

Annual Report 2018

Ken-Caryl Ranch Historical Society

The Ken-Caryl Ranch Historical Society (KCRHS) is a standing committee of the Ken-Caryl Ranch Master Association. There are 19 KCRHS members and this report summarizes their activities and accomplishments for 2018, and identifies the challenges and aspirations for the year ahead.

Leadership

At its January meeting, Jim Antes, Vinny Badolato, Marilyn Elrod, and Lois Claggett, were re-elected to the offices of chairperson, vice-chairperson, treasurer, and secretary, respectively.

Meetings

KCRHS met bi-monthly, at 1 PM on the 2nd Wednesdays of January, March, May, July, September, and November. We met quarterly for many years, but we decided that in 2018 we would meet bi-monthly, for two main reasons: (1) the increased amount of topics to discuss; and (2) the desire to discuss aspects of the history of Ken-Caryl Ranch as well as transact business. The January, May, and September meetings emphasized discussions of Ken-Caryl Ranch history and the other three meetings involved our ongoing business. The topics we discussed about Ranch history that went beyond our regular projects were:

- January: Whether the Bradford-Perley House pre-dated Bradford's obtaining of the property
- May: Historic photos from the KCRHS archives
- September: Video of the Bradford-Perley bench dedication
- September: The process for submitting a National Register nomination

New Policy

KCRHS decided to develop a policy for recognizing contributions to its mission by its members and by others. The policy was approved by KCRHS at its September meeting, and by the Master Association Board at its October 16 meeting. We sought MA Board approval because they are involved in our newly-developed process for recognizing truly exceptional contributions by members by naming them to the KCRHS Hall of Fame. The new policy is attached to this report.

At our November meeting we nominated Dolores Ebner, Donald Ebner, and Martin Burdick to be the first members of the Hall of Fame. These nominations were scheduled to be considered by the MA Board at its January 2019 meeting.

Accomplishments

KCRHS members volunteer to work on different projects or areas of responsibility. What follows is a list of accomplishments attained in 2018 on those projects, presented in alphabetical order of the project title.

1. Apple Orchard.
 - a. We monitored the health and productivity of the 9 historic trees and 5 young trees propagated from the historic trees. The young trees all produced blossoms but did not bear fruit. Seven of the 9 historic trees bore approximately 290 apples.
 - b. The GPS coordinates of all the trees were mapped.
 - c. Fifteen branches were sent to a nursery in Fort Collins to develop new apple trees suitable for planting.
 - d. We performed clean-up activities at the orchard and nearby Bradford-Perley House.
 - e. A bench, inscribed to honor the Bradford and Perley families, was placed in the orchard in the spring, and dedicated in a June ceremony. A video of the dedication ceremony has been uploaded to the history portion of the Ken-Caryl Ranch website.
 - f. A new sign, correcting misinformation in the prior sign, was installed in the orchard.
 - g. The committee approved the location of a bench, purchased by the Ebner family in honor of Don and Dolores Ebner, in the apple orchard.
2. Archaeology and Paleontology.
 - a. A display was developed in a new display case at the Ranch House, including artifacts from the Bradford House II dig.
 - b. A presentation for the community on KCR Prehistoric Archaeology was given on April 4, 2018.
 - c. A new display was created in one of the display cases, featuring the mastodon mandible found on the Ranch a few years ago.
 - d. Planning was undertaken for another Artifact Day, to be held at the Ranch House in March of 2019.
 - e. The artifacts from the archaeological excavations of the Bradford-Perley House conducted by Jon Kent and his students have been transferred from Metropolitan State University Denver to Ken-Caryl Ranch on July 5th. They are currently being stored in the former KCRHS archive space.
3. Archives.
 - a. Work continued on organizing photos, slides, and loose items.
4. Bradford-Perley House and Garden.
 - a. The garden was maintained during the growing season, including establishing additional plants and following a regular watering schedule.
 - b. The mulch and rock border at the front of the house was extended.
 - c. Fall raking was undertaken in and around the house.
 - d. A missing stone on the walkway in front of the house was replaced.
 - e. We asked the Metropolitan District to have their arborist check the two old cottonwood trees that are near the Bradford-Perley House. It was determined that they pose no danger to the House.

- f. Some of the stacked stones of the ice/milk house fell, and committee members replaced them.
 - g. We discovered that most of the stone interpretive signs in and around the House were missing, but were later found, indicating an apparent prank or act of vandalism. The stone signs have been temporarily stored with the Rangers and the lock at the fence has been replaced. Additional security measures are being considered.
5. Equestrian Center (Shaffer Barn) National Register Nomination. We learned from the History Colorado Office of Archaeology and Historic Preservation that the Equestrian Center would not qualify to be nominated to the National Register because of the large number of non-historic buildings. It would qualify to be nominated to the State Register of Historic Properties. However, we explored the possibility of nominating only the Main Barn (the Shaffer Barn) to the National Register and found that it would qualify to be nominated. Most of the year was devoted to pursuing this nomination, a draft of which was submitted in October. Based upon feedback regarding that draft, revisions were made and we expect the nomination to be submitted by the February 1, 2019 deadline. The State Review Board meets in May of 2019 and, if approved then, the nomination would be submitted to the Keeper of the National Register (an officer of the National Park Service). We would hear their decision about two to three months later.
6. Field Trips.
- a. In May, three members attended the Jefferson County Symposium at the Lakewood Heritage Center.
 - b. In June, Jack Warner led about a dozen members and friends on a hike along the Dutch Creek Trail, describing the archaeological sites along the way.
 - c. In August, about a dozen members took a field trip to see the historical information in the lobby of the Deer Creek Lockheed Martin facility.
7. Possible Grave Site. We contacted an anthropologist from DU who has worked with KCRHS in the past by performing ground penetrating radar scans near the Bradford-Perley House. He was asked about scanning the possible grave site in the North Ranch, but he said we needed to first document that people lived in that area.
8. iMovies. An ongoing KCRHS project is to create brief videos (“iMovies”) about historical topics relating to Ken-Caryl Ranch. Once they are created the videos are posted on the KCR website and are available on YouTube. This year:
- a. The third video in the three-video series on historic sites on the Ranch was completed and posted on the KCR website. This video describes sites near the Manor House Trail and the North Hogback Trail.
 - b. The video about prior Ranch owner Joseph Minissale has been modified and posted on the website. Additional information and photos were obtained from Minissale’s granddaughter and the video has been updated accordingly.
 - c. The script for the video about former Ranch owner Cap McDannald has been completed and photos have been selected. The video is now ready for production.
 - d. The script describing the development phase of the Ranch is being written.

- e. The committee was assigned the task of revising the brochure describing the history of the Ranch. The revisions have been made and copies are available at the Ranch House.
9. Kiln Stabilization. Hoehn Architects, with whom the committee has worked before, performed an assessment of an historic lime kiln on the east-facing slope of the Lyons Hogback. The goal of the committee is to determine the feasibility of stabilizing it to limit further deterioration. We received the report in November and will be obtaining estimates in 2019 of the cost of performing the stabilization work.
 10. Open Space Committee Liaison. KCRHS has a liaison to the Open Space Committee (OSC) who attends every OSC meeting and answers questions and offers input relating to open space projects that have possible impact on historic sites. The liaison again affirmed KCRHS opposition to a new loop trail near Little John's Chimney because of possible damage to the fragile site. A resident expressed concern that the new Manzanita Trail might lead to paving the surface of the Stone Bridge. The OSC affirmed that this would not occur. A future cooperative arrangement with the Trail Club is possible in which Trail Club members could fulfill their requirement for volunteer hours by helping with maintenance activities at historic sites.
 11. Oral Histories.
 - a. We maintained contact with Patricia Haddad, granddaughter of former Ranch owner Joseph Minissale in hopes of learning more about Minissale's life and, particularly, about the time he owned the Ranch in the 1940s. She sent us several newspaper clippings and photos. In addition she sent copies of her book *La Giara*, a story about her family.
 - b. We completed the reorganization of the oral history collection from one large notebook into 7 binders with 2 to 3 transcriptions of interviews per binder for easier reading.
 12. Photography. One member has volunteered to document KCRHS events with photographs. The photos are being saved for the KCRHS archives.
 13. Public Programs and Publicity.
 - a. In the Manager's Column in the January 10, 2018 issue, Chris Pacetti mentioned the KCRHS historical videos and the relocation of the archives from the basement of the Ranch House to the first floor.
 - b. On April 4, KCRHS sponsored a presentation by Jack Warner on KCR Prehistoric Archaeology. About 80 people attended. This was promoted in the March 7, March 21, and April 4 issues of *Life at Ken-Caryl*.
 - c. An article in the May 2 issue of *Life at Ken-Caryl* described the April 4 public presentation about Prehistoric Archaeology.
 - d. The May 16 issue of *Life at Ken-Caryl* contained an article about the new historical video created by KCRHS about historical sites near the Manor House Trail and the North Hogback Trail. Also described was an update of the video about prior owner Joseph Minissale, containing new information and photos.
 - e. Another story in the May 16 issue of *Life at Ken-Caryl* announced the upcoming June 2 dedication of the Pump House, which had been recently renovated. This

story was repeated in the May 30 issue, which contained a large front-page photo of the Pump House. In the June 13 issue, a story appeared about the dedication.

- f. In the June 13 issue of *Life at Ken-Caryl* there was an announcement about the upcoming June 24 dedication of the new Bradford-Perley memorial bench in the Bradford-Perley House apple orchard. A story about the dedication ceremony appeared in the July 11 issue.
- g. The July 11 issue of *Life at Ken-Caryl* contained a story about the mastodon mandible that was discovered on Ken-Caryl Ranch property, a cast of which is on display at the Ranch House.
- h. In the September 5 issue of *Life at Ken-Caryl* there was a story about the Murphy Gulch Fire, which occurred on Ken-Caryl property 40 years ago.
- i. The September 19 issue of *Life at Ken-Caryl* contained an announcement of International Archaeology Day, to be held at Roxborough Intermediate School on October 20. KCRHS archaeologist Jack Warner was a featured speaker. The announcement was repeated in the October 3 issue.
- j. The December 12 issue of *Life at Ken-Caryl* presented an announcement that the revised brochure containing a capsule summary of the history of Ken-Caryl Ranch was completed and available at the Ranch House for residents to obtain.

14. Interpretive Signs.

- a. Two 36" x 24" signs had been damaged and were replaced. The Stone Bridge sign was damaged due to weathering and was beyond repair. Open Space Manager Sean Warren attempted to contact the company that had made the sign, but the company had been sold and its purchaser denied responsibility. Thus a new sign was made using a newer (and less expensive) process and, hopefully, it will last several years. The other damaged sign had been affixed to the kiosk near the Bradford-Perley House. It was damaged beyond repair due to vandalism. That sign was updated and replaced.
- b. Two new interpretive signs have been created that will be installed inside the fence at the Bradford-Perley House. One contains the same information as the sign on the kiosk that is near the swimming pool and the other contains information about the ice/milk house. Aluminum stanchions have been purchased and the signs will be installed by the Ranger staff in 2019 when the weather permits.
- c. The 18" x 24" sign at the apple orchard contained some incorrect information, so the information was corrected and a new sign was made. Two identical signs were made so that the information can be viewed from both sides.
- d. A bulletin board has been installed in the Ranch House in the hallway across from the archives room. The historical posters from the KCR100 celebration have been mounted there on a rotating basis.

15. Tours.

- a. On May 2, second grade students from Bradford K-8 School were given a tour of Colorow's Cave, the Bradford-Perley House, and the Manor House.

- b. On July 27 elementary-age students who were participating in programming at Dakota Lodge were given a tour of the Bradford-Perley House and property.
- c. A kit of materials, including animal hides, has be assembled for use during tours or presentations for children.

Budget Summary

Project	Income	Expense	Total
2018 Budget			\$7000.00
2017 carryover for kiln assessment			\$4600.00
Donation	\$200.00		
Sale of books	\$75.00		
Apple orchard		\$16.08	
Archives		\$40.80	
Bradford-Perley House and garden		\$151.80	
Kiln assessment (Hoehn Architects)		\$4600.00	
Name badge		\$8.04	
Interpretive Signs		\$1807.44	
Tours		\$35.73	
TOTALS	\$275.00	\$6659.89	\$5215.11
Requested carryover for kiln stabilization		\$5215.11	
Balance with KCR Foundation			\$9859.00

Appreciation

We recognize the support afforded KCRHS by members of Ken-Caryl Ranch staff, residents of the community, and professionals in the area who have offered their expertise. More specifically, we offer a heartfelt thank you to:

- Chris Pacetti, Executive Director of the Master Association, for his support of our work, and wise and timely responses to our questions.
- Victoria DeSair, Communications Director, for her readiness to help us communicate the results of our work to the community.
- Open Space Manager Sean Warren, Ranger Peter Marozas, and other Ranger staff for being so willing to help us on a variety of projects, and for being so aware of the importance of historic sites on the Ranch and ready to consult KCRHS when these sites might be impacted.
- Members of the Open Space Committee and Master Association Board of Directors for their willingness to listen to our interests and concerns and respond with sensitivity.

Looking Ahead

KCRHS members are an energetic and committed group of volunteers who have accomplished much during 2018. As indicated above there are many projects underway that require sustained attention. In 2018, project coordinators established goals to be accomplished during the year. We are in the process of assessing progress on those goals, and will undertake establishing new goals in January 2019.

There are two projects that we plan to undertake during 2019 that require substantial resources.

1. It is time again for evaluation and maintenance of the Bradford-Perley House. We are committed to sustaining its status as a preserved ruin. We anticipate, based upon prior experience, that this will cost about \$10,000 and we plan to use our remaining funds in the KCR Foundation for this purpose.
2. Given the prank or vandalism that occurred to the stone interpretive signs in and around the Bradford-Perley House we need to consider what, if any, security measures should be undertaken.
3. The kiln assessment that was completed in 2018 suggested steps that should be taken to stabilize it, limiting further deterioration. We will be obtaining estimates of the expenses associated with this stabilization work, and making decisions about if and how to proceed. As noted above, we ask that funds remaining in our 2018 budget be carried over to next year, so that they may be devoted to this project (if our decision is to proceed with it). We anticipate that stabilization work will be expensive and we will need to find additional sources of funding.

We look forward to the coming year with enthusiasm as we work to study the rich history of Ken-Caryl Ranch and share that history with the community.

Respectfully submitted,
Jim Antes
Chairperson, KCRHS

Recognizing Outstanding Contributions
KCR Historical Society
Approved September 12, 2018 (KCRHS)
Approved October 16, 2018 (MA Board)

Recognition of Members

1. Excellent contributions by KCRHS members are a regular expectation of being a member. Such contributions are normally recognized by expressions of appreciation by the chairperson and other members in the context of committee gatherings.
2. Occasionally contributions of members may be deemed outstanding, as determined by a vote of KCRHS members. These contributions may be recognized by a certificate that is presented to the member.
3. Members or former members who have served at least a decade on the committee and whose contributions have resulted in notable, specific, and identifiable advancement of the mission of KCRHS may be nominated to become a member of the Ken-Caryl Ranch Historical Society Hall of Fame. Nominations are made by a vote of the KCRHS and must be approved by the Master Association Board of Directors. Persons approved for the KCRHS Hall of Fame will have their names listed on the Ken-Caryl website and inscribed on a plaque that will be on permanent display at the Ken-Caryl Ranch House. They will also receive a certificate denoting the recognition. A story will be published in *Life at Ken-Caryl* describing the contributions of the honorees.

Recognition of Nonmembers

Nonmembers who contribute without remuneration to the mission of KCRHS will receive a letter of appreciation from the KCRHS chairperson. Those nonmembers whose contributions are sustained and/or especially significant will also receive a certificate of appreciation. The decision of who will receive either of these recognitions will be made by a vote of KCRHS.

Gifts

1. Occasionally monetary gifts or nonmonetary gifts of substantial value are presented to KCRHS. These gifts will be acknowledged by a letter from the chairperson of KCRHS. If the gift is significant, as determined by a vote of KCRHS, the gift will also be acknowledged by a story in *Life at Ken-Caryl*.
2. If a donor wishes to place a nonmonetary gift on KCR property that is under the stewardship of KCRHS (e.g., the Bradford-Perley acreage), the nature and siting of the gift must first be considered for approval by KCRHS. If KCRHS approves the nature of the gift and its siting, then final consideration of the gift and its location must be made by the Master Association governance structure, currently the Open Space Committee and the Architectural Committee.