

The Montclarion

Founded 1907 Denver, CO
 3rd Quarter 2014 www.HistoricMontclair.org info@HistoricMontclair.org

HMCAI Fall Events

HMCAI Adults-only Reception
Friday, September 19, 6:30 – 8:30 p.m. at the Molkery

We are closing out another wonderful summer in Historic Montclair. Let's meet with friends and have a toast to the changing of the seasons.

➤ **Mayfair Liquors** has once again generously donated the wine and beer for the evening, and Thom Noller from Mayfair Liquors has agreed to be the friendly bartender.

➤ Appetizers and munchies will be served.

This is a great opportunity to visit with friends and neighbors while enjoying libations, food, and conversation. This is an adults-only event. Please check in at the door to get your "member's bracelet." Non-members can join HMCAI at the door (\$20 per family/annually or \$10 for seniors).



Annual General Meeting
Wednesday, October 15th 7 p.m. at the Molkery

On Wednesday, October 15th, Historic Montclair Community Association, Inc. ("HMCAI") will hold its annual General Meeting. We will be discussing topics of interest to the neighborhood. Scheduled speakers are:

- **Mary Beth Susman**, District 5 Council member will be providing an HMCAI General Meeting update. There is much to discuss: the development at Buckley Annex and the redevelopment at 9th and Colorado. There will be time for a question and answer period.
- **Officer Trujillo of District 2, Denver Police Department**
- **A representative from 311 Operations**, Denver's city services department
- **2012 HMCAI Board elections.** The slate of Board officers and at-large Board members will be introduced. Elections of the Board will follow. If you would like to be considered for a Board position, please contact Dave McCord: dmccord60@earthlink.net or 303-388-1259.

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Montclair Girl Creates for a Cause



Dillen Kate Slavin, a 6th grade student at Denver School of the Arts, moved into the Montclair neighborhood with her family just four months ago, but the 11-year old is already making a name for herself. At the beginning of the summer, Dillen received an announcement from her department at school that suggested she try to raise a minimum of \$300 to support DSA Theatre's Guest Artist Program.

Dillen wanted to raise additional funds to support students who might not have been able to come up with the \$300, so she decided to start Dillen's Dramatic Baubles, a temporary business in which she created unique, one-of-a-kind bracelets for sale. Through social media, Dillen's mom spread the word about her daughter's endeavor. Dillen's sisters, Roxy and Piper, helped to organize a sale on their front yard on Monaco

Pkwy. Generous donations from family, friends and supportive new neighbors allowed Dillen to raise \$1,500 in only two months. She would like to thank everyone for the wonderful support!

Milestones

We extend our condolences to the family of **Fred Jeffries**, who died in May at the age of 90. Fred was a longtime member of HMCAI and a generous donor of time and talent. An amateur historian, he wrote many newsletter articles about our early days and illustrated them with photos of old Montclair from his vast personal collection. He served as interim editor for several issues in the 1980s and regretted he couldn't take on the job full time. But ours was not the only group in which he was active. Over the years he served on more than 100 committees, ranging from Goodwill Industries Volunteers President, National Society, Sons of the American Revolution (NSSAR) and received their highest Minuteman Award, Colorado Governors Tourism Board, and charter member of Wings Over the Rockies Museum, to name just a few. Every organization where he donated his time and expertise was fortunate to have such a selfless volunteer he will be missed. Services were held at St. Luke's Episcopal Church at 13th & Poplar on June 22.

- *Veronica Dolan*

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Note from a Past President: It's Time to Go

Nancy Mucker



I have written over the past year about my plans to move once my mom moved into long-term care. She's 94 now and living at Holly Heights Care Center since June. She's content, and comfortable and seems to enjoy her surroundings. She doesn't know she's in a nursing home; just that she has a nice place to sleep and enjoys meals with others. It's all I can ask for as her Alzheimer's progresses.

And so the house went up for sale end of June and if all goes well, we'll close on the sale in early September. I bought a smaller home in Aurora, with beautiful open space and a view of Long's Peak. It's five minutes to my son's house which will make things much more convenient, now and as the years go by.

So the plans I talked about earlier in the year are happening now. And as I write this, I'm spending long evenings sorting through belongings, family heirlooms and packing up to go. It is hard to believe that I have been in Montclair for fourteen years. When I moved here in 2000, I didn't know much about Montclair, and certainly had qualms about buying a home directly across the street from the Molkery. It was all boarded up and soon surrounded by fencing as the city planned to restore it. I have learned much about the history of Montclair and have grown to love it, and feel very attached to it. Compared to friends and neighbors whose families have lived here for generations, I am a relative short-timer. But the mix of newcomers and families who have lived here all their lives is what makes Historic Montclair special. You feel the history here, you feel the early years of Denver here and you feel the excitement and happiness of younger families who have moved here, hoping to put down long-term roots for their families too.

So as I close my final note, I want to thank the Board, past and present, of Historic Montclair Community Association for all their help and support through the years. When I signed on to be President about eight years ago, I had no idea and certainly no intention of staying on as President for all this time. I don't want to single out folks because I will in the end forget someone, and I don't want to do that. But I do want to wish former Board member, Larry Farin and his wife, Archie, many years of health and happiness in their new home in Portland, OR. They, as many other baby boomers (myself included) are moving to be closer to their grandchildren.

In the end, it's family that matters. And family can be so much more than just relatives.

And so it goes.



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Requiem for a Restaurant

by Veronica Dolan

Goodbye guacamole.

Farewell fajitas.

Toodle-oo tacos.

So long Señor Pepe's.

Montclair's favorite Mexican restaurant has closed its doors upon the retirement of owner Ramon Luevano, who opened the establishment at 1422 Poplar St. in 1969. Experts in the dining-out field say that 90% of new non-chain restaurants close within the first year. Most of the remainder last less than five years. Señor Pepe's flirted with culinary history by servicing the public for 45 years. Regular diners came from as far away as Longmont and Castle Rock, as well as Montclair and many other Denver neighborhoods. Many out-of-state regulars dined there every year when the Stock Show was in town. It's fair to say Señor Pepe's was an east Denver institution.

The secret was good food, good margaritas, variety (23 entrees), generous portions, affordable prices, prompt service, a warm welcome by staff, and ample parking. My family of six discovered Señor Pepe's in the early 1970s and enjoyed hundreds-if not thousands-of meals, if you include friends and relatives we invited. Nobody ever had a bad meal. That's amazing.

So, like you and other regulars, we shall miss Señor Pepe's. To Ramon we say adios amigo.

Thanks for the memories and the delicious food.



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Food and Fitness in Our Backyard

by Judy Baxter

New places are springing up all around us on both the restaurant and fitness scene. Let's take a look at two such places that have or will become regular entries in my calendar.

Who has tried **Orange Theory Fitness** (OTF for short)? —there is a studio in Lowry and one will open soon in Stapleton. Orange Theory refers to the heart rate zone you get to when you push yourself hard past your green zone—i.e. your steady workout pace. Pushing yourself all out gets you into the red zone. The OTF workout is a 1 hour, timed interval training method designed to have you spend about 30 minutes in the orange zone to build endurance, strength, and overall fitness. Every session uses treadmills/bicycles, rowing machines, weight and resistance training modalities in a group class with the coach giving you direction, but where you pick the level and style that is best for you. This is for everyone, all shapes, sizes, ages and genders are in the class. You wear a heart rate monitor, monitor yourself on the screen and get a download of your workout sent to you to chart your progress. It is one of the best values around. Five people at my office have started and are totally addicted—the text I got after a first session by one colleague was “OTF ROCKS”. They are also actively part of the community, with activities outside of the studio and that encourage family participation. Check out **GROUPON** or deals at the studio.

The newest addition to our greater Montclair neighborhood restaurant scene is also the best. In just 6 weeks **TABLE TOP** has established itself as a go-to place. Located in Park Hill at 2230 Oneida, you will find a space renovated with an incredible attention to detail including the handcrafted tables, the welcoming bar, the fireplace, two patio locations well off the street, a big garage door wall that when open creates an “open-air” environment for those in the main interior dining area. Sita, Dipesh and Joe started wanting to serve up craft beers and ended up with a terrifically varied, though concise and well thought out menu thanks to Chef Brady Marcotte most recently of the Acorn. Starters were unique—we had the Grilled Cauliflower Popcorn. They also serve cheese and charcuterie boards. Small plates were enough for two to split ranging in price from \$8-\$13. We split a Root Vegetable Salad (\$9) and Slow Smoked Pulled Pork Sliders (\$8). The 5 entrée offerings were varied, included a vegetarian option and looked great (\$17-22). We saved room for the Olive Oil Cake with berries, peaches, figs and a sour cream sorbet. It was heaven. Every bit was delicious and the service was outstanding. You'd have thought they had been doing this for years. There is a great sense of community and spirit about the place and I can say I will be a regular.



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Farewell Archie and Larry Farin

by Gail Barry

Larry and Archie Farin, long time Montclair residents, are about to start on a new adventure, moving to Lake Oswego, Oregon. Both of their children live in Oregon and Archie and Larry are looking forward to being a more consistent presence in the lives of their children and grandchildren (ages 2 and 9 weeks.)

Archie and Larry moved into their home, at 724 Oneida Street, 35 years ago, in 1979. When their older child, Christie, was ready for kindergarten, Archie became active in the PTA and Larry was part of the supporting parents at various school events. Archie and I became friends and co-volunteers for the many activities that occurred through the years at Montclair School. She was a PTA officer for 3 years, at least one of them as President. When Christie was in 6th grade Archie spent a year as a paraprofessional at Montclair School before returning to college for a teaching certificate. Archie used Tom Noel's book, *Richthofen's Montclair*, as the basis for her final oral exam, where she presented material on Baron von Richthofen and the castle. While DPS was her first choice, she ended up spending 20+ years at Thunder Ridge Middle School, in Cherry Creek Schools, as a 6th grade science teacher. Larry, in the meantime, continued as a title insurance attorney with Stewart Title Company where he stayed for 40+ years, retiring (Archie says "of course") on April Fool's Day this year.



Over the years Archie, Larry and their two children loved participating in the Historic Montclair neighborhood activities. Archie was on the board of HMCAI for three years and delighted in organizing the fabulous kids' events that make our neighborhood so special. She was responsible for acquiring a new Santa suit when the old one was too small to fit the Santas. She tells of Larry's annoyance when Archie drove a potentially explosive helium tank on I-25 for the picnic and how he (always in attorney mode) made her tie it to a tree to avoid having the tank fall on some picnic participant possibly causing a lawsuit. Her board term occurred during a time when Richthofen Castle was for sale. Being on the board then was not fun. A proposal to make the castle a B&B had neighbors in an uproar. Some members of the neighborhood interpreted disseminating information on this proposal as tacit board approval of the project. Tempers flared.

Larry and I have served together on the HMCAI board for many years. He has always been a genial and loyal member of the board, devoting lots of time monitoring the redevelopment of Lowry Air Force Base for the board, and helping with many of the events.

Those of us who have known and worked with these devoted neighbors will miss their warm and friendly personalities and their presence among us. Best wishes for the future Larry and Archie!!

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AROUND THE NEIGHBORHOOD

Some neighborhood history: In its earliest days, the unincorporated town of Montclair, established in 1888, was completely separate from Denver. By 1903, despite vehement opposition from Montclair's residents and leaders, the town was incorporated into the City and County of Denver.

This year marks the tenth anniversary of the revitalization efforts at **Montclair School of Academics and Enrichment**. If you have school-age children and/or are an interested resident of the Montclair neighborhood, please register for a tour by calling 720-424-5380. Come learn about this amazing neighborhood school! Upcoming tour dates: November 6, 9:30am, December 11, 1:30pm, January 13, 9:30am

HMCAI continues to contact the city and Councilwoman Susman about the **state of our neighborhood streets** and the dire need for repair and repaving. For these needed updates, we are currently slated for 2015 or, more likely, 2016.

Montclair Plaza was acquired by Larimer Associates (Lowry Beer Garden, Larimer Square, Union Station) and plans for the strip include a major façade renovation to dramatically improve the appearance of the building and add better signage, as well as some much-needed landscaping. Discussions are ongoing with prospective lessees for the **restaurant space formerly occupied by The Thunderbird Lounge**. Exterior renovations will begin at the same time a new restaurant tenant moves in. The company is hoping that will happen soon.

Denverites love their bikes, so bike thieves love Denver. Because bike thefts have been on the rise in the past couple of years, police urge owners to **register bikes** with the department, to aid in the recovery of stolen property. For more information search "Bike Registration" on the denvergov.org website.

Mayfair Liquors holds **wine, spirits, & beer tastings** every Fri & Sat from 4-7 p.m. Check the website each week for details, www.liquordenver.net.

In case you didn't know like I didn't know: **Denver 8 TV** is the municipal broadcast television station for the city and county of Denver. The programming is viewable both on cable TV (Ch. 8) and via web streaming. Additionally, channel 58 is operated by Denver 8 and broadcasts city information 24-hours per day, including recreational/library activities, social and cultural events, available city jobs, and information about city services. See www.denvergov.org/denver8tv for details and schedules.

If you're a parent of young kids looking to meet other neighborhood parents of young kids, join the group **Montclair Moms** on the second Wednesday of each month at Montclair Park at 10:00 AM. See you on September 10! Also, find the group on **Facebook: "Montclair Moms"**. In an effort to keep the group both focused on our neighborhood and also from growing too large to manage, Montclair Moms is restricted to residents of Montclair only.

Good news for hungry Montclair residents, as four new restaurants are opening in Lowry at Hangar 2! **Mercado** (by the owner of Locanda del Borgo) will open late-September. **North County** will open late-November and will feature fish tacos, margaritas, Mexican beer and other "surfer-beach" inspired food & drink. **Bubu**, a super-healthy, fast-casual sushi & noodle bowl concept by Troy Guard (owner & chef of downtown's Guard & Grace) will open in early-January 2015. A fourth tenant will be announced soon.

PLEASE SEND ANNOUNCEMENTS, NEIGHBORHOOD INFO AND IMPORTANT DATES TO
MONTCLAIRHAPPENINGS@HOTMAIL.COM



WELCOME, NEIGHBORS!

Matt and Jen Keyerleber would like to announce the birth of their first child, a beautiful baby girl named Amaya Charlotte. The lovely name Amaya means “night rain”. Congratulations, Keyerlebers!

The Fritz family, Emily, Jason, Jacoby (6) and Addison (3), recently moved to Montclair from North Park Hill, and just love the neighborhood. A huge selling point of their new home is its proximity to the community garden, and their new neighbors on Niagara Street have been wonderful and welcoming! They’re restoring an old house, and are excited for the future and revitalization of Colfax Ave.

Sean and Gena O’Malley recently bought a home on Pontiac Street. They absolutely love their home and the neighborhood, and are so happy to have settled in Montclair!

MEMORIES OF MONTCLAIR

Archie and Larry Farin, Oneida St.: After 35+ years in this fantastic neighborhood, we are moving to be with family in Portland, OR. We love and will miss the unique tree-canopied Montclair with its variety of architecture, good friends, kids events, bike routes outside our door, and close proximity to Lowry, Cherry Creek and Downtown Denver. Thanks to all for contributing to special memories.

Caryle Faust, Pontiac St.: I moved to Denver in the late 70’s and stumbled across a lovely little enclave called Montclair. I loved the trees, the eclectic architecture and history of the neighborhood. My home had a view of the Richthofen carriage house out my window. Over 30 years later I moved four blocks down the same street (adventuresome, I know!) to my current home, my sanctuary.

COMMUNITY CALENDAR

Be sure to confirm dates, details and restrictions.

SEPTEMBER 2014

- 7: Broncos first regular season game
- 10: Montclair Moms get-together
Montclair Park, 10am
- 12: Brew at the Zoo, denverzoo.org
- 14: Mayfair neighborhood garage sale
- 19: **Adults-only reception at the Molkery, sponsored by HMCAL. 5:30-9:00pm**
- 19: First day of the Corn Maze in Chatfield, then every Fri-Sun through Nov. 1st
- 19-21: Oktoberfest Denver
- 25: Denver Police District 2 CAB meeting (Community Advisory Board), 6pm
- 26-28: Oktoberfest Denver
- 28: Park Hill Home Tour & Street Fair
- 28: free Day at Denver Museum of Nature & Science

OCTOBER 2014

- 2-4: Great American Beer Festival
- 4: **Montclair neighborhood garage sale, 9-3:30pm**
- 4: free day at Denver Art Museum
- 7: free day at Childrens’ Museum of Denver, 4-8pm,
- 10-12: Pumpkin Festival at Denver Botanic Gardens (Chatfield)
- 15: **HMCAL General Meeting, 7pm**
- 18: Denver Zombie Crawl
- 18-19: Bug-A-Boo at Butterfly Pavilion
- 23: Denver Police District 2 CAB meeting (Community Advisory Board), 6pm
- 24: Boo after Dark, denverzoo.org
- 25: Boo at the Zoo, denverzoo.org
- 26: **Montclair Halloween Party at the Molkery, 11:00am-1:00pm**
- 28: free Day at Denver Museum of Nature & Science
- 31: Halloween

NOVEMBER 2014

- 4: free day at Childrens’ Museum of Denver, 4-8pm,
- 7: free day at Four Mile Historic Park, 12-4pm,
- 7-15: Denver Arts Week denver.org/arts-week
- 8: free day Denver Botanic Gardens
- 11: Veteran’s Day
- 14: free day at Denver Zoo,
- 14: free day Denver Botanic Gardens
- 20: free day at Denver Zoo
- 20-22: Denver Int’l Wine Festival denverwinefest.com
- 27: Thanksgiving

Fiction Beer Company to open on Colfax & Pontiac

A new brewery, **Fiction Beer Company**, will open in September in the Phoenix on the Fax building at Colfax & Pontiac. The ground floor, corner unit was originally set to be a Pasquini's Restaurant. Those plans fell through and the unit has been vacant since the building opened in May 2012. Construction has been ongoing all summer and owners are currently awaiting a patio permit.

The pub will carry a variety of styles that will serve to satisfy neighbors' thirst for craft beer. Classics will showcase a twist on familiar styles (they will open with Pale Ale, IPA, Witbier, and Scotch Ale). Their Adventure/Suspense series will include rotating seasonals (opening with a Belgian Pale Ale spiced with Hibiscus and Kaffir Lime as well as a summer Saison brewed with basil and lemon verbena and finished with Brettanomyces). The Mystery/Sci-Fi series will not launch until early 2015, but it will include barrel aged, sour, and other experimental beers.

The pub will not have a kitchen initially, they plan to contract with food trucks. Owner Ryan Kilpatrick says, "We have not solidified the food truck line up yet so if you or your readers have any suggestions please send them to us (info@fictionbeer.com). We have put together a comprehensive list of food trucks we want to invite."

The tap room will include a small couch and chair lounge area surrounding a floor to ceiling book shelf stocked for guests to borrow (need a book, take a book. Have a book leave a book!). There will be seating for roughly 50 people in a family friendly tap room with another 10 at the bar. The patio will be able to seat another 75 people on the north side of the building. "The taproom will be a laid back sort of place where people can hang out and play a board game or read a book while drinking beer(s)," says owner Christa Kilpatrick.

To start, hours will be Wednesday to Sunday from 2pm to 11pm. Anyone interested in getting updates or following their progress they are on Facebook, Twitter, and Instagram. They will also start sending a regular newsletter in June (sign up on their website, www.fictionbeer.com).

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Visiting Silverton Colorado's Mining History Up Close

By Nancy Mucker

For the first time in several years, we were able to get away for a true family vacation. We rented a cabin, halfway between Durango and Silverton. Durango is seven hours to the southwest, and worth the drive. The road trip there is a beautiful drive, but heartbreaking as you go over Wolf Creek Pass. About 95% of the pine trees are the victims of beetle kill. I had no idea the scourge had spread that far south.

But this is about Silverton and a fun mining adventure. Everyone heads to the southwestern part of Colorado to see Mesa Verde and we did too. But we decided Silverton was worth a day's visit. My grandchildren love visiting mines, mining museums, and all things mining. I'm not sure why. We've been to the National Mining Museum in Leadville (and the Matchless Mine owned by Horace Tabor and where Baby Doe Tabor died), the Western Museum of Mining and Industry just north of Colorado Springs, and toured mines outside of Georgetown.

So off we went to Silverton to go mining once again. You can buy a Heritage Pass that allows you to tour the Old Hundred Mine, visit the Mayflower Gold Mill and see the Silverton Museum. The mine tour is great; it's way up in the mountains and tours leave every hour. You ride the same miner trains into the mine as miners did for many years. We all climbed into slickers and hard hats and got a real feel for what it's like to be a miner, plus learned the basics from retired miners. The tour itself takes about 50 minutes. The kids loved it and so did their parents and grandmother. The Mayflower Gold Mill is a self-guided tour; much of the equipment still works and you can turn machines on and off. You're walking on catwalks and can see through the metal floors, so if you're afraid of heights it's a bit scary.

The final stop is the museum in Silverton, which starts out in the old jail. There are several buildings on the property, next to the courthouse. The surprise is that the buildings are connected via their basements and seem to go on forever. We easily spent an hour and half in the museum.

Break up the day with lunch in one of the old restaurants/hotels in town. We ate at Grumpy's and there's a piano player all afternoon. And no it's not a player piano; it's an elderly gentleman playing the piano. Great fun.

Call for Historic Montclair Community Association Board Members

2014-2015

By Dave McCord

On October 15th at our annual General Meeting, we will elect our Board members for 2014-2015. Our By-Laws allow a President; 1st Vice President; 2nd Vice President; Secretary; Treasurer and 12 At-large members.

We want our Board to fully represent our community (boundaries are Colfax to 6th Ave; Quebec Street to Holly). Many new families have moved into our neighborhood in recent years. If you would like to consider being a Board member, please contact Dave McCord at: dmccord60@earthlink.net.

Our Board meets the 3rd Wednesday of each month at the Molkery at 7 p.m. We coordinate numerous events throughout the year and address issues that affect our community and surrounding areas. Recent and current issues include: Buckley Annex at Lowry; Quebec corridor; 9th and Colorado; Historic District issues, etc.

And for those who like four-wheeling, access to several passes are south of town. We headed north a bit and took Ophir Pass. It's pretty tame but we did turn around at the top, since if we continued, we would have ended up in Telluride. That would have been a good thing, but the highway back from Telluride takes 2-1/2 hours. That was a bit too long for us.

Silverton was a great way to start a vacation in southwestern Colorado. Don't forget to stop in and enjoy a true Colorado mining town if you are in the Durango area.



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Certified Arborist
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Direct: 303.457.5890
terry@mhtree.com

mountainhightree.com

Gardening in Fall

While the gardening season is beginning to wind down there are still things we can squeeze in.

Plant bulbs now for spring flowers. Most bulbs need freezes to produce flowers in spring. Plant when daytime temperatures are in the 60s. Plant them at the proper depth as squirrels often like to eat bulbs, especially tulips. October is the time to plant garlic bulbs. There is good information on growing garlic online, including several U-tube videos.

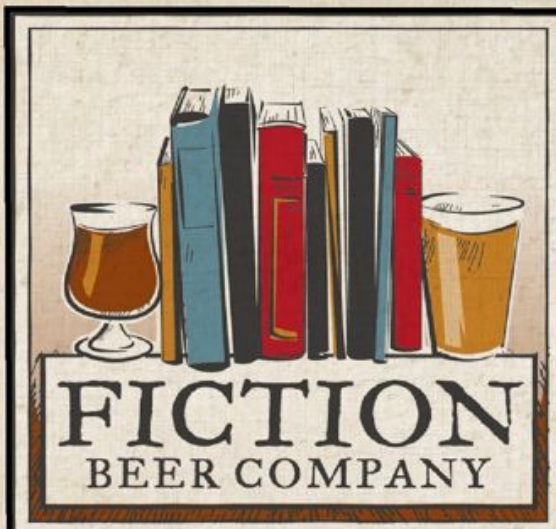
It is a good time to renew soil and repot indoor plants that may have overgrown their space. It is also a time to separate and transplant plants outdoors. If it is a tree or shrub you must wait until it is dormant before transplanting. Be sure to water well after planting, settling soil around roots and avoiding air pockets.

There is still time to plant cold hardy vegetables or ones that have a shorter growing season. Lettuce, kale, and broccoli will often last into the colder parts of the fall. Short growing period plants like radishes and spinach are good bets.

Shrubs and trees (except oaks) can be planted in the fall, as long as you remember to water them in the winter. Winter watering is important for most plants especially if they are still new and being established.

Prune back your perennial flowers when they have run through their blooming cycle. This gives the plants more energy for the following season and limits possible insect and disease problems. Try to remove seeds from any weeds to avoid future weed problems.

(continued on next page)



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Fiction Beer Company is excited to invite our Montclair Neighbors to our Grand Opening in September. Details will be posted on Facebook, Twitter and our website.
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Gardening in Fall *(continued from previous page)*

Some of you may have noticed the ends of branches of some trees and shrubs turning rusty brown, bent and withering. This is probably fire blight which affects apples, crabapples, pears, serviceberries, hawthorns, roses and other members of the Rosacea family. This blight occurs when conditions are humid and warm and during blossoming. This year's warm rains seem to have been ideal. The blight is caused by *Erwinia amylovora* bacterium. It is highly infectious and destructive. Some arborists think one should ignore the disease as it can be easily spread when using poor practices. If you feel compelled to prune off the infected branches you must sterilize your pruning tools between each cut. A 70% solution of isopropyl alcohol or 10% bleach solution (1 part bleach to 9 parts water) is what is used. These solutions are hard on metal tools so, once disinfected and dry, I recommend oiling the metal. Look online for more complete information.

Some people are very anxious to clean up their yards of fallen leaves and debris. I personally like to leave a coating of leaves on my beds and compost the remainder, layering them with green grass clippings, kitchen refuse and green parts of weeds and other plants. I do not compost plants with lots of seeds nor branches of any size as the first can cause weed problems down the road and the latter does not break down very fast. Watering and turning the pile every so often hastens the composting but all will break down eventually and be ready for use during the next gardening season.

*Gail Barry - landscape architect and gardener
Co-owner of Land Mark Design Inc. www.landmarkdesigninc.com*

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King Soopers in Early Stages of Planning Mayfair Plaza Renovation

In early November of last year, King Soopers reached out to Historic Montclair and Mayfair Neighbors neighborhood associations to meet and discuss future plans for Mayfair Plaza. The meeting was casual and the representative from King Soopers said he wanted to keep neighbors in the loop and discuss any potential issues. At the time, there was no solid plan in place.

King Soopers does not actually own any of the property, except they just purchased the small office space to the south of their store which will be razed to enlarge the existing store by about 20%. The renovation would make the store more energy efficient, updated design and better meet the neighborhoods needs with an emphasis on natural and organic products, more selection of gourmet cheeses and meats as well as a prepared food section. The store was last updated in 1996 and no longer meets company standards.

At the time the King Sooper's representative said they were looking at several different plans to open up the entrance, increase visibility from 13th, and help with traffic concerns. To meet these goals, they may consider reducing the footprint of the retail strip on the south side. While King Soopers doesn't own the strip center, they do serve as property managers for the center, but the decision to modify the strip center would ultimately rest with the approval of the property owner.


The meeting ended with the Montclair and Mayfair board members expressing concern for the potential traffic issues, asking for a commitment to increase the security and to provide enhanced landscaping, lighting, and to ensure the store scale would be appropriate for the neighborhood.

Recently, it became public knowledge that many of the leases in the strip center are expiring, and King Soopers is only renewing some of the leases for short durations. Understandably some of the tenants have expressed concern and are circulating petitions to force King Soopers to renew their leases for long terms.

King Soopers is not evicting the tenants or violating their existing leases. In conversations with King Soopers, they have reiterated they simply don't know at this point if all the strip will taken out, if the footprint will be reduced, or if it will remain in place. They need to keep all options open as they begin their planning phase.

At this point there are no tangible plans for the redevelopment. We do know that Mayfair Liquors is not in jeopardy. Regardless of what happens to the site, it will require many neighborhood meetings where neighbors will be able to give their input and express concerns. King Soopers will be required to have meetings with zoning, city council, and various other city agencies. HMCAI, as well as Councilwoman Susman, are in staying in contact with King Soopers and we will keep you informed as the plan unfolds. The renovation would most likely start late in 2015 or early 2016.

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WE NEED YOU!
YOUR NEIGHBORHOOD CALLS

Historic Montclair Community Association Membership Drive

Membership dues are essential to continuing the events which unite us in Montclair. It may surprise you to know the impact your membership has on all households in our neighborhood!

For only \$20 annually per member household, HMCAI sponsors and organizes these community-building events:

- Easter egg hunt
- 4th of July picnic
- Bi-annual neighborhood garage sales
- Adults-only reception
- Halloween party
- Treats with Santa and holiday party

JOIN NOW
Mail in the form on the back of this newsletter

HMCAI publishes the Montclarion newsletter, serves as a liaison with Denver metro, and proudly maintains the Moltery. Join in the fun and become a member today!

We need your help to continue these services!
Please consider joining HMCAI, your neighborhood association.

**Montclair Garage Sale Time is Near
October 4 8:30 - 3:30**

At your own homes. Great for getting rid of your junk, collectables, sports equipment you never use, clothing etc.

Please contact Valerie Alford at Valerie@valeriealford.com or 303-641-6823 Send me a general list of items you intend to sell, street address, name, a photo of one special item if you like (not necessary) I will, in turn, provide a list of all participants and their items, place ads in Craig's list and other internet garage sale web sites and deliver signs to you. I only ask that you return the signs to my porch at 909 Oneida St when you done as they are reused. May your treasures find new homes and you more space.

We look forward to your participation. Happy Selling!!!!

**SAVE THE DATES
HMCAI's Events for 2014**

Event	Date
Adults-only Reception	Friday, September 19th: 6:30 p.m. – 8:30 p.m. The Moltery
Montclair Neighbors Garage Sale	Saturday, October 4th: 8:30 a.m. to 3 p.m.
HMCAI Annual Meeting	Wednesday, October 15th: 7 p.m. – 9 p.m.
Halloween Haunting Kids Costume Party	Sunday, October 26th: 11:00 a.m. – 1:00 p.m. The Moltery
Treats with Santa	Saturday, December 13th: 10:00 a.m. – 12:00 p.m. Santa arrives promptly at 10:30 a.m. The Moltery
HMCAI Board Meetings	3rd Wednesday of each month: 7 p.m. The Moltery Months of January through November, 2014

If you are not yet a member of Historic Montclair Community Association, please consider joining. If you have not renewed your 2014 HMCAI membership, please consider doing so. Your membership dollars help support these events. If you would like to volunteer for any of these events, please contact info@historicmontclair.org. Volunteering ensures these events will continue.

The Easter Egg Hunt, Halloween Haunting and Treats with Santa are free to all Historic Montclair neighbors. The July 4th Picnic and Adults-only Reception are free to HMCAI members.

2014 Membership Form

Please complete form (block letters) and mail with check to:
HMCAI Treasurer, P.O. Box 200125, Denver, CO 80220-0125

Annual dues per household \$ 20.00 (\$10.00 for seniors)

Voluntary donation \$

Total Amount of Check \$

Name (s) _____

Address _____

Home Telephone _____ Work Tel: _____

Email _____

Please let us know if you would like to volunteer (circle):

Snacks with Santa | July 4th | Easter Egg Hunt | Cocktail Party | Halloween Party | Board Member