

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: Dutzi, Howard & Ruth, House

Other names/site number: (5EP.15005)

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. 4300 Ridgecrest Drive

City or town: Colorado Springs State: CO County: El Paso

Not For Publication:  Vicinity: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:

   A    B X C    D

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<hr/>	
<b>Signature of certifying official/Title:</b>	<b>Date</b>
<hr/>	
<b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
<b>Signature of commenting official:</b>	<b>Date</b>
<hr/>	
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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#### 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

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**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

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

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**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

OTHER – Mid-Century Modern

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

Principal exterior materials of the property:

FOUNDATION/Poured Concrete

WALLS/Wood

### 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.)

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### Summary Paragraph

The Dutzi Residence, strategically situated on the Cragmor bluffs at 4300 Ridgecrest Drive, exemplifies a harmonious integration of architecture with the natural landscape of Colorado Springs, providing sweeping views of Pikes Peak. Designed by architect Howard Dutzi, this four-level home is notable for its innovative use of the hillside without excavation, ensuring minimal disruption to the site's natural topography.

The residence is located at the terminus of Ridgecrest Drive, accessed via a one-mile ascent from Union Boulevard through a quintessential 1960s suburban subdivision. This journey culminates at a cul-de-sac that offers panoramic views of Pikes Peak, framed by the striking red rock formations of the Garden of the Gods.

Positioned on a slope below street level, the Dutzi Residence is designed to harmonize with its natural surroundings, allowing the landscape to take precedence over the structure. While neighboring homes along Ridgecrest Drive are visually prominent, the Dutzi Residence features a modest profile, partially concealed by ponderosa pines and scrub oak, yet it maintains

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unobstructed views toward Pikes Peak and the Rampart Range.

This four-level frame construction exemplifies the architectural style typical of the 1960s, reflecting both the aesthetic and environmental sensibilities of the era. The Dutzi Residence stands as a testament to Howard Dutzi's vision of creating a home that seamlessly blends with its environment, making it a significant property worthy of nomination to the historic register.

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## **Narrative Description**

### **Exterior Description**

#### **East Elevation (Photos 01-07)**

The east façade presents a long, one-story ranch-style design, characterized by a single vertical window located left of center on the eastern wall of the master bedroom wing. This wing projects from the main volume of the house, which is set further back on the lot. The fixed floor-to-ceiling window not only allows for expansive views, but also invites natural light into the interior, enhancing the overall ambiance of the space. This window is surmounted by a louvered ventilation system accessed via a cabinet door positioned near the ceiling on the interior, demonstrating a thoughtful approach to both aesthetics and functionality.

#### **Master Bedroom:**

Within this architectural framework, the master bedroom stands as a distinctive element, characterized by its innovative cantilevered design that extends two feet beyond the foundation wall on three sides. This thoughtful architectural choice enhances the visual appeal of the structure while embodying a sense of lightness and modernity, as the master bedroom wing appears to float delicately above the ground.

The cantilevered design reflects a deeper understanding of space and form, showcasing the harmony between the built environment and its natural surroundings. This exceptional architectural detail allows for an inviting atmosphere within the bedroom, while also emphasizing a commitment to both aesthetic beauty and functional living. In the context of the property's historical significance, the master bedroom's design serves as a representative example of contemporary architectural practices, illustrating a shift towards innovative building techniques that prioritize both style and comfort.

Together, these elements enrich the narrative of the property and underscore its eligibility for recognition within the National Register of Historic Places, highlighting the craftsmanship and ingenuity of the era.

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### **Courtyard Terrace:**

Approximately midway down the entry steps, while passing the single vertical window of the cantilevered master bedroom, a thoughtfully designed path veers to the right, leading to a courtyard terrace sheltered on three sides by the home. This inviting outdoor space provides direct access to the kitchen's service entrance, enhancing both functionality and convenience. Bathed in the warm glow of early morning sunlight, the courtyard terrace serves as a serene retreat, with its architectural design fostering a seamless interplay between indoor and outdoor living.

### **Garden Room Walkway:**

From the terrace to the right of the service entrance door to the kitchen, a garden room walkway emerges as a notable architectural feature that connects the main home to the garage. The first element that draws attention is a slender window that allows natural light to filter in, while directly opposite, a matching window has been strategically positioned to optimize daylight within the walkway. Additionally, a breezeway ventilation window enhances airflow, contributing to the space's functionality.

The only other visible windows from the front are located on the south wall of the garden room walkway, which connects the garage wing to the main house. This section features five adjoining narrow vertical fixed-pane windows, similar in design to the previously mentioned window. However, these windows are complemented by a louvered panel to the left, allowing for interior ventilation rather than being topped by a louvered opening. These thoughtfully placed windows further disperse natural light, creating an environment conducive to various types of plants.

### **Garage:**

The two-stall garage is characterized by its distinctive hexagonal shape. It has a 16-foot wide garage door. On the west side, there is a single window. Access to the garage is provided through a door located on the south side. Notably, this garage is seamlessly connected to the residence by a garden room walkway, enhancing both functionality and aesthetic appeal with protection from the elements.

### **South Elevation (Photos 08-13)**

The south elevation is distinguished by a prominent living room chimney, rising 2 feet above the flat roofline. Constructed of concrete block and finished with a white stucco, this chimney introduces a modernist element to the architectural composition. A thoughtfully designed stepping stone path follows down the southern slope, approximately five feet in descent, creating a transition to the living room deck.

The roof of the master bedroom wing, the highest point of the residence, rises approximately 3 feet above the flat roof of the main structure. This roof extends westward over the central portion of the house, incorporating fixed clerestory windows that begin above the south-facing front door. These clerestory windows effectively illuminate the core of the home from the south, west, and north, enhancing the interior ambiance with natural light. Additionally, an 18-inch overhang

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on the west side provides essential protection from the sun, further contributing to the home's functional design.

The south façade features only these clerestory windows, emphasizing the minimalist aesthetic while maximizing light and view without compromising privacy.

### **West Elevation (Photos 14-21)**

The living room, situated at the southern end of the residence, is a captivating space featuring an expansive 8-foot-wide sliding patio door that opens onto a generous 20x20-foot deck, complete with built-in bench seating. This area is accentuated by dramatic floor-to-ceiling windows that invite an abundance of natural light and offer sweeping views of the surrounding landscape. Above these windows, an open-eave overhang showcases exposed rafters that extend 10 feet from the structure.

The center of the west façade is defined by a 12-foot-wide, two-story bay that accommodates the dining room above and an office below. This architectural feature is distinguished mostly by floor-to-ceiling glass panes, which create a seamless connection between the interior and exterior spaces, while 2 awning-style windows are positioned horizontally in the center of the glass wall to provide ventilation and further enhance the openness of the design. There is a 3 foot deep cantilevered roof above these windows at the main roofline to offer some shade.

Directly to the north of the bay are two stacked casement windows that illuminate the kitchen on the upper level and the bathroom on the lower level.

At the north end of the west elevation, an 8x16-foot cantilevered balcony is accessed from the family room. The west wall of the family room is predominantly composed of glass and an 8-foot wide sliding patio door to ensure a continuous flow of natural light throughout the space. Above the balcony, the flat roof of the main house extends 5.5 ft beyond the home to provide shade and protection from the elements to the balcony. Beneath the balcony at ground level are two 42-inch wide floor to ceiling windows, which illuminate the two lower-level bedrooms, contributing to a well-lit and inviting atmosphere within the home. At the base, the wood siding meets with an exposed 4 inches of the poured concrete foundation.

The northwest corner of the house also has corner windows to the family room and lower-level bedroom.

### **North Elevation (Photos 22-26)**

East of the corner windows is a large flat windowless two-story facade that is 12 feet wide. The remainder of the north façade of the house only has two narrow windows similar to the ones on the front of the house. It is a long wing composed of the garden room walkway that leads from the family room to the garage. Due to the steeply sloped lot, this walkway was built as an enclosed 26 ft long, 7.5 ft wide bridge, floating above the slope below. Under the walkway, there is an east-facing window on the lowest level that illuminates the bedroom.



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The two-car garage is on the far eastern end of the north façade. Beneath the enclosed garage is a poured concrete basement foundation and retaining wall. Illumination to this unfinished basement level is provided by an 8-foot-wide sliding patio door and corner window. The 16-foot-wide garage door is on the upper level and faces east. The gravel driveway slopes down from the street and the final 10-feet of driveway in front of the garage doors is a bridge capped with 2x4 redwood decking placed vertically on edge. A wooden railing and bench provide protection from the steep slope on the northern edge of the driveway

### **Interior Narrative Description**

#### **Bedroom 3 (Photos 27-30)**

Located at the north end on the lowest level of the residence, Bedroom 3 is a charming 13x13 space featuring a spacious 9-foot built-in closet equipped with four bifold doors. This inviting room is illuminated by an east-facing louvered window and a corner window, creating a bright and airy atmosphere.

Adjacent to Bedroom 3, the lower-level hallway serves as a photographic art gallery, enhancing the aesthetic appeal of the space as it leads to Bedroom 2.

#### **Bedroom 2 (Photos 31-32)**

One wall of Bedroom 2 features a built-in closet, elegantly framed by four tri-fold doors. As the smallest bedroom in the house, it offers a cozy and intimate atmosphere. The room is equipped with a floor-level awning window that provides essential ventilation, enhancing both comfort and functionality.

#### **Full Bathroom (Photo 33)**

The bathroom, dating back to the original 1968 construction, features a distinctive harvest gold bathtub and toilet, complemented by frosted glass and chrome shower doors. A fluorescent-lit vanity mirror enhances the functionality of the space. The only updates to this classic bathroom include a new vinyl floor covering and vanity countertop and sink, both installed around 2000.

At the end of the hallway, the laundry room is accessible through an original accordion door, which includes a convenient laundry chute leading from the master bedroom closet.

(Note: The countertops in both the bathroom and kitchen were replaced in 2000.)

#### **Ruth's Office (Photos 34-37)**

Located at the center of the lower level, at the base of the bay, is Ruth's office. This inviting space is characterized by floor-to-ceiling windows that adorn two-thirds of the western wall, allowing for an abundance of natural light and a vibrant connection to the outdoors. Positioned directly beneath the floating dining room, the office benefits from the architectural interplay between the levels. The north wall is enhanced by elegant floor-to-ceiling built-in bookcases, providing ample storage and showcasing a thoughtful design that merges functionality with aesthetic appeal.

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### **Living Room (Photos 38-43)**

The open tread stairway gracefully ascends a half story to the main living room, which boasts an impressive height of 11.5 feet. This expansive space is adorned with floor-to-ceiling windows and a sliding patio door that opens to a west-facing deck, seamlessly blending indoor and outdoor living. The south wall features a striking fireplace, complete with a floating raised hearth made of natural gray poured concrete, providing additional seating and a contemporary touch.

A dramatic 6x8 foot projecting rectangular accent above the fireplace is painted in a warm terra cotta hue, beautifully complementing the rich tones of the redwood ceiling. In the southwest corner, an 18-inch wide floor-to-ceiling window captures natural light, illuminating the fireplace and hearth, creating a cozy atmosphere.

The northeast corner of the room includes a north-facing built-in area, measuring 2.5 feet wide, showcasing three display shelves for personal treasures. The east wall serves as a gallery, featuring cherished works of art enhanced by recessed spotlighting from above, highlighting the artistic expressions within the space.

The foundation of the room is anchored by 6-inch quarry tile floors, which add depth and warmth with their comforting khaki color. Acting as a stylish railing between the living room and the office below, a custom-built walnut bench with three brown Naugahyde cushions provides both function and aesthetic appeal.

### **Dining Room (Photos 44-47)**

The open tread stairway ascends another half story and, upon turning to the west, reveals the stunning floating dining room. The railing features elegantly designed 1x2 inch vertical balusters, spaced 2 inches apart and finished in a rich walnut stain, complemented by a simple yet sturdy 3x2 inch top rail.

This dining room occupies the apex of the bay, centrally located within the home, and is thoughtfully cantilevered over the office below. The western edge of the dining room floor is designed to stop six inches from the west window wall, allowing for ventilation with the office area beneath.

From this vantage point, the dining room overlooks the living room, creating a sense of openness and connection between the spaces. Expansive windows provide breathtaking views of the surrounding mountain range, including the iconic Pike's Peak. The continuation of the redwood ceiling enhances the dining room, creating an intimate ambiance that invites warmth and togetherness.

### **Entryway (Photos 48-50)**

The main entrance is graced by a stunning 8-foot tall wooden front door, which opens into a spacious area that encompasses the kitchen, dining, and family rooms. This open-plan design fosters a seamless flow between these interconnected spaces, making it ideal for both everyday

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living and entertaining guests. The inviting 6-inch quarry tile flooring in a soothing khaki color carries through from the living room, enhancing the continuity of design throughout the area.

The entryway walls are beautifully adorned with 10.5-foot tall rough-sawn cedar plank paneling, finished in a rich walnut hue, adding warmth and character to the space. This striking combination of materials and design elements creates an inviting atmosphere that welcomes all who enter.

### **Kitchen (Photos 51-54)**

The kitchen serves as the heart of the home, predominantly illuminated by clerestory windows positioned above on the south, west, and north sides. In 2000, the kitchen underwent a thoughtful update, featuring flush-paneled cherry cabinets finished in a warm brown stain, paired with tan flecked Corian countertops. This new design closely resembles the original cabinetry, maintaining a cohesive aesthetic throughout the space. The layout of the appliances and sink has remained unchanged, ensuring both functionality and familiarity.

The khaki-colored quarry tile flooring from the entryway and living room extends into the kitchen, enhancing the overall sense of unity and warmth within the home.

### **Family Room (Photos 55-58)**

Situated between the kitchen and the family room is a convenient 2-foot wide breakfast bar, perfect for casual dining and socializing. The redwood ceiling seamlessly extends from the kitchen into the family room, enhancing the continuity and flow of the space, creating a cohesive and inviting atmosphere.

The west wall of the family room is predominantly composed of expansive windows and an 8-foot wide sliding patio door, offering breathtaking views of Pikes Peak and the stunning Garden of the Gods. This dramatic vista brings the beauty of the outdoors inside, creating a serene focal point for the room.

On the north wall, a 2-foot window in the northwest corner provides additional natural light, while the rest of the wall serves as a subtle backdrop that accentuates the overall design of the space. The east wall is primarily made up of bifold closet doors, offering ample storage solutions while maintaining an uncluttered appearance.

At the southern end of the closet doors, an exterior service door leads out to the terrace, providing easy access to outdoor living areas. Conversely, the northern end of the closet doors features a passageway that connects to the garden room walkway and the garage. Originally a window, this passageway was converted to a doorway following the garage addition in circa 1975, enhancing the functionality of the home while preserving its historical charm.

### **Library Corridor (Photos 59-62)**

This area serves as a vital connection between the entryway and the family room. The west wall is entirely lined with 7-foot built-in wooden shelves, providing ample storage and display space

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that backs up to the kitchen. On the east wall, a 6-foot closet door offers convenient storage for coats and outdoor gear.

At the north end of the coat closet, a set of four steps leads up to the primary bedroom, situated at the highest level of the house. Both the bookcase and closet extend to a height of seven feet, opening up to clerestory windows above. This thoughtful design creates a sense of openness and airiness that would be lost if they were capped by a ceiling, allowing natural light to flood the space and enhancing the overall atmosphere.

### **Primary Bedroom (Photos 63-71)**

A few steps above the library corridor, the primary bedroom is thoughtfully designed for simplicity and efficiency. Its elevated position offers an intimate retreat, enriched by stunning views of Pikes Peak through clerestory windows.

Adjacent to the bedroom, the en suite bathroom features his and hers vanity areas, complete with a toilet and shower. Additionally, a generous 15-foot wall of closet space provides ample storage, ensuring both functionality and comfort in this serene personal sanctuary.

### **Garden Room (Photos 72-75)**

The garden room, added circa 1975 to serve as a passageway to the new garage, measures 7.5 feet in width and 26 feet in length. Approximately one-third of the south wall is adorned with windows, allowing natural light to flood the space and illuminate an 8-foot wide section of shelving designed for plants. This shelving features a gravel bed at floor level to manage water overflow, ensuring a healthy environment for the plants.

The remainder of this versatile room served as Howard's office, creating a productive space infused with amazing energy and abundant natural light. This unique combination not only enhances the functionality of the home but also contributes to the visual interest of the property.

On the south side of the room, a custom-made beam has been thoughtfully designed for hanging plants in front of the windows, further enhancing the connection between the indoor space and the surrounding natural beauty.

### **Darkroom (Photos 75-77)**

Adjacent to the passageway leading to the family room, the west wall of the garden room features a 5x14 foot darkroom equipped with a sink. This specialized space is designed for photography, offering a dedicated area for developing and processing images, making it a unique and functional addition to the home.

### **Garage**

The garden room pathway culminates at a distinctive hexagonal-shaped two-car garage, which features an unfinished room below for additional storage. This unique design not only provides ample space for vehicles but also offers versatile storage solutions, enhancing the functionality of the property.

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### **Alterations**

The garage was an addition that was constructed by Sterling A. Penman in 1975. Its thoughtful siting and seamless connection with the original home has made it blend very well with the original design of the Dutzi Estate.

The only other significant alteration to the Dutzi Estate has been the removal of the original vertical siding on the exterior of the home and its replacement with horizontal siding at an unknown date. The exterior of the home was painted a color to match the Garden of the Gods rock formations in the morning light at the time of the replacement of the siding.

### **Integrity**

The Dutzi Estate retains excellent overall historic integrity and readily conveys its historic significance as an architecturally significant property designed by Howard Dutzi in the style of Modernism. The home has seen relatively few changes and that those that it has undergone have been done in a manner that compliments the original design of the home.

### **Location**

The Dutzi home is in its original location and, therefore, retains integrity of location.

### **Setting**

The setting of the Dutzi home is unchanged since its construction. The home was designed to be placed on the hillside of the Cragmor Bluff with minimal disturbance to the hillside and to be placed in a way that maximized the views of Pikes Peak and the Garden of the Gods to the west. The residential nature of

### **Design**

The design of the Dutzi state is exceptionally well preserved on both the exterior and the interior of the building. The character defining features of the exterior architecture are relatively unchanged and retain excellent integrity. The addition of the garage in 1975 and the alteration of the siding have impacted the integrity of the building to a very small extent with both alterations being done in a manner that reflect the original design established by architect Howard Dutzi. The interior circulation patterns, ornamentation and distinct spaces that are a hallmark of Modernist design are particularly intact and readily convey both a sense of time and place established by the design.

### **Workmanship**

The workmanship of the home is also retained through its preservation. The few alterations to the home have not changed the original workmanship and this aspect of integrity is retained.

### **Materials**

Aside from the change to the exterior siding, the original materials of the home are still present and evoke a sense of their date of construction. The aspect of materials is retained as well.

### **Association**

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Although there is currently not a family living in the Dutzi Estate, the home is still associated with its historic function as a single family home and retains the aspect of association.

### Feeling

The combination of the retention of the other elements of historic integrity allows the Dutzi Estate to display the quality of historical feeling excellently. Approaching the property from Ridgecrest Drive, one notices its placement in the setting and the difference from the other homes on the street. Approaching the front door feels as if one is stepping back in time to its date of construction and the interior spaces and exterior views readily convey the time in which they were created and the function that they were created for. The Dutzi Estate retains the aspect of feeling with aplomb.

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## 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.

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- 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

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Period of Significance**

1968  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

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

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Dutzi, Howard C  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 Dutzi home is eligible for listing in the National Register of Historic Places at the local level under Criterion C in the area of architecture as an excellently preserved example of the Mid-Century Modern Architectural Style. The Dutzi home, an iconic representation of Mid-Century Modern architecture, stands proudly in Colorado Springs, Colorado. Constructed in 1968, this architectural masterpiece seamlessly integrates with its stunning natural surroundings, showcasing a design philosophy that emphasizes harmony with the landscape. Designed by Howard Dutzi, the residence features a unique four-level structure that exemplifies both aesthetic appeal and functional artistry. The home has garnered significant recognition, being highlighted



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in various prestigious publications and articles, reflecting its importance not only as a personal residence but also as a significant cultural landmark. The Dutzi home is a testament to the innovative spirit of its time, embodying the legacy of its creators while continuing to inspire admiration for its architectural brilliance. The period of significance for the Dutzi home is 1968, the date of construction of the home

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

**Criterion C: Architecture (1968)**

The Dutzi Home is eligible for listing in the National Register of Historic Places under Criterion C in the area of Architecture with a period of significance from 1968 through... The Dutzi home, constructed in 1968, stands as a striking embodiment of Mid-Century Modern architecture, radiating the innovative spirit and aesthetic brilliance of the era. Its exceptional 4-level design harmoniously melds into the hillside, showcasing minimal disruption to the breathtaking natural landscape. This architectural marvel not only highlights the craftsmanship of its time but also serves as a pristine example of preserved design and decor, making it an exceptional candidate for the National Register of Historic Places. The home was featured in the Better Homes and Gardens Home Building Ideas Book for 1971, further solidifying its status as an architectural gem. Additionally, it was referred to as the "Step Down House" in an Empire Magazine article from October 8, 1972, and was featured in Colorado Springs Magazine in December 1977, highlighting its continued significance in the architectural community.

Strategically perched on the Cragmor bluffs, the residence exemplifies a seamless integration of architecture with the stunning natural vistas of Colorado Springs, offering sweeping views of the majestic Pikes Peak. Designed by Howard Dutzi, this four-level home artfully utilizes the hillside without excavation, ensuring a respectful relationship with the site's natural topography. Accessed via a scenic one-mile ascent from Union Boulevard, the journey culminates at a serene cul-de-sac that reveals panoramic views framed by the iconic red rock formations of the Garden of the Gods. Unlike the visually prominent neighboring homes along Ridgecrest Drive, the Dutzi Residence boasts a modest profile, partially concealed by whispering ponderosa pines and scrub oak while maintaining unobstructed views of Pikes Peak and the Rampart Range.

The residence was home to Howard and Ruth Dutzi, two influential luminaries in the Colorado Springs community, whose remarkable contributions to engineering, education, and the arts left an indelible mark on the region. Howard, a distinguished structural engineer and talented artist, came to Colorado Springs as a young engineer working for Skidmore, Owings & Merrill out of Chicago to help with the construction of the Air Force Academy Chapel. He served as the engineer of record for several landmark projects in the Colorado Springs community, including the vibrant Pikes Peak Center for the Performing Arts, the El Paso County Jail, and the restoration and preservation of the renowned smokestacks at the Van Briggles Pottery Factory. His engineering prowess and artistic vision are woven into the fabric of these developments, showcasing a masterful blend of functionality and beauty. The Dutzi Residence on the Cragmor bluffs was a personal architectural design project for Howard, reflecting both his and Ruth's

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vision of a home that embodies harmony with the surrounding landscape. In its design, the home truly is a dramatic contemporary structure which commands great attention.

Ruth Dutzi, a trailblazer in education, shattered barriers as the first female middle school principal in Colorado when she assumed leadership at Horace Mann Junior High School in 1982. Her unwavering dedication to fostering a nurturing educational environment earned her accolades, including Honorable Mention by the State of Colorado's Governor's Award of Excellence in 1985. Known for her kindness and warmth, Ruth became a cherished figure in the community, inspiring countless students and educators alike.

Together, the Dutzi couple exemplified a remarkable partnership, their shared commitment to excellence resonating in both their professional and personal lives. Their extensive travels enriched their perspectives, allowing them to draw inspiration from diverse cultures that informed their work and the design of their home. The Dutzi property not only reflects the architectural significance of Mid-Century Modern design but also showcases distinctive features that elevate its historical value. The thoughtfully curated spaces within the home, such as the expansive living room adorned with floor-to-ceiling windows that frame breathtaking views of Pikes Peak, the generous deck that invites al fresco gatherings, and the cantilevered balcony providing a serene perch for relaxation, all highlight the extraordinary architectural choices that define this residence.

In summary, the Dutzi home is not just an architectural gem deserving recognition for its design and preservation; it is a resplendent testament to the lasting legacy of Howard and Ruth Dutzi. Their monumental achievements in engineering and education, coupled with the home's rich historical and cultural significance, make it a captivating candidate for inclusion in the National Register of Historic Places, ensuring that this remarkable property is preserved for future generations to admire and cherish.

### **Additional Historic Context**

The narrative of the Dutzi family embodies a rich tapestry of contributions to the Colorado Springs community, woven through the lives of Ruth and Howard Dutzi. Their home stands as a testament to their remarkable partnership and shared dedication to excellence, making it a deserving candidate for recognition on the National Register of Historic Places.

Ruth (Lease) Dutzi, born on February 28, 1937, in Madison, Wisconsin, became a pivotal figure in the realm of education. After relocating to Colorado Springs in 1959, she embarked on a groundbreaking career in the Colorado Springs School District 11, where she served for thirty-

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four years in various roles, ultimately becoming the first female middle school principal in the state at Horace Mann Junior High School in 1982. Ruth's commitment to fostering a nurturing educational environment was recognized with an Honorable Mention by the State of Colorado's Governor's Award of Excellence in 1985. One of Dr. Dutzi's colleagues wrote, "Ruth Dutzi has modeled a superior leadership role for all school administrators to follow. She has shown the capability to create a positive, productive atmosphere for all of us at Horace Mann Junior High School. The parents, students, community, and staff have responded to Ruth's abilities to organize and build a school of excellence for academics and a climate of learning." Her kindness and dedication inspired countless students and educators, leaving an indelible mark on the community.

Howard Carl Dutzi, born on February 26, 1930, in Chicago, Illinois, made significant contributions to the architectural landscape of Colorado Springs. After earning a Master's degree in Architectural Engineering from the University of Illinois, Howard moved to Colorado Springs to work on the construction of the iconic glass chapel at the United States Air Force Academy. This pivotal project marked the beginning of his long career in the region. He later founded HCDA Engineering, playing a crucial role in landmark projects, including the Pikes Peak Center for the Performing Arts, the El Paso County Jail, and the restoration of the iconic smokestacks at the Van Briggles Pottery Factory. In addition to his engineering accomplishments, Howard was known in the local arts community for his stunning oil pastel and watercolor paintings, winning many regional awards for his work. His artistic creations, inspired by the couple's extensive travels across six continents, reflected the diverse cultures they encountered.

The Dutzi home not only serves as a physical space but also as a symbol of their shared values and experiences. The couple's global travels, which included remarkable journeys through Africa, Europe, and the United States, infused their lives with a wealth of cultural perspectives that informed both their personal and professional endeavors. Their home, imbued with the spirit of their adventures, stands as a repository of memories and inspirations that shaped their contributions to the community.

In a fabulous celebration of their extraordinary legacy, the Dutzi estate and posthumous affairs are being lovingly tended to by their dear personal friend, Will Rapp, whose commitment to keeping their spirit alive is nothing short of dazzling. Will has enlisted the fabulous talents of his close friend Nathan Clark, a meticulous curator with a flair for cataloging, preserving, and showcasing the Dutzi's cherished personal collections while serving as a dedicated caretaker of the property. Adding a touch of sparkle to this dynamic duo is Jen Ebenezer, a certified death doula and enchanting writer, whose passion for honoring legacies makes her a captivating orator for the estate. Together, this trio is bursting with vibrant visions for the future, dreaming of transforming the estate into a fabulous event center, a serene retreat oasis, or a chic corporate rental. With their combined creativity and flair, the Dutzi home is set to blossom into a vibrant hub of culture and community, ensuring that the spirit of Ruth and Howard Dutzi continues to inspire and uplift for generations to come.

Together, the Dutzi couple exemplifies a legacy that transcends their individual achievements. Their commitment to education, engineering, and the arts has enriched the fabric of Colorado

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Springs, making their home a significant landmark that embodies the ideals of innovation, community service, and artistic expression. Recognizing their home on the National Register of Historic Places would honor the profound impact they had on their community and preserve the legacy of a couple who dedicated their lives to excellence and inspired generations to come.

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## 9. Major Bibliographical References

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

El Paso County Colorado Assessor's Office  
Empire Magazine Article Feature - October 8, 1972  
El Paso County Colorado Tax Records Search  
The American Institute of Architects AIA Document A107  
The Western Home  
Howard Dutzi's Personal Construction Journal  
Howard Dutzi's Obituary  
Ruth Dutzi's Obituary  
The Sun Newspaper Article, Colorado Springs, Feb 29, 1976  
Colorado Springs Magazine Article, December 1977  
Zion National Park Centennial Art Competition and Biography, 2008  
Howard Dutzi's C.V.  
1957 Postcard from Howard Dutzi to Mr. & Mrs. Koennecke with the USAF Academy plans  
The CSI Intent Pike's Peak Chapter Newsletter Volume 52, No 4, Fourth Quarter , FY 21

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreege of Property** 0.83 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: 38.8944208 | Longitude: <u>-104.7817952</u> |
| 2. Latitude:            | Longitude:                     |
| 3. Latitude:            | Longitude:                     |
| 4. Latitude:            | Longitude:                     |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

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

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

The nominated area consists of lot 1, Block 5, Garden Ranch Subdivision, Ridgecrest Addition, County of El Paso, State of Colorado

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

The boundary of the nominated property includes all land historically associated with the building during its period of significance.

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**11. Form Prepared By**

name/title: William Rapp/Trustee  
organization: Dutzi Family Trust  
street & number: 116 East Willamette Ave  
city or town: Colorado Springs state: CO zip code: 80903  
e-mail wrappman@yahoo.com  
telephone: 719-237-0511  
date: 11/04/2024

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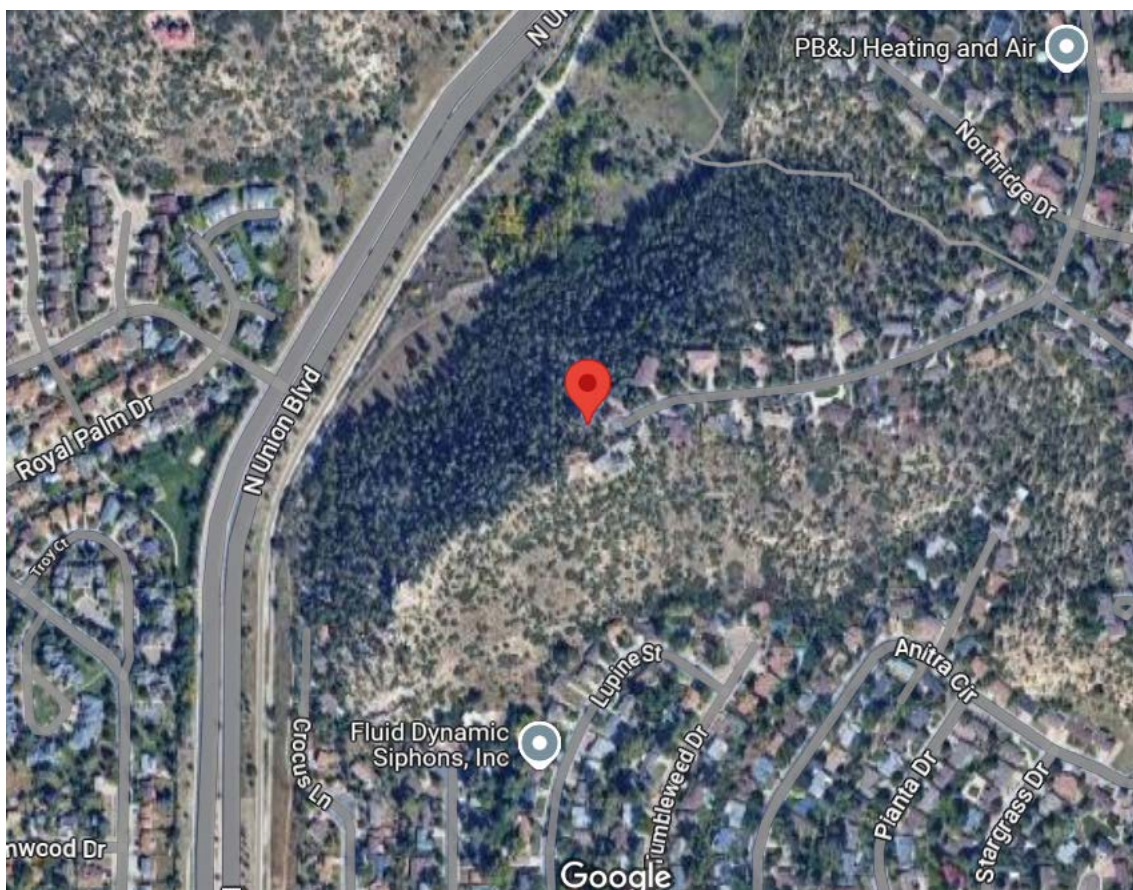
### Additional Documentation

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.)

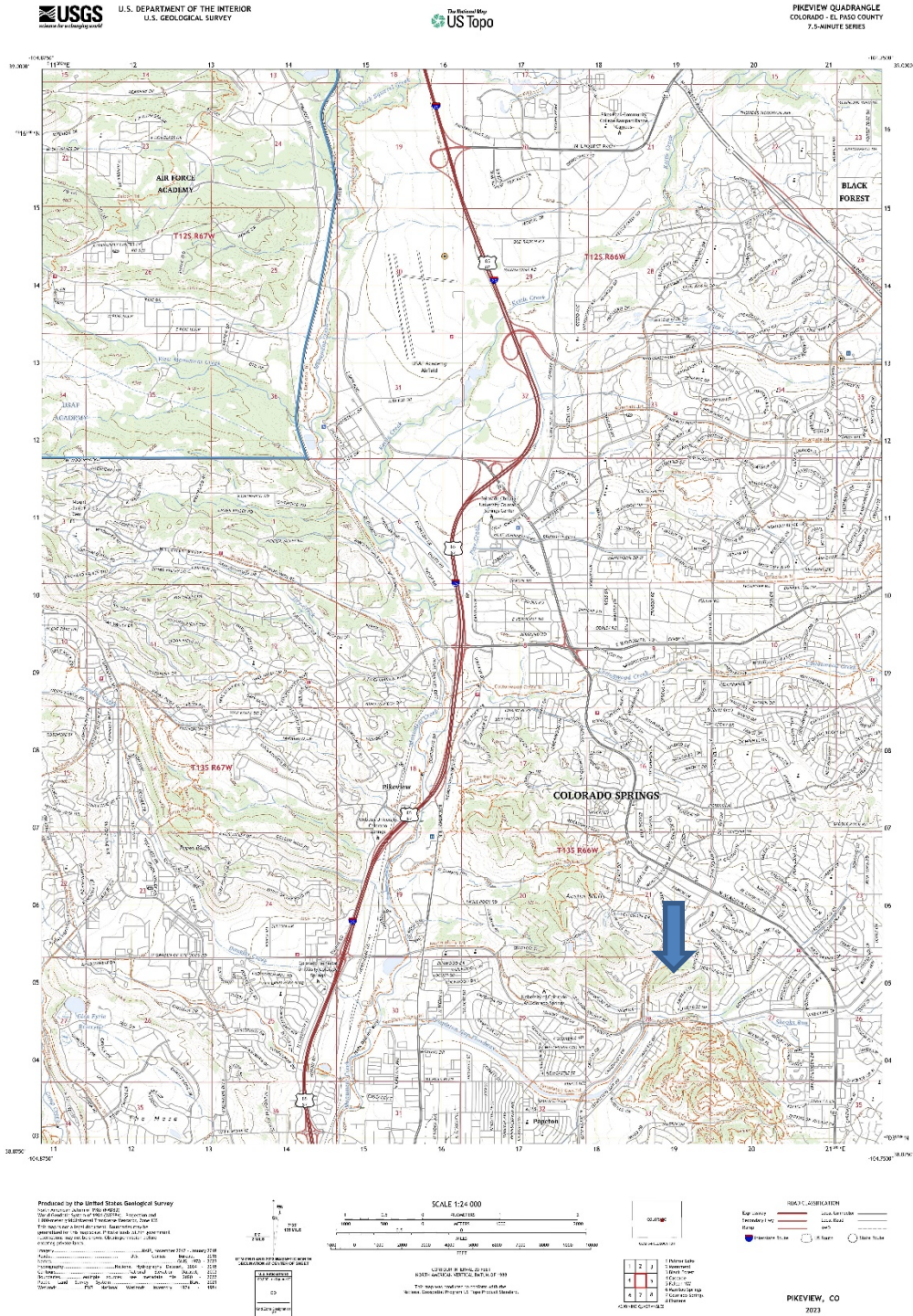
### Google Earth Map of the Dutzi Estate Location

38.8944208 N, -104.7817952 W



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**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: The Dutzi Estate

City or Vicinity: Colorado Springs

County: El Paso

State: Colorado

Photographer: Jennifer Ebenezer

Date Photographed: 26 October 2024

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

- 1 of 79 East Elevation
- 2 of 79 East Elevation
- 3 of 79 East Elevation
- 4 of 79 East Elevation
- 5 of 79 East Elevation
- 6 of 79 East Elevation
- 7 of 79 East Elevation
- 8 of 79 South Elevation
- 9 of 79 South Elevation
- 10 of 79 South Elevation
- 11 of 79 South Elevation
- 12 of 79 South Elevation
- 13 of 79 South Elevation
- 14 of 79 West Elevation
- 15 of 79 West Elevation
- 16 of 79 West Elevation
- 17 of 79 West Elevation
- 18 of 79 West Elevation
- 19 of 79 West Elevation
- 20 of 79 West Elevation
- 21 of 79 West Elevation
- 22 of 79 North Elevation

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- 23 of 79 North Elevation
- 24 of 79 North Elevation
- 25 of 79 North Elevation
- 26 of 79 North Elevation
- 27 of 79 Bedroom 3
- 28 of 79 Bedroom 3
- 29 of 79 Bedroom 3
- 30 of 79 Bedroom 3
- 31 of 79 Bedroom 2
- 32 of 79 Bedroom 2
- 33 of 79 Full Bathroom
- 34 of 79 Ruth's Office
- 35 of 79 Ruth's Office
- 36 of 79 Ruth's Office
- 37 of 79 Ruth's Office
- 38 of 79 Living Room
- 39 of 79 Living Room
- 40 of 79 Living Room
- 41 of 79 Living Room
- 42 of 79 Living Room
- 43 of 79 Living Room
- 44 of 79 Dining Room
- 45 of 79 Dining Room
- 46 of 79 Dining Room
- 47 of 79 Dining Room
- 48 of 79 Entryway
- 49 of 79 Entryway
- 50 of 79 Entryway
- 51 of 79 Kitchen
- 52 of 79 Kitchen
- 53 of 79 Kitchen
- 54 of 79 Kitchen
- 55 of 79 Family Room
- 56 of 79 Family Room
- 57 of 79 Family Room
- 58 of 79 Family Room
- 59 of 79 Library Corridor
- 60 of 79 Library Corridor
- 61 of 79 Library Corridor
- 62 of 79 Library Corridor
- 63 of 79 Primary Bedroom
- 64 of 79 Primary Bedroom
- 65 of 79 Primary Bedroom
- 66 of 79 Primary Bedroom
- 67 of 79 Primary Bedroom

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- 68 of 79 Primary Bedroom
- 69 of 79 Primary Bedroom
- 70 of 79 Primary Bedroom
- 71 of 79 Primary Bedroom
- 72 of 79 Garden Room
- 73 of 79 Garden Room
- 74 of 79 Garden Room
- 75 of 79 Garden Room
- 76 of 79 Dark Room
- 77 of 79 Darkroom
- 78 of 79 Hallway
- 79 of 79 Laundry Room

**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.