



## 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](http://www.denvergov.org/preservation)

<b>Project:</b>	#2025-COA-734	<b>LPC Meeting:</b>	March 3, 2026
<b>Address:</b>	435 Westwood Drive	<b>Staff:</b>	Brittany Bryant
<b>Historic District:</b>	Country Club		
<b>Year structure built:</b>	c.1948 (Design Guidelines Period of Significance: 1902-1945)		
<b>Council District:</b>	#5 - Amanda Sawyer		
<b>Applicant:</b>	Kristin Park		

**Past LPC Action:**

Meeting Date: September 5, 2023

Description: New Construction, Phase I: Mass, Form, and Context

Motion by L. Sykes: I move to approve application #2023-COA-319 for the new infill construction Phase I: Mass, Form, & Context review at 435 Westwood Drive, as per County Club design guidelines B1-B6, D1-D5, F1, F3 and Denver Landmark Design Guidelines 4.1, 4.3, 4.6, 4.8, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

**Project Scope Under Review:**

New Construction, Phase II: Design Details

**Footprint: 111'-9" X 46'-5"**

**Height: 34'-3 1/2"**

**Materials:**

Foundation, Driveway, and Southwest Patio: Grey concrete, brushed finish	Roofing: Bartile concrete roof tile in #205, New England Slate
Primary Cladding: General Shale brick in "Autumn Leaf Satin"	Solar Tiles: GAF Timberline solar shingles on rear roof slope
Windows: Aluminum clad wood, double hung and casement operation, simulated divided lights	Secondary Cladding: Cedar lap siding with 4 1/2 exposure
Doors: Aluminum clad wood with divided lights	Trim, Soffit, & Fascia: all cedar, bead board wood panels, clear finish
Balcony: 3'-2 1/4" cedar wood railing	Garage doors: Cedar custom design garage roll up
Chimney cap: 31" clay cap	Egress & Light Wells: Stucco lined well with brick cap
Patios and walkways: Bluestone, natural face, ashlar and pattern and cut steppers	Privacy fence: 6', Cedar picket with 2" lattice trim detail
Building Lighting: Saint James Lighting, magnolia chain pendant, wall sconce and aspen wall bracket	Site wall: +/- 18" general shale brick site wall in Autumn leaf Satin"
Landscape Lighting: JS LED 15.5"	Pergola: 11' Douglas fir

**Staff Summary:**

The applicant, Kristin Park, requests approval to construct a new two-story single-family residence with an attached garage on a lot within the Country Club Historic District. The existing lot currently contains a 1948 structure that was approved for demolition by the Landmark Preservation Commission in 2021.

The proposed infill development features a primarily rectangular footprint with varied massing elements to provide visual interest and a gable roof form. The design draws inspiration from the Colonial Revival style within the district. The attached garage will be accessed from an existing curb cut on Westwood Drive.

Since the 2023 Phase I: Mass, Form, and Context review, the applicant has revised the proposal to include the following changes:

1. Reduction of the garage massing from two stories to one story
2. Addition of shed dormers on the rear roof slope of the primary massing

The structure is proposed to be clad primarily in brick, with lap siding used as an accent material on the side wings. Windows and doors will feature divided lights. The front roof slope will include gable dormers and concrete tile, while the rear roof slope will include shed dormers and an array of solar tiles.

**Excerpted from Design Guidelines for Country Club Historic District, May 1995**

<b>Guideline</b>	<b>Meets Guideline?</b>	<b>Comments</b>
<p><b>B1. The front setback of a new structure should be in line with the median setback of historic properties on the block.</b> Setbacks of 20 feet to 30 feet or more are typical and are appropriate for new construction and additions.</p> <p>a. In general, larger, taller structures and taller portions of structures should be set back farther from the front than smaller structures.</p> <p>b. New structures should be sited to meet or exceed the median setback on the block face, not the structures with the least setback.</p>	Yes	<p>The proposed front setback is 27'-5".</p> <p>Westwood Drive is a curved block, and the proposed setback falls within the typical range of setbacks found throughout the Country Club Historic District, where a variety of front yard setbacks is common. The placement of the structure on the site will create the appearance of a uniform front yard setback along the south side of Westwood Drive.</p> <p>While the infill proposal is a relatively tall structure, it will not exceed the maximum height permitted in the applicable zone district, except for two chimneys located on the east and west sides of the primary building massing.</p>
<p><b>B2. Side yard setback of a new structure of an addition should appear similar to those seen traditional in the block.</b> In most of the district (Park Club Place excepted) lot sizes, and therefore side setbacks, vary considerably... Elsewhere, the width varies from 75 feet to a quarter block or more. In these areas, the minimum lot size of 6,000 square feet may not be adequate to reinforce the district's spacious character.</p> <p>a. Maintaining the sense of broad side yards is important to the character of the</p>	Yes	<p>Although the proposed infill measures 111'-8" by 48' at its greatest depth, it is situated on a 31,965-square-foot zone lot with 207'-11" of street frontage.</p> <p>The side yard setbacks measure 35" - 7½" on the northwest side of the property and 55' - ½" on the southeast side.</p> <p>The structure is located entirely within the front 65% of the lot.</p> <p>The placement of the structure on the lot maintains the sense of broad side yards and spaciousness</p>

<p>district. Additions and infill structures should be designed to maintain the perception of spaciousness by varying the setback of the structure along the side and varying the height of the structure.</p>		<p>that is characteristic of development within the Country Club Historic District</p>
<p><b>B3. Maintain the traditional lot coverage ratio of the neighborhood.</b></p> <p>a. Maintain the sense of spaciousness seen traditionally in the neighborhood by retaining significant portions of the site as open space.</p> <p>b. Historically, lot coverage ratios ranged from 18 to 30 percent, and FAR from .20 to .40. A lot coverage of less than 30 percent is recommended; although zoning allows 50 percent lot coverage. Over 30 percent lot coverage disrupts the character of the district by allowing FARs that approach 1.0.</p>	<p>Yes</p>	<p>The Country Club Design Guidelines describe this portion of the district as consisting of “large houses on large lots.”</p> <p>The proposed infill will result in approximately 18 percent lot coverage.</p> <p>The proposed structure includes approximately 5,607 square feet of ground-floor coverage on a 31,965-square-foot lot. The subject lot is one of the largest in the district. While the residence is substantial in size, it is appropriately scaled to the lot.</p> <p>The proposed development pattern is consistent with other properties in the district, including 101 Race Street, which was approved by the Commission in 2021 and constructed.</p>
<p><b>B4. Garages and other secondary structures should remain subordinate to the primary structure.</b></p> <p>a. Locating a secondary structure in the rear of the property is preferred.</p> <p>b. A detached structure is also preferred. Whether attached or detached, a garage should be clearly subordinate to the primary structure and set back from the primary facade of the house.</p>	<p>Yes</p>	<p>Since the initial Phase I approval, the garage massing has been reduced, further improving the subordinate scale of the garage relative to the primary structure in terms of height, massing, and placement on the site.</p> <p>The new garage will be located along the side of the property and is subordinate in height and massing to the primary structure. The garage doors are oriented toward the southeast interior side property line, minimizing visibility from the public right-of-way.</p> <p>The placement and orientation of the garage are like the configuration of the existing 1948 structure located on the site. The attached garage steps back from the primary building massing, further reinforcing its subordinate relationship to the primary structure.</p>
<p><b>B5. Driveways should be visually subordinate in the site design.</b></p> <p>a. Provide auto access from an alley, when feasible, to eliminate the need for curb cut and driveway.</p> <p>b. Where a driveway is needed, minimize the visual impact of a curb cut. Only one curb cut per property should be allowed and any curb cut should be as narrow as possible.</p>	<p>Yes</p>	<p>An existing curb cut off Westwood Drive will be reused to provide vehicular access to the site.</p> <p>There is no alley access on this block of Westwood Drive, and curb cuts are a common development pattern in the area.</p> <p>The proposed curb cut is relatively narrow, and the curved nature of the lot helps minimize the visual impact of hard-surfaced driveway areas when viewed from the front yard.</p>

<p>c. Minimize the amount of hard-surface driveway that is seen in the front yard.</p>		
<p><b>B6. Provide a walk to the building entry from the public sidewalk.</b></p> <p>a. The sidewalk should be distinct from a driveway.</p> <p>b. Concrete is the dominant material; however, other materials, including brick, stone, or modular pavers also are appropriate.</p>	<p>Yes</p>	<p>The walkway to the front entry will be constructed of bluestone laid in an intentional pattern to provide design quality and visual prominence. The driveway will be finished with brushed concrete.</p> <p>Both materials are appropriate for the Country Club Historic District and are visually distinct from one another.</p>
<p><b>D1. A new building should appear similar in mass to contributing structure in the district.</b></p> <p>a. Historically, most building ranged from 1.5 to 2 stores with 20 to 30 percent lot coverage. A new building should fit within this range.</p> <p>b. The primary ridge line of a structure rarely exceeds 40 feet in width.</p> <p>c. A single plane in the front façade rarely exceeds 50 feet in width. In many cases the broad side of a house faces the street.</p>	<p>Yes</p>	<p>The proposed infill development will be two stories in height.</p> <p>The project will have 18 percent lot coverage; however, the existing lot is very large, and the development pattern is consistent with other large-scale structures within the Country Club Historic District.</p> <p>The broad side of the house faces the street. The primary ridge line measures 53 feet, 10 inches in width. This massing is visually broken up by dormers in the roof slope and chimneys at each end.</p> <p>The building form is similar to other Colonial Revival style structures in the district, including 380 Gaylord Street and 1425 East 4th Avenue, which feature large primary roof ridges, as well as 399 Gilpin Street and 160 Race Street, which include dormers in the roof slope.</p> <p>Additionally, not all historic structures in the district have ridge lines under 40 feet wide; wider ridges are common in Colonial Revival style homes.</p> <p>During the Phase I discussion, the Commission found that the roof ridge length was appropriate for the proposed home, and that the addition of dormers effectively helped to break up the perceived mass and length of the roof.</p>
<p><b>D2. A new building should appear similar in scale to those seen historically in the neighborhood.</b></p> <p>a. Front facades should appear similar in height to those seen historically in the block.</p> <p>b. Taller portions should be set back farther on the lot.</p> <p>b. Story heights should appear like those seen historically</p>	<p>Yes</p>	<p>The proposal is for a two-story structure with a maximum height of 31'-10". The height and proportions are typical of the surrounding historic context.</p> <p>Shifts in wall massing and a tripartite design, including an attached forward-facing gable garage on the southeast side of the structure, help to create a human-scaled sense of proportion and break down the overall massing.</p>

<p>d. Architectural details should be used to give a sense of scale.</p>		
<p><b>D3. A new building should have a simple rectangular form as its basic shape.</b></p> <p>a. In most cases, the primary form for the house was a single rectangular volume. In some styles, smaller, subordinate masses were attached to this primary form.</p> <p>b. Exotic building forms are inappropriate. Domed or A-frame, for example, would be out of character.</p>	<p>Yes</p>	<p>The proposed building form is primarily rectangular, with no unusual forms.</p> <p>The overall massing consists of a simple rectangular volume with smaller, subordinate rectangular elements that help break down the scale of the structure.</p>
<p><b>D4. A new roof should appear similar in form to those of typical historic houses.</b></p> <p>a. Pitched roofs, either hip or gable, are preferred.</p> <p>b. Slopes should be within the range of those used historically, about 6/12.</p>	<p>Yes</p>	<p>The proposed structure will feature a gable roof. Roof pitches on Colonial Revival style homes in the district vary, but generally a prominent slope is visible from the front. The proposed gable roof maintains a clearly visible slope, with dormers incorporated to help break down the overall massing.</p> <p>The forward-facing gable of the attached garage is reminiscent of the forward-facing gable wings on the existing 1948 garage, reinforcing the historic development pattern on the site.</p> <p>Since the initial Phase I approval, shed dormers have been added to the rear roof slope. The front roof slope will feature gable dormers. Staff expressed concern over the use of two different dormer forms; gable dormers are typical of the Colonial Revival style. However, because the front and rear dormers are not visually perceived together, their combined impact on the overall appearance of the structure is minimal.</p>
<p><b>D.5 A new roof should appear similar in scale to those of typical houses seen in the block.</b></p> <p>a. In general, a ridge line should not exceed 40 feet.</p> <p>b. Roof planes should be broken up with dormers and chimneys</p>	<p>Yes</p>	<p>The primary ridge line of the proposed structure measures 53'-10" in width. This massing is visually broken up by dormers in the roof slope and chimneys at each end.</p> <p>The building form is like other Colonial Revival style structures in the district, including 380 Gaylord Street and 1425 East 4th Avenue, which feature large, unbroken primary roof ridges, as well as 399 Gilpin Street and 160 Race Street, which include dormers in the roof slope.</p> <p>Not all historic structures in the district have ridge lines under 40 feet wide; wider ridges are common in Colonial Revival style homes.</p> <p>During the Phase I discussion, the Commission found that the roof ridge length was appropriate for</p>

		the proposed home, and that the addition of dormers effectively helped to break up the perceived mass and length of the roof.
<p><b>E1. Building materials should appear similar to those used historically. Creative uses of traditional materials are encouraged in new construction.</b></p> <p>a. Brick, in sizes and colors similar to those used historically, is preferred. Jumbo or over-sized brick is inappropriate.</p> <p>d. Wood is appropriate as a secondary material for details and trim such as shingles and half-timber.</p>	Yes/No	<p>The proposed structure will be clad primarily in red brick, a typical material and color for Colonial Revival–style buildings. Brick units will be standard in size.</p> <p>Page A-9 of the packet references brick with tumbled edges; this should be corrected for the permit submittal, as tumbled edges can create a false sense history.</p> <p>Lap siding will be used as an accent material on the side wings, with an exposure of 4 ½”.</p>
<p><b>E2. Use roofing materials that are similar in appearance to those seen historically.</b></p> <p>a. Slate, asphalt, and tile are appropriate. Other materials such as metal shingles and concrete tiles may be appropriate if they convey a scale and texture similar to materials employed historically.</p> <p>b. Large panelized products, such as standing seam metal, should be avoided.</p> <p>c. Colors should be muted; the overall texture of a roof should be uniform and consistent throughout building.</p>	Yes	<p>A concrete roof tile is proposed, designed to replicate the appearance of slate.</p> <p>This product was previously approved by the Landmark Preservation Commission at 560 Circle Drive, a Colonial Revival style home and contributing structure to the Country Club historic district.</p>
<p><b>F1. Clearly define the primary entrance to the house.</b></p> <p>a. Use a porch, stoop, portico or similar one-story feature to indicate the entry.</p> <p>b. Orienting the entry to the street is preferred.</p>	Yes	<p>A one-story portico is proposed over the front entry.</p> <p>The front door faces the primary street, and a walkway leading from the street to the entry further emphasizes and defines the primary entry.</p>
<p><b>F3. Windows should appear similar in basic character to those seen traditionally.</b></p> <p>a. Windows that appear “punched” into the wall surface are appropriate.</p> <p>b. Windows frames and sashes should have substantial depth.</p> <p>c. Windows that are vertically proportioned are preferred.</p> <p>d. To achieve larger areas of glass, group standard windows together.</p>	Yes	<p>Window proportions are typical of the Country Club Historic District. Openings are vertically oriented, following a hierarchy with larger windows on the ground floor and smaller windows on the second floor.</p> <p>Windows will generally be square and wide, consistent with the Colonial Revival style found within the district. All windows will include headers and sills.</p> <p>Door heights are consistent with those commonly found in the district.</p>

**Excerpted from Design Guidelines for Denver Landmark Structures & Districts, November 2022**

Guidelines	Meets Guidelines?	Comments
<p><b>4.7 Use materials that appear similar in scale, color, texture and finish to materials of the primary structure and to those seen historically in the district for detached garages or accessory structures.</b></p> <p>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.</p> <p>e. Install wood cladding materials in a traditional manner. Apply clapboard, 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 with that are not readily visible from public vantage points.</p> <p>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.</p> <p>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.</p> <p>h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.</p>	<p>Yes/No</p>	<p>The proposed structure will be clad primarily in red brick, a typical material and color for Colonial Revival–style buildings. Brick units will be standard in size.</p> <p>Page A-9 of the packet references brick with tumbled edges; this should be corrected for the permit submittal, as tumbled edges can create a false sense history.</p> <p>Lap siding will be used as an accent material on the side wings, with an exposure of 4 ½".</p>
<p><b>4.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context.</b></p> <p>a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. Incorporate doors and windows with similar proportions</p>	<p>Yes/No</p>	<p>Window proportions are typical of the Country Club Historic District. Openings are vertically oriented, following a hierarchy with larger windows on the ground floor and smaller windows on the second floor.</p> <p>Windows will generally be square and wide, consistent with the Colonial Revival style found</p>

<p>to those in the surrounding historic context for new construction.</p> <p>b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows in the surrounding historic context.</p> <p>c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.</p> <p>d. Use window and door widths and heights that are similar to windows and doors on historic buildings in the surrounding historic context.</p> <p>e. Additional flexibility may be granted for window and door placement on façades that are not readily visible from the street or public vantage points.</p> <p>f. Inset a window into the wall plane at least 2-inches from the wall plane. For a double- or single-hung window, the inset may be measured from the lower sash.</p> <p>g. Use window materials that are similar to windows on historic buildings in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential new construction.</p> <p>h. When using divided-light windows that match the architectural style of the new building, use a simple design based on windows found in the surrounding historic context. 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 shall not be allowed.</p> <p>i. Use a simplified version of a historic door design rather than replicating an historic door.</p> <p>j. Use clear or near clear low-e glass in glazing. Windows at bathrooms and doors on secondary elevations may have frosted glazing. Frosted glazing of primary façade entry doors may be appropriate.</p>		<p>within the district. All windows will include headers and sills.</p> <p>Door heights are consistent with those commonly found in the district.</p> <p>Windows and doors will be aluminum-clad wood. Windows will feature divided lights, with simulated divided lights using a spacer bar, consistent with the Colonial Revival style.</p> <p>On the brick portions of the structure, windows will be inset 3½" into the wall plane. A section detail through the lap-clad portion has not been provided; windows on the lap-clad sections will need to be inset at least 2 inches.</p>
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<p><b>4.17 Ensure that decks are compatible with the surrounding historic context.</b></p>	<p>Yes/No</p>	<p>A rear yard decks, including a rear balcony deck, will be in the rear yard.</p> <p>The balcony railing shown on page A-9 should be corrected to reflect the simplified design that is proposed.</p>
<p><b>5.2 Plan new site features to respect the character-defining features of the historic district or individual landmark site.</b></p> <p>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.</p> <p>b. When designing a new walkway or path, use colors, styles and finishes similar to those seen in nearby historic walkways.</p> <p>c. Avoid introducing new site features that convey a false sense of history.</p> <p>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.</p> <p>e. Minimize impermeable surfaces in front yard landscape areas.</p> <p>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.</p>	<p>Yes</p>	<p>Site features respect the character-defining elements of the Country Club Historic District. New walkways will provide on-site circulation and will be constructed of materials compatible with the district.</p> <p>An existing curb cut will be reused, as no alley access is present in this section of the City. Much of the property will remain as landscaped lawn.</p> <p>A new pergola and fencing will be in the rear yard.</p>
<p><b>5.6 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district.</b></p> <p>a. Locate a rear-yard fence return behind the front corner of a historic primary structure.</p> <p>b. Use rear-yard fence typed 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.</p>	<p>Yes</p>	<p>Fencing will be in the rear yard and provide privacy.</p> <p>Fences will be constructed of cedar with a lattice detail and will not exceed six feet in height.</p>

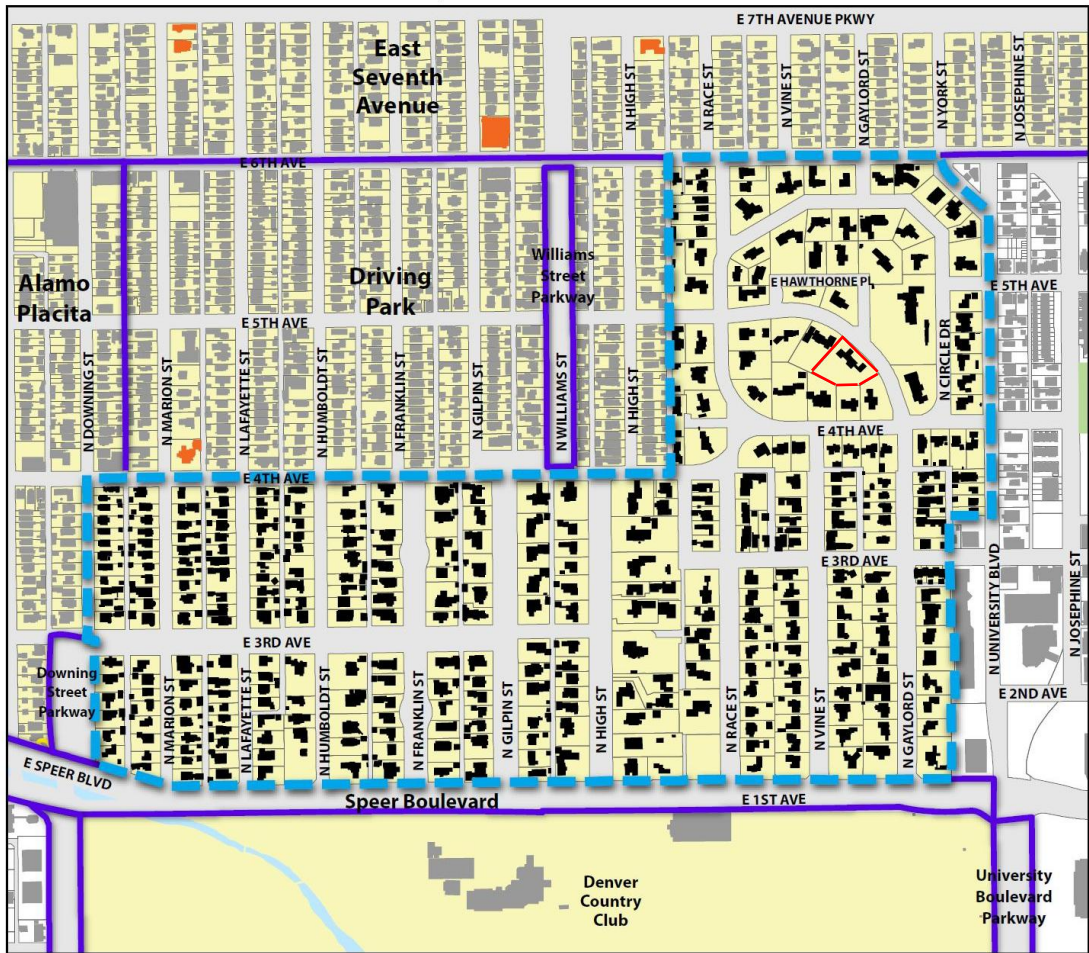
<p>c. Design new fences to be simple, a traditional height, and designed to blend with the historic building and surrounding historic context.</p> <p>d. Locate a rear-yard fence along traditional lot lines. If a non-traditional fence, such as a dog run, is proposed, locate in a way as to be concealed from public view.</p>		
<p><b>5.18 Design and install new building light fixtures that are compatible with the surrounding historic context.</b></p> <p>a. Install lighting on residential buildings at the first-floor level only.</p> <p>b. Install lighting on civic, commercial, and institutional buildings in areas that will enhance the architecture of the building.</p> <p>c. Design and orient light fixtures to provide down-lighting for residential buildings.</p> <p>d. Scale new light fixtures to the building (i.e., use monumental light fixtures only on monumental buildings).</p> <p>e. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building.</p> <p>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.</p> <p>g. Do not introduce fixtures from an earlier or later era that is stylistically inappropriate.</p> <p>h. Do not design lighting for the sole purpose of attracting attention to residential buildings. i. Light fixtures along the alley should be utilitarian in design.</p> <p>j. Do not install flood lights or fluorescent tube lighting on street elevations.</p> <p>k. Conceal all conduits, raceways, and junction boxes within the building.</p>	<p>Yes</p>	<p>Exterior lighting is appropriate to the building and consistent with the Colonial Revival style of architecture.</p>

**Basis:** The proposed design details are compatible with the architectural style of the building and the surrounding historic context of the Country Club Historic District. Durable materials are proposed in compliance with the design guidelines.

Suggested Motion: I move to APPROVE WITH CONDITIONS application #2025-COA-734 for the Phase II: Design Details at 435 Westwood Drive, as per design guidelines Country Club Design Guidelines B1-B6, D1-D5, E1-E2, F1, F3, Design Guidelines for Denver Landmark Structures and District guidelines 4.7-4.8, 4.17, 5.2, 5.6, 5.18, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Correct page A-9 to remove the note that the brick will have a tumbled edge with permit submittal;
2. Correct page A-9 to reflect the simplified balcony railing design that is proposed prior with permit submittal; and
3. Inset all windows into the wall plane and provide a section detail through all wall cladding materials with permit submittal.

**Country Club with 435 Westwood Drive outlined in red**

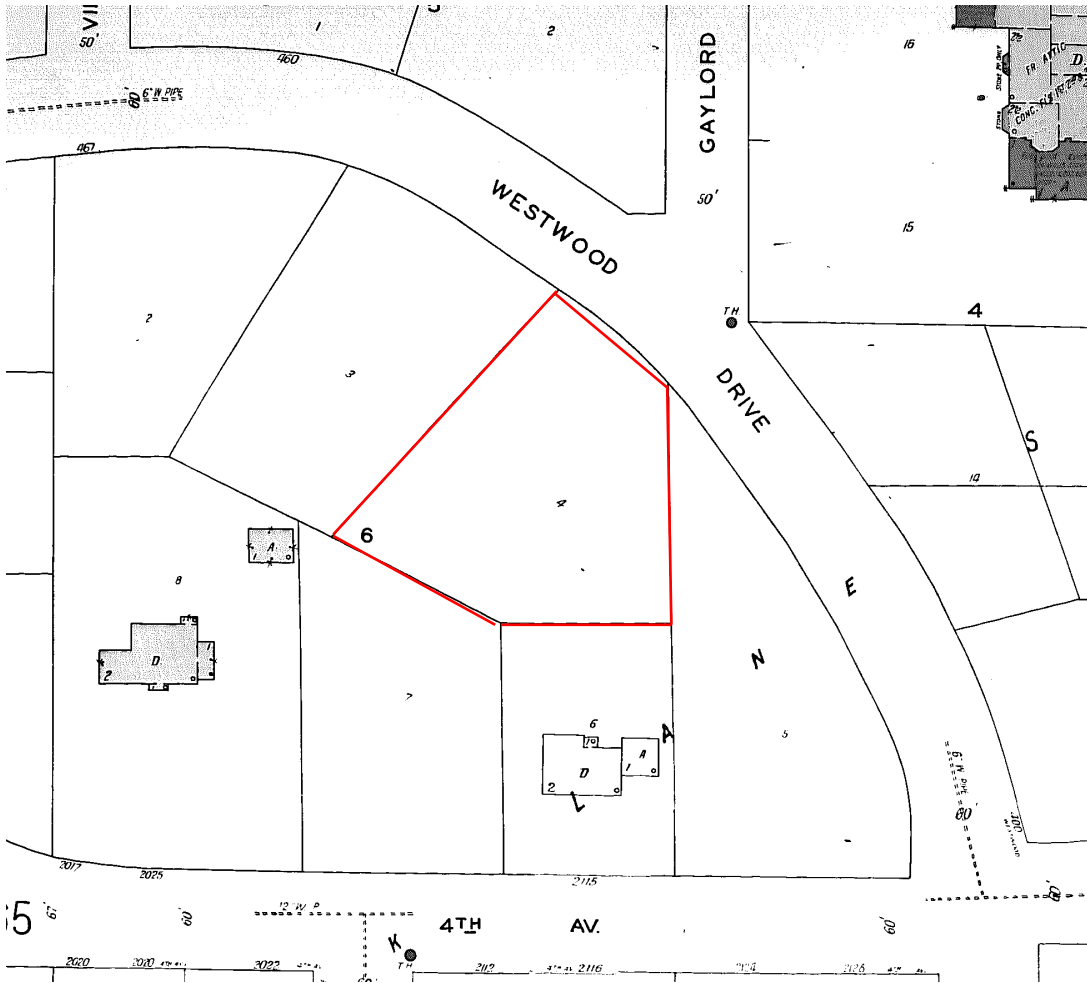


Date: March 2023

- ▬ District Boundary
- ▬ Other Historic District
- Property Subject to Design Review
- Individual Landmark Building
- Building within Historic District

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

1929, corrected 1937, Sanborn Map with 435 Westwood Drive outlined in red.



END