Community Planning and Development
Denver Landmark Preservation

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STAFF REPORT

This document is the staff's comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission's deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation

Project:	#2026-COA-1026	**LPC Meeting:**	September 15, 2026
Address:	2125 N Federal Boulevard	**Staff:**	Brittany Bryant
Historic District:	Witter-Cofield Historic District		
Year structure built:	C. 2014 & 1923 (Period of Significance: Prior to and Including 1943)		
Council District:	#1 - Amanda Sandoval		
Applicant:	Design Studio Architects | Denver Children's Advocacy Center		

Past LPC Action:

Meeting Date: January 7, 2025

#2024-LMDEMO-289 2125 N Federal Boulevard – Witter-Cofield

Description: Total Demolition

Motion by L. Sykes: I move to approve with conditions application #2024-LMDEMO-289 for the total demolition at 2125 N Federal Boulevard, as per design guidelines 2.58, character-defining features for the Witter-Cofield Historic District, presented testimony, submitted documentation and information provided in the staff report with the conditions a replacement structure or site plan be approved prior to demolition per section 30-6 (6) of the Denver Revised Municipal Code.

Second: R. Brown

Vote: Unanimous in favor, (8-0-0), motion passes

#2024-COA-1047 2125 N Federal Boulevard and 3025 West 21st Avenue – Witter-Cofield

Description: Zone Lot Amendment, Redevelopment, Phase I: Mass, Form, and Context and Administrative Adjustment (AA)

Motion by E. Hazen: I move to approve application #2024-COA-1047 for the Zone Lot Amendment and Phase I: Mass, Form, and Context for the redevelopment at 2125 Federal Boulevard and 3025 West 21st Avenue, as per design guidelines 2.58, 3.1-3.5, 3.8 3.10, 4.1-4.3, 4.5-4.6, 4.22-4.26, character-defining features for the Witter-Cofield Historic District, presented testimony, submitted documentation and information provided in the staff report. I also move that the Landmark Preservation Commission find that conforming with the zoning standard for front yard setback and build to requirement would have an adverse impact on the historic character of the Witter-Cofield Historic District for the proposed placement of the project on the site along Federal Boulevard per section 12.4.5.2 B of the Denver Zoning Code for application #2024-COA-1047 at 2125 Federal Boulevard.

Second: N. Foussianes

Vote: Unanimous in favor, (8-0-0), motion passes

Meeting Date: March 3, 2026

#2026-COA-013 2125 N Federal Boulevard – Witter-Cofield

Description: Zone Lot Amendment; Redevelopment, Phase I: Mass, Form, & Context; and Administrative Adjustments

Motion by E. Hazen: I move to approve application #2026-COA-013 for the Zone Lot Amendment and Phase I: Mass, Form, and Context for the redevelopment at 2125 Federal Boulevard, as per design guidelines 2.58, 3.1-3.5, 3.8, 3.10, 4.1-4.6, 4.22-4.26, presented testimony, submitted documentation and information provided in the staff report. I also move that the Landmark Preservation Commission find that conforming with the zoning standard for front yard setback

and build to requirement would have an adverse impact on the historic character of the Witter-Cofield Historic District for the proposed placement of the project on the site along Federal Boulevard per section 12.4.5.2 B of the Denver Zoning Code for application #2026-COA-013 at 2125 Federal Boulevard.
Second: E. Caswell Dyer
Vote: Unanimous in favor, (7-0-0), motion passes

Project Scope Under Review:
Phase II: Design Details with Administrative Adjustment, and Total Window Replacement on 3025 W 21st Avenue

Footprint: 160' x 26'- 5 ½" 115'- 11" x 34' 11 ½" **Max Height: 38'- 3 ½"**

Materials:

Foundation: Concrete	Brick Cladding: Summit Brick in Thistledown
Alley Entry Portal Cladding: ACM Alucobond panel in "Azure Blue"	Metal Cladding & Rainscreen: Tongue and Grove Longboard cladding system, with vertical and horizontal application in a wood like appearance
Federal Boulevard Gable Face Cladding: Scallop engineered shingles with 5-inch reveal	Spandrel panels on alley: Laser cut metal panels
Porch: Brick piers with wood column and composite wood railing	Roofing: Asphalt shingles in "charcoal"
Windows: Fiberglass or fibrex (unclear) with cementitious trim mullions in select locations	Egress & Light Wells: Existing pre-manufactured metal egress wells and new concrete light wells
Window Eyebrows: ACM Alucobond panel in "Azure Blue"	Lighting: Luminis EG153-WM and Litonia soffit lighting

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Staff Summary:
The applicant is proposing to redevelop 2125 Federal Boulevard and 3025 West 21st Avenue by creating an L-shaped lot and constructing a new L-shaped building. The new development will connect to the historic bungalow at 3025 West 21st Avenue and extend along Federal Boulevard.

The applicant has been working with Landmark staff and proceeding through the City's Site Development Plan (SDP) review process for the past two years to ensure the proposed development is compatible with the historic context and complies with applicable building and zoning codes.

The property owner, Denver Children's Advocacy Center (DCAC), intends to use the new space for meeting rooms and offices for Denver Police, Denver Health, and the District Attorney's Office. DCAC also owns the historic properties to the north of 2125 Federal Boulevard; however, no changes to those historic structures are proposed currently.

Staff have evaluated the proposal under Chapters 2, 3 and 4 of the Design Guidelines for Denver Landmark Structures and Districts. The project is subject to a two-step process:

1. Phase I: Mass, Form, and Context
2. Phase II: Design Details

The Landmark Preservation Commission has reviewed two Phase I: Mass, Form, and Context submittals for this site, the first in January 2025 and the second in March 2026. The two Phase I submittals were made to the Commission by DCAC to carefully ensure the new building proposal/addition would meet the operational and organizational needs of the DCAC; however, both submittals maintained a similar overall concept. The proposal includes a two-story, hipped-roof building with a front-facing gable located behind the historic Bungalow on 21st Avenue, as well as a pyramidal-roof structure along Federal Boulevard designed to complement the historic

residential development within the Witter Cofield neighborhood. These two larger massing elements are connected by a two-story, flat-roof, L-shaped connector.

Since the Commission's March 2026 Phase I approval, the applicants and property owners have been working diligently to determine the most appropriate materials for the proposed structure. This process has focused on creating a welcoming, comfortable, and home-like environment for DCAC clients and children.

The DCAC Board desires a building constructed of high-quality, durable materials that are affordable and low maintenance, while also incorporating playful elements into the design to create an engaging environment for children. The project will also include landscape improvements and the complete replacement of the windows on the historic Bungalow on West 21st Avenue.

The massing has also evolved minimally as the material palette and design were further developed. During this process, consideration was given to creating greater movement across the façades and a more welcoming entry into the building from the alley. These modifications include:

1. A new portal entry with larger areas of glazing along the alley, resulting in a minimal increase to the building footprint at this entrance.
2. A larger gable incorporated into the porch roof of the massing along Federal Boulevard, to reduce the visual crowding of architectural features around this entrance.
3. A minimal recess at the window bays where paired windows are located, creating visual interest and helping to break up the building massing.
4. Enlarged ground-floor window openings on the flat-roof portion of the building to provide greater transparency and visual interest at the pedestrian level.

The project includes a request for an additional Administrative Adjustment for the required street-level transparency along Federal Boulevard. Previously, the Commission granted an Administrative Adjustment to the build-to range along Federal Boulevard to allow the new development to align with the historic development to the north.

The current window opening proportions along Federal Boulevard do not meet the applicable street-level transparency requirement. Strict compliance would require additional and larger openings to be incorporated into the ground floor. However, during the Phase I: Mass, Form, and Context review, the Commission determined that the proposed opening proportions are reflective of the proportions found on single-family homes within the Witter Cofield Historic District.

Landmark Preservation staff finds that increasing the size and number of ground-floor windows along Federal Boulevard would not be compatible with the surrounding historic context, as demonstrated by the applicant's compatibility studies on pages LM-52 through LM-53 of the packet. Requiring strict compliance with the current zoning transparency standards would necessitate larger openings that are not consistent with the established character of the contributing historic structures openings on the ground floor and could result in an adverse impact on the historic character and integrity of the district. Therefore, Landmark Preservation staff finds that the request satisfies the applicable zoning criteria for a Landmark-based Administrative Adjustment.

Excerpted from Design Guidelines for Denver Landmark Structures & Districts, March 2026

Guidelines	Meets Guidelines?	Comments
2.4.8 When replacing common windows and doors, infilled windows and doors, or non-historic windows and doors on any elevation, match the existing historic windows and doors on the	Yes/No	The windows on the Bungalow structure are a mix of non-historic windows, including various steel and wood windows, as well as common windows with four lights in the upper sash. All windows in the Bungalow structure will be replaced. Where steel windows have been installed

building or similar historic buildings within the historic context. a. When historic windows and doors are present on the building, match the replacement window or door to the size and form of historic windows or doors found on the building. b. When existing windows or doors are non-historic, or openings have been infilled, use new windows or doors similar to those found on historic photographs of the building or similar to windows and doors on buildings with similar architectural character. c. On primary elevations, do not use perimeter infill framing to create smaller windows or doors within historic openings. d. A simplified version of a historic window or door may be used on elevations that are not visible from public vantage points. e. On secondary elevations, perimeter infill framing may be used to minimally reduce historic openings that are not visible from public vantage points, and when the historic opening proportions, headers, and sills remain expressed. f. Inset new windows and doors into the wall plane the same depth as the existing. Inset is measured from the outside face of the window glass or door to the outside face of the adjacent wall. g. Only use divided-light windows or doors if there are existing divided-light windows and doors on the building or there is evidence of historic divided-light windows and doors. Evidence may include: » historic photographs of the building » historic windows within the surrounding historic context h. Divided-light windows or doors must be true divided lights or simulated divided lights with a spacer bar (interstitial spacer, preferably color matched to the window frame and non-reflective to reduce visibility between the double-glazed panes of glass). Windows with applied mullions (attached to the glass, snap-in, add-on grids, or grids only between the glass) are not allowed.		within historic openings, the proposed window configuration will be based on the historic windows. All proposed window designs are based on historic windows that were present on the structure. No infill framing will be used, and all replacement windows will fit within the existing openings. Windows will be inset 4 ¾" into the wall plane to maintain the existing and historic shadow lines. A divided-light window is proposed. Divided lights are historically present on the Bungalow structure in the upper sash. The proposed window will feature four lights in the upper sash to replicate the existing historic conditions. It is unclear from the plan set whether the proposed window will be constructed as true divided lights or simulated divided lights with a spacer bar. All windows with divided lights must utilize either true divided lights or simulated divided lights with a spacer bar to help maintain the appearance of shadow lines. This construction detail must be clearly identified in the plan set. The front door of the Bungalow structure is also proposed to be replaced. The existing door is not historic and consists of a wood door with square lights that is not typical of Bungalow-style doors. The proposed door will be a half-light door with panels below, based on the door schedule on page LM-36. The door schedule also indicates that the existing door opening will be widened; however, staff cannot find documentation of this change within the plan set. Staff discussed the opening with the applicant and based on those discussions; the opening will need to be minimally widened to meet code requirements. Clear documentation of the proposed change in opening size and the new door will need to be provided. Although the opening is located on the front façade, the building use is changing from residential to commercial, and the minimal widening required to meet code will not have visual impact on the surrounding historic context and the overall pattern and proportions of openings on the front façade will be maintained.

2.4.9 When replacing common windows, infilled windows or doors, or non-historic windows or doors on any elevation, or doors on secondary elevations, replacement windows and doors shall match historic window and door materials found on the building or on similar historic buildings in the historic context. a. Use wood, aluminum-clad wood, or composite fiberglass window and door materials on buildings that historically had wood windows and doors. Use steel, aluminum, or composite fiberglass window materials on buildings that historically had steel or aluminum windows and doors. b. New glazing may be double or triple glazed. c. Use clear or nearly clear low-e glass. Glass shall be void of tint, color, or reflection, with a minimum 65% visual-light transmittance and a maximum 25% reflectivity. Windows on secondary elevations at bathrooms may have frosted or obscured glazing. d. Do not use vinyl or vinyl composite replacement materials. e. Do not use integral shades or blinds.	Yes/No	The replacement windows proposed for the Bungalow are identified in the plan set as fiberglass; however, the plan set also identifies the window basis of design as Andersen 100-Series windows. The Andersen 100-Series is constructed of Fibrex material. Fibrex and fiberglass are not the same material. Fiberglass is a composite material made of glass fibers and resin and can be manufactured with relatively thin profiles while maintaining structural integrity. Fibrex, by contrast, is composed of approximately 40% reclaimed wood fiber and 60% thermoplastic polymer and is a wood-polymer composite material. Fiberglass can also be painted without voiding the warranty. Fibrex windows are not permitted on historic buildings but may be acceptable for new construction. The replacement windows on the Bungalow must be constructed of an approved material: wood, aluminum-clad wood, or fiberglass composite. The plan set must clearly identify the proposed window material and demonstrate compliance with these requirements. The replacement front door is wood.
2.13.1 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation. a. Take all measures required to repair and retain a contributing or landmark historic structure to protect the community interests in its preservation. b. Preserve the essential form and integrity of historic buildings and structures. c. Avoid demolitions that change the overall appearance, massing and volume of the historic building as perceived from public vantage points. d. Avoid demolition actions that remove historic structural systems or which compromise the structural integrity of a historic building. e. Do not demolish character-defining features of a historic property.	Yes	The Commission has reviewed and approved the proposed demolition scope. A historic attached garage at the rear of 3025 West 21st Avenue is proposed for demolition, along with approximately 5' X 9' of historic fabric on the north elevation, including an existing door opening. The proposed demolition is limited to the rear of the property and will preserve the essential form, character, and integrity of the historic bungalow at 3025 West 21st Avenue.

3.2.3 Design an addition to a historic structure to respect the character-defining features of the historic district, the surrounding historic context, and the historic primary structure. a. Design an addition to be compatible with the scale, massing and rhythm of the historic structure and context. b. Align porch eaves, roof lines and other features with adjacent structures, when possible. c. Retain the appearance and orientation of the historic primary entrance.	Yes	The addition is larger but has been designed to respond to the bungalow architecture of the existing structure at 3025 West 21st Avenue, as well as the contributing two-story structures within the Witter-Cofield Historic District. Porches, rooflines, and other architectural features have been aligned with the existing context, and the appearance and orientation of historic entries will be retained while creating an L-shaped building that will connect a frontage along Federal Boulevard and West 21st Avenue. Although the addition is large, its placement allows the historic bungalow on West 21st Avenue to remain visually prominent from the street, with the porch continuing to read as the primary entrance along this frontage.
3.2.4 Design an addition to be recognized as current construction. a. Differentiate an addition from the original structure with an offset of at least four inches. b. Differentiate an addition from the original structure with a change in material or size. In more vernacular building styles, this may be a relatively subtle change or distinction. If distinctions from old and new are subtle, a date plaque for new construction is also recommended. c. Use simplified versions of building components and details found in the surrounding historic context. These may include: » A cornice or other definition of the roof line » A distinctive storefront or main door surround » Window, moldings or other features » Porches d. Do not design an addition to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the original structure. e. Do not design an addition to contrast starkly with the original structure. At a minimum, an acceptable design should be neutral and not detract from the districts or structure's historic character.	Yes	The new addition will be connected to the historic Bungalow by a one-story connector measuring approximately 9'-5½" in length and extending from the rear of the historic structure. The connector is inset from both the east and west elevations of the existing structure. The addition is designed to be removable in the future, allowing 3025 West 21st Avenue to remain largely intact. The new addition will be differentiated from the historic structure through its mass and scale while maintaining compatibility through its roof slope, window proportions, and architectural detailing. The proposed connector will be clad in a metal panel designed to have the appearance of wood. The change in material will further differentiate the connector and addition as new construction. The addition is not an exact replication of the existing architectural style, nor does it suggest an earlier or more ornate architectural period. Instead, the addition is intended to provide a neutral architectural expression and material palette that is compatible with and does not detract from the historic character of the district.

3.2.8 Design the roof of a new addition to be compatible with the original structure and surrounding historic context. a. Use a roof form that is consistent with the original structure's roof form and those of structures in the surrounding historic context in terms of pitch, orientation, and complexity. An addition with a pitched roof is usually inappropriate for a structure with a flat roof.	Yes	The primary roof of the addition will be a low-sloped (flat) roof. Along the Federal Boulevard frontage, the primary roof form is a pyramidal roof, while behind the bungalow on West 21st Avenue, the primary roof form takes on a gable appearance. Although multiple roof forms are proposed for the addition, they have been carefully arranged to create visual compatibility from the primary frontage and with the surrounding historic context. All the roof forms and types used are consistent with forms found elsewhere in the Witter-Cofield Historic District. The pitched roofs will be clad in asphalt shingles, while the flat roof will be a membrane roofing.
3.3.2 Design an addition to a historic residential structure to be compatible with, but differentiated from, the existing structure. a. Use subtle changes in material, color, and/or wall plane, to differentiate an addition. b. Design an addition as a simplified version of the architectural style of the original structure, or in a compatible, contemporary style. c. Consider using a lower-scale connecting element to join an addition to a historic structure, particularly for large or two-story additions.	Yes	The addition will include a low-scale connecting element that links the larger two-story L-shaped structure. The entire addition/new structure features a shifted wall plane to help make it visually subordinate and minimize its impact on the historic fabric. The addition will incorporate changes in materials and material application to clearly distinguish the new construction from the historic structure.
4.2.3 Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions. Features to reference include: a. Foundation heights b. Floor-to-floor heights and overall building height c. Window locations, proportions, and recess in the wall d. Entry and porch location, size and proportions. e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc.	Yes	The proposed development will feature the appearance of a raised foundation; a characteristic commonly found within the Witter-Cofield Historic District. Floor-to-floor heights are consistent with those typically found within the district and are expressed on the exterior of the building. The development will include a one-story wraparound porch along Federal Boulevard, like the porches found at 2149 Federal Boulevard and 3235 West 23rd Avenue. Scaling elements and changes in materials and material application have been incorporated to help break down the overall massing. The primary massing along Federal Boulevard will be clad in brick, with a change in material at the gable face. The use of materials is compatible with the historic use of materials within the Witter-Cofield Historic District to articulate architectural features.

		The massing being the Bungalow on West 21st Avenue will be clad in brick with banding detail to provide a neutral background to the Bungalow. Scaling elements have been incorporated throughout the project, including brick soldier-course headers above windows, brick banding to provide horizontal interest, recessed window bays to break down the massing, inset windows, and typical entry and window locations.
4.2.4 Design the height, mass and form of a new building to be compatible with the historic context. a. Design a new building to be within the typical range of building forms, heights and sizes in the surrounding context/block. b. Construct a new building at the same grade as historic buildings on adjacent lots. c. Use floor-to-floor heights that are similar to those in the surrounding historic context. d. Design the façade to reflect typical historic proportions of height to width in the surrounding context/block. e. Use vertical and horizontal articulation design techniques, such as shifts in wall planes, and differentiating materials on first and second floors, consistent with those on adjacent historic structures, to reduce the apparent scale of a larger building mass. f. For larger projects, ensure that the massing and form rhythms and variety match the historic pattern of the block. Avoid a row of similarly massed flat roofed rowhouses, for example, if the pattern of the historic district is mostly gabled roofs with only an occasional single flat-roofed structure.	Yes	The overall massing of the project has not changed from the March 3, 2025, approval. A minimal revision has been made to the entry feature on the alley elevation to give greater prominence to the entry and strengthen the connection between the interior and exterior. In terms of the actual footprint, the portal element was extended 4'-8" to the north and 2'-10½" to the west with a height increase of 2'-5¾". The glazing within the portal was also enlarged to increase transparency, and a canopy was added to provide weather protection at the entry. These revisions to the massing do not alter the overall scale or composition of the building. The portal entry remains subordinate to the overall massing, consistent with the previously approved design. Along the flat-roofed portion of the building, areas with paired windows are recessed approximately 7 to 9 inches into the façade. This recess helps break down the façade and provides greater depth and visual interest, preventing the elevation from appearing overly flat. This is a larger project, and while the building incorporates a variety of massing and roof forms, these elements are designed to reflect the historic development patterns of the district. The overall composition creates visual interest without overcrowding or overwhelming the building's form, allowing individual building and roof elements to remain distinct while maintaining compatibility with the surrounding historic context.
4.2.5 Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block. a. Use a simplified interpretation of historic designs found in the historic district or use a contemporary design that is compatible with historic siting, massing, and forms found in the historic district. At a minimum, an acceptable design should be neutral	Yes	The building will read as new construction but incorporates simplified design elements that ensure compatibility with the historic context. The primary massing along Federal Boulevard is designed to read like a single-family home, while the massing behind 3025 West 21st Avenue features roof slopes and shapes that complement the Bungalow architecture.

and not detract from the district's historic character. b. Include features that relate to the surrounding historic context/block, such as front porches in a residential setting, or a defined roof cornice on a commercial structure. c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.		Paired windows, like those on 3025 West 21st Avenue, will be used, with headers and sills that relate to the surrounding historic context. Overall, the building has been carefully designed to make the large massing as compatible as possible with the single-family character of the historic neighborhood, while accommodating all DCAC's programmatic needs on the existing site and property.
4.2.6 Use a roof form that is compatible with the historic context. a. Use a roof form that is consistent with typical roof forms of existing structures in the district in terms of pitch, orientation, and complexity. b. Avoid using a flat roof unless it is a typical feature of the surrounding historic context.	Yes	The primary roof of the addition will be a low-sloped (flat) roof. Along the Federal Boulevard frontage, the primary roof form is a pyramidal roof, while behind the bungalow on West 21st Avenue, the primary roof form takes on a gable appearance. Although multiple roof forms are proposed for the addition, they have been carefully arranged to create visual compatibility from the primary frontage and with the surrounding historic context. All the roof forms and types used are consistent with forms found elsewhere in the Witter-Cofield Historic District. The pitched roofs will be clad in asphalt shingles, while the flat roof will be a membrane roofing.
4.2.7 Use materials that appear similar in scale, color, texture, and finish to those seen historically on the primary structure or in the historic context. a. Use brick that is a standard brick size and depth and does not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context. d. Install architectural metals in a traditional manner, for example with vertical standing seams. Architectural metals should be limited to areas that are not readily visible when used in a residential context but more visible applications may be appropriate in commercial and industrial contexts. Architectural metals should have a matte finish. The use of weathering steel should be limited to areas where it will not damage historic building materials. e. Install wood cladding materials in a traditional manner. Apply clapboard,	Yes/No	The material guidelines for additions and new construction are the same. These guidelines have been referenced once in this staff report to avoid repetition. The primary cladding material for the Federal Boulevard massing, the massing behind the Bungalow, and the ground-floor massing of the flat-roofed portion will be brick. The brick will be a standard-size brick from Summit Brick in the "Thistledown" color. The gable face on Federal Boulevard will be clad in an engineered wood shingle with a 5-inch exposure, as shown in the detail section on page LM-67. Metal cladding will be used on the second floor of the flat-roofed portion and between the first- and second-floor windows. The second-floor metal cladding will have vertical orientation. However, it is unclear to staff whether a horizontal orientation is also proposed. The exterior legends on pages LM-7 through LM-9 indicate a horizontal orientation, while the elevations do not depict this application. The enlarged elevation details show the metal cladding in a vertical orientation. Staff recommend consistent

shingles, and shakes horizontally, and limit exposures to 4” to 6”. If proposing larger exposures, document similar examples in the surrounding historic context. Vertical tongue-and groove or board-and-batten siding may be used only for small expanses of walls that are not readily visible from public vantage points. f. Fiber-cement lap siding or boards, or other durable manufactured wood siding and trim must have a smooth finish. Fiber-cement or durable manufactured wood shingles may have a simulated faux-wood grain texture. g. New materials that convey characteristics similar to historic materials may be appropriate if they have a similar appearance, size and shape to traditional materials. h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.		orientation for the metal cladding throughout the project. Additionally, on pages LM-31 and LM-33, the cladding material above a pair of second-floor windows does not appear to have been corrected from an earlier version of the application, which indicated that cementitious cladding would be used in this location. The plan set should be revised to clearly identify the proposed material. The portal entry will be clad in a metal panel with a matte blue finish. While the metal panel will have some visibility due to the size and location of the project, much of the metal cladding will have a wood finish to provide the appearance of wood cladding. The metal cladding at the portal entry is located on the alley elevation and will have a matte blue finish. The tongue and grove metal panel conveys characteristics like historic tongue-and-groove siding in its appearance, scale, and profile while providing a low-maintenance material. On the alley elevation, the flat-roofed portion of the building will incorporate cementitious panel between the windows, which will be covered by a metal laser-cut spandrel panel. The front porch will be constructed with brick piers and wood columns using a composite wood balustrade. The Commission has approved the use of composite decking materials but has not approved composite railings. A wood or metal railing could be used. Overall, the project will utilize a simple combination of materials, with brick and metal panels serving as the two primary cladding materials. Engineered wood and cementitious materials will be used for shingles and trim elements where appropriate, while the laser-cut metal panels provide a playful and visually engaging element on the alley façade.
4.2.8 Design windows, doors and other features on an addition to be compatible with the historic primary structure and historic context. a. Incorporate windows, doors and other openings at a ratio similar to those found on the historic structure and in the surrounding historic context. b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows on the historic	Yes/No	Window and door proportions are generally consistent with those found within the surrounding historic context. The ground-floor windows on the flat-roofed portion of the building have been increased in height from the Phase I submittal. This change in proportion does not negatively impact the surrounding historic context and will allow additional natural light into the building. The Federal Boulevard frontage will require an Administrative Adjustment to maintain the approved ground-floor opening sizes, which do not comply with

structure and in the surrounding historic context. c. Maintain the typical historic placement of window headers and sills relative to cornices, string courses and belt courses. d. Use window and door widths and heights that are similar to windows and doors on the historic building and in the surrounding historic context. e. Additional flexibility may be granted for window and door placement on façades that are not readily visible from public vantage points. f. Inset a window into the wall at least 2-inches from the wall plane. For a double- or single-hung window, the inset may be measured from the lower sash. g. Use window materials that are similar to windows on the historic building and in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential additions. h. When using divided-light windows on an addition, use a design based on windows found on the historic building and in the surrounding historic context and ensure that some other design element differentiates the addition as new. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass are not allowed. i. Use a simplified design of an historic door rather than replicating exactly an historic door found on the primary structure. j. Use clear or near clear low-e glass in glazing. Windows at bathrooms and doors on secondary elevations may have frosted glazing.		current zoning requirements but are consistent with historic window proportions. Windows within the brick-clad portions of the building will feature brick soldier-course headers. A more contemporary window detail will be used within the metal-clad portions of the building. Window insets vary throughout the project. Within the new construction, window insets range from approximately 3 inches to 1½ inches, with the smaller inset occurring at windows within the recessed bays. Although not all windows are inset the required 2 inches, all windows are inset into the wall plane and will create shadow lines. The proposed insets are appropriate for the respective wall assemblies. Windows on the flat-roofed portion of the building where inset window bays have been created are proposed to incorporate an architectural fin or eyebrow detail. Staff found this detail may be appropriate on the alley façade but expressed concern that it could detract from the building elevations along Federal Boulevard and 21st Avenue. The property is not a corner property, and the existing one-story gas station at the corner will provide some visual screening of this feature along these elevations. The window material is not entirely clear. The plan set consistently identifies the windows as fiberglass; however, it also identifies the basis of design as Andersen 100-Series fiberglass windows. The Andersen 100-Series is constructed of Fibrex, which is not the same material as fiberglass. Windows in the new construction may be fiberglass or Fibrex, but the proposed material must be clearly identified in the plan set. Primary front doors will be wood with a half-light configuration and panels below. Secondary doors will be full-light doors. A glazed storefront system will be used at the entry portal along the alley.
4.3.8 Design a porch to be compatible with the historic context. a. Proportion a front porch to be compatible in size and scale with the building and surrounding historic context. b. Position a front porch to maintain historic porch spacing patterns seen in the historic	Yes/No	The width and span of the gable over the wraparound porch along Federal Boulevard were expanded to reduce visual clutter between the porch posts and the front door, which includes sidelights and transoms. The gable's pitch and overall form are compatible with the nested gable on the primary massing and are like the porch forms found at 2149 Federal Boulevard and 3235 West 23rd Avenue.

district. Use materials similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were common on many styles. c. When they are a characteristic of the surrounding historic context, use porch posts and columns with substantial dimensions so that the porch does not appear to float above the entry. d. Use porch posts and columns that are proportioned similarly to those seen in the surrounding historic context. e. If stoop rails are required by code, use a simple metal or other design. Do not use heavy wooden turned balusters. f. Do not visually overwhelm the primary façade.		The front porch will be constructed with brick piers and wood columns using a composite wood balustrade. The Commission has approved the use of composite decking materials but has not approved composite railings. A wood or metal railing could be used.
4.4.1 Establish a sense of human scale in the building design. a. Incorporate changes in color, texture and materials to help define human scale. See "Establish a Sense Of Human Scale" on page 94 for more information. b. Use simplified versions of architectural details common in the historic district. c. Use materials that help to convey scale in their proportion, detail and form. d. Design building features, such as entries, windows, articulation and other details, to be proportioned and sized to human scale.	Yes	The proposed massing conveys a sense of human scale within the building design. Simplified architectural details, such as porches, windowsills, window surrounds, and string courses, have been incorporated to articulate the building at a pedestrian scale and create a more approachable and context-sensitive appearance. The material palette will further reinforce a sense of human scale. Heavier masonry materials will be used on the ground floor and on the primary masses behind the Bungalow and along Federal Boulevard. This use of masonry creates a material connection to the Witter-Cofield Historic District while helping to establish a strong, pedestrian-scale base for the building. A lighter metal panel will be used at the upper portion of the building and between select windows to provide visual contrast, break down the overall massing, and create additional architectural interest.
4.4.2 Maintain typical spacing patterns created by the repetition of historic building widths along the street. a. Proportion a new façade to reflect the established range of historic building widths seen in the surrounding historic context. b. Where a new structure must exceed the typical building width in the surrounding historic context, use changes in building configuration, articulation or design features such as materials, window design, façade height or decorative details to break the façade into modules that suggest	Yes	Variations in building configuration, roof form, and material application help the large structure, which exceeds typical building width and depth, relate more effectively to the surrounding context. Changes in modules have been used to articulate and break down the overall building mass, and window design further subdivides the massing to create visual interest. Sills, headers, and string coursing are incorporated to reinforce a relationship with the surrounding historic context.

typical historic building widths seen in the surrounding historic context.		
4.4.3 Maintain the overall mass and scale pattern as viewed from the street. a. Incorporate floor-to-floor heights that appear similar to those seen in the surrounding historic context, especially at the ground floor. b. Distinguish the ground floor from upper floors. c. Use vertical and horizontal articulation to reference typical articulation patterns in the surrounding historic context and reduce the apparent scale of a larger building mass. d. Design a commercial façade to be composed of simple, rectangular forms that are consistent with the façade composition of the surrounding context. e. Design a new structure to incorporate a traditional base, middle and cap configuration when this is the traditional pattern in the surrounding context.	Yes	Floor-to-floor heights have been articulated to relate to the surrounding historic context. Along Federal Boulevard, the massing includes a porch to define the ground floor and a string course that delineates the foundation, first floor, and second floor, clearly defining the building's levels. Simple rectangular forms have been used to create compatible massing, with a traditional base, middle, and cap that echoes the historic architectural language found throughout the district.
4.4.4 Maintain typical historic entry patterns along the street. a. Incorporate entry features that relate to typical historic building entries in the surrounding context. b. Design an entrance to a commercial, mixed-use, multifamily or civic building to convey a sense of scale and provide visual interest. c. Consider incorporating a porch onto a multifamily building where it would relate to porches on historic residential buildings in the surrounding context. d. If incorporating a porch onto a multifamily building, design the porch to be in proportion to the structure and use porch materials that are similar to those seen historically. e. See "Site & Building Lighting" on page 112 for entry lighting guidance.	Yes	The massing along Federal Boulevard will feature a wraparound porch to clearly define the primary entrance along this frontage. The historic bungalow on West 21st Avenue will retain its front entry and porch, maintaining its role as the visual primary entrance along that street. A third entrance is proposed along the alley at the northwest side of the massing. This entrance is articulated with a simple canopy and planter box to provide visual cues to its significance; while ensuring it does not detract from the prominence of the entries along Federal Boulevard or West 21st Avenue.
4.4.5 Reflect typical historic upper story window patterns.	Yes	The upper floor will feature primarily paired windows, with a few single window openings.

a. Locate windows to reflect typical spacing patterns seen in the surrounding historic context. b. Design windows to reflect the quality and features seen in the surrounding historic context.		All window openings include tall proportions, along with headers and sills, to maintain a sense of scale and detail. Paired windows are consistent with the surrounding context and are also found on the historic bungalow at 3025 West 21st Avenue.
5.2.2 Plan new site features to respect the character-defining features of the historic district or individual landmark site. a. When introducing a new site feature or modifying an existing feature, such as a stairway, fence or retaining wall, respect historical patterns in terms of placement, proportions and design compatibility with surrounding historic context. b. When designing a new walkway or path, use colors, styles and finishes similar to those seen in nearby historic walkways. c. Avoid introducing new site features that convey a false sense of history. d. Avoid introducing new readily visible site features, such as curb cuts, which were not historically present on the property, or prevalent in the historic district. e. Minimize impermeable surfaces in front yard landscape areas. f. Use decorative modular pavers, a cellular paving system or recycled historic site materials (such as stone or brick) to minimize the visual impacts of a larger paved surface area. g. Avoid introducing topographic features, such as berms, that were not historically present, especially if other front yard areas on the street do not include similar features.	Yes	Several new site features are proposed to support the building use. These include new playground equipment behind 2139 N Federal Boulevard; decorative paving between the building and the alley parking area; new circulation pathways throughout the site, including a walkway along the north side of the building and a new walkway to the Federal Boulevard entrance; and benches, pergola swings, and fountains, primarily located on the east side of the Bungalow. New fencing will also be installed throughout the site to define and support the various site areas. Site improvements are generally located in the side and rear yards. The front yard of the Bungalow will remain largely unchanged, with no new hardscape proposed. Existing plantings will be improved to enhance the front yard. Decorative concrete along the alley façade will have minimal visual impact on the surrounding historic context and will create a more welcoming and inviting entrance at the alley.
5.3.3 Design a new front yard fence to minimize impacts on the historic context. a. Design a new front yard fence to be simple, open, and low (unless taller fences are typical of the historic district or surrounding historic context). The maximum front yard fence height should be 48” or less. b. Use compatible but simplified (less ornate) versions of historic fences and	Yes	Privacy fencing will be in the rear yard, with heights varying between 6 and 8 feet. The 8-foot-tall fencing will be located along the gas station property and will replace existing 8-foot-tall fencing. Given the highly commercial nature of the adjacent gas station property, staff find the proposed fence height appropriate. A 6-foot-tall privacy fence will be located along the north side of the site and will extend continuously from the east side of the Bungalow façade.

walls present in the historic district or in the surrounding historic context. c. Use historic fence and wall materials present in the historic district or in the surrounding historic context. Do not use vinyl or other nontraditional fence materials. d. Do not install a new chain link fence in the front yard (an existing chain link fence should be preserved when it is a character-defining feature of the district). e. Do not install opaque fencing of any kind. A fence should be more than 50% open.		A 4-foot-tall decorative metal fence will surround the playground equipment behind 2139 N Federal Boulevard.
5.3.4 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district. a. Locate a rear-yard fence return behind the front corner of a historic primary structure. b. Use rear-yard fence types and materials traditionally found in the historic context, such as simple iron or wooden solid- or open-picket fences. Rear-yard fences may be vertically or horizontally oriented. Only use stone, brick, or a stucco wall if it is compatible with the historic property and surrounding historic context. c. Design new fences to be simple, a traditional height, and designed to blend with the historic building and surrounding historic context. d. Locate a rear-yard fence along traditional lot lines. If a non-traditional fence, such as a dog run, is proposed, locate in a way as to be concealed from public view.	Yes	Low, 4-foot front yard fencing will be in front of the Federal Boulevard massing and in front of 2139 N Federal Boulevard. The fencing will consist of decorative metal fencing, as depicted on page LM-82 of the plan set.
5.4.3 Locate and access surface parking areas to minimize impacts on the historic streetscape, rhythm of the built environment and disruption to pedestrians. a. Minimize the visual impacts of a surface parking area (note that this is especially important in, and adjacent to, historic residential areas). b. Locate surface parking areas to the side or rear of buildings.	Yes	Surface parking is located off the alley and will have minimal visual impact on the Witter-Cofield Historic District.

c. Provide access to surface parking areas from an alley, when feasible.		
5.4.4 Locate and access service areas and ground-mounted mechanical equipment to minimize impacts on the historic streetscape and disruption of the pedestrian environment.	Yes	Mechanical equipment will be located on the roof and will not be visible from the public right-of-way. Venting will be integrated into the architecture and designed to blend with the adjacent cladding materials.
5.5.4 Design and install new building light fixtures that are compatible with the surrounding historic context. a. Install lighting on residential buildings at the first-floor level only. b. Install lighting on civic, commercial, and institutional buildings in areas that will enhance the architecture of the building. c. Design and orient light fixtures to provide down-lighting for residential buildings. d. Scale new light fixtures to the building (i.e., use monumental light fixtures only on monumental buildings). e. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building. f. Consider using period reproduction fixtures if they can be matched in style, quality and materials with the historic building, and are subordinate to historic building architecture and features. g. Do not introduce fixtures from an earlier or later era that is stylistically inappropriate. h. Light fixtures along the alley should be utilitarian in design. i. Do not install flood lights or fluorescent tube lighting on street elevations. j. Conceal all conduits, raceways, and junction boxes within the building	Yes	Light fixtures will consist of downlight sconces that are Dark Sky rated. Recessed can lights will also be used within the building soffits. Light fixtures are appropriately located throughout the project and will provide downward-directed lighting. The proposed fixtures do not imply an earlier or later stylistic era and are compatible with the contemporary design of the development.

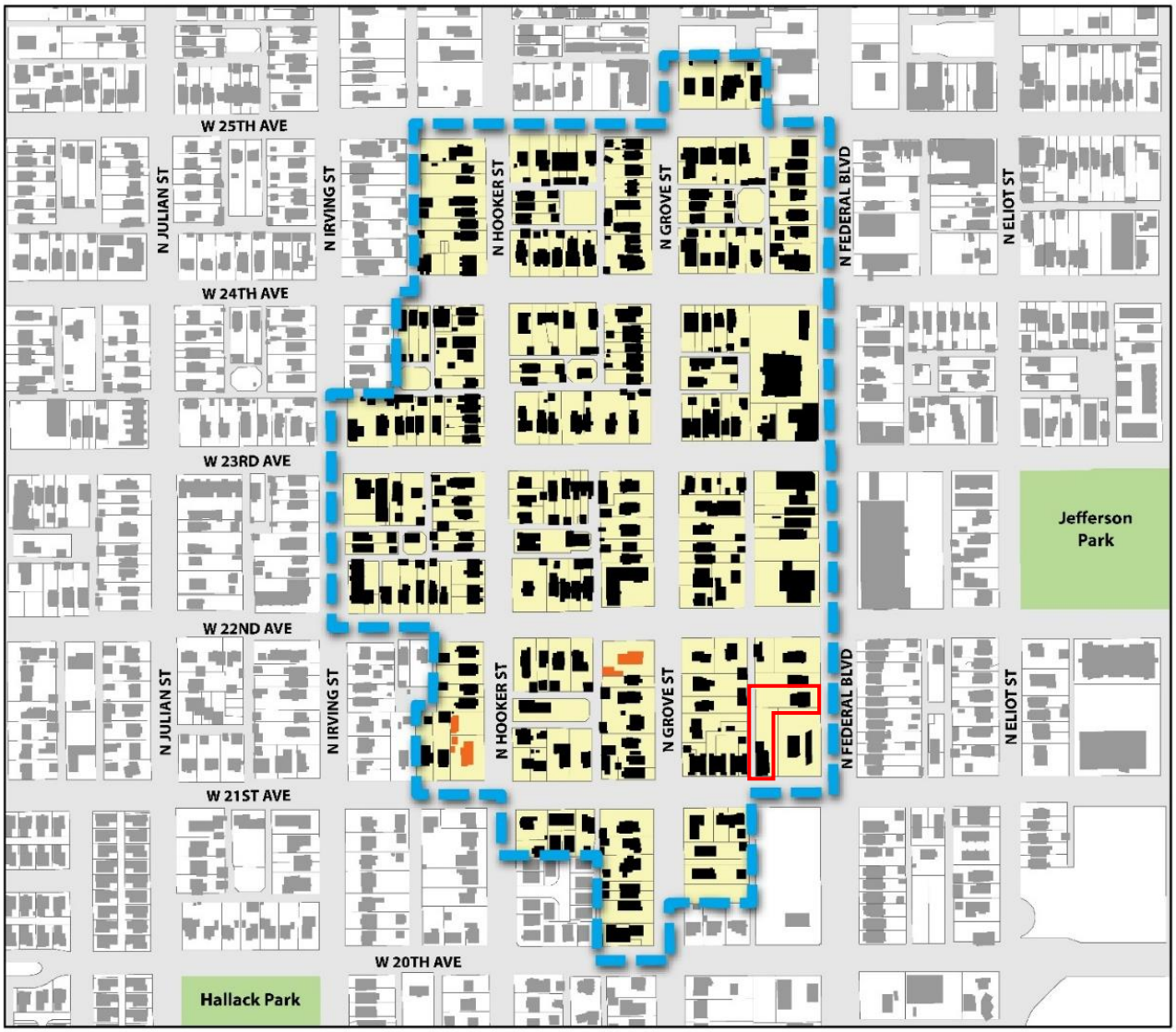
Basis: Brick is a traditional building material within the Witter-Cofield Historic District, and its use as a primary cladding material establishes a strong connection to the historic context. The use of metal panels with a wood-like appearance provides a contemporary interpretation of traditional wood siding while maintaining a clear distinction between the new and historic construction. The application and variation of materials help differentiate architectural elements and break down the overall building mass. Minor clarifications of the application materials are needed to resolve discrepancies within the plan set resulting from the expedited response to staff comments and to ensure compliance with the guidelines. This includes elements where the guidelines provide clear direction.

Suggested Motion: I move to APPROVE WITH CONDITIONS application #2026-COA-1026 for Phase II: Design Details for the redevelopment at 2125 N Federal Boulevard and Total Window Replacement on 3025 W 21st Avenue, as per design guidelines 2.4.8, 2.4.9, 2.13.1, 3.2.3, 3.2.4, 3.2.8, 3.3.2, 4.2.3-4.2.8, 4.3.8, 4.4.1-4.4.5, 5.2.2, 5.3.3, 5.3.4, 5.4.3, 5.4.4, and 5.5.4, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. All windows with divided lights must utilize true divided lights or simulated divided lights with a spacer bar. This construction detail must be clearly noted in the plan set.
2. Provide photographs of the existing Bungalow front door and clear documentation of the proposed enlargement to the door opening.
3. Replacement windows in the Bungalow structure must be wood, aluminum-clad wood, or fiberglass composite.
4. Use uniform vertical orientation for the tongue-and-groove metal cladding throughout the project.
5. Revise pages LM-31 and LM-33 to correct the material shown above the pair of second-floor windows so that it is consistent with the other proposed cladding materials.
6. Eliminate the architectural window fin/eyebrow detail from the Federal Boulevard and West 21st Avenue elevations.
7. Clearly identify the proposed window material for the new construction. Windows must be wood, aluminum-clad wood, fiberglass composite, or Fibrex.

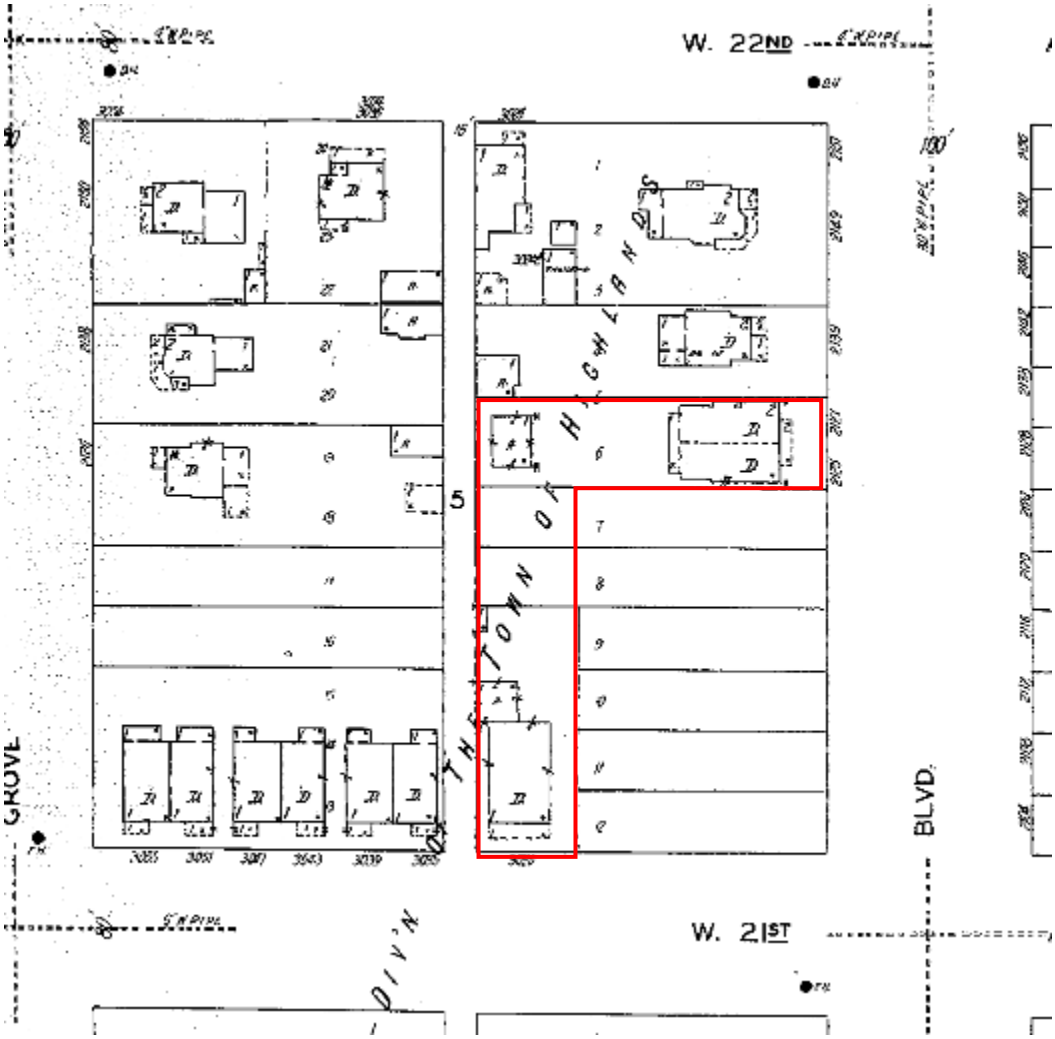
I also move that the Landmark Preservation Commission find that conforming with the zoning standard for transparency would have an adverse impact on the historic character of the Witter-Cofield Historic District for the proposed window openings and proportions along Federal Boulevard per section 12.4.5.2 B of the Denver Zoning Code for application #2026-COA-1026 at 2125 Federal Boulevard.

Witter Cofield with 2125 N Federal Boulevard and 3025 W 21st Avenue outlined in red



All individual landmarks and properties within historic district boundaries are subject to design review.

1929 Sanborn Map with 2125 N Federal Blvd and 3025 West 21st Avenue outlined in red.



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