

## Grant Application Staff Report

**Date:** March 11, 2026  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Kati Carter, AICP, Director of Community Development *K C*  
**CC:** Brittany Cassell, Curator  
Lauren Pulver, Planning Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** **State Historical Fund grant application for Prairie Canyon Ranch restoration in the amount of \$250,000 and a County contribution of \$129,903.65**

---

**Board of County Commissioners Meeting:**

**March 24, 2026 @ 1:30 p.m.**

---

### **I. EXECUTIVE SUMMARY**

Staff is requesting approval to apply for a State Historical Fund (SHF) grant for restoration work at Prairie Canyon Ranch in the amount of \$250,000. 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. The application is due on April 1, 2026.

### **II. REQUEST**

#### **A. Request**

This is a request for approval of a SHF grant application in the amount of \$250,000 for restoration work at Prairie Canyon Ranch. The County's cash match is projected to be \$129,903.65, which is 29% of the total project funding. The total funding for the project is \$379,903.65.

#### **B. Location**

The property is located at 4620 Highway 83, south of Franktown and southeast of Castlewood Canyon State Park, in the eastern portion of Douglas County.

### **III. BACKGROUND**

#### **A. Background**

The County was awarded a SHF grant in 2020 in the amount of \$89,167, with total project funding of \$145,524 for work at Prairie Canyon Ranch. The previous grant focused on barn foundation stabilization, second floor framing, and window and door restoration. The next phase, and purpose of this application, is to 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 is failing on the south and west elevations and stabilization will be included in this phase of work.

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.

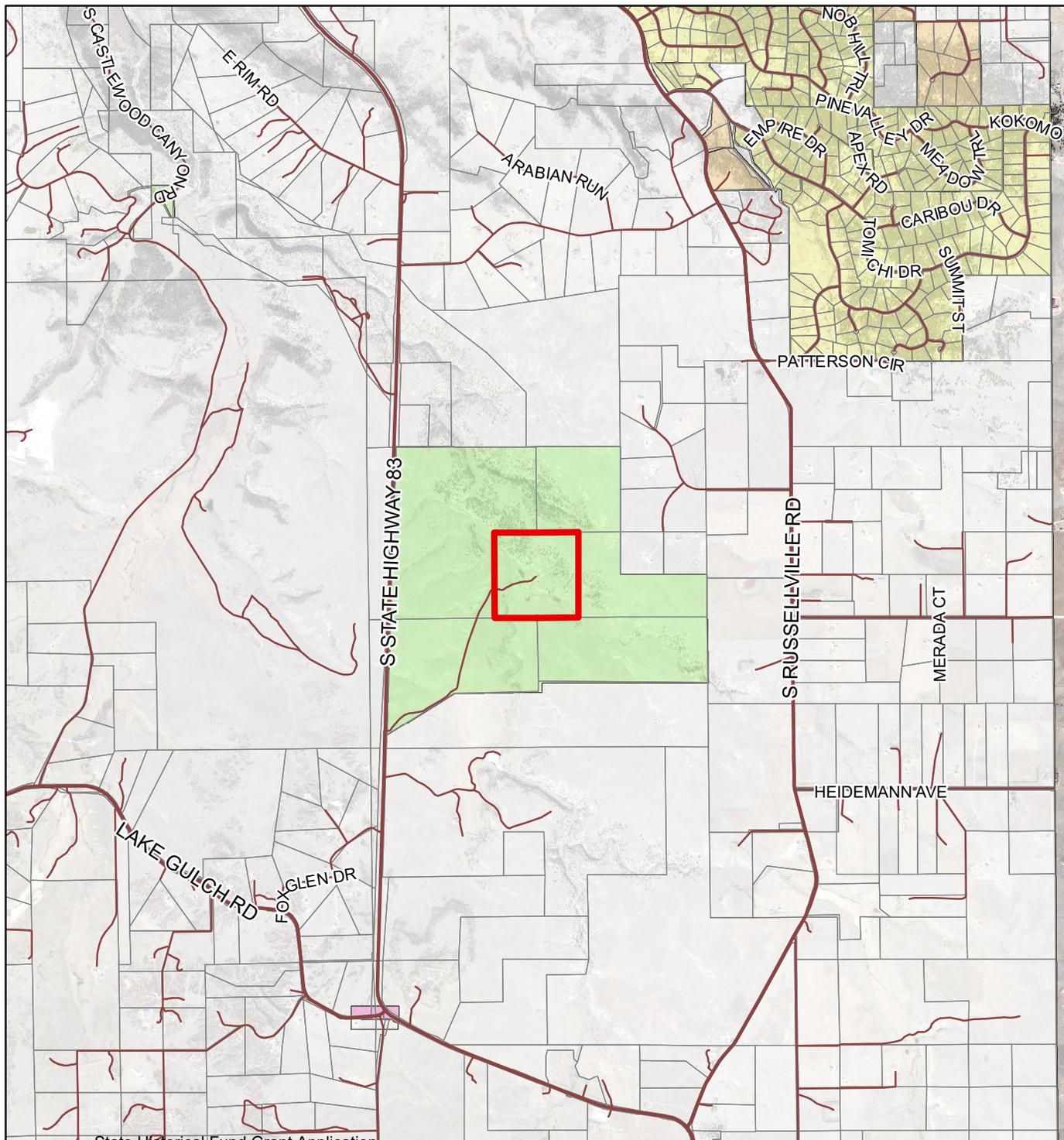
**IV. RECOMMENDED ACTION**

It is staff’s recommendation that the SHF grant application for Prairie Canyon Ranch in the amount of \$250,000 with a County contribution of \$129,903.65 be approved for submission by the Board of County Commissioners as it complies with County approval standards and policies. Minor technical corrections will be made to the application prior to the April 1, 2026 submittal deadline.

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
Site maps.....	3-4
State Historical Fund Grant Application .....	5-35
Signature Page .....	36

# STATE HISTORIC FUND GRANT REQUEST PRAIRIE CANYON RANCH

## ZONING & VICINITY MAP



### LEGEND

- PROJECT SITE
  - MAJOR ROADS
  - OTHER ROADS
- ZONE DISTRICT**
- A1 - AGRICULTURAL ONE
  - LRR - LARGE RURAL RESIDENTIAL
  - RR - RURAL RESIDENTIAL
  - ER - ESTATE RESIDENTIAL
  - SR - SUBURBAN RESIDENTIAL
  - MF - MULTIFAMILY
  - LSB - LIMITED SERVICE BUSINESS
  - B - BUSINESS
  - C - COMMERCIAL
  - LI - LIGHT INDUSTRIAL
  - GI - GENERAL INDUSTRIAL
  - CMTY - SEDALIA COMMUNITY
  - D - SEDALIA DOWNTOWN
  - HC - SEDALIA HIGHWAY COMMERCIAL
  - MI - SEDALIA MIXED INDUSTRIAL
  - PD - PLANNED DEVELOPMENT
  - OS - OPEN SPACE CONSERVATION
  - NF - NATIONAL FOREST
  - INCORPORATED AREAS



AUGUST 2025  
DOUGLAS COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

# STATE HISTORIC FUND GRANT REQUEST PRAIRIE CANYON RANCH

AERIAL MAP



### LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



AUGUST 2025  
DOUGLAS COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

# Competitive Grant Application - July 2025

## Organization and Contact Information

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

### Applicant Organization

#### Applicant Organization Name

Douglas County Government

#### Federal Tax ID Number

Please enter the 9-digit Tax ID #. Please do not include spaces or dashes.

846000761

#### First Time Applying?

Please check box below if this is the first time your organization is applying for an SHF grant

No

### Applicant Organization Representative

This individual is the legal contact between the State Historical Fund and the Applicant organization, and should have the legal authority to sign contracts.

#### First Name

Brittany

#### Last Name

Cassell

#### Title

Curator

#### Mailing Address

Include floor number, suite number, etc.

100 Third Street

**City**                      **State**

Castle Rock                CO

**Zip Code**

80104

**Telephone**

Ex. xxx-xxx-xxxx

720-733-6905

**E-mail Address**

bcassell@douglas.co.us

**Grant Recipient Contact**

This individual will be the primary point of contact between the State Historical Fund and the grant recipient organization throughout the project. Private owners can not be the grant recipient contact.

**Prefix**

Ms.

**Contact First Name**

Brittany

**Contact Last Name**

Cassell

**Title**

Curator

**Grant Recipient Contact's Organization**

Douglas County Government

**Mailing Address**

Include floor number, suite number, etc.

100 Third Street

**City**                      **State**

Castle Rock                CO

**Zip Code**

80104

**Primary Phone**

Ex. xxx-xxx-xxxx

720-733-6905

**E-mail Address**

bcassell@douglas.co.us

**Property and Project Information**

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

**Property Owner Information**

Does your Survey or Planning project require access to private property? If so, please attach property owner permission in a signed letter of support or on the property owner signature page attachment.

**Is the Property owned by the Applicant Organization?**

Yes

**Legal Property Owner Name**

Douglas County Government

**Property Owner Tax Status**

Public Entity

**Property Owner First Name****Property Owner Last Name****Mailing Address**

Include floor number, suite number, etc.

100 Third Street

**City State**

Castle Rock CO

**Zip Code**

80104

**Telephone**

Ex. xxx-xxx-xxxx

State Historical Fund Grant Application

Prairie Canyon Ranch

Board of County Commissioners Staff Report Page 7 of 36

303-660-7400

**Email**

bcassell@douglas.co.us

**Geographic Information**

**County and City where Project is located**

Douglas-Rural

**In 2021, new Colorado state legislative districts were drawn. Your district may have changed, please verify!**Select legislative districts where the property/resource is located. If project benefits the entire state, select "Statewide". Don't know your legislative districts? Click [here](#).

**Colorado State Senate District**

S-04

**Colorado State House District**

R-39

**US Representative District**

US-04

**Property Information**

**Property Street Address**

4970 N State Highway 67

**Property City**

Sedalia

**State**

CO

**Zip Code**

80104

**Property Legal Description**

Contact your County Assessor or visit <http://publicrecords.netronline.com/state/CO/>.

**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 insection 1, township 9 south, range 66 west of the sixth principal meridian, county of Douglas, state ofColorado, 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 principalmeridian, being monumented at the west quarter corner by a 2-1/2" steel pipe with 3-1/4" aluminumsurveyor's cap stamped "IR developers ltd RLS 10377 1986" and at the township corner by a 2-1/2" ironpost with 3-1/2" brass cap stamped "general land office survey 1934", bears n01d06'03"w, a distance2651.63 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", fromwhence 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

## Project Information

### Project Title

Please give us a brief title that explains what you want to do. Examples are: Interior Restoration, Exterior Rehabilitation, Cultural Resource Survey, Construction Documents, etc.

**Stabilization and Exterior Rehabilitation of the Saloon, Bunkhouse and Barn at Prairie Canyon Ranch**

### Brief Summary of Project (150 words or less)

Expanding upon the Project Title, please summarize the proposed project. Please include the applicant organization, property name, and a brief summary of the proposed work.

**Prairie Canyon Ranch, a historic 1880s ranch, located in Douglas County, is locally landmarked and owned by Douglas County. The property is an open space property and continues to be an operating cattle ranch. The property contains many archaeological sites, along with a collection of ten historic structures and buildings. This grant is for the foundation stabilization and roof rehabilitation of the 1880s saloon, foundation stabilization and exterior rehabilitation of the 1880s bunkhouse, and the siding rehabilitation and door restoration of the 1880s banked barn.**

## Revised Application

### Is this a revised application for this scope of work?

Indicate if you are reapplying for all or any part of a previously declined grant.

No

**If this is a revised application, please explain how this application addresses the previous reviewers' concerns and include the declined SHF project number. (500 words or less)**

## Project Team

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

## Project Team (0-10 points) (1000 words or less)

**Provide the following information, as it may apply to your project:**

- 1. Briefly describe similar projects or grants the applicant has completed or managed.**
- 2. List your project team members and include:**
  - **Each person's role and responsibilities for this project.**
  - **Their qualifications that are applicable to this project.**
  - **Any other relevant experience with historic preservation, and/or grant finance and management, etc.**

## **INTRODUCTION**

**Douglas County Mission: Govern with excellence, reflecting community values through fiscal responsibility, transparency, and accountability to safeguard the quality of life for all generations. One of the six core priorities to further our mission is to protect historic and natural resources, which promotes the responsible stewardship of these resources.**

**The Department of Community Development administers support to the historic preservation program, including the Historic Preservation Board, the Landmark program, preserving historic structures and operating the History Repository.**

## **CURRENT/PAST STATE HISTORICAL FUND PROJECTS**

### **Prairie Canyon Ranch**

- 1. SHF#2020-02-031 Barn Foundation Stabilization. Constructed a new concrete foundation that was tied to the historic stone wall at the south elevation of the barn. The saloon foundation was also included in the grant but was removed when hidden conditions discovered in the barn, required us to remove it from the grant to complete the barn work. Grant Award: \$89,167. Cash Match: \$56,357.**
- 2. SHF#05-M1-002 Barn Restoration: partial siding restoration, door and window restoration. Grant Award: \$25,000. Cash Match - \$35,000.**
- 3. SHF#02-02-079 Barn rehabilitation: north and west foundation restoration; door restoration – north elevation (middle door – frame and door, west door – lintel) and roof replacement. Bunkhouse – reconstruct south wall; door rehabilitation; Animal Shelter and Cave: stone repointing. Grant Award: \$54,961. Cash Match - \$54,961.**
- 4. SHF#01-HA-026 Historic Structure Assessment. Grant Award: \$10,000. Cash Match - \$10,000.**

## **PRAIRIE CANYON RANCH - SELF-FUNDED PRESERVATION PROJECTS**

**2002-2009 \$350,000 - Rehabilitation of the interior and exterior of the ranch house, including foundation stabilization. Restoration of the chicken coop and restoration of the granary. Continued maintenance on the saloon.**

**2008 – Interior of Bunkhouse was restored by volunteers.**

**2011 - \$50,000 – Reconstruction of the south barn doors and ramp, second floor framing stabilization, overlay new flooring on second floor of Barn, drainage repairs around the barn.**

**2012 - \$15,000 – House foundation restoration.**

**2012 – 2013 - \$35,000 – Historic Garage roof replacement, masonry repairs, exterior and interior rehabilitation.**

#### **OTHER SHF PROJECTS**

**2025-02-006 Greenland Post Office Window and Door Restoration. We are beginning the restoration work this fall, as it is winter work for the contractor. We anticipate completion, May 2026. Grant Award: \$168,006, Cash Match: \$56,003.**

**2024-02-020 Miksch Helmer Exterior Rehabilitation and Porch Reconstruction. We are 30% complete and anticipate completion by March 2026. Grant Award: \$116,251. Cash Match: \$39,114.**

**2024-AS-007 5DA.265 Bayou Gulch Archaeological Assessment. Grant Award \$14,826. Cash Match \$1,647.**

**2024-02-017 Rockshelter Excavation. Grant Award: \$239,983. Cash Match: \$10,009.**

**2023-02-044 Rockshelter Excavation. Grant Award: \$250,000. Cash Match: \$15,125.**

**2022-01-051 Rockshelter Excavation. Grant Award: \$88,650. Cash Match: \$29,550.**

**2020-01-024 Greenland Post Office Foundation Stabilization. Grant Award: \$156,160, Cash Match - \$52,053.**

**2019-02-07 Miksch Helmer Foundation Stabilization. Grant: \$131,035, Cash Match - \$43,678.**

**14 Historic Structure Assessments (HSA) - Grant Funds: \$160,100, Cash Matches: \$14,482.**

**4 Historic Resource Surveys – Grant Funds: \$45,870.**

**Archaeological Assessment – Russellville Ranch (95-02-079). Grant Funds: \$30,000.**

**13 Restoration and Rehabilitation projects – Grant Funds: \$1,163,288. Properties include Louviers Village Club (5 phases); Rock Ridge Ranch (1 phase); Prairie Canyon Ranch (2 phases); the William Converse Ranch (2 phases) and the Greenland Post Office (3 phases).**

**Blackfoot Cave for excavation/interpretation. Grant Funds: \$62,000.**

**Bayou Gulch Artifact Analysis and National Register Nomination (15-02-013). Grant Funds - \$89,684.**

#### **OTHER SELF-FUNDED PROJECTS**

**2025 Stabilization and rehabilitation of one county-owned historic buildings - \$186,566**

**2024 Stabilization and rehabilitation of five county-owned historic buildings - \$885,381.60**

**2023 Stabilization and rehabilitation of five county-owned historic buildings - \$350,000.**

**2022-2018 Stabilization and rehabilitation of five county-owned historic buildings - \$582,000.**

**2014 - \$14,938. Update Historic Structures Assessments on all county-owned historic buildings. We use the HSAs to prioritize rehabilitation and stabilization projects on our historic properties.**

**2012, \$985,000 Purchase of the historic Freedom School. The County quit-claimed the property to the Douglas County School District. Now used as Stone Canyon Edventures.**

**PROJECT TEAM – See Resumes in Attachments**

**Brittany Cassell, Curator, Douglas County—Grant Administrator; Brittany has managed the Douglas County History Repository for five years and is the administrator for the Douglas County Historic Preservation Board. She will manage the grant and ensure that the project is on schedule and submit the required SHF deliverables and reports. She will also be responsible for financial reporting. She has been the grant administrator on all SHF grants since 2018.**

**Barbara Darden, Scheuber + Darden Architects – Preservation Architect; Barbara has been working on the rehabilitation of this property since 2001. The firm has completed over 50 HSAs and 100 rehabilitation projects with SHF. The firm will be responsible for the construction documents and construction administration to ensure compliance with the Secretary of the Interior’s Standards.**

**Dave Wittman, Martin Martin Consulting Engineers – Preservation Structural Engineer; Dave was the structural engineer for this project during the previous grant. His experience includes 25 HSAs and 30 SHF rehabilitation projects. The firm will be responsible for the structural construction documents and ensuring that the preservation contractor implements the structural stabilization correctly.**

**Jessica Ericson and Jasmine Saxon, Archaeologists, Community Connections, LLC. Jasmine and Jessica have completed hundreds of archaeological surveys, prior to opening their firm in 2019. They specialize in connecting communities to archaeology and history through public outreach and education and if possible, will partner with Douglas County to host a workshop on archaeology at Prairie Canyon Ranch. They will be onsite to complete archaeological monitoring during ground disturbance and have worked on other Scheuber + Darden Architects projects and SHF projects. They will submit the required OAHF forms and the monitoring report.**

**Preservation Contractor – The contractor will be selected from a competitive bid process including a prequalification round that will select three to five contractors with preservation experience that are familiar with the Secretary of the Interior’s Standards and State Historical Fund grants. We asked John Sargent with Deep Roots Craftsmen to provide the estimate for this grant. Deep Roots Craftsmen has completed over 75 SHF funded restoration/rehabilitation projects. The selected contractor will be responsible for implementing the construction documents and meeting the Secretary of the Interior’s Standards.**

**Resource Description & Significance**

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

**Resource Description and Significance (0-10 points)**

**Historic Designation**

Select all levels of designation that apply to the property. Please note that designation is required for all Acquisition & Development grant projects.

## County Designated

### Designation Area

If the property is historically designated, indicate the general boundary of the designation (i.e., the building footprint only, the building and surrounding property, or if the building is contributing to a historic district). If you are unsure of the designation boundary, please contact State Historical Fund staff at 303-866-2825. NOTE: SHF cannot fund work outside the designation boundary.

### Building and Surrounding Area

### Resource Historic District Name

Please list the name of the historic district. If this does not apply to your project, please fill in with N/A.

N/A

### Resource Historic Name

Property historic name can be found on the state or national nomination form or certification of local designation.

**Prairie Canyon Ranch**

### Resource Site Number (e.g., 5DV.1234)

If you do not know the Smithsonian site number for your property, contact the Cultural Resource Support Services office at 303-866-3392. If this does not apply to your project, please fill in with N/A.

**5DA.1415**

### Resource Period of Significance

Provide period(s) of significance as listed in your historic designation. NOTE: Some older or local nominations may not include a period of significance, type N/A if this does not apply.

N/A

### Resource Description and Significance (500 words or less)

Provide the following information, as it may apply to your project:

1. Briefly describe the prehistory or history of the resource, survey area or archaeological site. If applicable, describe how the resource represents a historically excluded history or community. (For example, LGBTQ+, women's history, religious minorities, etc.)
2. In your own words, briefly explain why the resource, survey area or archaeological site is important. (For example, the importance to a community, architectural or archaeological value).
3. Briefly describe the appearance of the resource and how it has changed over time (refer to construction history on survey/site forms or nominations, if available).

### HISTORY

**Prior to the settlement by homesteaders, archaeologists agree that Prairie Canyon Ranch was also the camping and hunting spot for travelers for more than 10,000 years. Big shelter sites have been found on the property and evidence of inhabitants using rhyolite stone and petrified wood to make tools for camping and hunting. In the 1800's, Plains Indians used the area. Later, a trail known as the Colorado City Road ran through the property across Cherry Creek up to Russellville. Its tracks are still visible to the east of the main ranch headquarters.**

**The historic buildings on the property include:**

**House (1870). Stone foundation with horizontal siding. Historically board and batten siding. See Images H10, H11.0.**

**Barn (1880s). Stone foundation with board and batten siding. No significant changes have occurred to the building. See Images H1.0–H3.0, 21.0.**

**“Happy Days Saloon” (1880s).** 2-story board and batten building with a stone foundation. Was restored by Robert Shultz in the 1990s. See Images H1.0, H4.0, H5.0, 10.0, 11.0.

**Bunkhouse (1880s).** Moved in 1947. Concrete foundation, wood sash windows and board and batten siding. No significant changes have been made to the building. See Images H1.0, H6.0, 1.0.

**Stone Animal Shelters (1880s).** These remain, but the roofs are gone. They have been maintained through repointing. See Images H7.0, H8.0, 33.0.

**Chicken Coop (1940s).** Drop wood siding with a shed roof on a concrete foundation. No significant changes made to the building. See Images 32.0.

**Granary (1940s).** Drop wood siding with a gable roof and three doors on a concrete foundation. No significant changes made to the building.

**Outhouse (1940s).** Drop wood siding with a shed roof on a concrete foundation. This was restored in the 2000s.

**Garage (1940s.).** Concrete block garage on a concrete foundation. The interior was rehabilitated in 2008 to interpret a forge for school demonstrations.

**Douglas County Open Space** maintains the ranch as a working cattle ranch and schedules walking tours and trail rides for visitors. Beginning in 2026-2027, a plan will be in place to open the property to the public for unescorted hiking and trail riding.

#### **IMPORTANCE**

**Prairie Canyon Ranch** is significant because of its wildlife habitat and natural resources, its contribution to Colorado and Douglas County history, its architecture and archeology, and as an example of ranching history in Douglas County. The buildings are superb examples of vernacular ranch architecture with a strong German influence. The house is a rare construction type not well known in this area along with the two-story barn and “saloon”. The buildings have changed very little through the years providing excellent examples of ranching from 1887 to 1947. They also represent the transition of the historic ranch into a modern industry through modifications to the buildings as newer modern equipment and techniques were incorporated into the ranching industry.

### Project Description

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

### **Project Description (0-20 points) (1500 words or less)**

Verify that the project description correlates directly with the scope of work. If you listed an activity or task in the scope, describe it in this section.

Your description should make clear that your project meets the [Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation](#) and/or the [Colorado Cultural Resource Survey Manual](#).

Provide the following information, as it may apply to your project:

1. List the steps you completed that led to this grant project.
2. Clearly explain the proposed project:
  - Describe the tasks that will be completed.
  - Explain how the components of the project will be executed.
  - Discuss why the specific treatments, strategies, or methods were chosen.
1. Briefly list future phases or programming directly related to this project.
2. Describe how you will financially commit to this project or resource going forward.
3. Depending on your type of project, attach photos that:
  - Illustrate the condition of the resource(s), including overall and detailed views; or
  - Illustrate a representative sample of the resource(s) to be researched; or
  - Illustrate potential outcomes of the project; and
  - Include captions.
1. If previous planning documents exist for this project, attach the most recent and relevant sections of those documents that support this proposed project (e.g., historic structure assessment, construction documents, survey forms, reports).

#### PROGRESS/DESCRIPTION/CONDITION

##### 1. Saloon

The 1880s saloon retains its character defining features (See images H4.0, H5.0). The saloon was restored in the 1990s by a previous owner and Douglas County has maintained it. They have also repaired the wood shingle roof as the shingles have cracked or blown off. Today, the roof has reached the end of its useful life (see photos 10.0-13.0), and the missing and broken shingles are a concern.

The basement continues to be wet due to water infiltration from the bedrock and stone foundation (see photos 17.0-18.0). Remedial work has been done with the placement of pea gravel at the south and east elevations and minor regrading (see photos 10.0-11.0). This has helped, but the damage to the mortar joints in the stone foundation (see photo 17.0-19.0) and the continued moisture infiltration continues to prevent access to the basement at times.

Drainage from the east and west elevations flows toward the north and then drains into the north door. The

retaining walls at the north elevation have partially collapsed, increasing the drainage (see photos 11.0, 14.0). Snow build up at the north door has caused the door to warp, deteriorated mortar joints, and rotted the door jambs (see photos 14.0-16.0, 20.).

The 2020-02-031 grant included foundation stabilization and drainage rehabilitation but because of additional costs for the barn foundation stabilization in that grant, the saloon stabilization and rehabilitation was eliminated from the scope of work.

## **2. The Bunkhouse**

The Bunkhouse was constructed in the 1880s and moved to its current location in 1947. In its original location, (see images H1.0 and H6.0), it had a log addition. When it was moved, it was placed on a concrete foundation, the log addition was removed, and it became a bunkhouse.

The 2002 grant reconstructed the south wall and installed a new door to replicate the historic. We self-funded several projects including board and batten siding repairs and window restoration in 2024. In 2008, a girl scout troop restored the interior and built wood bed frames to interpret the bunkhouse.

Monitoring the foundation at the northeast corner has been ongoing since 2002. The concrete foundation had spalled and exposed farm implements buried in the concrete. The farm implements were reused as “rebar” for the concrete foundation when it was constructed making it an important interpretative element. We have noticed in the last 6 months, a portion of the concrete foundation has spalled and fallen, causing the corner of the building to bulge and the wall framing to separate (see photos 3.0, 5.0-7.0). We are concerned that the foundation is failing and that the corner of the building could collapse, which could lead to a building collapse.

The roof continues to function as it should and does not leak. Ring shank nails were installed in 2008 to re-secure the metal panels. The fascia board is very old and shows extensive rot (see photos 2.0-4.0, 8.0, 9.0). The trim around the attic access at the north elevation is partially missing (see photo 4.0) as well as about 10% of the battens. The door does not close, and latch and several boards have rotted and fallen off the face of the door.

## **3. The Barn**

The barn, which was also constructed in the 1880s, has received several SHF grants. A 2002 and 2005 grant restored the stone foundation (north and west elevations), replaced deteriorated battens, reconstructed the south door and ramp, and installed a new roof. A 2020 grant stabilized the south foundation that was bulging inward due to soil pressure and restored the middle door of the north elevation and the windows. In 2024, we self-funded a new shingle roof.

We regularly paint the barn, but it has become progressively more difficult as the 145-year-old board siding continues to deteriorate. There are large cracks in the boards and the weathering of the boards for over 145 years has made them thin, allowing them to warp and crack even more. As the boards have become dry and brittle, they have also warped and cracked at the ends. This has caused the battens to come loose, as the nails cannot secure the battens to warped, dry, brittle boards (see photos 21.0 – 30.0). Some battens that were replaced in the previous grant are also warped and a few have fallen off.

The west door frame, north elevation is in poor condition (see photo 31.0). As discussed above, a SHF grant replaced the door lintel, but no other work has been completed on the door, other than regular maintenance. Today, the original jambs and threshold are rotted, making the door difficult to open and close.

**Today, the deterioration of the historic materials in these buildings has become critical and maintenance is no longer effective. Restoration and stabilization is now required.**

## **COMPONENTS OF THE PROJECT**

### **PRESERVATION SERVICES – Preservation Contractor**

#### **A. Saloon**

##### **1. Foundation Stabilization**

The scope of work includes:

- a. Excavate the foundation and footings.
- b. Repoint the foundation walls on the interior, exterior and at the north door vestibule.
- c. Create positive drainage and reconstruct retaining walls at the north elevation.
- d. Create dryzone around the building and remove grass and bushes at the north elevation as part of the dryzone construction.

##### **2. Roof Rehabilitation**

- a. Remove wood shingle roof to sheathing.
- b. Install a new compatible roof. Douglas County has already stated they would not allow a wood shingle roof back on the building and in addition, the insurance company will not allow a wood shingle roof. We will closely coordinate with SHF to determine appropriate roofing material.
- c. New drip edge flashing and flashing at the chimney.

##### **3. Door Restoration**

- a. Restore door and frame at north elevation.
- b. Restore door at south elevation.

##### **4. Siding Rehabilitation**

- a. Spray building with linseed oil treatment to preserve wood siding.

#### **B. Bunkhouse**

##### **1. Foundation Stabilization**

- a. Construct new concrete foundation to replicate the historic as recommended by the Secretary of Interior's Standards. We will board form the new concrete, as it was done historically and will match the color and texture of the historic concrete. A mockup will be required prior to construction. We will keep a section of the historic foundation for interpretation to demonstrate how rancher's repurposed farm implements.

##### **2. Fascia Restoration**

- a. Install new replica fascia and paint the historic color.

**b. Install missing attic access trim.**

**c. Complete historic paint analysis.**

### **3. Siding Rehabilitation**

**a. Replace missing wood battens with replica battens – 10%.**

**b. Coat building with linseed oil treatment.**

### **4. Door Restoration**

**a. Restore door, install new boards where missing.**

**b. Align door so it will open and close easily and latch.**

### **5. Roof Rehabilitation**

**a. Reinstall metal roof with neoprene washers and ring shank screws to prevent/correct lifting.**

## **C. Barn**

### **1. Siding Restoration**

**a. Remove existing vertical board siding and battens. Salvage all boards and battens in good condition for reinstallation.**

**b. Install new replica siding. We anticipate 80 – 90% replacement.**

**c. Remove existing battens and reinstall upon siding restoration. We anticipate 40% replacement. Only 60% of the battens were replaced in the 2008 grant, so the oldest are in poor condition. We also anticipate some battens, will be damaged when removed. Where possible, we will replace portions of the battens as recommended by the Secretary of the Interior's Standards, which requires keeping as much historic fabric as possible.**

**d. Paint the barn the historic red color. A historic paint analysis was completed in a previous phase.**

### **2. Door Restoration**

**a. Restore door frame and sill (threshold) at west door, north elevation. We will utilize as much of the historic fabric as possible as recommended by the Secretary of Interior's Standards. Once complete, the door will be rehung and ensure that it operates easily and latches. The frame will be repainted to match the historic red color.**

## **ARCHITECTURAL/ENGINEERING SERVICES**

### **Scheuber + Darden Architects**

**1. Construction Documents – except the Saloon foundation stabilization, which was in the 2020 grant.**

**2. Before/After/Historic Photos.**

**3. Bidding Services.**

4. Attend SHF project kickoff meeting.
5. Attend periodic, on-site construction meetings & final punchlist – 13 total.
6. Respond to RFIs, review submittals and mockups.
7. Assist with Change Orders.

#### **Martin Martin Consulting Engineers**

1. Construction Documents for the Bunkhouse. Saloon completed in the 2020 grant.
2. Construction Administration – review submittals and respond to questions.
3. Two site visits during construction.

#### **ARCHAEOLOGICAL SERVICES – Community Connections**

1. Three site visits to monitor foundation excavations.
2. Preparation of required forms/reports.
3. OAHP required GIS Mapping.
4. Reimbursable Expenses (Equipment Rental and Mileage).

#### **FUTURE PHASES**

1. Restoration of the 1880s house. Includes foundation stabilization, siding restoration, window and door restoration, roof rehabilitation and interior restoration.
2. Animal shelters restoration.
3. Chicken Coop and Granary restoration.

#### **FUTURE FUNDING**

Douglas County is proactive in protecting its historic properties because the citizens have repeatedly supported open space and historic building protection. We will continue to provide funds in support of the preservation of Prairie Canyon Ranch. See Project Team for a list of self-funded projects.

### Scope of Work/Budget

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

**SCOPE OF WORK AND BUDGET 3-9-26**

**TASK A SALOON REHABILITATION**

- 1. Foundation Stabilization
- 2. Roof Rehabilitation
- 3. Door Restoration
- 4. Siding Rehabilitation

**TOTAL** **\$ 86,085.00**

**TASK B BARN REHABILITATION**

- 1. Siding Restoration
- 2. Door Restoration

**TOTAL** **\$ 99,310.00**

**TASK C BUNKHOUSE REHABILITATION**

- 1. Foundation Stabilization
- 2. Fascia Restoration
- 3. Siding Rehabilitation
- 4. Door Restoration
- 5. Roof Rehabilitation

**TOTAL** **\$ 32,590.00**

GENERAL CONDITIONS \$ 32,695.00

PERMITS \$ 4,500.00

BONDING \$ 8,835.00

OVERHEAD AND PROFIT \$ 21,795.00

**TOTAL** **\$285,810.00**

**ARCHITECTURAL AND ENGINEERING SERVICES**

**Architectural** **\$ 19,999.00**

- 1. Construction Documents
- 2. Bidding Services
- 3. Attend SHF Project Kickoff Meeting
- 4. Assist in the preparation of the current, historic and final photos
- 5. Attend periodic onsite construction meetings & final punchlist - 13 total
- 6. Respond to RFIs, review submittals and mockups
- 7. Assist with change orders

**Structural Engineering Services** **\$ 13,800.00**

- 1. Structural construction documents
- 2. Construction administration, review submittals, respond to questions.
- 3. Two site visits during construction.

**TOTAL** **\$ 33,799.00**

**ARCHAEOLOGICAL MONITORING**

- 1. Archaeological Monitoring

2. GIS Mapping		
3. Reimbursable Expenses		
<b>TOTAL</b>		<b>\$ 10,742.00</b>
<b>PROJECT SUBTOTAL</b>		<b>\$330,351.00</b>
<b>CONTINGENCY</b>		<b>\$ 49,552.65</b>
<b>PROJECT TOTAL</b>		<b>\$379,903.65</b>
<b>GRANT REQUEST</b>	<b>\$250,000</b>	
<b>CASH MATCH</b>	<b>\$129,903.65</b>	

In alignment with our Expanding the Narrative work, lower cash match requirements are available for projects that directly support or focus on BIPOC communities.

Questions? Please refer to the [State Historical Fund Guidebook](#) under Grant Programs (page 21).

### **Cash Match for Expanding the Narrative Projects**

If your project qualifies as a Expanding the Narrative Project and your project total allows, you are eligible to request the lower Expanding the Narrative cash match (0% for nonprofit and public owners, 10% for private owners). The scope of work above must include this lower cash match, and two letters of support must be attached as the “Expanding the Narrative Letters of Support” at the end of the application.

### **Indicate if you are requesting a waiver for the Cash Match requirement**

No

### **Waiver Justification (150 words or less)**

If you are unable to provide the minimum cash match required (25% of the project total for nonprofit or public owners or 50% of the project total for private owners; BIPOC projects: 0% for nonprofit/public owners or 10% for private owners), explain why the minimum cannot be met and the efforts your organization made to find funds or other community resources.

Urgency

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

### **Urgency (0-15 points) (1000 words or less)**

**Provide the following information, as it may apply to your project:**

- 1. The physical conditions of the resource that make the project urgent. For example, if the grant is not funded now:**
  - **The conditions that could cause a public health or safety concern.**
  - **The conditions that will quickly deteriorate.**
  - **The conditions that will further damage the resource.**
- 2. All current or potential threats to the resource(s) or program.**
- 3. Any community participation, partnerships, or cash match funds that might be in jeopardy or dependent on this grant.**
- 4. Whether this project will be delayed if this grant is not awarded.**
- 5. Other valid reasons for urgency.**

#### **CONDITION OF THE BUILDINGS**

The deterioration of the historic materials in these buildings has become critical. Every year, Douglas County budgets monies for maintenance and stabilization projects at Prairie Canyon Ranch. Last year they restored the original windows on the bunkhouse and replaced the roof on the barn. Other smaller projects were also completed but in some instance these maintenance projects are no longer effective. Restoration and stabilization is now required. The deterioration of the saloon, bunkhouse and barn are critical.

#### **Saloon**

The roof has reached the end of its useful life (see photos 10.0-13.0). There are missing and broken shingles on both faces of the gable roof and remnants of wood shingles can be seen on the ground.

The basement continues to be wet due to water infiltration from the bedrock and stone foundation (see photos 17.0-18.0). Mortar joints at the stone foundation have mostly failed (see photo 17.0-19.0) and the continued moisture infiltration continues to prevent access to the basement at times. Water also enters the building from drainage at the east and west elevations toward the north and drainage at the north elevation towards the building. The retaining walls at the north elevation have partially collapsed due to the snow load and icing of the ground from drainage (see photos 11.0, 14.0). Snow buildup at the north door has caused warping of the door, missing mortar joints, water infiltration into the basement and rotted door jambs (see photos 14.0-16.0, 20.).

#### **Bunkhouse**

We have been monitoring the concrete foundation since 2002 and in the last 6 months, catastrophic failure has occurred, causing the exterior wall to bulge and opening the corner of the building and portions of the concrete foundation has broken off (see photos 3.0, 5.0-7.0). We are concerned that the foundation will completely fail at this corner, causing the building to collapse.

#### **Barn**

The vertical board siding is in critical condition. There are large cracks and the weathering for over 145 years has made them thin, allowing them to become dry, brittle and warped. This has caused the battens to come loose, as the nails cannot secure the battens to warped, dry, brittle boards (see photos 21.0 – 30.0).

#### **NATURAL CONTINUATION OF MULTI-PHASED EFFORT**

The preservation of the historic Prairie Canyon Ranch has been ongoing for over 20 years. This is a rural area that is located 45 minutes from Denver and 30 minutes from Colorado Springs and yet, it is one of the most beautiful areas along highway 83 and is directly across from the Castlewood Canyon State Park. We

take the care and maintenance of this property seriously and designate funds regularly to complete maintenance and stabilization projects. As seen in the Project Team section, we have been working on these buildings for numerous years but have not been able to stop the ongoing damage to the buildings' historic elements because of their age (they date from the 1880s). This grant will continue our efforts to stabilize the foundations, complete drainage improvements, door restoration and exterior rehabilitation.

#### **PARTNERSHIPS IN PLACE**

The County Commissioners gave a directive to the Douglas County Historic Preservation Board and the Douglas County Open Space in 2015 to prioritize the preservation of the County's historic buildings. Every year we are given a budget to complete projects on our twenty-five historic properties and archaeological sites. We have always partnered with the State Historical Fund to complete the larger projects on our most important historic properties and hope SHF will continue this partnership in what will be a highly visible project where 25,000 people visit every year.

Since this is a Douglas County Open Space property, our other partners are the citizens of Douglas County and other visitors that hike and ride horses on the property. Prairie Canyon Ranch has always been accessible to the public, but by reservation only as it is a working cattle ranch. In 2023, the Douglas County Commissioners directed Open Space and Community Development to create a plan to open Prairie Canyon Ranch daily and without reservations. Community Development hired Scheuber + Darden Architects to complete an assessment to identify deficiencies that might create hazards for the public. We have been addressing these issues, as the County Commissioners have requested that the property be opened by 2027. The work that is a part of this grant will correct some of the most critical and largest deficiencies on the property.

It is important that the deficiencies described above be corrected prior to opening the property to the public in 2027. Our concern is that our visitors, that will be unescorted, may be injured by falling debris, such as loose battens on the barn, shingles falling off the saloon roof, or unsure footing around the saloon due to drainage issues. We are also concerned about the foundation failure at the bunkhouse and preventing access to the public until it is restored due to possible collapse.

There are no other funders as Douglas County provides the cash match for all its historic projects. Funding comes from an open space and preservation tax approved by the voters in 2023.

### Public Benefit

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

### **Public Benefit, Project Promotion and State Preservation Plan (0-20 points)**

#### **Community Support & Benefit of Project (750 words or less)**

Explain how the public supports and benefits from this project.

Things to consider:

- The use of the resource or project products.
- The source(s) of the cash match and whether it was provided by the community.
- Non-monetary ways the community supports this project.
- Enhancement of historic preservation, economic development, and heritage tourism.
- Encouragement of existing or new partnerships.
- Increasing historically excluded community engagement in preservation. (For example, LGBTQ+, women, religious minorities, etc.)

Highly recommended:

- Attach at least five recent letters of support (dated within the last six months) from people and organizations who will use this resource, community members and elected officials.

## **USE OF PROPERTY**

**Since this is a working cattle ranch access to the property has been limited to reservations and County Open Space Days, special events, school tours and other planned and requested tours. This has in no way diminished public access to the property, since the ranch is available to visitors 365 days a year for interpretive programs, historic building and sites tours, wildlife and riparian hikes, horseback riding tours, and agricultural management programs. In addition, Douglas County Open Space has full-time Rangers to assist in providing access to open space properties.**

**Open Space Day – Prairie Canyon Ranch is often highlighted on Open Space Day. Approximately 200 people attend this event where Douglas County Open Space lead historic, natural and wildlife hikes around the property, provide lunch, tour the historic buildings and sites and other activities such as storytellers and historians.**

**Open Space Hike Programs – Open Space does monthly hikes and horseback tours of their properties. Prairie Canyon Ranch is one of the properties that are included on the list of hikes and horseback tours. Notices are sent out to over five hundred people and the attendance to these events is between 25 – 35 people.**

**Interpretive Programs – These programs include historic building tours, hikes to historic sites, and activities that educate the people/children about the buildings and sites and their historic uses.**

**This grant strengthens the historic integrity of the property for interpretation to the public.**

## **ENCOURAGEMENT OF EXISTING PARTNERSHIPS – THE PUBLIC**

**In 2027, Prairie Canyon Ranch will be permanently open to the public for independent trail rides and hikes. There will be a self-guided interpretive tour of the historic buildings and structures and on occasion, the buildings will be open to the public. Community Development and Open Space are finalizing a plan to create access to the property, develop a trail system, keep visitors and the buildings safe, and provide interior access to the buildings on a regular basis. This grant will provide safe access to the barn, saloon and bunkhouse, once the grant work is complete.**

## **ENHANCEMENT OF HISTORIC PRESERVATION**

**The continued preservation and restoration of Prairie Canyon Ranch and in particular the saloon, bunkhouse and barn enhances our interpretation of this property and its use as an Open Space property. We continue to utilize the Historic Structure Assessment to implement the recommendations using Douglas County funds. When we hire contractors, they must have experience with historic buildings and fully understand the Secretary of the Interior’s Standards. In addition, we always include an archaeologist when ground disturbance occurs. We believe we owe it to our public to correctly interpret this ranch, as they will benefit from our preservation efforts as well as the State Historical Fund grant work, because the**

buildings hold and tell the important history of this ranch and its importance to Douglas County to correctly tell its history!

## **SOURCES OF CASH MATCH**

Douglas County allocates annual funds for the cash match requirements of State Historical Fund grants. The funds are allocated through a sales tax approved by Douglas County citizens. The people of Douglas County have not spoken directly about this property, but by voting for the continued tax, they support the preservation and restoration of Prairie Canyon Ranch and its historic buildings.

## **COMMUNITY SUPPORT**

Enclosed are letters of support, demonstrating community and County support for the restoration of these buildings.

## **INCREASING HISTORICALLY EXCLUDED COMMUNITY ENGAGEMENT**

As a part of the interpretation of Prairie Canyon Ranch and opening it to the public, we are planning to recreate the role of Babbete Bartruff, the original homesteader. She and her daughter played a prominent role on the ranch and in its success. After Frederick Bartruff passed away, she managed the ranch until she married John Bihlmeyer. Her strength carried her through difficult times and challenges that faced the early homesteaders and worked tirelessly to grow the ranch to 2000 acres under the Bihlmeyer ownership. We do have oral stories from family members describing her pioneering spirit. Her daughter was also pivotal in the success of the ranch by partnering with family members in Denver to sell their beef and dairy products.

Our goal is to develop talks and demonstrations, like our forge demonstrations to tell the important story of the women of Prairie Canyon Ranch. The buildings in this grant support the story as they are the buildings that contributed the most to the success of Prairie Canyon Ranch.

## **Project Promotion (300 words or less)**

Explain how you will promote this project, such as:

- Public events or celebrations
- Physical and digital media
- Presentations
- Other

We will utilize our Public Affairs office to develop marketing materials and press releases regarding the project once the grant is awarded. The County will also promote the project on its website, through its various social media platforms (including Facebook, Twitter and Next Door).

There is also opportunity to promote the site through the County's Virtual History Museum as exhibits are available through the History Repository, which include artifacts from this property in its collections.

A History Colorado Banner will be attached to the main entrance to the property, once the grant is awarded. The property sits alongside heavily traveled State Highway 83, adjacent to Castlewood Canyon State Park. With the hundreds of people that visit this property, this alone is great advertising.

Scheuber + Darden Architects, along with Community Development, will meet with the Douglas County Open Space Advisory Committee and the Douglas County Commissioners at a public meeting to present the results of this grant once completed.

This last month, Scheuber + Darden Architects met with the Historic Preservation Board at Prairie Canyon Ranch and had dinner and a tour of the property. Barbara Darden led the tour and talked about the history of the property and the many projects that SHF has funded. The Douglas County Park Rangers and the

Douglas County Open Space Board was also in attendance. We hope to continue this type of presentation to other groups in the future.

We will also work with the Douglas County Land Conservancy to schedule a Hike and Paint Tour and a tour of the historic buildings, once they are completed. They are responsible for many of our planned events, and we are anxious to reopen Prairie Canyon Ranch to the public, once these buildings are stabilized.

### **State Preservation Plan (200 words or less)**

Explain how this project will directly support at least two goals in the [2020 Colorado Statewide Preservation Plan Summary](#)

#### **GOAL A: Preserving Places That Matter**

Prairie Canyon Ranch is one of the last remaining historic ranches in this region. The surrounding historic ranches have been sold off and the land is divided into 35 acre lots. This ranch remains intact and is an excellent example of the ranching industry in Douglas County from 1867 to the 1940s. The saloon, bunkhouse and barn are some of the earliest buildings on the property and demonstrate the transition of the historic ranch from a dairy farm into a modern ranching industry of the 1940s.

#### **GOAL C: SHAPING THE PRESERVATION MESSAGE**

**Objective 6: Broadcast preservation's positive local impact.**

The barn is the largest building on the landscape, and everyone loves to go inside and see the towering columns and wide-open spaces. The saloon is so iconic with its historic stocked bar. The basement is equally entertaining with its interpretive exhibits teaching the young about the importance of root cellars. The bunkhouse, thanks to a girl scout troop, interprets the private life of a 1940s ranch hand and their primitive living style. They restored the interior and constructed rope beds, like how the bunkhouse would have been furnished.

### Expanding the Narrative

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

### **Expanding the Narrative (0-10 points)**

**The State Historical Fund prioritizes projects that expand the narrative of Colorado history- in alignment with our State Preservation Plan. These projects demonstrate a meaningful commitment to inclusivity and community engagement.**

**Projects that BOTH directly benefit and actively involve communities of color—including Indigenous, Latino, Black, Native Hawaiian, Asian American and Pacific Islander—are strongly aligned with our mission to support diverse**

heritage and narratives. These projects may be recognized with additional scoring consideration for their contributions to expanding the narrative, fostering equity, cultural heritage preservation, and shared stewardship of Colorado's history.

**Grant requests that do qualify can:**

- Receive up to 10 points on their score
- Be eligible for a reduced cash match

To be eligible to complete this section, you must meet and demonstrate both of the criteria below:

- Community Involvement
- Project Benefit

**Criteria 1: Community Involvement** - Active participation and engagement in the project's development and execution.

One or more of the communities listed above must be involved in your proposed project. You must be able to demonstrate ONE of the following:

- The community is directly and materially involved in project planning and/or implementation. (OR)
- The applicant organization identifies as an organization and/or primarily serves this community. (OR)
- The property is owned by an organization or individual from one of the communities listed above.

You can use any of the following documents to show evidence for Criteria 1:

- Documented partnerships with organizations or individuals representing the relevant community, such as a Memorandum of Understanding or testimonial letters.
- Ownership by an individual or organization that aligns with the stated identities.
- Local demographic data included in the application, paired with evidence that the community reflected in the data is actively engaged in the project or program.
- Documented partnerships with organizations led by or focused on relevant communities, including stated partners and their current role (aspirational or potential future partnerships do not qualify), or a recommendation letter from these partners.
- A mission statement that centers the commitment to serving and engaging these communities through the organization's programs, leadership, or partnerships., and impact.

**Criteria 2: Project Benefit - Demonstrate how the project will make a real and positive difference for specified communities. You must be able to show that the completed project will directly benefit one or more of the communities identified above.**

To demonstrate evidence for Criteria 2, the following is mandatory upon submission of the application:

- Two letters of support from community members who are actively impacted by the project.

**Note: Any grant proposal that does not include these letters of support in their application will automatically be ineligible. These letters should be authentic, clearly identifiable as coming from the specific community benefiting, and provide detailed, genuine expressions from the community. They should not be generic or boilerplate letters.**

**No Check the box if this project meets the two criteria listed above.**

If this project does not meet the two criteria listed above, please skip the 3 questions below and proceed to the next section.

### **Expanding the Narrative Questions:**

- 1. Please identify the Expanding the Narrative intended communities your project is working with.**
- 2. Please explain their involvement i.e. active participation and engagement in the project's development and execution. (500 words or less)**
- 3. How will they directly benefit from the completed project? (500 words or less)**

### **Project Timeline**

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

## Project Timeline

Please check the box below each statement:

I understand that if awarded, it can take up to 6 weeks to execute the grant agreement with the State Historical Fund.

**Yes**

I understand that the State Historical Fund agreement period is 24 months and this project will be completed within that time period.

**Yes**

I understand that the State Historical Fund has 30 calendar days to complete review of the deliverables (products) that will be required with this project and I have accounted for the 30 day reviews within the 24 month agreement period.

**Yes**

I understand that weather may delay completion of some projects and I have accounted for possible delays within the 24 month agreement period.

**Yes**

## Agreement

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

## Acknowledgement of Award Conditions

**I understand and agree with the following conditions associated with all State Historical Fund grants:**

- **I understand that 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 cannot pass fiscal or project responsibility to another organization.**

- I understand that the State grant agreement contains non-negotiable terms, and it is my responsibility to review the [SHF grant templates](#) prior to going under award to assure that my organization accepts those terms.
- I understand that my organization will work in partnership with the State Historical Fund to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. I will comply with State Historical Fund review expectations and refrain from carrying out any work until I have the approval of a State Historical Fund Resource Specialist to proceed. For archaeology and survey projects, I will adhere to the current [Colorado Cultural Resource Survey Manual](#).
- I understand that all cash match must be in the bank before my organization signs the State Historical Fund grant agreement.
- I understand that my organization is solely responsible for determining if my cash match resources are eligible for use with State Historical Fund grant programs.
- I understand that the State Historical Fund will only pay for work that takes place within the State Historical Fund grant agreement period.
- I understand that all project expenses must be associated with one of the tasks listed in my scope and budget and reported as such. I am not allowed to collapse task items under one category.
- I understand project cost savings will be shared with the State Historical Fund according to the grant request/cash match ratio.
- I understand that the State Historical Fund will require documentation of any and all grant administration or indirect expenditures, including time sheets, rates, and clear calculations.
- I understand that property protections may apply to my project based on project type and cumulative State Historical Fund funds previously received for work on the building. If applicable, I will receive a letter explaining the requirements after all applications are processed.
- I understand that my organization must adhere to all program policies, state regulations, provisions, and laws.
- I understand that my organization cannot use State Historical Fund funds in a manner that may result in an actual or perceived conflict of interest.

**By checking the box below, you are indicating that you understand and agree with the above conditions associated with State Historical Fund**

**grants, if awarded.**

Yes

## Attachments

Questions about the grant application? Please refer to the [State Historical Fund Guidebook](#) or email SHF staff at [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

History Colorado State Historical Fund is committed to providing equitable access to our grants to everyone. If you require an accommodation to fill out the grant application, please view [History Colorado's accessibility statement](#) to make an accommodation request, or contact [hc\\_shf@state.co.us](mailto:hc_shf@state.co.us).

## Attachments

Once you have chosen your file, you must select the **Upload** button to complete the attachment.

### REQUIRED

#### **Colorado Substitute W-9 Applicant Organization**

Required W-9 form available [here](#).

Label file in this format: Applicant Organization\_W9

[Douglas County\\_W9.pdf](#)

#### **Signature Page**

Please download, complete, and attach your Signature Page. A blank copy can be found [here](#).

Label file in this format:: Applicant Organization\_Title

[Douglas County\\_Signature Page\\_VER\\_1.pdf](#)

#### **Proof of Local Designation (Only required if physical work/excavation or an acquisition is occurring and the property/site is not on the State or National Register).**

Label file in this format: Applicant Organization\_Designation

[Douglas County\\_Designation.pdf](#)

#### **Expanding the Narrative Letters of Support (Only required if you are requesting the lower cash match).**

Please attach two letters of support from the Expanding the Narrative communities the project benefits.

Label file in this format: Applicant Organization\_Expanding\_The\_Narrative LOS

## **IRS Letter of Determination (Only required for religious organizations).**

Label file in this format: Applicant Organization\_IRS Letter

## **Archaeological Permit (Archaeology Projects Only)**

All applications for archaeology projects must include an approved archaeological permit from either the [Office of Archaeology and Historic Preservation](#) (for private land and state lands, which includes city and county as well as any political subdivision of the state) or the federal agency managing the federal land.

Label file in this format: Application Organization\_Archaeology Permit

## **HIGHLY RECOMMENDED**

### **Bids and/or Estimates**

Label file in this format: Applicant Organization\_Bids\_ or\_Estimates

[Douglas County\\_Estimates.pdf](#)

### **Excerpts of most recent supporting documents**

(archaeological assessment, historic structure assessment, construction documents, survey forms, reports)

Label file in this format: Applicant Organization\_HSA Excerpts

[Douglas County\\_Const Docs.pdf](#)

### **Images**

Label file in this format: Applicant Organization\_Images

[Douglas County\\_Images.pdf](#)

### **Letters of Support**

Label file in this format: Applicant Organization\_Letters

[Douglas County\\_Letters.pdf](#)

### **Overall Image**

Label file in this format: Applicant Organization\_Overall Image

[Douglas County\\_Overall Image.jpg](#)

### **Professional Project Team Members' Resumes**

Label file in this format: Applicant Organization\_Resumes

[Douglas County\\_Resumes.pdf](#)

## **OPTIONAL**

### **Detailed Scope of Work and Budget**

Label file in this format: Applicant Organization\_Detailed SOW

[Douglas County\\_Detailed SOW.pdf](#)

### **Historic Images**

Label file in this format: Applicant Organization\_Historic Images

[Douglas County\\_Historic Images.pdf](#)

## **Maps, Site Plans, or Drawings**

Label file in this format: Applicant Organization\_Plans

## **Media Images, Newspaper Clippings, etc.**

Label file in this format: Applicant Organization\_Media Images

## **Miscellaneous Attachments**

Label file in this format: Applicant Organization\_Misc

[Douglas County\\_Misc.pdf](#)

## **Research Design**

For example, document outlining archaeological or survey research questions and methods for obtaining data to answer those questions.

Label file in this format: Applicant Organization\_Research Design

## History Colorado State Historical Fund Application Signature Page

### Applicant Organization

\_\_\_\_\_  
Signature of Legally Authorized Representative  
***Please sign in blue ink or Sign digitally in Adobe***

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

### Property Owner, if different than Applicant Organization

\_\_\_\_\_  
Signature of Legally Authorized Representative  
***Please sign in blue ink or Sign digitally in Adobe***

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

**Government Official** – Private owner/entities must obtain either a signature or a Letter of Support from a local government official.

\_\_\_\_\_  
Signature of Legally Authorized Representative  
***Please sign in blue ink or Sign digitally in Adobe***

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title