

**Dear Ken-Caryl Ranch Residents,**

What a great honor it is to be part of a community that is celebrating its 100th anniversary. As Presidents of the Ken-Caryl Ranch Master Association and Metropolitan District Boards, we are both committed to respecting the heritage of this community while we make improvements for the future. We are lucky to live in an area with such a rich history. It has been a great place to live and raise families ever since the first hunters and gatherers found bison grazing the land.

Ken-Caryl Ranch began on Oct. 17, 1914, when John Charles Shaffer purchased 2,660 acres of land southwest of Denver, naming the ranch for his sons, Kent and Carroll. To commemorate this part of our history, the Ken-Caryl Ranch Historical Society will be hosting the KCR100 event at the Manor House on Saturday, Aug. 9 from 10:30 a.m.-2:30 p.m., and you are invited. As you will see in this special section of *Life at Ken-Caryl*, there will be entertainment, games, music and refreshments for the entire family to enjoy.

We hope you are able to attend this once in a lifetime event on Aug. 9 at the Manor House. Thank you to the Ken-Caryl Ranch Historical Society for planning this unique event to honor this special part of our history.

Sincerely,

Valerie Walling, KCRMA Board President

Bob Generoli, KCRMD Board President



**KCR100 — A Celebration Of 100 Years Of Ken-Caryl Ranch**

10:30 a.m. to 2:30 p.m. at the Manor House on Aug. 9  
Hosted by the Ken-Caryl Ranch Historical Society

***Scheduled Activities***

11 a.m. • **Welcoming Ceremony**

Boy Scout Troop 47 will present the colors promptly at 11 a.m. in front of the Manor House

1 p.m. • **Legendary Ladies**

A fashion show of vintage clothing on the second floor

***Open Activities for the Family Inside and Outside the Manor House***

Meet Descendants of Past KCR Owners

Posters, slideshow and iMovies depicting KCR history

Book signing by Dolores Ebner

Mile High Banjo Society

UltraSoniX barber shop quartet

Games for kids outside

Program for kids by Ranger Ernie

Mule-drawn wagon rides

Clubs serving KCR (tent)

Food, refreshments and ice cream for purchase

If you have any questions, ask a Historical Society member in period costume!

*Thanks to Susan Schell — RE/MAX Professionals and DD Harder Properties — Metro Brokers for their generous support.*



*The Shaffers' Summer Home (the Manor House), circa 1915*



*Kent Shaffer's House on the Ranch*



*The Frank Mann House (Falcon House) in South Valley*



*The Shearn Family House, later Carroll Shaffer's House*



*The Bradford-Perley House*



## The Original Inhabitants

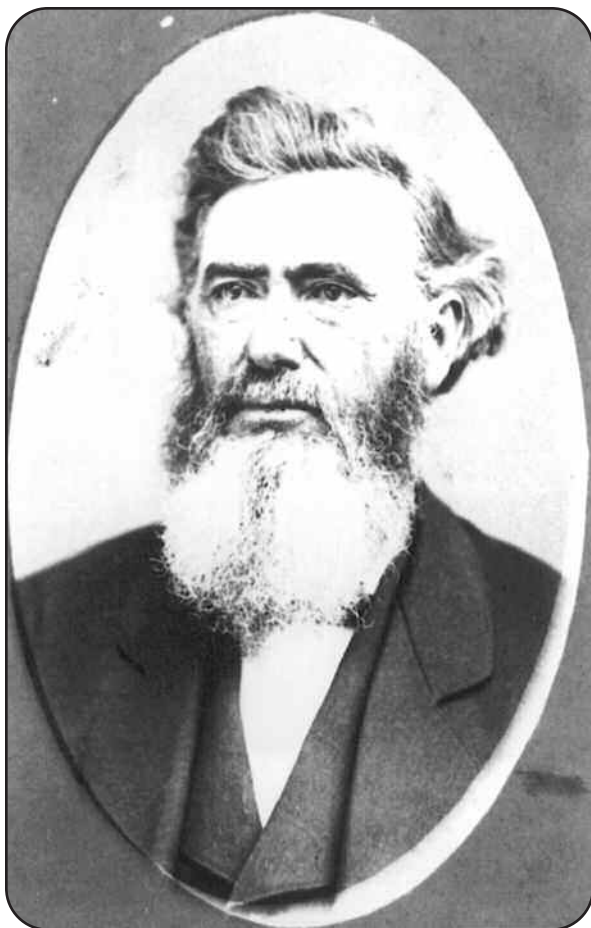
Prehistoric native people lived on what is now Ken-Caryl Ranch as long as 8,000 years ago. They moved with the change of seasons to be near water and food sources. The sunny south-facing red rocks were popular locations in the winter. Over 30 archaeological sites have been explored on the Ranch, and three sites are listed on the National Register of Historic Places. Some of the artifacts found at these sites are on display at the Ranch House.

During historic times the Ute, Cheyenne, and Arapahoe peoples frequented this area.

The Utes had a trail from the mountains to the plains that passed near what is now Ken-Caryl Ranch. One of the most famous Utes was Chief Colorow, who preferred the camping grounds of the Dakota Hogback to the Agency or Reservation lands assigned to his tribe. The “cave” just north of Ken-Caryl Ranch has been known as “Colorow’s Cave” for over a century. The Utes were pushed farther and farther west with pressure from gold and silver prospecting until they were removed from Colorado and sent to a reservation in Utah in 1881.

## The Historic Ranching Era

Robert Boyles Bradford moved from Lexington, Missouri to Denver in 1859 as a partner in a freighting enterprise with the founders of the Pony Express. He homesteaded about 320 acres of land southwest of Denver in what is now Ken-Caryl Ranch. His house, built about 1860 and expanded in 1872, still stands today in the North Ranch. Bradford established a wagon road from Denver to his house (called “Bradford City”) and into the mountains, charging a toll to travelers. The toll road was a major transportation route into the mountains between 1860 and 1867. It is thought that the present day Manor House Trail follows part of the original Bradford Road. Bradford moved from Denver to Bradford City in 1861 and lived there until he died in 1876.



Robert B. Bradford, circa 1870



James and Charlotte Virden Perley, circa 1920

In 1858, at the age of 23, James Adams Perley left his home in Vermont to seek his fortune. Following stops in Iowa and Kansas he traveled to Blackhawk, Colorado to pursue his dreams to strike it rich mining gold, arriving in the early 1860s. There he met Charlotte Virden, whom he married in 1864. Together they raised six children. In 1895 they purchased the property formerly owned by Robert Bradford, began a dairy cattle operation, and moved into what is now called the Bradford-Perley House on Ken-Caryl Ranch. James died in 1926 and the property was then sold to John C. Shaffer. Charlotte died in 1931.

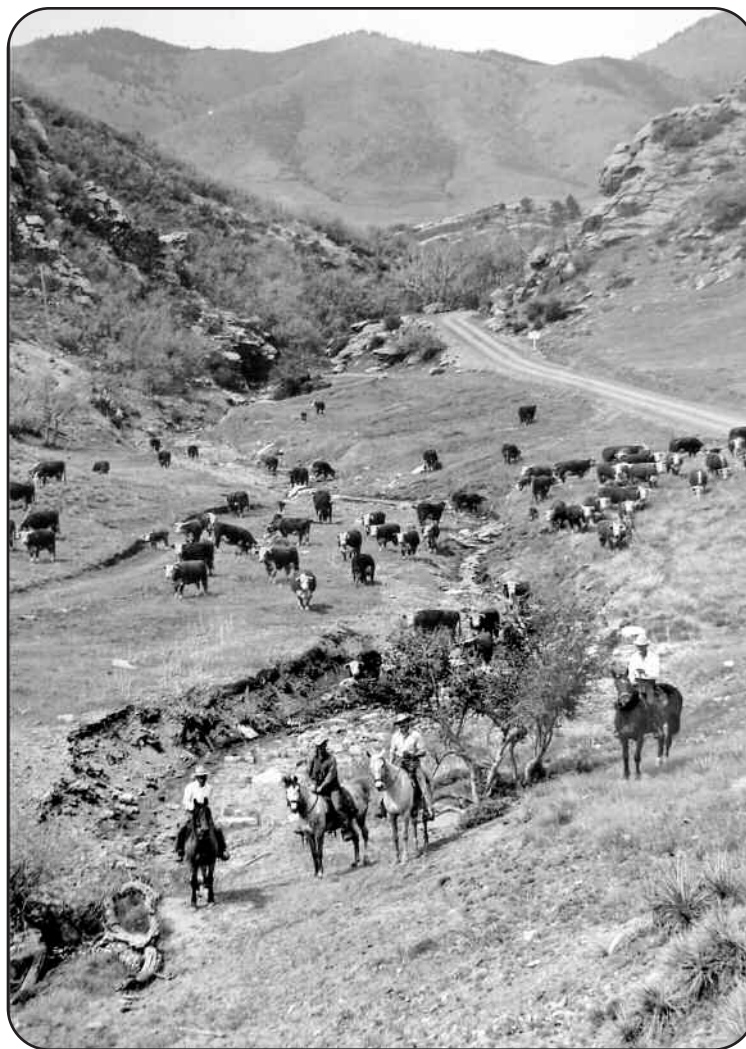
Joel Phelps Mann, of Madison, Wisconsin came to the Colorado gold fields in 1859. In 1871, as the gold played out, Joel moved his family to 160 acres of land that he homesteaded along Deer Creek in present day Ken-Caryl’s South Valley. His son, Frank, later bought or homesteaded nearly 300 additional acres adjacent to his father’s land and managed another 161 acres for his nephew. Frank Mann sold his land to the Ken-Caryl Ranch Company in 1919. Mann’s house, known as Falcon House, presided over the South Valley until May 1990 when it was demolished, but his name lives on with Mann Reservoir.

About 1905 John and Bettie Shearn of Texas bought 640 acres of land on both the east and west sides of the Hogback. They incorporated their ranch as the Mountain View Stock Farm. The Shearns built a summer home, or cottage, that later became known as Carroll Shaffer’s House along Massey Draw. Their ranch was bought by John Shaffer in 1914.

Chicago businessman John C. Shaffer bought the *Rocky Mountain News* and *Denver Times* in 1913. A year later, on Oct. 17, 1914, he purchased 2,660 acres southwest of Denver that became the start of the Ken-Caryl Ranch, named for sons Kent and Carroll. On this property he built a summer home — now called the Manor House — where he and his wife Virginia, known as Vergie, hosted many prominent guests. Shaffer had to relinquish the Ranch in 1933 because of difficult economic times.



John C. and Virginia Shaffer and family in front of the Manor House, 1919.



William L. Allen, a metallurgist who worked in the steel industry, bought the Ranch in 1938 and tried to rebuild it to its former grandeur. The Ranch had deteriorated due to inattention during the Depression. He made no money raising cattle, and World War II forced him to focus most of his attention on the steel business. Allen sold the ranch in 1944.

At left, William L. Allen and ranch hands along Massey Draw at the Dakota Hogback, circa 1940

Joseph N. Minissale, an Italian immigrant, was a self-made man whose occupations ranged from laborer to real estate investor. After moving with his wife Nancy from Philadelphia to Colorado, he bought the 10,000-acre Ken-Caryl Ranch in 1944. He raised turkeys on the Ranch as well as cattle. He owned a home in Denver and never lived on the Ranch, which he sold in 1949.



At right, Joseph Minissale in his later years



A.T. “Cap” McDannald in front of the Manor House, circa 1955

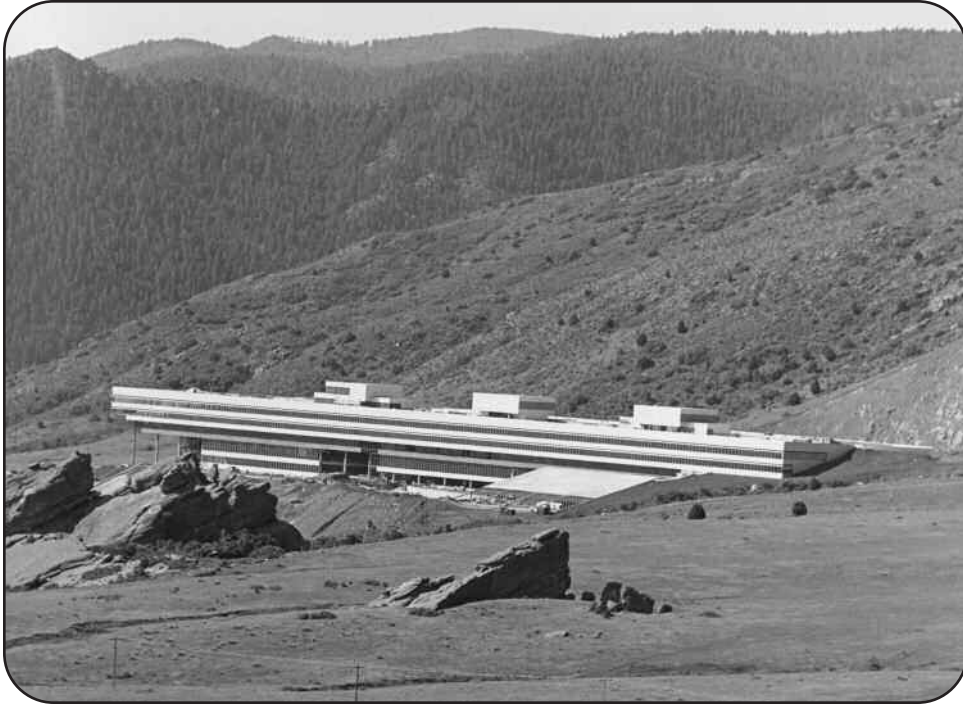
A.T. “Cap” McDannald was the son of a rancher and entered the hardware business in Texas. In 1910 he drilled an exploratory oil well and, with its success, entered the oil business, and flourished. He maintained his interest in ranching and purchased cattle ranches in Mexico, New Mexico, and Colorado. He bought Ken-Caryl Ranch in 1949 and ran a successful cattle operation. Cap McDannald died in 1963 and his family maintained the Ranch until they sold it in 1971.





## The Development Era

The Johns-Manville Corporation purchased the Ranch in July 1971 with the goal of moving its world headquarters here from New York City. As a result of massive litigation related to asbestos, the corporation declared bankruptcy in August 1982 and divested itself of its Ken-Caryl holdings. In 1987 Martin Marietta, which eventually merged with Lockheed Corporation, purchased the world headquarters and about 1,000 acres of adjacent property.



*Johns-Manville World Headquarters, circa 1975*

In 1974, Johns-Manville created the Ken-Caryl Ranch Corporation as a wholly-owned subsidiary to develop and manage the Ranch. The Ken-Caryl Ranch Master Association was established in April 1974 as a non-profit entity, with the Board comprised of three developer representatives. The first buildings were the sales center (now known as the Ranch House) and the Bancroft Fire Department (now West Metro Station 14), both built in 1975. The first developments were the Settlement and Quail Ridge. Prospective buyers would be driven to the sales office in a stage coach. By January 1977, more than 150 families moved into new homes, and businesses began to open near the intersection of Kipling and Chatfield later in the year. Ranch residents recall that in these early years the whole community would gather in the Ranch House for parties and potlucks.



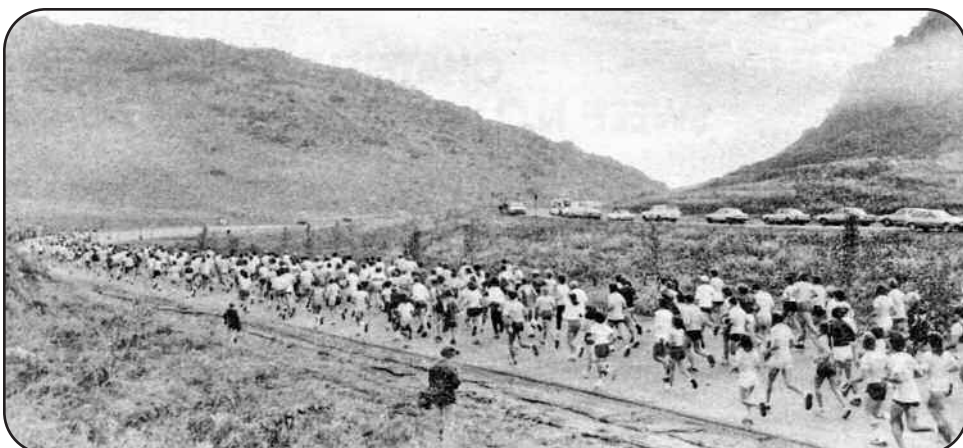
*Construction at Quail Ridge, 1976*

Ken-Caryl was found to be very attractive, and homes were snapped up almost as quickly as they could be built. By 1979 the community had become sufficiently large to support new schools. Shaffer Elementary opened its doors in October 1980. It was soon overcrowded and for several years children were bussed to Normandy Elementary. Construction for Chatfield High School began in 1983 and the doors to the partially completed school opened to students in August 1985. Bradford Primary opened in 1990, Bradford Intermediate in 1993 and Ute Meadows in 1987.



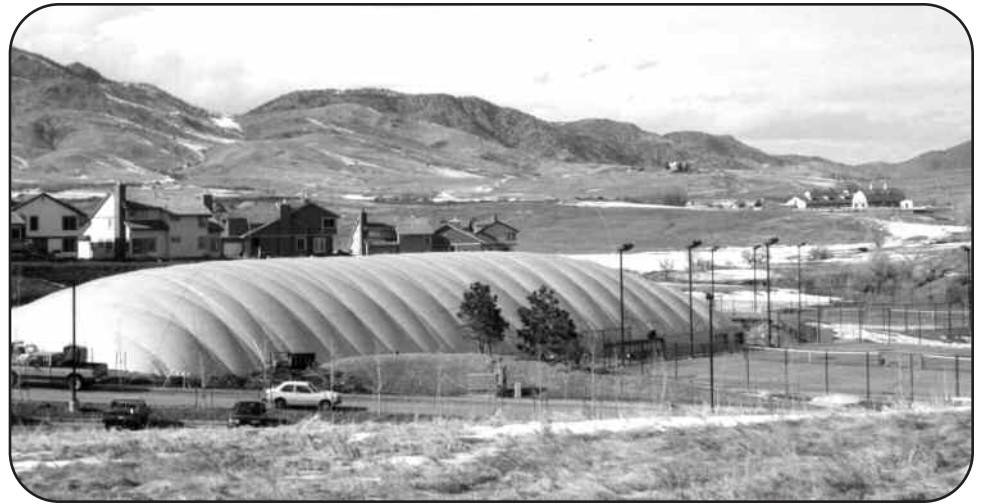
*Flight for Life Hare and Hounds Race in the Valley, September 1982*

Activities abounded during the first decades of Ken-Caryl Ranch. Fourth of July parades, Halloween parties, dances, casino nights, Christmas parties and Easter egg hunts kept residents busy. Charity events and benefits for many causes were held throughout the years. For many years, luminaria lit the streets and sidewalks of homes over the Christmas holidays.



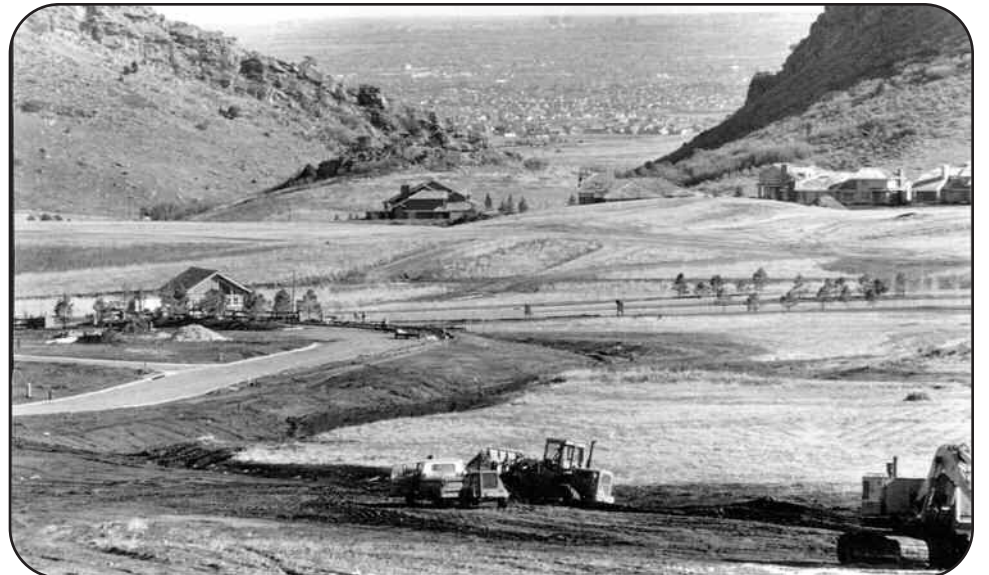
*Run for Life Race, September 1982*

Ken-Caryl Ranch was transitioning from developer- to resident-representative government during the 1980s. The developers stepped out of KCRMA in 1990 as Ken-Caryl became a fully resident-controlled community. The Ken-Caryl Ranch Metropolitan District was established by election in April 1988 to direct recreational programs and parks. In 1985 population growth in south Jefferson County enticed the City of Lakewood to consider annexation. For three years the discussion continued on whether to incorporate as South Jefferson City, as Ken-Caryl Ranch, to become part of Lakewood, or to remain unincorporated. In December 1988 the people resoundingly voted against incorporation.



*The New Tennis Bubble, February 1984  
The bubble was replaced in 2004 with a permanent building.*

In 1980 the Ken-Caryl Ranch Corporation announced the opening of the Valley for development. In 1982 the joint venture of the Ken-Caryl Ranch Corporation and Colrad Corporation announced new projects at Manor Ridge and The Enclave, and the establishment of a private club, the Valley Racquet Club (now the Community Center). Almost every year for the next decade new developments broke ground and filled in the rolling prairie of the Valley.



*Valley Development, late 1982*



Development of the Valley resulted in the end of the ranching era, and the herd of Black Angus cattle was moved to Montana. The barns and support buildings became the Equestrian Center, which opened its doors Jan. 1, 1981.

*At left,  
Prize-winning Hereford  
with John Shaffer*

Development required easy access, so the Centennial Parkway (C-470) slowly made its way toward Ken-Caryl. The Ken Caryl Ave. and southbound C-470 interchange was opened to great fanfare in September 1987. The rest of C-470 was not completed until 1990. Access on the east side was improved with the completion of Kipling Parkway. The South Valley Road was completed in 1989.

Over the years, as Ken-Caryl has continued to mature, the residents have taken great pride in the community, the environment and the richness of life along the Front Range. Residents chipped in to beautify their surroundings, and Earth Day celebrations evolved into Pride Day, which began in 1986. Light industrial and apartment development continues into the 21st century along Shaffer Parkway.



*The Last of the Black Angus about 1979.  
The Johns-Manville/Lockheed Martin building  
is in the background, upper left.*



*Residents helped plant trees for Pride Day.*

**Ken-Caryl Ranch Today**



*Community Center*



*Little John's Chimney*



*Ranch House*



*Stone Bridge*



*Bradford-Perley House*



*Manor House*



*Pump House on Massey Draw*

**JM Johns Manville**  
A Berkshire Hathaway Company

Johns Manville congratulates  
the Ken-Caryl Ranch community on

**100 years!**

*We are proud to be part of your history.*

19  14

**MANOR HOUSE**

The Manor House is very proud  
to be hosting the KCR100 event.  
We look forward to celebrating the grand history  
of this gorgeous valley with all of our neighbors.

*Congratulations on 100 Years of Ken-Caryl Ranch.*

**Proud Sponsor of  
the KCR100  
Carriage Ride**

**303-929-0341**  
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**Thank you to  
David and  
Diana Harder**  
of DD Harder Properties  
— Metro Brokers  
for their support of  
the KCR100 event.

**Special Thanks:**  
Ken-Caryl Ranch Historical Society  
Ken-Caryl Ranch Master Association  
Ken-Caryl Ranch Metropolitan District  
Diana and Mike Dargen