

United States Department of the Interior National Park Service National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hopkins Farm

other names/site number Blackmer Estate; Quincy Farm; 5AH.2932

2. Location

street & number 4400 E. Quincy Avenue [N/A] not for publication

city or town Englewood [N/A] vicinity

state Colorado code CO county Arapahoe code 005 zip code 80113

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title _____ State Historic Preservation Officer _____ Date _____
Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
([] See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register
[] See continuation sheet.
- determined eligible for the
National Register
[] See continuation sheet.
- determined not eligible for the
National Register.
- removed from the
National Register
- other, explain
[] See continuation sheet.

Hopkins Farm
Name of Property

Arapahoe County/ Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

7	2	buildings
0	0	sites
1	0	structures
0	0	objects
8	2	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

AGRICULTURE/ SUBSISTENCE/ agricultural
outbuilding; irrigation facility; animal facility
DOMESTIC/ single dwelling

Current Functions

(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE/ agricultural
outbuilding; irrigation facility; animal facility
DOMESTIC/ single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS/ Colonial Revival
Other/ Classic Cottage

Materials

(Enter categories from instructions)

foundation STONE
CONCRETE
walls BRICK
WOOD
roof SLATE
WOOD
other STONE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Hopkins Farm
Name of Property

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County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

Periods of Significance

1898

1934-1951

Significant Dates

1898

1934

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

LINDER, ROLAND L.

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Hopkins Farm
Name of Property

Arapahoe County/ Colorado
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10. Geographical Data

Acreeage of Property 17.556

UTM References

(Place additional UTM references on a continuation sheet.) (NAD 27)

- | | | | |
|----|------|---------|----------|
| 1. | 13 | 505274 | 4387427 |
| | Zone | Easting | Northing |
| 2. | 13 | 505567 | 4387422 |
| | Zone | Easting | Northing |
| 3. | 13 | 505583 | 4387062 |
| | Zone | Easting | Northing |
| 4. | 13 | 505274 | 4387247 |
| | Zone | Easting | Northing |

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jeri Neff, Hopkins House resident; Barbara Norgren, Historian (for the property owner)
organization _____ date November 14, 2006
street & number 4400 E. Quincy Avenue; 7453 E. Jefferson Drive telephone (303) 771-5064; (303) 740-7860
city or town Englewood; Denver state Colorado zip code 80113; 80237

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mrs. Keith Anderson
street & number 4400 E. Quincy Avenue telephone _____
city or town Englewood state Colorado zip code 80113

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Hopkins Farm
Arapahoe County/ ColoradoSection number 7 Page 1**DESCRIPTION**

The Hopkins Farm, currently known as Quincy Farm¹, is located at 4400 East Quincy Avenue in Cherry Hills Village, Arapahoe County, Colorado. The current owner of the farm since 1964 is Mrs. Keith (Catherine H.) Anderson. In the early part of the twentieth century, this rural property originally consisted of 275 acres accumulated by Myron Kerr Blackmer. Now it is a 17.556 acre parcel that contains the buildings associated with the farm. Mrs. Anderson also owns the portion of the Highline Canal (#8 on site plan) that runs through the farm from south to north and leaves the property under a bridge at East Quincy Avenue. The Denver Water Board has an easement for the ditch from Mrs. Anderson. The ditch road along the west side of the canal was opened to the public as a bike and pedestrian trail in 1970. The entrance into the farm is on the south side of East Quincy Avenue and immediately west of the Highline Canal. A narrow blacktop driveway leads into the farm along the west side of the canal. It passes the east side of the Hopkins House where there is a small semicircular gravel driveway at the south rear of the house. The blacktop driveway continues south to the Blackmer/Honnen/Anderson House where it circles around a small grassy island containing the garage and returns to the north.

On the east side of the canal and south of Quincy Avenue is the farm's barnyard, containing a residential building and a small barn on the north, a large barn and small chicken coop on the south and a horse stall structure to the east. The barnyard is reached by the farm's occupants from the west across a wooden bridge over the canal added during Myron Blackmer's ownership. There is also a driveway into the barnyard from East Quincy Avenue that runs between the house and the baby (small) barn.

One of the significant features of Quincy Farm is the rural setting consisting of open pastures bordered by rail fences, mature trees, shrubs, lawns and flower gardens around the houses. Among the significant old trees and shrubs are American elms, oak and hawthorn trees in addition to the multitude of lilac bushes around the houses and along the canal. At the southern boundary of the property is a pond and pump house used for irrigation on the property which is reached by the ditch road along the canal. (Refer to sketch map). The large old cottonwood trees along the canal through Quincy Farm have been protected by the owner from clearing by the Denver Water Board such as has happened on other parts of the canal.

When Myron Blackmer owned the property there was a two story garage building southeast of the Blackmer/Honnen/Anderson House that originally was a multi-bay garage with a second-floor apartment for the help. When Ed Honnen purchased the property in the 1950s, he converted the garage into a rental house. On August 23, 1965, Mrs. Anderson sold this house and part of the land and this parcel is no longer part of Quincy Farm.

#1- Hopkins House (Contributing)

Upon entering the farm, the first building on the right side of the driveway is the James C. Hopkins House, built circa 1898 by James C. and Grace M. Hopkins. The house is the oldest, most intact farm house remaining in Cherry Hills Village. This north facing house is very visible from East Quincy Avenue and has become a visual landmark in the area. It sits behind a row of low juniper shrubs along the road and a green expanse of lawn with mature trees that partially block the view of the house. On the east side near the rear of the house is a semicircular gravel drive. There is a small east side porch

¹ For clarification purposes- the nominated property will be called both the Hopkins Farm and Quincy Farm; the names will be used interchangeably and refer to the same parcel.

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near the rear of the house.

The architectural style of the Hopkins House is a High Style Classic Cottage, a subtype of the Classic Cottage. This turn-of-the-century rectangular plan house is typical of the late nineteenth and early twentieth century Classic Cottage in that it has multiple dormers creating a 1½-story house, a Palladian style dormer window, two bay windows, brick walls with a belt course and foundations, window sills and lintels of rock faced stone.

The original red brick exterior and stone foundation, sills and lintels were painted white at some unknown date. (see historic photo at right)

The roof has deep overhanging flared eaves with gable-end returns and dark colored slate shingles that replaced the heavy wood shingles damaged by a hail storm after 1963. The undersides of the eaves are faced in bead board with wood fascia. The front of the roof is hipped with a very large gable-roof dormer containing a large Palladian window- it is one of the most distinctive features of this house. The larger center arched window on the



Hopkins House- unknown date

dormer has narrow rectangular 10-lite windows on either side separated by pilasters that are also in place on the outside edges of the windows. There is a decorative keystone in the center of the arch. A diamond shaped attic vent with louvers sits at the top of the gable face. Brick frames the side of the dormer windows while square wood shingles are in place on the sides and in the gable face. The bottom row of the gable face shingles are finished in a saw-tooth pattern. On the east and west sides of the roof are smaller hipped roof dormers faced with square shingles and rectangular double hung 1/1 wood sash windows. Exterior brick chimneys also stand on both the east and west walls.

There is a full width one-story front porch on the north facade. It has a hipped roof supported by Tuscan wood columns, a wooden balustrade with square balusters in groups of six between these columns and a painted wood floor. The porch ceiling is bead board. The historic photo shows the porch steps on the west side of the north façade, which led directly to the front door. At an unknown date the steps were moved to the east end of the porch. The front door is paneled wood with glass in the top. East of the front door is a double hung wood sash 1/1 window. On the east and west sides of the house are canted bay windows with low hipped roofs and three 1/1 double hung wood sash windows. The center window in the west bay has pilasters on each side and a molded lintel. The other first floor windows, as well as all of the basement windows, have segmental arches with brick lintels.

The historic photo shows the small east entry porch with a door that leads into the dining room. This porch had a wooden balustrade and wooden steps. Today there is a non-original side porch without

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Historic Images- Hopkins House, circa 1920-1934
Images courtesy of Jack Kadlecek



North façade (left) and east side (above) of the Hopkins House.

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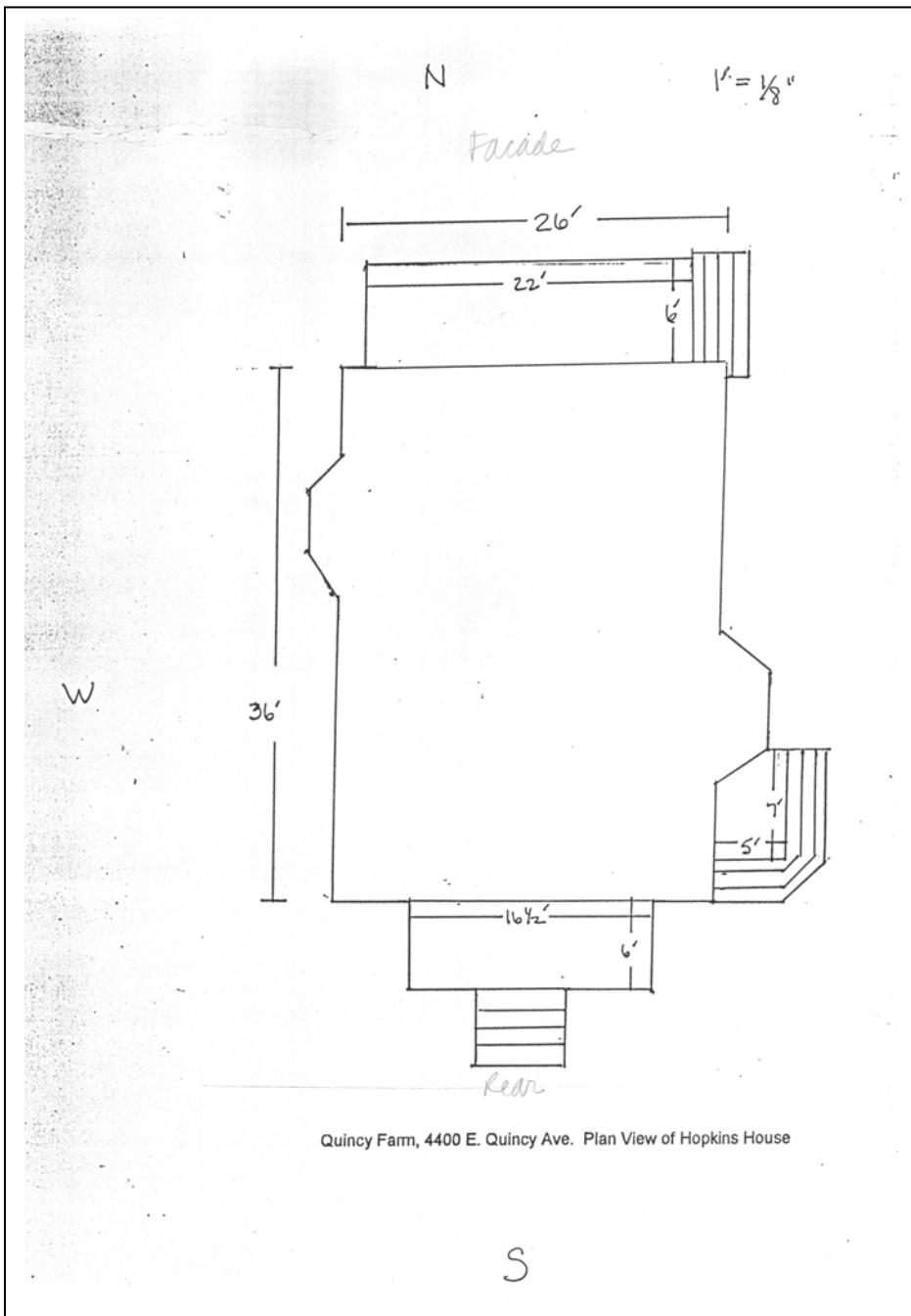
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a balustrade that was rebuilt ca. 1965. Angled wooden steps provide access to the side door that is sheltered by a small shed roof entry hood.

Hopkins House footprint



The hipped roof becomes a gabled roof at the rear of the house, consisting of square cut wood shingles on the gable face and gable returns. In the peak of the gable is a diamond shaped louver. A wooden back porch with a stone foundation and concrete floor runs across the south (rear) side. It has a flat roof and a central entry door with a divided light transom. There are multi-pane windows in the upper sections on all three sides of the porch and wood bead board panels on the lower sections and ceiling. The flat roof supports a balcony, accessed by a door in the gable face. An architrave surround shelters a 1/1 double hung window to the west and the balcony door to the east. It is unclear if this door is original or a window converted to a door. The trim surrounding the door and window matches the rest of the house. Non-original railing made up of wooden boards forming large X's makes up the balcony's balustrade. Basement steps and a door into the kitchen are accessed from inside the porch. The wooden steps on the rear and side porches were rebuilt in 2001.

Interior

The interior of the Hopkins

House retains its original layout of rooms with the exception of two large sliding doors that would have divided the parlor and the dining room. These were removed at an unknown date to open up the space into one large room. These doors are stored in the basement. Throughout the house the excellent examples of period finishes include the original hardwood floors throughout, trim work, paneled doors,

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fireplace, light switches with mother-of-pearl push buttons and brass plates, a built in hutch with drawers and glass front and elaborate wall registers for the original gravity coal furnace. The first floor still has its original 9-1/2' ceilings with picture rail around the perimeter of every room. The stairway retains its original unpainted treads and newel posts. The balusters and risers are painted. The large kitchen features a walk in pantry fitted with the original zinc counter tops, drawers, open shelves, cupboards and two flour bins all with original hardware. The interior possesses more extravagant finishes than are usually found in farmhouses of this period.

A steam boiler dated 1936 replaced the original gravity furnace and radiators were installed throughout the house. This boiler was the source of heat for the house until 2006 when it was replaced with a more efficient model. The radiators are still in use with the new boiler. Much of the home's electricity is still carried by the original knob and tube wiring visible all throughout the basement. The far north basement room had a dirt floor and was called the "Delco Plant" because of the batteries used to generate electricity.

#2- Blackmer/Honnen/Anderson House (Contributing)

The Blackmer/Honnen/Anderson house was built in 1934 for Myron K. Blackmer near the end of the driveway on the west side of a circular drive. It is a two-story Colonial Revival style house with an irregular plan and a hipped main roof section with cross gables and gabled dormers. The roof is covered in non-original slate shingles installed some time after 1963. The exterior is clad in horizontal wood siding. The east façade has a front entrance set below the grade of the drive, entered by sandstone steps and walkway to the front door that is sheltered by a small shed roof. To the right (north) of the front door is a bay window added in 1968 and designed by Denver architect Charles Sink. Also to the north of the front entry are a large brick terrace and a grape arbor. A large brick chimney for the living room fireplace stands to the south of the front door and is covered in thick stalks of old euonymus. Windows on the east façade are 6/1 wood sash.

A large one-story sun room with a shed roof and multi-pane windows covers the south elevation. It was originally an open terrace that was enclosed at some unknown date. The west (rear) side has a 1965 one story shed roof addition and large windows with vertical panes; this was also designed by Charles Sink. On the north end of the house is a one-story addition for Myron's mother known as Mother Blackmer's room. This late 1930s addition replaced an original sleeping porch. A hipped roof transitions off of the main house hipped roof along with a cross gable projecting to the east. An exterior door on the south opens onto the brick patio.

Of interest was an elaborate phone system that Myron Blackmer installed, connecting to all of the farm buildings.

The Blackmer/Honnen/Anderson House has very expansive landscaping to the south and west. From the driveway there is an opening between large flower beds that leads onto the large south and west rear lawns edged by a split rail fence between the lawn and the pastures to the west. The south end of the lawn has a screen of trees and bushes. Discovered along with the 1934 house plans was a very elaborate landscaping plan (undated) designed by Iris Ashwell of Upton Gardens. This extensive design covered a very large area of land around the Blackmer/Honnen/Anderson House, but was never constructed as planned.

#3- Garage (Non Contributing)

A ca. 1953 side-gabled wood frame garage with horizontal wood siding sits in the center of the circular driveway east of the house. This one-story building is surrounded by grass, shrubs and trees. On the

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south end is a small six-lite window. The west elevation has two overhead garage doors facing the front of the house.

Agricultural Buildings

The barnyard on the east side of the canal is reached by a path from the main drive and a wooden bridge across the canal. The entrance to the barnyard is through a gate where there is a chicken coop and yard with a large barn on the south side, a horse stall and the baby (small) barn to the east and a house with an equipment shed across the north side. All the buildings have green wood shingle roofs and white horizontal drop siding. These buildings were designed by architect Roland L. Linder with the current owner in possession of plans dated September 21, 1934, with the exception of the Horse Stalls.

#4- Farm House (former Horse Stables) (Non Contributing)

The present day 1½-story house was originally a horse stable with four stalls and wood plank floors over concrete. The shed roof extensions on the north and south sides at the east end of the stable contained grain rooms. Though these appear as additions, they show up on the original plans. Also shown on the plans was a two car garage with a pair of bifold doors and gravel floor connected to the west end of the horse stable. Attached to the west end of the garage was an open machine shed with gravel floor and an enclosed tool room with a concrete floor. After Ed Honnen purchased the farm in 1951, he converted the horse stable into a 1½-story house. The hay loft doors on the east side and the two entrance doors were closed up. Gabled dormers were added to both the south and north elevations. The attached garage became a one story study. The entrance door to the house is on the south façade with a small shed roof hood to shelter the door. There are double hung 1/1 windows on each side of the entrance. The former shed roof grain room on the south was converted into a second entry. The former garage doors were replaced by a large five-lite window with vertical panes. At the west end of the house the machine shed is now a tractor barn and the attached former tool room a welding shop. The north (rear) of the house has a gabled roof dormer and two slider windows. The former north grain room now houses the furnace, water heater and a bathroom. Between the north wall and East Quincy Avenue is a yard with wild grasses, mature trees and shrubs. A lawn, flower beds, mature trees, lilac bushes and shrubs make up the front yard. A two rail fence encloses the yard on the east, south and west sides.

#5- Big Barn (Contributing)

The large Craftsman style 1934 barn sits on the south side of the barnyard. The 1½ story building has a front gabled roof with wide overhanging eaves and exposed rafters with large knee braces. The barn rests upon a concrete foundation and has concrete flooring. A rectangular wood double hung 6/6 wood sash window is centrally placed on the gable face. Centered on the roof ridge is a small gabled cupola with louvered openings. The north (front) and south (rear) sides of the barn have pairs of centered bifold barn doors with six-pane windows in the upper portions. Above the north door opening is a sign with the name "Quincy Farm." Windows on the main level of the north side include a set of paired 6/6 windows to the west and a 6/6 single window to the east. The west side contains an entry door with architrave surround. This door leads to what is now the tack room, but originally was an apartment for some of the farm help. Immediately to the south of the door is one 6/6 window and four smaller square windows. The east side has one 6/6 window (where the feed room is located) and 3 smaller square windows. There is no 4th window as seen on the west side due to loft stairs. On the south side is one smaller square window, east of the barn doors. All of the windows have architrave surrounds.

#6- Baby Barn (Contributing)

East of the Farm House the 1½-story unaltered baby barn was originally a four stall cow barn with hay

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loft and feed bin when constructed in 1934. The Baby Barn is covered by a very steeply pitched front gable roof and has four 2/2 windows on both the west and east sides. The shed roof extension in the northwest corner contained a milk house and is accessed by a wood door with 3 light window and concrete stoop. The south façade consists of wood double doors, a 6-lite window and hayloft doors in the gable face. A round louvered vent at the peak of the gable, hayloft doors with two small windows and three six-lite windows make up the north (rear) side. The building sits atop a concrete foundation.

#7- Horse Stalls (Contributing)

South of the Baby Barn is a linear building originally built in 1934 as a machine shed that has been converted into four horse stalls. The building has a shallow side gabled roof flanked by small front gabled enclosed rooms on each end, which were originally tool rooms with concrete floors. The north end room has a west facing door with a four-lite window and a slider window on the north side. The south end room has a similar door and a four-lite window on the west side and two slider windows on the south side. Across the west front is a projecting shed roof porch supported by square wood posts. Standing out in front of the porch supports are log poles with metal mesh fencing material over the bottom half to keep the horses in. Under the porch are Dutch doors to each of the stalls, which are faced with battens. On the east (rear) side at the north end a mid-1960s open gable roof addition used as a horse shelter.

#9- Irrigation Pond (Contributing)

Established at the southern end of the property, the elongated oval irrigation pond stands adjacent to the Pump House (described below). The pond is also surrounded by trees and shrubs with water coming in from the Highline Canal via a head gate. Water can also be funneled into the pond from an adjacent well. The water is stored in the pond and distributed to the fields through a system of lateral ditches, underground pipes and diversion structures. While the pond continues to serve its original purpose of watering the fields on the property, it also provides all of the water for the lawns and gardens on the west side of the canal as well as providing water to the barnyard. The lawn and garden irrigation and the barnyard water supply system were put in place by Mr. Blackmer in the 1930s.

#10- Pump House (Contributing)

At the northern end of the Irrigation Pond is a small Pump House. The Pump House is rectangular in plan with a cross gabled roof. A four panel wood door sits under the front gable portion, giving the appearance of a small porch at the entry. The building is surrounded by trees and shrubs, making it difficult to see.

#11- Chicken Coop (Contributing)

The chicken coop is a small building sitting at the southwest corner of the barnyard just west of the big barn. A small rectangular, wood frame building with a side gabled roof, it is approximately six feet tall at the gable peaks, five feet deep across the ends and twelve to fifteen feet across. The building is divided in half on the interior and each half has two windows with three vertical panes on the north facade and south side. At each end (east and west) are small doors into the two spaces of the interior. The front has two small openings, providing access for the chickens to the two wire fenced chicken runs in front of the building; the fenced runs are each approximately ten feet square. The top of each run is also fenced to keep the raccoons from accessing the yard or chicken house. Just west of the chicken runs is another fenced area approximately ten by twenty feet that is open at the top.

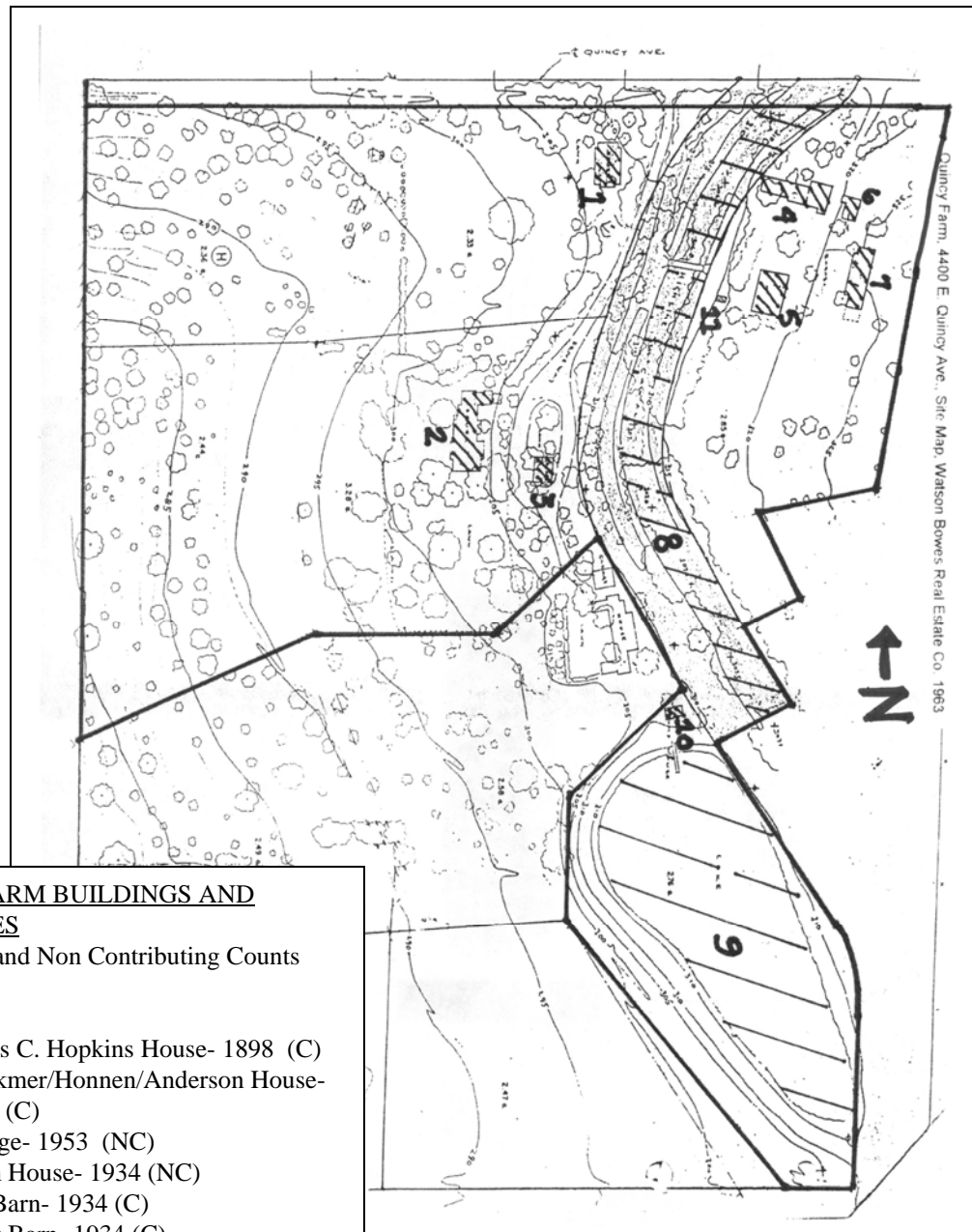
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Site Plan



HOPKINS FARM BUILDINGS AND STRUCTURES

Contributing and Non Contributing Counts

1. James C. Hopkins House- 1898 (C)
2. Blackmer/Honnen/Anderson House- 1934 (C)
3. Garage- 1953 (NC)
4. Farm House- 1934 (NC)
5. Big Barn- 1934 (C)
6. Baby Barn- 1934 (C)
7. Horse Stalls- 1934 (C)
8. Highline Canal- 1883 (C)
9. Irrigation Pond- Late 19th Century (C)
10. Pump House- 1934 (C)
11. Chicken Coop- 1934 (C)

**National Register of Historic Places
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Arapahoe County/ ColoradoSection number 8 Page 9**SIGNIFICANCE**

The 1898 Hopkins House is eligible for the National Register of Historic Places under Criterion C in the area of Architecture as an excellent example of the high style variant subtype of the Classic Cottage style in Englewood and Arapahoe County. The one-and-a-half story rectangular plan house exhibits the various elements that define the Classic Cottage style and elevates this style with various design embellishments, most particularly exhibited by its multiple dormers that convert the standard single-story residence to a story-and-a-half residence. The Hopkins House further exemplifies the *High Style* Classic Cottage by its façade and side dormers, classical pilasters framing the dormer window, Palladian style window on the façade dormer, Tuscan porch columns, decorative sawtooth trim at the base of the gable face, and bay windows on the east and west elevations. The period of significance for the Hopkins House is the year of construction- 1898.

The Quincy Farm is also eligible under Criterion C in the area of Architecture as a rare extant example of a 1930s agricultural complex that has all but disappeared from urban Arapahoe County. The architect-designed collection of farm buildings includes a large barn, small barn, horse stables, and chicken coop. The Highline Canal, which runs through the property, supplied the large irrigation pond and pump house at the south end of the farm, allowing for abundant fields of alfalfa and hay to feed the cows of the dairy operation. The period of significance for the agricultural buildings is the year of construction, 1934.

The Quincy Farm is eligible under Criterion A in the area of Agriculture as a rare Arapahoe County example of the once common late nineteenth/ early twentieth century dairy farm. Though the farm was one of many dairy operations along East Quincy Avenue, it is now possibly the last remaining one able to convey this early farming history of the area. Pasture land of alfalfa and hay to the west of the buildings remains intact and also helps to convey the early agricultural roots of this once rural farm. The period of significance for Agriculture begins in 1934 with the construction of the agricultural buildings and Blackmer House and ends in 1951 with the sale of the farm by Blackmer to a syndicate, ending active farming for a period of time.

Still in use today as a residence and horse farm, the farm has held onto its buildings, landscaping, irrigation system and a portion of the pasture land, thereby retaining integrity of location, design, setting, materials, workmanship, feeling and association.

Architecture**The High Style Classic Cottage**

(The following material comes from an article by Holly Wilson in the June 2004 issue of Camera & Clipboard-Historical & Architectural Survey Newsletter published by the Office of Archaeology and Historic Preservation, Colorado Historical Society. It is a summary of information on the High Style Classic Cottage found in the Flesher House State Register nomination.)

Though an architect has not been identified as being responsible for the design of the Hopkins House, it is clear that he decided on the then-popular, simpler and less costly design of what has become known in Colorado as the Classic Cottage style. Plans for this and other fashionable designs of the day could be obtained in pattern books or magazines, making them a familiar sight in historic neighborhoods across the country.

Popular in the 1890s through the 1920s, the Classic Cottage style is a one-story residential building in a rectangular plan featuring an elongated hipped roof with a single central dormer on its façade. Other

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standard features include a prominent partial or full width front porch, balustraded railings, dentilled cornices, and bay windows protruding from one wall. Tuscan columns are the most common porch support, but pillars of brick, stone and ornamental concrete block are also found. Most of the early Classic Cottages have red brick walls with a beltcourse. By 1900, lighter shades of brick with contrasting brick quoining became prevalent. The earlier versions had foundations, window sills and lintels of rock-faced stone. Later ornamental concrete block mimicked the stone.

A subtype developed which depicts the various elements that define the Classic Cottage but elevates the style with several design embellishments. The first sign that might classify a Classic Cottage as high style is the presence of multiple dormers that convert the standard single-story residence to a story-and-a-half. More common to the basic Classic Cottage is a hipped-roof front dormer with a single window opening. In this subtype the front dormer is more often gabled and frequently contains a triple window. Other stylistic embellishments found in this subtype are a pediment over the entry stairs, a Palladian window pattern in the front and side dormer windows, and a full-width front porch with a shed roof and dentil molding at the cornice. Many feature either bay or bow windows on more than one elevation.



This High Style Classic Cottage in Denver exhibits facade and side dormers, Palladian-style dormer windows, multiple bay windows and a pediment over the entry stairs.

A search of the Colorado Office of Archaeology and Historic Preservation database shows 27 recorded Classic Cottages in Arapahoe County with all but one determined not eligible for National Register listing. Though there is the possibility of unrecorded examples of Classic Cottages in Englewood and Arapahoe County, based on staff knowledge of the area, the Hopkins House can be considered one of the best known examples of the high style variant.

Historical Background

In the late 1800s, much of the undeveloped rural area south of Denver where the Hopkins/ Quincy Farm is located was owned by the United States government. In 1850 President Millard Fillmore signed the first Railroad Land-Grant Act, allowing the government to grant odd numbered sections of land to the states to sell to settlers and raise money for the construction of railroads. On May 10, 1863, the Transcontinental Railroad Act gave the Union Pacific Railroad the contract to build the railroad line west from Omaha. These sections of land were eventually sold to settlers who lived on and farmed the land.

For the many people who came to Colorado following the discovery of gold in 1859, mining would not provide a financially stable source of income. However, it did not take long for some to realize that there were other ways to make money and survive in Colorado. One of those ways was to provide the mining camps with food and supplies. Farms quickly sprang up on the land surrounding Denver,

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including cattle, dairy, and sheep farms, as well as vegetable gardens and orchards. Transporting these much-needed goods to mountain communities, where a short growing season and transient workers did not particularly lend itself to reliable agricultural endeavors, became much easier with the ever expanding railroad lines. Though men did not make their fortunes in the mines, they earned enough money supplying the camps to make a decent living and support their families.

The 1880 United States Census for Cook County, Illinois, shows the 28 year old James (b. 1851) and 25 year old John living with their mother, Agnes Hopkins, and working as machinists. Their father was deceased and it also noted that the family had emigrated from Scotland. The Illinois Statewide Marriage Index, 1763-1900 notes that James C. Hopkins married Grace M. Todd in Kane County on June 30, 1886. The same 1880 census shows Grace Todd's family living in Kane County, Illinois. Their family had also immigrated to the United States from Scotland. The 1900 United States Census has James (age 48) and Grace Hopkins (age 48) living in Arapahoe County, Colorado, with their son, Robert H. (b. 1887 in Illinois) age 12, as well as 2 boarders. James' occupation was listed as a farmer.

The chain of title for the Hopkins Farm begins on May 10, 1883, when the United States Land Patent for the northwest $\frac{1}{4}$ of section 7 was transferred to the Union Pacific Railway Company. Sometime in 1883 or early 1884 this land was transferred from the Union Pacific Railway Company to the Platte Land Company. On January 6, 1884, the Platte Land Company sold this same parcel of 160 acres to Richard Beeson for \$829. Richard and his wife Leannah owned the land from 1884 to December 26, 1888, when they sold it to Marks Amter & Julius Gottberg. In April 1897 ownership in section 7 was transferred to the National Bank of Commerce for \$6,000.

In March 1898 the parcel in section 7 was sold to John Guthrie Hopkins and his brother, James C. Hopkins. They also owned land in other sections. John Guthrie lived in Graham County, Territory of Arizona and later Albemarle County, Virginia, brother James C. lived in Arapahoe County, Colorado. James C. and his wife Grace built the brick farm house, the oldest building on the nominated property, in 1898. A notarized statement dated December 1898 indicates that a domestic artesian well was put into service December 1, 1898, which was for the new house. The earlier agricultural buildings on the farm are no longer present.

The 1910 United States Census records James (age 58) and Grace Hopkins (age 58) as still living in Arapahoe County, Colorado, with their son, Robert (age 22). James continued to farm with Robert's occupation listed as "farm laborer." The 1920 United States Census also shows the Hopkins residing in Arapahoe County, Colorado, and working as farmers, but without their son, Robert. The same census indicates that Robert H. Hopkins, along with his wife and son, were living in Kane County, Illinois. By the 1930 Census, James and Grace Hopkins were no longer living in Arapahoe County, Colorado.

James C. Hopkins sold his property to Joseph Anton Kadlecek and his wife Vilma in 1920. While it is known that the Hopkins Family had cattle and orchards on their dairy farm, unfortunately no agricultural buildings from that era remain. Due to a farm accident to Joseph, and his father, also Joseph, he sold the property in 1922 to Myron K. Blackmer to raise money for medical care. Myron let the family stay on the property to continue farming until 1933. By then, the Kadlecek family had grown to seven children and they moved from the Hopkins House to another dairy farm further west on East Quincy Avenue.

Though involved in many other activities, the existing farm must have been lucrative enough for Blackmer, the third owner, to initiate the construction of numerous farm buildings. He continued the dairy operations as evidenced by his construction of two barns; the Baby Barn contains a milking room while the Big Barn has a concrete floor and multiple square windows on either side, both indicating

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dairy operations.

The current Quincy Farm is a 17.556 acre parcel that was part of a larger 275 acre parcel of farm land once known as the Blackmer Estate, owned by Myron K. Blackmer from the 1922 to 1951. Myron was the son of wealthy Denver oilman, Henry Myron Blackmer. Ownership of the estate was often mistakenly attributed to Henry in the newspapers of the time, however the Clerk and Recorder's Office in Arapahoe County recorded the land was transferred to Myron K. Blackmer in September 1922.

Myron Kerr Blackmer, one of two children, was born on February 8, 1893, in Colorado Springs, Colorado, to Henry Myron and Helen Kerr Blackmer. He attended Yale University and upon graduation in 1914, served as a captain in France and Germany in the Army Corps of Engineers. After the war, Myron married Eleanor Anderson in Colorado Springs in 1920 and had three children- two sons, Boswell A. and Henry M. II and a daughter, Sallie Webster. The family then moved to Denver where Myron worked in an executive capacity with his father's company, the Midwest Refining Company, from 1920 until he retired in 1928.

Myron Blackmer purchased the property with the 1898 Hopkins House in 1922, but continued to live at 1212 Grant Street in Denver until 1927 when he moved into his father's former house at 975 East 7th Avenue. Blackmer rented the Hopkins House to the former owner, Joseph Anton Kadlecek. Kadlecek, along with his wife and seven children, continued to farm the property until 1933. At that time, Blackmer hired architect Roland L. Linder to design a large house for his family at the farm. Plans for the house are dated April 1934 and the family moved in that same year. The buildings in the barnyard were also constructed the same year from plans by Linder dated September 21, 1934.

Roland L. Linder, a well known Denver architect, was born in Nebraska in 1893, went to high school in Sterling, Colorado, and college at the University of Colorado. He also attended the University of Michigan and spent five years working in the Denver Atelier. After serving in World War I, he returned to Denver and received his architectural license in 1921. He served as the architectural supervisor for the construction of the new City and County Building. He worked for architect Eugene G. Groves for a while before establishing his own firm. Among his works are the Fort Collins Library, 1938; Museum of Natural History wings (Denver), 1948; Marr Wholesale Grocery building in the Denargo Market area (Denver), 1939; the consulting architect for the Denver Coliseum at the Stock Yards, 1950; and reconstruction of the Denver Athletic Club after a fire in 1953. He served as president of the Colorado AIA from 1938 to 1940.

Between ca. 1922 and 1951, Blackmer purchased many more parcels of land in this area that eventually totaled 275 acres. On August 27, 1951, Blackmer sold all the land to an investment syndicate of eleven well-known Denver business men. They included Ed H. Honnen, Arthur G. Rydstrom, Nicholas Petry, Arthur E. Johnson, Will F. Nicholson, Charles Boettcher II, J. Churchill Owen, Mrs. Henry Blackmer, Aksel Nielson and through Nielson, Dwight D. Eisenhower. When Eisenhower was elected president he transferred his portion of the ownership to his son Major John Eisenhower (*Cervi's Journal*, March 30, 1960, p. 1). After the sale of this land, Blackmer and his wife moved into the Brown Palace Hotel in Denver. After a long illness, he died on July 15, 1955, at St. Luke's Hospital in Denver.

When Blackmer sold the property in 1951, Ed H. Honnen bought a 28 acre portion of the property containing the Hopkins House and all the Blackmer buildings; he named it Quincy Farm. Honnen owned a prominent construction business and was one of the investment syndicate members. He made a few changes that included converting the horse stable into a small house and the large Blackmer

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garage, southeast of the main house, into a rental house. The water rights to the Highline Canal included in the sale were 22 acres water from the canal and 28 acre storage water in the Antero Reservoir that provided for the delivery of 14.66 feet of water each year to the property at the head of the canal.

Meanwhile the rest of the Blackmer property remained in the hands of the investment syndicate until 1960. In the 1950s, there was speculation that the Denver Country Club was looking for land to construct another 18-hole golf course. There was interest in acquiring a large rural tract such as the Blackmer property or the Grant Farm west of Denver to build another golf course surrounded by large homes. Many of the syndicate members were also members of the Denver Country Club.

By 1960, when the Denver Country Club did not buy the Blackmer property, the syndicate sold all of the former Blackmer Estate, except Honnen's 28 acres, to the Gordon Investment Company. There was speculation that the property would be developed into a luxury resort surrounded by large residential parcels, but those plans never came to fruition. Instead the land became the property of Kent School for Girls in 1963 who later sold some of the land to Denver Country Day School. In 1974 the two schools merged to become Kent-Denver Country Day School.

Ed Honnen and his wife Margaret lived on the property from 1951 to 1964. In December 1964, Keith and Catherine Anderson purchased the farm from the Honnens. Mr. Anderson died in 2005 and Mrs. Anderson continues to live on Quincy Farm. She is donating a conservation easement for the farm to preserve the rural character of her parcel of land and prevent development.

Dairy farms once existed all along the western Front Range, supplying not only the busy mining communities but also many of the larger cities such as Golden, Denver, Aurora, Littleton, and Boulder. Most of these dairy complexes are long gone, having been removed as suburban expansion took over in the mid-twentieth century. Agriculture and the tangible resources that link us to our agrarian roots are being lost at a rapid rate in the twenty first century. As noted in the National Register nomination for the Delaney Barn, a round barn in Aurora (Arapahoe County), "Every attempt to preserve, protect, or call attention to these special vernacular buildings is a tribute to our agricultural heritage." As one of the last remaining intact dairy farms in Arapahoe County, the Hopkins/ Quincy Farm stands out as a property worth preserving, connecting us to an earlier time in Colorado's history.

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Charles Bonniwell and David Fridtjof Halaas. *The History of the Denver Country Club (1887-2006)*. Denver, CO: L & M Press Works, 2006, pp. 256-257.

Leroy Hafen, *Colorado and Its People*. NY: Lewis History Publishing Company, Inc, 1948, pp. 55-56.

Stephen J. Leonard and Thomas J. Noel. *Denver Mining Camp to Metropolis*. Niwot, CO: University of Colorado Press, 1990, p. 159.

Thomas J. Noel. *Denver Rocky Mountain Gold*. Denver, CO: Continental Heritage Press, 1980, p. 80.

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Sarah J. Pearce and Merrill A. Wilson. *A Guide to Colorado Architecture*. Denver, CO: Colorado Historical Society, 1983, p. 38.

The World Book Encyclopedia. Chicago, IL: Field Enterprises Education Corporation; 1963; Vol. 17, p. 60; Vol. 15, pp. 111-112.

Denver City Directory. 1920-1935.

Government Documents

Arapahoe County Building Department

Arapahoe County Clerk and Recorder Office

Denver Federal Center – U.S. Census Records: Illinois Statewide Marriage Index and United States Census

Denver Public Library, Western History Department: Willits Farm Map – 1899

Tract Books of the Denver Land Office at the National Archives Rocky Mountain Region; Records of the Bureau Land Management.

Newspaper Clippings (Clipping File Denver Public Library, Western History Department)

The Denver Post, "Blackmer Estate Sold for Homes Project." May 17, 1951.

The Denver Post, "Denver Country Day Buys Part of Blackmer Estate from Kent School for Girls" January 30, 1964, p. 32.

Rocky Mountain News. "Myron Blackmer Resigns From Midwest Refining Company" March 1, 1928.

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Rocky Mountain News. "Henry Blackmer Dies in Switzerland," May 25, 1962, p. 10.

Rocky Mountain News. "Harry Blackmer Leaves Estate of \$5 Million," June 12 1962, p. 54.

Cervi's Journal. "Dwight D. Eisenhower's Investment in Blackmer Property Pays Off." March 30, 1960, p. 1.

Cervi's Journal. "Kent School for Girls to Buy Estate." December, 12, 1962, p. 1.

Owner's Documents

Deed of Sale - 1964

Property Title – 1964

Property Appraisal – 1964

Blueprints for Mr. and Mrs. Myron K. Blackmer main house at 4400 Quincy Ave. by Roland L Linder, 1934.

Blueprints for farm buildings at 4400 E. Quincy Ave. by Roland L Linder, Sept. 1934 and 1936.

Blueprints for Mr. and Mrs. Keith Anderson for additions to main house by Charles Sink, 1968.

Landscape plan for 4400 E. Quincy by Iris Ashwell of Upton Gardens (undated and not constructed).

Landscape plan for Myron K. Blackmer house 975 E. 7th Ave. by Saco Rienk DeBoer, March 1928.

Quincy Farm Boundary (Survey) Map, Drexel, Barrel & Co., Engineers – Surveyors, August 12, 1988.

Interviews

Mrs. Keith Anderson, interviewed several times during the summer 2006 at Hopkins/ Quincy Farm, 4400 E. Quincy Ave. Interviewed by Jeri Neff.

Mrs. Atwill Gilman, interviewed several times during the summer 2006 at Hopkins Farm/ Quincy Farm, 4400 E. Quincy Ave. Interviewed by Jeri Neff.

Kadlecek Family – Three children of former owner and tenant Joseph Anton and Vilma Kadlecek: (Jack Kadlecek; Ruth Kadlecek Parks and daughter, Janet Parks Taylor; Suzy Ellis who is daughter of deceased sister Maryanne Kadlecek and Joan Kadlecek Lippitt. Interviewed during visit to Hopkins/ Quincy Farm on November 11, 2006. Interviewed by Jeri Neff, Barbara Norgren, Mrs. Atwell Gilman and Mrs. Keith Anderson.

Other Sources

www.co.arapahoe.co.us/About/History/History03.pdf Website accessed on 1/18/2007- history of Arapahoe County, Colorado.

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Ramona and Lewis Hutchinson. *Delaney Barn National Register nomination form*. On file at the Office of Archaeology and Historic Preservation, Denver, CO, January 1988.

Sarah McCarthy. *Flesher House State Register nomination form*. On file at the Office of Archaeology and Historic Preservation, Denver, CO, January 2004.

Holly Wilson. "New Architecture Styles/Types Added to Lexicon: High Style Classic Cottage." *The Camera & Clipboard*, June 2004, Number 5, p. 4.

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GEOGRAPHICAL DATA

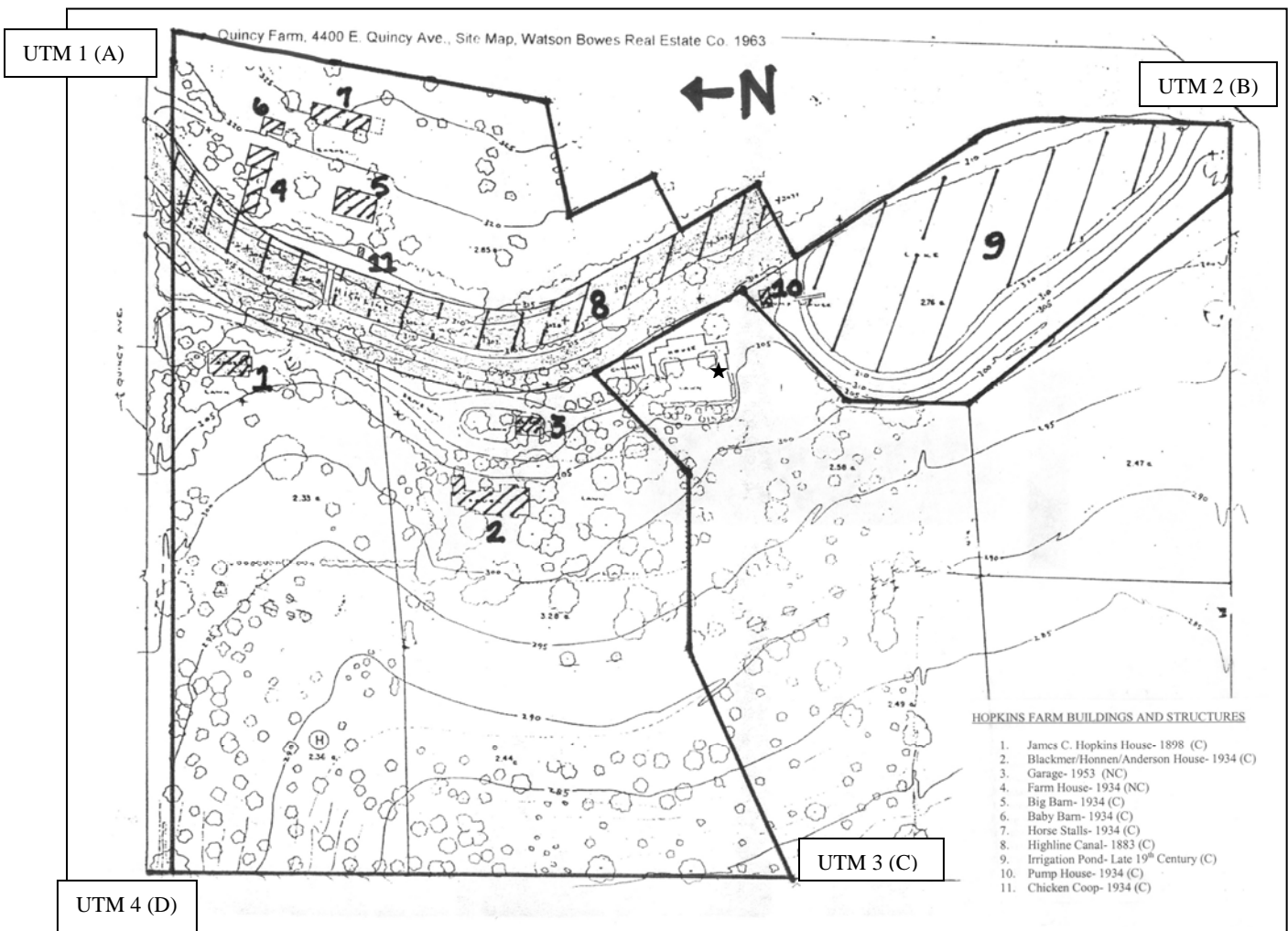
VERBAL BOUNDARY DESCRIPTION

The nominated boundary consists of the land and buildings in parcels 2075-07-2-00-015 and 2075-07-2-00-013, City of Englewood, Arapahoe County, Colorado. The approximate boundary of these two parcels is indicated by the solid black line in the map below.

BOUNDARY JUSTIFICATION

The boundaries were drawn to encompass the parcels of land containing the concentration of historic buildings and structures that make up the core of the Hopkins Farm/ Quincy Farm property. The large garage built by Myron K. Blackmer and converted into a rental house by Ed Honnen was sold by Mrs. Keith Anderson on August 23, 1965, along with approximately 9.5 acres of land (indicated by a star on the map below). This building and associated parcel is being excluded as subsequent significant alterations to the garage/house have caused it to lose integrity.

Boundary Map



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PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-24 except as noted:

Name of Property: Hopkins Farm
 Location: Arapahoe County/ Colorado
 Photographer: Jeri Neff & Barbara Norgren
 Date of Photographs: June 8, 2006
 Negatives: with photographer

<u>Photo No.</u>	<u>Photographic Information</u>
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- | | |
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| 1 | Hopkins House, north façade, camera facing southwest. |
| 2 | Hopkins House, close-up of gabled dormer on north façade with Palladian window. |
| 3 | Hopkins House, north façade and east wall, camera facing southwest. |
| 4 | Hopkins House, north façade and west side, camera facing southeast. |
| 5 | Hopkins House, west side, camera facing east. |
| 6 | Hopkins House, east side, camera facing southwest. |
| 7 | Hopkins House, east side with rear porch, camera facing west. |
| 8 | Hopkins House, south side, camera facing north. |
| 9 | Blackmer/Honnen/Anderson House, overview of house and garage, camera facing north. |
| 10 | Blackmer/Honnen/Anderson House, east façade, camera facing southwest. |
| 11 | Blackmer/Honnen/Anderson House, west and south sides, camera facing northeast. |
| 12 | Highline Canal, wooden bridge and head gate along dry canal, camera facing south. |
| 13 | Road to pasture, camera facing west. |
| 14 | Entrance road, camera facing south. |
| 15 | Barnyard overview, camera facing east. |
| 16 | Farm House, south façade, camera facing north. (Former horse stables) |
| 17 | Baby Barn, north and west sides, camera facing southeast. |
| 18 | Big Barn, east side and north façade, camera facing southwest. |
| 19 | Big Barn, north façade and west wall, camera facing southeast. |
| 20 | Horse Stalls, west side, camera facing east. |
| 21 | Pump House overview, camera facing northwest. |
| 22 | Pump House, south side, camera facing north. |
| 23 | Irrigation Pond overview, camera facing southwest. |
| 24 | Irrigation Pond, camera facing west. |

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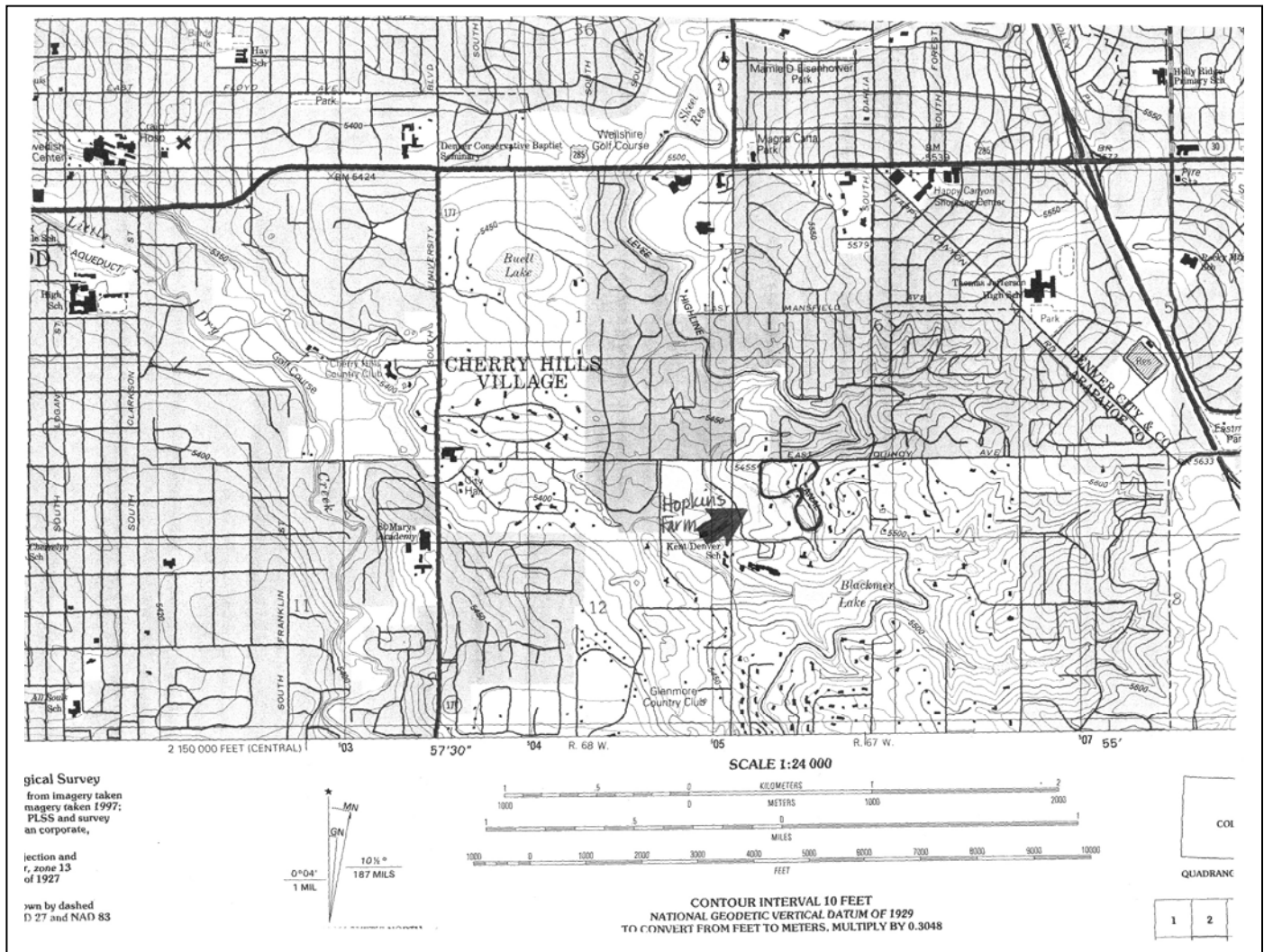
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USGS TOPOGRAPHIC MAP
Englewood Quadrangle, Colorado
7.5 Minute Series

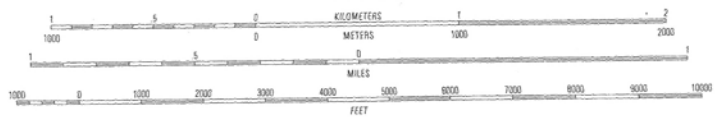
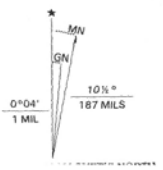
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