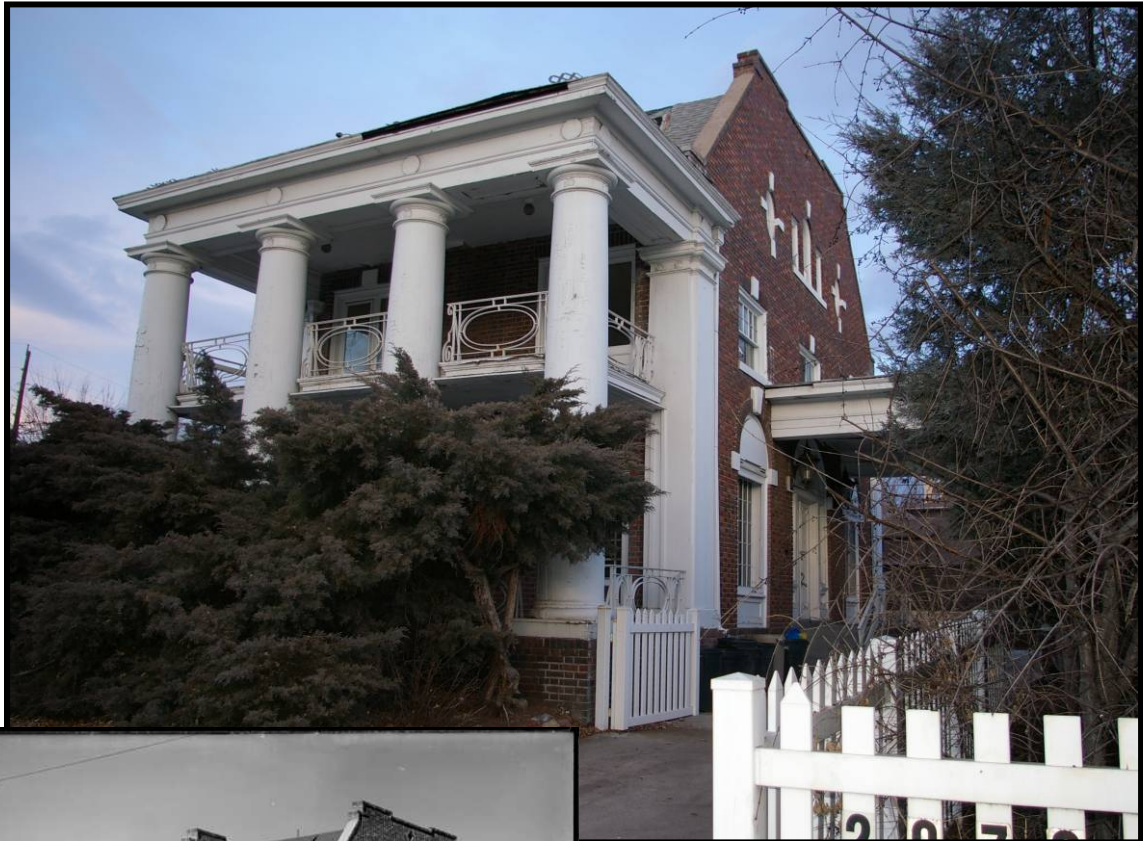


# Margaret Long House

## Denver Landmark Designation Application



Source: Denver Public Library Digital Images Collection, MCC-360,  
Louis Charles McClure, photo c1910

**DENVER LANDMARK PRESERVATION COMMISSION  
APPLICATION FOR LANDMARK DESIGNATION**

Building Identification

1. Address of Building: 2070 Colorado Boulevard
  
2. Legal Description of Property: PARK HILL BLK 32 L 5-10
  
3. Historic Building Name: Margaret Long House  
Current Building Name: Margaret Long House
  
4. Historic Use: Residential  
Present Use: Residential
  
5. Zone District: U-SU-E (From 2010 Denver Zoning code)

Historical Data Summary

6. Year of Construction: c. 1908  
Source of Information: Real Property Record, Grantee-Grantor record
  
7. Architect or Builder: unknown  
Source of Information:
  
8. Original Owner: Margaret Long  
Source of Information: Grantee-Grantor record

Photographs

9. Attach at least two (2) 5x7 or larger photographs (black and white or color) showing the views of the property from the public right-of-way(s) and any important features or details. Polaroid photographs are not adequate. If available, attach copies of historic photographs of the structure.

## Statement of Significance

10. *Explain how the structure meets at least one criteria in at least two of the categories. Please cite specific criteria in the summary.*

1. **History.** To have historical importance, the structure shall be more than 30 years old or have extraordinary importance to the architectural or historical development of Denver, and shall:

*c. Have direct and substantial association with a person or group of persons who had influence on society.*

The home at 2070 Colorado Boulevard was originally owned and constructed by Dr. Margaret Long, a prominent figure in Denver's medical and literary history and the daughter of a Massachusetts Governor. A graduate of Smith College and Johns Hopkins Medical School, Dr. Long moved to Colorado in 1905 to help cure her own Tubercular infection and spent a great deal of her time out-of-doors in her automobile until the infection was arrested. Later she opened a practice in clinical pathology and bacteriology and served on the staff of Denver County Hospital for many years starting in 1909. In 1914 she was a co-founder and the first Medical Director of Sands House Sanatorium, a facility that served poor women and girls with Tuberculosis.

Dr. Long retired from her medical profession in the 1940's and became a tireless explorer. Perhaps as a result of the many vacations she took over the years to help arrest her own tubercular disease, she became a real lover of the West and Western History. She had a passion for the trails of the pioneers, and, accompanied by her younger brother, Pierce, she located many of the old trails and showed their relation to our current highways. She published her findings in a series of award-winning books, which included: *The Shadow of the Arrow* (1941), the *Smoky Hill Trail* (1953), *The Oregon Trail* (1954), *The Santa Fe Trail* (1954), and *Automobile Logs of the Smoky Hill* (1943).

Dr. Long was awarded the Colorado State Historical Society's first citation for distinguished historical service to the State of Colorado for her outstanding research and scholarly writing on *The Enchanted Desert* (1942), and edited volumes of family papers. Her edition of her father's journal, published in 1956, is still today an important resource on the Navy's involvement in the Spanish-American War.

Although Dr. Long referred to herself as "not a joiner" in her two page autobiography, she was a member of Massachusetts State Historical Society, State Historical Society of Colorado, and American Pioneer Trails Association.

2. **Architecture.** To have architectural importance, the structure or district shall have design quality and integrity, and shall:

*a. Embody distinguishing characteristics of an architectural style or type;*

The home constructed by Dr. Long represents the Dutch Colonial Style with which she likely became familiar during her childhood in Massachusetts, as the style was most

popular in the Northeast. Though the architect of the house is unknown, Margaret Long, having hailed from Boston, might have already had an affinity for this particular look as she went through the design process. The home also reflects elements of Classical Revival style due to the oversized two-story Doric columns and pilasters dominating the façade.

The key distinguishing Dutch Colonial Revival characteristics present at 2070 Colorado include the steep gambrel roof, full width porches, oval windows in the gable ends, shed dormers projecting from the gambrel roof on the third floor, and details such as the rectangular double-hung windows, with multi-pane upper sashes over single pane lower sashes. Certainly adding to the majestic presence of the house are the many other details present, such as the frieze decorated with circles above each column in the front, the centered front entrance with decorative sidelights containing a keystone and round-arch above each lintel, the light fixtures at the current entrance and the Palladian window with brick keystone between two round windows on the south elevation.

**3. Geography.** To have geographical importance, the structure shall:

*a. Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city.*

The Margaret Long house is located on the east side of Colorado Boulevard in the Park Hill Neighborhood. The home holds a prominent position directly across Colorado Boulevard from the Museum of Nature and Science and City Park, which not only provides the residence with clear views of the Rocky Mountains but also makes the home, with its dramatic façade, an orienting feature of east Denver, recognized by thousands of commuters on Colorado Boulevard as well as those visiting the Museum and City Park.

Architectural Description

11. Concisely describe the structure and its surrounds.

*a. Describe location and setting including physical context and relationship to neighborhood and other historic structures.*

The Margaret Long House is located in the Park Hill Neighborhood, which was platted in 1887 by a German Baron Alloys Gillaume Eugene von Winckler. Before moving to America, the Baron had been a member of the Prussian military and served under Kaiser Wilhelm. Upon his arrival in Colorado he partnered with a fellow military man and Baron, Baron von Richtofen, to buy real estate just east of City Park, a 32-block tract that was bordered by Colorado Boulevard on the west, Dahlia Street on the east, Montview Boulevard on the south, and 26<sup>th</sup> Avenue on the north. Responding to the Spanish-American War, Baron von Winckler allowed land north of 26<sup>th</sup> to be used as a camp for the National Guard. Some 1,400 soldiers in 150 tents stayed there and trained, marched, and even held mock battles. The Colorado forces left in 1898.

In 1900, the Park Hill Syndicate offered the first homes for sale and the neighborhood soon became one of the most popular residential neighborhoods in Denver. All classes of people were drawn to the area. African-Americans were some of the earliest homeowners, as well as families from Italy, England, Germany, and the Netherlands. Between World War I and World War II approximately 600 residences were built. The sizes and styles ranged from small two-bedroom single bath bungalows to larger Craftsman style, Tudor Revival and Colonial Revival homes. Also built were large mansions consisting of several stories, such as the Margaret Long House. The streetcar line, originally owned by Park Railway Company, took "Park Hillers" from their new suburban homes to downtown for 15 cents.

The tolerance and openness that characterized the Park Hill Neighborhood in the beginning years remains today. Park Hill was selected by the American Planning Association in 2008 as one of the 10 "Great Neighborhoods" in America. The neighborhood feel is amplified by the wide streets, oversized lots, beautiful old trees, and a true community spirit.

The Margaret Long House is located in the South Park Hill neighborhood. A large portion of this area is now part of a National Register Historic District that matches the original boundaries created by Baron von Winckler. Within the district are excellent examples of architectural styles that include Queen Anne, Tudor, Arts and Crafts, Colonial Revival, French Eclectic, Mediterranean, Mediterranean Revival, Spanish Renaissance, and more. The period of significance for the National Register District is 1893 - 1954, and the Margaret Long home is among the most prominent of the 1,124 contributing properties in the district.

- b. *Architectural description including mention of major features, uncommon design features, ancillary structures, and important landscape or site features. Also describe interior spaces with extraordinary design features (if any).*

At first glance one might classify this house as Classical Revival due to the oversized two-story Doric Columns and Pilasters dominating the façade. However, after closer scrutiny of the building, numerous elements of Dutch Colonial Revival style indicate this is the prominent overall style. The Dutch Colonial Revival style was popular in residential design in homes built in Colorado between 1900 and 1925, the period when this house was built. In addition, up through the 1930's Dutch Colonial Revival was the most popular style in the Northeast. Though the architect of the house is unknown, Margaret Long, having hailed from Boston, might have already had an affinity for this particular look as she went through the design process. (Photo 1)



Photo 1 – 2070 Colorado Blvd. (2011)

This brick house has a steep gambrel roof, one of the primary character defining features of Dutch Colonial Revival architecture. Such roofs often protect full-width porches underneath, or, as in this house, full width porches with their own roofs. Two sets of French doors lead to the generous, covered porch on the second floor with the original metal decorative railing adding further definition to the space and repeating the oval motif of the architectural style. Because of the size of this porch and its location off of the master bedroom, it could have been used as a sleeping porch. Additional Dutch Colonial Revival elements present in this house are the oval windows in the gable ends, shed dormers projecting from the gambrel roof on the third floor, and details such as the rectangular double-hung windows, with multi-pane upper sashes over single pane lower sashes. Certainly adding to the majestic presence of the house are the many other details present, such as the frieze decorated with circles above each column of the facade, the centered front entrance with decorative sidelights containing a keystone and round-arch above each lintel, the light fixtures at the current entrance and the Palladian window with brick keystone between two round windows on the south elevation. (Photos 2-6)



Photo 2 – 2070 Colorado Blvd. south elevation (2011)



Photo 3 – 2070 Colorado Blvd. window detailing (2012)



Photo 4 – 2070 Colorado Blvd .pilaster & windows (2012)



Photo 5 – 2070 Colorado Blvd. columns & porch (2012)



Photo 6 – 2070 Colorado Blvd. porte cochere (2012)

A carriage house with car port, which appears to be of the same age as the main house, is located just east of the structure and is hidden from the street view. It is constructed of the same red brick, with wood trim to match, but includes much less architectural detail. While Dr. Long most likely did use it to store her automobile, with which she was pictured shortly after the home's completion, the garage was used by a subsequent owner to do auto repairs and a pit was dug in the east bay of the garage to facilitate this work.

2070 Colorado sits on a larger than standard city lot and currently includes an entire vacant lot to the south, which is used as a side yard. Today this portion of the property is enclosed by a white picket fence.

While there are several other Dutch Colonial Revival style homes in Denver, one of the only other locally designated landmarks of this style is the Pearce McAllister Cottage, currently home to the Denver Museum of Miniatures, Dolls & Toys at 1880 Gaylord.

- c. *Describe major alterations to the exterior of the structure and any known plans to alter the exterior.*

The major character defining features, including the Doric Columns, windows, doors and railings are all as they were upon construction. The top-most wooden railing, which once guarded the upper-most deck off the third floor, has been removed. However, the current owners intend to restore the feature.

Additionally, the porte cochere was added subsequently to construction of the house but an exact date is unknown due to a lack of building permits for any of the structures on the property. However, the porte cochere and garage are both shown on the 1929-1930 Sanborn Map, which is shown below.



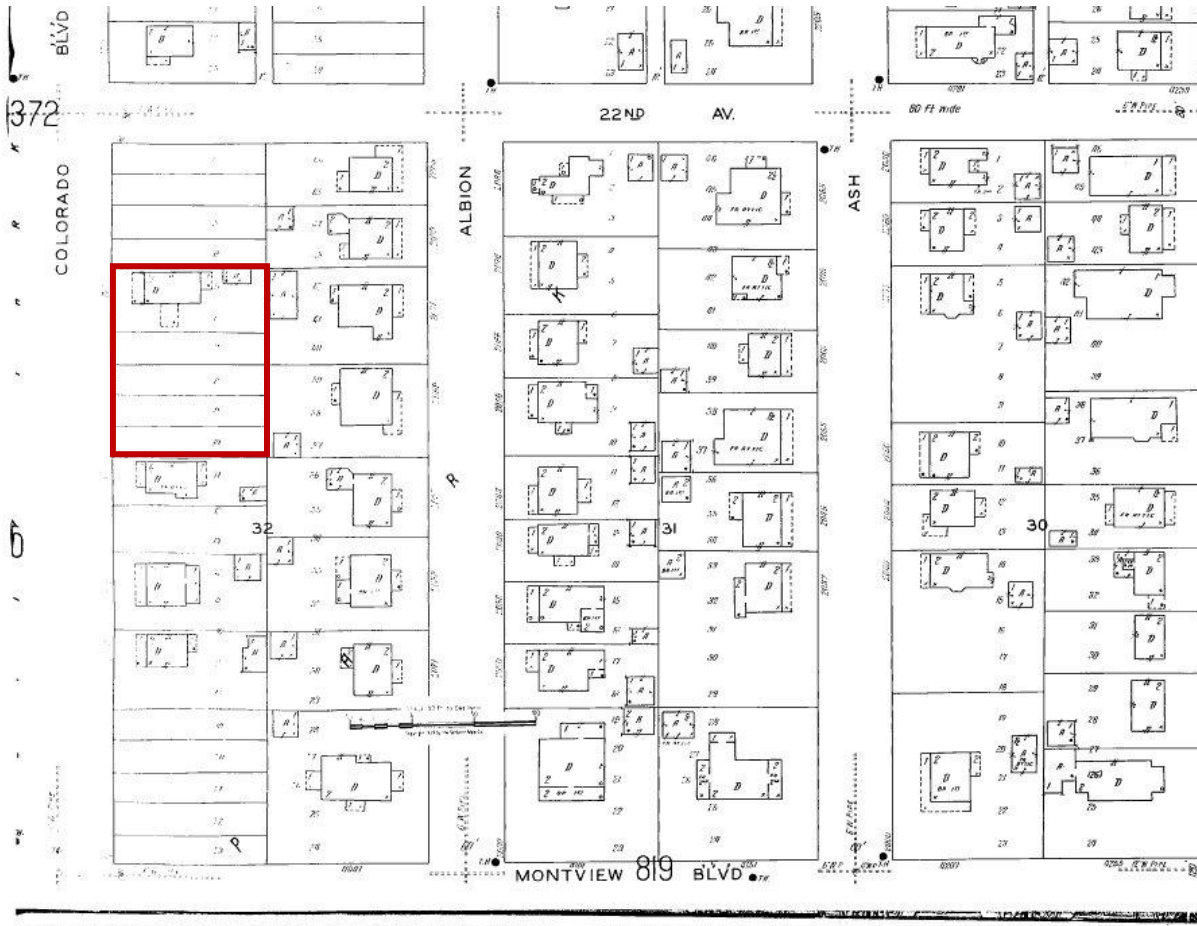


Image 7 –Sanborn Fire Insurance Map 1929 - 1930

The shutters that once flanked the windows of the residence were removed decades ago, perhaps when the porte cochere was added. The back of the house has likely experienced the most significant alteration, but because there are no original drawings and no photographs showing the rear elevation it is difficult to discern exactly what changes occurred. However, it is clear that the home once had a back porch, likely enclosed, and perhaps used as a sleeping porch.

The interior of the residence also retains key original features, including an elegant, Tudor-style paneled living room across the front, the original wood stairs and railings, a second floor built-in window seat and original radiators. Several original light fixtures and sconces remain. As usual for a home of this age, the kitchen and bathrooms have been significantly altered. The third floor has now been finished for use as a master bed-room and the current owners installed wood floors repurposed from a LoDo warehouse.

The current owners, who purchased the home in 2010, plan exterior repairs and restoration.

## History of the Structure and Its Associations

12. *Describe the history of the structure and its associations with important individuals, groups, events, or historical trends.*

Dr. Margaret Long was born in 1873 in Boston to Mary Woodward Glover and John Davis Long. After her birth John, an attorney, began to drift into politics. He was elected four times to the Massachusetts House of Representatives and became speaker in 1876. For two years, 1877 and 1878, he was a candidate for Governor but did not win the party nomination, so he accepted the position of Lieutenant Governor in 1878. After a single term in that office he was nominated for governor and won. He served three one-year terms from 1880 to 1883. He ran unsuccessfully for the United States Senate in 1883 and 1887. In 1897, President McKinley appointed Long to serve as Secretary of the Navy and he held that position until 1902. His undersecretary was Theodore Roosevelt. With his performance in the Spanish-American War, Long was a leading candidate to become McKinley's vice-presidential running mate in 1900, but Roosevelt was chosen instead. After McKinley's assassination in 1901 and Roosevelt's subsequent inauguration, Long left the cabinet. He spent his last years in Hingham, Massachusetts and died in 1915.

During the years her father served as Secretary of the Navy, Dr. Long enrolled at Smith College and graduated in 1895. While at Smith she met and became friends with Florence Sabin and Dorothy Reed Medenhall, classmates who would also later distinguish themselves as pioneer researchers in medicine and public health. Long roomed with Reed and the two joined a "tongue in cheek" social club known as the Anti-Matrimonial Alliance, although Reed did later marry. Long did not.

All three women ultimately made their way to Johns Hopkins Medical School, although not in the same year, with Reed and Sabin graduating first and Long spending time in Europe before her 1903 graduation. During this era, in 1898, Reed and Long became the first women to work for a U.S. Naval Hospital, a job likely facilitated by Long's father. The two treated those injured during the Spanish/American War at the Brooklyn Naval Yard.

Interestingly, all three women had personal connections to tuberculosis, and both Reed and Long lost sisters to the disease. All three also went on to conduct research related to tuberculosis. During her time at the Rockefeller Institute, Sabin led research on the pathology of the disease. Reed's work in pathology led to her discovery that Hodgkin's disease was not a form of tuberculosis as had been previously thought. Long, of course, suffered from the disease herself and her work in Colorado focused almost entirely on tuberculosis and pathology studies.

After Johns Hopkins the women spent decades living in different regions, but remained connected throughout their lives with records of their correspondence located in the Sophia Smith Collection at Smith College. Each clearly lived up to Sabin's hope that:

"my studies may be an encouragement to other women, especially to young women, to devote their lives to the larger interests of the mind. It matters little whether men or women have the more brains; all we women need to do to exert our proper influence is just to use the brains we have."

It was during her time at Johns Hopkins that Long's sister died of tuberculosis and she too contracted the disease. Having graduated and been awarded an M.D. in 1903 she moved to Colorado in 1905 for the salubrious climate. Three years later she constructed her home at 2070 Colorado Boulevard. Margaret Long's residence is reflective of the influence of tuberculosis on Denver's built environment. The application of extensive enclosed and open-air porch spaces demonstrates Dr. Long's own belief that the fresh air would improve her condition.

In Denver, Long truly became active in the fight against tuberculosis. In addition to her research at Denver County hospital, she helped found the Sands House Sanitarium in Edgewater, Colorado, a facility that served poor women and girls with tuberculosis. The building still stands at 5261 West 26<sup>th</sup> Avenue. Today it is used as a retirement/nursing home.

During her later years Long and Sabin were again connected, as Sabin returned to Colorado to care for her sister Mary in 1938. While Sabin intended to retire she was called into service by Colorado governor John Vivian to chair the subcommittee on public health. Significant legislation was passed and major improvements led to a reduction in the occurrence of tuberculosis. For her role in matters relating to public health Dr. Sabin was memorialized in the United States Capitol with a statue erected by the State of Colorado. While it is not known whether Long helped her friend in these efforts to improve conditions for tubercular patients it is certainly possible as the two were part of a community of bachelor women in Denver at the time and still close personally.

Soon after Sabin's return to Colorado Dr. Long did retire from the medical profession and devoted her time to a deep interest in history and particularly the pioneer trails of the West. Accompanied by her younger brother, Pierce, she located many of the old trails and showed their relation to our current highways. She published her findings in a series of award-winning books, which included: *The Shadow of the Arrow* (1941), the *Smoky Hill Trail* (1953), *The Oregon Trail* (1954), *The Santa Fe Trail* (1954), and *Automobile Logs of the Smoky Hill* (1943). Dr. Long was awarded the Colorado State Historical Society's first citation for distinguished historical service to the State of Colorado for her outstanding research and scholarly writing on *The Enchanted Desert* (1942).

Dr. Long died at the age of 83 on August 29, 1957. In her estate she left monetary gifts to many organizations and friends, including \$5,000 for the publication of the "letters and journals" of John D. Long, her father. She also left a significant portion of her estate and her home to her long-time companion Elsie Pratt.

13. Provide a list of research sources used in compiling this application.

**Denver Building Permits File 1906-1914**, Edited page 208.

**Sanborn Map 1929-1930**, Vol. 3, 1929, Sheet 813.

McClure, Louis Charles, **Denver Residences after 1900**, photograph of Margaret Long & residence.

**Real Property Records**, Denvergov.org

United States Department of the Interior National Park Service, **National Register of Historic Places**.

Robert G. Kyle, Pro Service Realty, **Colorado Cultural Resource Survey, "Inventory Record," 1979.**

**Denver Post**, 17 October 1957, 12 December 1943, 31 August 1957, 15 March 1948.

**Rocky Mountain News**, 16 October 1957, 1 December 1933, 30 October 1939, 12 October 1942.

Denver Public Library, Western History Department, Clipping file.

**Colorado Women's Hall of Fame**, Dorothy Reed Mendenhall & Florence Sabin MD, 1805-1988.

**Sophie Smith Collection**, Smith College, Margaret Long Papers, 1893-1954.

**Massachusetts Historical Society**, John Davis Long Papers, 1820-1943.

**Wikipedia**, Florence Sabin.

Sands Home for Consumptives, DPL Photos West Volume, 55/10028720tit, Denver News.

De Mund, Mary, **Women Physicians of Colorado**, The Range Press, Denver, Colorado 1976.

Stratton, MD, Mary Reed, **Outline Histories of the Women Physicians of Colorado, Vol.1**, Denver Medical Library.

Abrams, Jeanne E., **Dr. David Spivak: a Jewish Immigrant & the American Tuberculosis Movement**, University Press of Colorado, 2009.

Long, Margaret, **The Shadow of the Arrow** 1950, **The Smoky Hill Trail: Following The Old Pioneer Trails On The Modern Highways**, 1943, **The Oregon Trail**, 1954, **The Santa Fe**

**Trail, 1954, Automobile Logs Of The Smoky Hill And Other Pioneer Trails In Colorado, Oklahoma And New Mexico, 1943, Enchanted Dessert, 1942.**

Application Information

14. Present Owner: Brett Cook and Kristin Schuch

Mailing Address: 2070 COLORADO BLVD, DENVER, CO 80207-3709

Telephone:

Fax:

15. Owner Consent to Designation:

I / We, the undersigned, acting as owner(s) of, the property described in this application for landmark designation do, hereby, give my consent to the designation of this structure as a Structure for Preservation.

Signature: \_\_\_\_\_

Printed name: \_\_\_\_\_

Date: \_\_\_\_\_

If the owner does not consent to designation, please describe the reasons for recommending designation:

16. Applicant/Preparer Name: Brett Cook and Kristin Schuch (applicant/owner)  
Historic Denver (co-applicant/preparer)  
Susan Probeck (volunteer preparer)

17. Affiliation/ Interest in Property: Brett Cook and Kristin Schuch (applicant/owner)  
Historic Denver (co-applicant/preparer)  
Susan Probeck (volunteer preparer)

18. Address: Historic Denver, 1420 Ogden Street, Suite 202, Denver, CO 80218

Telephone: 303-534-5288

17. Application Fee. Non-refundable application fee of \$250 for an individual structure must be paid prior to the public hearing. (Make check payable to Denver Manager of Finance).

**Trail, 1954, Automobile Logs Of The Smoky Hill And Other Pioneer Trails In Colorado, Oklahoma And New Mexico, 1943, Enchanted Dessert, 1942.**

Application Information

14. Present Owner: Brett A. Cook + Kristin M. Schuch

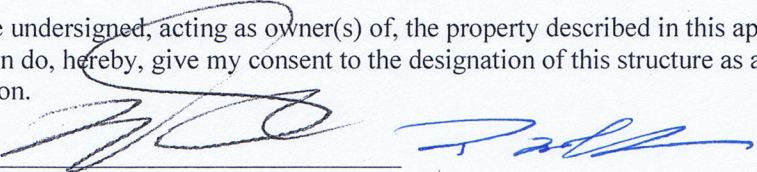
Mailing Address: 2070 COLORADO BLVD, DENVER, CO 80207-3709

Telephone:

Fax:

15. Owner Consent to Designation:

I / We, the undersigned, acting as owner(s) of, the property described in this application for landmark designation do, hereby, give my consent to the designation of this structure as a Structure for Preservation.

Signature: 

Printed name: Kristin Schuch, Brett Cook

Date: 1-18-13

If the owner does not consent to designation, please describe the reasons for recommending designation:

16. Applicant/Preparer Name: Brett Cook (applicant/owner)  
Historic Denver (co-applicant/preparer)  
Susan Probeck (volunteer preparer)

17. Affiliation/ Interest in Property: Brett Cook (applicant/owner)  
Historic Denver (co-applicant/preparer)  
Susan Probeck (volunteer preparer)

18. Address: Historic Denver, 1420 Ogden Street, Suite 202, Denver, CO 80218

Telephone: 303-534-5288

17. Application Fee. Non-refundable application fee of \$250 for an individual structure must be paid prior to the public hearing. (Make check payable to Denver Manager of Finance).