

## Grant Agreement Staff Report

**Date:** June 30, 2026  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Kati Carter, AICP, Director of Community Development *SK for KCC*  
**CC:** Brittany Cassell, Curator  
Lauren Pulver, Planning Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** **State Historical Fund grant agreement for Prairie Canyon Ranch restoration in the amount of \$250,000 with a County contribution of \$129,903.65**

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**Board of County Commissioners Meeting:**

**July 14, 2026 @ 1:30 p.m.**

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### **I. EXECUTIVE SUMMARY**

On June 20, 2026, the History Colorado State Historical Fund (SHF) notified staff that the County will receive a grant for \$250,000 for restoration work at Prairie Canyon Ranch. The cash match funds are requested from the 2026 Parks, Trails, Historic Resources, and Open Space tax fund in the amount of \$129,903.65. The total funding for the project is \$379,903.65.

### **II. REQUEST**

Staff requests the Board of County Commissioners' (Board) approval for the County Manager to execute the attached Acknowledgement of Award Conditions.

The State of Colorado requires any grantee to verify that certain performance standards will be met, such as verification that cash match funds are available, the project will meet the Secretary of the Interior's Standards, and the grantee agrees to all terms of the grant agreement. In order to receive a SHF grant, the County is required to accept a Covenant on the property, which gives History Colorado the authority to review any alterations proposed on the property to ensure that they meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, for a period of 20 years.

Once these documents are executed, the State will finalize the grant agreement and provide the County with a copy of the fully executed agreement.

**III. BACKGROUND**

This grant will continue restoration on the barn and address the siding, foundation, and roof needs for the saloon. In addition to the barn and saloon, the bunkhouse foundation will be stabilized in this phase of work. These grant funds will help to address the most urgent structural needs in order to retain the historic integrity of the property and allow for future public access.

Prairie Canyon Ranch is a significant County landmarked property because of its wildlife habitat and natural resources, contribution to Colorado and Douglas County history, and architecture and archeology. It also serves as a valuable example of ranching history in Douglas County.

Based upon staff research, the architectural period of significance is from 1887 – 1947 as this is when most of the buildings were constructed. The buildings reflect the history of the ranching industry in Douglas County and serve as examples of vernacular ranch architecture with a strong German influence.

**IV. RECOMMENDED ACTION**

Staff has evaluated the SHF Grant Agreement, and the Board may authorize the County Manager to execute the document as it complies with County standards and policies.

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
SHF Grant Acknowledgement of Award Conditions.....	3-4
Covenant Property Letter .....	5
Exhibit E: Covenant Property Protection .....	6-11

## Acknowledgement of Award Conditions

Project #2026-02-013  
Exterior Rehabilitation  
Bartruff-Bihlmeyer Ranch-Prairie Canyon Ranch

As a grant recipient, you will enter a State of Colorado grant agreement as a state grantee. As such, there are conditions associated with a State Historical Fund grant you must accept prior to us creating your grant award contract.

1. Read all statements below and initial each statement. **Check marks are not accepted.**
2. Obtain the signature of the **authorized officer** for your organization.
3. Write in the date the letter was signed by the appropriate authorized officer.
4. Print the name and title of the appropriate authorized officer.

*My organization is ready to Go Under Contract with the State Historical Fund, and I confirm the following:*

\_\_\_\_\_ I understand and accept my organization will enter into a grant agreement with the State of Colorado. My organization will be responsible for meeting the terms of the grant agreement, and will not “pass through” fiscal or project responsibility to another organization.

\_\_\_\_\_ I understand and accept that no work may start, no supplies purchased, and no contracts with contractors or consultants may be signed until I have a fully executed grant contract from the State. Any costs incurred before the grant contract start date will be ineligible toward the project.

\_\_\_\_\_ I understand and accept that State grant agreements contain non-negotiable terms. I have reviewed the enclosed grant template, and my organization agrees with those terms.

\_\_\_\_\_ I understand and accept that my organization is solely responsible for determining if my cash match sources are eligible for use with State Historical Fund grant programs.

\_\_\_\_\_ I understand and accept that my organization must adhere to all program policies, state regulations, provisions, and laws.

\_\_\_\_\_ I understand and accept that my organization will work in partnership with the State Historical Fund to meet the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation. I will comply with review expectations, and will refrain from carrying out work until I have the approval of my State Historical Fund Resource Specialist to proceed. For archaeology and survey projects, I will adhere to the current Colorado Cultural Resource Manual. (See Program Guidebook pages 5 and 25, *Secretary of the Interior Standards* section and *Survey Manual* link)

\_\_\_\_\_ I understand and accept State funds will only pay for work that takes place within the grant agreement period.

\_\_\_ I understand and accept all project expenses must be associated with one of the task items in the Grant Agreement Exhibit B: Budget and reported as such. (See Program Guidebook 34 and 37, *Grant Award/Agreement Document* and *Payment Review Process* sections)

\_\_\_ I understand and accept project cost savings will be shared with State Historical Fund based on the percentage shown in Exhibit B: Budget. (See Program Guidebook page 34, *Grant Award/Agreement Document* section)

\_\_\_ I understand and accept I am required to provide documentation of grant administration and indirect expenditures with time sheets and rates, and clear calculations. (See Program Guidebook page 36, *Supporting Documentation* section)

\_\_\_ I understand and accept my organization and the property owner, if applicable, cannot have or enter into a relationship that may result in an actual or perceived conflict of interest, nor use funds in a manner that may result in an actual or perceived conflict of interest. (See Program Guidebook page 41, *Conflict of Interest* section)

\_\_\_ The full cash match balance of \$129,904.00 is now readily available and in-hand in a bank account. (See Program Guidebook page 6, *Cash Match* section)

\_\_\_ I understand and accept the property protection contained in Exhibit E: Property Protection (enclosed) and have signed (and notarized, if applicable) Exhibit E. (See Program Guidebook page 8, *Property Protections* section)

Please be advised that the State Historical Fund processes grant agreements in the order that the required information is received in good order, and it can take up to 8 weeks for the agreement to be executed. If you have questions or need additional information, please do not hesitate to contact our office.

Grant Recipient Organization

Douglas County

\_\_\_\_\_  
Signature of Authorized Officer                      Date

\_\_\_\_\_  
Print Name of Authorized Officer



# History Colorado

Dear Brittany:

Congratulations on receiving a grant from the State Historical Fund to assist with the Exterior Rehabilitation of Bartruff-Bihlmeyer Ranch-Prairie Canyon Ranch.

All applications that include physical work as a part of their project (Acquisition & Development projects) are evaluated at the time of submission to determine whether a property protection will be required should the project be funded. This includes identifying the specific type and duration of the protection, which is based on the **cumulative** total of previously awarded Acquisition & Development grant funds, in addition to the grant funds requested in your recent application. A table showing the different types and levels of property protections, and the parameters in which they are determined, can be found on Pages 7-8 of the [Spring 2026 Program Guidebook](#). Property Protection provisions have been in place since the SHF grant program was first established, and are there to both safeguard the investment of state funds and the historic property itself.

**To go under contract with History Colorado, the property owner will be required to accept a Covenant on the property, which gives History Colorado the authority to review any alterations proposed on the property to ensure that they meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, for a period of 20 years.**

The covenant period starts the day that a grant agreement (contract) is fully executed between the applicant, property owner (if different from the applicant), and History Colorado. Once the project is complete, covenants are recorded with the county and run with the land for the duration. Changes in ownership do not affect the covenant. Note that we cannot negotiate changes to this language or make exceptions to the policy.

If you have any questions regarding property protection requirements, please do not hesitate to contact me.

Sincerely,

**Michelle Chichester**

*Property Protection Coordinator*

State Historical Fund

Michelle.Chichester@state.co.us

History Colorado | 1200 Broadway | Denver, CO 80203



## Exhibit E: Covenant Property Protection

### I. Parties:

This Agreement is by and between the State of Colorado for the use and benefit of the Department of Higher Education, History Colorado, the Colorado Historical Society, 1200 Broadway, Denver, Colorado 80203 and the Board of County Commissioners of Douglas County, Property Owner, 100 Third Street Castle Rock, Colorado 80104.

### II. Effective Date:

The effective date of this agreement is \_\_\_\_\_ and is the same effective date shown on the Cover Page for the Project #2026-02-013 Grant Award. The State and Property Owner shall not be bound by any provision of this Agreement before the Effective Date.

### III. Property:

The real property in Douglas County which has been designated in a listing of local landmarks, as the Bartruff-Bihlmeyer Ranch-Prairie Canyon Ranch is located south of Franktown on Highway 83, across the Highway from Castlewood Canyon State Park more particularly described as

30 foot wide ingress-egress easement - state highway no. 83 to initial parcel a 30.00 foot wide ingress-egress easement in section 36, township 8 south, range 66 west of the sixth principal meridian and in section 1, township 9 south, range 66 west of the sixth principal meridian, county of Douglas, state of Colorado, being 15.00 feet on each side of the following described centerline:

Basis of bearings:

The west line of the northwest quarter of section 6, township 9 south, range 65 west of the sixth principal meridian, being monumented at the west quarter corner by a 2-1/2" steel pipe with 3-1/4" aluminum surveyor's cap stamped "IR developers ltd RLS 10377 1986" and at the township corner by a 2-1/2" iron post with 3-1/2" brass cap stamped "general land office survey 1934", bears n01d06'03"w, a distance 2651.63 feet per Colorado coordinate system of 1983 central zone, as determined by a global positioning

Commencing at a point on the easterly right-of-way line of Colorado state highway no. 83, point "a", from whence the northeast corner of said section 1 bears n52d30'27"e, a distance of 5757.30 feet, said point being the point of beginning; thence on the arc of a curve to the left, whose center bears n36d29'30"w, having a delta of 04d25'30", a radius of 170.00 feet, a distance of 13.13 feet to a point of compound curve; thence on the arc of a curve to the left, having a delta of 07d40'00", a radius of 840.00 feet, a distance of 112.40 feet to a point of tangent; thence n41d25'00"e, a distance of 324.00 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 42d42'00", a radius of 610.00 feet, a distance of 454.61 feet to a point of tangent; thence n84d07'00"e, a distance of 205.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 23d27'00", a radius of 400.00 feet, a distance of 163.71 feet to a point of tangent; thence

n60d40'00"e, a distance of 208.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 06d30'00", a radius of 1800.00 feet, a distance of 204.20 feet to a point of tangent; thence n54d10'00"e, a distance of 35.00 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 06d38'00", a radius of 800.00 feet, a distance of 92.62 feet to a point of tangent; thence n60d48'00"e, a distance of 108.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 15d53'00", a radius of 1200.00, a distance of 332.66 feet to a point of tangent; thence n44d55'00"e, a distance of 64.00 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 15d05'00", a radius of 360.00 feet, a distance of 94.77 feet to a point of tangent; thence n60d00'00"e, a distance of 49.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 55d00'00", a radius of 120.00 feet, a distance of 115.19 feet to a point of tangent; thence n05d00'00"e, a distance of 120.00 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 10d12'00", a radius of 960.00 feet, a distance of 170.90 feet to a point of tangent; thence n15d12'00"e, a distance of 185.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 05d22'00", a radius of 1200.00 feet, a distance of 112.40 feet to a point of reverse curve; thence on the arc of a curve to the right, having a delta of 08d45'00", a radius of 3000.00 feet, a distance of 458.15 feet to a point of tangent; thence n18d35'00"e, a distance of 757.00 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 00d40'00", a radius of 4200.00 feet, a distance of 48.87 feet to a point of tangent; thence n19d15'00"e, a distance of 347.85 feet to a point on the north line of said section 1, point "b"; thence n19d15'00"e, a distance of 28.15 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 14d12'00", a radius of 810.00 feet, a distance of 200.75 feet to a point of tangent; thence n33d27'00"e, a distance of 131.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 08d50'00", a radius of 1500.00 feet, a distance of 231.26 feet to a point of tangent; thence n24d37'00"e, a distance of 317.00 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 70d06'20", a radius of 150.00 feet, a distance of 183.54 feet to a point on the west line of the east half of the southeast quarter of said section 36, point "c"; thence continuing on the arc of a curve to the right, whose center bears s04d43'20"w, having a delta of 03d39'40", a radius of 150.00 feet, a distance of 9.58 feet to a point of tangent; thence s81d37'00"e, a distance of 177.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 41d57'00", a radius of 120.00 feet, a distance of 87.86 feet to a point of tangent; thence n56d26'00"e, a distance of 74.00 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 24d01'00", a radius of 990.00 feet, a distance of 414.98 feet to a point of tangent;

Thence n80d27'00"e, a distance of 24.54 feet to a point on tangent; thence s09d33'00"e, a distance of 9.65 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 44d17'00", a radius of 50.00 feet, a distance of 38.64 feet to a point of tangent; thence s34d44'00"w, a distance of 26.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 47d55'00", a radius of 150.00 feet, a distance of 125.45 feet to a point of tangent; thence s13d11'00"e, a distance of 105.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 35d25'00", a radius of 660.00 feet, a distance of 407.97 feet to a point of tangent; thence s48d36'00"e, a distance of

46.00 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 19d41'00", a radius of 50.00 feet, a distance of 17.18 feet to a point of tangent; thence s28d55'00"e, a distance of 39.00 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 54d10'00", a radius of 50.00 feet, a distance of 47.27 feet to a point of tangent; thence s83d05'00"e, a distance of 230.00 feet to a point of curve; thence on the arc of a curve to the right, having a delta of 89d02'53", a radius of 35.00 feet, a distance of 54.40 feet to a point of tangent; thence s05d57'53"w, a distance of 240.19 feet to a point of curve; thence on the arc of a curve to the left, having a delta of 06d58'34", a radius of 50.00 feet, a distance of 6.09 feet to a point on the north line of said section 1, point "d"; thence continuing on the arc of a curve to the left, whose center bears s88d59'19"e, having a delta of 90d05'22", a radius of 50.00 feet, a distance of 78.62 feet to a point on the east line of said section 1, said point being the point of terminus from whence the northeast corner of said section 1 bears n01d06'03"w, a distance of 50.00 feet; the sidelines of the above described easement being extended or shortened to begin on the easterly right-of-way line of state highway no. 83

#### IV. Preservation of Property:

##### A. Covenant

The Property Owner hereby agrees to the following for a period of 20 years commencing on the effective date of this agreement.

- i. Without the express written permission of History Colorado, no construction, alteration, movement, relocation or remodeling or any other activity shall be undertaken or permitted to be undertaken on the Property which would alter the architectural appearance of the Property, adversely affect the structural soundness of the Property, encroach on the open land area of the Property, or adversely affect such prominent landscape features as trees, hedges, fences, walls or paths. Such work, when permitted shall be performed according to the Secretary of the Interior's *Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, issued and as may from time to time be amended by the U.S. Secretary of the Interior, hereinafter collectively referred to as the "Standards". In all events, the Property Owner further agrees at all times to maintain the Property in a good and sound state of repair and to maintain the Property according to the *Standards* so as to prevent deterioration of the Property.
- ii. Property insurance shall be maintained covering the building, including the premises, its equipment, and owner's interest in improvements and betterments on an "all risk" basis, including where appropriate the perils of fire, flood, and earthquake. Coverage shall be written with a replacement cost valuation and include an agreed value provision. Coverage shall also include restoration back to the original state. The deductible amount shall not exceed \$25,000.
- iii. In the event of severe damage or total destruction to the Property (defined, for the purpose of this provision, as sudden damage or loss caused by fire,

earthquake, inclement weather, acts of the public enemy, riot or other similar casualty) not due to the fault of the Property Owner this provision shall terminate as of the date of such damage or destruction.

- iv. History Colorado, or a duly appointed representative of History Colorado, shall be permitted to inspect the Property at all reasonable times in order to ascertain if the above conditions are being observed.
- v. Within sixty (60) days of the completion of this Award, Property Owner covenants and agrees that History Colorado will record this Exhibit with the county clerk and recorder for the county in which the property is located. Property Owner further covenants and agrees that this Exhibit will constitute a binding covenant that will run with the land.

**Signature Page**

\*Persons signing for Owner hereby swear and affirm that they are authorized to act on Parties' behalf and acknowledge that the State is relying on their representations to that effect.

**Owner Signature**

Board of County Commissioners of Douglas County

\_\_\_\_\_  
\*Signature of Authorized Officer for Owner

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Authorized Officer

\_\_\_\_\_  
Title of Authorized Officer

**Property Owner Notarization:**

State of Colorado, Douglas County:

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me the undersigned, a Notary Public for said State, personally appeared \_\_\_\_\_, to me personally known, who stated that he/she is \_\_\_\_\_, that no seal has been procured by said entity, and that the foregoing instrument was signed on behalf of said entity by authority of its Board of County Commissioners, and that as such officer, he/she acknowledged that he/she executed the foregoing instrument as his/her voluntary act and the voluntary act of the entity.

\_\_\_\_\_  
Notary Public

**State of Colorado Signature**

Jared S. Polis, Governor  
History Colorado  
Dawn DiPrince, President/CEO or Designee

\_\_\_\_\_  
By: Dawn DiPrince, President/CEO or Designee

Date: \_\_\_\_\_

State of Colorado, City & County of Denver:

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me the undersigned, a Notary Public for said State, personally appeared **Dawn DiPrince**, to me personally known, who stated that she is **President/CEO of History Colorado**, that no seal has been procured by said organization, and that the foregoing instrument was signed on behalf of said organization by authority of its Board of Directors, and that as such officer, she acknowledged that she executed the foregoing instrument as her voluntary act and the voluntary act of the State of Colorado-Department of Higher Education, History Colorado, the Colorado Historical Society.

\_\_\_\_\_  
Notary Public