



# COOL *Colorado*



Automobile Culture in the Rocky Mountain West

**Tour of Manitou Springs and  
Colorado Springs, Colorado**

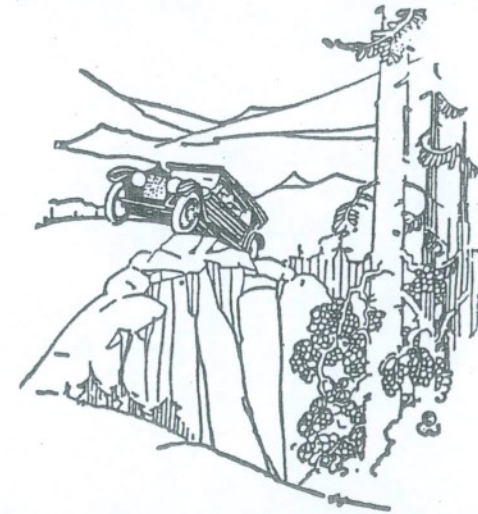


Society for Commercial Archeology





# COOL Colorado



Automobile Culture in the Rocky Mountain West  
Manitou Springs & Colorado Springs, Colorado

Annual Conference  
August 23 through August 26, 2000



Society for Commercial Archeology



**Sponsored by**

Society for Commercial Archeology  
Colorado Historical Society  
City of Manitou Springs Historic Preservation Commission

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# Contents

|   |                |
|---|----------------|
| <b>Introduction</b>                                     | <b>Page 1</b>  |
| <b>Tour One</b>   | <b>Page 5</b>  |
| Manitou Springs Motels                                  |                |
| North Pole  |                |
| Garden of the Gods Trading Post                         |                |
| Cog Railroad  |                |
| Miramont Castle   |                |
| <b>Tour Two</b>   | <b>Page 23</b> |
| Cliff Dwellings   |                |
| Downtown Manitou Springs                                |                |
| Colorado Springs Roadside                               |                |
| Garden of the Gods                                      |                |
| Flying W Ranch  |                |
| <b>Key to Site Headings</b>                             |                |
| 99 Original Name (first documented date)                |                |
| Subsequent Names (first documented date)                |                |
| Current Name  |                |
| Address   |                |
| Affiliations and Ratings                                |                |
| Descriptive text  |                |
| <i>"Promotional phrases from historic advertising."</i> |                |
| <b>Bibliography, Suggested Reading</b>                  | <b>Page 50</b> |
| <b>Acknowledgements</b>                                 | <b>Page 51</b> |
| <b>Maps</b>   |                |
| Tour One  | <b>Page 53</b> |
| Tour Two  | <b>Page 55</b> |

## **Automobile Culture in the Pikes Peak Region**

The Ute Indians were known as “The Mountain People,” but on occasion they would journey east to where the mountains spill out onto the plains. At the base of Pikes Peak, they would visit the place where they believed the Great Spirit dwelled under the earth. This Spirit manifested itself through the springs that bubbled up through the ground and provided water unlike any other to be found. This soda water proved to be the perfect tonic.

Nature had made the area a geological wonderland and what the Utes knew, others would discover. In 1869, General William Jackson Palmer, a Civil War veteran, and Dr. William Bell, a business associate with connections to wealthy investors in England, first viewed the springs and surrounding countryside. Palmer had ideas for building a narrow-gauge railroad along the Colorado Front Range. Somewhere, he thought, in the harsh rugged west, could be a place where people could enjoy the benefits found at such eastern resorts as Newport or Saratoga. Here, in this niche that lay at the foot of Pikes Peak, could be such a place — a Saratoga of the west. La Fount, later Manitou Springs, became the first resort in Colorado.



Bell and Palmer envisioned a resort in the European tradition — a central spa with grand villas radiating out in all directions. Due in part to economic troubles in the 1870's, their vision did not materialize quite as planned. But by the end of the 19th century, Manitou Springs had developed into one of the top resorts in the nation. Neighboring Colorado Springs had rail connections to the rest of the country. And with the opening of Palmer's Denver and Rio Grande short-line in 1881, Manitou Springs became a direct connection as well. Both cities became comfortable in their roles as playgrounds for the rich, who arrived with steamer trunks bursting at the seams with everything needed for a two or three-month stay. Other visitors included health seekers, usually tubercular patients, who sought out dry mountain air and medicinal waters as part of their cure. The tourists stayed in hotels near the railroad stations while health seekers stayed in one of several sanitariums that featured open-air tents and huts.

One July day in 1899, three visitors from Denver caused quite a stir as they traveled aboard a horse-less carriage through Manitou Springs and boldly ascended Ute Pass. There had never been an automobile at Pikes Peak before. By 1904, the Chamber of Commerce Guide for Colorado Springs included a paragraph on automobiling. Touting the suitability of the area's roads for automobile travel, it predicted that "...it is probable this fascinating sport will become more and more popular." Four years later, the private Automobile Service of the Cliff House Hotel would take guests from the hotel to all principle rail connections in the area. About the same time, the livery stable in Manitou Springs was converted into a garage,

an "automobile livery," where residents and visitors could store their automobiles and have them serviced. Later it became the Pikes Peak Automobile Company where fleets of Packards and Pierce Arrows were maintained after whisking tourists off to the scenic wonders found nearby.

It was the popularization of the private automobile that changed touring for the average citizen. Even a person of modest means could purchase a car (on time payments), pack the running boards with luggage and take the family to places never even dreamed of. One popular destination for auto tourists was the Pikes Peak region and by 1920, several auto camps had been established in the area. As knowledge of tuberculosis and treatments, changed many small sanitariums converted their efficient tent cabins into tourist lodging. Several hotels in the area also began to provide cottages for those who chose this more modest accommodation.

In late 1919, the Colorado Springs Chamber of Commerce formed a committee to study the feasibility of establishing a tent city to accommodate auto tourists. An initial proposal was abandoned because of costs and timing but the idea was soon picked up by a group of private investors. In May of 1920, the eighty-four unit Pikes Peak Cottage City was opened on eight acres, one mile south of downtown. Billed as the "twentieth century vacation resort," Cottage City was one of the first endeavors in the region built specifically to accommodate the automobile tourist. In 1929, the Pikes Peak Region Tourist Camp Association was formed representing forty-five establishments serving 5,000 guests annually.



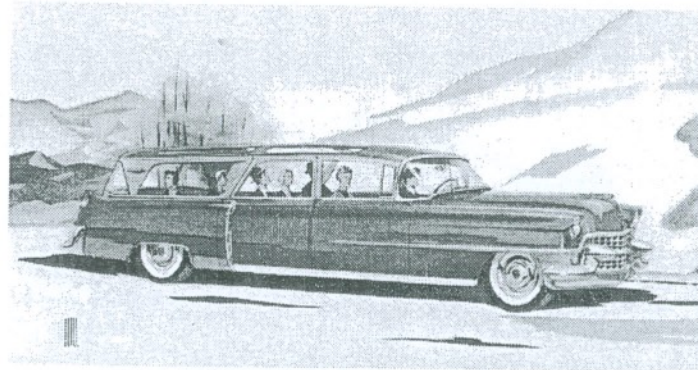
The Pikes Peak region welcomed the auto tourist with as much enthusiasm as it had the rail tourist of an earlier generation. Gas stations, drive-in restaurants, and motels awaited motorists along the highways heading into and out of the area. And the tourist attractions that delighted the rail-traveling public intrigued the auto tourist as well. Colorado Springs, Colorado City and Manitou Springs all retain many establishments from the Golden Years of automobile tourism, possibly one of the best collections in the country.

Welcome, Society of Commercial Archaeology, to Manitou Springs and the Pikes Peak region. Though logistics do not allow for the inclusion of every auto-related site in the area, here are some of the best.

*Lyle Miller*



# COOL Colorado



## Tour One

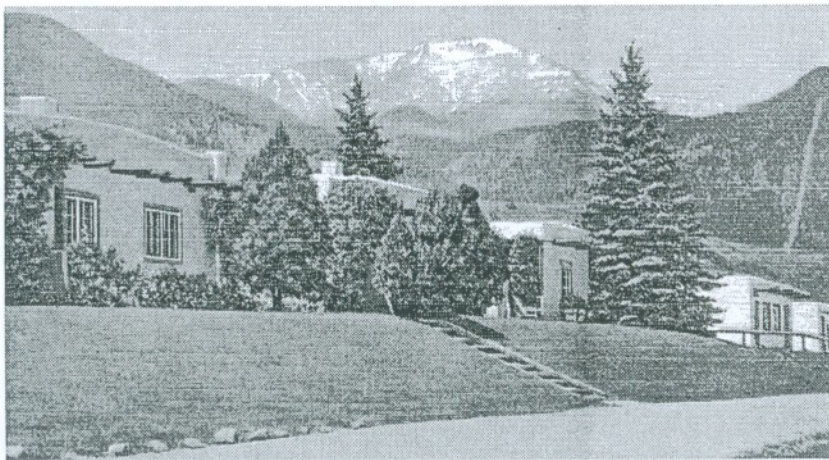
Manitou Springs Motels  
North Pole  
Garden of the Gods Trading Post  
Cog Railroad  
Miramont Castle





- 1** Okla-Texa Court (1920 est)  
Santa Fe Motel (current)  
3 Manitou Avenue

A U-shaped grouping of buildings is formed by a center office surrounded by duplex and individual rental units.



- 2** El Colorado Lodge (1929)  
23 Manitou Avenue  
Duncan Hines and AAA rated

Featured in a 1929 *American Cities* article, this early motor court consists of Pueblo-style duplex units, some with their own beehive fireplaces. This court was to be a model for others in Albuquerque, Phoenix, and Los Angeles.



3

Walks Motel (1941)  
Alpine Motel (1953)  
45 Manitou Avenue  
Two one-story stucco units form an L-shaped complex that retains many of its Moderne features.

- 4** Park Row Lodge (1948)  
54 Manitou Avenue  
AAA

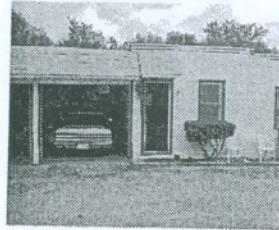
An office and five flat-roofed duplex units form a small L-shaped complex. The Moderne styling was altered by an obtrusive mansard roof and removal of the streamline detailing and replacement of corner casement windows.

*"You'll enjoy the large television lounge."*



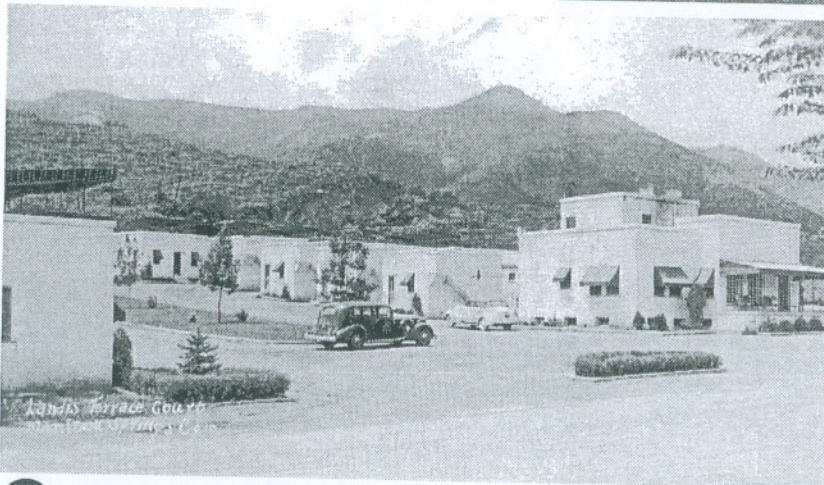
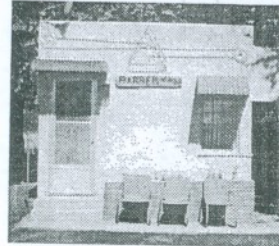
**5 All States Court (1940)  
Cottonwood Court (current)  
120 Manitou Avenue**

Rental units form a broad U-shape surrounding a center office/residence. Carports with shed roofs connect the duplex units. An intact example of a classic motor court.



**6 Dillon Court (1929)  
134 Manitou Avenue**

A U-shaped motel complex with an office/residence in the center. Individual flat-roofed units flank the perimeter of the lot with garages between.



**7 Landis Terris Court (1939)  
La Fon Motel (1955)  
123 Manitou Avenue**

AAA/United Motor Courts/Duncan Hines  
One and two-story rental units form a U-shaped complex terminating in the two-story office/residence. The units behind the office were expanded in 1955.

*"Each cottage has a canopied roof garden with metal tables and chairs, providing you with a spectacular view of Garden of the Gods and Pikes Peak."*



**8 Silver Saddle Motel  
215 Manitou Avenue (1947)  
AAA**

This combination of five one- and two-story buildings forms a modified U-shape.

*"TV in rooms, refrigerated air conditioning."*

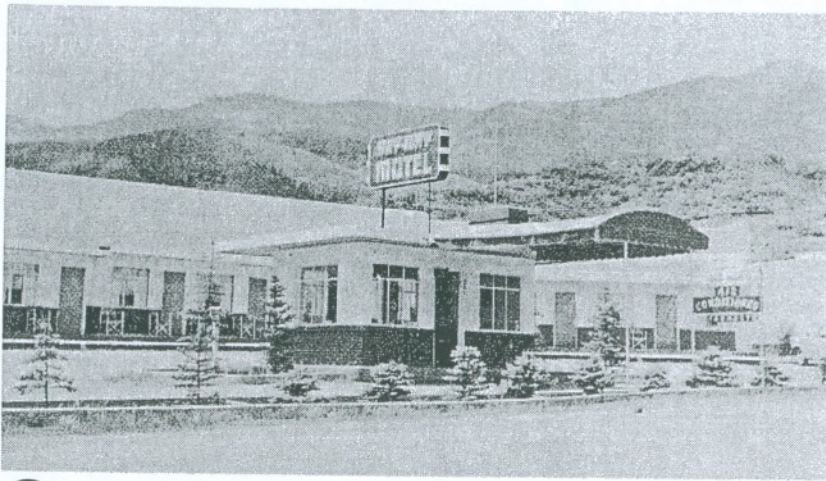


**9 El Manitou Lodge (1940)  
Super-8 Motel (current)  
229 Manitou Avenue  
AAA**

Originally a grouping of small rectangular units, six were demolished for replacement by a new motel structure. The surviving buildings show some of their Pueblo Revival origins.

*"Enjoy the West, stay in the best."*





**10 Sky-Way Motel (1953)  
307 Manitou Avenue**

Originally an adjacent office building and gas station, the two structures were converted into a single motel in 1953. The offices became rental units and the gas station was converted to the motel office. The gas station/office had a tower which was removed in 1967.

**11 Cottonwood Court (1929)  
Campground (current)  
320 Manitou Avenue**

The building that serves as the campground office is all that remains of the Cottonwood Court. The stucco building, with flat roof and stepped parapet, illustrates the design that once appeared on the demolished motel units.



**12 Greenwich Village Court (1951)  
Green Willow Motel (1963)  
328 Manitou Avenue**

A grouping of wood-frame, gable roof cottages clad with wooden lapboard siding.

13

**Eagle Motel (1953)  
423 Manitou Avenue  
AAA**

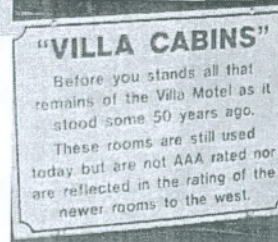
The Eagle Motel is composed of a two-story office/residence adjoining a continuous row of rental units.



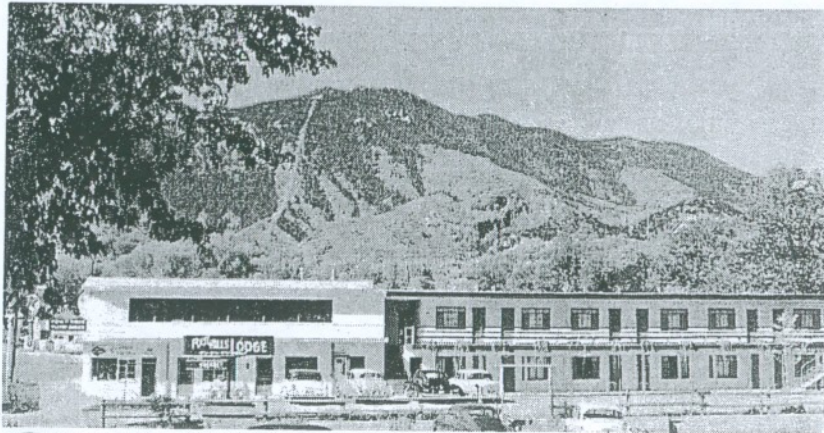
14

**Villa Motel (1940)  
481 Manitou Avenue  
AAA/ Duncan Hines**

This complex originally consisted of duplex cottages constructed of decorative concrete block. Only five survive. New two-story units have replaced most cottages on the west end of the lot. The Denver & Rio Grande depot, which once served as the office, has been dismantled.







**15** Foothills Motel (1960)  
626 Manitou Avenue

AAA  
This two-story office building has large picture windows at the second story. A two-story rental building adjoins to the rear.

**16** Center Court  
(1951)  
Town Center  
Motel (1960)  
640 Manitou  
Avenue

Eight duplex units face each other across an open driveway. Now apartments.



**17** Ute Pass Motel (1920s)  
1128 Manitou Avenue

A single-family residence, duplex, and a row of cottages form this motor court.

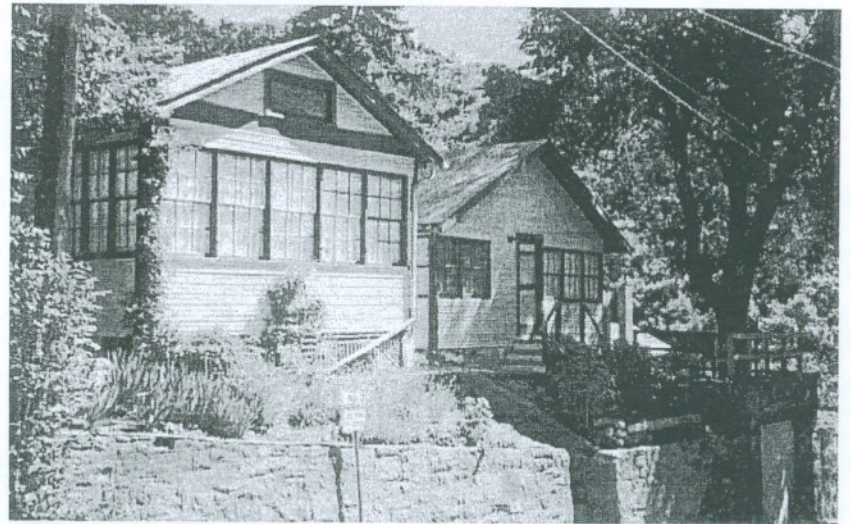
**18** Shady Dell Motel (1951)  
1202 Manitou Avenue

This complex consists of four buildings grouped into a rough U-shape. Now apartments.



**19** White Picket Court (1951)  
Mill Wheel Motel (1962)  
1218 Manitou Avenue

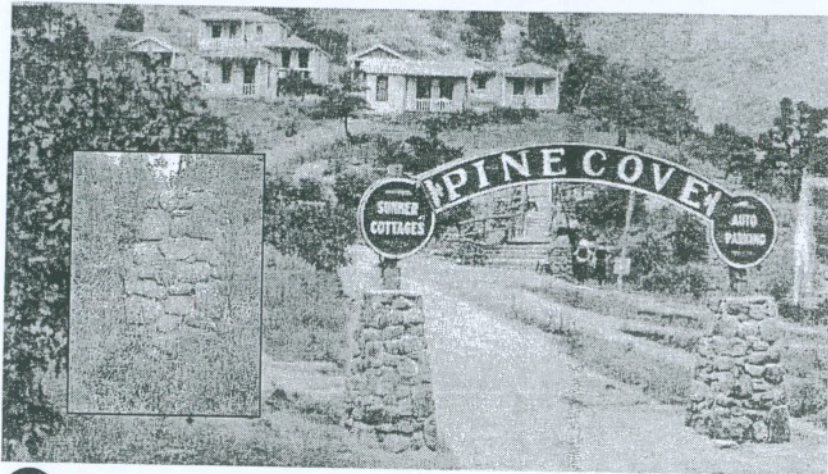
Originally a complex of four buildings, only the office and two-story motel unit remain. Now apartments.



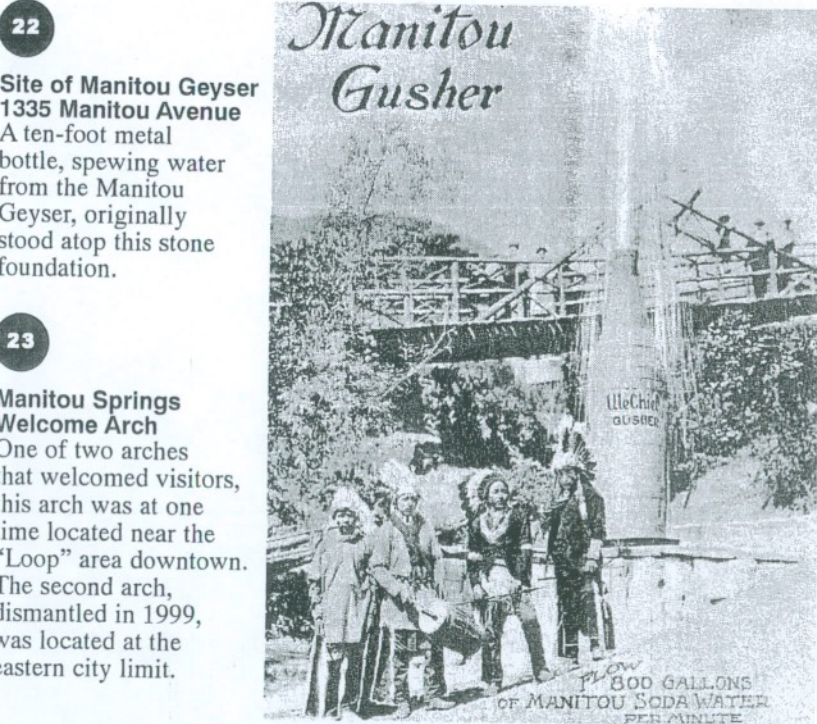
**20** Omaha Cottages (1934)  
1301 Manitou Avenue

Five clapboard cottages sit above a stone retaining wall that is typical of many found in Manitou Springs.



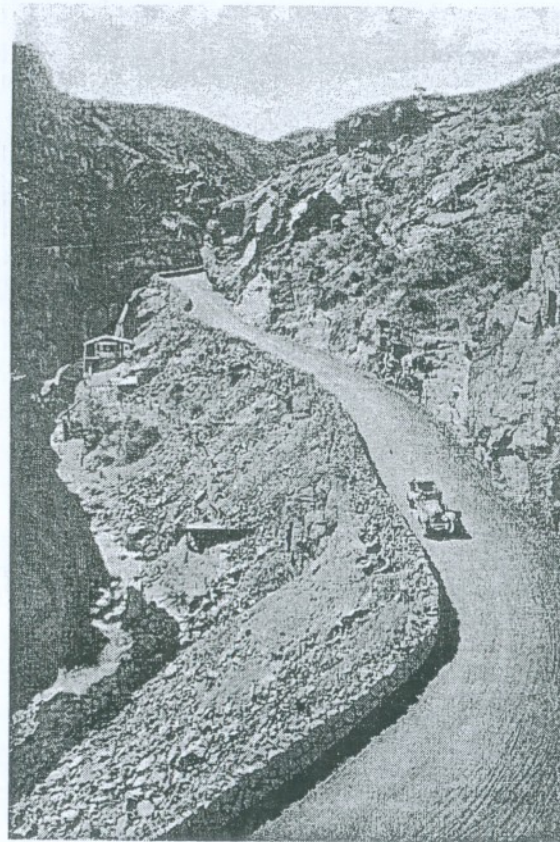


**21 Pine Cove Cottages (1921)**  
 1333 Manitou Avenue  
 A stone base that supported the welcome arch is all that remains of this early camp, which originally included tent cottages, cabins and camping spaces. The facility was located behind the Manitou Geyser.  
*"Visitors may drink from the giant bottle."*



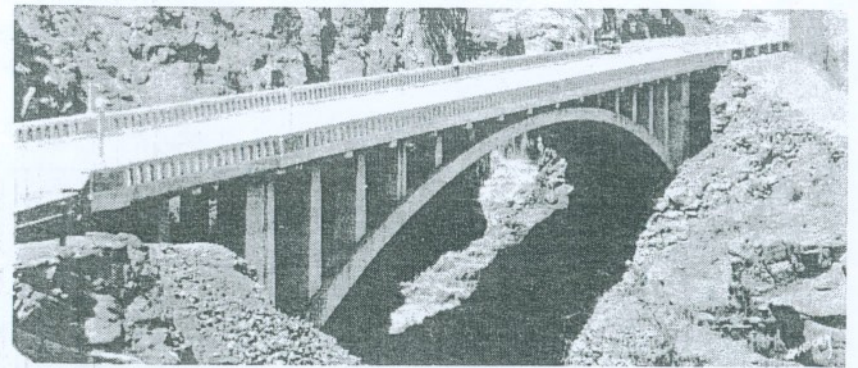
**22 Site of Manitou Geyser**  
 1335 Manitou Avenue  
 A ten-foot metal bottle, spewing water from the Manitou Geyser, originally stood atop this stone foundation.

**23 Manitou Springs Welcome Arch**  
 One of two arches that welcomed visitors, this arch was at one time located near the "Loop" area downtown. The second arch, dismantled in 1999, was located at the eastern city limit.



**Ute Pass**  
 Legend says that Ute Pass was the traditional route for an annual pilgrimage made by the Ute Indians, who visited the springs at Manitou. In 1872, area pioneers built a wagon road along Fountain Creek in the area of the traditional Ute trail. Over the years the trail was widened, and eventually served automobile traffic. In 1912, convicts from the Colorado State Prison were "employed" in an early reconstruction. Road enthusiasts attempted to have the route designated as a part of the Lincoln Highway in 1913, but settled instead for a prominent place along "the Pikes Peak Ocean-to-Ocean Highway."

The road was designated as the southern branch of Highway 40 when names became numbers. In the early 1930's a bridge was built. Now part of a bypass between Manitou and Highway 24, the bridge continues in service, but speeding traffic barely notices its existence, or the old cable guards that line the highway shoulder on its approach to the bridge.





25

**Yount's Quarry**

M.S. Yount purchased this quarry in 1929 and used the sandstone to construct the Arcade building near the Spa Building. It was also the origin of stone used in many walls, bridges and residences throughout Manitou Springs.



26

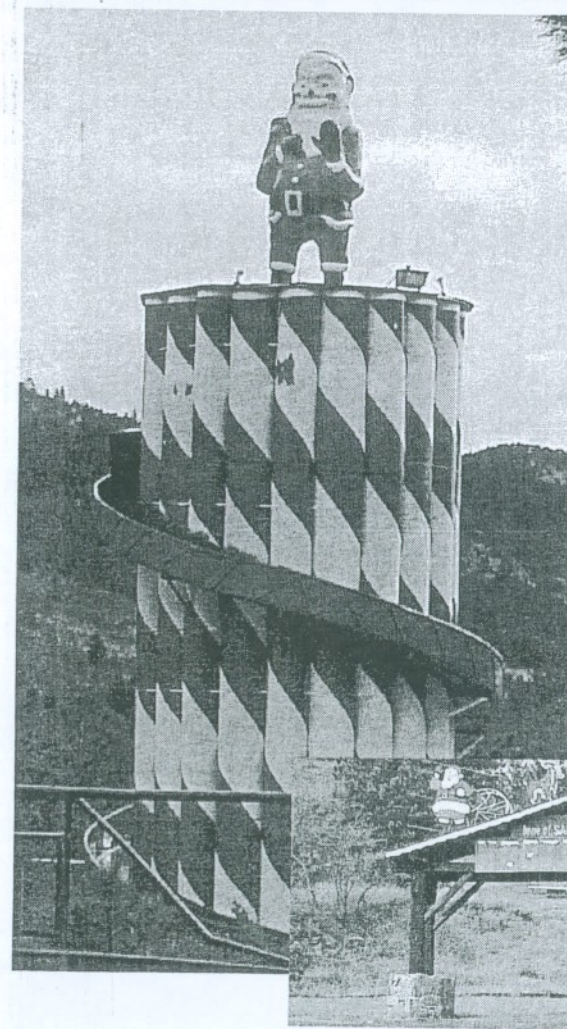
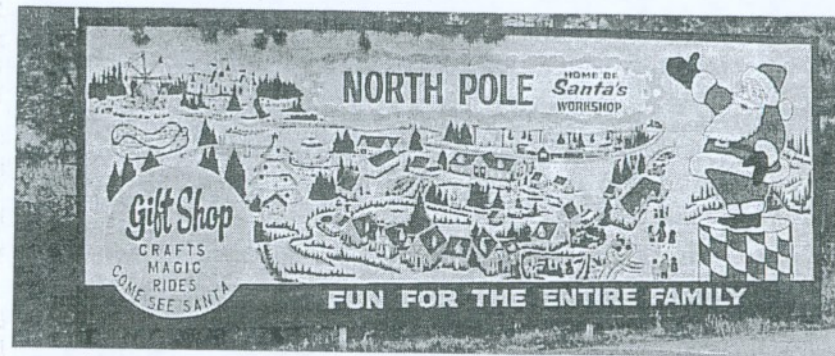
**Cascade Community House and Ramona Hotel**

The Cascade Community House stands at the junction of Highway #24 and the road to the top of Pikes Peak. In the 1880s, this was the site of the Cascade Hotel, built to serve the tourists who ventured up the early toll road. Just across the road was the Ramona Hotel, a five-story Queen Anne wonder with 93 guest rooms. The Cascade Town Company demolished the old Cascade Hotel and built this community house in 1927 at a cost of \$50,000. It served originally as the company's office, post office, general store, refreshment parlor, garage and filling station. It later did duty as a theater and restaurant, and now houses a variety of gift shops. The former gas station is now an ice cream parlor. Photo taken c1936.

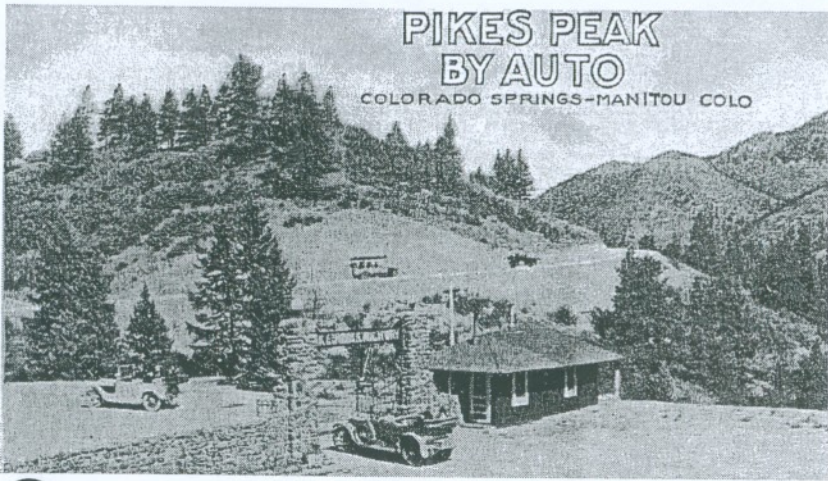


27

**North Pole**  
Santa's Workshop and North Pole is a Christmas theme family amusement park that was created in 1956. Christmas music fills the air as visitors browse through the village. At the center of Santa's Workshop is the North Pole, an ice-covered pole that never melts. Around the North Pole are a variety of gift shops. Vintage rides have been restored and remain as popular as ever. The highlight of everyone's visit is a trip to Santa's House to greet the jolly old elf himself.







**28 Pikes Peak Highway**

The Pike's Peak Highway, is a 38- mile round trip which climbs nearly 7,000 feet to the 14,100 foot summit and offers spectacular views of the Continental Divide and the surrounding countryside. The earliest carriage road up the mountain was opened in 1889. The Pikes Peak Highway was built in 1915, at the then-staggering price of \$350,000. The annual Pikes Peak International Hill Climb hosts top race car drivers who challenge the Peak at speeds of over 100 miles per hour. The first Race to the Clouds was run in 1916, making it the second-oldest race in America...second only to the Indianapolis 500!

**29 Ute Chief Spring**

A statue of a Ute Indian kneeling down pouring water from a vessel was once located here. A reconstruction is now located at the site.



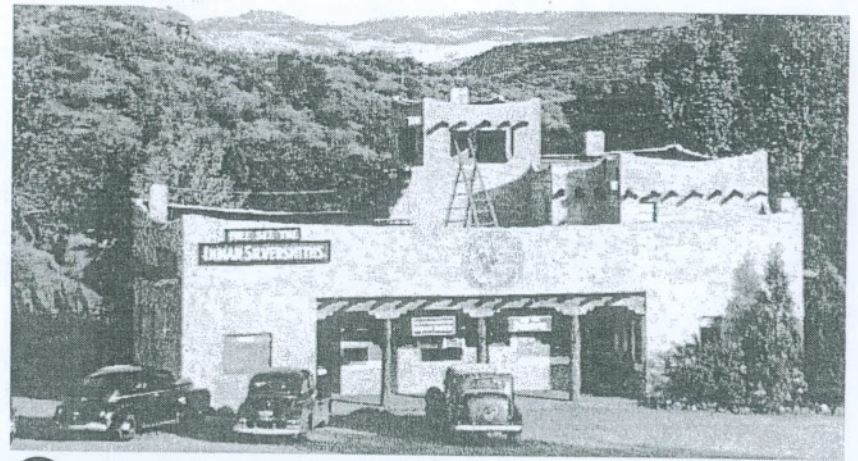
**30**

**West Side Gas Station**  
1067 Manitou Avenue  
A masonry building with a front tower and curved, stepped parapet.



**31 City Hall (pre 1920)**  
606 Manitou Avenue

Originally serving as the spring pavilion for the Mansions Hotel, located next door, this building was later enlarged and became a dance hall and roller skating rink known as the Lorraine Gardens. For many years the hall was the meeting place of the Pikes Peak Tourist Cabin Association. The building was CCC headquarters during the Depression, housed the USO during WW II, and was then converted to the City Hall of Manitou Springs.



**32**

**Garden of the Gods Trading Post**

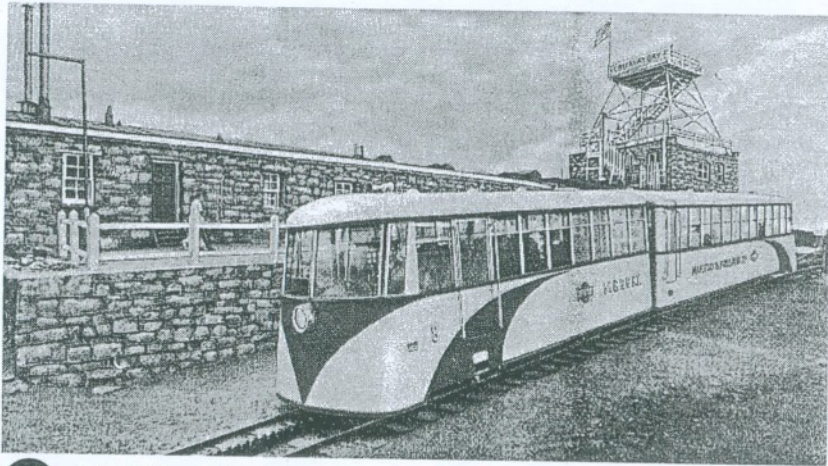
The first commercial venture inside the Garden of the Gods was a saloon that opened in the late 1870s. It was followed in the 1890s by a beer hall and souvenir shop. The Trading Post, shown in this c1946 Sanborn postcard, was built in 1929. Four Navajo and a family of Santa Clara Indians lived in two nearby hogans, providing products for sale in the shop. Although the building has been expanded several times, it remains in business to this day.





### Ruxton Park

The area at the top of Ruxton Avenue is called Ruxton Park. With the Cog Railway Depot, Mount Manitou Incline, Ute Iron Springs, Iron Springs Geyser and Iron Spring Hotel all in close proximity, Ruxton Park was and still is a hub of tourist activity.



### 33 Cog Railroad and Depot 515 Ruxton Avenue

The Pikes Peak Cog Railway has been carrying passengers to the top of "America's best-known mountain" for over 100 years. Although the steam locomotives have been retired, they're still around for people to enjoy. One sits in a park in Manitou Springs, right next to the City Hall. Today's modern, Swiss-made trains convey hundreds of passengers daily past historic and natural wonders to the very summit of the Peak. The depot was constructed in 1889.

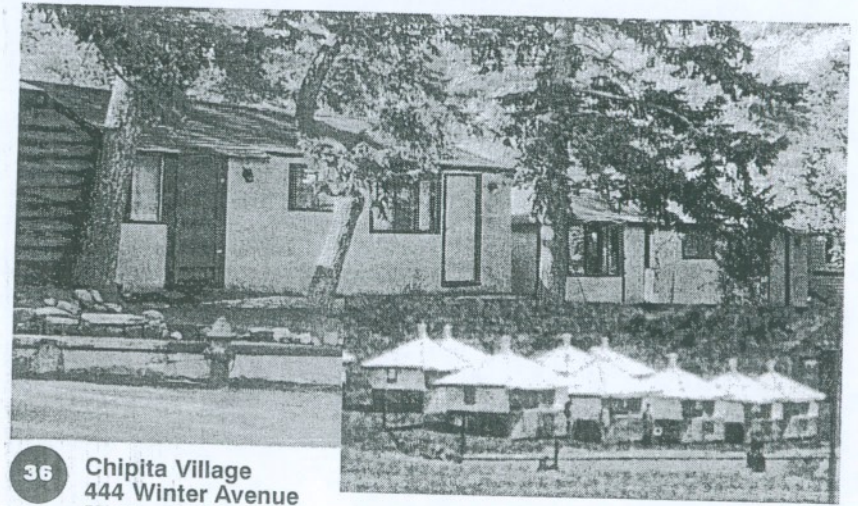
### 34 Mount Manitou Incline Railroad 506 Ruxton Avenue

Originally built to haul pipe to the top of the mountain for a hydroelectric plant, the incline became a tourist attraction in 1906. Said to be the longest, highest and steepest incline in the world, it was closed in 1989 and dismantled shortly thereafter.



### 35 Iron Springs Hotel Location

The foundation of the second of three Iron Springs Hotels constructed in Ruxton Park can be seen in the flat excavation cut into the hillside of the current railroad parking lot.



### 36 Chipita Village 444 Winter Avenue

Hidden under various remodels is the evidence of an original group of ten tent cottages built in 1909, one of the first facilities in the area to provide such accommodations for the tourist trade. The Eggleston, right next door, offered, "without additional cost," use of the telephone, baths, writing room and lounging veranda. Verandas were an important hotel feature in Manitou, providing a place from which to observe and be observed.

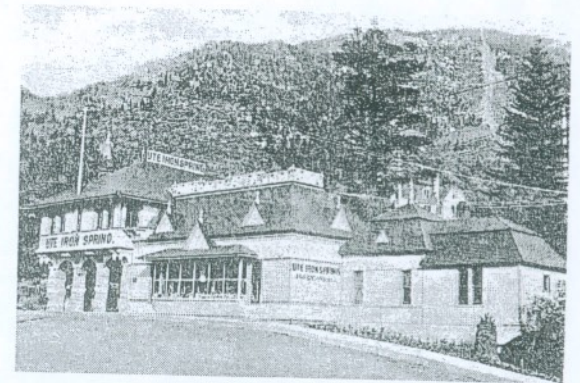
*"The pure air, quiet and restfulness of a camp in the mountains and the conveniences of a modern hotel."*

### 37 Iron Springs Geyser 401 Ruxton Avenue

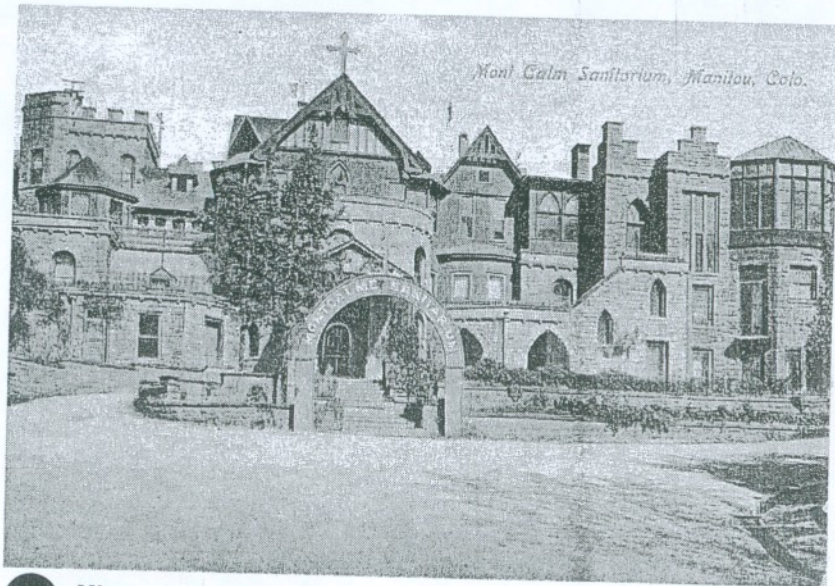
Drilled in 1910, this geyser would erupt every half hour to the delight of waiting crowds.

### 38 Iron Springs Chateau 444 Ruxton Avenue

An open pavilion was first built over the spring in 1880. The structure has been enlarged and enclosed. The spring has now been capped and sits under the present Chateau Dinner Theatre.







**39** **Miramont Castle**  
**9 Capitol Hill Road**

Built in 1897 for a wealthy French nobleman, this structure features elements of nine architectural styles. It included eight bathrooms, eight fireplaces, a carved staircase and oak columns and decorative details. It operated for a time as the Montcalm Sanitarium before being converted to apartments. It is now the home of the Manitou Springs Historical Society.



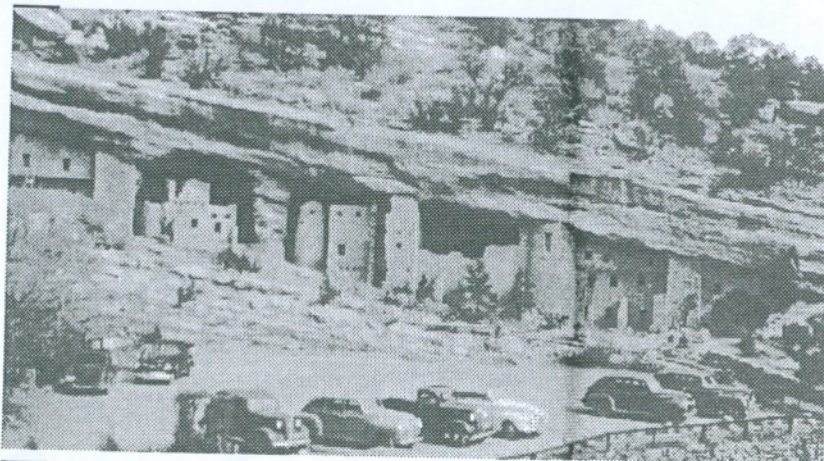
# COOL Colorado



## Tour Two

Cliff Dwellings  
Downtown Manitou Springs  
Colorado Springs Roadside  
Garden of the Gods  
Flying W Ranch





**1 Cliff Dwellings**

The Manitou Cliff Dwellings are actually Pueblo cliff dwellings that were moved from their original site in southwestern Colorado c1910. Reassembled here, at a location near the very popular Williams Canyon and Cave of the Winds, tourists flocked to see the ruins. A Pueblo-revival building was constructed adjacent to the site to house Native Americans from New Mexico, who danced for the tourists and provided crafts for the gift shop. Today, the site operates much as it did almost 100 years ago.



**2 Cave of the Winds**

At one time, the main road to Cave of the Winds was Canyon Avenue through Williams Canyon. Along the road is "The Narrows" where the road passes and winds through two large rock formations that still bear the paint of many pre-1970 automobile fenders. Cave of the Winds, which features an array of geological wonders, opened to tourists in the 1890s and continues to be a popular tourist attraction.

**3**

**Crow-Pine Court (1953)  
477 El Paso  
Willowstone Park (1963)  
487 El Paso**

The two-story Willowstone is a rectangular structure that sits across a parking lot from the single cabins of the Crow Pine Court. Both motels are in a remote location away from the normal flow of tourist traffic. Now apartments.

**El Paso Boulevard**

Though Manitou Springs may not have materialized into a city of grand villas, as planned, several structures on El Paso Boulevard come close to fulfilling that concept. The sandstone retaining walls surrounding these homes are indicative of the stone wall construction that is a defining feature of Manitou Springs.

**4**

**The Craftwood Inn  
and On-a-ledge  
400 and 424 El Paso**

In 1912, Roland Bautwell built Craftwood Inn and On-a-Ledge in the English Country Tudor style. Craftwood Inn served as a copper-smith shop. The fireplace hood and lamps are examples of his work. In 1940, Craftwood became a restaurant, attracting such celebrities as Cary Grant, Bing Crosby, Lawrence Welk and Liberace. A small half-timbered cottage built next to the house serves as a gift shop. On-a-Ledge has a drive-in garage under the house, an innovative feature for the time.



**5**

**Rockledge Manor  
328 El Paso**

Rockledge, built in 1912, was a summer retreat for a wealthy Western entrepreneur. It is constructed of Manitou greenstone in the Craftsman style. Decorative details were executed by Roland Bautwell.

**6**

**Red Crags  
302 El Paso**

Built by Dr. William Bell around 1885, this structure was originally a hospital. Vice-President Theodore Roosevelt visited the 8,000 square foot mansion in August of 1901.



- 7** Powells Garden Motel (1924)  
Garden Motel (1953)  
107 El Paso  
AAA rated

This single-story L-shaped complex is partially faced with log veneer.  
*"Located at Garden entrance near balanced Rock."*

- 8** Red Wing Motel (1953)  
56 El Paso

This once one-story L-shaped complex has been remodeled into two stories. The great winged sign is now gone.

- 9** El Paso Court (1953)  
15 El Paso

A few assorted cottages of varying styles survive within the current trailer park.



- 10** Iowa Camp (1921)  
12 El Paso

Parts of this early camp survive under numerous remodels.

- 11** Royal Arms (1953)  
10 El Paso

Here, two single-story units step up the hillside. They feature rounded corners on the wide, overhanging flat roofs. Now apartments.



- 12** Maple Lodge (1950)  
9 El Paso

Several single-story buildings surround this court's own western-theme miniature golf course.

*"Follow the rock wall, 1/2 block off Highway 24."*



- 13** Beverly Hills Court (1929)  
6 El Paso  
Duncan Hines/ ATA

Ten identical stucco cottages form an arm along the hillside with a rental office in the center.



- 14** Buffalo Lodge (1927)  
2 El Paso  
AAA/Duncan Hines

This two-story stucco lodge/office building "seats 60." There are parallel rows of duplex cottages behind. An entertainment and dining facility called "Buffalo City" once adjoined the complex.

*"... in the heart of the scenic wonders of the Pikes Peak region, is the most up-to-date COTTAGE CITY in Colorado."*



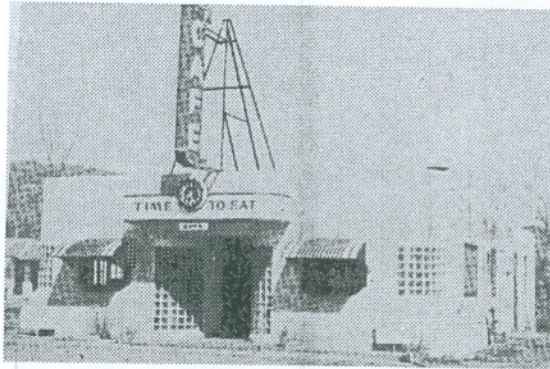
15

**Motel Cottages**  
48 Manitou Avenue

These two units were moved in 1960 from their original locations at Prices Auto Camp at 201 Manitou Avenue.

16

**Russ Cafe (1947)**  
108 Manitou Avenue  
Built in the late 1940s, this aluminum-clad building remains a cafe. Customers enter under the large rounded overhang and through a recessed entry flanked by round glass block windows.



17

**Pikes Peak Auto Garage**  
515 Manitou

This building was built in the 1890s as a livery and stable. In 1907 it was converted into an automobile garage and became the Pikes Peak Auto Garage, where monthly parking, mechanical and cleaning services were available to owners of private automobiles. Shortly thereafter, it was leased to the Pikes Peak Automobile Company. The company provided tours of Pikes Peak, Garden of the Gods and Crystal Park, using the facility for the storage and repair of their fleet of cars.

18

**Stagecoach Inn (1883)**  
702 Manitou Avenue

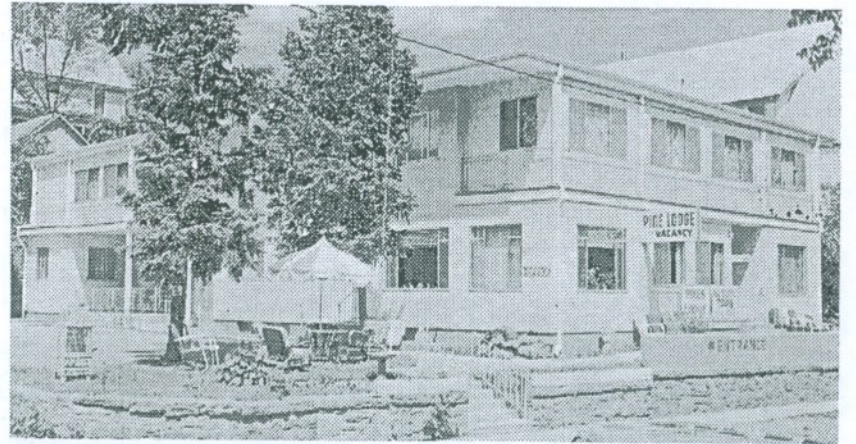
This building served as a stop on the Leadville stagecoach line. It became a restaurant after the Helen Hunt cottage was moved to the location and attached in 1941. Hunt was the author of the bestselling novel *Ramona*.



19

**Elko / Elk Motel (1951)**  
Wheeler House (current)  
36 Park Avenue

Once "Windemere," the estate of John Wheeler, this location was also the site of an amusement park before becoming the Elk Motel. Along Park Avenue, now serving as part of the motel office, is the building that housed Wheeler's private bowling alley.

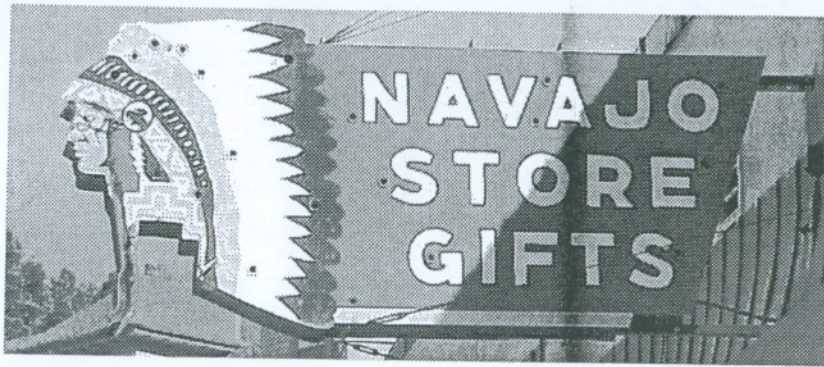


20

**Pine Lodge (1950)**  
46 Park Avenue

Beginning life as a turn-of-the-century Victorian home, this building was heavily altered and expanded in 1934. It now serves as apartments and rentals.





### Downtown Manitou Springs

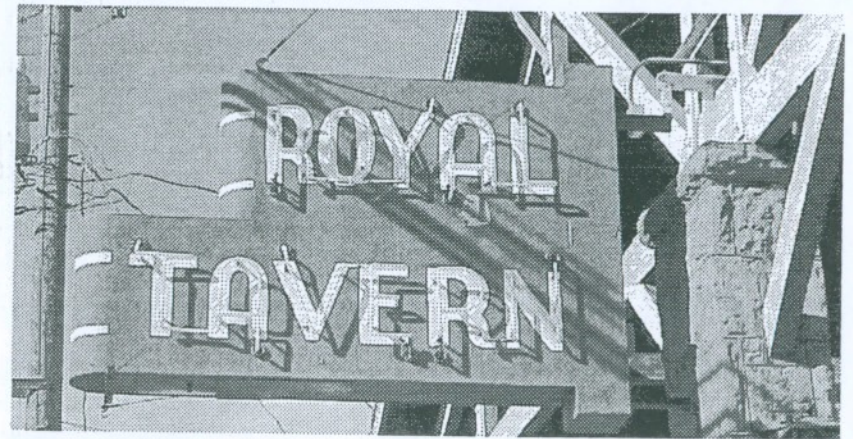
Tourists have enjoyed this part of Manitou Springs since 1872 when the earliest parts of the Cliff House Hotel were constructed. Activity centered around "Manitou Spring" that was once covered with a dramatic wooden pavilion. Today, a wide variety of architectural styles representing different periods of the town's development can be seen within a few blocks.

Victorian hotels, a Craftsman arcade, an early twentieth century prefabricated spring house, southwestern storefronts, a Spanish-style spa building, and a stunning blue Vitralite storefront are joined by sandstone walks, walls and bridges to create an interesting and eclectic pedestrian environment. Patsy's popcorn has been dispensing treats since 1908.



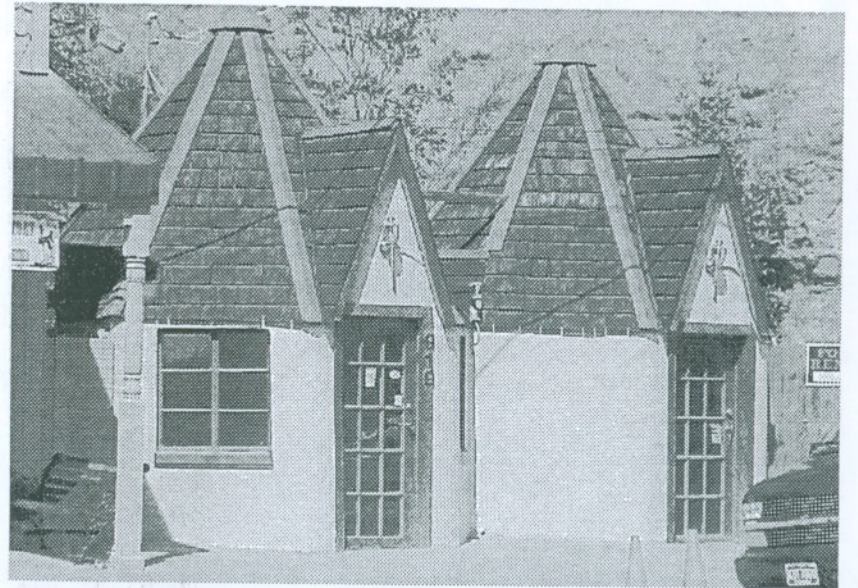
### 21 Manitou Spa 934 Manitou Avenue

Poured-in-place concrete was an innovative construction technique when it was used on this building in 1920. The three-story, Spanish style building housed the Manitou Spring inside a vaulted entrance with state-of-the-art bathing and treatment facilities upstairs.



### 22 Manitou Arcade 306 Cannon Avenue

M.F. Yount built this arcade of Manitou Greenstone from his quarry in 1931. The Craftsman style is reflected in the exposed timber gables and copper downspouts, gutters and light fixtures. Found inside is an outstanding collection of vintage games and amusements.



### 23 Tubercular Cottages 919 Manitou Avenue

These two cottages, now connected and enclosed, are typical of the type of lodging that accommodated tubercular patients around the turn of the century. Others similar cottages can be found around the area serving such varied uses as storage units and motel rooms.





24

**Miracle House  
Pixieland Golf**  
327 Manitou Avenue  
Once inside the Miracle House, angled interiors and furnishings made visitors appear to be standing at a 45 degree angle. Next door was the Pixieland Miniature Golf Course, an 18-hole array of loops and turns. Both sites are now weeds and rubble.

27

**Kentucky Lodge (1929)  
Mel Haven Lodge (1951)**  
3715 West Colorado Avenue  
The original one-story units have been merged into three, two-story buildings.



28

**Rainbow Court (1929)**  
3701 West Colorado Avenue  
**Best Western, Duncan Hines approved**  
This International Style motel with two-story office building is defined by corner casement windows and streamlining.  
*"Near all scenic areas."*

29

**Clover Court (1951)**  
3703 West Colorado Avenue  
**Sunflower Lodge (current)**  
Ten individual cottages form a true U-shape.  
*"Gateway to Garden of Gods."*

30

**Stonewall Park (1921)**  
3700 West Colorado Avenue  
Eight identical wood-frame cabins offer guests a glimpse of an early auto camp.  
*"Modern and non-modern camping, rough it and like it."*



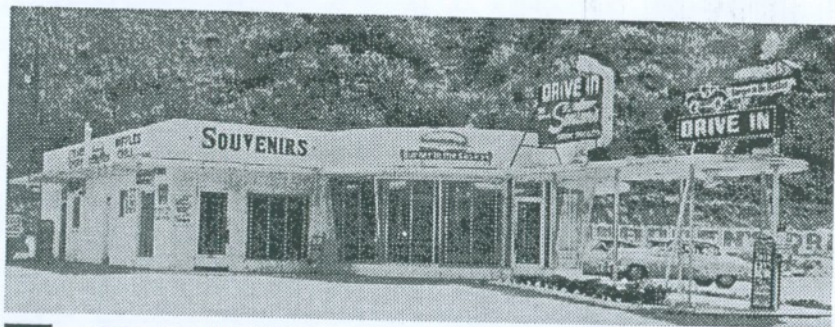
31

**Yucca Lane Lodge (1940)  
Timber Lodge (current)**  
3627 West Colorado Avenue  
AAA  
These thirty-three "rustic" log units are set along Fountain Creek.  
*"Quiet - cool - set back from highway ... rustic but modern."*



25

**McLaughlin Lodge Sign  
Pikes Peak Auto Camp**  
This wonderful sign points the way to McLaughlin's Lodge, a group of cabins spread out over wooded grounds along Crystal Park Road. The road was one of the first scenic auto routes nationally. Nearby was the Pikes Peak Auto Camp, one of the first in the region.



26

**Michaelis Drive In  
Imbodens Drive Inn**  
345 Manitou Avenue  
Imbodens once featured a rounded glass-enclosed entry with a streamline overhang flowing into a long projecting canopy. Parts of the original building can be seen behind an A-frame structure that has itself been remodeled.





- 32** Adams Crossing Camp (1929)  
Weil Cottage Camp (1929)  
Frenches Cottage Camp (1940)  
Swing In (1953)  
High Country Lodge (current)  
3626 West Colorado Avenue  
Seven individual cabins, now joined together, still display individual front-gabled porches.

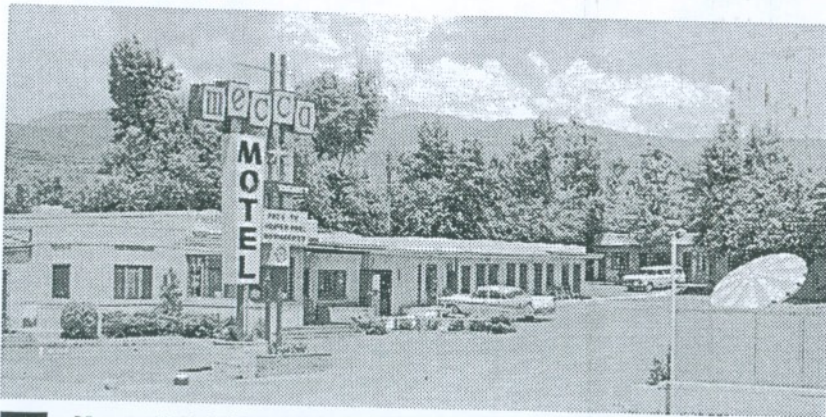
- 33** Davis Cottage Camp (1925)  
Treehaven Motel (current)  
3620 West Colorado Avenue  
This cottage camp included one rectangular building, an office residence and a dozen cottages, most with Swiss-influenced fascia boards.

*"You will be pleased with the fine qualities of this motel."*

- 34** Hersheys Cottage Camp (1929)  
Maverick Motel (current)  
3612 West Colorado Avenue  
Duncan Hines and AMHA  
A U-shaped court with rounded, faux rock-faced end units. A two-story central building once housed one of the region's best barbeque shops.



*"Simmons beds – electric hot plates – free showers – shelter for cars."*



- 35** Mecca Motel (1953)  
3514 West Colorado Avenue  
A red mansard roof now hides the once simple parapet. Original individual units were joined into two continuous buildings.

*"For a good night's rest – stop at the best."*

- 36** Gress Camp (1940), Rex Motel (1951)  
3501 West Colorado Avenue  
This single, two-story building has an aqua-marine fiberglass awning.

- 37**  
Glen-Eve Motel (1955)  
3431 West Colorado  
A continuous motel row featuring metal casement windows and individual projecting porches.



- 38** Floyds Drive-In  
E & E Drive-In  
3436 West Colorado  
A broad, flat parapet shelters outward sloping front windows.

- 39** Ideal Modern Court (1940)  
3445 West Colorado Avenue  
A grouping of six assorted six cottages and an office building.  
*"For those who care."*

- 40** Cricket West (1951)  
3420 West Colorado Avenue  
AAA  
An office/house is located in front with a single-story, L-shaped complex behind.

*"As modern as tomorrow ... ten rooms – ten baths."*



- 41** Shearer Cottage Camp (1929)  
3428 West Colorado Avenue  
These twelve, frame duplex units face across a narrow driveway.  
*"We build for tomorrow by the service of today."*





42

**El Grande Motel (1942)  
Evening Star (1967)  
Swiss Chalet (current)**  
3414 West Colorado  
A modern motel now transformed into a Swiss-style motel.

*"Modernistic corner casement windows [now lost] with unexcelled views of mountains."*

43

**San Ayre Court (1951)**  
3320 West Colorado  
A long, continuous building with a red tile canopy on the front facade and end-gable porches over the doors.

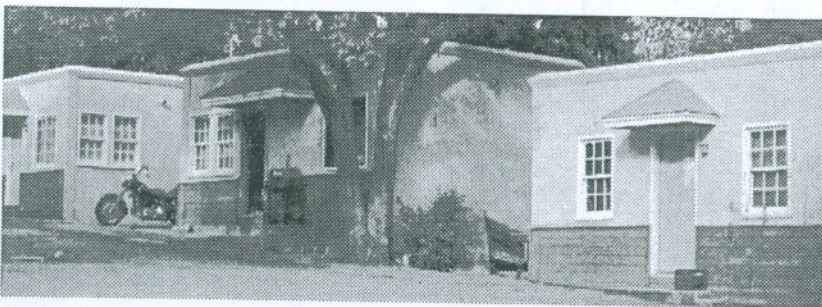
*"The friendliest motel in Colorado Springs."*



44 **Round Up Auto Camp (1924), Orchard Cottage Camp (1929),  
El Ray Court (1940)**  
3164 West Colorado Avenue  
AMHA

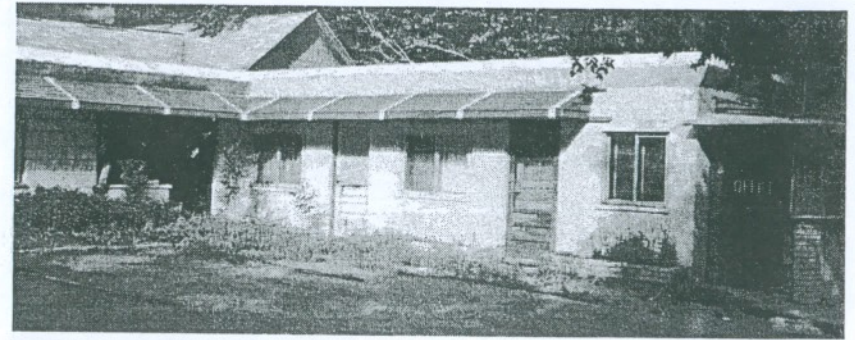
Some units still display their white stucco and red tile-lined parapets. Now apartments.

*"Eighteen all modern units, six with kitchens."*



45 **Cedars Lodge / Motor Court (1940)**  
3162 West Colorado Avenue

Four cottages remain that show modern face-lifts. Now apartments.



46

**Columbine Motel (1951)**  
3150 West Colorado Avenue

A small one-story structure with an interesting geometric parapet and the obligatory 1950s metal awning.



47

**Garden of the Gods Motel (1956)**  
2922 West Colorado  
AAA and AMHA rated  
An L-shaped motel now remodeled into a two-story facility.



48

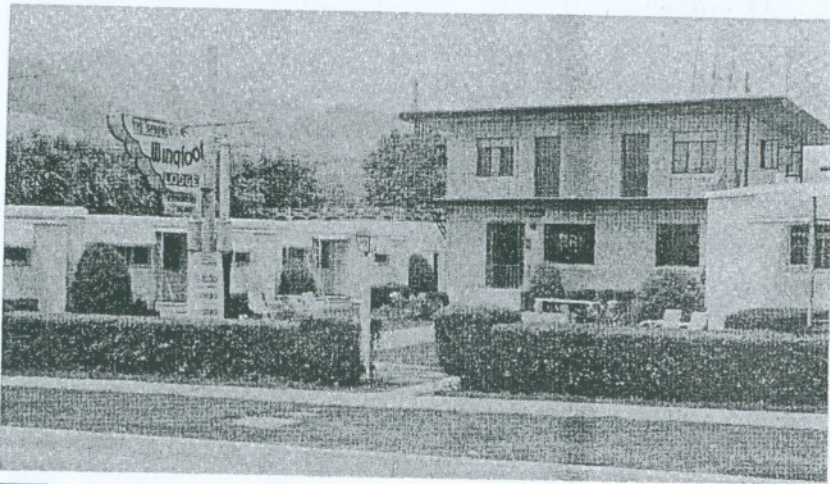
**Hacienda Motel (1951)**  
2828 West Colorado  
Five buildings sit toward the back of the lot. Second stories were added later. Now apartments.

49

**Amarillo Motel (1951)**  
2801 West Colorado Avenue

A small 19th-century hotel shares this corner lot with two, one-story units.





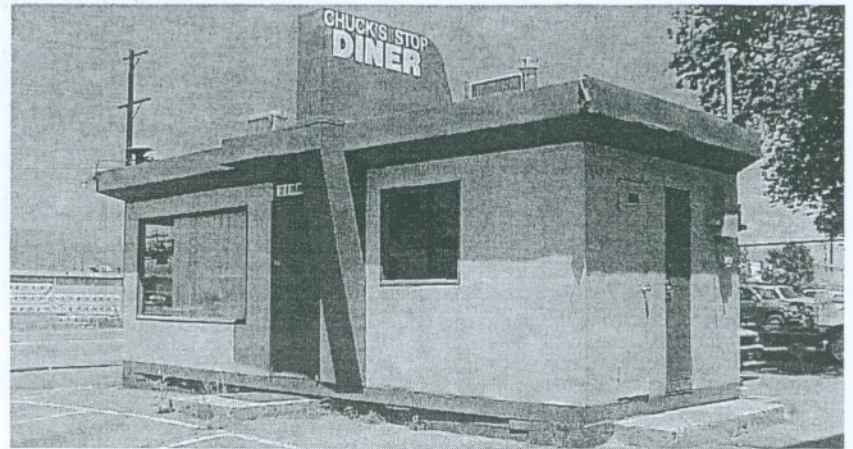
**50** **Wingfoot Motel (1953)**  
**112 South 28th Street**  
 A central, two-story, flat-roof four-plex building surrounded by seven small, travel-trailer-size units. The cottages appear to be pre-fabricated units. Now apartments.

**51** **Bungalow Court (1951)**  
**2712 West Colorado Avenue**  
**AAA**  
 Two four-plex buildings and an office/residence form this unique court. Now apartments.  
*"Just a little different."*

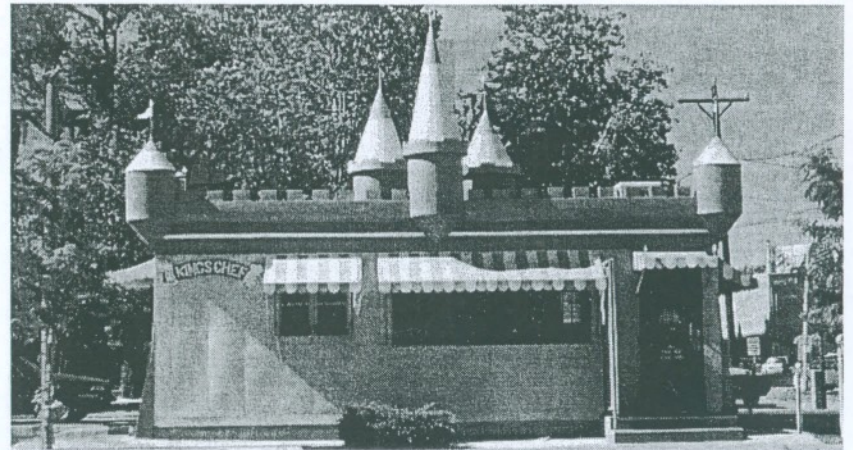
**52** **Capitol Motor Court / Motel (1940)**  
**2616 West Colorado Avenue**  
 This once-International-style motel has been remodeled and is now a small shopping center with a southwestern look.  
*"Near the location of the territorial capitol."*



**53** **Gas Station**  
**2602 West Colorado Avenue**  
 This cottage-style filling station now serves as an ice cream parlor. Patrons now enjoy treats where attendants once filled empty gas tanks.



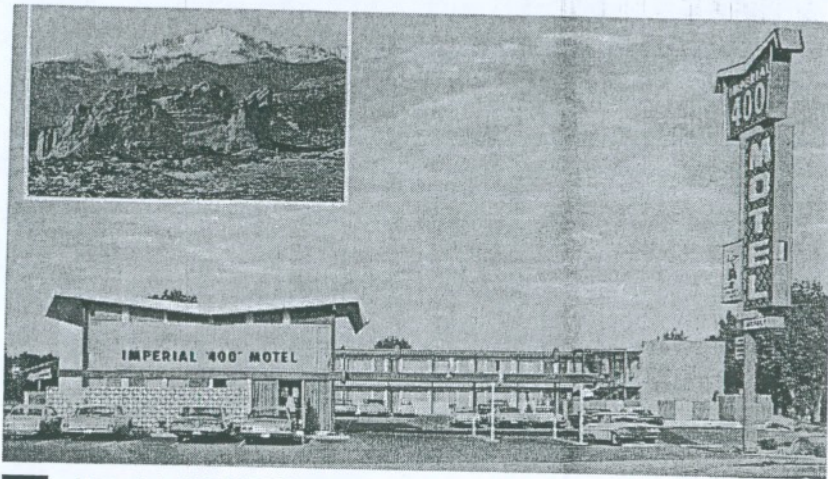
**54** **Chuck's Stop Diner**  
**132 West Cimarron**  
 This compact little diner is a favorite stop for locals, and celebrities such as Kurt Russell and Goldie Hawn. This Valentine manufactured diner retains its simple lines and front pylon. Valentine was a major supplier of diners west of the Mississippi from 1938 until 1974.



**55** **King's Chef**  
**110 East Costilla Street**  
 Underneath the turrets and battlements sits another Valentine manufactured diner.

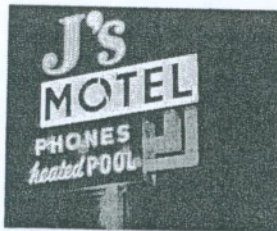
**56** **Palmer Statue**  
 Smack in the middle of the intersection of US 24 and Current US 85 meet sits a bronze equestrian statue of Civil War General Palmer, founder of Colorado Springs. Calls have been made to remove the statue to simplify traffic flow, but tradition prevailed.





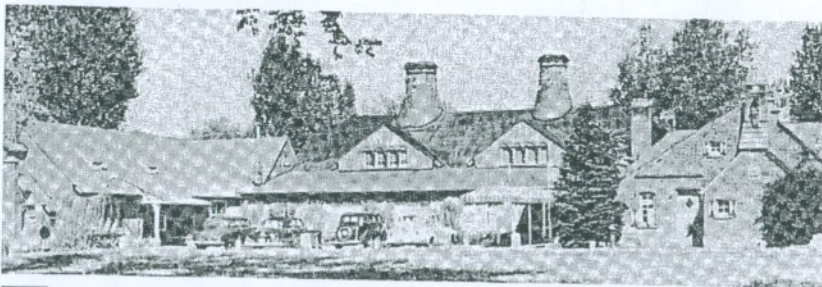
**57** Imperial 400 Motel (1963)  
Econo Lodge (Current)  
714 North Nevada

One of two Imperial 400 motels in Colorado Springs (the other a few miles south) that belonged to this early franchise chain. The two-story L-shaped structure has been remodeled. The office's butterfly roof, a defining feature of the Imperial 400 chain, was mirrored on the sign.



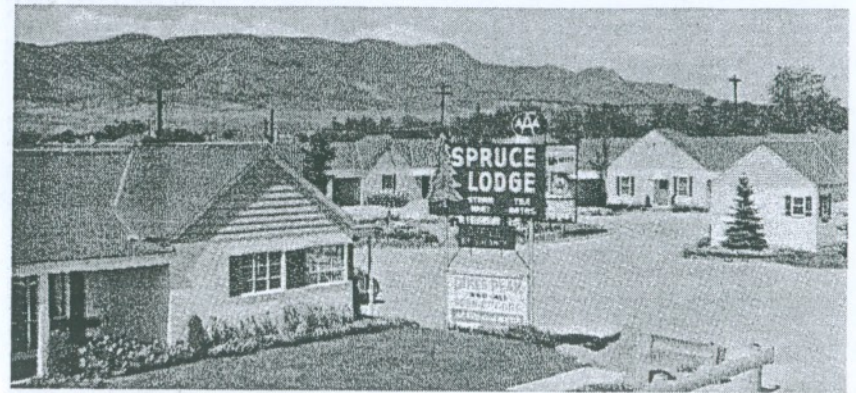
**58** J's Motel (1958)  
820 North Nevada

When it opened, J's motel offered such amenities as a glass-enclosed swimming pool, interior corridor room entrances, and a quality restaurant. This two-story brick establishment still displays a Superior Motor Court sign.



**59** Old Van Briggie Pottery (1908)

Emigrating to Colorado Springs for his health in 1899, Beaux Artes - trained Artis Van Briggie and his wife Anne established the Van Briggie Art Pottery Company. Van Briggie is recognized as one of the pre-eminent American potters of the 20th century. The Craftsman building features decorative elements from their kilns.



**60** Spruce Lodge (1951)  
2714 North Nevada Avenue  
AAA/Best Western/Duncan Hines  
Congress of Motor Hotels

single-story buildings form two opposing U-configurations. The garages have been enclosed.

*"Wall to wall carpeting, phone in every room."*



**61** Gables Court (1940)  
2818 North Nevada Avenue

A center office and two parallel buildings all sport tall gables that give this motel its name and character.

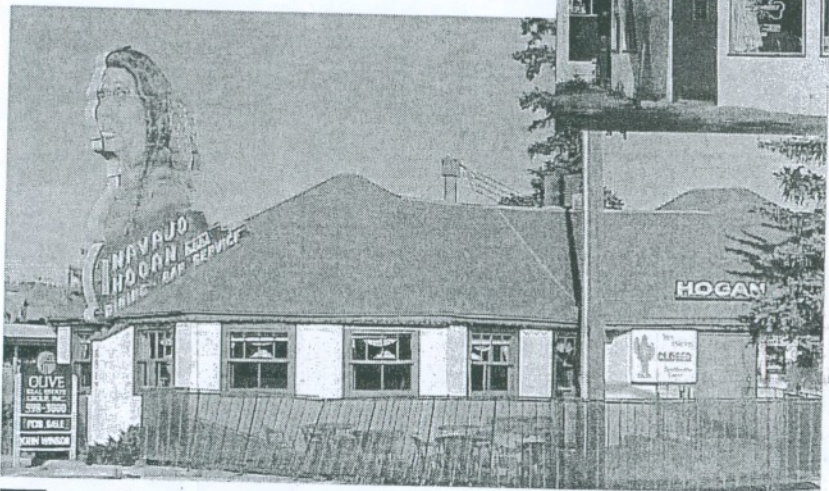
*"For real comfort at reasonable rates."*

**62** Sky-Hi Lodge (1953)  
2908 North Nevada Avenue

Three single-story detached buildings form a loose U-shape. The once-brilliant sign is fading into oblivion.

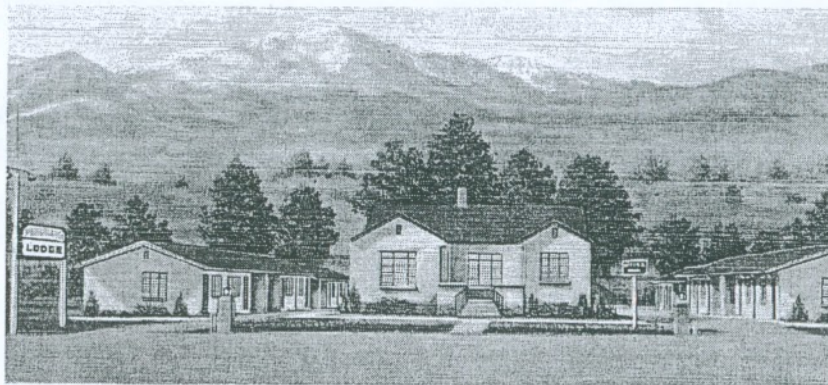


- 63** **Murphy's Tavern**  
2790 North Nevada Avenue  
A dramatic neon sign punctuates the rounded facade of this stucco building.



- 64** **The Navajo Hogan**  
2817 North Nevada Avenue  
A one-story polygonal structure, the Navajo Hogan was built in 1935 to house a bar and restaurant. The building was designed to resemble a Hogan, a traditional Navajo dwelling with a ceiling of individually hand-hewn and stacked corbeled logs. The interior features a Streamline Moderne bar. Perched along the front roof is the original neon sign, one of the premier signs in the state.

- 65** **El Sombrero**  
2847 North Nevada Avenue  
A giant sombrero sits atop this 1960s restaurant.



- 66** **Panorama Lodge (1951)**  
3808 North Nevada Avenue  
AAA  
Single-story rental buildings are grouped around the lot perimeter with a central office. The complex is now used as business offices.



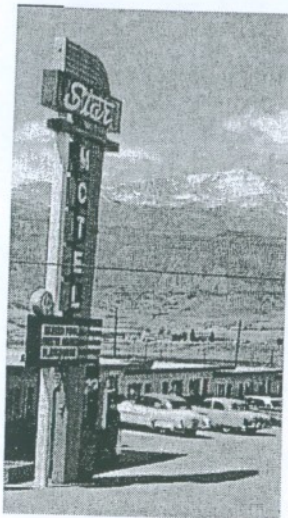
- 67** **Skylark Motel (1953)**  
3830 North Nevada Avenue  
This two-story, flat-roofed building has an inward facing L-shape. The massive sign begins at base of the street facade and tapers out as it wraps over roofline.

*"Everything new and the best."*

- 68** **Stage Coach Lodge (1953)**  
3844 North Nevada Avenue  
AAA/AMHA  
Two parallel, flat-roof buildings with the once-"spacious" carports now converted to additional rooms.

*"Spacious car ports and picture windows."*



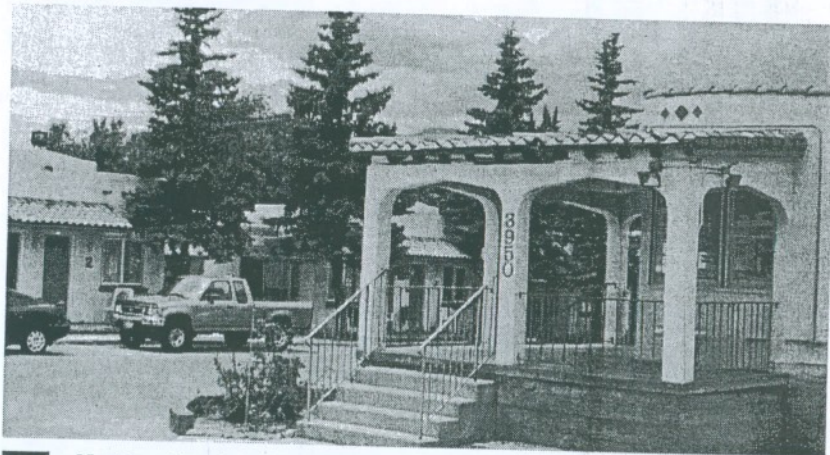


- 69** **Ranch Autel/Motel (1953)**  
**3900 North Nevada Avenue**  
 A front office unit with a rental building lined up behind.

*"Delightful pine paneled, carpeted rooms."*

- 70** **Star Motel (1953)**  
**Santa Fe Inn (current)**  
**3920 North Nevada Avenue**  
**AAA/CMA/AMHA**  
 This complex, forming a large U-shape, once had a gigantic four-story sign posted at the entrance.

*"Family units and kitchens."*



- 71** **Martins Garden Court (1951)**  
**Colorado Academy Motel (1953)**  
**3950 North Nevada Avenue**  
 These duplex units still display their stepped parapets and red Spanish tile awnings. Now apartments.

- 72** **Palomar Motel (1953)**  
**3990 North Nevada Avenue**  
 The once hipped-roof duplex units have been converted into one continuous end-gabled building that steps down the lot. A 1960s diamond roof covers the front office addition.

*"Electric blankets and baby beds."*



- 73** **Bel-Air Motel (1951)**  
**4000 North Nevada**  
**United Motor Courts, AAA**  
 A two-story office building with two parallel, single-story unit rows that still retain their original garages.

*"No better choice could be made than the attractive Bel-Air Lodge, which boasts in its own back yard a unique sunken rock garden that rivals the mountain splendor to the west."*

- 74** **Acme Court (1951)**  
**End of the Trail Motel (current)**  
**4200 North Nevada Avenue**  
**AAA**  
 A two-story office building at the front of the lot with two single-story buildings behind.

*"As defined by Webster: The top or highest point, 'as acme of perfection,' that's what we're striving for at Acme Court."*

- 75** **Air Point Apt Court (1953)**  
**4290 North Nevada Avenue**

*"Free room TV."*



- 76** **Frontier Motel (1953)**  
**4300 North Nevada Avenue**  
**Colorado Motor Court Association.**  
**Chamber of Commerce approved.**  
 Front office with entrance canopy, attached single-story rental building and one perpendicular building behind.

*"Look for our sign."*

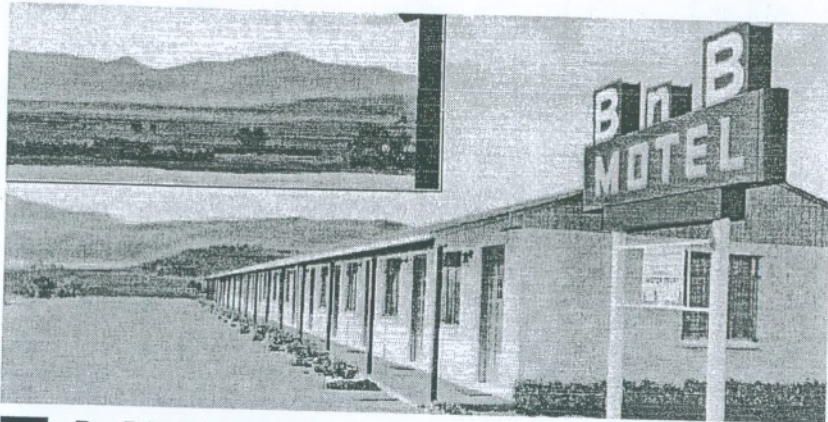


- 77** Barker Motel (1953), Jo May Motel (1956), Western Sky Motel (1960), Rampart Motel (1967)  
4302 North Nevada Avenue  
A single-story, flat-roofed U-shape configuration.

*"Comfort with Western hospitality, personalized owner attention..."*

- 78** Breeze Motel (1953)  
4700 North Nevada Avenue  
Two-story rectangular building with entrance canopy and sun deck above.

*"For relaxation you can stretch out on the sun deck or play your free radio. TV also available."*



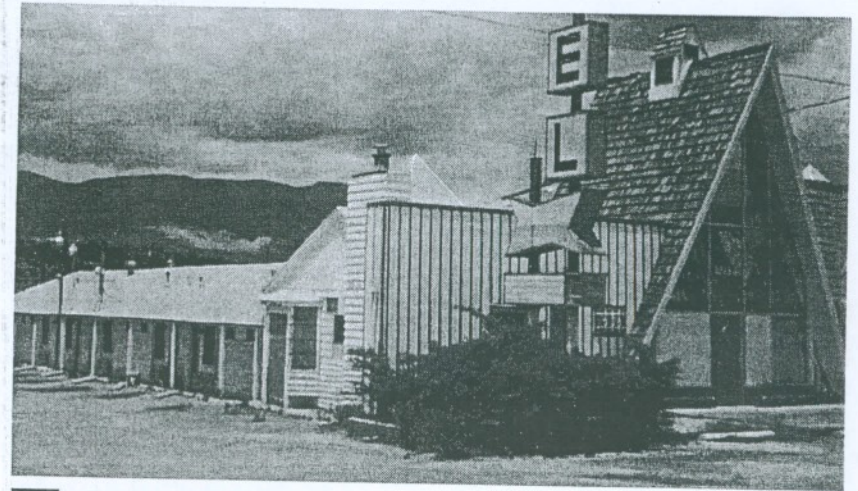
- 79** B-n-B Motel (1953)  
4918 North Nevada Avenue  
AMHA/AAA  
Two parallel, single-story rental buildings with front office.

*"TV and radio in every room, new modern Franciscan furniture, spacious wardrobes."*



- 80** Mount Vernon Motel (1953)  
4950 North Nevada Avenue  
Duncan Hines/AAA  
A central office with tall porch and colonial trim and two, single-story wings. (George Washington never slept here.)

*"An unusually attractive motel."*



- 81** P-51 Motel (1953)  
Super Jet Motel (1960)  
5040 North Nevada Avenue  
CMA/AMHA

Modern A-frame office in front with attached rectangular rental building behind. The name refers to a P-51 plane on display at the nearby Air Force Academy.

*"Lovely shaded picnic area."*

- 82** Slumber Lodge (1953)  
5250 North Nevada Avenue

*"Thirty deluxe units near Air Force Academy."*

- 83** Town House Motel (1953)  
5504 North Nevada Avenue  
AAA

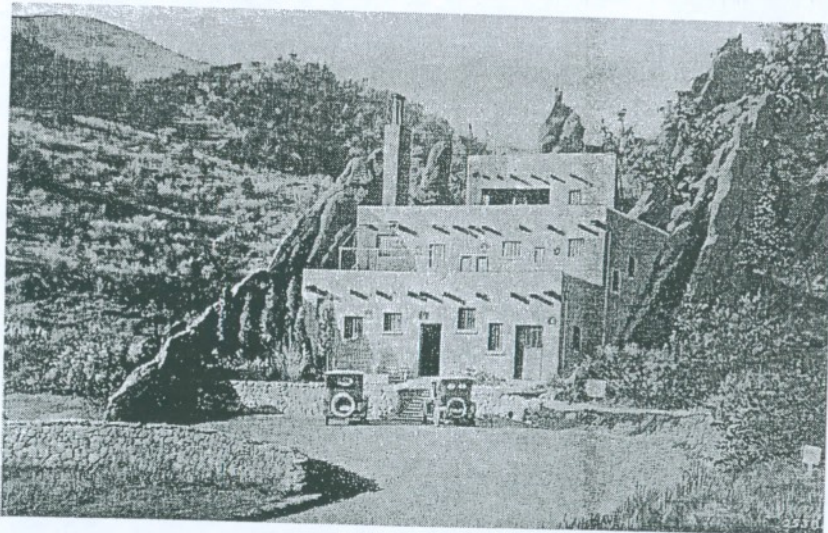
*"Dressing alcoves in every unit."*





**84 Gardens of the Gods**

The Garden of the Gods has been attracting visitors for as long as there have been visitors in Colorado. This view, taken c1940, became one of Sanborn's most popular postcards. He sold nearly 14,000 copies between 1940 and 1952. Sanborn shot this image from the roof of the Hidden Inn (below), a Pueblo Revival restaurant and gift shop built in 1915 by the Colorado Springs Park Commission. Despite its significance as a very early example of its style, the City of Colorado Springs demolished Hidden Inn in 1997.



# FLYING W RANCH

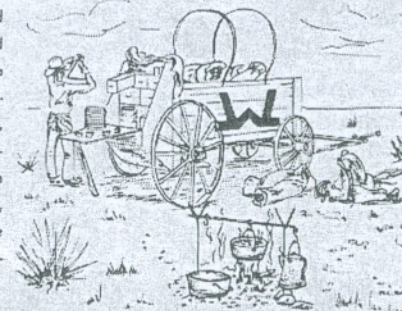
## CHUCKWAGON SUPPERS



2 miles N. Garden of the Gods  
COLORADO SPRINGS, COLORADO

MONDAY through SATURDAY 7 p.m.  
JUNE through LABOR DAY

This is a touch of the Old West complete with food cooking on open fires, a menu as authentic as possible, coal oil lanterns, wranglers with more coffee and hot biscuits, an hour's Western Program, Flying W style, and — we hope — a bit of true western hospitality!



**MENU**  
\$2.00  
tax included  
SLICES OF BEEF  
in BAR-B-Q SAUCE  
Foil Wrapped  
Potatoes  
Green Beans  
Spiced Peaches  
Dutch-oven Biscuits  
Honey and Butter  
Old Fashioned  
SPICE CAKE  
Coffee, Tea and  
Lemonade  
Rocky Mt. Trout  
on Fridays if  
specified when  
making  
reservations  
Children under nine  
\$1.50  
tax included

**RESERVATIONS ONLY AND BY 1 p.m.**  
Covered shelter if necessary  
Phone ME 6-1351

**85**

**Flying W Ranch**

The Flying W Ranch is a working mountain cattle ranch that has specialized in western food and entertainment since 1953. The Flying W is a combination of beautiful natural surroundings and an authentic old western town that consists of over a dozen restored buildings furnished with authentic contents dating to the 1800s and early 1900s. The Flying W Wranglers present a western stage show.

*Happy Trails!*





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- Garrity, Jean and Deborah Harrison, *Manitou Springs Walking Tour*, Manitou Springs: Manitou Springs Historic Preservation Commission, 1992.

### Acknowledgments

We would like to thank the following organizations for their assistance in planning, coordinating and conducting this conference:

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City of Manitou Springs Historic Preservation Commission  
Historic Manitou Springs  
Manitou Springs Historical Society  
The Business of Art Center  
Colorado Historical Society  
The Collaborative, Inc.

A special thanks to Nanette Wolfe for her generous donation in memory of her Uncle Herm and an anonymous donor in memory of Georgianna Anderson.

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These images were provided through the courtesy of the following individuals and organizations:

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|          | Introduction | Deborah Harrison            |
|          | Back Cover   | Deborah Harrison            |
| Tour One | Site 21      | Ed and Nancy Bathke         |
|          | Site 22      | Ed and Nancy Bathke         |
|          | Site 24      | Mark Wolfe                  |
|          | Site 26      | Sanborn Ltd.                |
|          | Site 28      | Mark Wolfe                  |
|          | Site 29      | Sanborn Ltd.                |
|          | Site 32      | Sanborn Ltd.                |
|          | Site 36      | (Inset) Ed and Nancy Bathke |
|          | Site 38      | Ed and Nancy Bathke         |
|          | Site 39      | Mark Wolfe                  |
| Tour Two | Site 1       | Sanborn Ltd.                |
|          | Site 2       | Mark Wolfe                  |
|          | Site 16      | John McClenahan             |
|          | Site 17      | Deborah Harrison            |
|          | Site 20      | Michele Anthony             |
|          | Site 21      | Sanborn Ltd.                |
|          | Site 26      | John McClenahan             |
|          | Site 41      | John McClenahan             |
|          | Site 48      | John McClenahan             |
|          | Site 50      | John McClenahan             |
| Site 84  | Mark Wolfe   |                             |

### Conference Planning Committee

Mark Wolfe, Lyle Miller, Diane Wray, Dale Heckendorn, Michele Anthony, and Michael Bedeau.

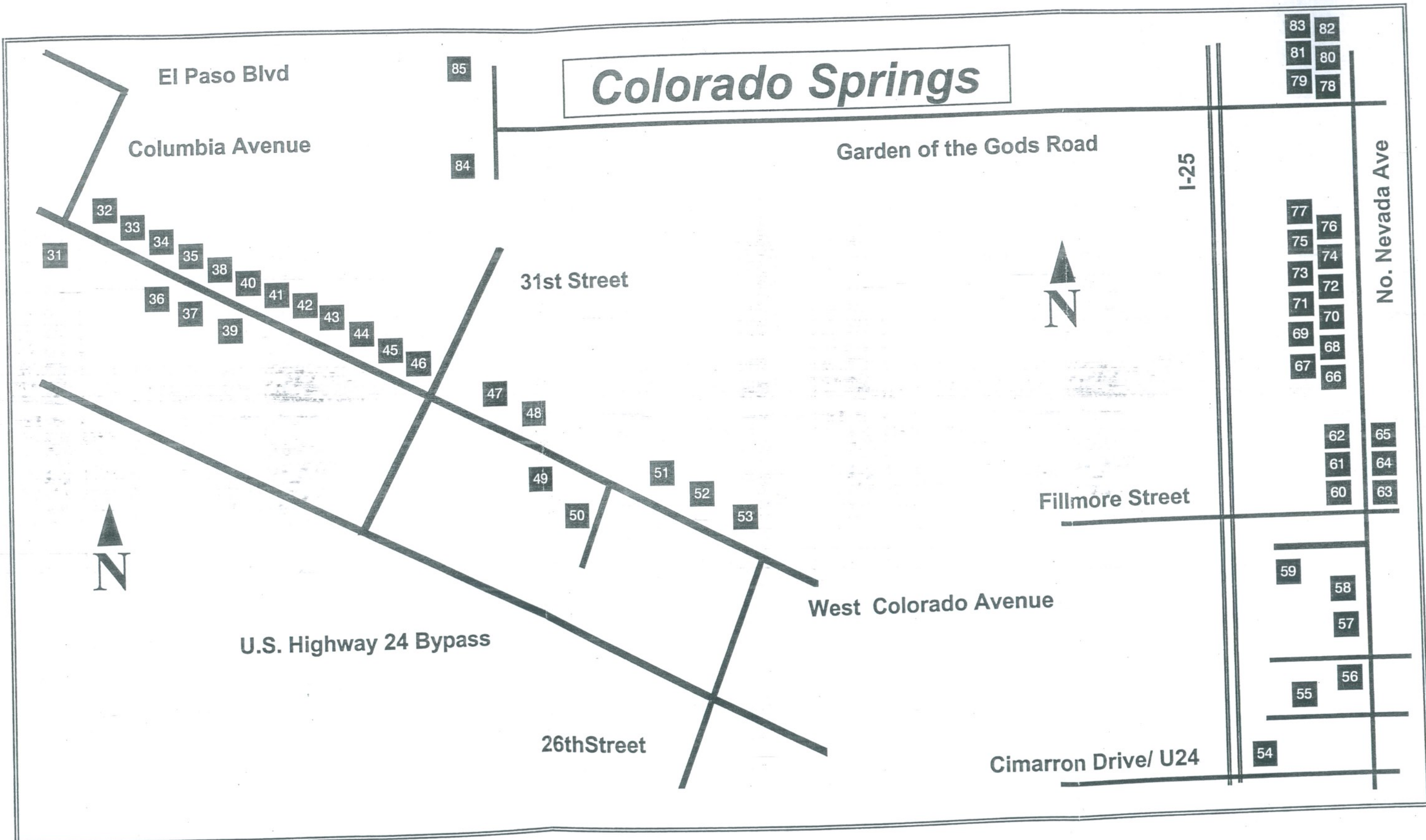


# Manitou Springs





# Colorado Springs



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