

Winston Downs Special Meeting Notes

April 9, 2019 – 7pm

Cook Park Rec Center

RE: Demolition Request for 400 S. Monaco Pkwy

Board present: Tim Rooney, President; Joanna Milewski, Marsha Badanes, Jerry Shustrin, Jane Lorimer

Residents: 16 residents including owners of 400 S. Monaco Parkway (David Sherman, Beverly Buck) and 4 former presidents of WDCA (Anne Callison, Paul Hoskins, Jim Mauck, Harvey Cohen)

Introduction

Residents within Winston Downs who receive email were sent an invitation to a public meeting and it was posted on FaceBook

Tim explained what would be discussed, ground rules for participation

Overview – Tim Rooney

A demolition application was submitted for 400 S Monaco Street Parkway. The City and County of Denver, Community Planning & Development, found this structure to have potential for landmark designation pursuant to Section 30-6 of the Denver Revised Municipal Code.

To designate, a landmark designation application must be filed with Community Planning and Development by April 18, 2019, before 4:30 pm. If a complete landmark designation application, including applicable fee, is not received within the time periods, landmark approval for the demolition permit will be issued on or about April 26.

Tim expounded on details of filing, related fees and findings cited (handout made available)

400 S Monaco – David Sherman

- Talked about his family time at this address, some history of the property
- They do not want to file for historic designation as the home would require so much renovation, it is not financially feasible.
- They hired a developer (GJ Gardner to help with the application to split the lot
- Until they clear the land, no formal site plans can be filed although there have been preliminary plans for either three new homes on the property or one home and a synagogue on two parcels.
- They made a commitment to submit the cite plans, when done, to WDCA for input
- They may have an option to put conditions on the builds but if it doesn't fit financially, that is only an option

Resident Input

By show of hands, none present had interest in filing an application to designate property as an historical landmark. Comment that if designated as an historic landmark, no changes could be made to the outside of the property.

Bigger question-what will become of the land assuming no historic designation is made?

- There is an interest by a local synagogue who is renting space to have a permanent space (Kahilas Bais Yisroel / KBY). They have about 70 members and the facility would be open for weekday and Sabbath services
- If the home is demolished, new build height could go to 35 feet
- Only three parking spaces are required for the synagogue and land use fits within city zoning codes
- Assuming approval, demolition is anticipated mid-May.

Meeting adjourned at 8:15p