



# The Montclarion

Founded 1907

Denver, CO

3rd Quarter 2013

www.HistoricMontclair.org

info@HistoricMontclair.org

## HMCAI Fall Events HMCAI Adults-only Reception

*Friday, September 27, 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 Heather 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 16th 7 p.m. at the Molkery*

On Wednesday, October 17th, Historic Montclair Community Association, Inc. ("HMCAI") will hold its annual General Meeting. We will be discussing topics of interest to the neighborhood. Although the scheduled agenda is not yet final, we have several items on the docket:

- **Mary Beth Susman**, District 5 Council member and new President of City Council 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**
- **State Representative Lois Court, State District 6**
- **State Senator Pat Steadman, State District 31**

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# HALLOWEEN

**Halloween Party**  
**October 27th , 10:30am - 12:30pm, The Molkery**

**Goblins, ghosts, witches, fairies, firemen all manner of costumes ages 2- 14.**

Enjoy our witches brew and scary treats, costume contest, parade, crafts, piñata.

**WE ARE IN NEED OF FEW EVIL ASSISTANTS TO CARRY OUT THIS SCARY AFFAIR** please call (303-641-6823) or email Valerie Alford Valerie@valeriealford.com Thank you

## HMCAI Fall Events *(Continued from Page 1)*

• **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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**President's Note**  
***Thank You Volunteers!***  
*Nancy Mucker, President HMCAI*



On behalf of the entire HMCAI Board, I would like to thank all the volunteers who heeded our call for help for the July 4th picnic. Thank you so much for your efforts. It made a big difference and I think this was our best picnic yet. We had a great turnout; the Parade was wonderful, as were the games. Our grillers turned out to be excellent grill masters. I love the music, the old fashioned feel of folks getting together and spending time together.

We had many many new neighbors join in the fun of the picnic. Several folks told me they had heard wonderful things about the picnic and our neighborhood and were so happy to be part of it. I don't know the exact statistics of how many new people have moved into Historic Montclair in recent years, but in my 13 years here, the demographics have really changed. When I first became involved with HMCAI and the picnic, our little bike parade went around the sidewalk circle that surrounds the playground. And everyone went at once! But in the course of a few short years, we now are using Richthofen Parkway and have to do it in heats. And I think we are a very diverse neighborhood that makes Historic Montclair even more vital and fun.

In October at our General Meeting on October 16, we will have 2013-2014 Board elections for HMCAI. With all the changes having come to our community, it would be great to see more young parents get involved with the Board. I know the time and effort needed for raising a family, helping with the neighborhood schools, etc., takes up a lot of time. But if you would be interested in joining our Board, please check out the separate article calling for new Board members in this issue of the newsletter. But I'm not limiting our call for new Board members to just young families. If you're new to the community and would like to get more involved with HMCAI, please consider.

I will close by saying that I think this summer has been the closest to "an average" Colorado summer that I can remember in my 13 years in Colorado. I visited here every summer for 25 years prior to moving here, and this has been a summer like I remember from many years past. It's been warm, but we've not had the endless days of 100 degrees and cloudless blue skies with not a hint of rain. There have actually been afternoon rains to cool things off. This is the first summer my parkway grass is actually green in August! But all the rain has caused real damage on the burn scars, particularly around the Waldo Canyon burn scar in Manitou Springs. My company allows us to do a team volunteer day and our department has signed up with Outdoor Colorado to work on fire remediation, seed planting, etc. near Woodland Park, to help with the Waldo Canyon fire damage. We're scheduled to go on September 26th. If you're interested in outdoor volunteering (building trails, etc.), check out [www.voc.org](http://www.voc.org). I'll report back in my next note on our experience.

## Montclair Garage Sale Time is Near September 21st 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!!!!

## Montclair is For Sale

And you could earn the commission...

The Montclarion is our neighborhood newsletter and it's made possible by the businesses and professionals who place ads. They recognize the value of putting their names in front of our neighbors. With reasonable rates and a targeted, affluent readership, The Montclarion is a good investment for retailers, service professionals and restaurants.

The Association Board is seeking a person to handle the selling of ads for the quarterly newsletter. This is an opportunity to work your own schedule and earn a high commission rate for your sales. The appropriate person should have sales or appropriate business experience and must present a professional image on behalf of the Historic Montclair Community.

This is strictly commissioned sales, not an employment opportunity. Interested candidates should contact Sean Essex via email at [sean628@aol.com](mailto:sean628@aol.com). He can provide a rate sheet and further information about this opportunity.

And if you are seeking ways to grow your own business, consider placing an ad in The Montclarion. You'll find it's an investment you can count on.

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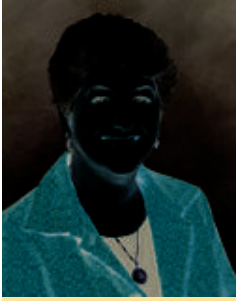
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## Civics for Citizens

by Lois Court, House District 6



Thank you to everyone who attended any or all of the free classes I offered during August at the Molkery. I hope everyone who came learned a bit more about how our government works.

For those of you who weren't able to attend, here's a little synopsis of some of what we discussed:

- Did you know that our Colorado Legislature – otherwise known as the General Assembly, (GA), meets for 120 days every year, from the second week in January through the second week in May? We are not at all like the US Congress, which meets year round with various recesses. We are a citizen body, with the expectation that we'll return to our "other" lives during the remaining 8 months of the year.
- Your GA is made up of 35 State Senators and 65 State Representatives. The boundaries for each Senate and House District are drawn every 10 years based on the population as determined by the US Census that is conducted every 10 years according to the US Constitution.
- Each member of the GA is allowed 5 bills per session. So if you do the math, you realize that we have at least 500 bills to consider during those 120 days each year.
- Every bill starts in either the Senate or the House, depending on whether it is sponsored by a State Senator or a State Representative, and is assigned to a committee in that chamber. Many bills never get passed out of that first committee, so as a House member, I usually don't even see over half the Senate bills each session.
- If a bill gets through the respective chamber's committees, it goes to the whole chamber – Senate or House depending on where the bill was introduced – for a hearing of the full body. During what's called the Second Reading the full Senate or the full House debate a bill and decide whether to pass it on by a voice vote.
- The next step is the Third Reading where the official vote is taken and recorded. Only when a bill gets a majority vote in either the Senate or the House on that Third Reading does it move on to the second chamber. Then it goes through the same process in that second chamber. If a bill survives that entire process, it goes to the Governor to be signed, vetoed, or allowed to become law without his signature.

We also discussed many other topics, including campaign finance issues, the role of lobbyists, Colorado's unique initiative process, the TABOR amendment, and the state budget.

I hope to offer my Civics for Citizens class again next year, so for those of you who missed this time, I hope you'll sign up for my newsletter and watch for the class next year.

And, of course, I welcome communication from my constituents at any time throughout the year about any state-wide issue. Please go to [www.loiscourt.com](http://www.loiscourt.com), or call me at 303 355-3546. I'd love to hear from you.

Thanks again for the opportunity to serve you and to communicate with you through this newsletter - Lois

# Montclair School of Academics & Enrichment Update

*By: Kate Douglas Kestyn – Montclair Parent and Neighbor*

As a parent of an incoming 2nd grader and kindergartner, I cannot believe how quickly the summer has gone by. As I write this, we are getting ready to head over to the school for our Ice Cream Social, an annual event where the children, parents, and staff catch up after a summer apart. I think everyone is excited for the new school year!

## INTERESTED IN SUPPORTING MONTCLAIR?

There are many ways to support the school. And the success of Montclair is truly due in large part to the volunteer and financial support we receive from our community, including the neighborhood.

So, if you have time, there are a couple of unique programs looking for outside help.

**MVP (Montclair Valet Program)** – Unfortunately, we are going into the school year without enough volunteers to help this program in the afternoon. And as a neighborhood, I think we all want to see this program succeed as it has drastically improved the flow of traffic and safety in the neighborhood before and after school. So please consider doing one shift per week from 3:30 – 4:00 pm, taking children from the school to their waiting ride. For more information or to sign up, please contact Mindy McMahon at (720) 299-5897 or [mindy\\_mcmahon@q.com](mailto:mindy_mcmahon@q.com).

**Junior Great Books & Classroom Support** – We are always seeking folks to help out in the classroom: reading with children, helping with spelling, or playing math games. No special skills required! We are also expanding our very successful Junior Great Books program. If you're interested in helping, please contact Casey Lehrer at [caseylehrer@gmail.com](mailto:caseylehrer@gmail.com) or (623) 910-5637.

In addition to these programs, there are other ways to volunteer. If you are interested, we are hosting a Volunteer Orientation on September 12th at 9:30 am at the school. We hope to see you all there! (If the newsletter is out after this date, please contact the School Office for more information.)

**Have Money But No Time?** - As I mentioned, we also rely heavily on outside financial support to fund the many enrichment opportunities we provide our students, including field trips, after-school programs, and family nights. All of the fundraising we do throughout the year goes directly to these programs. If you are interested, you may simply stop by the school and make a direct, tax-deductible donation in the office. Or join us at our annual Mingle on November 16th starting at 6:00 pm at the Temple Events Center, where you can enjoy drinks, dinner, and a silent and live auction with always amazing items.

## TRAFFIC REMINDER

Lastly, I want to remind everyone that with the start of school come the restrictions adopted on Newport this past spring, prohibiting northbound traffic in front of the school between 7:00 am – 9:00 am and 2:00 pm – 4:00 pm.



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## Campaigning in an Off-Year

by State Senator Pat Steadman, District 31



2013 wasn't supposed to be a big election year, but it turns out it is. Historic recall elections are taking place in Pueblo and Colorado Springs, and important tax questions will appear on the statewide ballot this November. I'm quite involved in all these issues.

Senate President John Morse and Senator Angela Giron are facing recall elections on September 10. I'm campaigning for them and urging voters in their districts to say NO to the recall. Precipitated by the passage of gun safety legislation, these expensive and unnecessary recall elections are inappropriate. Recall elections should be reserved for cases of malfeasance in office, corruption or neglect of duty, not disagreement over a single policy issue. The recalls set a dangerous precedent for special interest groups seeking to exert influence over the legislative process. To learn more or get involved, visit [COdemsenate.com](http://COdemsenate.com)

One of the tasks of the past legislative session was implementing Amendment 64 and giving effect to voters' directive to legalize and regulate adult use and sale of marijuana. This constitutional amendment required the legislature to refer an excise tax on marijuana cultivation for retail sale, so you'll see Proposition AA the November ballot for voter approval, as required by TABOR. Prop AA also imposes a special increment of sales tax on retail marijuana sales. The first \$40 million of excise tax proceeds will benefit public school construction, while the sales tax revenue will be used to fund enforcement of industry regulations. I'm urging a YES vote on Prop AA. Voters put marijuana legalization in our state constitution with an expectation that it would be taxed and regulated.

Also this November a proposed income tax increase will appear on the statewide ballot. Amendment 66 creates a two-tiered income tax structure where lower wage earners would see a more modest increase than that facing households with higher incomes. All proceeds would be dedicated to public education and trigger the implementation of significant reforms enacted during the 2013 session. Universal preschool and full-day kindergarten are one component of this major overhaul of school funding in Colorado. Expert witnesses testifying in recent school finance litigation placed the underfunding of our current system at \$4 billion. When fully implemented, Amendment 66 raises approximately \$950 million a year in new revenue. Still, this infusion of new funding allows evidence-based reforms to improve schools across our state. I'm voting YES on 66 and hope you will, too. For more information visit [ColoradoCommits.com](http://ColoradoCommits.com)

To learn more about my work in the Colorado Senate, sign-up for my newsletter at [PatSteadman.com](http://PatSteadman.com)

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## **Call for Historic Montclair Community Association Board Members 2013-2014**

*By David H. McCord*

On October 16th at our annual General Meeting, we will elect our Board members for 2013-2014. 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](mailto: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.

## **Administrative Changes at Montclair**

*By Heather Manone , Montclair PEAK President, Parent, and Neighbor*

As you may have already heard, our Principal for the past two years – Donna Neill – has resigned to pursue a non-Principal opportunity with another District. So I wanted to take this opportunity to speak to our community directly about the change for this coming year.

I am both a parent of an incoming kindergartener and a 2nd grader, as well this year's PEAK president (the school's Parent/Teacher organization), and I'm dedicated to the success of Montclair: the students, the staff, and the community. My husband and I chose this school for its innovation, enrichment, and community.

As we start the new school year, we will also start the process of finding an interim Principal, to help manage and guide our school through the 2013-2014 school year. While this process will take time to complete, I want everyone to know that Emily Zabrowski, our Assistant Principal, will be ensuring we maintain continuity in the direction of our school and development of our students along the way. Having seen Emily's dedication and skill in her multiple roles for the last six years (she has successfully stepped in as interim principal before in the past), I have complete confidence in her abilities to help lead our school through this transition.

Please know I intend to be a part of the interim selection process, and that we will be sure to keep our families and community informed as quickly as possible about the progress being made along the way.

In the meantime, please feel free to email me with your questions or concerns.

Heather Manone  
PEAK President  
[peakpresident@gmail.com](mailto:peakpresident@gmail.com)



## The “Denver Airship”

### ***Montclair resident, George Davidson attempts in 1908 to build and fly the first flying machine in Colorado*** *By: Sandy Cortlett*

Montclair might have been the site of the first airplane flight in Colorado if George Davidson had not insisted on powering his “Airship” with steam engines. Instead Montclair became the site of the first airplane disaster in Colorado.

George came from Scotland to Colorado during the mining boom of the 1880’s. He was an inventor and a dreamer who wanted to apply the principles he saw in a bird’s flight to an airship that could carry people. By 1902, George had designed his airship. He came to Denver in 1906 looking for investors for his flying machine project. Shortly after George purchased the gingerbread Victorian mansion at 770 Olive Street in Montclair, Lord Armstrong of Armstrong, Wentworth and Company in New Castle, England donated the funds to build a working prototype of the airship. George could now begin work on the airship in earnest.

His invention would “not be an airplane, but a true flying machine”. The Design of the “Denver Airship” had two Stanley Steamer engines, each connected to a huge fan that faced downward. The fuselage of the flying machine was thirteen feet tall, eight feet wide and sixty feet long. Each of the fans was twenty-seven feet in diameter. These two fans made the total width of the airship sixty-two feet. It was estimated that if the airship were to carry two men who weighed 200 hundred pounds each, it would need to weigh two tons.



*Courtesy of Denver Public Library*

*Continued on Page 11*

## July 4th Picnic Evokes Reason Montclair is the American Suburban Dream *by Christine Ralston*

“If a person is interested in what the American suburban dream might look like if ever brought to fruition, Montclair is a living model” ~ Denver architect Tom Morris.

Although one of the original founders of Denver’s first suburban community, Baron Walter von Richthofen, was not American, Montclair is said to be the quintessential American suburban dream.

If you happened to attend this year’s annual Fourth of July picnic, it is easy to see why. Neighbors donned Uncle Sam top hats, red and white striped dinner jackets, sunglasses shaped like stars and face paintings of patriotic sayings. Children of all ages decorated their bicycles with streamers and glitter paint and paraded around Richthofen Parkway for the opportunity to win a blue ribbon. Montclair Park smelled of summer barbecue, delicious bratwurst and perfectly grilled burgers and the melodies of a ragtime band filled the air with sounds reminiscent of bygone eras.



Generations of families attended. It was not unusual to see toddlers sitting on blankets in the laps of their great grandmothers or to see multi-generational families going through the food line commenting on which items they should try or which they would share. Many fathers and sons and grandfathers and grandsons participated in the picnic games together, tying each other’s legs for the three legged race and coming up with strategies for the water balloon toss.

Topping it all off is always the fire truck spray. The firemen brought two large hoses this year and drenched picnic goers - hot from the warm summer temperatures. They also opened up their trucks so curious and excited youngsters could get a glimpse inside.



All in all, the picnic was a great success again! New neighbors were given the opportunity to meet residents who’ve been in Montclair their entire lives. They shared stories over great food and family fun and created many fond childhood memories for Montclair generations to come.

Congratulations to all of the bicycle parade, three-legged race, sack race, and suitcase race and water balloon toss winners! We hope to see you defending your title next year!

## The “Denver Airship” *continued from Page 9*

George began to build the “Denver Airship” under a tent in his backyard. Finally on May 7, 1908 the “Denver Airship” was ready for its first test flight. The flying machine piloted by Leslie Parker flew up in the air for about forty feet, before one of the Stanley Steam engine’s boilers exploded. The pilot, with his clothes on fire, fell to the ground. The “Denver Airship” lay on the ground in a massive heap of metal and wood. George Davidson’s house had been badly damaged. The explosion rocked the neighborhood, breaking windows for many blocks around the explosion site. The pilot suffered burns, a splinter in one eye, a broken leg and abrasions, remarkably few injuries after an explosion and a forty-foot fall.

After the explosion, George Davidson found himself near financial ruin. His \$30,000 airship was demolished and there was no insurance. The mansion he owned was only in a little better shape than the “Denver Airship”. His wife had left and was divorcing him. In desperation George Davidson made a plea in The Denver Post for funds to build another flying machine. When no funds were forthcoming from the citizens of Denver, George returned to London in defeat.

*Source, It’s a bird, it’s a plane: it’s George Davidson’s disintegrating airship, Clark Secret, Colorado Heritage, 1993 Autumn pp.36-41. Published by Colorado Historical Society, 1993*

I would like to thank Bob Blessin for giving me the article about George Davidson by Clark Secret.

### Annual Victorian Holiday Home Tour

The 4th Annual Victorian Holiday Home Tour (VHHT) is fast approaching. This year’s event will take place on Saturday, November 30, 2013 from 11-4pm. The Tour includes an afternoon tour of Denver’s Grandest homes, complimentary carriage rides, and nostalgic holiday music. Information will become available at [Colfaxave.com](http://Colfaxave.com) or Info: Jennifer Moore Office Administrator. [jennifer@colfaxave.com](mailto:jennifer@colfaxave.com).



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# Quebec Alternatives

*By Shelley Don*

“Denver Public Works’ Quebec Alternatives Analysis will focus on identifying near-term, livable alternatives for Quebec Street to improve multimodal mobility and address increasing north-south travel demand. The recommendations of the study will also aim to improve access, safety, and connectivity while respecting the community context and environment.”

Recently the Task Force implementing this study held two meetings to inform the public and solicit input and opinion regarding the desirability of several options that have been put forth to address increased traffic flow through the segment of Quebec Street from 26th to 6th Avenue. The development of the Stapleton and Lowry neighborhoods and the related businesses, schools and ancillary entities have focused attention on the physical conditions, the number of cars, buses, bicyclists and pedestrians that use the corridor and the need to create new, and improve existing facilities, as well as improve the throughput on the roadway.

The City of Denver through its Public Works Department has initiated the study which is described in detail at the website- [www.QuebecAlternatives.com](http://www.QuebecAlternatives.com). Several different options are being studied, as copied below from the website.

## **Alternatives Overview Summer 2013**

The following Quebec improvement alternatives are under consideration:

- **No Action:** A “No Action” alternative represents no changes outside of current plans and management strategies.
- **Transportation Systems Management (TSM):** This alternative addresses operational improvements to Quebec Street by modifying the signal timing at intersections to improve traffic flow. This alternative would not provide any physical improvements to the infrastructure of Quebec Street or its intersections. The City of Denver will continually maintain the existing signal systems to optimize performance; therefore, TSM is an assumed part of all other alternatives.
- **Reconfigure Quebec:** This alternative would seek to optimize the corridor capacity by upgrading intersections and improving sidewalk connectivity along the corridor. The alternative was initially identified in the East Side Mobility Plan. Right-of-way (ROW) width would remain the same, except at intersections where additional land for transit stops, intersection capacity, and/or the construction of sidewalk and curb ramp improvements would be needed.
- **One-Way Couplet:** This alternative was identified in the East Side Mobility Plan and would involve the creation of a one-way couplet utilizing Quebec for southbound traffic and Syracuse for northbound traffic. The two ‘legs’ of the couplet would be four blocks apart; the entry and exit points of the couplet have not been determined. The couplet would be configured within existing ROW and within existing pavement, with the exception of intersections which would require some property acquisition for the introduction of turning movements and/or other improvements. Reconfiguration of east-west streets connecting the entry and exit points of the couplet may be required. Bike lanes and bus routes would be shifted to the one-way operation, and parking on Syracuse would be impacted.

*Continued on Page 14*

## **LRA and the Buckley Annex**

### **More on Parking**

*by David H. McCord*

The Buckley Annex's General Development Plan includes the following text regarding parking for the planning area located between 1st Ave. (south of the Library) and Lowry Blvd., and west of Quebec:

*Community Park Mixed Use Center:*

*Intent: The Community Park Mixed-Use Center serves as a community-wide gathering place that is defined by a significant community park and plaza; new opportunities for park-side retail; and multifamily and single-family residences that look onto the park and plaza. The area for additional library parking shall also be provided in the northeast corner of this sub-area to support the existing Schlessman Library at the intersection of 1st Avenue and Quebec Street and to create synergy between library users and the new mixed-use center.*

The GDP needs approval by the City of Denver. Zoning is to follow the GDP and that process is in early stages with both internal LRA and city staff reviews, community meetings, and public hearings by the LRA, then ultimately to the Mayor and City Council for first and second readings. Denver's zoning regulations provide a parking table for the zone districts (in my estimation those standards are low). These will apply to each Buckley Annex zone district – the plan should provide for more parking than the zoning minimums.

For the parking deficient Schlessman Library, my advocacy is for a pedestrian friendly cross walk to specifically benefit library patrons who use the planned library parking spaces south of 1st Avenue – maybe a “zebra” striped mid-block crossing with signs leading directly to the library entrance. I fear crossings may end up being the existing traditional cross walks at 1st and Quebec, where there is an existing traffic signal, and at 1st and Poplar on the west side of the library. I understand this intersection may be a four-way stop for all traffic movements, in any case, that is my advocacy.

The following are comments on parking issues for the dining district at Hangar 2 from the minutes of the Lowry Design Review Committee meeting of April 4, 2013 and point out an apparent failure in city zoning plan approvals and LRA standards where a private land transaction appears to override good planning and foresight. Parking standards in excess of City standards clearly could have been negotiated, the applicant wants plan approval, the LRA and City had negotiation authority, but somehow, a ready solution to provide abundant and practical parking was avoided. (Note that the LRA's remaining responsibility is for the Buckley Annex only.)

*Continued on Page 14*

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## **Quebec Alternatives** *(Continued from Page 12)*

➤ **Directional Priority:** This alternative emerged from the Quebec Alternatives Analysis Technical Workshop held on April 16, 2013. ROW width would remain the same, except at intersections where additional transit stop, intersection capacity, and sidewalk and curb ramp improvements would be constructed. Both streets would remain two-way streets, but would favor couplet-type movement. Enhancements would increase capacity to favor southbound travel on Quebec and northbound travel on Syracuse.

➤ **Widen Quebec:** This alternative was identified in the East Side Mobility Plan, and would involve the widening of Quebec Street—both ROW and pavement—to the east side of the existing roadway. Extensive property acquisition would be required, including private residential and park parcels. Since this alternative does not meet the study’s determined Purpose and Need that prioritizes consideration of near-term solutions that can be implemented in 5-10 years, the Project Team recommends elimination of this Quebec widening option. The team is currently seeking Public Task Force and General Public validation of this decision.

Please visit the website, review the material and contact the appropriate officials with your input and opinions. It seems likely to the writer that depending on the selected alternative our neighborhood may suffer increased traffic as our side streets are increasingly used as feeders for pass through traffic to and from Quebec.

## **LRA and the Buckley Annex** *(Continued from Page 13)*

### *Hangar 2 Dining District Pre-Final Review*

*In June 2009 the submitted plan was for 12 restaurants. Now, in March 2013 a revised plan was taken to the Landmark Commission reducing the number to four tenants with two on Rampart Way and two on Academy. The success of the Beer Garden at 8,000 square feet has influenced the overall concept to limit the number of tenants and also the heightened awareness of parking issues that could arise if the site were to be fully developed as previously planned was taken into consideration. Parking will be accommodated:*

*208 spaces required*

*294 provided on site*

*25 street parking*

*318 total provided (8-10 spaces might be lost if the fire department needs a larger turning radii)*

*Any potential of parking congestion due to the success of the dining district is not under the control of the LDRC, the LRA nor the LCMA who were not parties to the sale of the land from Wings Museum to Hangar 2 Partners. The LDRC has no mechanism under the current design guidelines for legacy Lowry to require parking standards above the minimum zoning code requirements. However, it is recognized that Hangar 2 Partners will provide far more than the minimum parking under the zoning code.*

My thanks to Jean Lindholm and Hilarie Portell, LRA staff, for their generous assistance in providing plan process information and specifics about LRA parking.

## **Fall Gardening** *By Gail Barry*

The crisp clear days of fall offer many opportunities for garden activities. It is a time to thin, cut down, transplant, prepare beds and protect for winter. Most perennials and herbs can be transplanted or split now (except agastache, and some varieties of salvia and penstemon.) You can also plant or transplant many shrubs and even small trees (not oaks.) You must wait until the shrubs and/or trees are dormant before transplanting them. All can develop root systems until the ground temperature drops to 40 degrees F or lower. Newly planted plants should be watered thoroughly and mulched. Even seeds should be loosely mulched approximately 1 inch deep. If your annuals have developed seed heads, you can harvest the seeds and re-sow them in places you would like them next year. Cold hardy vegetables (lettuce, spinach, peas, broccoli, Brussels sprouts, cauliflower, carrots and radishes can be planted up to 6 weeks before the last killing frost. You can even prepare the beds, and plant the seeds after the soil has frozen. Seeds from over-mature squash and tomatoes may be left on the ground and may come up in the spring, producing much hardier plants than can be bought in a store. Unless we have an early frost, many fruits, vegetables and herbs should still be at their prime and ready for drying, freezing and canning. Flowers and grasses can also be dried and used in fall and winter arrangements.

Once the temperature is down to 60 degrees, spring flowering bulbs can be planted. There are many kinds of flowering bulbs so consider: try chionodoxa, dwarf iris or the lovely Turkish tulips, which are very hardy and beautiful, though small. These smaller plants should be planted in masses to get the best effect.

The Internet, library and local extension service are excellent places to find planting information. Be sure the information you get is oriented to our Colorado climate and soil conditions. A last weeding in the fall can minimize work in the spring. Fall clean up can consist of pruning off spent perennials, including berry canes, pulling up annuals, adding leaves and other debris to the compost pile and preparing beds for spring. Ornamental grasses and other plants with sturdy stems and seed heads can be left un-pruned for winter interest and wildlife habitat. These can be cut down in late winter/early spring to allow for new growth.

As you may have gathered from other articles, I am a big believer in making one's own compost. While many composting devices are available, all you really need is space to put a big pile (approximately 4'x4'x4') that can be left alone while working and has some maneuvering room around it. The unused side of the house or garage work well but protect any wooden walls or fences as the pile can get hot and will rot whatever is near it. If you already have a compost pile, now is the time to take out already composted matter to mix with the soil in your beds. Fall is also the time when abundant materials are available to compost. Layering green matter (grass clippings, kitchen refuse or other green matter, which has nitrogen) with dried leaves saw dust or other compostable materials would help the pile break down.

As mentioned before, an excellent way to mix leaves and grass clippings is to mow the lawn with some leaves on top. Smaller particles break down much more quickly in the compost. Regular watering and turning the pile every so often hastens the composting but all will break down eventually and be ready for the spring and summer gardening season.

*Gail Barry-landscape architect and gardener  
Co-owner of Land Mark Design Inc. [www.landmarkdesigninc.com](http://www.landmarkdesigninc.com)*

**SAVE THE DATES**  
**HMCAI's Events for the Remainder of 2013**

Event	Date
Adults-only Reception	Friday, September 27th: 6:30 p.m. – 8:30 p.m. The Molkery
HMCAI Annual Meeting	Wednesday, October 16th: 7 p.m. – 9 p.m.
Halloween Haunting Kids Costume Party	Sunday, October 27th: 10:30 a.m. – 12:30 p.m. The Molkery
Treats with Santa	Saturday, December 14th: 10:00 a.m. – 12:00 p.m. Santa arrives promptly at 10:30 a.m. The Molkery
HMCAI Board Meetings	3rd Wednesday of each month: 7 p.m. The Molkery Months of January through November, 2012

If you are not yet a member of Historic Montclair Community Association, please consider joining. If you have not renewed your 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](mailto: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.*

## 2013 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 | Other