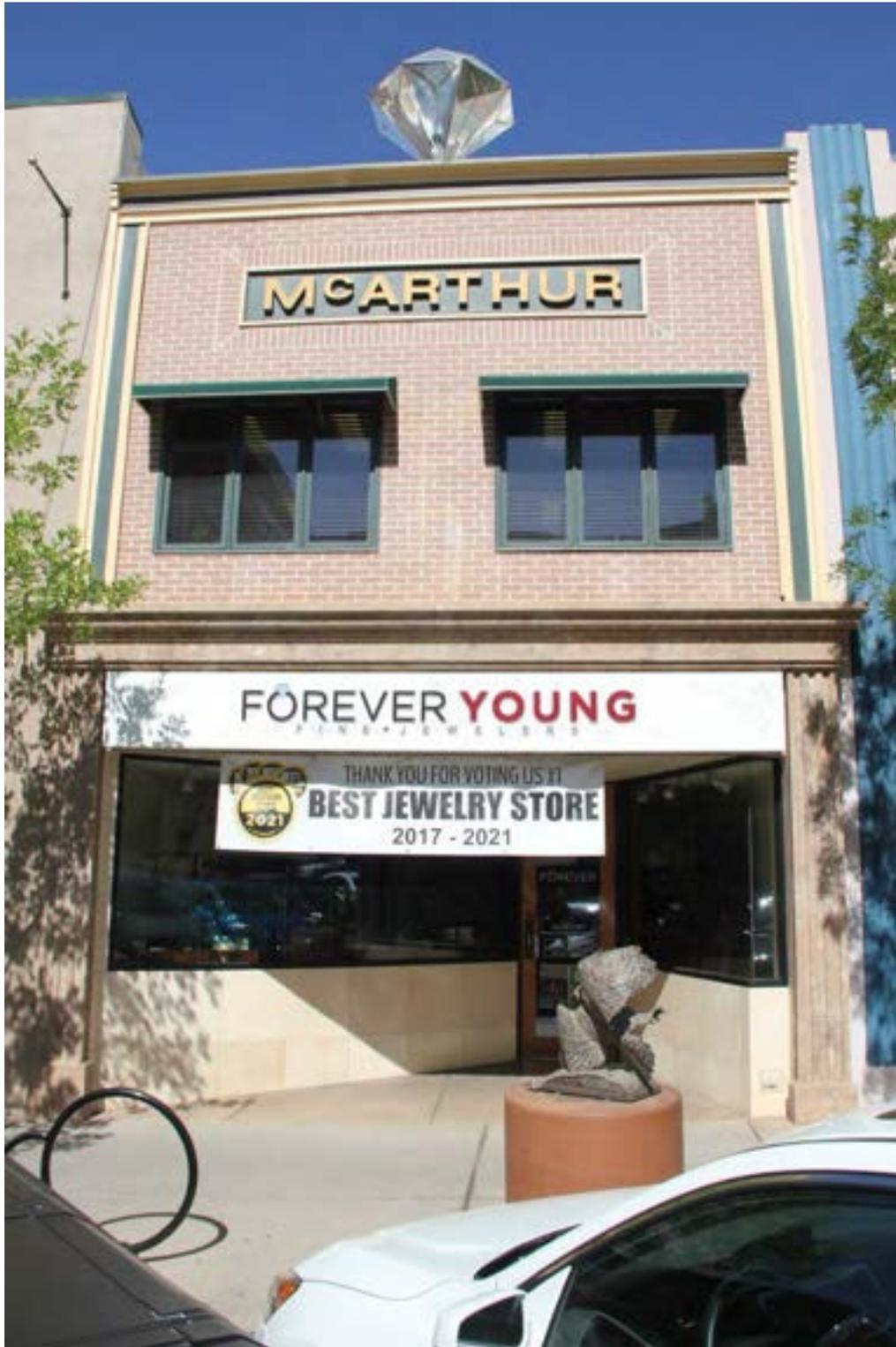
Photograph 50. Commercial building at 25 N. Main St. Contributing. Camera facing west.



Photograph 51. The original Dixie Drug building at 28 E. Tabernacle St. Contributing. Camera facing southeast.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 52. The McArthur Building at 41 N. Main St. Contributing. Camera facing west.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 53. The Nelson Mercantile at 49-55 N. Main St. Contributing. Camera facing west.



Photograph 54. The Pickett Building at 67 E. St. George Blvd. Contributing. Camera facing northwest.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 55. Earliest extant commercial building in St. George (ca. 1880), located at 79 N. Main St. Noncontributing. Camera facing southwest.



Photograph 56. Commercial building at 90 S 100 E. Noncontributing. Camera facing west.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 57. A former service station at 99 W. St. George Blvd. Noncontributing. Camera facing south.



Photograph 58. Coral Hills Motel at 125 E. St. George Blvd. Contributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 59. Commercial building at 412 N 600 W. Noncontributing. Camera facing east.



Photograph 60. Prairie style influenced Bungalow at 97 E 200 N. Contributing. Camera facing north.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 61. Single family residence at 364 W 400 N. New construction in the Prairie style. Noncontributing. Camera facing north.



Photograph 62. The George F. Whitehead House at 241 N 100 W. Contributing. Camera facing west.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 63. The Joe Burgess House at 172 N 100 W is a fine example of the Bungalow/Craftsman style. Contributing. Camera facing east.



Photograph 64. Another good example of a Bungalow is the Julia Graff House at 252 N. Main St. Contributing. Camera facing northeast.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Photograph 65. The single family residence at 20 E 100 S is a representative example of a World War II era cottage, sometimes also referred to as Minimal Traditional. Contributing. Camera facing south.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

Figures

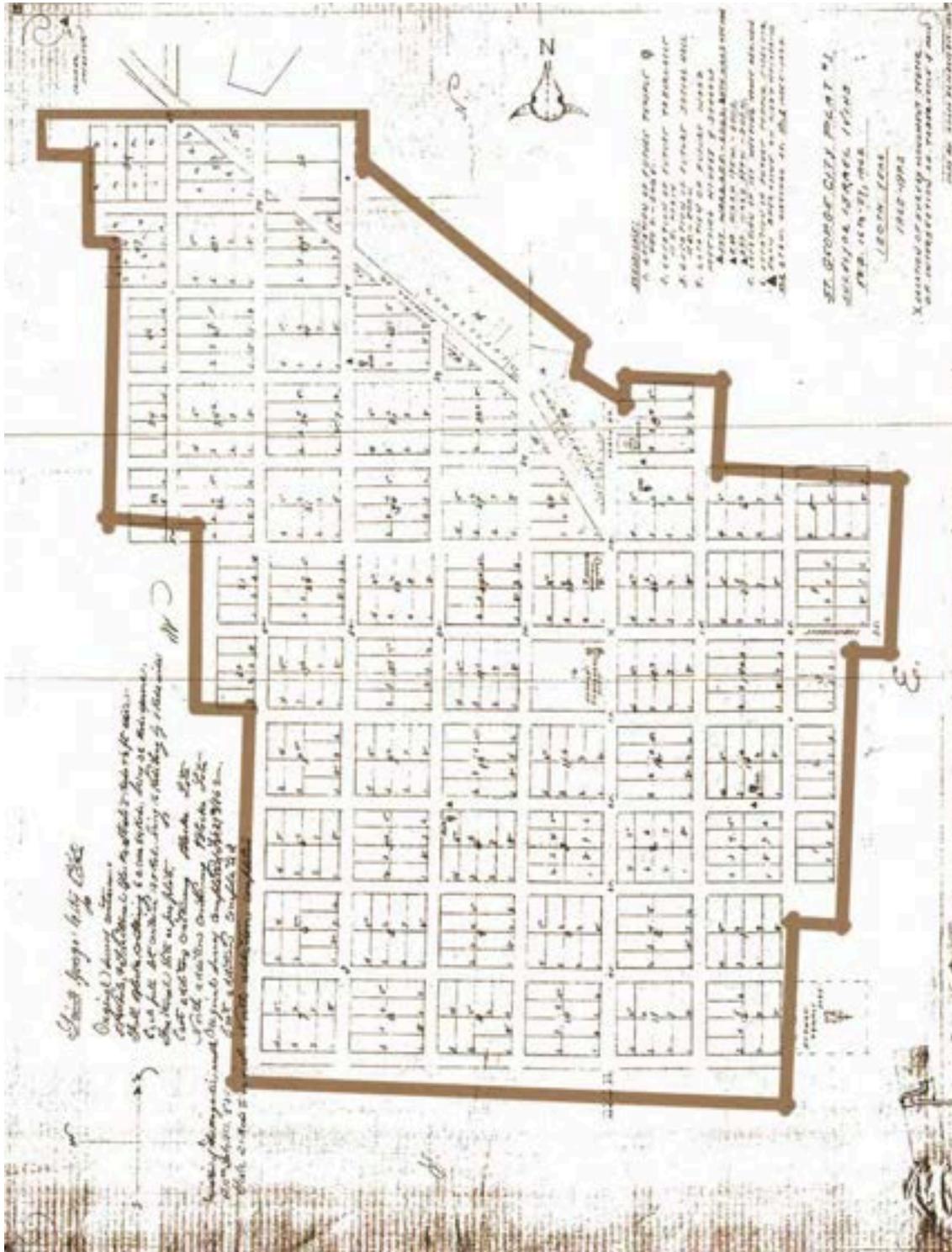


Figure 1. Plat map of St. George from 1861 by Israel Ivins. Credit/Source: Washington County Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 2. Aerial view of St. George as it appeared in 1876. Credit: Utah State Historical Society.



Figure 3. Aerial view of St. George in 1948. Credit: Utah Tech University Special Collections.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 4. Postcard image of St. George Sunbowl, ca. 1950. Credit: WCHS, 00877.



Figure 5. Washington County Courthouse, date unknown. Contributing. Credit. Arthur Bruhn. Source: Southern Utah University.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

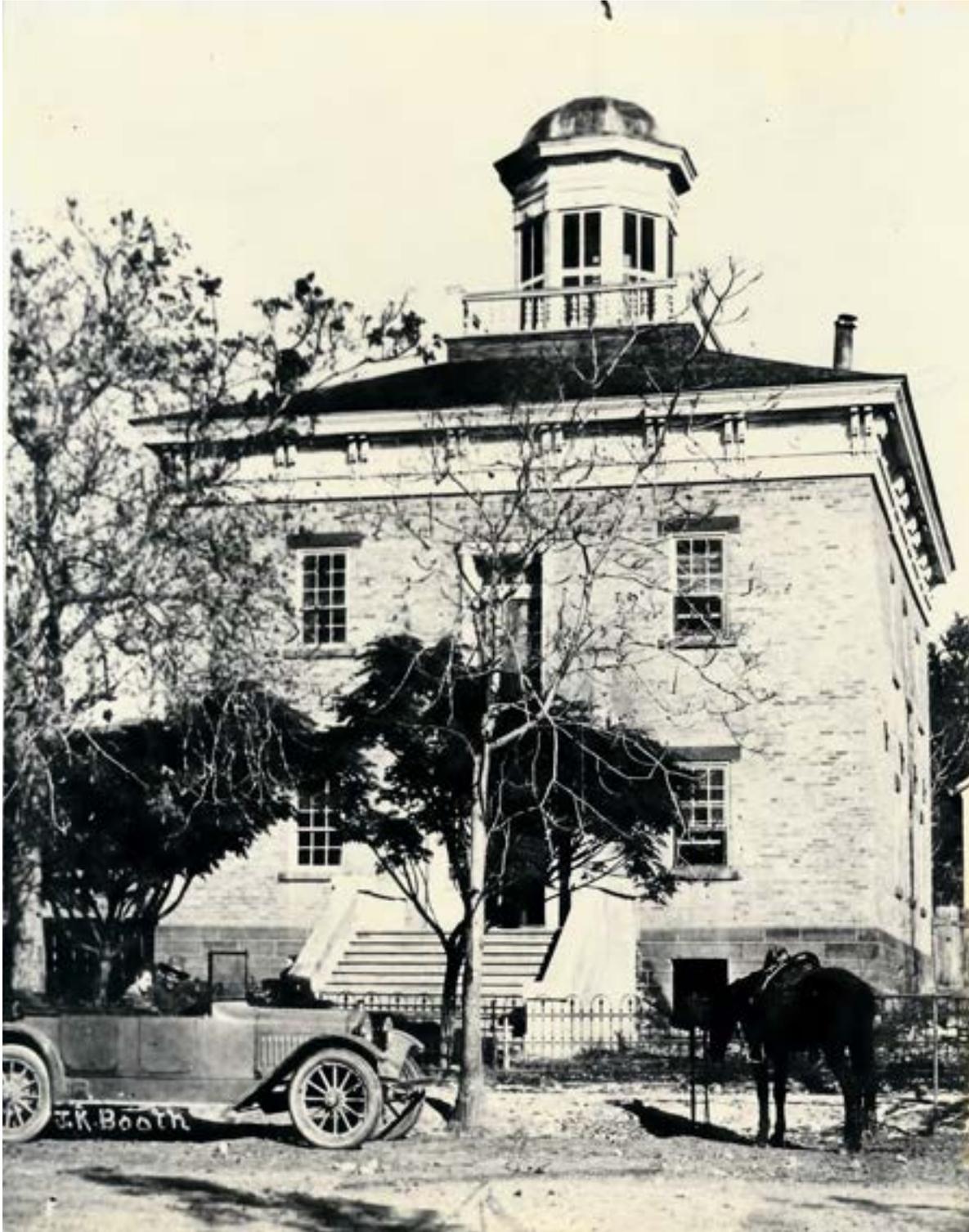


Figure 6. Washington County Courthouse, ca. 1914. Contributing. Credit: WCHS, 04155.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 7. Photograph of the Washington County Courthouse. Contributing. Source: Washington County Historical Society.



Figure 8. St. George Tabernacle being constructed, ca. 1874. Contributing. Credit: Utah State Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 9. Brigham Young Winter House, date unknown. Contributing. Credit. Arthur Bruhn. Source. Southern Utah University.



Figure 10. St. George's Bishops' storehouse on the right (21 N. Main St.) ca. 1880s. The building on the left is the telegraph office. The St. George Tabernacle can be seen in the background. Credit/Source: Washington County Historical Society Photo Collection, Photo WCHS-04156.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 11. St. George Social Hall, ca. 1890. Contributing. Photo taken at the Northwest corner. Source: St. George Social Hall NRHP Form.



Figure 12. Gardner's Club Hall on St. George Blvd. circa 1900. Contributing. Credit: Utah State Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 13. St. George Post Office at 94 E. Tabernacle St., constructed by the CCC in 1938, date unknown. Contributing Credit/Source: Utah State Historical Society.



Figure 14. Photograph of St. George Fire Station #2, circa 1950. Contributing. Credit/Source. Southern Utah University.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 15. Figure of the James Andrus & Sons Merchandise Store (28 E. Tabernacle St), ca. 1900. Contributing. Credit/Source: Washington County Historical Society.



Figure 16. Artistic rendering of the Electric Theater, ca. 1915. Contributing. Source/credit: Washington County Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 17. Dixie Drug Co. (28 E. Tabernacle St.) in 1920. Contributing. Credit: Washington County Historical Society.



Figure 18. Dixie Drug Co. (28 E. Tabernacle St.) in 1930. Contributing. Credit/Source: Washington County Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

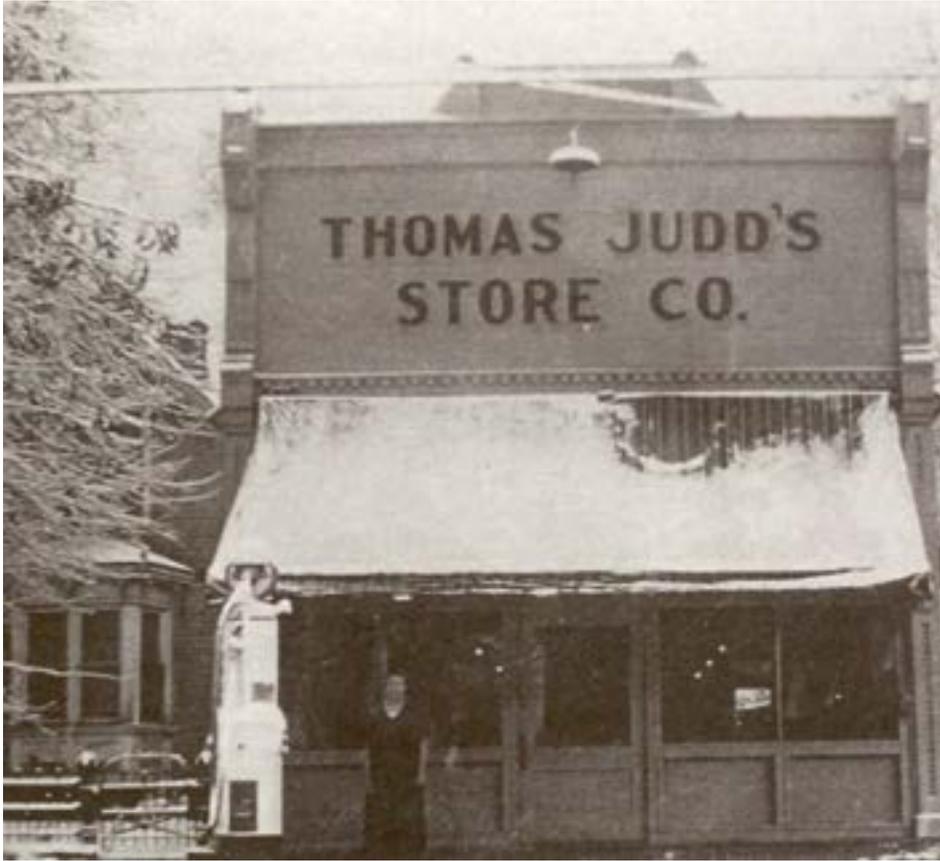


Figure 19. Circa 1940 of Thomas Judd's Store with gas pump out front. Contributing. Credit/Source: Washington County Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 20. Wadsworth Building/Dixie Theater, circa 1945. Contributing. Credit/Source: USHS.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

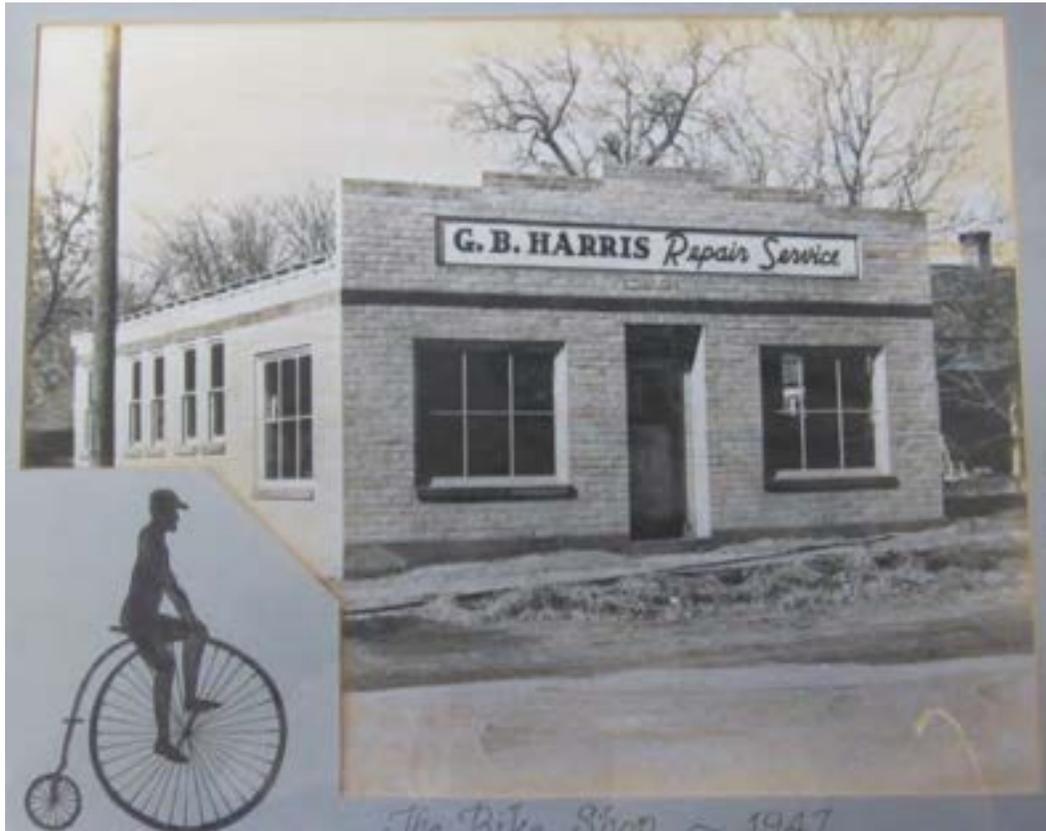


Figure 21. Harris Bicycle Repair Shop at 90 S 100 E, 1947. Noncontributing. Credit/Source: Washington County Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 22. J.C. Penney store with Sprouse Reitz to its right as they appeared in Life Magazine in 1953 highlighting tourism in southern Utah. Contributing. Credit/Source: Washington County Historical Society.



Figure 23. Dixie Bowl (left) and Bateman Pharmacy (right) at 106 E. City Center Dr., ca. 1955. (Noncontributing). Credit/Source: Washington County Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

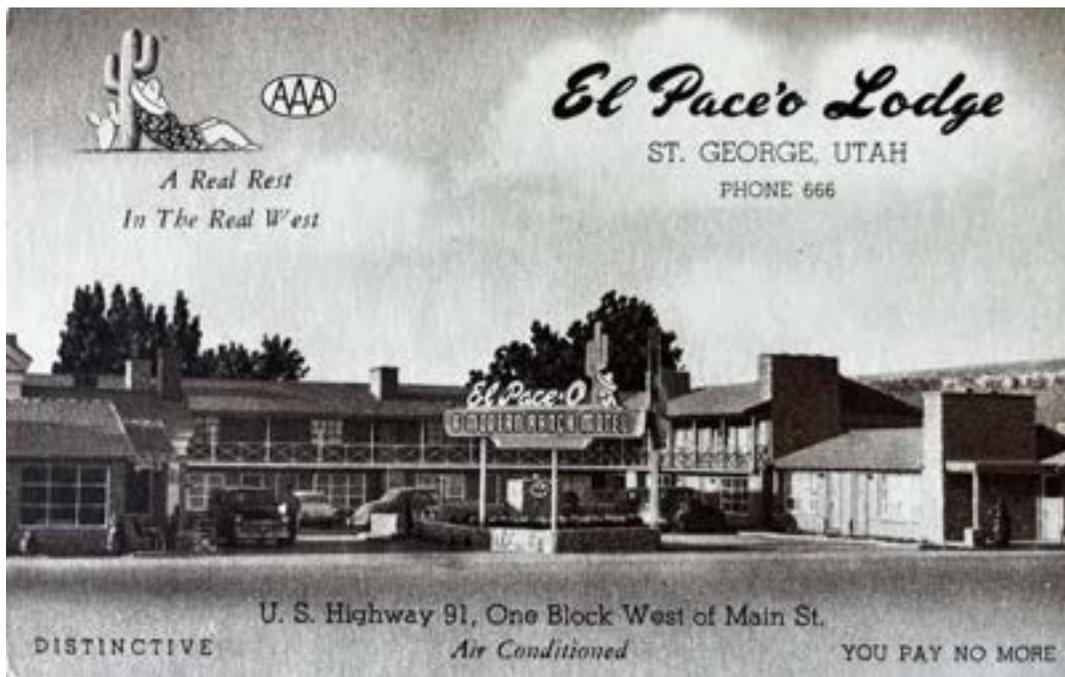


Figure 24. Postcard view of El Pace'o Lodge on St. George Blvd., circa 1960. Contributing.  
Credit/Source: Utah Tech University, Special Collections.



Figure 25. Postcard view of the Coral Hills Motel, 125 E. St. George Blvd., ca. 1970 (Contributing).  
Credit/Source: Utah Tech University, Special Collections.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 26. Big Arch Building, circa 1970. Contributing. Credit/Source: Washington County Historical Society.



Figure 27. Big Arch Roller Rink, 2nd floor of the Big Arch Building, circa 1970. Credit: Washington County Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 28. Dixie Drug building, ca. 1990. Credit/Source: Washington County Historical Society.



Figure 29. Corner of 200 S and 500 E in the 1950s. The house at 207 S 500 E can be seen at the far left (Noncontributing), and 220 S 500 E (not in the district) can be seen in the middle, with the camera facing southwest. Credit/Source: Washington County Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State



Figure 30. Image of home being built at 300 W Diagonal St., ca. 1960. The Ranch/Rambler was one of the most popular styles built during this time. Contributing. Credit/Source: Washington County Historical Society.

St. George Central City Historic District  
Name of Property

Washington County, Utah  
County and State

**Property Owner information:**

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

Name: Various (see submitted owner information spreadsheet)

Address: \_\_\_\_\_

City or Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Telephone/email: \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.