



Date: April 8, 2013

To: Denver City Council  
Mary Beth Susman

From: Savannah Jameson  
Community Planning and Development, Landmark Preservation

**Re: Designation of 2070 Colorado Boulevard, Dr. Margaret Long House**

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**Legal Description of Property:**

Park Hill Block 32 Lots 5-7

**History of the Application:**

- Owner: Brett Cook and Kristin Schuch
- Applicants: Brett Cook and Kristin Schuch (owner/applicant), Historic Denver (co-applicant/preparer), and Susan Probeck (volunteer preparer)
- LPC held a public hearing on March 5, 2013. LPC voted unanimously to forward the application to City Council with a recommendation of approval.
- LUTI reviewed the application on March 19, 2013 and moved it out of Committee.
- Mayor Council reviewed the application on March 26, 2013.

**Landmark Preservation Commission Findings:**

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

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

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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:**

**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;**

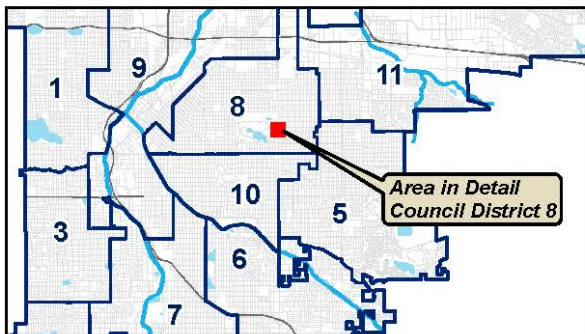
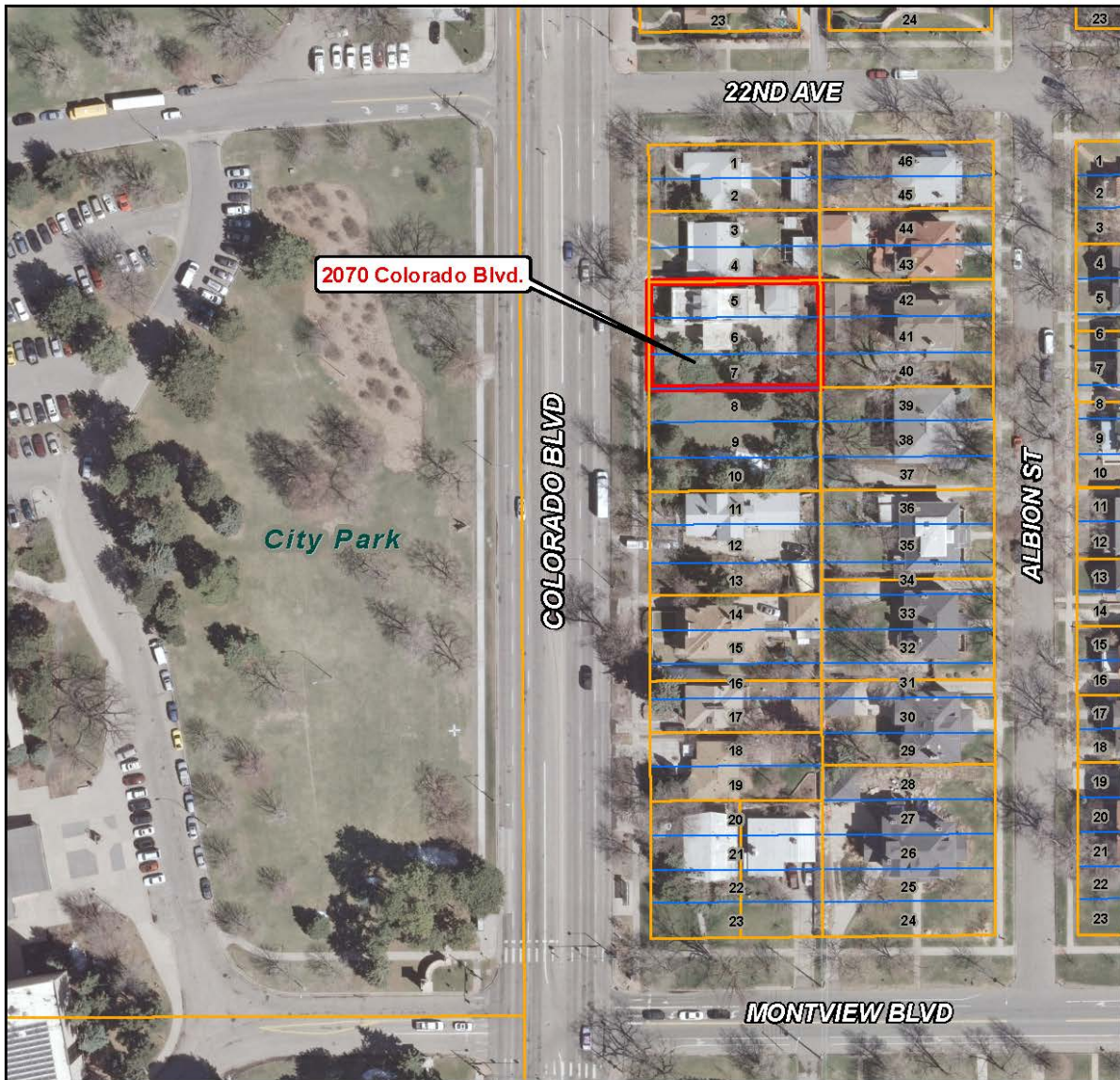
The home built for Dr. Long is located prominently along the East side of Colorado Boulevard, directly across from the Museum of Nature and Science and City Park. This building is a recognizable and an orienting feature of East Denver

### **LPC and CPD Recommendation:**


On March 5, 2013 LPC voted to forward the 2070 Colorado Boulevard application to City Council with a recommendation of approval citing as findings of fact the staff memo dated March 5, 2013 and public testimony.



END


## Proposed Landmark Designation



Dr. Margaret Long House  
2070 Colorado Blvd.  
*Park Hill Subdivision  
Block 32, Lots 5 through 7*

 **Proposed Landmark Designation**

 **Parcels**       **Lots**

 0 50 100 200 Feet

Aerial Photo: 2010      Map Date: 1/24/13