



## 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)

**Project:** #2026-COA-013 **LPC Meeting:** March 3, 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 21<sup>st</sup> 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

### Project Scope Under Review:

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

**Footprint: 160' x 26'- 5 1/2" 115'- 11" x 34' 11 1/2"**

**Max Height: 38'- 3 1/2"**

**Staff Summary:**

The applicant is proposing to redevelop 2125 Federal Boulevard and 3025 W. 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 W. 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 over a year 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 3 and 4 of the Design Guidelines for Denver Landmark Structures and Districts. The project will be reviewed through the two-step process:

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

Since the initial Landmark approval of the Phase I: Mass, Form, and Context in January 2025, DCAC has taken a closer look at the approved Phase I and determined that the interior programming did not fully meet the operational needs of the organization. As a result, the applicant has revised the massing to better accommodate the required programming and functionality of the space.

These revisions have resulted in an increase in the building width along the Federal Boulevard portion of the project. Accordingly, the primary massing along Federal Boulevard has been restudied to ensure the larger footprint remains compatible with the surrounding historic context and neighborhood character.

No major changes to the scope of demolition for the historic bungalow along West 21st Avenue, the building connection to the bungalow, or the massing located behind the bungalow are proposed as part of this revised Phase I submittal.

**Registered Neighborhood Organization (RNO) comments:**

There is not an active design review RNO within the Witter-Cofield Historic District that participates in Landmark design review. However, applicants are not required to present more than one Phase I project to the RNO for comment.

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

Guidelines	Meets Guidelines?	Comments
<p><b>2.58 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.</b></p> <p>a. Take all measures required to repair and retain a contributing or landmark historic structure to protect the community interests in its preservation.</p> <p>b. Preserve the essential form and integrity of historic buildings and structures.</p> <p>c. Avoid demolitions that change the overall appearance, massing and volume of the</p>	<p>Yes</p>	<p>A historic attached garage at the rear of 3025 West 21st Avenue will be demolished, along with approximately 5’ x 9’ of linear frontage on the north elevation, which includes an existing door opening.</p> <p>Demolition to contributing fabric is limited to the rear and will preserve the essential form and integrity of the historic bungalow at 3025 West 21<sup>st</sup> Avenue.</p> <p>The Commission has reviewed and approved the demolition of the non-historic structure at 2125 Federal Bouvard.</p>

<p>historic building as perceived from public vantage points.</p> <p>d. Avoid demolition actions that remove historic structural systems or which compromise the structural integrity of a historic building.</p> <p>e. Do not demolish character-defining features of a historic property.</p>		
<p><b>3.1 Locate an addition to be subordinate to the original structure.</b></p> <p>a. Place an addition to the rear of the original structure whenever possible.</p> <p>b. See Guidelines 3.9-3.11 for additions to residential structures and Guidelines 3.12-3.13 for additions to commercial structures.</p>	Yes	Addition is located at the rear of 3025 West 21 <sup>st</sup> Avenue.
<p><b>3.2 Locate an addition to retain open space patterns.</b></p> <p>a. Retain original open space at the sides and rear of the structure.</p> <p>b. Avoid removing existing open space with a large addition.</p>	Yes	<p>The front and side yard setbacks, as well as the primary form of 3025 West 21st Avenue, will largely be retained.</p> <p>The proposal includes a substantial rear addition that will significantly alter the rear yard; however, the addition has been in accordance with Guideline 3.10.</p> <p>A protected district (zoning designation) exists on the west side of the property. The proposed addition is located entirely outside of the protected district setback and is sited on the east side of the property, away from the historic district and oriented toward the corner of West 21st Avenue and Federal Boulevard.</p>
<p><b>3.3 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.</b></p> <p>a. Design an addition to be compatible with the scale, massing and rhythm of the historic structure and context.</p> <p>b. Align porch eaves, roof lines and other features with adjacent structures, when possible.</p> <p>c. Retain the appearance and orientation of the historic primary entrance.</p>	Yes	<p>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.</p> <p>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 21<sup>st</sup> Avenue.</p> <p>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.</p>
<p><b>3.4 Design an addition to be recognized as current construction.</b></p>	Yes	The new addition will be connected to the historic bungalow via a one-story connector, measuring approximately 9'-5½" in length, extending from the

<p>a. Differentiate an addition from the original structure with an offset of at least four inches.</p> <p>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.</p> <p>c. Use simplified versions of building components and details found in the surrounding historic context. These may include:</p> <ul style="list-style-type: none"> <li>» A cornice or other definition of the roof line</li> <li>» A distinctive storefront or main door surround</li> <li>» Window, moldings or other features</li> <li>» Porches</li> </ul> <p>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.</p> <p>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.</p>		<p>rear of the home. The connector is inset from both the east and west elevations of the existing structure.</p> <p>The addition is designed so that it could be removed in the future, leaving 3025 West 21st Avenue largely intact.</p> <p>While the new addition will be differentiated from the historic structure in terms of mass and scale, it will maintain compatibility through roof slope, window sizes, and detailing.</p> <p>Additional design details of the proposed addition will be reviewed during the Phase II: Design Details submittal.</p>
<p><b>3.5 Do not damage historic building fabric or obscure key character-defining features of the primary structure when building an addition.</b></p> <p>a. Minimize the removal of original building fabric when attaching an addition.</p> <p>b. Design an addition so it can be removed without destroying original materials or features.</p> <p>c. Avoid damaging historic façades, cornice lines or other details.</p> <p>d. Avoid adding an addition that impacts the original building's structural system.</p>	<p>Yes</p>	<p>A historic attached garage will be demolished on the rear of 3025 West 21<sup>st</sup> Avenue and approximately 5' x 9' of linear frontage on the north elevation, which includes an existing door opening.</p> <p>Demolition to contributing fabric is limited to the rear and will preserve the essential form and integrity of the historic bungalow at 3025 West 21<sup>st</sup> Avenue.</p> <p>Structural systems will not be impacted by the addition.</p> <p>The addition could be removed in the future and 3025 West 21<sup>st</sup> Avenue could be restored to a single family bungalow.</p>
<p><b>3.8 Design the roof of a new addition to be compatible with the original structure and surrounding historic context.</b></p>	<p>Yes</p>	<p>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</p>

<p>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.</p>		<p>the bungalow on West 21st Avenue, the primary roof form takes on a gable appearance.</p> <p>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.</p>
<p><b>3.10 Design an addition to a historic residential structure to be compatible with, but differentiated from, the existing structure.</b></p> <p>a. Use subtle changes in material, color, and/or wall plane, to differentiate an addition.</p> <p>b. Design an addition as a simplified version of the architectural style of the original structure, or in a compatible, contemporary style.</p> <p>c. Consider using a lower-scale connecting element to join an addition to a historic structure, particularly for large or two-story additions.</p>	<p>Yes</p>	<p>The addition will include a low-scale connecting element that links the larger two-story L-shaped structure.</p> <p>The entire addition/new structure features a shifted wall plane to help make it visually subordinate and minimize its impact on the historic fabric.</p> <p>Additional details regarding materials, color, and window design will be reviewed during the Phase II: Design Details submittal.</p>
<p><b>4.1 Respect established building location, lot coverage and open space patterns when locating a new building.</b></p> <p>a. Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern on the surrounding context/block.</p> <p>b. Provide a general pattern of open space that is compatible with the existing historic pattern on the surrounding context/block.</p> <p>c. Locate a garage or secondary structure to be consistent with the location of secondary structures in the surrounding context.</p> <p>d. Locate communications, utility and mechanical equipment to minimize visibility from the street and sidewalk.</p>	<p>Yes</p>	<p>Although the new L-shaped development is large, the proposal includes side yards to provide spacing between structures.</p> <p>Along Federal Boulevard, where the building massing is widest, the south side yard setback is 5'-4", and the separation between the proposed structure and the property to the north is 8'-7".</p> <p>Along West 21st Avenue, the east side yard setback is approximately 5'-1/2", and the west side yard setback is 28'-3", which will accommodate parking spaces. The parking will be concealed from view by the historic bungalow on W 21st Avenue.</p> <p>While the rear yard is limited, 2139 and 2149 N. Federal Boulevard are also owned by DCAC and could potentially be used to accommodate traditional rear yard activities.</p>
<p><b>4.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.</b></p>	<p>Yes</p>	<p>The proposed new development along Federal Boulevard better aligns with the historic front yard setbacks of the neighboring historic structures to the north. The existing non-contributing 2014 infill structure at 2125 Federal Boulevard is significantly forward of the historic structures and disrupts the established setback pattern.</p>

<p>a. Locate a new building to reflect established setback patterns of the surrounding context/block.</p> <p>b. If existing historic buildings are positioned at the sidewalk edge, creating a uniform street wall, then locate a new building to conform to this alignment.</p> <p>c. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.</p> <p>d. Orient a building's entrance to be consistent with the established historic pattern of the surrounding context/block. Typically, the primary entrance faces the street.</p>		<p>The newly proposed development will be setback 32'-5 1/2" from the sidewalk to the building face (24'-5 1/2" to the porch), closely aligning with the historic structures to the north, which have setbacks of 34'-5" and 36'-10 1/2" to the porch.</p> <p>To achieve this compatible setback, the project would exceed the zoning code's front build-to requirement; therefore, the applicant is requesting an administrative adjustment for a greater front yard setback. Staff supports this request, as the additional setback and thoughtful placement help the new infill development remain subordinate to the historic homes.</p> <p>The primary entrance to the building will be located along Federal Boulevard, while the historic entrance off West 21st Avenue will be preserved. Additionally, a new entry will be created along the alley, oriented toward the parking lot, designed so it does not compete with the street-facing entrances.</p>
<p><b>4.3 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:</b></p> <p>a. Foundation heights</p> <p>b. Floor-to-floor heights and overall building height</p> <p>c. Window locations, proportions, and recess in the wall</p> <p>d. Entry and porch location, size and proportions.</p> <p>e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc.</p>	<p>Yes</p>	<p>The proposed development will feature the appearance of a raised foundation, a characteristic commonly found within the Witter-Cofield Historic District.</p> <p>Floor-to-floor height are typical and have been expressed on the exterior of the building.</p> <p>The development will include a one-story wraparound porch along Federal Boulevard, like the porches found at 2149 Federal Boulevard and 3235 W. 23rd Avenue.</p> <p>Scaling elements have been incorporated to create compatible floor-to-floor height appearances. Gabled areas of the addition may have a larger "forehead" due to the roof pitch; however, scaling elements have been used to mitigate the visual impact of a tall "forehead." Material selection and application will further define these spaces and will be reviewed in the Phase II: Design Details submittal.</p>
<p><b>4.4 Design the height, mass and form of a new building to be compatible with the historic context.</b></p> <p>a. Design a new building to be within the typical range of building forms, heights and sizes in the surrounding context/block.</p> <p>b. Construct a new building at the same grade as historic buildings on adjacent lots.</p> <p>c. Use floor-to-floor heights that are similar to those in the surrounding historic context.</p>	<p>Yes</p>	<p>The massing along Federal Boulevard will reach a maximum height of 37'-3 1/2". The applicant has documented 2139 Federal Boulevard at 38' in height. The compatibility demonstration also includes 3140 Federal Boulevard, a pyramidal-roofed structure with a documented height of 36'.</p> <p>3025 West 21st Avenue is 24'-3" in height, with a one-story connector providing a transition into the taller two-story height of the new addition at 31'-5".</p> <p>The low sloped (flat) roof portion massing is 30'-2 1/2" tall.</p>

<p>d. Design the façade to reflect typical historic proportions of height to width in the surrounding context/block.</p> <p>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.</p> <p>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.</p>		<p>Two-story buildings are common within the Witter-Cofield Historic District.</p> <p>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 composition creates visual interest without overcrowding or overwhelming the overall form, ensuring that individual building and roof elements remain distinct and compatible with the surrounding context.</p>
<p><b>4.5 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.</b></p> <p>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 and not detract from the district’s historic character.</p> <p>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.</p> <p>c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.</p>	<p>Yes</p>	<p>The building will read as new construction but incorporates simplified design elements that ensure compatibility with the historic context.</p> <p>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.</p> <p>Paired windows, like those on 3025 West 21st Avenue, will be used, with headers and sills that relate to the surrounding historic context.</p> <p>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.</p>
<p><b>4.6 Use a roof form that is compatible with the historic context.</b></p> <p>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.</p> <p>b. Avoid using a flat roof unless it is a typical feature of the surrounding historic context.</p>	<p>Yes</p>	<p>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.</p> <p>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</p>

		found elsewhere in the Witter-Cofield Historic District.
<p><b>4.22 Establish a sense of human scale in the building design.</b></p> <p>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.</p> <p>b. Use simplified versions of architectural details common in the historic district.</p> <p>c. Use materials that help to convey scale in their proportion, detail and form.</p> <p>d. Design building features, such as entries, windows, articulation and other details, to be proportioned and sized to human scale.</p>	Yes	<p>The proposed massing conveys a sense of human scale within the building design.</p> <p>Simplified architectural details, such as porches, windowsills, window surround details, and string coursing, have been incorporated to articulate a human scale and create a more approachable and context-sensitive appearance.</p>
<p><b>4.23 Maintain typical spacing patterns created by the repetition of historic building widths along the street.</b></p> <p>a. Proportion a new façade to reflect the established range of historic building widths seen in the surrounding historic context.</p> <p>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 typical historic building widths seen in the surrounding historic context.</p>	Yes	<p>Variations in building configuration and roof form help the large structure, which exceeds typical building width and depth, relate more effectively to the surrounding context.</p> <p>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.</p> <p>Sills, headers, and string coursing are incorporated to reinforce a relationship with the surrounding historic context.</p>
<p><b>4.24 Maintain the overall mass and scale pattern as viewed from the street.</b></p> <p>a. Incorporate floor-to-floor heights that appear similar to those seen in the surrounding historic context, especially at the ground floor.</p> <p>b. Distinguish the ground floor from upper floors.</p> <p>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.</p> <p>d. Design a commercial façade to be composed of simple, rectangular forms that are consistent with the façade composition of the surrounding context.</p>	Yes	<p>Floor-to-floor heights have been articulated to relate to the surrounding historic context.</p> <p>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.</p> <p>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.</p>

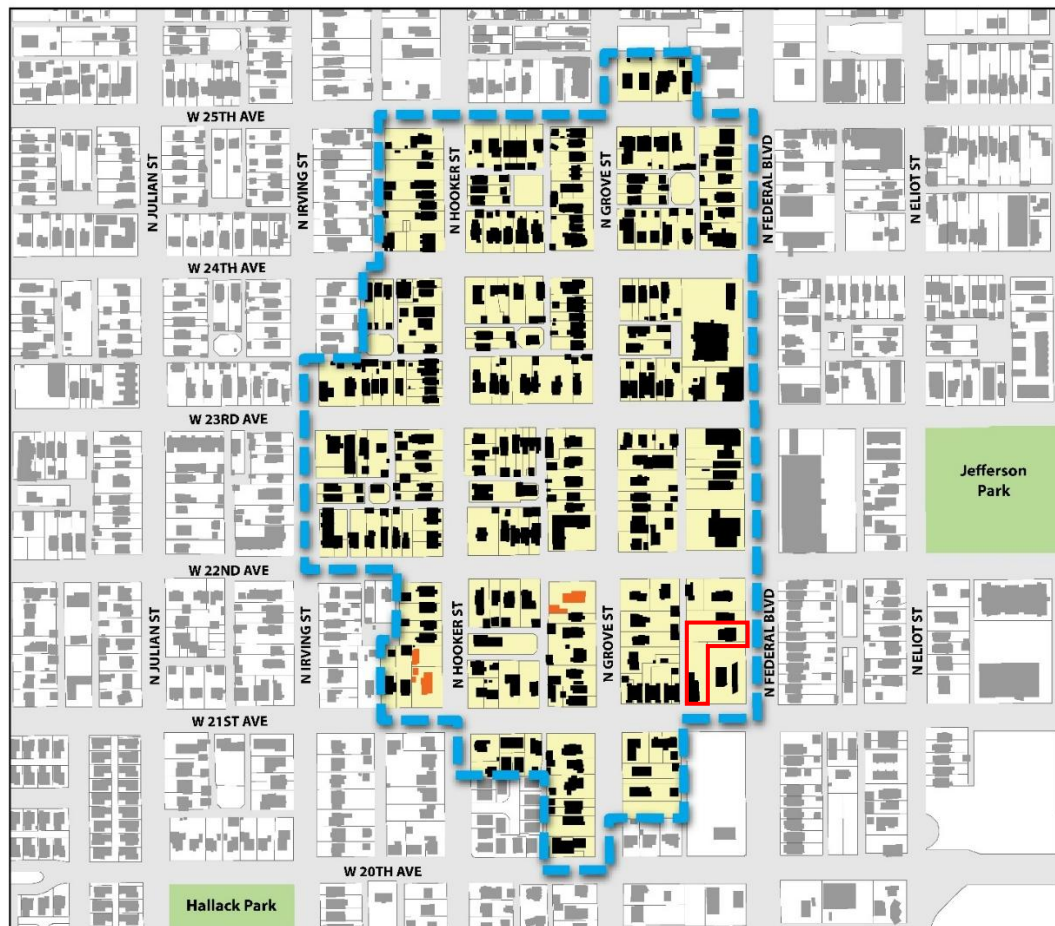
<p>e. Design a new structure to incorporate a traditional base, middle and cap configuration when this is the traditional pattern in the surrounding context.</p>		
<p><b>4.25 Maintain typical historic entry patterns along the street.</b></p> <p>a. Incorporate entry features that relate to typical historic building entries in the surrounding context.</p> <p>b. Design an entrance to a commercial, mixed-use, multifamily or civic building to convey a sense of scale and provide visual interest.</p> <p>c. Consider incorporating a porch onto a multifamily building where it would relate to porches on historic residential buildings in the surrounding context.</p> <p>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.</p> <p>e. See “Site &amp; Building Lighting” on page 112 for entry lighting guidance.</p>	<p>Yes</p>	<p>The massing along Federal Boulevard will feature a wraparound porch to clearly define the primary entrance along this frontage.</p> <p>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.</p> <p>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.</p>
<p><b>4.26 Reflect typical historic upper story window patterns.</b></p> <p>a. Locate windows to reflect typical spacing patterns seen in the surrounding historic context.</p> <p>b. Design windows to reflect the quality and features seen in the surrounding historic context.</p>	<p>Yes</p>	<p>The upper floor will feature primarily paired windows, with a few single window openings.</p> <p>All window openings include tall proportions, along with headers and sills, to maintain a sense of scale and detail.</p> <p>Paired windows are consistent with the surrounding context and are also found on the historic bungalow at 3025 West 21st Avenue.</p>

**Basis:** The new L-shaped zone lot is atypical; however, the frontages along Federal Boulevard and West 21st Avenue retain historic proportions. The proposed infill development has been designed sensitively to respond to the surrounding historic context, while accommodating a larger scale necessary to meet the needs of DCAC and allow the organization to remain at this location at the corner of Federal Boulevard and West 21st Avenue. Alterations to the historic bungalow at 3025 West 21st Avenue are largely reversible, preserving the integrity of the original structure.

Suggested Motion: 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.

**Witter Cofield with 2124 Federal Boulevard and 3025 W 21<sup>st</sup> Avenue outlined in red**



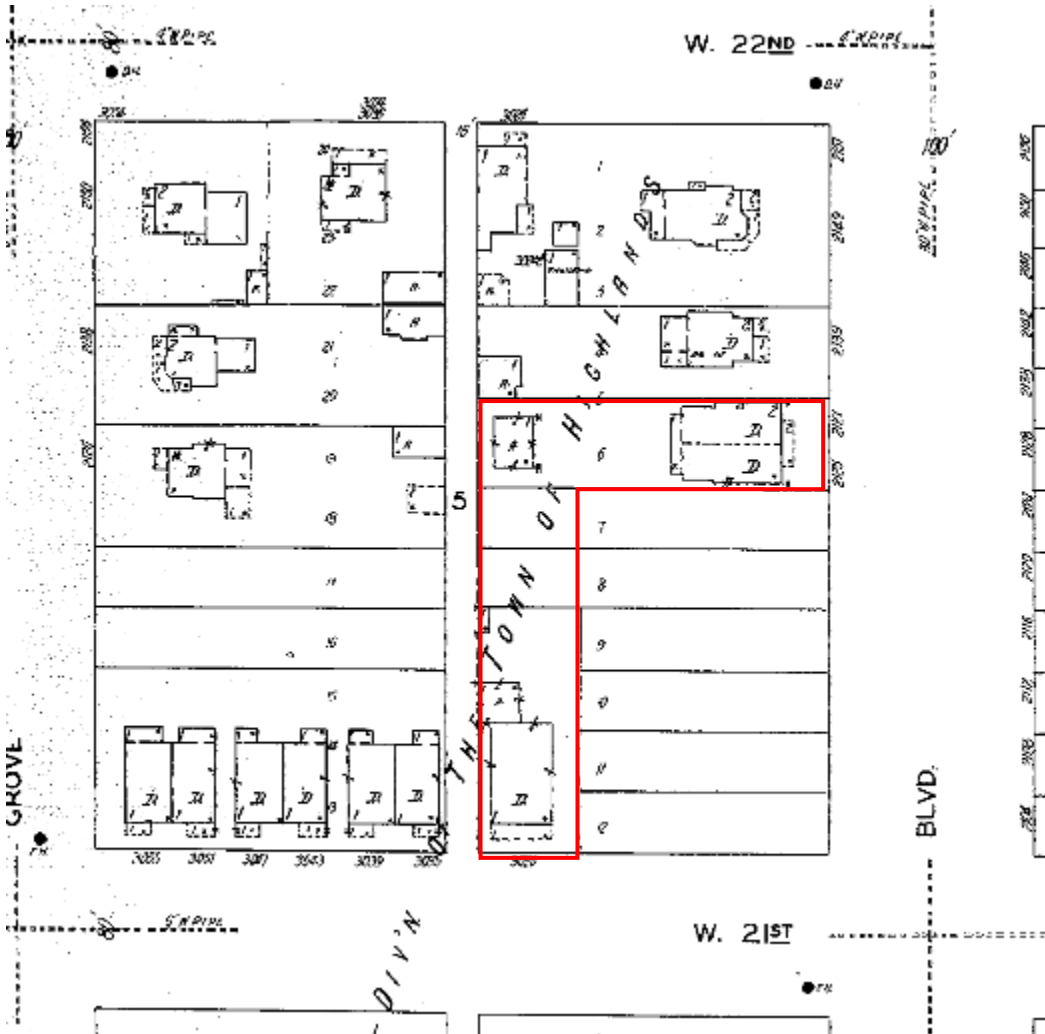
- - - - District Boundary
- - - - Other Historic District
- Property Subject to Design Review
- Individual Landmark Building
- Building within Historic District

Date: March 2023



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

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



END