

COZY POINT RANCH



GREAT EXPECTATIONS

The Roaring Fork Valley Horse Council is working to create a concept for a beautiful, orderly, functional, and productive Cozy Point Ranch. We want to promote and enhance the historic use of the ranch as an equestrian center and riding school. The educational opportunities of the ranch including: agriculture such as TREE or ACES, riparian restoration, archery, and Western Heritage awareness, which corresponds beautifully with the educational opportunities offered by the equestrian facility.

We would like to conserve our resources & pool our knowledge and collaborate with private, non-profit, City & County entities to come up with a well-planned, thoughtful, functional management plan for sustainable use of this property, which will benefit our community.

LET'S REVIEW THE HISTORY OF COZY POINT

Jotham (Jote) and his son True A Smith were prominent ranchers where Cozy Point Ranch stands today. General land office records indicate that Jotham Smith settled the land on Cozy Point Ranch in 1885, he received a patent for 154.75 acres of land, with a 2nd patent in section 21 under the desert land act in 1907 to expand the acreage up to 300. According to the Rocky Mountain Sun Newspaper, Oct 3, 1885; "the largest ranch and perhaps the most profitable, is that of Jote Smith, at the mouth of Brush Creek. Mr. Smith purchased this ranch in 1883, of several parties, and has over 300 acres of land. He has this year 90 acres of oats, of heavy yield, part of which will go 60 bushels to the acres. He will have between 3,500 and 4,000 bushels from this field. This crop is worth \$6000 at least."

True A Smith was a true horseman and horse breeder and was a member of the Roaring Fork Percheron Horse Breeders Association. True put an advertisement in the Aspen Daily Times, April 3, 1906 reads; "Wanted at once. A first Class horseman to handle the percheron stallion " Boston" for the season 1906. None but a sober, competent man need apply. See True A Smith, Rathbone."

See attached article in the Aspen Daily Times dated 1905, about the famous French imported percheron stallion, "Boston". Obviously the Smiths spent their profit from the land for this famous breeding stallion, and were very committed to raising outstanding horses. The history of horses goes back to the beginning of ranching on this property.



WHERE DID THE NAME COZY POINT COME FROM?

Gladyce Hart Christiansen reported that the True Smith Ranch was noted for its big barn, and that the True Smith family lived here for many years. She noted that the railroad stop at Shale Bluffs was called Cozy Point, and that is how the ranch came to keep the name it has today. Legend has it, according to Ellamae Huffine Phillips, in the book "Aspen, The Quiet Years", is quoted as saying that Cozy Point got its name from a railroad tunnel that was located at the base of shale bluffs.

"The boys would get their girl friends and buggies And get together and a bunch of them would go in that tunnel and smooch. They would drive their buggies in. That's how it got the name Cozy Point."



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Photograph in 1913 of Lewis and Mary Vagneur in a carriage in Aspen, with Smuggler Mountain in the background. There is a mining structure that is also visible. Perhaps they were on their way to or from the favored sweetheart tunnel?

HOW LONG HAVE HORSES BEEN HERE?

Aspen Journalism

September 29, 2014 **Ice Age discovery project picks up momentum**

By **Madeleine Osberger/Aspen Journalism**



More than mammoths and mastodons

A common element found in studies completed by former Field Museum director John McCarter in 2013, and the recently released Amaze Design feasibility report, is the scientific significance of the Ziegler Reservoir find. It's well beyond the unearthing of a 16-foot-tall mastodon, many mammoths and the relatively rare ground sloth.

Research gleaned from the project already has upended some previous theories on climate and species that roamed this area between 40,000 and 135,000 years ago.

Three dozen mastodons, 18 tusks, **ancient horses**, ground sloth, salamanders, deer and tree pollen are some of the remnants that were preserved within the peat and clay layers of the moraine lake.

LET'S STAY TRUE TO OUR HISTORY - MOVING FORWARD

Conservation easements held by AVLT insure that these lands will remain unchanged in perpetuity. The **AVLT Conservation easement** recorded in Book 484726, page 6 of 19, filed 06/30/2003, specifically describes Cozy Point Ranch:

To erect, maintain- or replace one single-family home of up to 4,000 square feet, to erect, maintain or replace five Employee Dwelling Units of up to 1,000 square feet each and to maintain and redevelop an **equestrian center, barns and other accessory buildings for the operation of a horse ranch and equestrian facility**, with all enclosed buildings (excluding horse pasture shelters) limited to a building envelope not to exceed ten acres, as shown in Exhibit A. (below showing 11 acres)



See attached map.

This recorded statement is very specific.

LET'S WORK TOGETHER

The RFVHC is hoping to work with the staff and other stakeholders for a collaborative Cozy Point Management Plan. We put forward this expectation in good faith and with a generous heart.

Sincerely,

RFVHC Board Of Directors