

Understanding the Conservation Easement and Historic Designation

Quincy Farm is managed under a Conservation Easement held by Colorado Open Lands, and it is also registered on the National Register of Historic Places. Both carry different, and sometimes contradictory, instructions for the farm.

Conservation Easement:

The property must be managed in line with a set of “Conservation Values”, which are: preservation uses, recreation uses, or agricultural uses.

- **Preservation uses:** “...may be used as a nature preserve, for historic preservation and interpretation, for gardens, for private and public meetings, gatherings and celebrations, for classes and education, for photography, painting and other artistic endeavors, and such other uses as help to preserve the Property and instill an appreciation and respect for the natural and human history of the vicinity.”
- **Recreation uses:** “Low-impact recreational uses such as bird watching, hiking, horseback riding and cross-country skiing are permitted on the Property; bicycling is permitted only on the Canal Area of the Property.”
- **Agricultural uses:** “The Property may be used for agricultural purposes, subject to the limitations in this Easement. All agricultural uses shall be conducted using stewardship and management methods that preserve the natural resources upon which agriculture is based.”

Historic Designation:

Quincy Farm is designated as a **district**, historically significant for both agriculture and architecture. Multiple buildings and other parts of the farm complex are considered historically important – not just the Hopkins House.

From the National Register of Historic Places nomination:

- “The 1898 **Hopkins House** is eligible under...**Architecture**...The period of significance for the Hopkins House is the year of construction-**1898**.” (pg. 9)
- “**Quincy Farm** is also eligible under...**Architecture** as a rare extant example of a 1930’s agricultural complex that has all but disappeared from urban Arapahoe County...The period of significance for the agricultural buildings is the year of construction, **1934**.” (pg. 9)
- “**Quincy Farm** is eligible under...**Agriculture** as a rare Arapahoe County example of the once common late 19th/early 20th century dairy farm...The period of significance for Agriculture begins in **1934** with the construction of the agricultural buildings and **Blackmer House** and ends in **1951**...” (pg. 9)

The designation itself does not **require** the City to treat the farm a certain way. However, **to be eligible for funding** related to the historic nature of the farm, we would have to follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

AREA DEFINITIONS:

Preservation Uses - Can be used as a nature preserve, historic preservation and interpretation, to instill an appreciation and respect for the natural and human history of the area, gardens, private and public meetings, gatherings and celebrations, classes and education, photography, painting and other artistic endeavors.

Recreational Uses - Can be used for low impact recreational uses such as bird watching, hiking, horseback riding and cross county skiing.

Agricultural Uses - Preserving soil productivity, maintain natural stream channels, preventing soil erosion, minimizing invasive species and avoiding unsustainable livestock grazing practices. The construction of agricultural ditches, stock ponds or other agricultural water features is permitted.

WEST AREA:

- Preservation Uses

EAST AREA:

- Preservation Uses
- Recreational Uses
- Agricultural Uses

HIGH LINE CANAL:

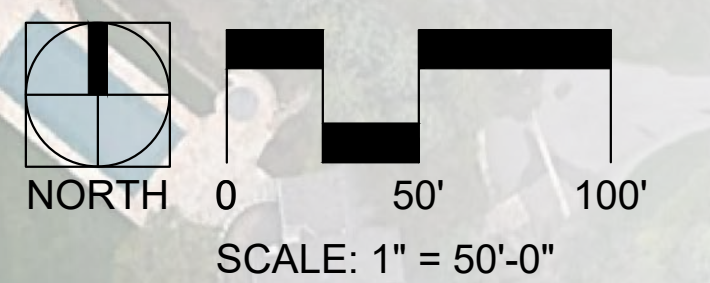
- Preservation Uses
- Recreational Uses
- Agricultural Uses

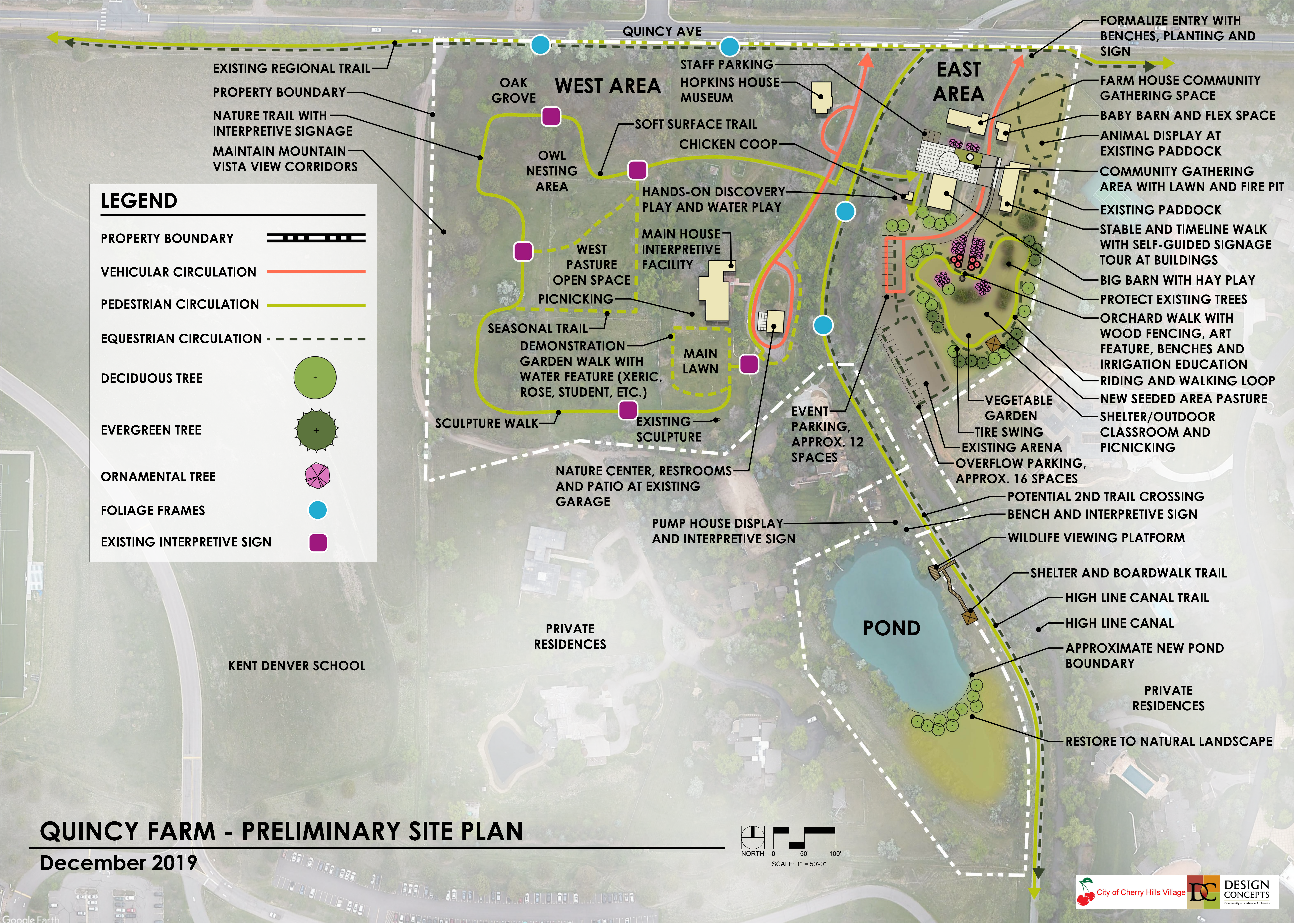
POND:

- Preservation Uses

CONSERVATION EASEMENT USES

December 2019



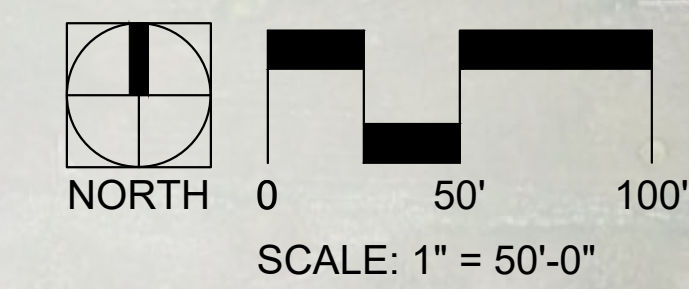


LEGEND

- PROPERTY BOUNDARY
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- EQUESTRIAN CIRCULATION
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- FOLIAGE FRAMES
- EXISTING INTERPRETIVE SIGN

QUINCY FARM - PRELIMINARY SITE PLAN

December 2019



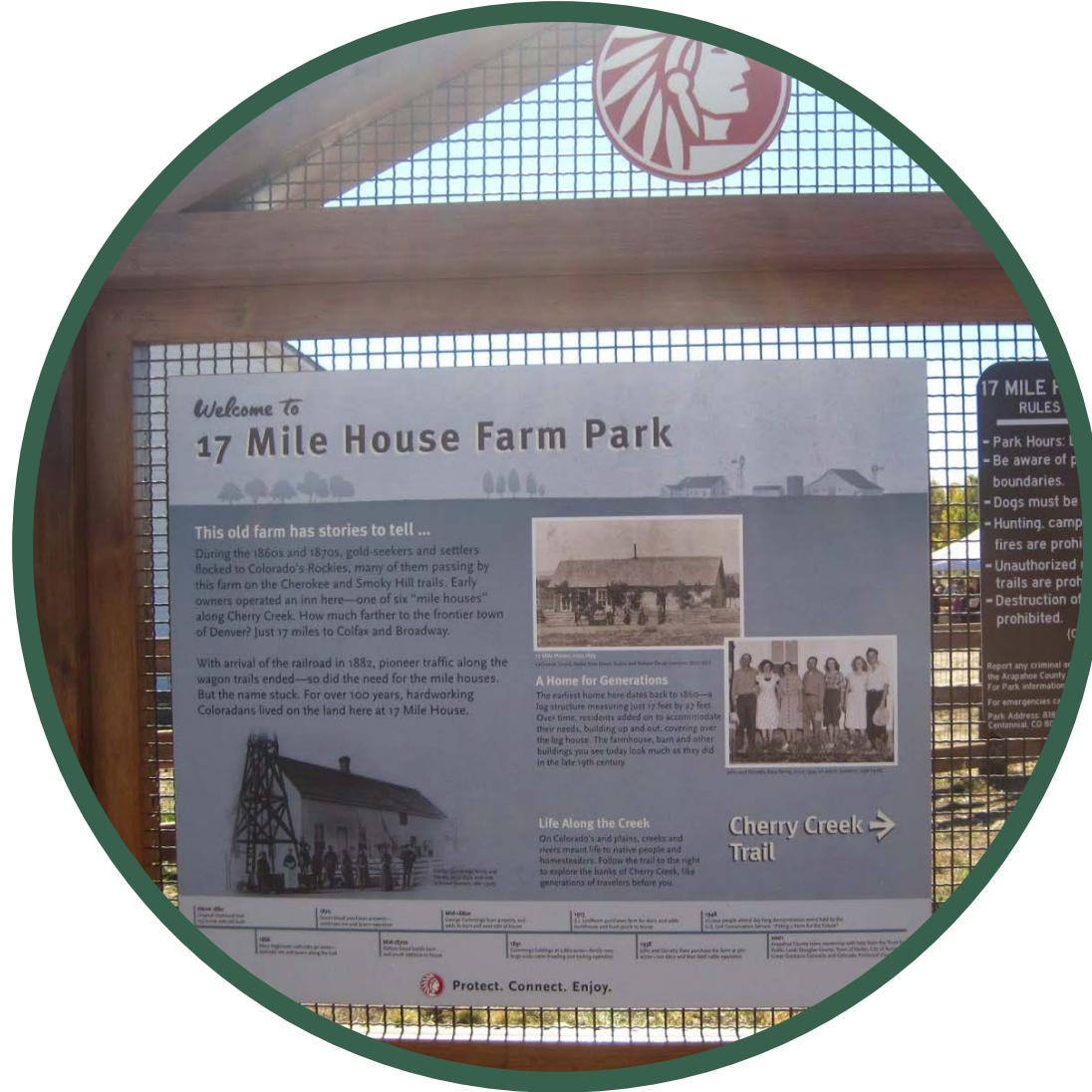
QUINCY FARM • SITE OPPORTUNITIES

DESIGN PRINCIPLES

An opportunity to educate future generations, embrace historical significance, integrate passive recreation amenities with the surrounding open space, and provide memorable community gathering spaces.



WILDLIFE VIEWING



INTERPRETIVE SIGNAGE



NATURE CENTER



ORGANIZED GARDENS



VIEWING PLATFORM



GROVE TRAIL



HOPKINS HOUSE MUSEUM



WATER EDUCATION



BOARDWALK TRAIL



GARDEN WALK



MAIN HOUSE INTERPRETIVE FACILITY



SCULPTURE GARDENS



SHADE SHELTER



FOLIAGE FRAME

POND

WEST SIDE

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EAST SIDE



ANIMAL DISPLAY



SHELTER/OUTDOOR CLASSROOM



ORCHARD WALK



FARM HOUSE COMMUNITY GATHERING



LIVING MUSEUM



HANDS-ON DISCOVERY



VEGETABLE GARDEN



TRAIL RIDE LOOP



BARN ACTIVITIES



HAY PLAY



OUTDOOR GATHERING SPACE



TRAIL WATER BREAK



SPECIAL EVENTS



WATER PLAY



OUTDOOR FIRE PIT



THERAPEUTIC OPPORTUNITIES

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EAST SIDE



SELF-GUIDED WALKING TOUR



YOUTH GROUPS



STARGAZING



TRACTOR TOUR



PICNICKING



WELCOMING FARM ENTRANCE



TIRE SWING



AGRICULTURAL ART



NATURE PLAY



ENTRANCE SIGNAGE



FOLIAGE FRAME



QUIET SPACE



OUTDOOR CLASSROOM



TRAIL SIGNAGE