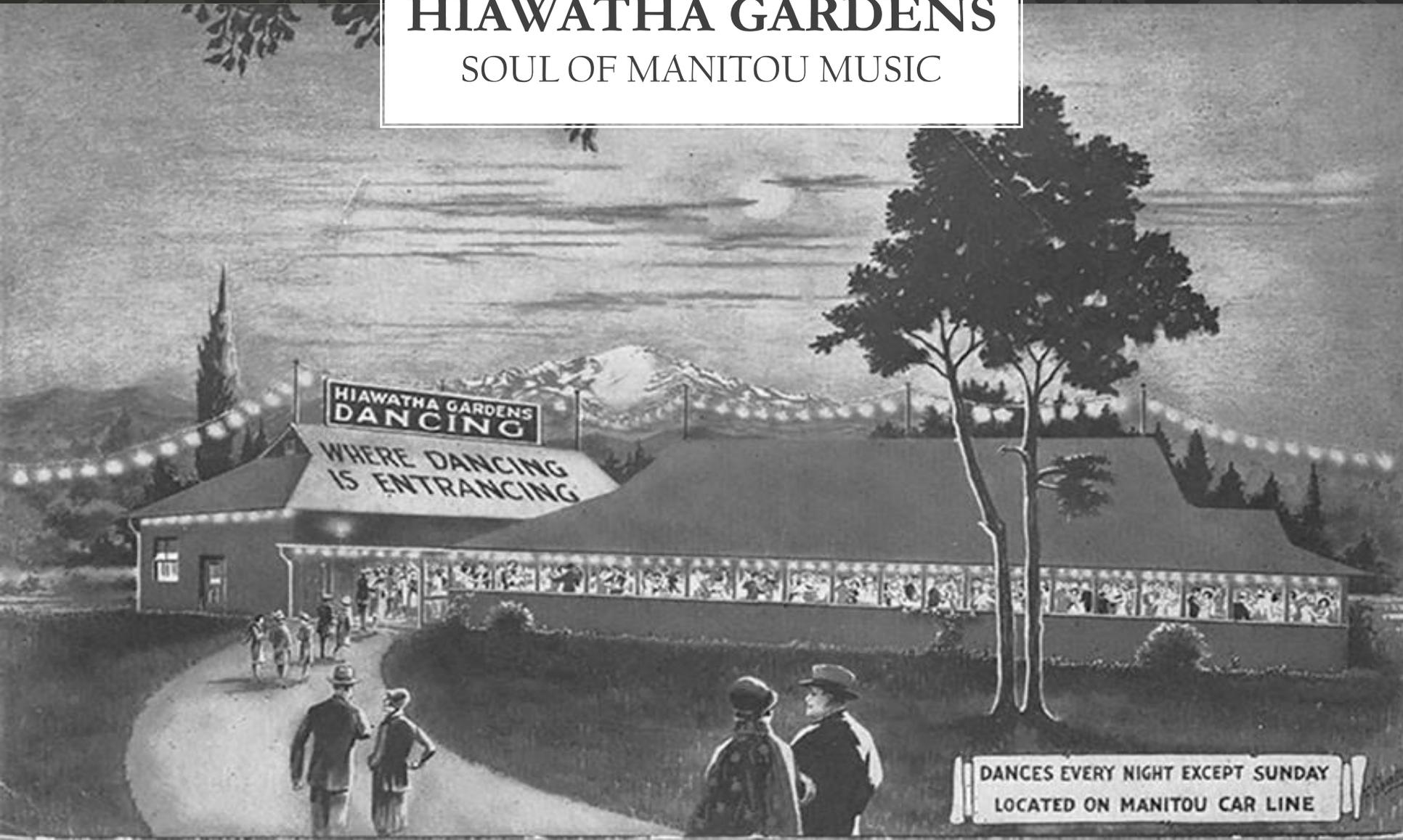


# HIAWATHA GARDENS

SOUL OF MANITOU MUSIC



DANCES EVERY NIGHT EXCEPT SUNDAY  
LOCATED ON MANITOU CAR LINE

## ACKNOWLEDGEMENTS

This digital exhibit is a result of the research and work conducted by the Hiawatha Gardens task force, commissioned by the Manitou Springs City Council to, in part, explore the history of the Hiawatha Gardens to help inform the council and the public about this city resource.

## OUR HERITAGE



Manitou has a unique history as a tourist destination, and its historic springs and buildings are what define the town's character, make it a special place, and still bring tourists to the community.

Hiawatha Gardens is part of this legacy as for most of its 120 years it was an entertainment palace for the city's guests and its people.

## TRIANON BALLROOM, CHICAGO



Hiawatha Gardens' historical importance was as a Music and Dance venue from 1921 through to 1955, because it tied Manitou Springs into a nationally significant trend that changed America—Big Band Music and Dancing.

ARCADIA DANCING PAVILION  
SAN FRANCISCO



Dance halls transformed society by providing a neutral place where people of different status could mingle, communicate, and participate in a common activity outside constraints of daily life, fostering understanding and comradery.

## HAWAIIAN ROOM BROADMOOR

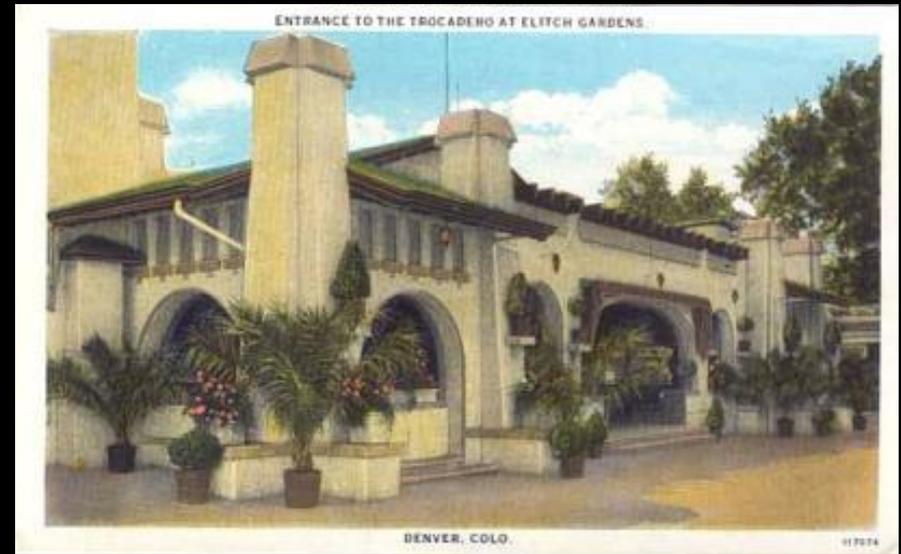


Broadmoor Hotel

Hiawatha was one of three major venues in the area; the others being the ballroom at the Antlers, destroyed in 1964, and the Hawaiian Room in the Golf Club at the Broadmoor, closed in the 1960's, demolished 1993.

# THE TROCADERO DENVER

In its heyday, Hiawatha Gardens rivaled Colorado's most famous venue, the Trocadero at Elitch Gardens, which was torn down in 1975 (picture below).



## RIVERSIDE DANCE HALL NEBRASKA



In fact, we know of few dance halls that have survived to the present, despite the important role they played in our national history. There are only 5, out of over 95,000 properties, on the National Register of Historic Places. And, only 3 on the Colorado State Register.

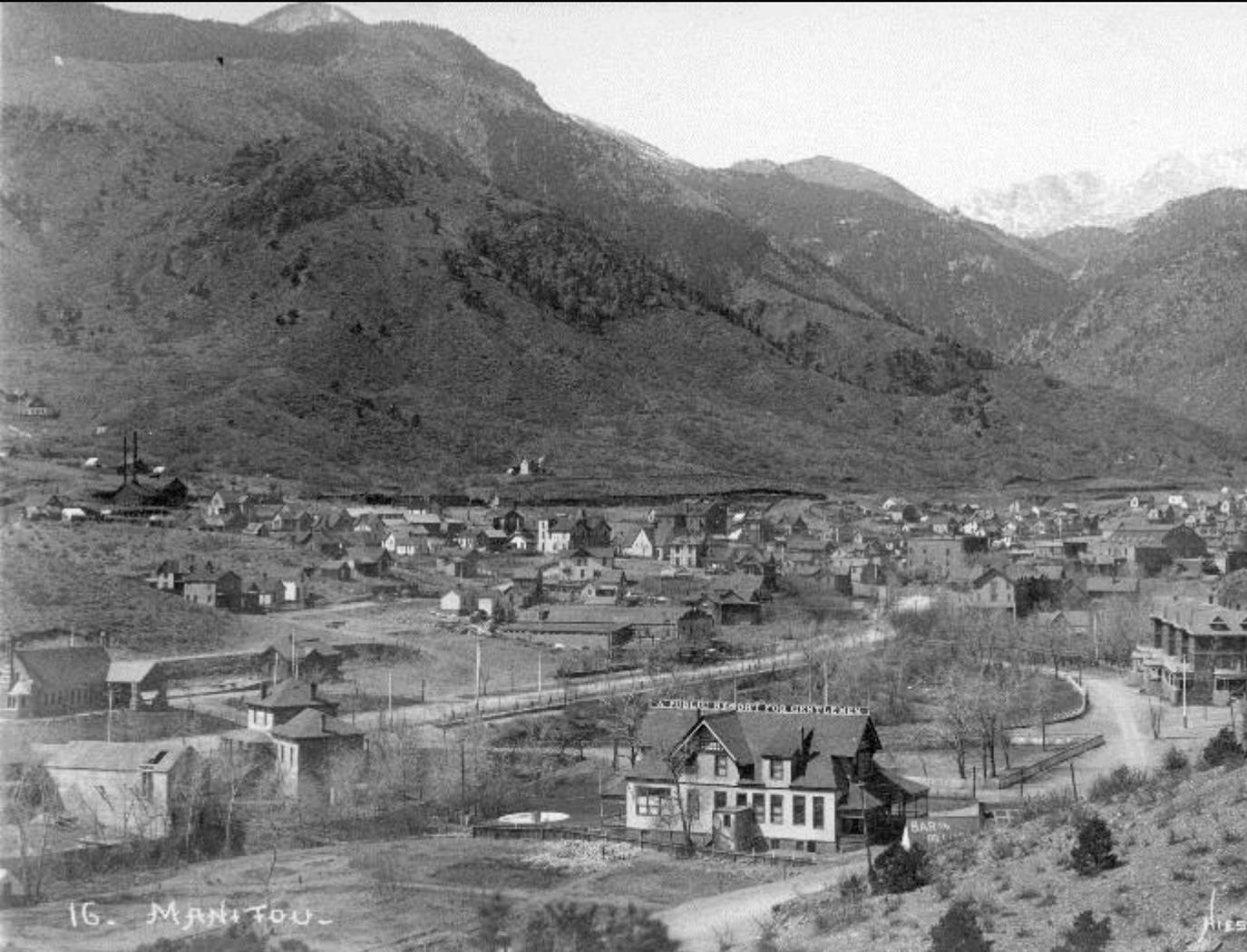
**A PUBLIC RESORT FOR GENTLEMEN**  
1890 - 1897



F.L.M. Smith and Charles E. Alison built Hiawatha Gardens as a high-class gentleman's club, spending \$35,000 on the building and furnishings. Drinking, gambling and viewing Pikes Peak from the 15' wide porches were the popular pastimes.

Denver Public Library

## PERFECT SPOT FOR A BEER GARDEN



Hiawatha Gardens was perfectly located with the D & RG railroad depot, the Manitou House and the Mansions hotels within easy walking distance. Smith and Alison also maintained a beautiful beer garden with a landscaper on staff where guests could sample their libations al fresco.

HIAWATHA FAMILY CONCERT GARDEN  
1897 - 1904



Denver Public Library

F.L.M. Smith is believed to have added a dance pavilion to his clubhouse around 1897, before selling out and moving to the Klondike in search of gold. Here is the open pavilion adjacent to the renamed Family Concert Garden with an emphasis on wholesome entertainment. Drinking was still the popular pastime.

# HIAWATHA PARK OPERA COMPANY 1903



“ The Hiawatha Park Opera company will open the season at the Hiawatha Concert gardens in Manitou about June 1. The company will present standard light opera with weekly change of bills and at popular prices.” A 2 story addition with stage and dressing rooms was added. Vaudeville soon overtook opera as the popular entertainment, but drinking was no longer allowed on Sundays; a law that was frequently violated.

## A WINTER SPORTS FACILITY



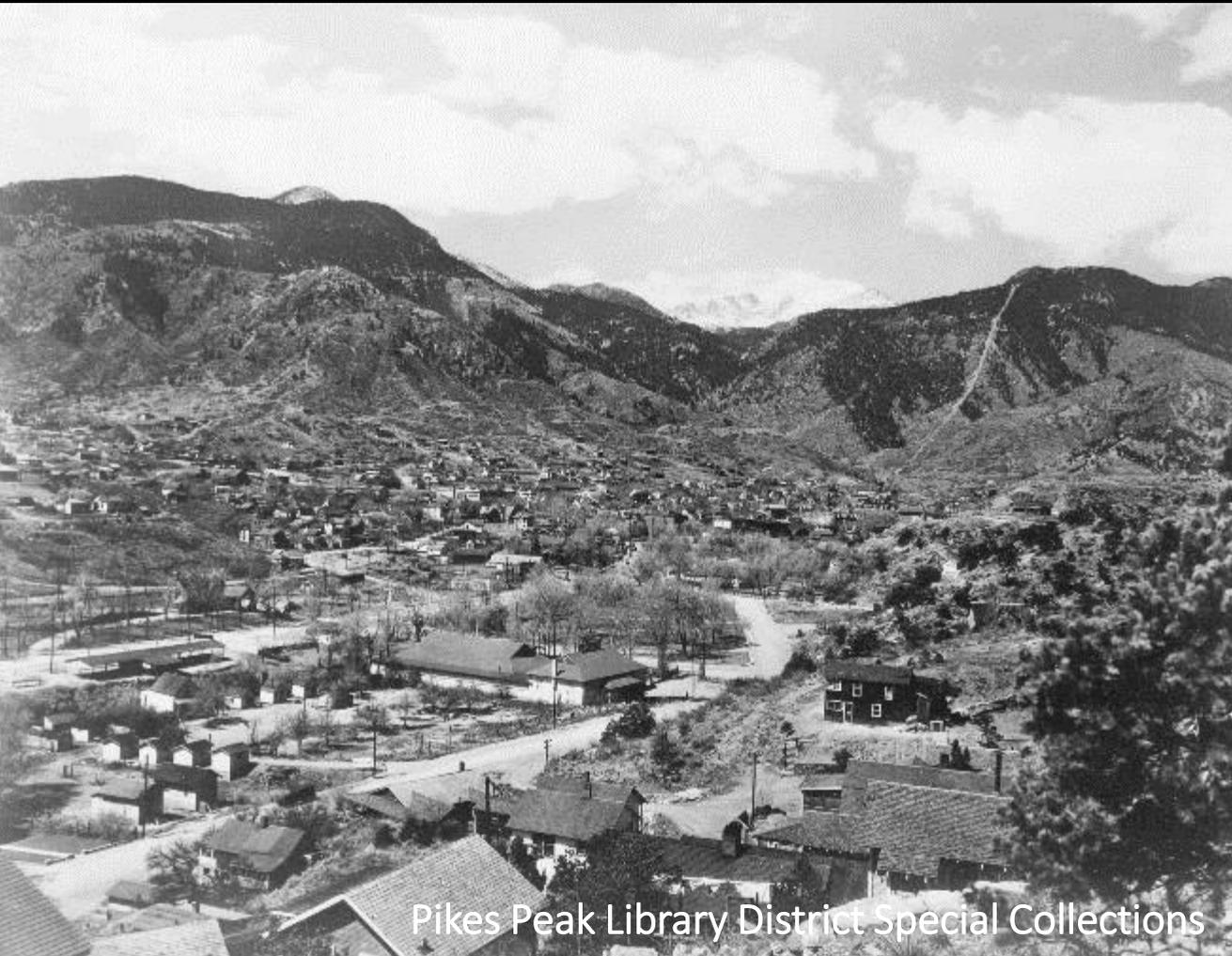
Beginning in the winter of 1905, Hiawatha Gardens served as the indoor court for the Manitou High School men's and women's basketball teams. By 1911, wrestling and boxing matches became popular as well with matches featuring the Colorado City Bantam vs. Manitou's Fighting Newsboy. However, the Gardens languished in the summer as Prohibition was passed in Colorado in 1916. Hal J. Leddy bought the building in 1919, running it as a dancehall with mineral water refreshments from a well he drilled.

## THE FIRE 1920



On August 19<sup>th</sup>, the old clubhouse caught fire. “After the main part of the building had collapsed with several spectacular showers of sparks and flames shooting high in the air, the firemen centered their efforts on saving the dance floor.” The 1897 dance pavilion was saved and enlarged to become the new Hiawatha Gardens in 1921.

## HIAWATHA RISES FROM THE ASHES



Pikes Peak Library District Special Collections

Henry Jerome Leddy, known as Hal, had grown up in Manitou and his father had been a State Senator for many years. After the fire, Hal rebuilt a new dancehall around the bones of the old pavilion. He also added a cottage camp to the east for the new automobile tourists.

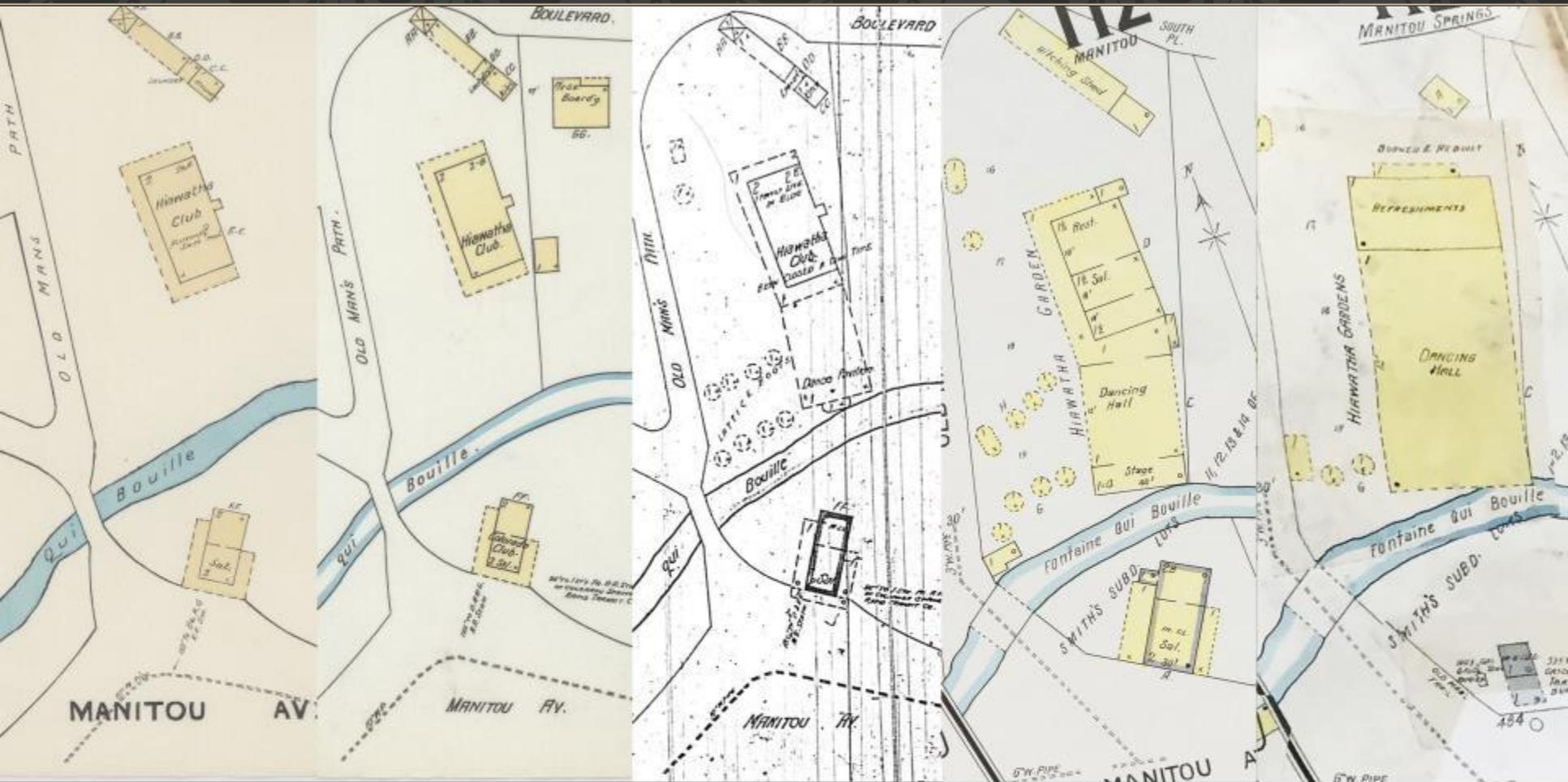
## CLOSE-UP 1920'S



Pikes Peak Library District Special Collections

The new Hiawatha Gardens was clad in “modern” stucco and the extended dancefloor could hold several hundred more people. The openings above the half-walls framed the view of Pikes Peak on moonlit nights. If the weather was bad, canvas awnings were rolled down.

# SANBORN FIRE INSURANCE MAPS



1890

1895

1900

1907

1950

PAUL WHITEMAN

1921

THE JAZZ REPERTORY COMPANY PRESENTS:

# Paul WHITEMAN

The  
KING OF JAZZ



The new Hiawatha Gardens opened on May 1<sup>st</sup>, 1921. Paul Whiteman, Denver native, was playing there by July 12<sup>th</sup>. “Residents of Manitou and visitors in the Pikes Peak region who have not yet heard Paul Whiteman’s famed orchestra will have a chance to do so this evening at 9 o’clock at Hiawatha Gardens” Whiteman was the most popular bandleader in America at that time.

GAZETTE TELEGRAPH AD  
1922

# HIAWATHA GARDENS

MANITOU

The Place Where the Summer  
Visitors Congregate

**D**ANCING  
NIGHTLY 

Except Sunday

Come and see the beautifully gowned ladies, wonderful dancers and probably  
friends from home.

Society Nights—Monday and Friday

## HIAWATHA GARDENS HOSTS HOLLYWOOD'S FINEST 1923



“ This evening at Hiawatha Gardens, Manitou, Rudolph Valentino will make his only personal appearance here on his transcontinental dancing tour, and local fans are enthralled at the prospect of meeting in person the super-star of the screen.”

Valentino and his wife Natacha Rambova (aka Winifred Hudnut) danced the tango from his movie “The Four Horsemen of the Apocalypse” to almost hysterical applause. So many locals flocked to Hiawatha that night that many had to watch the performance through the open windows.

**HIAWATHA GARDENS**  
**WHERE DANCING MOVED MOUNTAINS**



## FANNIE MAE DUNCAN

1933



Fannie Mae Duncan moved to Manitou in 1933 to escape the oppressive racism of the south. She still wasn't allowed into Hiawatha Gardens but watched from the open windows. "I can still remember my first glimpse of the good life. Some big-time band like Woody Herman or Fred Waring was playin' that night ... The couples moved in elaborate patterns as they glided cross the polished wooden dance floor ... Mostly two-step. ... I couldn't take my eyes off the ladies. ... Their beautiful, long dresses were made out of fabrics that shimmered like butterfly wings" She would go on to open the Cotton Club in Colorado Springs to great success and her club was not segregated.

Image from the collections of The Colorado Springs Pioneers Museum. Photo by L. Tilley



# JAN SAVITT AND THE TOP-HATTERS WITH BON BON TUNNELL

## 1930'S



“The big-name white bands would play one-nighters in Colorado Springs at the Broadmoor Hotel, the Antlers Hotel, and a ballroom called the Hiawatha Gardens in Manitou, but I couldn’t go inside. I remember standing outside and listening to Jan Savitt when he played there. ...”

Roy Lee Porter

Jazz Drummer With Charlie “Bird” Parker

Jan Savitt was one of the first bandleaders to employ african american singers in his formerly all white band.

BOB HILTBRAND AND HIS MUSIC GRAND  
1943

**DANCING EVERY**

**Wednesday and Saturday Nights**

**HIAWATHA GARDENS**

*The region's largest and best BALLROOM*

**MANITOU SPRINGS**

*—featuring—*

**BOB HILTBRAND**

**AND HIS ORCHESTRA**

**Popular Prices**

**COMPLETE BAR SERVICE . . . SANDWICHES**



“We talked the owner  
into letting the orchestra  
run the place—pay to  
have the building heated  
... Within three months  
we were getting as  
many as 2,000 people.”

Bob Hiltbrand

Local Orchestra Leader

## DUKE ELLINGTON

1952



“Duke Ellington and his Orchestra play the first of two nights at the Hiawatha Gardens Ballroom in Manitou Springs, Colorado.”

The 1950’s brought many well-known and talented musicians to the Hiawatha but the influence of big bands was waning as new musical forms became more popular.

JIMMY DORSEY  
1952



“Jimmy Dorsey... follows  
with three days, starting  
July 24 at Hiawatha  
Gardens, Manitou  
Springs, Colo.”

**PATSY MONTANA PLAYS SUNDOWN LOUNGE**  
1968



In 1959, Art and Dora Harfert opened the Sundown Lounge in the former Hiawatha Gardens. The music was now Country Western with class acts from all over the country and a house band.

“Patsy Montana ... performed June 14 and 15 in Manitou Springs, Colorado, at the Sundown Club.”

“the first female country and western singer to sell one million records with her self-penned ‘I Want to Be a Cowboy’s Sweetheart.’”

SOMETHING FOR EVERYONE

While In MANITOU SPRINGS

**Cook Your Own Steak**

on our new CHAR-BROILER 8-10 oz. STEAK \$1.35

LIVE Music — "The Sundowners" 7-Days-A-Week Sundays 'til Midnight

WYNN STEWART & The Tourists MAY 20th ONE NIGHT ONLY!

BREAKFAST Friday & Saturday -- Begins at 2 A.M.

**Sundown Lounge** 10 Old Man's Trail Manitou Springs

**Bowling**  
Is for Families

Bowling is the sport the entire family can enjoy together. You just bring the family . . . we'll provide food, fun and relaxation with clean alleys, snack bar, free parking.



ENJOY BOWLING AT ITS BEST with AMF Automatic Pinspotters—Bowling Equipment—Snack Bar—Pool Table & Pinball—Cool Summer Fun!

**TRAIL BOWL** 8 Old Man's Trail 685-5454

The 1970's saw a decrease in quality musical performers and and an increase in the business of dining and bowling. In 1978 Bill Harfert opened the House of Prime Rib at Hiawatha Gardens.

*America's Most Colorful Entertainers Appearing in Person All Year Around*

LIVE MUSIC

**7**

**NIGHTS A WEEK**

**JAM SESSION**

Friday & Saturday  
Nights 2 A.M.  
Until ...

**SUNDOWN LOUNGE**  
10 Old Man's Trail

## HIAWATHA GARDENS TODAY



Unassuming , Hiawatha Gardens is one of the historic buildings that has played an important role in the community's history for nearly 120 years. Recently, architectural historian, Cathleen Norman, and historic building contractor, Doug Edmundson, examined the building and identified many of the historic elements of the building and when they were built.

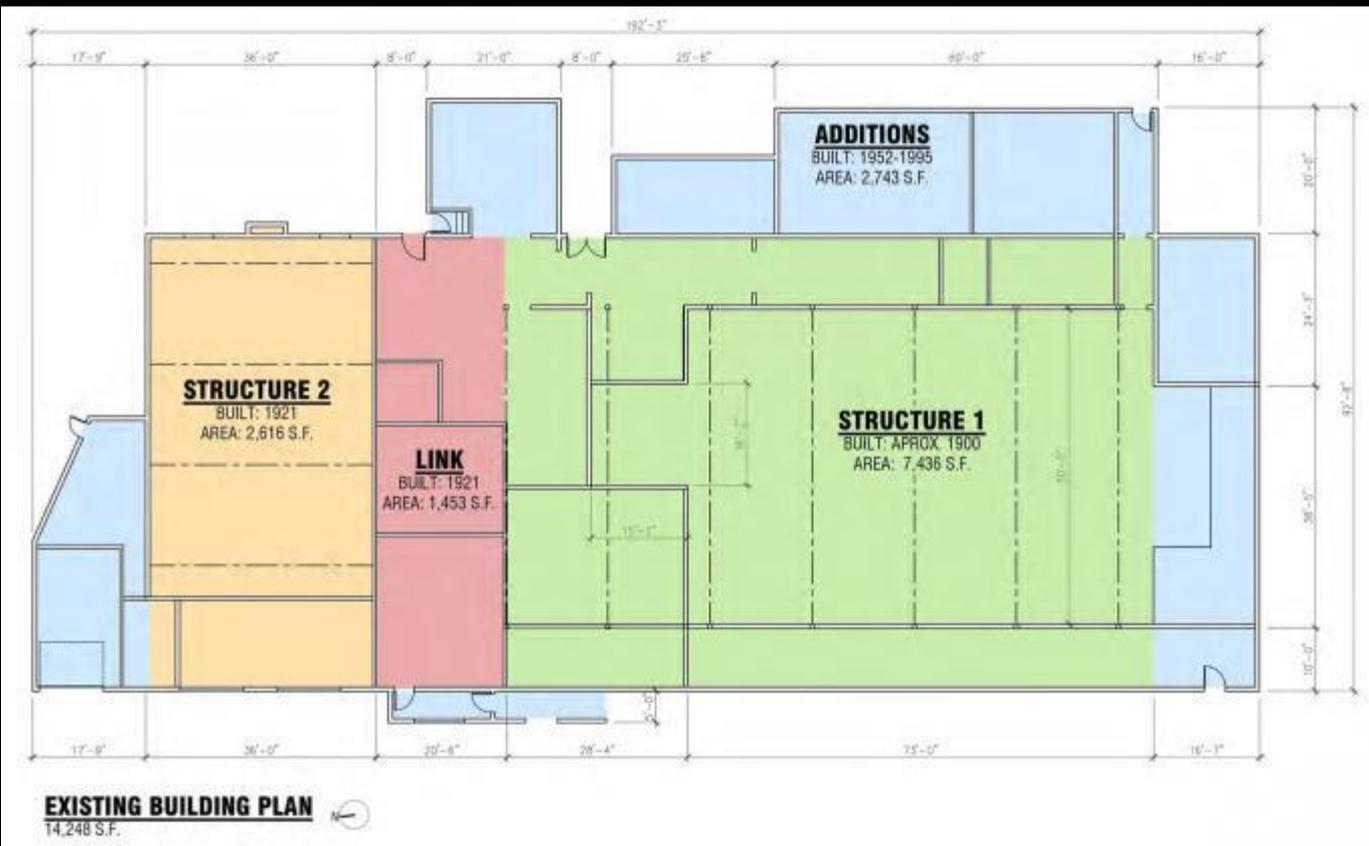
**GIMLI DANCE PAVILION 1911**  
**MANITOBA CANADA**



Unremarkable exteriors are a common trait of dance halls as what happened inside was much more important than a fancy façade. They were entertainment palaces for the people.

# ECHO FLOORPLAN

The City of Manitou commissioned ECHO Architecture to, among other things, assess the building's integrity. Echo determined that the building was in good condition and prepared the architectural plan at left that shows the floorplan of the current structure.



# ECHO FLOORPLAN



**EXISTING BUILDING PLAN**  
14,248 S.F.

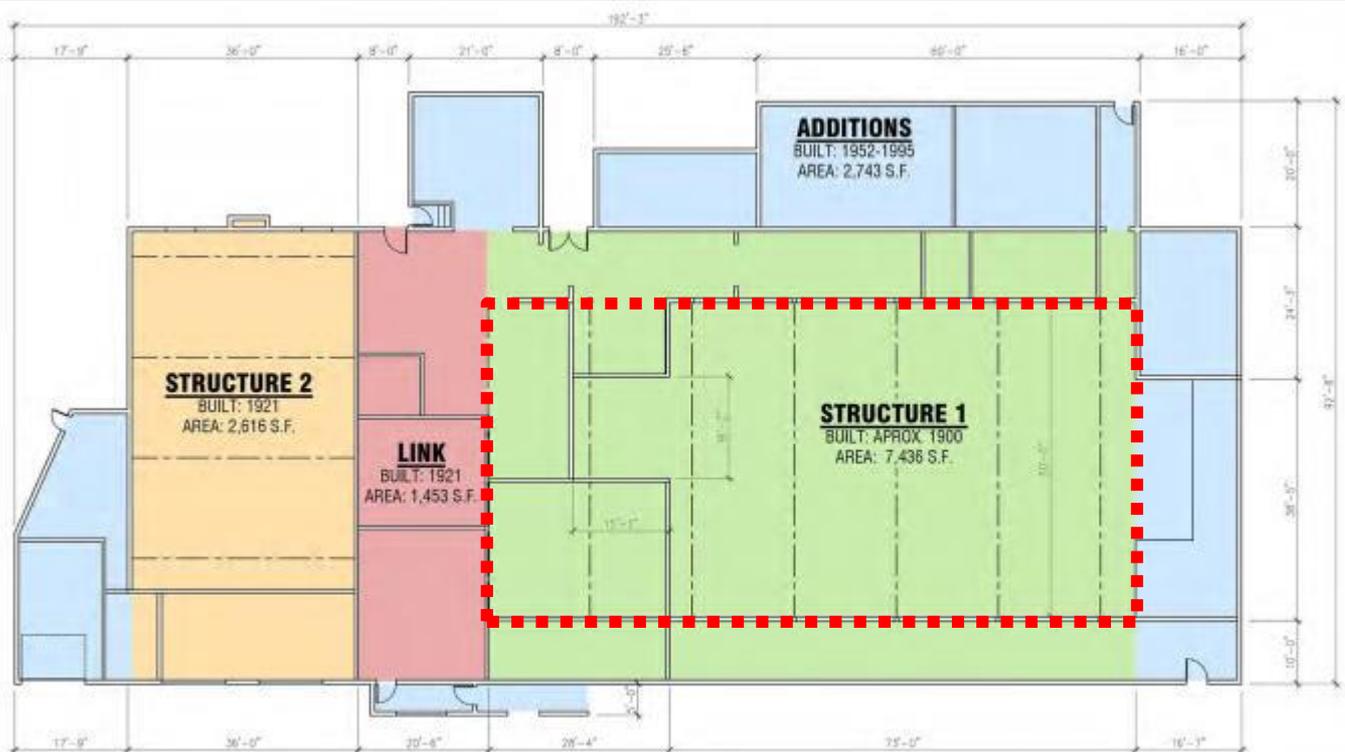
The plan shows the dancehall in green, the breezeway in red, and the concession building in orange. These 3 structures represent the building as it was in 1921 after Hal Leddy rebuilt following the fire. The blue represents additions, most after 1950.

# ECHO FLOORPLAN

While the floorplan indicates that the green area dates to around 1900, it actually represents 2 separate building phases. The area within the red boundary is the original 1897 open dance pavilion encapsulated within the modern structure, while the long halls on either side are the additions to the dance floor added

by Hal Leddy in 1921.

The dashed lines within the red area are the original 1897 queen rod trusses of the roof structure.



## ORIGINAL 1889 FOUNDATION OF GENTLEMAN'S CLUB



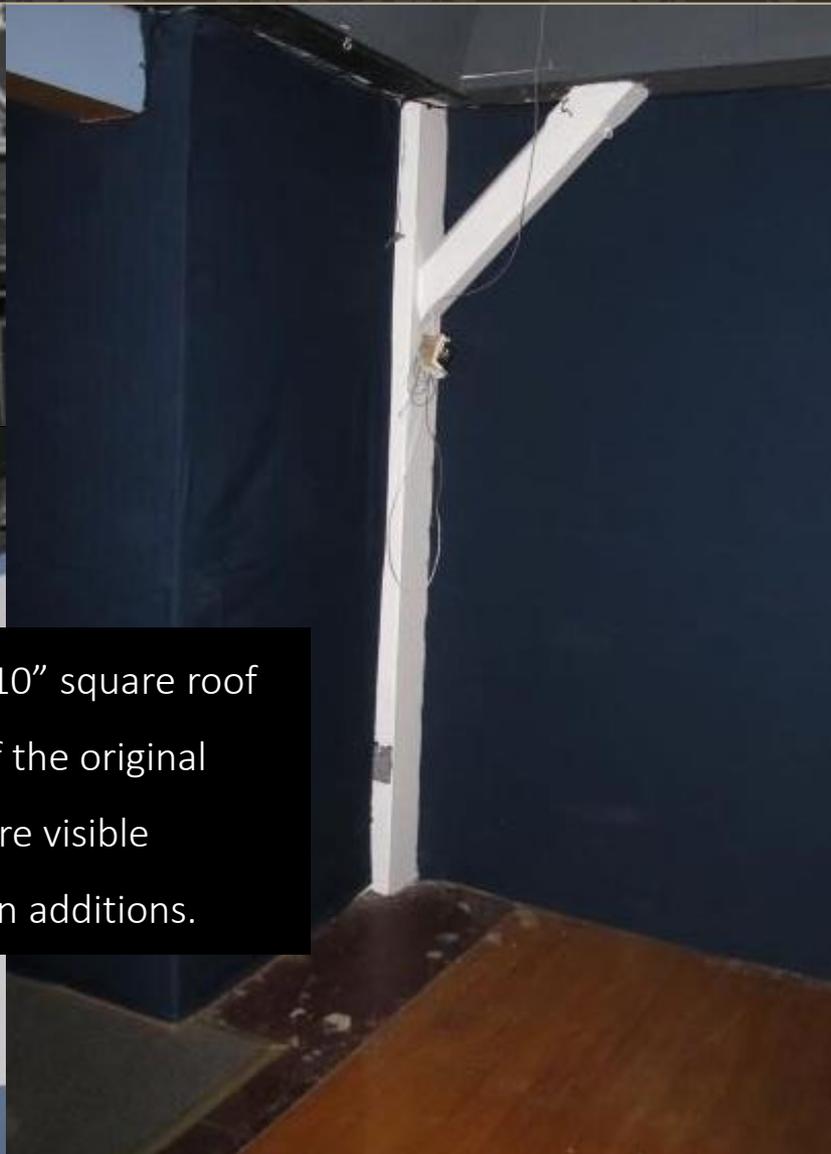
Below the concession building and the breezeway are greenstone foundations from the 1889 club building that burned down in 1920. Hal Leddy just rebuilt on top of the old foundation.

## ORIGINAL 1897 DANCE FLOOR

Within the dance hall, the maple floor of the original 1897 pavilion is still in place.



## ORIGINAL 1897 TRUSS SUPPORTS



The chamfered 10" square roof support posts of the original dance pavilion are visible between modern additions.

## ORIGINAL 1897 QUEEN ROD TRUSSES



This type of truss was uncommon in the western U.S. and uncommon in general after 1900. It was used to space large spaces

**ORIGINAL 1897 ROOF AND UPPER  
PAVILION WALL**



Above the trusses, the original bead board roofing and cornice from the 1897 open pavilion are still present.

**ORIGINAL 1921 EXTERIOR HALF WALL  
AND ROOF IN SOUTHWEST CORNER**



In the southwest corner of the building, the 1921 roof is visible (above). And, the 1921 half walls of the exterior are exposed just below (right).

**ORIGINAL 1921 EXTERIOR NORTH  
ELEVATION OF NORTH BUILDING**



Here, the original north exterior of the concession building is visible. A 1950s addition was simply built up against it, leaving the old exterior meter in place but now within the building . It seems a common practice of later additions at Hiawatha Gardens was to leave the old parts in place and simply nail or otherwise affix the new stuff atop the old. So, it seems that much of the building as it existed in 1921 is still there, just covered up.

## ORIGINAL 1921 EXTERIOR EAST ELEVATION STUCCO

Unfortunately for the building, but fortunately for us, someone backed into the east side of the concession building, knocking a hole in the wall. This allowed Doug Edmondson to inspect the materials and workmanship of the stucco exterior treatment. Based on the inspection, Doug indicated that the stucco exterior present on the concession building is likely the original treatment put on when it was built in 1921.



## CURRENT WEST ELEVATION COMPARED TO 1921 POSTCARD



As a final piece of evidence to support the hypothesis that the structure today is basically unchanged from when rebuilt in 1921, the building's silhouette is still a match for its illustration on the 1921 postcard.

# ONE POSSIBLE FUTURE



**HIAWATHA GARDENS - FUTURE REHABILITATION OPTION**  
**10 OLD MANS TRAIL, MANITOU SPRINGS**

**ECHO**  
ARCHITECTURE  
CREATING THE FUTURE

2017.01.11

A vision by Echo Architecture of what Hiawatha Gardens could look like if we have the will and desire to include it in the future of our community.