



**TO:** Land Use, Transportation and Infrastructure Committee  
Jeanne Robb, Chair and Judy Montero, Co-Chair

**FROM:** Savannah Jameson, Community Planning & Development

**DATE:** March 19, 2013

**RE:** Proposed Designation of a Landmark for Preservation:  
2070 Colorado Boulevard, Dr. Margaret Long House

### **I. LEGAL DESCRIPTION OF PROPERTY**

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Park Hill Block 32 Lots 5-7

### **II. HISTORY OF THE APPLICATION**

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LPC held the public hearing on March 5, 2013. LPC voted unanimously to forward the application to City Council with a recommendation of approval.

### **III. LANDMARK PRESERVATION COMMISSION FINDINGS**

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#### **Significance**

2070 Colorado Boulevard meets the criteria for designation, meeting criteria 1C History, 2A Architecture and 3A Geography.

#### **General staff comments:**

2070 Colorado Boulevard is a distinctive building that was home to one of Denver's prominent medical practitioners, Dr. Margaret Long. The home is an exemplary example of the Dutch Colonial style with strong Classical Revival elements. Dr. Long's home is recognizable from its prominent location on Colorado Boulevard directly across from City Park. 2070 Colorado Boulevard is a contributing structure to the Park Hill National Historic District (5DV.66). 2070 Colorado Boulevard meets the criteria for local designation in the following categories:

#### **Historical Significance**

***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:***

**Cont.**

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

2070 Colorado Boulevard was home to Dr. Margaret Long, a prominent figure in Denver's medical and literary history. Dr. Long graduated from Smith College and Johns Hopkins Medical School. She moved to Denver in 1905 to help cure her own Tuberculosis. Beginning in 1909 she served on the staff of the Denver County Hospital. In 1914 she was co-founder and the first Medical Director of Sands House Sanatorium. She retired in the 1940s and devoted herself to researching and writing a series of award-winning books about Colorado's old trails and how they relate to current highways. Dr. Long was awarded the Colorado State Historical Society's first citation for distinguished historical service to the State of Colorado.

### **Architectural Significance**

***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;***

2070 Colorado Boulevard is an exemplary example of the Dutch Colonial style. The building's steep gambrel roof, full width porches, oval windows in the gable ends are all character defining features of this style. The home has strong elements of the Classical Revival style in its two-story Doric columns and pilasters dominating the front façade.

### **Geographic Significance**

***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 home built for Dr. Long is located prominently along the East side of Colorado Boulevard, directly across from the Museum of Nature and Science and City Park. This building is a recognizable and an orienting feature of East Denver.

### **Staff Recommendation:**

Upon further research the historical boundary of this property was determined to be Park Hill Block Lots 5-7. The owners and applicants have requested that an amendment be made to reflect this. As such staff recommends approval with the amendment that only Park Hill Block 32 Lots 5-7 be included in the landmark designation.

END