

ANNUAL REPORT 2022

KEN-CARYL RANCH HISTORICAL SOCIETY

Compiled by Valerie Walling, 2023 Chair

The Ken-Caryl Ranch Historical Society (KCRHS) is a standing committee of the Ken-Caryl Ranch Master Association (MA), with 19 members during 2022 and 16 current members.

KCRHS PURPOSE

- Promote the study of and appreciation for the history of Ken-Caryl Ranch (KCR)
- Promote awareness and appreciation for the historical and archaeological sites on KCR
- Protect and preserve these sites

Interesting articles, videos and audio recordings about different aspects of KCR history, resulting from historical research projects by KCRHS members, can be found at <https://ken-carylranh.org/community-news/history-of-ken-caryl-ranch/>.

We appreciate the annual funding and board and staff time that is provided by the MA to support our activities to document, research, preserve and restore KCR historical and archaeological structures and sites, and to provide community programs, tours, events and communications to KCR residents.

This report summarizes our activities and contributions to the community for 2022, and describes our plans for the coming year.

LEADERSHIP AND LIAISONS

The 2022 elected officers were co-chairs Jim Antes and Valerie Walling, Treasurer Vinny Badolato, and co-secretaries Anne Frisz and Lori Kraft. Ten project coordinators continued in their important roles and activities described in later sections of this report. Jim Antes decided to step down at the end of 2022, and his 5 ½ years of outstanding leadership of KCRHS are greatly appreciated.

Scotty Martin, MA Board President, served as the board liaison to the committee.

Vinny Badolato represents KCRHS as liaison to the Open Space Committee. He attends OSC meetings as a resource relating to historic or cultural sites that could be impacted by open space projects or activities.

Valerie and Jim participated in the Metropolitan District's South Hogback Open Space task force in historical and cultural resource roles. The task force was created by the District Board in 2022 to explore possible land designation options for the South Hogback Open Space. The final Task Force Analysis report was presented to the KCRMD Board at the Sept. 27, 2022 meeting.

MEETINGS AND EVENTS

KCRHS met bi-monthly at 1 pm on the 2nd Wednesday of odd months (January, March, May, July, September, November) in 2022. The bi-monthly schedule for 2023 is different: the 2nd Monday of odd months at 3 pm. Our meetings are in person, and accommodate virtual participants via phone.

We generally have 3 business meetings per year, and 3 field trips or other activities per year. In September a field trip was taken to Massey Draw to view the wooden diverter and early 1900's headgate to the Shaffer ditch that took water to the Tinker Shaffer Reservoir, remnants of which remain in the Plum Thicket open space, and the 2000 yr. old archaeological site along the trail that had been surveyed in 2020.

We like to visit sites in Ken-Caryl to do research or view a new discovery, or travel elsewhere in the area to learn about local history. We are currently connecting with other Historical Societies to discuss ideas, resources and techniques such as categorizing, digitizing and archiving materials. Our goal is to learn, exchange ideas, maintain and protect the history of Ken-Caryl, communicate and share its value with residents and local communities, and to have fun!

Meeting minutes that are posted on the KCR website describe the presentations and discussions of interest to members. Some of the events listed next were combined with a meeting, and others were separate events.

2022 Events

April: Oak fire burn scar scan for artifacts.

April-May: Growing season preparation at the Bradford historic apple orchard and Bradford-Perley house gardens.

May: Bradford-Perley House field trip for 80 Shaffer Elementary School second grade students, plus teachers and chaperones.

June: Open House at Bradford-Perley House for KCR community - 35 participants

July: Presentation by Karen Van Gundy and family, who donated historic James Adams Perley items to KCRHS that had been handed down through generations of the family.

September: Bradford-Perley House tour by Jim Antes for a CU - Denver class. They were mostly volunteers at the Denver Museum of Nature and Science.



October: International Archaeology Day tours at 3 Bradford sites on KCR led by KCRHS members, with 50 participants.



October: Jefferson County Hall of Fame event was attended by 5 members in Golden.

November: Historic Preservation Award to KCRHS by Daughters of American Revolution in recognition for preservation work and many other efforts - Nov. 23 Life at Ken-Caryl article.

November: Marilyn Elrod KCRHS Hall of Fame nomination, approved by MA Board in January 2023. A cherished long-time member who made many contributions, especially creating archives for historic artifacts, documents and photos, and starting the oral histories project.

December: Christmas party at the Ranch House Bradford Room . 

CONTRIBUTIONS TO KCR

KCRHS members volunteer to work on different projects or areas of responsibility. Each Project Coordinator creates annual goals for their project area, and throughout the year the coordinators solicit member volunteers for project activities. Often community volunteers are invited to participate; we welcome their interest and support.

The 2022 contributions and 2023 goals for each current KCRHS project are listed below, with links to the topic area descriptions within this report.

Historic sites and objects preservation

[Apple Orchard \(Mark Rieger, coordinator\)](#)

[Archives \(Marilyn Elrod and Pat Badolato, coordinators\)](#)

[Bradford-Perley House and Garden \(Leslie Miller, coordinator\)](#)

[Kiln Stabilization, other projects \(Jim Antes, coordinator\)](#)

[Historic Site Documentation \(Vinny Badolato, coordinator\)](#) – Vinny maintains a list of new historical sites and their coordinates when they are identified.

Research, education, outreach and awareness

[Archaeology and Paleontology \(Jack Warner, coordinator\)](#)

[iMovies \(Mary Antes, coordinator\)](#)

[Publicity and Community Outreach \(Stephanie Berg, coordinator\)](#)

[Signs, Displays, Research \(Jim Antes, coordinator\)](#)

Field Trips (Pat Badolato, coordinator) - Pat sent out several e-mails for historical-related virtual tours, for example the Denver Architecture “Doors Open Denver” Vimeo film clip links.

https://denverarchitecture.org/event_type/dodarchivedvirtual/

Oral Histories (Marilyn Elrod and Linda Omdahl, coordinators) - Kathy Webster and Ruth Sundberg were interviewed on January 17, 2022.

Other project areas include maintaining cherished relationships with descendants of the KCR original ranch owners (including Perley, Schaffer, McDannald), continued research, and interacting with other Historical Societies and Jefferson County resources.

MORE DETAILS ABOUT SOME OF THE PROJECTS LISTED ABOVE

Apple Orchard (Mark Rieger, coordinator)

Following a highly successful 2021 Bradford Perley Apple Orchard growing season, 2022 was slightly below average for the production of historic Ben Davis Variety Apples.

This spring, many white and yellow apple blossoms were seen across all of the old and many of the 2010/2012 propagated trees, but three days of heavy snow damaged many of the blossoms, producing less than 200 new apples in the orchard.

All eight of the 1860's trees produced 20 or more apples and three of the 2010 or 2012 propagated trees produced between 3 and 5 apples each. The 2019 trees have died or are unproductive.

Another round of propagated trees is currently being grown by our Arborist - Scott Skogerboe in Fort Collins, with planting projected for 2023. 10 of our Ben Davis propagated trees should be available for planting in the Spring of 2023. We'll need to budget \$1200 for the propagation and transportation costs in next year's budget.

Previously unknown to the KCRHSC: What appears to be two Ben Davis Variety Apple Trees have been discovered outside of the Bradford Perley Apple Orchard, just northwest of the Bradford Pool Fence. Based on the size of the trunks and growth of the trees, these trees are much older than the 2010/2012 propagated trees and may be as old as the 1860s. These trees are healthy and bountiful with 100s of apples each, with apples and leaves that look exactly like the Ben Davis Variety trees in the orchard. These trees are shown on the bottom of the chart.

		2015	2016	2017	2018	2019	2020	2021	2022	
C9	1860s	0	120	2	90	50	60	300	90	
E10	2010					0	0	0	2	
F9	1860s	0	20	0	10	30	0	60	20	
G7	1860s	0	25	0	0	15		50	20	
G10	2012					1	0	0	5	
G11							0	0	0	
H11	1860s	0	85	0	5	5	0	20	15	
I7	2019					0	0	0	0	
J10	2010					0	0	10	0	
K9	1860s	0	80	0	15	10	0	100	15	
L7	2019					1	0	0	0	
L11	1860s	0	60	0	15	5	0	150	20	
M9	1860s	0	100	2	110	20	0	200	30	
M10	2010					0	0	5	3	
N11	1860s	0	80	0	45	10	10	200	90	
Orch Total			600	4	290	147	70	685	173	
B Pool 1	1860s?	New!							NA	100s
B Pool 2	1860s?								NA	100s

The Metro District Parks Department has committed to watering the 2010, 2012 and 2019 trees utilizing their water truck year round, weather permitting.

The Open Space Ranger Maintenance Staff did another fantastic job cutting the grass to beautifully display the new, old and downed trees and stumps in the Bradford Perley Apple Orchard.

Bees were again not observed in the Bradford Perley Apple Orchard this season.

Thanks to all KCR Historical Society Members, the KC Conservation Club, KCRMA Open Space, MD Parks for their work to maintain the orchard.



Archaeology and Paleontology (Jack Warner, coordinator)



Oak Fire Burn Site

Recognizing the potential for discovery of artifacts after viewing the site of the December 2021 Oak Fire burn on the south hogback in January 2022, Jack and a team of over a dozen people with a KCRHS, Colorado Archaeological Society, and Open Space Rangers conducted an archaeological survey of the Oak Burn Scar in April 2022. The team uncovered limited artifacts and old fire rings. Shown below are a prehistoric grinding stone called a mano, and a prehistoric chipped stone tool.



Jack has documented the effort and filed the report in the KCRHS Archive room, and an article about the survey was published in Life at Ken-Caryl.

International Archaeology Day, October 15, 2022



KCRHS supported Roxborough SP and History Colorado on International Archaeology Day activities, and the event was announced in advance in several in 3 issues of Life at Ken-Caryl. The event included these opportunities:

- Talk and Tour of KCR archaeological sites Bradford II prehistoric site and Bradford House historic site;
- Talk for Roxborough State Park on the history of the Lamb Spring prehistoric archaeological site;
- Talk and Tour of the Lamb Spring prehistoric archaeological site.

Massey Draw site

Jack coordinated with ERO, the contractor with us on the 2020 Massey Draw Foothills archaeological site project, to store and catalog the physical artifacts and the final report in the

KCRHS archives. This site will likely be mentioned in nearby signage that is proposed and discussed in the [Signs, Displays, Research](#) section below.

2023 goals:

Jack recently finished a complex project to document all 10 of the existing KCR major excavations sites with photographs and graphics, which provides the community with a valuable repository of these years of efforts. Now that we are able to hold in-person gatherings, we plan to coordinate a community presentation for Jack to share his knowledge and the history of habitation going back thousands of years, proven by the fascinating artifacts that have been recovered.

Jack plans to continue to consult with KCR residents, the Open Space Team, the KCR District Manager, and KCRHS members on archaeological related items, and continue to support Roxborough State Park and History Colorado on International Archaeology Day activities.

Archives, Displays (Marilyn Elrod and Pat Badolato, coordinators)

Anne Frisz is now also a key part of this team, particularly following Marilyn Elrod's move out of state. Marilyn remains a member and provides assistance to the committee.

Early in the year Marilyn responded to a request from a Metro Board Member asking when each of the subdivisions in Ken Caryl Ranch was built. She researched the information and by subdivision, which is now retained in our archives. The first house built in Ken Cary Ranch was in 1977.

In early summer the archives committee met twice to review several hundred photos from the 1980s and 1990s by the LKC editor to determine which should be saved for the archives. They also reviewed previously viewed VHS and oversized video and disposed of some not related to Ken Caryl. Slides were also organized, catalogued, and placed on the master list, and videos of talks given by Dr. Kent regarding the BP archeological digs were copied to DVD. A CD was also copied from an audio tape given to KCRHS by members of an archeological dig on the ranch from the 1970s and records from the 14-acre task force were placed in an archival box, labeled and placed on the master inventory list.

At the July KCRHS meeting, Karen VanGundy, who to her knowledge is the oldest living great-grandchild of Ken-Caryl Rancher James Adams Perley, along with her husband Bruce and daughter Brittany Gallagher, donated items of historical and personal value to the society, honoring its dedication to preserving Ken-Caryl's history and early foundations. We will display a uniquely framed photo of the Bradford-Perley House that has been handed down through the family for generations.

2023 goals: The committee is working diligently to organize the contents of the Ranch House archives room, and is thankful for KCR staff assistance. Our long-time archivist Marilyn Elrod recently retired to Florida and Pat Badolato and Anne Frisz are organizing and familiarizing themselves with the extensive archive collection, with the goal of continuing to digitize the photographs, documents and photos of important artifacts from KCR's past, as well as identify items that could be displayed in KCR buildings. We will share highlights from this discovery process with the community during the year.

Bradford-Perley House and Garden (Leslie Miller, coordinator)

House Maintenance

The house received extensive maintenance in 2021 to protect the tops of the exposed walls from water damage. We will continue to be alert for possible maintenance issues that require response. Thank you to the KC Rangers for monitoring the property on a regular basis.

Gardens

Leslie and her crew provide regular weeding, watering, and maintenance of existing gardens & enclosed grounds throughout the growing season, and after the winter they assess all the gardens for winter survival of plants and shrubs, replacing as necessary. A report from last summer:

The gardens are in full bloom and doing very well this year, thanks to all the garden gals that devote their weekly time and energy!

- Garden #3 ... We planted our newest garden this year, just south of the single gate entrance. Originally we discussed having it be a Heritage garden, but our other plants needed dividing so we transplanted them into this new garden, and added new plantings as well. We can still transition this garden to a Heritage garden in the future, and if so, will be done gradually. It already contains a Heritage Harison yellow rose bush circa 1860.
- A significant storm came through Ken Caryl on May 20th/21st and covered our "early bloomers" with a heavy snow. No worries, most of them bounced back nicely. By May 23rd all the snow was gone, but due to the heavy snows, the large SW cottonwood tree had several broken branches down. One of those large branches fell on the back garden, but fortunately missed most of our prominent plantings!
- That large branch slightly damaged a small upper section of the perimeter fencing, as it fell on the back garden. Repair discussions are occurring.
- We decided to cut up that huge branch and distribute 3 pieces within the fenced Bradford Perley area...
 - 1 section is located near the steps to the entrance of the house.
 - The other 2 sections can be seen in 2 of the 3 gardens ... the large main garden and the back garden. Not only do those wood pieces add interest to the house and gardens throughout the year, but also make for more educational discussions for the student tours: on nature & survival!

When you can, stroll by the house and see what's going on in the gardens ~ enjoy!

A 2023 goal carries over to organize the large loose stones by the interior cottonwood tree, which will reduce liability during tours and make the grounds nicer in appearance. Another goal in process is to add a heritage garden. Leslie knows a horticulturalist with wholesale discounts at several nurseries.

iMovies (Mary Antes, coordinator)

The KCRHS website has 19 videos about former residents and local history posted at <https://ken-carylranh.org/community-news/history-of-ken-caryl-ranch/historical-videos/>.

The 2023 goals include researching, writing the script, and producing a video about the Ken-Caryl Ranch cable TV station. We have a CD copy of a VHS video showing the history of the station and some examples of the programming. Chris Pacetti, former executive director of the Ken-Caryl Master Association, has consulted on the script.

We would also like to pursue a video about the development of the Ken-Caryl schools, and update a few videos needing some corrections.

Kiln Stabilization, other projects (Jim Antes, coordinator)

Kiln Stabilization

After several of years of looking for a contractor to help restore the kiln, Jim learned late in 2021 that Rocky Mountain Building Restoration, the company that had just performed the extensive maintenance work on the Bradford-Perley House, has experience received funding support from the MA Board to pay for the project.the kiln facade to its 1979 height and condition (based upon a 1979 photo). The kiln had deteriorated noticeably in the past few years so it was time to proceed. Jim presented the proposal in July 2022 to the MA Board to request funding support for a portion of the project. The The costs are described in the [financial summary](#) section of this report.

The work started in the fall of 2022, but continuous winter weather conditions have delayed completion until 2023.



Workers at the kiln site (photo courtesy of Chris Figge)



Support beams exposed after the disassembling of the kiln's stoke hole area

Thank you to the MA Board for supporting the kiln restoration, and also for protecting the 100-year-old Schaffer Barn from additional water damage to the foundation during 2022.

Jim advocated for a concrete drain pan to be installed along the foundation as the preferred, but more expensive solution, because installing gutters would have obscured key historic features of the building. The MA Board agreed with this approach, thereby maintaining the building's integrity.

Jim plans to continue being the contact person for the Shaffer Barn regarding any issues that arise related to the barn's historical status or threats to condition.

Publicity and Community Outreach (Stephanie Berg, coordinator)

KCRHS articles in Life at Ken-Caryl

- April 27, 2022, Warner, Jack - “Ken-Caryl Ranch Historical Society Fire Site Team Surveys the Oak Fire Site”
- May 25, 2022, “The Branches of Time :KCR Historical Society Apple Orchard Cleaning”
- June 8, 2022, “Ken-Caryl Ranch Historical Society Open House”, *Life at Ken-Caryl*
- June 22, 2022, “Ken-Caryl Ranch Historical Society Open House”, *Life at Ken- Ken-Caryl*
- August 3, 2022, Hefner, Allison, “History in the Making: James Adams Perley Descendants Donate Family Heirloom”, *Life at Ken-Caryl*
- September 14, 2022, “KCRHS to Participate in International Archaeology Day”, *Life at Ken-Caryl*
- September 28, 2022, “KCRHS to Participate in International Archaeology Day”, *Life at Ken-Caryl*
- October 12, 2022, “KCRHS to Participate in International Archaeology Day”, *Life at Ken-Caryl*
- October 26, 2022, “KCRHS Participates in International Archaeology Day”, *Life at Ken-Caryl*
- November 23, 2022, Hefner, Allison, “Historical Society Receives Preservation Award”, *Life at Ken-Caryl*

KCR Informational Articles saved for Archives

- May 25, 2022, “Wednesday Nights at the Manor House Return This Summer”, *Life at Ken-Caryl*
- Dec. 11, 2021, Sara B. Hanson, Real Estate promotion for KCR, “Ken-Caryl Ranch Provides Paradise for Outdoor Enthusiasts” by *Denver Post*
- Dec. 22, 2021, Daniel Hatrested, KCR Firewise Committee, “West Ranch Fire- A Reminder that We All Live Within the Wildland Urban Interface”, *Life at Ken-Caryl*
- Dec. 31, 2021, “ Hundreds of Homes Destroyed, Tens of Thousands Forced to Flee”, – local, Colorado, US and international news outlets
- Jan. 19, 2022, “Oak Fire Forces Evacuation Orders for Ken-Caryl”, *Life at Ken-Caryl*
- April 27, 2022 “Parks Director Pat Malloy Retires Following 38 Years of Service”, *Life at Ken-Caryl*
- Aug. 31, 2022, “Stepping Down” by Victoria DeSair, Executive Director, *Life at Ken-Caryl*

Stephanie also assisted as a volunteer and tracked attendance for the [events](#) listed at the beginning of this report.

Signs, Research (Jim Antes, coordinator)

New or damaged signs

Several sites of interest throughout KCR have signs created by KCRHS explaining the site’s historical significance. Jim relies heavily on the Ranger staff’s regular review, who do an excellent job of contacting him if they note any damage to the signs in the course of their work throughout the Ranch. No such damage was reported this year, however a member has pointed out that the Pumphouse sign along the Deer Creek path is faded and should be replaced. Since it is just the display and not the entire sign structure the cost is not expected to be significant.

A plan has been discussed with Sean Warren and the Open Space Committee to re-route a small section of the Massey Draw trail to move heavy traffic away from the old wooden water diverter. It is more exposed than it has been in the past, and the re-route would also provide space for an informational sign about the diverter (headgate) structure, the Shaffer Ditch, and the nearby archaeological site along the Massey Draw trail. The project will continue to be pursued in 2023, with the latest version of the plan including a new bridge to be constructed.

The committee has also discussed a possible new sign near the kiln site once reconstruction is complete.

FINANCIAL SUMMARY

The MA 2022 budget allocation of \$7,000 funded KCRHS’ annual operating expenses, which were \$756. 25. \$6,000 of the remaining allocation was dedicated to the kiln restoration project.

The MA also provides annual reserve funding of \$5,000.00, designated for the KCR Historical Preservation Fund. In 2021, this reserve had been depleted as the primary funding source for an important preservation project of \$37,500 for the Bradford-Perley House, to successfully mitigate continuing water damage to the stone walls. In 2022, KCHRS used \$5,300 of the Preservation Fund towards the kiln restoration project.

To complete the need for a total of \$18,800 for the Kiln project, the MA Board approved an additional \$7,500 in July 2022.

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We are excited about the opportunities for 2023 as we continue to explore the rich history of Ken-Caryl Ranch and communicate that history with the community.

**Respectfully submitted,**

**Valerie Walling, KCRHS Chair, and KCRHS officers and members**

**March 7, 2023**