

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
NOMINATION FORM

SECTION I

Name of Property

Historic Name Hill Summer Residence

Other Names 5051 Summer Circle (5EP.9265)

Address of Property

address not for publication

Street Address 3440 Hill Circle

City Colorado Springs County El Paso Zip 80904

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Joshua and Laura Kloth

Address 3440 Hill Circle Phone 850-362-9887

City Colorado Springs State Colorado Zip 80904

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Joshua Kloth Date 4 Nov 2023

Organization

Address 3440 Hill Circle Phone 850-362-9887

City Colorado Springs State CO Zip 80904

FOR OFFICIAL USE:		Site Number <u>5EP.9265</u>
<u>31 Jan 2022</u> Nomination Received		
<u>17 May 2024</u> Review Board Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial	<u>22 May 2024</u> HC Board State Register Listing <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
Listing Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
<u>Dr. Kelly Kathryn Norton</u>		<u>5/29/24</u>
Certification of Listing: Deputy State Historic Preservation Officer HISTORY COLORADO		Date

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic Residential, Summer home of the Al G. Hill Family

Current Residential

Original Owner Mr. and Mrs. Al G. Hill

Source of Information Original Blueprints (dated 4-12-1951)

Year of Construction 1952

Source of Information El Paso Country Assessor

Architect, Builder, Engineer, Artist or Designer Charles Stevens Dilbeck, Dallas, TX

Source of Information Original Blueprints

Locational Status

Original location of resource(s)

Resource(s) moved to current location

Date of move _____

SECTION III

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Mid-Century Modern/Texas Ranch House

Period of Significance: 1952-1973

Level of Significance: Local State National

Multiple Property Submission: _____

Acreage _____

P.M. ____ Township ____ Range ____ Section ____ Quarter Sections _____

UTM Reference: Zone ____ Easting _____ Northing _____ NAD83

Site Elevation: _____ feet

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DESCRIPTION AND ALTERATIONS

Description:

The Hill Summer Residence is located on .95 acres in Western Colorado Springs in the Kissing Camels Neighborhood. The home was designed in 1951 and built in 1952 as part of the Summer Circle Subdivision in Colorado Springs. This was the first residential development in what is now known as Kissing Camels Neighborhood. The backyard of the property borders Mesa Road and is on the opposing side of the Garden of the Gods Club. The front yard borders Hill Circle, originally known as Summer Circle Drive.

The house sits on the original 118'-6" x 350' lot, and is oriented to provide a direct view of Pikes Peak and overlook the Garden of the Gods rock formations. The house sits on the front 1/3 of the lot, with a horseshoe driveway and simple landscaping to include pinon pines, serviceberry, and native plants. The back of the lot has a large berm with native buffalo grass/flowers that provide an uninterrupted view overlooking the Front Range of the Colorado Rockies. Native ponderosa, pinon, and bottlebrush pines provide a natural setting for the remaining 2/3 of the property.

The Hill Summer Residence is a single-story, mid-century ranch house. It is characteristic of architect Charles Dilbeck's self-described "Texas ranch house". The main body of the home is oriented east to west, and the home has a casual, asymmetric feel. The facade is fashioned primarily out of native Colorado flagstones of varying thicknesses and board-and-batten siding. The exterior of the home also incorporates a circular stone column and prominent trapezoidal stone chimney. The roof is a combination of cross-gabled and skillion (lean-to) construction with a relatively low slope. It is covered with architectural asphalt shingles, and has exposed rafters of natural hewn wood and copper endcaps.

The interior of the home includes 4 bedrooms and 4 bathrooms. The entryway retains the original oak Dutch door, which opens to the main living area. White oak floors are found throughout home, with a timber-framed, vaulted ceiling. A large stone fireplace is the focal point of the living room and incorporates recessed nooks, a mantel shelf, and an arched stone surround. Additional Dutch doors, awning-style double windows, and cypress millwork are set throughout the home. Bedroom floors are a mix of hardwood, parquet, and tile. Bathrooms have their original pastel pink and ivory-yellow field tiles and most matching fixtures that are associated with traditional 1950s mid-century design.

There are no outbuildings associated with the home.

EXTERIOR

The Hill summer residence incorporates architectural features sometimes associated with mid-century design, including angular roof design, large expanses of glass, and natural materials. The home is 3,316 square feet and rests on a composite slab and crawlspace foundation. The exterior of the home is primarily clad in vertical board-and batten siding. Horizontally-stacked hewn orange-pink sandstone flagstones are used for the façade along the entryway, bedroom, garage, and south side of the house. A 6'x8'x6' trapezoidal chimney with multiple arched dovescotes is made of the same sandstone, provides a focal point from the front of the home. Painted brick is used for the base of the walls on the north and northwest portions of the house. The roof has a max height of 13' 6", and is a combination of asphalt shingles, membrane roofing, and metal roofing. The roof is comprised of a combination of cross-gabled and skillion profiles. A low-slope roof rests over the sunroom. Exposed timber beams clad in copper endcaps extend 24" past the exterior walls and are present on the skillion roof and along the southern eaves.

East Elevation

The east elevation of the home features the primary entrance, office entrance, front porch, and garage. The main entrance is located in the center of the east facade. A concrete walkway leads to the main entrance, where there is a 24'x8' covered porch. At the end of the walkway is the primary entrance, with the original Dutch door opening to the living room. Directly south of the main entrance door are three awning windows at eye level which provide light to the entry way and living room. The porch extends to the south and terminates at the office and bedroom on the south end of the home. This projection creates an "ell" that is perpendicular to the main entrance. The fenestration from the office and bedrooms faces north towards the garage and landscaping. Moving from west to east there is a small Dutch door that allows alternate

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access to the office. Next to this door are three large fixed frame windows which provide light to south bedroom and rest on a 4' tall sandstone foundation.

To the north of the porch and main entrance door there is a projection from the façade that contains a large picture window framed by two double-hung windows which provide light to the east bedroom. The windows sit on a further projecting sill constructed of the same materials as the wall. Hanging over the windows is a projecting awning with standing seam metal roof and five visible rafters. Surmounting the projection is a gable front formation of the roof with exposed beam at the ridge of the roof. To the north of this projection as the wall continues towards the garage, the wall height extends upward to accommodate another low slope front facing gable with exposed beam and support at the ridge of the gable.

Garage

The northeast portion of the house includes a 26x24' two-car garage that is offset approximately 35 degrees from the rest of the home that was added in 1964. The southern edge is made entirely of sandstone and features a small one-over-one awning window. The north and east edges of the garage are clad with brick and board-and-batten siding. The garage features a gabled roof that extends to the northeast corner of the house. Extending from the garage is a short painted brick wall that helps to demarcate some of the landscaping.

North Elevation

The north elevation contains the northern side of the garage and the 1964 bedroom addition. The siding on this elevation consists of painted brick and board and batten siding. The grade of the ground is higher on this elevation causing for the wall and fenestration to be shorter in height than the rest of the home. Moving from east to west past the garage, the north elevation contains two wall length casement windows consisting of three stacked horizontal panes. To the west of these windows is a small door for mechanical access and some mechanical equipment. To the north of the mechanical equipment is another wall length casement window consisting of three stacked horizontal panes.

West Elevation

The west elevation of the home is a combination of spaces that includes a covered patio and several projections with a concrete patio bringing the space together. Moving from north to south the western elevation begins with a projecting bay with a large central picture window that is flanked by two narrow tall rectangular windows that are split into two unequally sized panes. Directly south of the projecting bay is a covered patio with timber roof supports, exposed rafters, and low brick wall. The covered patio extends to the south from an "ell" that is created by the 1964 bedroom addition. Moving from west to east on the south facing elevation of the "ell" there is a door with an external screen door with an internal Dutch door that matches the door design to the main entrance. To the east of the door is a fixed rectangular window. Continuing east on the west facing portion of the "ell", there is a pair of fixed vertically oriented rectangular windows.

Further to the east and outside of the covered patio is a set of two horizontally oriented rectangular awning windows. Directly south of these windows the wall projects slightly to the west. On this projection is a set of awning windows consisting of three stacked horizontal panes that are squarer in shape than other windows. The bottom pane is currently covered with a vinyl material where there used to be an AC unit. Directly to the south is a square picture window flanked by two awning windows consisting of three stacked horizontal panes.

Projecting further outward from this plane is a 9'x29' window wall that opens directly into the sunroom. This window wall is divided into four large bays and almost encompasses the entirety of this section. Recessed from the window wall to the south is an outswing door and large fixed frame window. A poured concrete patio extends along the western edge of the property and terminates at the covered patio.

South Elevation

The south elevation features a prominent skillion roof, with a 13' elevation at the high point and 7' height at the low point. The eaves at the south end of the skillion roof are plumb cut timber and feature copper endcaps. The southern elevation is composed of board and batten siding and features a prominent circular stone column at its east end, typical of Charles Dilbeck's design. Moving from west to east the elevation contains a large rectangular casement window, two vertically oriented rectangular windows that are evenly spaced from one another, and two sets of two horizontally oriented awning

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windows which provide light to the bedroom and bathroom. Mechanical equipment for the home is also located on this elevation.

INTERIOR

The interior of the house has 4 bedrooms, 4 bathrooms, a living room, kitchen, office, and sunroom. It features western mid-century design, with an open floor plan and centrally located living room and kitchen. It features expansive windows to allow in natural light, to include 29' window wall that provides uninterrupted view of Pikes Peak and Garden of the Gods. Natural materials such as exposed timbers, hardwood floors, and sandstone are found throughout the home. The home maintains a large degree of integrity and retains most of its original character. The majority of the original design elements are still present. These include the original fireplace, wood ceiling timbers, cypress paneling, built-in bookshelves, rattan wallpaper, stone features, and bathroom tile.

LIVING ROOM/KITCHEN/SUNROOM

The main entrance to the house leads directly to the living room, located in the southwestern quadrant of the home. The living room measures 24'x18' and features white oak floors throughout. On the north end of the living room is a 12' wide sandstone fireplace. This fireplace is typical of Charles Dilbeck's design, and features a prominent arch with a staggered secondary wood stove. The fireplace and mantel have remained unchanged since the original home was built. A vaulted ceiling features a large central beam with eight exposed timber beams running perpendicular to it. The top of the ceiling measures approximately 12' at the peak, and has painted tongue-and-groove wood planks under the beams. The living room connects directly to the kitchen to the south and sunroom to the west in an open floor plan. The 11'x17' kitchen has an island that separates it from the living room. Floor-to-ceiling slab cabinets run the entire length of the eastern side of the kitchen, with low cabinets and a stove on the southern side of the kitchen. An 11'x9' nook is located on the far southwest corner of the house and provides a transition between the kitchen and sunroom. The 29'x11' sunroom features 9' tall ceilings and is composed primarily of glass sliding doors. It provides unobstructed views of the Front Range along with partial views of the Garden of the Gods and Kissing Camels rock formation.

SOUTH BEDROOM/OFFICE

The southeast portion of the kitchen leads directly to the office. The 13'x11' office features exposed sandstone walls and floor-to-ceiling bookshelves along the western wall. The bookshelves are angled due to the skillion roof overhead. The other walls are covered in the original rattan wallpaper and feature the original "beehive" lights. A large framed window and Dutch door are located on the north end of the office, with the door leading to the porch at the entryway. The office floors are oak and extend into the southeast bedroom to the east. The southeast bedroom measures 19'x13' and has sloped ceilings extending from 7' tall at the southern end of the room to 12' tall at the northern end. Cypress plank wainscoting and vertical molding run the length of the eastern wall. Three large glass windows frame the northern end of the room, with a small set of bookshelves and two awning windows on the south end. The south end of the room leads to a 5'x8' ensuite bathroom with the original pastel pink tile, vanity, toilet, and a terrazzo shower.

HALLWAY/MASTER BEDROOM/BATHROOM

To the north of the main entrance is a hallway leading to north. The corridor incorporates a small 5'x4' mechanical room and 8'x3' laundry area. The first door on the western side of the hallway leads to the 14'x15' master bedroom. On the west side of the bedroom three windows extend the length of the wall and feature prominent views of Pikes Peak. Two 3'x5' closets are on either side of the entrance door and feature accordion doors. The master bedroom has wood floors and has a single door exiting to the ensuite bathroom to the north. The bathroom is approximately 15'x9' and has a double vanity on the western side with two small casement windows. Seven 24" wide closet doors run floor-to-ceiling and provide access to the closets in the northeast portion of the bathroom. The shower/bath has the original pastel ivory-yellow tile. Vinyl flooring is used throughout the bathroom, and a skylight provides natural lighting.

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EAST BEDROOM/BATHROOM.

The first door on the east side of the hallway leads to the 12'x12' east bedroom. A large window is on the western side of the room. The north wall has a 6' wide closet with an accordion door, as well as a standard interior door leading to the ensuite bathroom. The 5'x8' bathroom and includes a bath/shower combo, small linen closet, and original pastel pink tile/vanity/toilet. There is a door from the bathroom that provides additional access to the hallway.

NORTHWEST BEDROOM/BATHROOM

At the northwest end of the house is a corridor leading to the northwest bedroom. This corridor opens to a small bathroom with a double-vanity sink. Traversing the corridor through the bathroom leads to a large 20'x14' bedroom. Oak parquet flooring is present throughout the corridor and the bedroom. The bedroom has 12' vaulted tongue-and-groove wood ceilings with wood timbers extending from the north/south walls to the ceiling apex. A large 8' bay window is at the west end of the room, and a Dutch door on the southwest end of the room leads to the covered patio. There is a 60" closet with an accordion door in the southeast corner of the room.

GARAGE

The northeast corner of the house features a 24'x26' two-car garage. It features a 12' vaulted ceiling with a timbered front facing gabled roof. The north wall includes floor-to-ceiling integrated storage. The south wall has an integrated 24" deep workbench with a small window providing light to the space.

ALTERATIONS/ADDITIONS:

The original carport, which is now the southern office and bedroom, annotated on the blueprints was enclosed in the 1950s (exact date unknown). A bedroom addition and garage were added to the original structure on the north end of house in the 1964. The original porch on the west elevation was enclosed in 1973 with four sliding glass doors in order to make a sunroom. The interior walls added in 1973 were subsequently removed in 2022, though the house retains the same exterior footprint from 1973.

The original wood shake roof and wood siding were replaced by architectural shingles, metal roofing, and fiber cement siding due to fire code (various dates). The original floors and kitchen cabinets (c. 1952) were replaced with hardwood floors and period representative slab cabinets following flooding that occurred due to freezing pipes in 2022. In addition, exterior siding was changed from shingled siding to board-and-batten cement board. Board and batten siding was chosen as this was the original siding chosen in the plans. A crawlspace area was also added under the original sunroom in order to accommodate an HVAC system and to prevent future freezing from occurring.

INTEGRITY

The Hill Summer residence has good overall historic integrity. Although there have been some additions and alterations to the home since its construction, those additions and alterations were made with the intention of maintaining the historic design of the home and the significant exterior additions were constructed within the period of significance. Charles Dilbeck's original design is still readily apparent and the properties relationship with its natural setting has been retained.

Location

The Hill Summer residence is in the same location as it was historically, and, therefore, has good integrity of location. The home is one of the first two homes in the Kissing Camels neighborhood.

Setting

The suburban and natural setting of the Hill Summer residence is largely unchanged, and, therefore, retains its integrity of setting. There has been no major development of the built environment around the Hill Summer Residence and the surrounding homes and neighborhood are very similar to the period of significance. More importantly, the natural setting around the Hill Summer residence is unchanged. The open space in the backyard which leads to the impressive view of the Front Range and the natural features of Garden of the Gods remains as it was when the house was constructed.

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Design

Overall the Hill Summer residence has good integrity of design. The home was originally designed as the summer residence of for Mr. Al G. Hill and Mrs. Margaret Hunt Hill. The Hills purchased the 1,630 acres atop the Mesa overlooking Garden of the Gods for the development of the Garden of the Gods Club and Resort in 1949. Although there have been some additions and alterations to the exterior of the property, Dilbeck's design of a ranch style home is still readily apparent. The enclosure of the carport, the addition of the garage and bedrooms on the north end of the property and the enclosure of the porch on the rear impact integrity of design. However, they did not change the overall massing of the property, the materials used to construct these additions were in line with the original design and the exterior and interior features are similar to and within the original style of home making them blend nicely with the overall design of the property. For example, the 1960's bedroom/garage addition was completed in the original style with vaulted ceilings and timber framing, and utilized stone for the exterior from the original quarry. The stone is set in the original pattern with workmanship on par with the original construction. The character defining features associated with the home that were annotated on the original blueprints are still present in the home including the fireplace, chimney, horizontality of design, and low sloped roofing associated with Dilbeck designed ranch homes.

Workmanship

The original woodwork, to include ceiling timbers, built-in bookshelves, and the original cypress wood paneling are still present. The bathrooms have their original tile, and the trim/molding profile noted on the blueprints is still present throughout the home. Windows, doors, and trim used in renovating the home have used materials of equivalent quality and craftsmanship. The original workmanship is still readily apparent and alteration, and additions have been undertaken in a similar manner to the original workmanship. As such, the Hill Summer residence has good integrity of workmanship.

Materials

The Hill Summer residence retains good integrity of materials. Much of the original materials, on both the exterior and interior of the home, have been retained. Those new materials that were used in additions and/or alterations, were either the same as the original materials or were chosen to be in the same architectural style as the originals.

Association

The Hill Summer residence was originally designed as a single family home within a suburban setting. It continues to retain that same function and retains excellent integrity of association.

Feeling

The feeling of the home has likewise been maintained – being unquestionably a mid-century home, while also maintaining the eclectic originality of a “Dilbeck”. In addition, the feeling of the homes' relation to the natural landscape around the home has been well maintained and, therefore, retains excellent integrity of feeling.

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology –
prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology –
historic | <input type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/
Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/
Community Identity | <input type="checkbox"/> Politics/
Government |
| <input type="checkbox"/> Community
Planning and
Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

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SIGNIFICANCE STATEMENT

The Hill Summer Residence is significant at the local level under Criterion C in the area of Architecture as a good example of a Ranch style home in southern Colorado designed by master architect Charles S. Dilbeck. Dilbeck was a prominent and well regarded architect in Texas and Oklahoma with some buildings designed in other states as well. The Hill Summer residence is one of the few known extant examples in Colorado of Dilbeck's "Texas ranch house" design which placed a marked emphasis on the use of local materials and other character defining features in a natural setting. The home retains good historic integrity to convey the character defining features of Dilbeck's original design making it a good example of the work of this master architect. The period of significance for the property is from 1952, which demarcates the date of construction, to 1973, which marks the final addition to the property.

Charles Steven Dilbeck

The Hill Summer Residence was designed by architect Charles S. Dilbeck. Mr. Dilbeck was born in Fort Smith, Arkansas where his father owned a planing mill. In 1916 the mill burned down, and Mr. Dilbeck relocated to Tulsa where he began drawing architectural plans for his father's building projects at the age of ten. In 1922 he took a summer job at a lumber yard and began to draw plans for the lumber yard's clients. Shortly after, he attended Oklahoma Agricultural and Mechanical College - now Oklahoma State University. Mr. Dilbeck opened his first office in Tulsa in 1929 where he designed many of his early homes before moving to Dallas in 1932 due to the Great Depression. During the 1930s, his Dallas homes ranged from modest cottages to grand estates. While he focused primarily on Country French homes in Dallas, he also started to develop his "Texas ranch house" designs in the late 1930s. The 1930s to 1950s reflected his most prolific years and the time period where his creative talents were at their peak. (Walton).

In 1939 Mr. Dilbeck was invited to Detroit, Michigan to visit Mr. Henry Ford. The founder of the Ford Motor Company, Mr. Ford had an idea to build homes in the same way as automobiles. He approached Mr. Dilbeck with a proposal to build houses that had a fireproof structure, steel skeleton, and stucco walls. Mr. Ford asked Mr. Dilbeck to design houses in three styles – Colonial, English, and Spanish. He intended for these "Ford Houses" to be built on an assembly line in large housing developments with schools, shops, and churches. Unfortunately, due to World War II, Mr. Ford had to abandon the project to build military vehicles, so Mr. Dilbeck returned to Dallas. (Walton)

Mr. Dilbeck was adept at designing romantic cottages, drawing from French and Irish vernacular architecture as well as early Texas structures. (TARO). He was particularly noted for his development of the "Texas ranch house", which is defined "as a ranch house that was built with local and salvaged materials, big windows, lean-to porches, wide overhangs and low-sloped roofs, designed as though it were built over time. A very large fireplace was always included." Influenced by Irish, French and English farm houses, Dilbeck combined some of the attributes of the then popular California Ranch house, including the Storybook Style, with local materials and technique for building. (McCoy)

It has also been noted that a "Dilbeck house would come alive with his collection of turrets, massive and decorative chimneys, and dovecotes in many shapes and sizes". (Walton) According to Preservation Dallas,

"Dilbeck widely employed the use of plaster, wood and stone that are reminiscent of Old Europe. His designs often include details such as turrets, balconies, multiple chimneys and decorative brickwork that create an appealing Romantic design. His trademark details include asymmetrical massing, soaring windows, prominent chimneys, dovecotes and brick corbelling over primary windows." (Preservation Dallas)

Mr. Dilbeck was known for his eclectic, yet pragmatic design. According to Southern Living Magazine, "It's the details that make a difference and Charles Dilbeck knew this. His houses have lived for decades and continue to flourish today, emphasizing the importance of good design for any size home". Mr. Dilbeck completed more than 600 homes in the Dallas area alone, many of which are concentrated in the Preston Hollow, Bluffview, Highland Park, and Cochran Heights neighborhoods. His home designs have been the subject of exhibits, tours, articles, and a book entitled "*The Architecture of Charles Stephen Dilbeck*".

During his career, Mr. Dilbeck designed ranch homes primarily in Texas and Oklahoma, though also in California, Colorado, and Mexico City. The Hill Summer Residence highlights Mr. Dilbeck's ability to design not only for the South-

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Central US, but also for the Colorado environment. His incorporation of native pine features, local sandstone, prominent mountain views, and xeric landscape elements highlight his ability to design for the local area. As *Preservation Dallas* notes "...Charles Dilbeck was a maverick, but his houses are innovative in materials and details, and carefully designed to be responsive to site, climate concerns and the residence."

The Hill Summer Residence is part of the Alexander Architectural Archive maintained by the University of Texas-Austin as part of the "Charles Dilbeck Collection". The Archive maintains a list of 191 buildings and over 900 drawings by Mr. Dilbeck. Despite designing over 700 buildings, the Hill Summer Residence is one of only a handful of houses designed by Charles Dilbeck in Colorado, and the only known home designed by him in Colorado Springs. The following table highlights several homes referenced in the University of Texas Archives, State Historic Registries, National Historic Registry, and "*The Architecture of Charles Stevens Dilbeck*":

Building Name	Address	City, State	Year	Historic Registry
Marland Mansion	1000 E. Grand Ave.	Ponca City, OK	1916	National
J. T. Bradley House	2932 Woodward Blvd	Tulsa, OK	1924	
Pierce-Arrow House	2204 E. 25th Pl	Tulsa, OK	1926	
Swan Lake Duplexes	1555-1574 Swan Dr	Tulsa, OK	1927	National (SLD)
Hanna Corporation House	1304 E. 19th	Tulsa, OK	1928	National (SLD)
Spartan Aircraft House	2146 E. 27th St	Tulsa, OK	1928	
E. G. Catlett House	1344 E. 27th St	Tulsa, OK	1929	
Tudor Revival (Unnamed)	5558 Nakoma Dr	Dallas, TX	1929	National (GPD)
O.W.H Turney House	2272 E. 38th St	Tulsa, OK	1930	
Dr. H. Lee Ferris House	2214 E. 25th Pl	Tulsa, OK	1930	
1514 S. Gillette	1514 S. Gillette	Tulsa, OK	1930	National (GD)
The Lakewood Triplets	6726, 6738, 6748 Lakewood	Dallas, TX	1935	
Bluffview Estate	4731 Wildwood Rd	Dallas, TX	1935	
Underwood Residence	5510 Park Ln	Dallas, TX	1939	Local (Dallas)
Dealey Residence	1 Paigebrook	Dallas, TX	1939	
1554 Swan Dr	1554 Swan Lake	Tulsa, OK	1940	National (SLD)
Tudor Revival (Unnamed)	5300 Waneta Dr	Dallas, TX	1940	National (GPD)
El Ranchito Restaurant	601 W Jefferson Ave	Dallas, TX	1945	
The Lazy B Ranch	Unknown	Evergreen, CO	1946	
Beckett Residence	Unknown	Evergreen, CO	1946	
Mitchell residence	Unknown	Manitou, CO	1946	
Naylor Ranch	5373 Highway 27 E	Kerrville, TX	1947	
Ranch (Unnamed)	5300 Montrose Dr	Dallas, TX	1948	National (GPD)
Runyun Residence	5030 Shadywood Ln	Dallas, TX	1948	
Ranch (Unnamed)	5306 Drane Dr	Dallas, TX	1950	National (GPD)
Hill Summer Residence	3440 Hill Cir	Colorado Springs, CO	1952	
Casa de Palmas	101 N Main St	McAllen, TX	1952	State (Texas)
Court of Dreams	3501 Cornell Ave	Dallas, TX	1970	
Cochran Heights Bungalows	Various	Dallas, TX	1936-1940	State (Texas)

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"Dilbeck Four Corners"	4144, 4145, 4200, 4201 Shenandoah	Dallas, TX	1936- 1941	
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**SLD=Swan Lake Historic District, GPD=Greenway Parks Historic District, GD=Gillette Historic District*

Many of the above homes share significant confluence with the Hill Summer Residence, and many of them incorporate some of the features inherent in the Texas Ranch house style including trademark large stone fireplaces, timbered ceilings, unique chimneys, and turrets.

DEVELOPMENTAL HISTORY / ADDITIONAL HISTORIC CONTEXT INFORMATION:

AL G. HILL and MARGARET HUNT HILL

The home was originally designed as the summer residence of for Mr. Al G. Hill and Mrs. Margaret Hunt Hill.

Mrs. Hill was the daughter of H.L. Hunt and co-owner of Hunt Petroleum. She was also a well-known philanthropist and avid preservationist. Mrs. Hill was on the Governor's Texas Historical Society from 1981-1987 and a member of the White House Preservation Fund Committee from 1981-1988. She restored "Hilltop", a building on the campus of Mary Baldwin College, that is now listed on the National Register of Historic Places. Mrs. Hill, along with her husband, were responsible for the development of the Garden of the Gods Resort and Kissing Camels Club. (Hill Bio)

Mr. Al Hill was instrumental in the development of Colorado Springs throughout the 1940s-1950s. According to the Colorado Springs Pioneer Museum, "Al Hill's appreciation for the natural beauty of Colorado Springs led him to purchase and develop parts of the region. He had faith in that beauty to draw people to the city and together. Hill's desires to build community came forth in the Garden of the God Club and resort, and in the homes radiating out from it across the Mesa, amidst the same sunbeams that played across the red rocks of the Garden of the Gods." (Friesen)

In 1946, Mr. Hill purchased Seven Falls in Manitou Springs from Melvin Weimer, one of his classmates at Colorado College. Seven Falls was the "first scenic attraction to be operated in the Pikes Peak region and is...one of the outstanding attractions of the state" (Gazette Telegraph, 1946). Seven Falls is now managed as part of the Broadmoor Resort and is known as "the grandest mile of scenery in Colorado" (Broadmoor).

Following the purchase of Seven Falls, the Hills purchased the 1,630 acres atop the Mesa overlooking Garden of the Gods for the development of the Garden of the Gods Club and Resort in 1949. The Club would be opened on 10 June 1951, and included members primarily from Colorado, Texas, and Oklahoma. The Gazette Telegraph described the club as "a mecca for those interested in fine taste and splendor", and it hosted visitors to include John Wayne, Robert Mitchum, Claudette Colbert, Gene Autry, and Walt Disney. In addition to the Garden of the Gods Resort, 900 residential plots were also set aside for houses to be built on the Mesa, now known as the Kissing Camels Subdivision. The Hill Summer Residence was one of the first two homes to be built in Kissing Camels in 1952.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Hill Summer Residence

Name of Property

El Paso

County

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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Hill Summer Residence

Name of Property

El Paso

County

SECTION V

GEOGRAPHICAL DATA

Verbal Boundary Description of Nominated Property

PARCEL A:

Lot 11 in SUMMER CIRCLE SUBDIVISION, in the City of Colorado Springs, El Paso County, Colorado

PARCEL B:

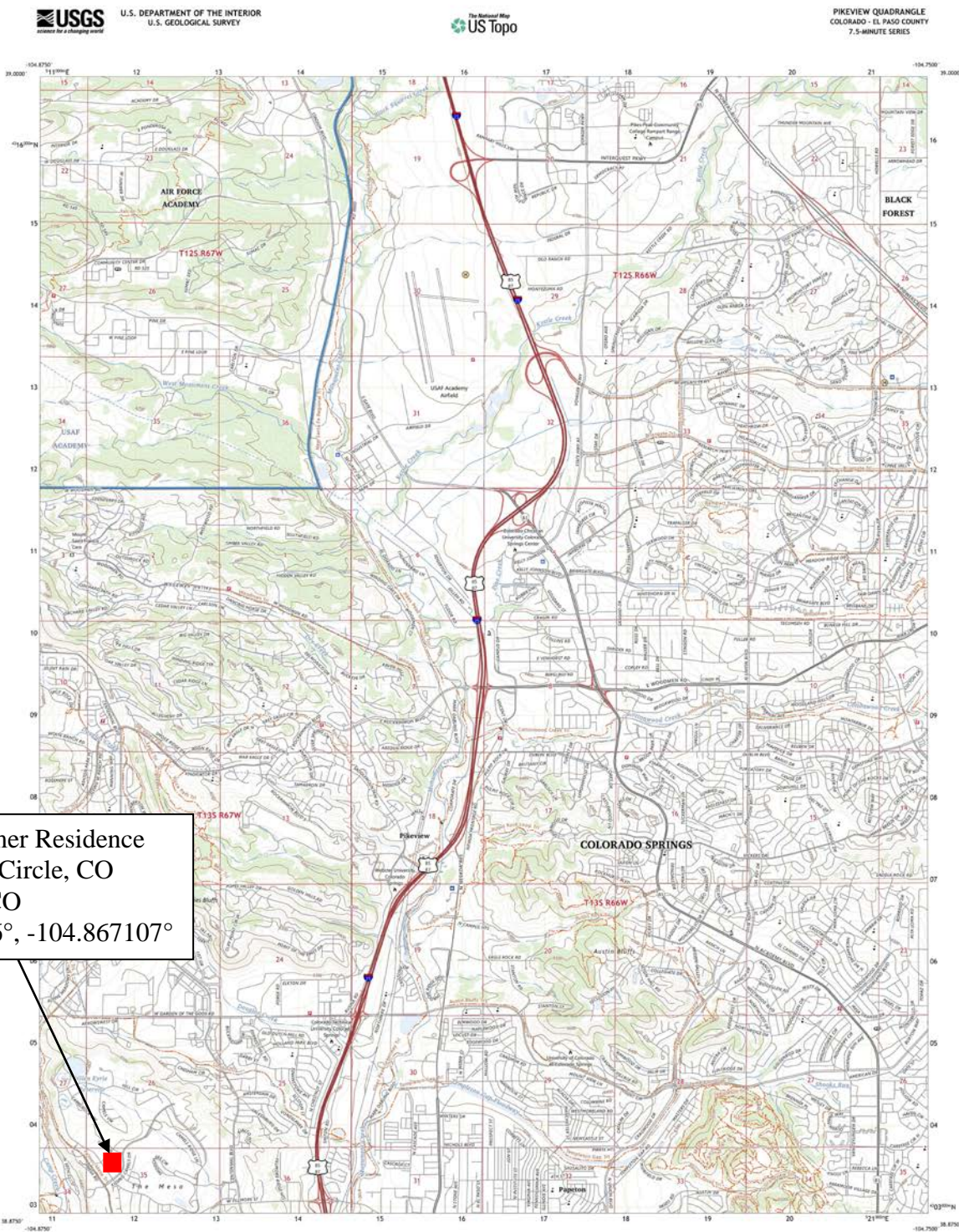
That portion of a tract of land designated 01 "Park" on the Plot of Summer Circle Subdivision City of Colorado Springs, County of El Paso, State of Colorado, more particularly described as follows: BEGINNING at the most Southerly comer of Lot 11 of SUMMER CIRCLE SUBDIVISION; thence Northwesterly on the Southwesterly line of said Lot 11 o distance of 118.5 feet to the most Westerly comer of said Lot 11; thence angle left 90°00' Southwesterly on the Southwesterly extension of the Northwesterly line of said Lot 11 a distance of 150.0 feet to o point of intersection with the Northerly right of way line of Meso Rood; thence angle left 90°00' Southeasterly on the Northeasterly right of way line of said Meso Rood 118.5 feet to a point of intersection with the Southwesterly extension of the Southeasterly line of said Lot 11; thence angle left 90°00' Northeasterly on said Southwesterly extension of the Southeasterly line of said Lot 11 a distance of 150.0 feet to the POINT OF BEGINNING, all in SUMMER CIRCLE SUBDIVISION, El Paso County, Colorado.

The original parcel was separated into two parcels at the recommendation of the City Assessor to avoid a replat of the full lot prior to construction.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Hill Summer Residence
Name of Property

El Paso
County



Hill Summer Residence
3440 Hill Circle, CO
Springs, CO
38.880976°, -104.867107°

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
North American Datum of 1983 (NAD83) - Projection used
1 800-meter grid Universal Transverse Mercator, Zone 13S
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
jurisdiction may not be shown. Obtain permission before
reproducing or using these data.

UTM ZONE AND GRID BOUNDARY NORTH
EQUATORIAL CENTER OF MESH

UTM Zone	18S
UTM Easting	500000



Color Key

1	Palmer Lake
2	Black Forest
3	Elacorte
4	Palmer Lake
5	Colorado Springs
6	Colorado Springs
7	Colorado Springs
8	Colorado Springs

ROAD CLASSIFICATION

Expressway	Local Collector
Secondary Hwy	Local Road
Route	4000
Interstate Route	US Route
	State Route

PIKEVIEW, CO
2023



COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Hill Summer Residence

Name of Property

El Paso

County

SECTION VI

PHOTOGRAPH LOG (**REVISION DUE TO CHANGES**)

The following information pertains to photographs numbers 1-7, except as noted:

Name of Property: Hill Summer Residence (3440 Hill Cir, Colorado Springs, CO 80904)

Location: Colorado Springs, CO

Photographer: Eric Newcombe

Date of Photographs: April 2024

Photo No.	Description of View and Direction of Camera
1	Facing West, East elevation
2	Facing Southwest, East elevation/Offices
3	Facing Southwest, East elevation/Offices
4	Facing South, Entry to offices
5	Facing West, Close up of windows to living room
6	Facing West, Close up of Entrance
7	Facing Northwest, North end of porch
8	Facing Northwest, east elevation
9	Facing West, East elevation
10	Facing Northwest, Garage/East elevation
11	Facing North, South side of garage
12	Facing West, East elevation
13	Facing Southwest, Garage
14	Facing West, Garage and North elevation
15	Facing West, North elevation
16	Facing Southwest, North elevation
17	Facing Southeast, Northwest elevation
18	Facing East, West elevation
19	Facing East, West elevation.
20	Facing East, West elevation
21	Facing Northeast, Covered patio
22	Facing North, South elevation of covered patio.
23	Facing East, West elevation
24	Facing Southeast, West elevation
25	Facing East, West elevation
26	Facing Southeast, West elevation
27	Facing Northeast, West elevation
28	Facing East, West elevation
29	Facing Northeast, Southwest elevation
30	Facing North, South elevation
31	Facing North, South elevation
32	Facing West, East elevation

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

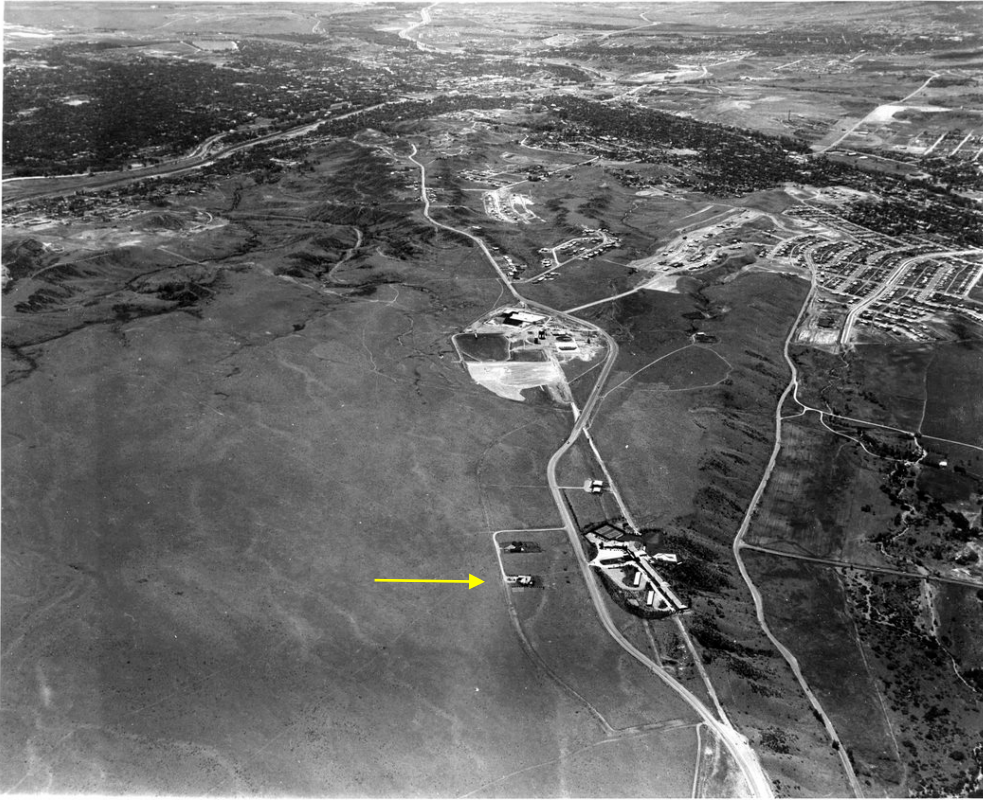
Hill Summer Residence

Name of Property

El Paso

County

HISTORIC PHOTOGRAPHS & FIGURES



-Garden of the Gods Club, Aerial View, 1959, Stewarts Commercial Photograph Collection, Used with Permission of Pikes Peak Library

-The Hill Summer Residence is the home displayed in the center bottom of the photo (yellow arrow)



-Hill Summer Residence facing west, 1960s (exact date unknown)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Hill Summer Residence

Name of Property

El Paso

County



-Hill Summer Residence with garage addition, 1960s (exact date unknown)



-Hill Summer Residence, after completion of sunroom, rear facing southeast, 1974

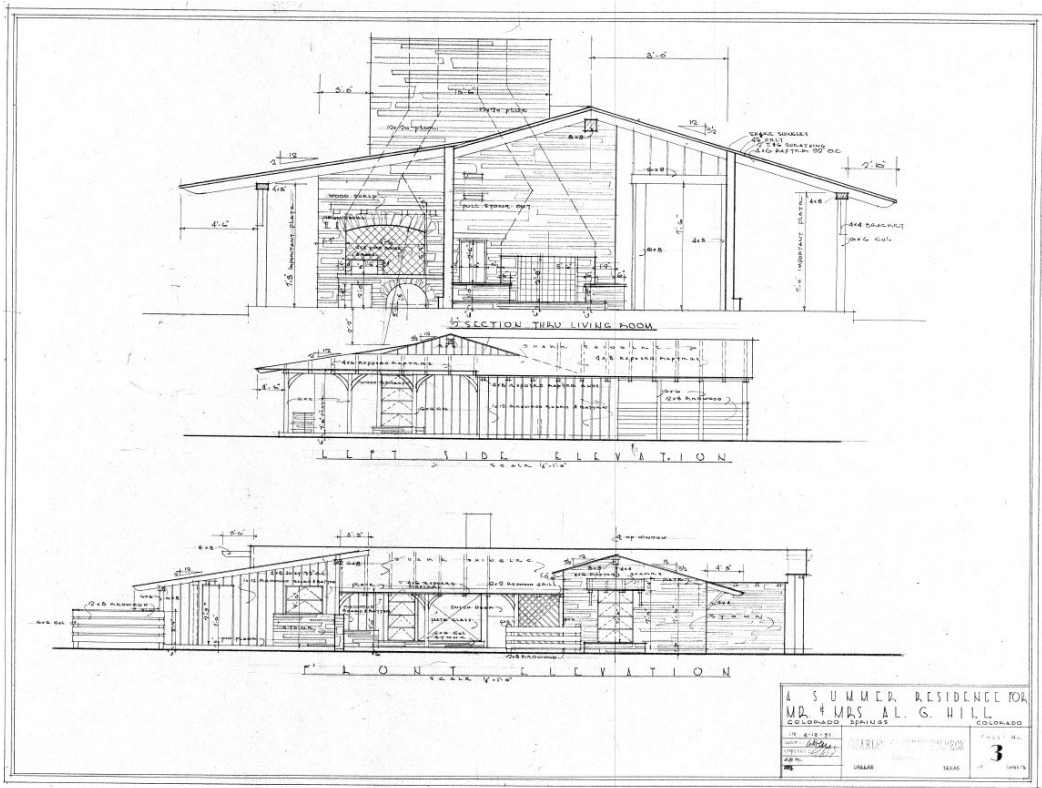
COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Hill Summer Residence

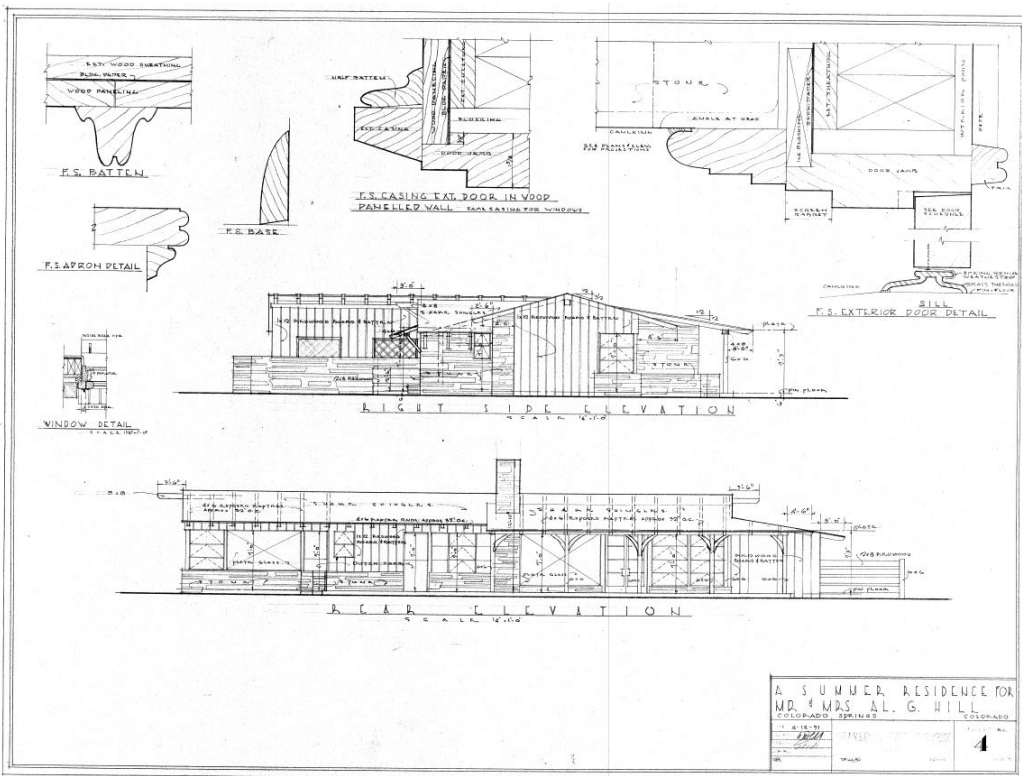
Name of Property

El Paso

County



-Exterior Elevation Blueprints, Front, 1951



Exterior Elevation Blueprints, Rear, 1951

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Hill Summer Residence

Name of Property

El Paso

County

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Sketch Map(s)

Digital Images (separate files)

PDF of Current photos (see check-off list)

Owner Consent Form (Section VIII)

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Hill Summer Residence
Name of Property

El Paso
County

SECTION VIII

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
OWNER CONSENT FORM**

Proof of Ownership must accompany the form. Each partial owner must sign a separate form. Reproduce form as needed.

Property Name Hill Summer Residence

I, Joshua Kloth
(type or print name)

Owner
title

certify or affirm that I am the sole owner ___; partial owner X; or the legally designated representative of the owners ___ of the land X and property X located at

3440 Hill Circle

street number and name (or other geographic location)

Colorado Springs El Paso
city county

and that I hereby give my written consent and approval for this property's nomination to and inclusion in the Colorado State Register of Historic Properties.

signature

date



Photo 1: Facing West, East elevation



Photo2: Facing Southwest, East elevation/Offices



Photo 3: Facing Southwest, East elevation/Offices



Photo 4: Facing South, Entry to offices



Photo 5: Facing West, Close up of windows to living room



Photo 6: Facing West, Close up of Entrance



Photo 7: Facing Northwest, North end of porch



Photo 8: Facing Northwest, east elevation



Photo 9: Facing West, East elevation



Photo 10: Facing Northwest, Garage/East elevation



Photo 11: Facing North, South side of garage



Photo 12: Facing West, East elevation



Photo 13: Facing Southwest, Garage



Photo 14: Facing West, Garage and North elevation



Photo 15: Facing West, North elevation



Photo 16: Facing Southwest, North elevation



Photo 17: Facing Southeast, Northwest elevation



Photo 18: Facing East, West elevation



Photo 19: Facing East, West elevation.



Photo 20: Facing East, West elevation



Photo 21: Facing Northeast, Covered patio



Photo 22: Facing North, South elevation of covered patio



Photo 23: Facing East, West elevation



Photo 24: Facing Southeast, West elevation



Photo 25: Facing East, West elevation



Photo 26: Facing Southeast, West elevation



Photo 27: Facing Northeast, West elevation



Photo 28: Facing East, West elevation



Photo 29: Facing Northeast, Southwest elevation



Photo 30: Facing North, South elevation



Photo 31: Facing North, South elevation



Photo 32: Facing West, East elevation



Interior Photograph: Kitchen



Interior Photograph: Kitchen



Interior Photograph: Fireplace



Interior Photograph: Living Room/Nana Wall



Interior Photograph: Living Room/Nana Wall



Interior Photograph: Office Space



Interior Photograph: South Bedroom



Interior Photograph: South Bedroom



Interior Photograph: Bathroom



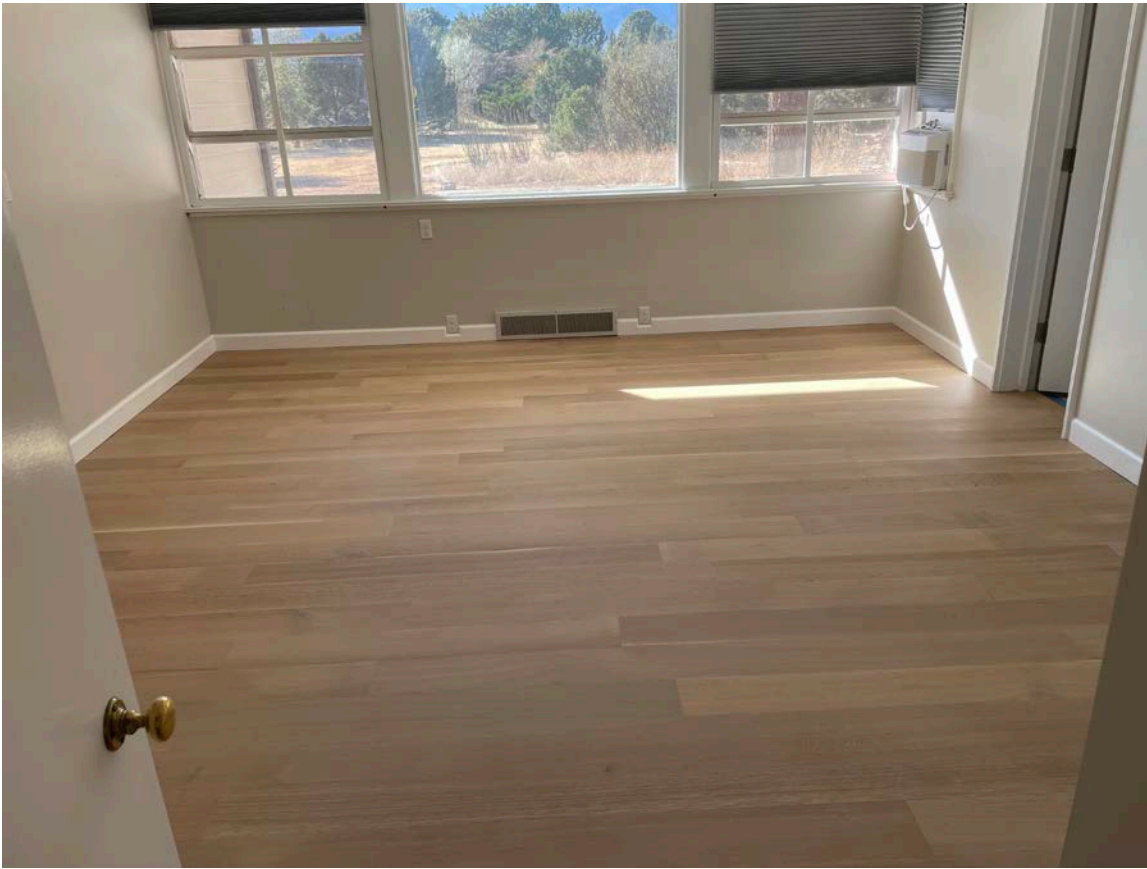
Interior Photograph: Hallway



Interior Photograph: Bathroom



Interior Photograph: Bathroom



Interior Photograph: Northwest Bedroom



Interior Photograph: North Bedroom