

# QUINCY FARM MANAGEMENT PLAN

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Prepared by

The Quincy Farm Committee

City of Cherry Hills Village

2017

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# Introduction

Catherine H. Anderson generously gifted Quincy Farm to the City of Cherry Hills Village, with the intention to share her unique and beautiful property with the community. She granted a Conservation Easement on the 17.5-acre farm to Colorado Open Lands, to ensure the continued preservation of its natural landscape. Cat passed away on June 2, 2016, and Quincy Farm transferred to the City. The Deed of Conservation Easement to Colorado Open Lands provides that the farm:

*“...shall be managed in accordance with a “Management Plan” which shall be prepared by Cherry Hills Village, and approved by the Grantee, within one (1) year after termination of the Life Estate”.*

The Conservation Easement divides Quincy Farm into three sections: the West Area, the East Area, and the Canal Area. The division between East and West is created by the High Line Canal, which bisects the property. These areas are outlined in the Quincy Farm Area Map on page 2.

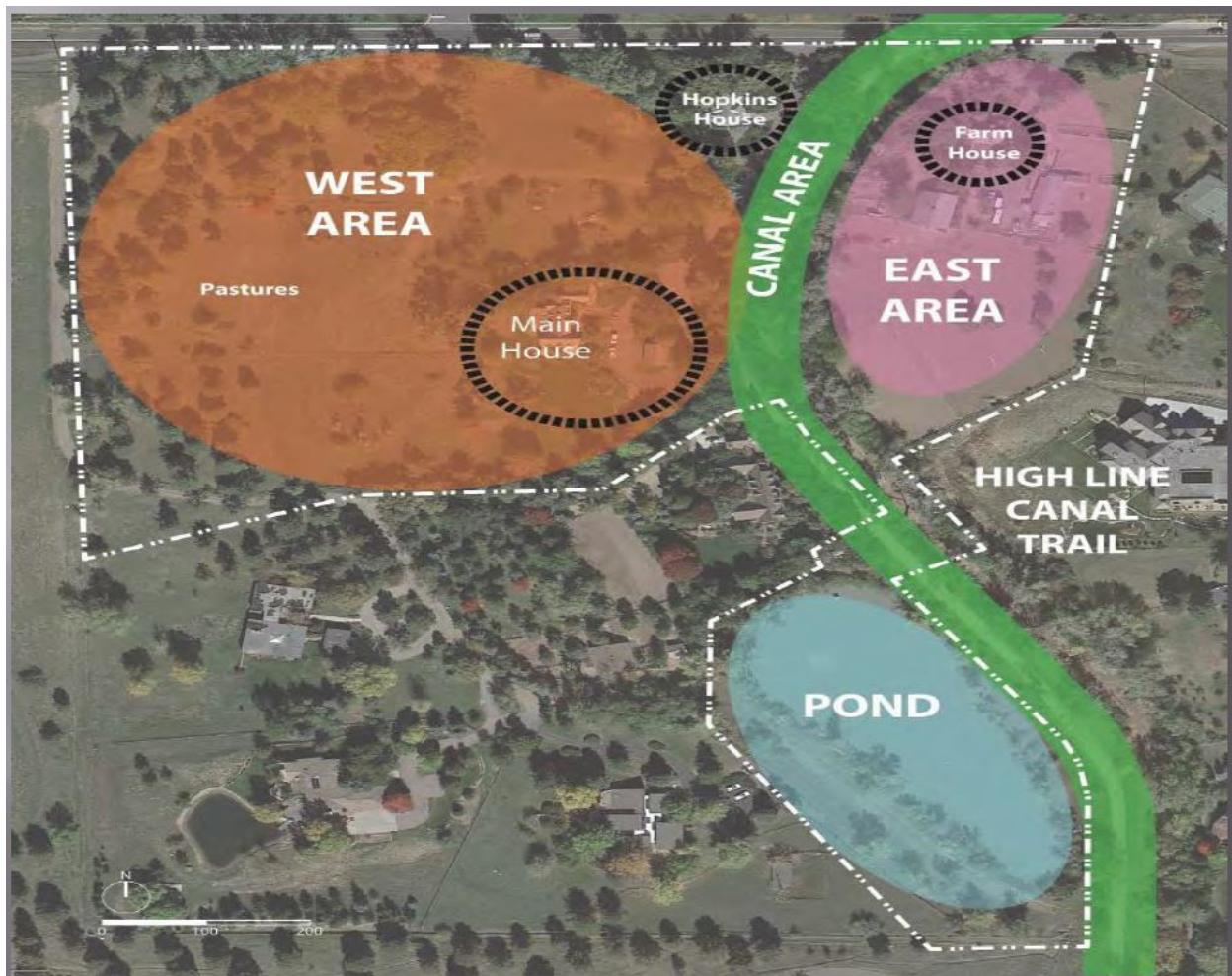
Quincy Farm is a traditional agricultural parcel in a suburban setting. The Property consists of nine structures: three houses, a detached garage, two barns, horse stalls, a chicken coop, and a pump house. These buildings are surrounded by open pastures, an irrigation pond, and a diversity of native and non-native trees and shrubs. A baseline report details the conditions of Quincy Farm at the granting of the Conservation Easement in 2007. This baseline report was updated again in 2012.

Quincy Farm was listed in the National Register of Historic Places in April 2007. The farm is designated as a district, historically significant for both agriculture and architecture. The majority of the structures, as well as other elements of the farm complex, are considered historically important. It is one of the last farms in the area that has retained its integrity, maintaining its collection of agricultural buildings and pastures dating from the 1930's.

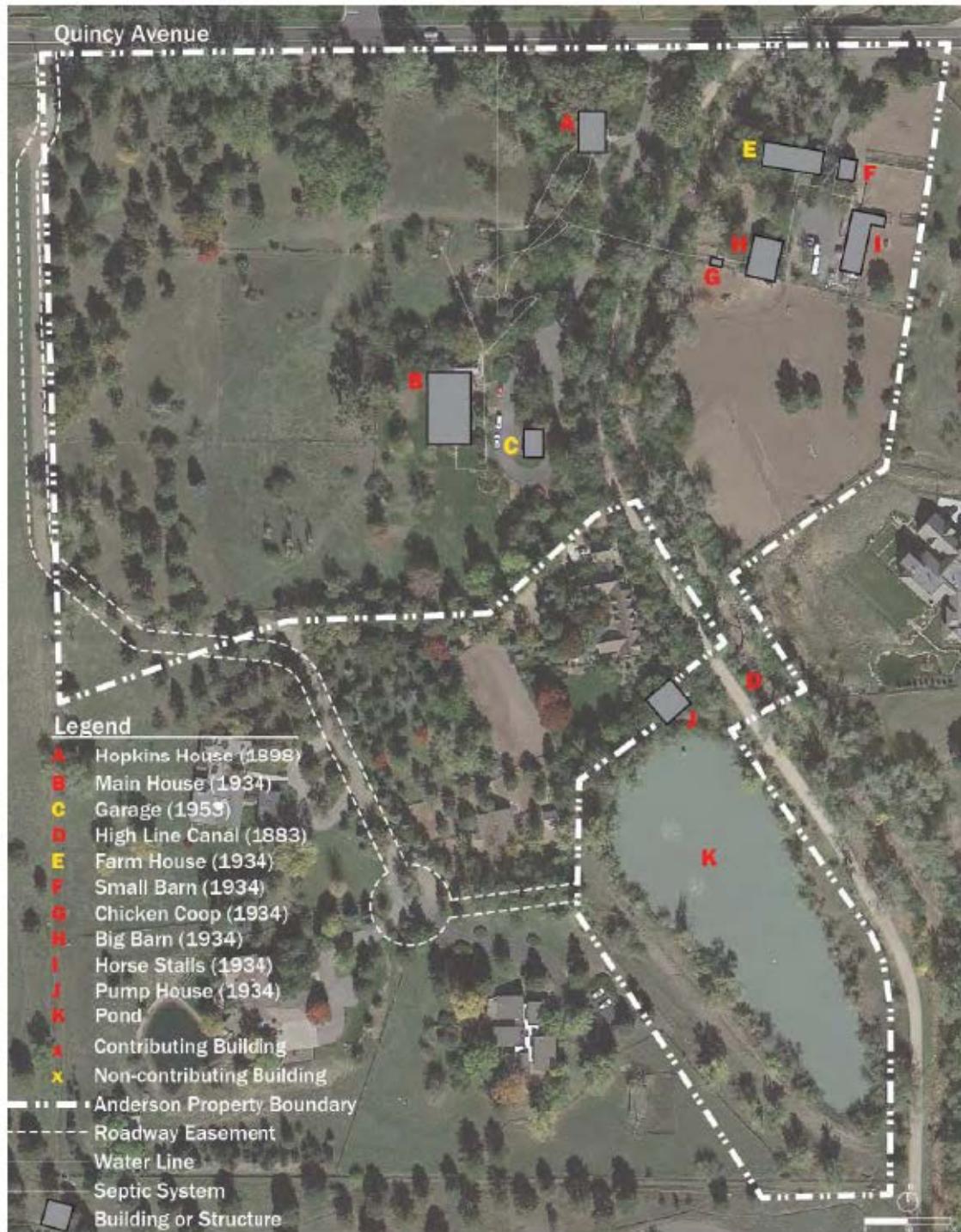
The farm's open lands are also important as natural areas. The Property's mature trees, riparian zones, wetlands, and Pond create an urban wildlife habitat, providing food, shelter, breeding grounds, and migration corridors. The High Line Canal Trail bisects the Property. It is used by hundreds of people every day for walking, jogging, hiking, bicycling, and horseback riding. Trail users are able to experience this refuge of nature remaining in an urban space, often spotting wildlife from the trail in and around the farm.

Cherry Hills Village, working with Colorado Open Lands, is eager to achieve Catherine Anderson's vision to preserve Quincy Farm in perpetuity and promote uses for the property that instill appreciation and respect for the nature and human history of the area. In the next five years, the Village anticipates undertaking deferred maintenance and limited improvements on the Main Residence west of the Highline Canal, and beginning uses permitted by the Conservation Easement. The Hopkins House and the East Area will be maintained in accordance with the rights and duties expressed in the existing Lease agreements with Tenant 1 and Tenant 2. This Management Plan may be modified whenever substantial changes in use may be proposed, and following the possible termination of either Lease.

## Quincy Farm Area Map



## Detailed Site Map



# Property Overview

## Current Conditions of Structures

### *Main Residence (Anderson House)*

The Main Residence located in the West Area was built in 1934 for Myron K. Blackmer. The house is a two-story Colonial Revival home of approximately 3,600 square feet. The setting includes an expansive lawn and garden with views west to the Rocky Mountains. There is a detached garage of approximately 700 square feet.

San Engineering was retained in 2016 to evaluate the structural condition of the Main Residence (Exhibit A). Their report observes that “cracks in the foundation and drywall are commensurate with – if not less than – what would normally be exhibited on similar structures of this age.” The report concludes that “we draw a reasonable measure of confidence and conclude that the building is adequate for continued use and occupancy”. An inspection of the garage across from the Main Residence revealed it was also in relatively good condition; the main needs identified for that structure were maintenance to the roof, gutters, and paint (Exhibit B).

A.G. Wassenaar, Inc. was retained in 2016 to provide lead and asbestos surveys (Exhibits C & D) and future use recommendations. The report concludes that the residence is generally safe for public use, although asbestos-containing materials exist primarily in the basement. The report recommends that “if public access to the home is anticipated...the asbestos materials identified in the home be maintained in good condition. AGW recommends that the general public not be allowed in the basement, if TSI materials are to remain.... If public access to the upper floor of the home [is] anticipated, Cherry Hills Village may want to consider performing ambient asbestos air sampling to ensure that asbestos fibers are not impacting the air quality.”

### *Hopkins House*

The Hopkins House, a High-Style Classic Cottage, is a highly visible landmark from Quincy Avenue. The circa-1898 house, built by James C. and Grace M. Hopkins, is the oldest, most intact farmhouse remaining in Cherry Hills Village. The Hopkins House retains many original architectural features; both the interior and the exterior of the home are in generally good condition considering its age. San Engineering’s report on the Hopkins House concludes that “Given that the structure is over 100 years old, we consider the structural condition to be reasonably good, despite the observed settlement. . . Properly controlling roof and surface drainage around the perimeter of the structure



is recommended practice in order to limit water infiltration around and below the footings.” (Exhibit A).



The lead-based paint survey for the Hopkins House did find lead-based paint in components of the interior and the exterior of the house. However, the report concluded that “(t)he painted, stained and/or varnished surfaces analyzed for LBP were in good condition at the time of the survey. Due to the condition of the areas surveyed that do contain LBP, there are no known LBP hazards as of the date of the survey and in the areas tested” (Exhibit E). The asbestos report by AGW found asbestos in the vinyl

flooring of the bathroom and piping and insulation in the basement (Exhibit F). There is also presumed asbestos in the sheet vinyl in the kitchen and within the composite roofing system. The report recommended that abatement be done by a licensed asbestos abatement contractor before any maintenance activities are done involving those materials. Trace amounts of asbestos were found in the plaster throughout the home; AGW recommended any impact to the plaster be performed by properly trained and protected workers as well.

### *East Area Structures*

The Farm House located within the East Area of the Property was converted from a horse stable and is adjacent to the Big Barn, Horse Barn, Small Barn, and a Chicken Coop. There is also a fenced paddock area. The Farm House is a single-family residence of approximately 1,182 square feet. The Big Barn is approximately 1,495 square feet; the Small Barn is approximately 465 square feet. The Horse Barn, well known to members of the Cherry Hills Village Pony Club, has about 1,200 square feet of horse stalls. There is also a small 73-square foot Chicken Coop as part of the complex.

San Engineering evaluated the structural condition of the buildings in the East Area (Exhibit G). The reports dated November 25, 2016 recommend relatively minor repairs and retrofits to structures on the East Area, including repairs of wall studs and entry canopy at the Big Barn; roof rafters at the Horse Barn, and exterior stairs at the North Barn. Lead and asbestos testing were also conducted for these buildings. Within the Farm House, AGW recommended that “...if the walls or ceilings located in the downstairs bedroom, bathroom and closet addition or the roofing materials



are to be impacted by maintenance, remodel or demolition activities, they should first be abated by a licensed asbestos abatement contractor.” (Exhibit H). Trace amounts of asbestos were also found in areas of the Horse Barn. AGW did not identify asbestos within the other two barns.

Lead-based paint was identified in the bathroom in the Farm House, and in the exterior walls, doors, and window components of the Farm House, Horse Barn, Big Barn, and Small Barn (Exhibit I). However, the report concludes that “(t)he painted, stained and/or varnished surfaces analyzed for LBP were in good condition at the time of the survey. Due to the condition of the areas surveyed that do contain LBP, there are no known LBP hazards as of the date of the survey and in the areas tested”. Finally, general inspections of each of the East Area structures were also conducted in 2016 by Home Systems Data. These reports are included as Exhibits L, M & N.

## Current Condition of Pond, Pump House, and Well

The irrigation Pond abutting the High Line Canal is man-made. It is filled with surface water from the Highline Canal and with a 1,000-foot-deep registered well pumping from the Arapahoe Sands aquifer. The Pond continues to serve as the Property’s irrigation system. A head gate connects the Pond to the High Line Canal and a system of lateral ditches and diversion structures from 1934 are fully operational. The pump house and well are in current working order. Staff has hired an inspector that is completing a conditions report; the report is expected to be completed by early summer 2017.

The Pond is a valuable aesthetic and wildlife-supporting asset. It provides food, shelter and breeding grounds for amphibians, reptiles, small mammals, and many birds including waterfowl, shorebirds, hawks and neotropical migrants. The Pond is home to minnows and possibly other types of fish. Per the 2017 updated pond report, it was noted that the pond continues to fill with silt and decaying organic matter (Exhibit J). In addition, the pond water has become salinized and raises concerns as to whether or not it should be used to irrigate the property. These conditions have harmed and will continue to affect the quality of the water, and the condition of the wildlife habitat. The slopes of the Pond embankment are generally in good condition. However, the City will have the banks assessed by an engineer prior to granting public access to this area of the property.



## Zoning & Land Use

When the Life Estate was terminated in June 2016, the Property was zoned R-1, 2 1/2 -Acre Residential District. R-1 zoning is designed for private homes and is not appropriate for open space or community uses. This zoning was plainly incompatible and inconsistent with the future uses of the Property stipulated by the Conservation Easement. In 2016, Cherry Hills Village City Council created the new zoning category O-2 -- Open Space, Conservation and Historic Area District. This zoning category is consistent with and allows uses anticipated by the Conservation Easement. In March 2017, the Cherry Hills Village City Council approved an application to rezone Quincy Farm as an O-2 District. Quincy Farm is now the first and only property with this designation in Cherry Hills Village. The permitted uses in the following excerpt of the Municipal Code now apply to Quincy Farm:

### ***Article XI, Division 2 - O-2: Open Space, Conservation, and Historic Area District***

#### ***Sec. 16-11-110. - Purpose and intent.***

*The purpose and intent of this Article is to establish a new zoning district that promotes conservation values and historic preservation of properties owned or leased by the City and provides for development, maintenance and operation of such properties consistent with the Master Plan and semi-rural character of Cherry Hills Village.*

*(Ord. 6 §1, 2016)*

#### ***Sec. 16-11-120. - Permitted uses.***

*The following uses shall be permitted in the O-2 District:*

- (1) Unimproved open space and wildlife habitat.*
- (2) Bridle and pedestrian paths and trails.*
- (3) Irrigation canals, ponds and similar uses.*
- (4) Agricultural uses and facilities, including conservation of agricultural resources and structures, and equestrian uses and facilities, when operated by a nonprofit entity, including keeping, raising and boarding livestock and horses.*
- (5) Single-family dwellings and caretaker's dwellings associated with historic use of properties or maintenance operations of properties.*
- (6) Community, educational, cultural and recreational facilities and activities.*
- (7) Museums, public libraries and galleries when operated by a nonprofit entity.*
- (8) Government and nonprofit offices.*

*(Ord. 6 §1, 2016)*

# Planning for Future Uses

## Plan for the East Area

The Farm House and agricultural buildings east of the Highline Canal are subject to a long-term residential Lease that may be terminated at the option of the City of Cherry Hills Village on December 14, 2022. The Lease may be terminated by Tenant 1 at any time. The Village is not entitled to possession of the Leased Premises so long as the Lease is effective.

Per the lease agreement, after June 2, 2017, Tenant 1 will provide routine maintenance, agricultural maintenance (including upkeep of landscaping and ditches), care of animals on the Leased Premises, irrigation of the Leased Premises, maintenance of the Pond, and general cleaning and upkeep of the Lease Premises and Auxiliary Structures. Such services will be performed on a regular and continuing basis as dictated by the standards of good upkeep and as such activities are seasonally appropriate. Tenant 1 will pay all utilities furnished to the Leased Premises, including electric, gas, water, sewer, phone, refuse disposal, and all other charges incurred by the tenant.

The Village, for the duration of the Lease, will keep in good condition and repair the structural components, including the interior and exterior walls, floors, ceilings, roofs, sewer connections, plumbing, wiring and appliances. Following any termination of the Lease by Tenant 1 or the Village, the Village will present a new proposed Management Plan for the East Area that will identify the Preservation, Recreational, and Agricultural Uses.

## Plan for the West Area

### *Recommendations for Main Residence*

The Main Residence is the primary planning focus for the Quincy Farm Committee. It is currently unoccupied and holds potential for programming and public use. In 2016, the Village completed baseline property inspections (Home Systems Data, Exhibit B) and structural inspections (San Engineering, Exhibit A). The Village will keep in good condition and repair the structural components of the Main Residence in accordance with those reports, including the interior and exterior walls, floors, ceilings, roofs, sewer connections, plumbing, wiring and appliances.

In moving forward with future planning, the Main Residence may be re-named the Catherine H. Anderson Nature Center. The Committee recommends that the building be used as an educational center and information resource for land conservation, nature study, and local historical



information. The first level of the Nature Center can be used to host conservation, historical, horticultural, agricultural, and similar educational activities.

In addition to other potential uses, level two of the Nature Center may be used for offices for organizations supporting conservation, preservation, and local historical education and advancement. Examples include the High Line Canal Conservancy, the Cherry Hills Land Preserve, Cherry Hills Garden Club, and other similar organizations whose focus is consistent with the goals of the Conservation Easement (conservation, nature preservation, and historical education pertaining to the Cherry Hills Village area). Short term leases may be negotiated with these groups, and payments may help defray some of the cost of utilities, maintenance and repair of the Nature Center. The main rooms of the Nature Center may also be available for public and private meetings relating to land and nature conservation, historic preservation, and artistic endeavors. The property has limited parking, and the Conservation Easement restricts the expansion of the farm's paved area. These factors will influence the site's future programming.

With respect to the area around the Nature Center, the Village will repair and maintain the pastures and fences consistent with their original condition and character. A narrow, closed-loop nature path may be constructed beginning and ending at the Nature Center to afford children and adults an experience in the arboretum and for viewing raptors, songbirds, and other wildlife. Cameras sending digital images to the Nature Center may be employed to observe owl, raptor, and other bird nesting from a distance. Staff and the Committee are evaluating the future use of the nearby Garage to align with future uses of the Nature Center.



## *Recommendations for Hopkins House*

The Hopkins House is subject to a long-term residential Lease that may be terminated at the option of the City of Cherry Hills Village on December 14, 2022. The Lease may be terminated by Tenant 2 at any time. The Village is not entitled to possession of the Leased Premises so long as the Lease is effective. Tenant 2 may use the Leased Premises for a private, single-family purpose only.

Per the Lease Agreement, Tenant 2 is responsible for routine maintenance of the Leased Premises. Tenant 2 is responsible for repair and maintenance of the furnace, hot water heater, air conditioner, stove, refrigerator, and all other appliances. Tenant 2 will pay all utilities furnished to the Leased Premises, including electric, gas, water, sewer, phone, refuse disposal, and all other charges incurred by the tenant.

In 2016, the Village completed baseline property inspections (Home Systems Data, Exhibit K) and structural inspections (San Engineering LLC, Exhibit A). The Village, for the duration of the Lease, will keep in good condition and repair the structural components, including the interior and exterior walls, floors, ceilings, roofs, sewer connections, plumbing, wiring and appliances. Per the Conservation Easement, all work will comply with the Secretary of the Interior's Standards for the Treatment of Historic Buildings. Following any termination of the Lease by Tenant 2 or the Village, the Village may present a new proposed Management Plan for the Hopkins House that identifies Preservation, Recreational, and Agricultural Uses.

## *Recommendations for Grounds*

The arboretum contains a unique variety of tree species, including swamp oak, red oak, elm, pine, apple, plum, and apricot trees. The Village may coordinate with Arapahoe County Extension Service and consult with other Open Lands organizations to implement best practices for the tree preservation, including irrigation and fertilization practices. The Village may coordinate with Colorado State University and other entities to adopt best practices and employ organic and sustainable control of weeds, animals, and insect pests, where possible, consistent with its obligation to preserve soil productivity, preventing soil erosion, and minimizing invasive species.



The grounds surrounding the Nature Center may also be used for classes and education relating to conservation and appreciation of nature, art, and agriculture. The Village may collaborate with educational institutions and similar organizations to make classroom and outdoors space available for photography, painting, bird watching, gardening, cooking and canning, and other educational uses

focused on nature and history of the vicinity. Potential other partners include museums, farming organization, cooperative associations, 4-H and other government supported organizations with rural and historical focus. Any improvements to the grounds in the future will endeavor to foster appreciation of nature and open space. Additions may include a Plant Select garden, a pollinator garden with beehives, and a closed-loop path through the arboretum. All improvements to the grounds will first be approved by Colorado Open Lands in accordance with the Conservation Easement.

### *Recommendations for Pond*

The Pond will continue to be used as an irrigation source for the West Area, using water from the existing deep well and surface water rights from the Highline Canal. The Village is in the process of securing funding to install a water tap from Denver Water, and for the construction of a new irrigation system to support the grounds, gardens and trees of the West Area. The well casing, pump, and power were inspected by Colorado Pump in February 2017. The Village may seek advice on plant irrigation and preservation from Colorado State University, other open-lands organizations, and other outside experts.

After the Denver Water irrigation tap is installed and the new irrigation system operational, the Village may conduct an engineering study of options to fix problems identified in the Pond Assessment Report. The Village may seek grants from several organizations to offset what would likely be a large one-time construction expense. Due to the fragility of the century-old embankment and the wildlife habitat, access by pedestrians to the Pond may continue to be restricted until modifications are made and protections implemented to assure the preservation of the current wildlife habitat.

The Pond is a defining characteristic of the property and contributes to the historic designation. Because the Pond provides important habitat for the many animal species, the Village plans to investigate solutions to engineering, water, and financial challenges that would allow the maintenance of the pond in perpetuity.

## Exhibits

Due to their length, the Exhibits are not included in the printed Quincy Farm Management Plan. Please contact the City of Cherry Hills Village to request a digital or printed copy of any of the following reports.

- A. San Engineering, 4400 E. Quincy Ave. Structural Evaluation Report (2016, Main Residence, Garage, and Hopkins House) – 23 pages.
- B. Home Systems Data, General Inspection 4400 E Quincy Ave. (2016, Main Residence and Garage) - 117 pages.
- C. A.G. Wassenaar, Inc., Comprehensive Asbestos Survey 4400 East Quincy Ave. – South House (2016, Main Residence) – 40 pages.
- D. Environmental Technical Solutions, Limited Lead-Based Paint Building Survey South 4400 East Quincy Ave. (2016, Main Residence) – 29 pages.
- E. Environmental Technical Solutions, Limited Lead-Based Paint Building Survey 4400 East Quincy Ave. (2016, Hopkins House) – 24 pages.
- F. A.G. Wassenaar, Inc., Comprehensive Asbestos Survey 4400 East Quincy Ave. – North House (2016, Hopkins House) – 35 pages.
- G. San Engineering, 4450 E. Quincy Ave. Structural Evaluation Report (2016, East Area buildings) - 30 pages.
- H. A.G. Wassenaar, Inc., Comprehensive Asbestos Survey 4450 East Quincy Ave (2016, East Area buildings) – 34 pages.
- I. Environmental Technical Solutions, Limited Lead-Based Paint Building Survey 4450 East Quincy Ave. (2016, East Area Buildings) – 21 pages.
- J. Blue Earth Solutions, Pond Assessment Report Review (2017) – 5 pages.
- K. Home Systems Data, General Inspection 4400 E Quincy Ave(2016, Hopkins House) -78 pgs.
- L. Home Systems Data, General Inspection 4450 E Quincy Ave.(2016, Farm House) – 59 pages.
- M. Home Systems Data, General Inspection 4450 E Quincy Ave. (2016, Big Barn) – 36 pages.
- N. Home Systems Data, General Inspection 4450 E Quincy Ave. (2016, Small Barn and Stables) – 35 pages.
- O. FlyWater, Inc., Pond Assessment Report (2012) – 12 pages.

