

History of the Glen Aspen Ranch

Research by Carlos Perez and Mike Caruthers (DRAFT – Apr. 23, 2011)

Settler Years, 1894 – 1919

The Glen Aspen Ranch near Bald Mountain northeast of Woodland Park can trace its roots to the early pioneers of Teller and El Paso counties. Prior to being settled by the European descendants, the region was inhabited by the Ute Indians. Ute Pass, which likely began as a game trail for bison and other animals, was an important trading route in the early 1800's for the Native Americans and later for the white settlers who migrated to the area.¹

The 200 acre ranch spans both Teller and El Paso counties. Legally speaking, the ranch is in Sections 8 (El Paso), 17 (El Paso), and 18 (Teller) of Township 12 South, Range 68 West of the 6th Principal Meridian (an initial point authorized by the Kansas – Nebraska Act of May 30, 1854). This survey system is called the Public Land Survey System. The legal description is as follows:

- SE ¼ of the SE ¼ of section 8 (a.k.a parcel 3) – 40 acres,
- NW ¼ of the NW ¼ of section 17 (a. k. a. parcel 1) – 40 acres,
- SW ¼ of the NW ¼ of section 17 (a. k. a. parcel 2) (the NW ¼ and SW ¼ can be combined as the W ½) – 40 acres,
- E ½ of NE ¼ of section 18 (a. k. a. parcel 4) – 80 acres.

The street address is 11050 Loy Creek Road. Loy Creek (or Gulch) traverses through the property. For brevity, we will refer to the parcel numbers.

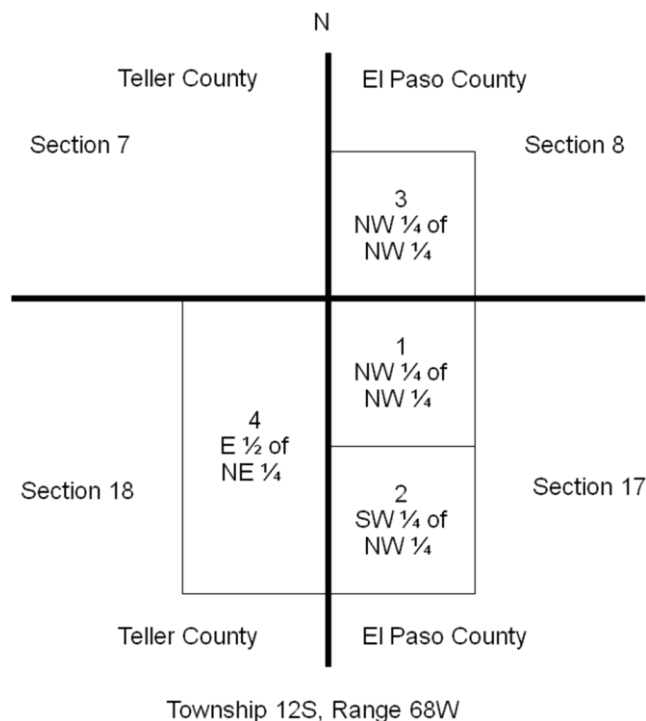


Figure 1. Glen Aspen parcels

On March 17, 1894, James H. Huffman was issued a land patent for 160 acres for parcels 1, 3, and 4 under the Homestead Act of May 20, 1862. The law required that a homesteader file an application, live on the land for 5 years, improve it, and file a deed for a title (known as a patent). On October 1, 1895, Mr. Huffman sold his land to Henry Litton for \$1,000, and, in what appears to be a three party transaction, Mr. Litton sells the land to Norman C. Turner on November 9, 1895 for \$350. We can only speculate that Mr. Litton changed his mind, was helping out a friend, or was settling some debts.

Mr. Turner's neighbor to the south was homesteader Abram D. (A. D.) Hackman. A.D (a.k.a. Abe) was issued a patent for 160 acres for land which included parcel 2 on October 16, 1896. The Hackmans were prominent settlers of Woodland Park. Abram's father, Andrew B. Haachmann (Hackman) was a Dutch immigrant who sailed to America on the schooner Haberle in 1850 with two cousins and settled in Philadelphia. A. B. was a grain merchant and in 1880's traveled west with his children (Harry D. and Abram D.) to care for the health of his wife Sophie who had contracted tuberculosis (before there were antibiotics, the best treatment for TB was clean, dry air). A. B. first homesteaded on Bald Mountain, less than a mile southwest of the Glen Aspen ranch, before building the Hackman House in Woodland Park in 1897. He had several other businesses including a feed and grain store, saw mill and livery stable. He also operated the Midland Hotel.²

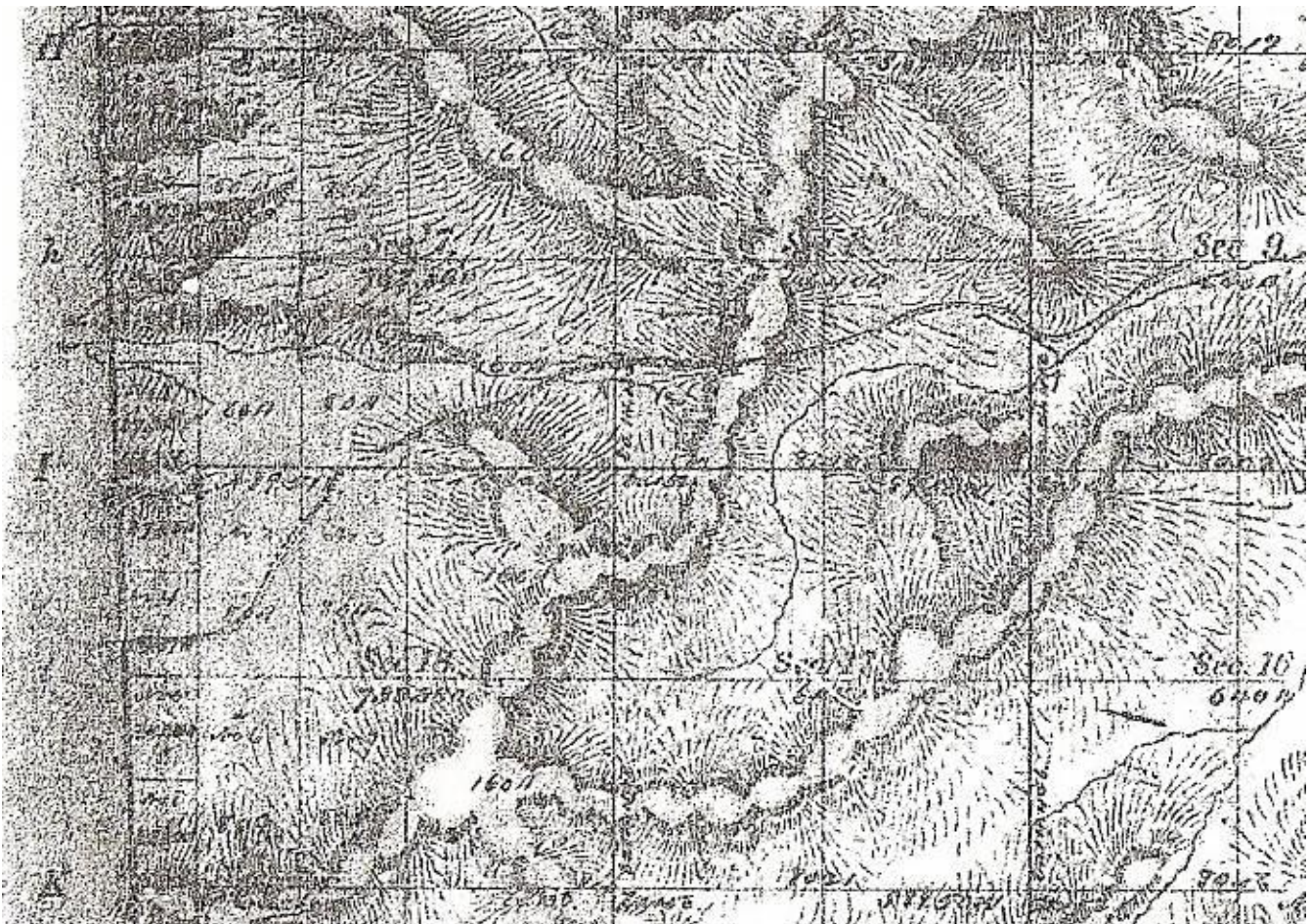


Figure 2. Topographical map of sections 7, 8, 17, 18 of T12S, R68W, circa 1880's?

The Hackman men went into public service— in addition to being town trustees, A. B. was mayor of Woodland Park in 1892 and 1894; H. D. was mayor in 1893, 1923, and 1924; and A. D. was mayor in 1917.³

A. D. operated a “first class” livery behind N. W. Terrill General Merchandise (home to The Cowhand⁴ as of 2010).⁵ His wife, H. (Hanna) Rose Hackman, was a proprietor of the Midland Hotel and “cooked delicious Dutch and German meals that kept Midland Hotel dining room filled.” The place was the “cleanest little hotel in Ute Pass.”⁶



Figure 3. Woodland Park, circa 1896 (courtesy of the Pikes Peak Library District)

On November 10, 1897, interest in A. D.’s land was divided and sold for “\$1.00 and other valuable considerations.” A. D. sold $\frac{1}{4}$ undivided interests each in the homestead to his wife, Rose, to his brother-in-law in Philadelphia, Abner F. Dotterer, and to his father, A. B. Hackman. We can only speculate that A. D. was trying to acquire much needed items from his relatives.

On March 23, 1899, Teller County was formed from the western portion of El Paso County and the northern portion of Fremont County.⁷ The former Huffman homestead straddled both counties but the Hackman homestead remained entirely in El Paso County. Since parcel 4 (Teller) is steep and not accessible from the road, it is effectively joined with parcels 1 and 2 (El Paso).

The parcel 2 ownership chain became more blurred when it appeared that A. D. failed to pay his property taxes in 1898 and 1900. This reinforces the theory that A. D. may have been a man of limited means. Also some local attorneys may have taken advantage of his situation. In 1902, J. C. Ruppenthal, a young Russell, Kansas attorney, acquired interest in the property from his law partner H.G. Laing through tax sales (treasurer's deeds). Mr. Laing came to Colorado Springs “because Mrs. Laing was in poor health, Mr. and Mrs. Laing spent a good deal of time in Colorado Springs.”⁸ At the same time, Charles A. Mullaney, whose cousin John F. Mullaney was a Colorado Springs attorney who devoted most of attention to patent law⁹, also acquired interest in the land. A. D.'s father, A. B. also acquired interest the same way in 1904.



Figure 4. Roundup in Manitou Springs, Early 1900's. Abe (A. D.) Hackman is the 3rd man from the right (courtesy of the Pikes Peak Library District)

On March 9, 1907, A. D. Hackman agreed to sell $\frac{1}{2}$ interest in the 160 acres to Guy F. Goodwin for \$500 (presumably A. D. was including Rose's interest in the sale). Mr. Goodwin purchases the $\frac{1}{2}$ interest on November 27, 1908; however, he turns around and sells his $\frac{1}{2}$ interest for the same amount to Norman C. Turner on the same day. N. C., as noted earlier, is the neighbor to the north. A year later, in November and December of 1909, N. C. purchases the remaining interest in the homestead from A. B. Hackman (November 29, 1909), Abner F. Doetter (December 1, 1909), and Rose Hackman for a total of \$550. On February 11, 1910 all the paperwork is filed with the El Paso County Clerk and Recorder. (The Boy Scouts of America is barely 3 days old!) Including the Huffman/Litton purchase in 1895 and the 160 acres purchased from Peter Loy on June 1, 1900 for \$600, N. C. owns at least 480 acres which becomes the basis of the future Glen Aspen ranch.

Based on research from an online Internet genealogical forum, there is some unverified information about Norman C. Turner. Norman was born in 1833 in Tennessee and married Diana (Treat) Turner (1850 - 1908) in June of 1872 in Kansas. Norman and his wife had two children who died in Kansas (Mary and Hannah). They had one son William Franklin Turner (1877 - 1950) and the family moved to Woodland Park. William was married to Nettie (Glover) Norman (1886 - 1963) and they had children.¹⁰ There is also in the title records a Clark Treat (1870 - 1916) who homesteaded 160 acres in sections 20 and 21 and was granted a patent on July 9, 1914. Clark died in 1916, and while we are not completely certain of the family relationship, Clark was probably Diana's younger brother or other blood relative and this is how William acquired additional land that would be recorded in subsequent deeds.

N. C. Turner died on July 18, 1912. His son and sole heir, William Frank Turner (Frank), inherited the

land¹¹. Frank himself homestead 160 acres to the east and south in sections 16 and 21 and was issued a land patent on February 8, 1913 (the Treat patent is filed on January 26, 1917, in reception number sequence on the same day, which gives us further evidence that Frank Turner was likely related to Clark Treat).



Figure 5. Turner and Roberts families on the Roberts homestead on Bald Mountain, circa 1916 (courtesy of the Ute Pass Historical Society)

On February 8, 1917, William Frank Turner entered into an agreement with Thomas J. Jones to sell 960 acres on a payment schedule totaling \$16,000. Motivated by the pending sale of the land, Frank likely performed a title search and found there were incongruities and encumbrances on the title and that he needed to perform some clean-up work. We find that Huffman's 1895 sale to Litton was re-recorded. It was also then that both Rose Hackman and J. C. Ruppenthal, who was by 1917 a prominent and influential Kansas jurist, relinquished their claims to the land. Based on affidavits from A. B. Hackman and John F. Mullaney, we are fortunate to learn a little bit about the family relationships and deeds that had previously been filed.

The Hackman, Turner and Treat family members are buried in the Woodland Park cemetery.¹²

A year later, in 1918, a wealthy East Coast stranger by the name of Alexander Smith Cochran came to Colorado. Cochran, considered a very eligible bachelor at the time, was heir to a multi-million dollar rug and manufacturing fortune based in Yonkers, New York.¹³ At that time, Gen. William J. Palmer's famed Glen Eyrie estate was also on the market and Cochran was definitely interested.

Gen. William J. Palmer-- Civil War hero, Medal of Honor recipient, builder of the Denver & Rio Grande Railroad and founder of the city of Colorado Springs in 1871-- built an exquisite English-style country estate and castle near Garden of the Gods for his wife and daughters in the early 1870's¹⁴. Glen Eyrie is Scots for "Valley of the Eagle's Nests." Gen. Palmer employed many workers for operations, maintenance and upkeep of his European style estate.¹⁵

Gen. Palmer died on March 13, 1909-- 3 years after a riding accident left him paralyzed. His daughters did not want to live at Glen Eyrie and it took them several years for them to sell the property. Finally they sold Glen Eyrie to a group of Oklahoma investors in 1916¹⁶.

Cochran purchased the 1,200 acre Glen Eyrie estate for around \$450,000 on August 29, 1918 from the group of Oklahoma businessmen. The businessmen had plans to subdivide General Palmer's estate and turn the castle into an exclusive club house. But sales were not good during the height of World War I and the developers were delighted to sell the property to someone else. Cochran had visited Colorado Springs several times and admired the property and surrounding mountains. Cochran's plans were to make Glen Eyrie the permanent residence for his future family.^{17 18}

The Glen Eyrie deal also included the Douglas Ranch to the north. Cochran also acquired the Lansing, Austin, Newton, and Fairley Ranches around the same time.

The contract that William Frank Turner signed with Thomas J. Jones was canceled on July 3, 1918. On September 26, 1918, Turner sold his land on Bald Mountain to Cochran for \$19,000. Public records show that he sold 4 parcels—480 acres of the former Hackman and Turner homesteads, and 3, 160 acre tracks near what is today (2010) the United States Air Force Academy Farish Memorial Recreation Area¹⁹.

The year 1918 saw many changes. World War I ended in November. The automobile was replacing the horse as the primary mode of transportation. And the future of the Glen Aspen property became tied to the destiny of Cochran and the Glen Eyrie estate.

Fohn Years, 1919 – 1943

Carl U. Fohn came to work for the Glen Eyrie estate in 1906 as the head landscape gardener for Gen. Palmer. Fohn is noted for building the Rose Arbor at Glen Eyrie in 1909 and which was later restored in 1997²⁰. Fohn continued working at the estate after Gen. Palmer's death in 1909 and then continued under the employment of Mr. Cochran after the Glen Eyrie purchase.²¹ The 1920 census shows Fohn living on the estate as of January 20, 1920 and he listed his occupation as "Superintendent." Fohn's meticulous log books tell us that he supervised payroll and maintained careful receipts for the estate. Fohn was not simply a "gardner" but an important part of the Glen Eyrie operations.

Shortly after Cochran purchased the "Turner's Ranch," Fohn made a verbal agreement with Cochran to live on the ranch and to purchase all or part of the ranch with the profits from Fohn's farming and ranching activities. In February of 1920 Fohn wrote Cochran to formalize the deal and in April 1920 received a \$2,500 advance toward the season's operations²². After building the main cabin in 1919 or early 1920, Fohn moved up to Woodland Park in the spring of 1920. Fohn named his new home "Glen Aspen."²³ We speculate that at the age of 58, Fohn may have been looking ahead to eventual retirement in the mountains but thinking he still had time to work off any debt. And there was the practical matter of having a trusted foreman on the land especially if Cochran wanted to keep the ranch for himself. With the Glen Eyrie / Cochran land connection, and the fact that Fohn was Gen. Palmer's gardener, gave rise to legend that Gen. Palmer originally owned the homestead and that Gen. Palmer generously bequeathed the land to Mr. Fohn. This was not the case, but like many legends, there may be a nugget of truth to the story.

Carl Fohn was born in Dresden, Saxony, Germany on Apr. 15, 1860²⁴. As a young man he traveled widely in Europe and studied horticulture. From 1900 to 1902 he was in Johannesburg, South Africa. He came to the United States from Johannesburg and became the superintendent of parks in Hartford, Connecticut before moving to Colorado in 1906. He became a U.S. citizen on September 27, 1890²⁵. He was an accomplished horticulturist and won many trophies for flowers he perfected and brought many seeds and plants to the United States from Europe. He was inducted as a lifetime member into the American Horticultural Society²⁶. His wife died sometime around 1893 and he had no children.^{27 28}

Out of business necessity but also as a farmer and horticulturalist, Fohn maintained daily logs of his activities and weather conditions on the Turner Ranch. Fohn's first entries began in 1920:

From April 1st-- the weather unsettled with frost every night. Did some plowing and fence work. Work around the Log Cabin, preparing vegetable garden.

On April 18 - 19th-- Blizzard with 2 to 3 feet of snow. Painting buildings & roofs on farm buildings also painting and improving buildings around Log Cabin.

From May first to May 15th-- occasional snow storms, plowing on Ranch and cutting seed potatoes, planted first vegetables on May 8th, planted first potatoes on Ranch on May 15th, putting up fences around Log Cabin.

Fohn recorded his daily activities, weather observations, and high and low temperatures. He also recorded what he grew or raised— oats, barley, potatoes, vegetables, hay, and cattle. There are log entries up to Sept 30, 1924²⁹.



Figure 6. Fohn & friend in front of the cabin (undated)

There are some minor inconsistencies in the historical record concerning when the cabin was built. Based upon the timeline when the ranch was purchased (September 1918), the El Paso County Assessors records (1918)³⁰, and Fohn's own records and letters, he likely started construction in the spring of 1919. Close examination of the cabin in 2010 and old photographs indicate different lumber types were used, so we are still not completely certain that the cabin was not an addition to an existing structure from the Hackman and Turner days (clearly, however, when a log is ripped, there will be different widths). Here is what Fohn wrote to an attorney concerning not only the cabin construction but also the deal he made with Cochran:

July 1930

Mr. Victor Hungerford

Dear Sir,

The following is a short account of my experience at Bald Mountain. After a verbal agreement with Mr. Cochran I started construction of the Log Cabin (this Cabin I build & paid for with my own money but later turned it over to Mr. Cochran in payment of a note for \$2,500.00. Money which I used to build a new Road & make other improvements on the Ranch) & moved up here in the Spring of 1919 to take possession of the Ranch with the understanding that any surplus money after paying for upkeep and running expense should be deposited in a local Bank as part payment for the Ranch but prices for Farm produce went down and it has (been) impossible even with the strictest economy to have a surplus however I managed to keep the place in good condition, I bought several new workhorses & replaced old & worn machinery & implements with new ones. This went on until 1924 when Mr. Cochran returned. We then agreed that I turn back the Farm but continue to live at the Cabin, take care of it and also keep account of affairs of the Farm. During the time from 1919 to 1924 when I was running the Farm for myself, I also paid the Taxes in both El Paso and Teller County and the Receipts were made out in my name, on one of the my visits to Mr. Hufferd's Office he ask me to bring those receipts to him as he

should like to get things straightened out and he would reimburse me for the Taxes paid, he has not done so although I asked him several times for the money, he told me not to worry that he would live up to this agreement. On his last visit to Bald Mountain Mr. Cochran told me to be sure to see to it that the place was kept up well, to have any necessary repairs made & to send the bills to Mr. Hufferd for payment. The Farm and the Cabin are in good shape now only a coat of Paint is needed on the Cabin. I shall be glad to give you any other information.

*Very truly yours,
C. U. F.*

Hufferd and Hungerford were local Colorado Springs attorneys³¹. It should be noted that Fohn may have meant he moved up in the spring of 1920, not 1919, and that construction probably started in 1919. Fohn's own Turner Ranch log books, the 1920 census, letters to Cochran's assistants, and Fohn's Glen Eyrie greenhouse records place Fohn on the Glen Eyrie estate, not the Turner Ranch, in 1919.



Figure 7. Four men on a porch. Fohn is in the foreground (courtesy of Phil Tutton)

There is a photograph, according to family legend, that is believed to be of Mr. Fohn, former president Theodore Roosevelt, and two unidentified men sitting on the porch of the main cabin. The photograph is a mystery. If the photograph is actually Roosevelt (on the left) and not a look-alike, then it is likely the photo was taken right after Cochran purchased the land in the fall of 1918. If this is true, then this is

one of Roosevelt's last photographs before he died on January 6, 1919. We haven't found any record of Mr. Roosevelt visiting Glen Eyrie or Woodland Park at that time. This is odd because the former president was still greeted to great fanfare wherever he traveled. We ask ourselves: why would Roosevelt visit a remote cabin near Woodland Park? Perhaps Mr. Roosevelt was touring the new ranch of a fellow high society New Yorker? Based on the timelines of the construction of the cabin and details in the photograph, the only plausible explanation is that the cabin was completed in the summer or fall of 1919, before Fohn moved in, and Mr. Roosevelt “dropped in” to visit—a highly improbable scenario. The origins of the photograph and identity of the men are presently lost to time.



Figure 8. Ganna Walska

Alex Cochran secretly married Ganna Walska in Paris on September 13, 1920. Ganna Walska was a famous and beautiful singer and the couple met aboard the Aquitania in July while both were performing relief work during the war. Ganna was born in Poland in 1887.³² Alex was 46 and Ganna was 32 years old at the time of their marriage.³³

Even though Ganna was an accomplished performer and singer, critics said her singing voice was not up to the standards of the grand opera. Ganna spent considerable sums on voice training, but despite the coaching, she got cold feet and sensationally disappeared at the last minute from her scheduled Chicago debut in the opera *Zaza*.^{34 35} Perhaps because of the tensions of joining her husband on the high society circuit, the demands of the opera, or Ganna’s notoriously temperamental nature, Ganna's marriage to Alex did not last. Alex decided to divorce Ganna in 1921. Ganna's attorney was quoted in the newspapers on October 2, 1921, “Alexander

Smith Cochran has been joy riding all over this world, buying and selling houses and yachts by whim and caprice. Mrs. Cochran was the widow of Dr. Joseph Fraenkel, one of New York's noted physicians, and if Mr. Cochran thinks he can dispose of his wife the way he disposes of toys and playthings when tired of them, he is much mistaken.”³⁶

Sensing that perhaps the divorce was not going to turn out well and wanting to protect his assets, Mr. Cochran formed a New York based holding company on April 22, 1922 called the Hillbright Corporation.^{37 38} On May 10, 1922 Alexander Smith Cochran, the “absent and slightly erratic owner” of Glen Eyrie, and Ganna Walska Cochran transferred approximately 7,400 acres in El Paso County, and land in Teller county, to the Hillbright Corporation for \$100. The deed was notarized by the U.S Consul-General in Paris and filed in Colorado Springs on June 10, 1922. The transfer of the Glen Eyrie estate was reported in the newspapers the next day.³⁹ The Cochrans had been divorced in Paris a few days earlier.⁴⁰

Glen Eyrie and the ranch land went on the market. Alexander Cochran died in 1929 (a year later Fohn wrote Mr. Hungerford to explain the deal he made with the now deceased Mr. Cochran). The estate continued to stay on the market until 1938, when George W. Strake, a wealthy Texas oilman, purchased the Glen Eyrie estate.⁴¹ As of 2010, the Glen Eyrie estate is owned and operated by The Navigators as a non-profit Christian conference and retreat center.⁴²



Figure 9. Alex Cochran

It was around the time of the Strake purchase that Fohn purchased the 200 acres of the Glen Aspen

ranch from the Hillbright Corporation. The country was still in the midst of the Great Depression and Hillbright was probably looking for opportunities to dispose of its Colorado holdings. Fohn purchased the land on September 22, 1937 for \$10 and “other valuable consideration.” The \$10 nominal price supports the theory that the people of the Hillbright Corporation were thanking him for his years of service to the Glen Eyrie estate or were satisfied that Fohn made enough payments or improvements that he should own the ranch. Fohn was 77 years when he purchased “Glen Aspen.”

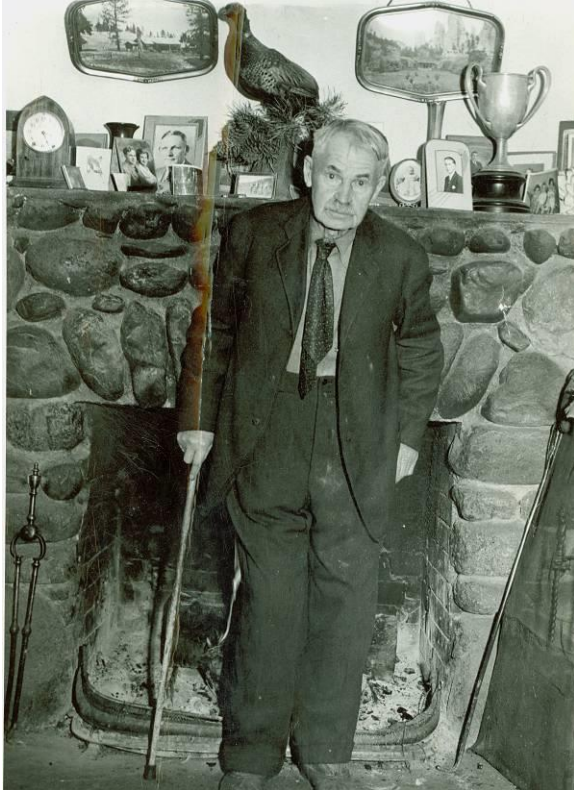


Figure 10. Carl Fohn in later years (undated)

On February 9, 1938, Carl Fohn sold parcels 1, 3 and 4 to Leonard Johnson (a.k.a Leonard Sr.) for \$10 and other consideration. This was practically a gift. By coincidence, the parcels match the original land patent issued to Mr. Huffman in 1894. Leonard and his wife, Mary, were good friends of Carl's.⁴³ Another friend of Mr. Fohn was Baron von Seeburg of Woodland Park.⁴⁴

In September of 1938 the Colorado State Engineer filed a map of the Woodland Park pipeline that extends into parcel 3.⁴⁵ The headgate of Woodland Park pipeline originally started in P. Loy's (Peter?) claim on the north bank of Loy Creek, a tributary of the South Platte River, near what is today the junction of Loy Creek Road and Rampart Range Road. An 1896 water map and other records indicate that the pipeline begun flowing on August 30, 1890.⁴⁶ During the intervening years, the pipeline apparently marched up the creek and was extended to a water intake box near the road in front of the ranch.

From Fohn's correspondence and early photographs, we see that Fohn made substantial improvements on the road through the ranch. The 1938 map also shows that the roads in front of the homestead were named

Bald Mountain Road and Mt. Herman Road. Today (2010) the roads are called Loy Creek Road and Rampart Range Road, respectively. Construction of Rampart Range Road, originally called Queens Canon – Ridge Truck Trail, was begun in 1934 during the Great Depression by the Manitou and Cascade camps of the Civilian Conservation Corps (CCC) as a scenic route into the mountains.⁴⁷ On June 19, 1938, officials dedicated Rampart Range Road from the Garden of the Gods to Devil's Head⁴⁸; today (2010) the road (formally Forest Road 300) continues to State Highway 67 west of Sedalia. The Bald Mountain Road and Mr. Herman Road were probably renamed when Rampart Range Road was dedicated. Since Rampart Range Road was effectively built up from existing forest road segments, there are two “Rampart Range Roads” which intersect northeast of Glen Aspen. This leads to some confusion unfortunately.

Carl Fohn died on January 26, 1943 in Colorado Springs at the age of 82 and was buried at Evergreen Cemetery in Colorado Springs.⁴⁹ Leonard Johnson was named the executor of Fohn's estate. Fohn bequeathed his cabin with furniture and personal belongs, and 40 acres surrounding his cabin, to Leonard's wife, Mrs. Mary Prendergast Johnson.⁵⁰

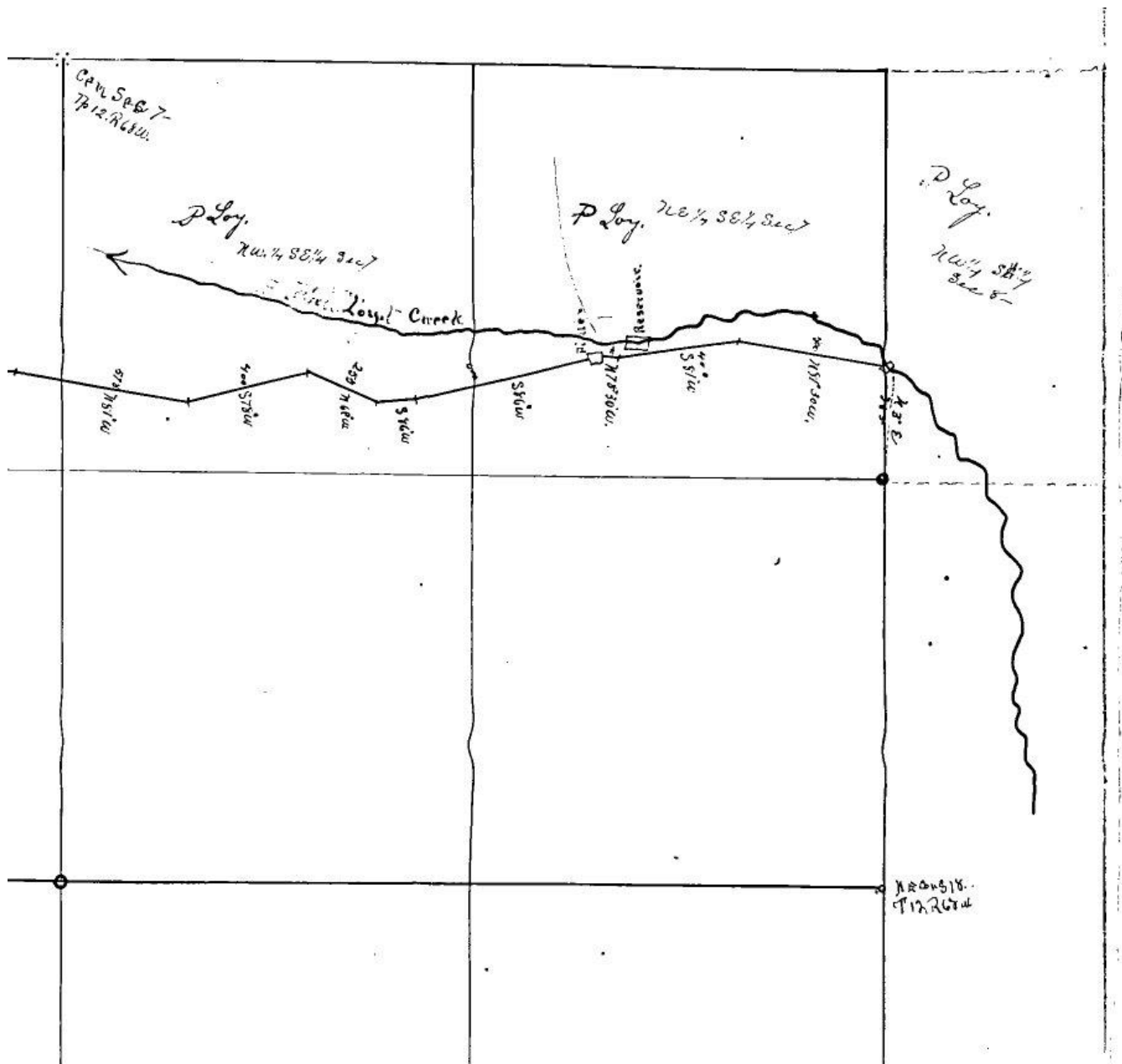


Figure 11. Portion of 1896 map of Woodland Park pipeline, section corner on lower right

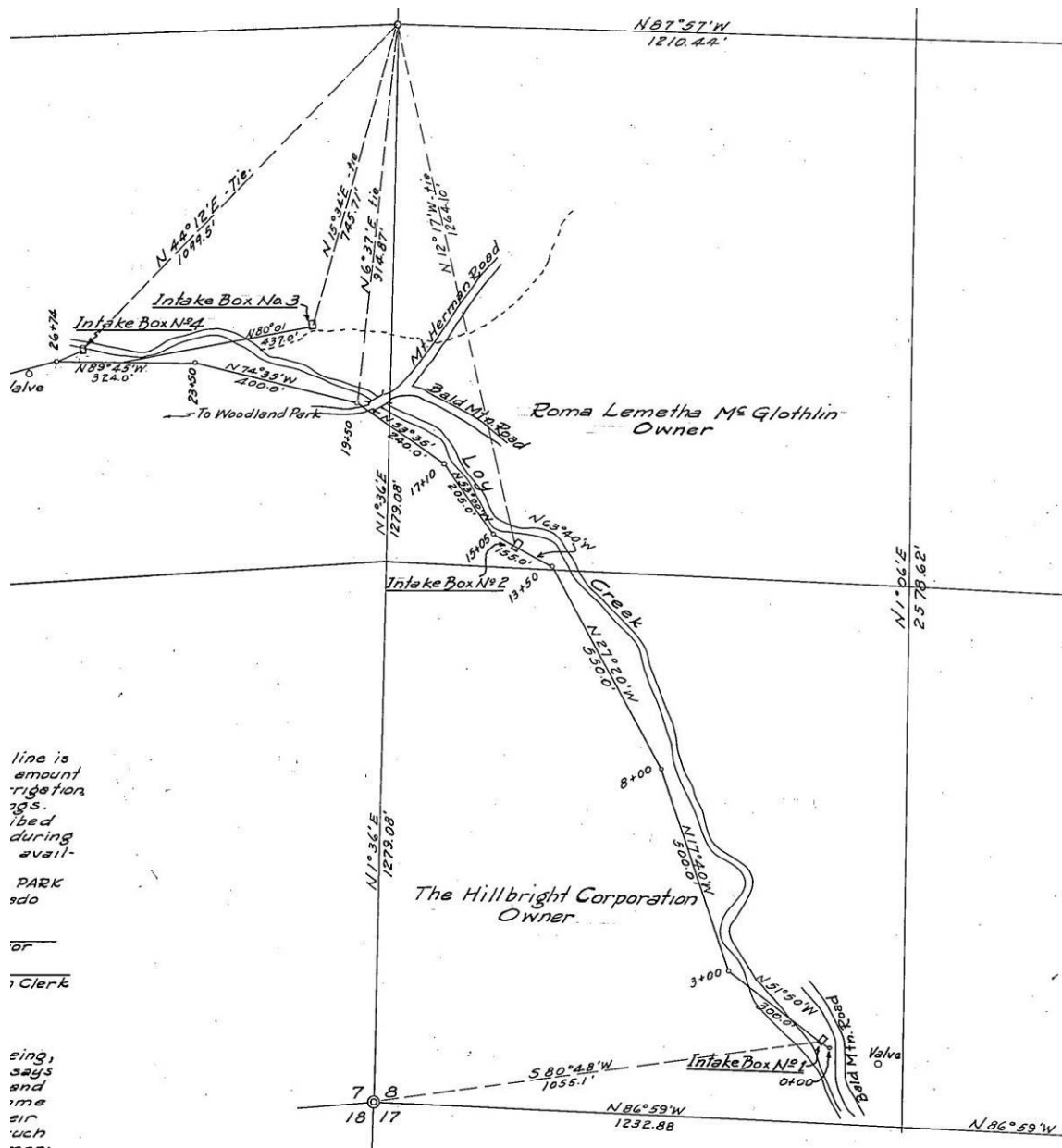


Figure 12. 1938 Map of Woodland Park pipeline. Note the name of the roads

Johnson Years, 1943 – 2007

The Johnson family used the ranch as a weekend get-away for many years. Family and relatives would come up on weekends for big Sunday dinners and the children would play on the property. The family did not live on the ranch but there were caretakers who lived there from time to time.⁵¹

Mary Prendergast Johnson (a.k.a Mary J. Johnson, Mary P. Johnson), was born December 15, 1891 in Chicago, Illinois to Mr. Edmund Prendergast and Mary Prendergast (Sabin) who were both of Irish decent.⁵² In addition to Mary the daughter, Edmund and Mary had 2 sons, David (a.k.a. David Sr.) and Edmund (a.k.a. Ed Sr.). The family moved to Colorado Springs in 1892. The 1900 census shows Edmund's elderly aunt and teenage niece living with the family.⁵³

David Sr. had a son, David Jr. His son, Bud Prendergast (born in 1948), has provided much oral history of the Johnson and Prendergast families.

Ed Sr. married Josephine Prendergast (Metz) in 1917 and they had two sons, Edmund T. Prendergast Jr. and William Prendergast. Ed Sr. became an insurance underwriter in Colorado Springs. At the time of his death in 1973, he had six grandchildren and one great-granddaughter.⁵⁴ (There are three generations of Edmunds. Since the eldest Edmund died before his son married, he likely dropped the “Jr.”. When the second generation Edmund had a son, also Edmund, the son became “Jr.” The custom of naming daughters “Mary” or “Maria” is a tradition in ethnic Catholic families.)

Leonard Johnson Sr. was born on February 14, 1888 in Indiana but lived in Hayden, New Mexico for part of his youth⁵⁵. Leonard moved to Colorado Springs in 1930 and married Mary Johnson (Prendergast) the same year.⁵⁶ They had two children, Leonard Jr. who was born on January 17, 1931 and Mary Ellen who was born on November 30, 1935. Leonard fought in World War I with the 30th Division and received a Purple Heart. He lost his right eye to poison gas and wore a glass eye. Leonard went on to take assayer's courses at the Colorado School of Mines.⁵⁷ He was a graduate of Colorado Agricultural College (the college changed its name to Colorado State University in 1957), received his masters degree from the University of Colorado and was a member of the Alpha Gamma Rho fraternity. Leonard went on to become a research chemist.⁵⁸



Leonard Sr. maintained the property to ensure it could also be used for ranching. On August 16, 1951, Leonard and Mary filed maps with Colorado State Engineer's office for four water springs and a pipeline.⁵⁹ Leonard Johnson Springs No. 1 and No.2 are located in parcel 2; Leonard Johnson Springs No. 3 and No. 4 are located in parcel 1. The hydrological engineer attested that “reliable information indicates that the water from these Springs has been in use on this property since the year 1888.” On September 13, 1951, Leonard Sr. granted permission to the Town of Woodland Park to lay tile in the bed of Loy Creek from the 40 acre fence line to Beer Keg Springs, a distance of approximately 1,500 feet.

The El Paso County assessor's office has on file a 442 square foot 1 room dwelling built in 1954 on parcel 1 (today we call it the Training Building).⁶⁰ In addition, the assessor has on file a 1,032 square foot 3 room dwelling also built in 1954 on parcel 3.⁶¹ Near the Training

Figure 13. Leonard Johnson, Sr. (undated)

Building there is an undated in-ground storage cellar or food cache.

There is a dilapidated and abandoned cabin on the east side of the road, up a draw, that the family called “the old cabin on the hill” or “Little House.” In the 1970’s the family extended electrical service and added on to an old cabin to create a more modern but secluded vacation cabin. A delightful family story is that Leonard Sr. using a metal detector once found a can of money that had been buried in area around the “Little House.” Various springs surround the area.

Another family story is about a lady named Alma⁶² who lived in the cabin that is today the Training Building. She was supposed to be the caretaker. She created the trash pile in the valley above the Training Building. During an outing at the ranch, some of the children threw rocks in the springs and she got mad at them. She made them pull the rocks out of the freezing water.

Leonard Sr. passed away on March 5, 1966 at the age of 78.⁶³ While there are no documents in the title records to confirm the transfer, it is believed that he bequeathed parcel 1 to his daughter Mary E. and parcels 3 and 4 to Leonard Jr. For uncontested wills, it is not uncommon for children of the descendant to simply divide the land among the family and not officially record the transaction. The mother, Mary P., remained the owner of record for parcel 2.

Mary E. never married. She was a homemaker and a member of St. Mary’s Cathedral parish. She died on Christmas Day, December 25, 1985 at the age of 50. She was buried in the family plot in Evergreen Cemetery in Colorado Springs.⁶⁴ Parcel 1 was then passed on to her brother Leonard.

A few years later, Mary P. passed away in Colorado Springs on April 2, 1990 at the age of 97. The homestead that was bequeathed to her by Carl Fohn was deeded to her son Leonard Jr.



Figure 14. Leonard Johnson Jr.

Leonard Jr. served as a tank commander in the Korean War. After his military service, he worked as a mail carrier for the U.S. Postal Service for over 30 years. Leonard attended school at St Mary’s and Colorado College and was a parishioner of St Mary’s Catholic Church. He was also a member of various veterans’ organizations.⁶⁵ Leonard loved his two burros, Sneffels and Telle, which he kept on the ranch.⁶⁶ He also kept horses there and enjoyed his time on the homestead.

Leonard was never married and had no children. He decided that after his death that the ranch should be given to a worthy organization that would be good stewards of the homestead and would preserve his legacy of natural conservation. In 1991, after researching local Native American tribes and finding they didn’t have the capability to look after the land, he wrote in his will that the Boy Scouts of America should be bequeathed the ranch after his death. The remainder of his property would be divided among various out-of-state Native American schools and missions.

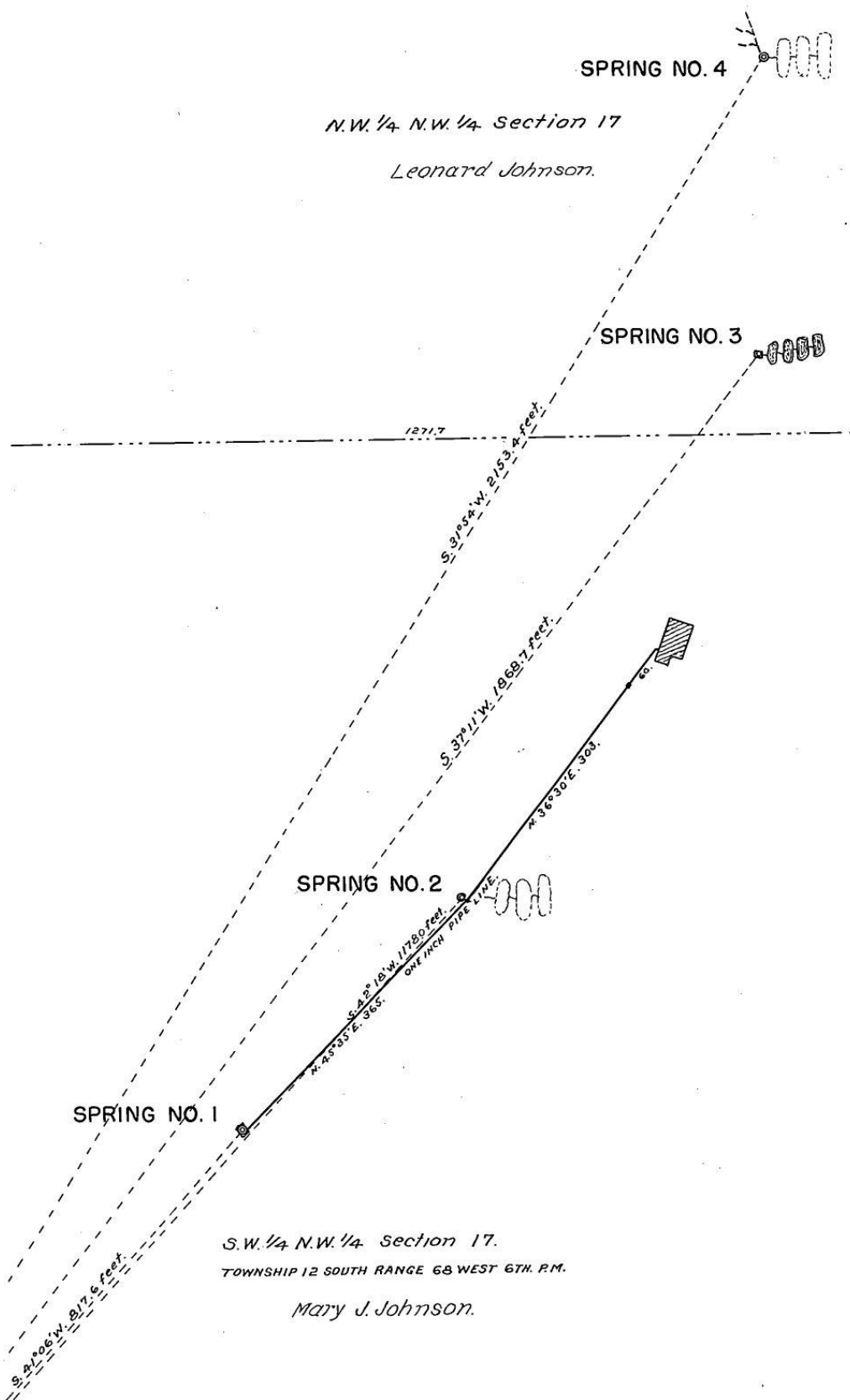


Figure 15. 1951 map of Leonard Johnson Springs

BSA Years, 2007 – present

Leonard Johnson Jr. died on July 23, 2007. His funeral Mass was held at St. Mary's Cathedral and he was interred at Evergreen Cemetery.⁶⁷

Leonard bequeathed the ranch to the Pikes Peak Council, Boy Scouts of America (BSA) with the following conditions:

- a) That the main cabin is to always be preserved;
- b) That real property is not to be sold;
- c) That there shall be no hunting or fishing allowed on the property;
- d) That there shall be no commercial tree cutting on the property; and
- e) That the domestic animals on the property at the time of my death, if any, shall be cared for until the end of their natural lives.⁶⁸

The two donkeys, Sneffels and Telle, were quite old but still living when the deed was transferred to the Pikes Peak Council. The burros died sometime around 2008.

When the Scouts took over the property, things were in disarray. The area around the ranch was known as a “hang out” for local teenagers. A caretaker lived on the property but he did a poor job of taking care of the ranch. There were numerous trash heaps and slash piles scattered throughout the property. The main homestead and the storage sheds were falling apart. After the caretaker was told his services were no longer needed, he absconded with the antique furniture and other valuables. Fortunately, the antique furniture and most of the items were recovered through the efforts of the caretaker's relatives who were sympathetic to the Boy Scouts' plight.

Inspired by the family legends of General Palmer's gardener, the executives of the Pikes Peak Council named the ranch “Glen Aspen.” They were not aware that the ranch was named “Glen Aspen” by the gardener himself!

In 2008, the ranch “opened for business.” The Order of the Arrow (OA), lead by Michael Caruthers, Lodge Advisor and Campmaster Director, adopted the ranch as a special service project. The OA is a BSA organization dedicated to service and camping traditions.

The OA embarked on an ambitious long term effort to restore the cabin, clean-up the ranch, and perform much needed fire mitigation. The property was made available for Scout troops to



Figure 16. Main Cabin, circa 2008

experience primitive camping and to enjoy the backcountry. The main homestead was converted to a rustic residence for the volunteer Campmaster cadre and their families. The homestead also serves as a “living museum” with the goal of educating Scouts and the public with what life was like many years ago. As of this writing, the cabin is still undergoing renovations and the antiques are continuing to be restored.



Figure 17. WJP's leather travel bag, circa 1880's?

In September 2008, Qwest Communications performed a survey to update its easements. The surveyor located the corner pipes between sections 17 and sections 8. The surveyor noted the date stamped on the U.S. Government Land Office (USGLO) brass caps-- 1933. This dates the markers to the Hillbright era.

In 2009, the old horse barn to the south of the homestead was torn down and replaced with a parking lot. A flag pole was installed in the field north of the homestead. The driveway next to the cabin was graded to help drain water away. In August of 2010, a new septic system and leach field was installed.

In November 2010, after two years of continuous work, the porch was replaced. Woodland Park resident and OA volunteer Mike Dougall, with financial support from the Prospectors Sertoma Club, spent countless hours researching the techniques, cutting trees, curing them, and using a draw knife to build replacement railings.

Because the Scouts rely on donations and volunteers, it will take a few more years to completely renovate the cabin and the other buildings. Nonetheless, the Scouts feel that they are doing everything possible to realize Leonard's vision of preservation, conservation, and stewardship.



Figure 18. Before, circa 2008



Figure 19. After, November 2010

Notes

Website URL's were retrieved November 2010.

The legal receptions (deeds) that are filed with the Clerk and Recorder are maintained separately.

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- ¹ Kaelin, Celinda Reynolds, *Pikes Peak Backcountry, The Historic Saga of the Peak's West Slope*, Caxton Press, 1999, pp.8 - 9
- ² Pettit, Jan and Ruby, Carol, Ute Pass Historical Society files
- ³ Taylor, Jean, Ute Pass Historical Society files
- ⁴ The Cowhand, 200 West Midland Ave., Woodland Park, CO 80863. On the web: <http://www.thecowhand.com/>
- ⁵ Kaelin, Celinda Reynolds, *Pikes Peak Backcountry, The Historic Saga of the Peak's West Slope*, Caxton Press, 1999, p. 209
- ⁶ Ruby, Carrol, Ute Pass Historical Society files
- ⁷ www.co.teller.co.us/Communications/history.htm
- ⁸ James, Mary Louis, *A Man Before His Time: J. C. Ruppenthal*, Farwest Press, 1988, p. 86
- ⁹ "John F. Mullaney, Lawyer, Stricken", *Colorado Springs Gazette*, Nov. 19, 1936, 6:4
- ¹⁰ <http://genforum.genealogy.com/turner/messages/11172.html>
- ¹¹ William Franklin Turner was also known as Frank Turner as stated in Book 591, Page 332.
- ¹² Woodland Park Cemetery records, <http://files.usgwarchives.org/co/teller/cemeteries/wpalpha.txt>
- ¹³ Reference Cochran's Wikipedia entry at http://en.wikipedia.org/wiki/Alexander_Smith_Cochran. Photo and biographical information of Cochran from *From Westward to Eleonora, A Noble Legend Sails On*, <http://www.yachteleonora.com/>.
- ¹⁴ Sprague, Marshall, *Newport In The Rockies, The Life and Good Times of Colorado Springs*, Sage Books, 1961
- ¹⁵ Ibid. Carl Fohn also maintained extensive wage records of many dozens of workers as supervisor of the grounds in later years.
- ¹⁶ The Navigators, *A Brief History of General Palmer, Glen Eyrie, and the Navigators*, http://pikespeakbsa.org/attachments/302_GlenHistory.pdf
- ¹⁷ Ibid
- ¹⁸ "Glen Eyrie Sold For A Residence," *Colorado Springs Gazette*, Aug. 30, 1918, 1:4
- ¹⁹ Warranty Deed, Book 591, Page 332, El Paso County Clerk & Recorder, recorded Oct. 1, 1918. The 80 acres of the section 18 land is recorded in Teller County.
- ²⁰ McGilchrist, Donald, "Gardens of Glen Eyrie," *Legends, Labors & Loves: William Jackson Palmer, 1836-1909*, 2009, Blevins, Tim, ed.
- ²¹ Ibid
- ²² Correspondence between Fohn and Cochran's assistant, Feb. 21, 1920 and Apr. 8, 1920.
- ²³ Fohn's obituary states that he named his home "Glen Air"-- "Carl Fohn, Former Palmer Gardner, Dies at Home Here," *Colorado Springs Evening Telegraph*, Jan. 29, 1943, p. 14. However, Fohn's letterhead on his personal stationary displays "Glen Aspen - Woodland Park - Colo". We think the obituary writer was mistaken.
- ²⁴ Information gathered from Carl Fohn's newspaper obituary and funeral death book in the The Navigator's historical archives, Colorado Springs.
- ²⁵ Fohn's US passport information, The Navigator's historical archives, Colorado Springs
- ²⁶ Conversation with Donald McGilchrist, Apr. 2011
- ²⁷ Fohn's personal papers, The Navigator's historical archives, Colorado Springs
- ²⁸ Carl Fohn married Mabel Johnson on Oct. 19, 1893 in Nahant, Mass. (Wedding Book, The Navigators historical archives, Colorado Springs). The wedding was witnessed by F. E. Johnson. Research was performed on the Johnson family of Nahant and there appears to be no relation to the Johnson family of Indiana circa 1880's.
- ²⁹ Turners Ranch log books, Apr. 1, 1920 through Sept. 30, 1924. The Navigators historical archives, Colorado Springs.
- ³⁰ <http://www.land.elpasoco.com/ScheduleDisplay.aspx?sched=8200000064>. According to the El Paso County Assessor records, the main cabin on parcel 2 was erected in 1918. As of 2010 the records indicate it has 6 rooms and 1,480 square feet.
- ³¹ Hufferd's online memorial: <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=34861039> Hufferd died in 1928. Hungerford Colorado bar page: http://en.wikisource.org/wiki/Page:Bench_and_bar_of_Colorado_-_1917.djvu/132
- ³² Photo and biographical information of Walska from her Wikipedia entry, http://en.wikipedia.org/wiki/Ganna_walska
- ³³ "Why Did Beautiful Prima Donna Wife Of Alex Cochran Flee Before Her Debut?," *Colorado Springs Gazette*, Jan. 9, 1921, p. 10
- ³⁴ Ibid. The Cochran "absent and slightly erratic owner" quote is in this newspaper article.
- ³⁵ "Wife of Owner of Glen Eyrie Planning Return to Poland," *Colorado Springs Gazette*, Jan. 3, 1921

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- ³⁶ “Malone From Paris to Act For Walska,” *The New York Times*, Oct. 2, 1921
- ³⁷ “Incorporations,” *The New York Times*, Apr. 21, 1922
- ³⁸ The Navigator’s Glen Eyrie history also alludes to Mr. Cochran’s desire to protect his assets
- ³⁹ “Cochran Transfers Home,” *The New York Times*, Jun. 12, 1922
- ⁴⁰ “Ganna Walska obtains interlocutory decree in Paris,” *The New York Times*, Jun. 8, 1922, 19:2
- ⁴¹ *The Navigators, A Brief History of General Palmer, Glen Eyrie, and the Navigators*
- ⁴² Glen Eyrie, 3820 N. 30th St., Colorado Springs, CO 80904.
<http://www.navigators.org/us/ministries/gleneyrie/aboutus/history>
- ⁴³ Recollections of Bud Prendergast, Leonard Sr.’s great nephew, Nov. 2010
- ⁴⁴ “Carl Fohn, Former Palmer Gardner, Dies at Home Here,” *Colorado Springs Evening Telegraph*, Jan. 29, 1943, p. 14
- ⁴⁵ The maps are online at the Colorado Division of Water Resources. 1938 map and statement 141:
<http://dwrweblink.state.co.us/dwrweblink/0/doc/298890/Page1.aspx>
- ⁴⁶ 1896 map and statement 16440: <http://dwrweblink.state.co.us/dwrweblink/0/doc/305240/Page1.aspx>
- ⁴⁷ “New Scenic Highway Will Open Big Area to Public,” *Colorado Springs Gazette*, 1/21/1934, 1:3
- ⁴⁸ “Rampart Range Road Will Be Dedicated on June 19,” *Colorado Springs Gazette and Telegraph*, May 29, 1938, 1
- ⁴⁹ <http://www.springsgov.com/cemetery/DesktopModules/ShowOccupant.aspx?PersonID=118093&mid=37>
- ⁵⁰ Last Will and Testament of Carl U. Fohn, Dec. 15, 1942
- ⁵¹ Recollections of Bud Prendergast, Nov. 2010
- ⁵² Information compiled from death certificate of Mary Prendergast. The census forms show that she and her husband were of Irish decent.
- ⁵³ Information compiled from Edmund Prendergast’s obituary, census forms and conversations with Bud Prendergast.
- ⁵⁴ Obituary of Edmund Prendergast Sr., *Colorado Springs Gazette Telegraph*, Aug. 23, 1973, 4:8
- ⁵⁵ 1920 census of Union County, New Mexico. Reference to Hayden, NM from Colorado Agricultural College yearbook entry, 1925.
- ⁵⁶ Compiled from the historical research notes of Duane Russell, volunteer with BSA, and Leonard Johnson’s obituary
- ⁵⁷ Recollections of Bud Prendergast, Nov. 2010
- ⁵⁸ Obituary of Leonard Johnson, *Colorado Springs Free Press*, Mar. 3, 1966, p. 16
- ⁵⁹ 1951 map and statement 18798: <http://dwrweblink.state.co.us/dwrweblink/0/doc/305377/Page1.aspx>
- ⁶⁰ <http://www.land.elpasoco.com/ScheduleDisplay.aspx?sched=8200000060>
- ⁶¹ <http://www.land.elpasoco.com/ScheduleDisplay.aspx?sched=8200000002>
- ⁶² Donald McGilchrist’s interview with Lee Pavlica on Oct. 17, 2008 informs us that the caretaker was Alma Burgess, “the cat lady.” Pavlica was the last caretaker on the ranch before BSA took over. McGilchrist mentions a “Mr. Burgess” as another caretaker. During the research for this report, we found that Mary Prendergast transferred some lots in Colorado Springs to a Marvin K. Burgess on Oct. 4, 1937 (WD book 948, page 252 and QCD book 941, page 133). There may be a relation.
- ⁶³ Obituary of Leonard Johnson, *Colorado Springs Free Press*, Mar. 3, 1966, p. 16
- ⁶⁴ Obituary of Mary E. Johnson, *Colorado Springs Sun*, Dec. 27, 1985, p. 37:3
- ⁶⁵ Obituary of Leonard Johnson, *Colorado Springs Gazette*, Jul. 31, 2007, section: Metro, p. 15
- ⁶⁶ Sneffels and Telle are mentioned in deed transferring the property to the BSA
- ⁶⁷ Obituary of Leonard Johnson, *Colorado Springs Gazette*, Jul. 31, 2007, section: Metro, p. 15
- ⁶⁸ Last Will and Testament of Leonard Johnson, Aug. 16, 1991