



The Montclarion

Founded 1907

Denver, CO

4th Quarter 2013

www.HistoricMontclair.org

info@HistoricMontclair.org

Santa Claus is Coming to Historic Montclair... Santa Claus is Coming to the Molkery

Treats with Santa

Saturday, December 14th from 10 a.m. to Noon

at

The Molkery (aka Montclair Civic Building);
6820 East 12th Avenue (between Newport and Oneida Streets)

This is a chance for the kids to talk with Santa in a friendly, low stress environment. They can make Christmas crafts and enjoy some treats. The kids who want to visit with Santa can read him their lists. An adult must accompany all children.

TREATS: Delectable cookies and treats, juices, and coffee/tea for the parents.

CRAFTS: We provide the glue, glitter, construction paper, pipe cleaners, pinecones, etc. so the kids can create gifts, cards or Christmas ornaments.

GIFTS: EVERY, repeat, EVERY child in attendance must arrive with a wrapped present, value at \$7 maximum, suitable for either a boy or girl. This provides assurance that each child lining up to talk to Santa will receive a gift.

COST: Free, except for the cost of the wrapped gift.

LONG WAIT ON LINE? Not anymore. Each child should take a number when they arrive to indicate their place in line.

PHOTO OPPORTUNITIES: Unlimited. Bring your own camera.

NO REINDEER: Unfortunately, Montclair Park is not zoned for reindeer parking. Donner, Blitzen, Rudolph and the remainder of Santa's hardworking reindeer will be grazing up in Evergreen during the party.

Santa is scheduled to arrive promptly at 10:30 a.m.

Volunteers, we NEED volunteers! This is a wonderful and popular neighborhood event. But we need help. Several moms, who have helped in the past, have moved out of the neighborhood. We need help setting up, cleaning up and monitoring the small ones. We are in particular need of a mom willing to take on "the craft box", to find some great and simple craft ideas for the kids and to organize the craft supplies. Please contact Nancy Mucker at nanmucker@gmail.com or 303-808-4520 if you can help. Thank you!!

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Halloween Haunting Kids Costume Party

By Christine Ralston

This year's HMCAI Halloween event frightfully occurred on Sunday October 27 from 10:30am to 12:30pm. Several special guests attended-among them were Harry Potter and Hermione Granger (both had just caught the red eye on a Hippogriff from Hogwarts), princesses from every royal family imaginable, a construction worker, a butterfly, Thomas the tank engine and oh so many others!



They spent the morning crafting spiders from marshmallows and black pipe cleaners, playing pin the spider



to the web and battling a very orange and very suspicious looking pumpkin piñata.

Judges for the costume parade had an extremely difficult time choosing among all of the fantastic costumes. Cameras flashed and parents cheered as little ones proudly paraded around and took on the identity of the costume that they had chosen. It was so much fun!

Thank you to Valerie Alford who homemade all of the fantastic cookies and treats (this year included a Monster's Inc. Mike Wazowski cookie) and organized the crafts and entire event. Thank you to all of the volunteers who helped set up, decorate, participate and clean up!



We look forward to the special guests who will show up next year!



Log on and search for "Historic Montclair Community"

President's Note
Do I Stay or Do I Go?
Nancy Mucker, President HMCAI



First I would like to sincerely thank our retiring Board members for all their efforts on behalf of Historic Montclair Community Association. Thank you Larry Farin, Anne Collins and Sean Essex! Larry, you have been on the Board for many years, more than I know. Thank you for your continuing dedication to our great neighborhood, for always being there to plant flowers at the Molkery in the spring, to grill hamburgers at the picnic and to hang holiday lights on the Molkery every December. Of course, Gail Barry's hot mulled wine might have had something to do with the decorating. Anne, thanks so much for your efforts, for connecting us to our local

politicians. Both Pat Steadman and Lois Court contributing articles to our little newsletter is a direct result of her efforts. And Sean, thank you for revitalizing our website, for getting us organized with new efforts for advertising in our newsletter and for getting those games on July 4th organized and staffed.

Welcome to our new Board members, Erick Stragand, Jamie DeBrosse and Caryle Faust. We are so happy to have you join us.

As I write this, this will be my last year as President of HMCAI. It's been a great run, but even some long running Broadway musicals finally come to an end. There are lots of changes going on in my life and it's time to reassess what I do and don't do. I love Montclair and when I moved here from Chicago in 2000 didn't understand how lucky I would be when I found a home in Historic Montclair. It wasn't where I was looking but an interesting property on the market lured me here. It has been home. But the house is way too big now and it's time to at least start thinking about downsizing. Cleaning this place takes way too much effort. And for those of you, who know me, know my mom at 93 lives with me. The stairs are way too much for her, but for now we're okay. My son and his family moved down to Centennial, and there's a certain appeal about moving closer to them, into a small ranch or patio home. But it's too soon to know whether I stay or whether I go.

Also, mom is 93 and very frail so it's a big question how long she can stay home with me. I've found a great senior day care center at Morning Star in Lowry. It's a small facility run by the City of Aurora and the building accommodates both adult day care and preschoolers. It's a wonderful place, small and very much like home. There are even two parakeets in a cage in the main room when you come in, and complete with afghans on the recliners! For now, it's perfect for mom. If anyone is considering a senior facility for a parent, this is a little gem.

Things are also changing significantly in the department where I work at OppenheimerFunds. Some long time co-workers have left or will be moving out of state at the end of the year. As I'm pretty close to retirement, it's time to think about whether I stay or whether I go. As we go through our normal year-end cycle at work, of signing up for health care for 2014 and completing my year-end review, it's kind of weird to be thinking that this could be the last time I go through these year-end cycle events. The years have gone by so quickly and I'm in such a rhythm with the seasons and work cycles, it's a bit unnerving to think the pattern might change.

I'm not someone who really likes change, I'm the person who really likes "no surprises", and so all these possible changes are a lot to take in. Do I stay or do I go?

Old Venue Meets Old Friend Making a Great NEW Dining Option

By Judy Baxter

Some of us see the Udi's logo everyday one place or another. Our food court at the Anschutz Medical Campus Coffee Bar carries a wide selection of the Udi's grab and go items and we have an Udi's restaurant also on campus. They are a standard when you want to cater an affordable but interesting lunch and in the grocery store for breads. For these reasons of daily exposure and because I really like Udi's food and eat it almost every day, I never think of going out for dinner at an Udi's Café, until now. Without knowing it was an Udi's Café, I wanted to try the "new place" in the old restaurant venue at the Tattered Cover—the space that was previously Encore (which I quite liked). Well to my surprise, I discovered it was an Udi's, but not the Udi's I was expecting with the menu that I have essentially memorized. Who knew? Well maybe you all did, but I sure didn't. This is not your neighborhood Udi's Bread Café, it is Udi's Pizza Café Bar on Colfax and it is different, though it lives up to the reputation and expectation of quality that comes with the name.

This is a great urban restaurant space, with inside and al fresco dining options, a great long bar, with the open kitchen in the back. It was always my go-to spot for an early dinner on the way downtown for a show. Though I have always like this space, because of all the hard surfaces when it is full, the volume can be loud. The mid-week night I was there it was just perfect, service was great, and the recommendations spot on. The bar is full and well stocked. In addition to the usual, they have an extensive menu for Specialty Juice Cocktails....Charred Pineapple-Pear Martini, Just Juice Drinks, a solid wine selection, both by the bottle and by the glass.

What I would go back for is the food. This is a great menu. If you like to get a new take on your vegetables, maybe put them into great combinations on a pizza and top it off with mussels and frites. I actually had a hard time choosing what to have. There are small plates of favorite Middle Eastern-Mediterranean fare (hummus, olives, babaganoush, charred beets) at \$4 each. Appetizers are varied and include everything from lamb kabobs and crab cakes to salads, and vegi dishes (price range \$7-12). Really! You can make a meal with any of these. My friend and I split the roasted beets with goat cheese, candied hazelnuts and arugula and the kale gratin. We combined these with the artichoke pizza (pizzas range from \$10-14). The pizza was terrific flavorful and with a tender crust that held up.

We didn't try an entrée—but they look lovely, including entrée sized salads, sandwiches and burgers, meat, chicken and vegetable entrée dishes that cover a variety of tastes (\$10-19). We did, however, save room for the pumpkin bread pudding, which was heavenly—how could it not be with Udi's talent for bread and baking. Udi's is knowledgeable, thoughtful and attentive to prepare with the option to have a dish prepared gluten free, vegetarian, and vegan. This extends to the beer selection that includes gluten free beer.

So what I found was an "old friend" --Udi's, reinventing themselves in this great space that makes for a NEW go-to spot for me. I highly recommend venturing just a little ways out of the neighborhood to try Udi's Pizza Café Bar on Colfax.

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District 6 Update

by Lois Court, House District 6



Thank you, Montclarion, for giving me the opportunity once again to communicate with my constituents in the Montclair neighborhood.

Since this newsletter is coming out not too long after this year's election, I'll concentrate on the two statewide issues that were on the ballot. Amendment 66, which failed, requested a tax increase to fund significant reforms to the School Finance Act. Proposition AA, which passed, provides a 15 percent excise tax and a 10 percent sales tax on the retail marijuana that will legally be consumed by adults in Colorado beginning Jan. 1.

Regarding school financing: Though we will not have the money to provide the first-class education system envisioned by the Future School Finance Act of 2013 and Amendment 66, we will continue to fight for common-sense solutions to improve our schools so they serve every child well and give every student a shot at success. But I want to be sure that everyone understands that the programs Amendment 66 would have funded – more teachers, full-day kindergarten and enhanced programs for English language learners and other special-needs students, to name a few -- cannot be implemented for free. We did not request a tax increase without careful consideration.

There may be other budgetary sources for the money to implement some of the programs that will move our schools in the right direction. Much of our attention in 2014 will be focused on finding consensus and resources to effectively implement some of the many common-sense solutions from our 2013 legislation. Our dedication to the children of our state will not waver.

Regarding marijuana taxes: It is important to remember the conditions of Amendment 64, which the voters put into our state constitution last year. It stipulates that the first \$40 million of excise taxes raised will be deposited into the BEST (Building Excellent Schools Today) program for school construction. Please realize that these taxes are for construction, not instruction. None of these funds go into the classroom – they are to repair and build schools, especially in poorer districts, which have a low property tax base and therefore have difficulty raising the funds needed for school remodeling and/or replacement.

Whatever funds are raised beyond that first \$40 million from the excise tax will go toward regulation of the grow/wholesale marijuana industry. The 10 percent sales tax will be used to regulate the retail sales aspect of this new industry. It will be used for everything from licensing procedures to safety requirements to educational outreach.

As most of you know, the process by which taxes are raised in Colorado is the result of the TABOR amendment, which voters put into Colorado's constitution in 1992. We are the only state in the nation that requires every level of government to give voters a direct say on tax increases. Therefore, to a very large extent, you, the voters in Colorado, make one of the most fundamental decisions about how we function. I believe you elect me to represent you as to how those funds are spent, but I have nearly no control over how much money we have. You hold that responsibility. The promise I make is to continue to listen to you about how you want it spent. You have given me the answer as to how much we can have, at least in regard to K-12 education and our new marijuana industry. We will work very hard to spend what we have wisely.

Thank you again for allowing me to serve you. Please contact me at loiscourt@msn.com or at 303 355-3546 with your comments, concerns or questions.

State Rep. Lois Court represents House District 6 in east-central Denver.

Montclair School of Academics & Enrichment Update

By: Kate Douglas Kestyn – Montclair Parent and Neighbor

As I sit here writing this before leaving to help set-up for our annual Mingle for Montclair tonight, I am again reminded of the great community that makes the school such an amazing place – our staff, teachers, students, parents, and neighbors. And I'm sure it will come as no surprise that there is a lot going on at the school for us all to be excited about!

Update on the Search for a New Principal

We are underway in our process to find our next Principal. Our Principal Advisory Committee (PAC) met on Wednesday, November 13th to learn about the process the Lead in Denver team will engage to screen candidates to ensure schools receive the most qualified candidates for open leadership positions. Lead in Denver is a program utilized by Denver Public Schools to promote and develop leadership, including recruitment and selection. The PAC will also receive input from school staff, parents, and community members to create the school-based selection process, determine committee members and define roles, and determine action steps moving forward. We also understand that the job posting will be available on the Denver Public Schools website soon for those who are interested. To follow the progress, you can access notes from the PAC meetings at www.montclair.dpsk12.org and on the bulletin board outside the School Office. And if you would like to participate on the committee, please send an email to montclair-pac@gmail.com.

We will also be hosting two final school tours for prospective families on Thursday December 12 from 9:30 - 10:30 am and Tuesday, January 14th 1:30-2:30 pm. Please pass this information on to your friends and neighbors who may be interested in Montclair for the 2014-2015 school year.

Montclair's Recent Grant Awards!

We are so excited to announce that PEAK was awarded a \$3000 Slow Food C.A.F.E. microgrant to support the Backpack Program and other school Wellness initiatives. The announcement was made at an event at Linger after presentations were made by the three finalist organizations. The grant will go to support healthier food in the backpacks and healthy snacks in the classrooms. For more information on the grant, go to: <http://slowfooddenver.org/2013-finalists/>

Montclair also won the NFL's Play 60 Super School contest. We were one of 32 schools in the country to earn this distinction! With the honor comes a \$10,000 grant for our school to support Health & Wellness efforts. Some preliminary ideas include acquiring much-needed physical education equipment and adding some KID fitness equipment around the school track.

Speaking of the Playground...

We are also in the preliminary stages of planning with Denver Public Schools for some additional improvements to our Learning Landscape and School Garden. One initial idea is to add a classroom seating area where our current garden is and relocating the garden along the north end of the track. We are also considering adding some picnic seating in the small grassy area west of the Kindergarten play area and an outdoor drinking fountain.

Calling on all Gardeners

Although we just put the School Garden to bed for the winter, we are already thinking about plans for the spring. As previously mentioned, we will be moving the garden and expanding it at the far northwest corner of the playground so that it can have the benefit of full sun. So come spring, we will be looking for volunteers to help with the Garden as well as resources for materials such as garden-quality soil. If you are interested, please contact Shawna Olsen at shawnaolsen@yahoo.com or 303-884-4420.

2013 Election Results Mixed, Set Stage for 2014

by State Senator Pat Steadman, District 31



November voters turned down a proposed income tax increase to fund public education in Colorado while approving new taxes on legal marijuana sales. The margins of victory for opponents of Amendment 66 and supporters of Prop AA were strikingly similar, almost two-to-one. Some observers have said Colorado voters are more than willing to tax others, but decidedly unwilling to tax themselves, even for purposes they say they support.

The failure of Amendment 66 leaves in place a budget cut known as the "negative factor" in the school finance formula. Over the course of three years during the depth of the recession, the legislature was forced to cut just over \$1 billion in public school funding. Amendment 66 would have infused almost this much into our school finance act and instituted significant new reforms for how these funds are distributed and used. Without these new funds Colorado schools will continue to be among the lowest funded in the country and further reforms will likely present unfunded mandates for school districts. Expect this topic to continue to be hotly debated in the upcoming legislative session.

On the other hand, passage of Proposition AA means Colorado's marijuana industry will be well-regulated and it will become a contributor toward capital construction projects for schools across the state. All of the excise tax revenue on legal marijuana sales will be dedicated to the Building Excellent Schools Today program, a program created by former Speaker of the House Andrew Romanoff during his last year in office. Sales tax revenues will be used for enforcement of industry regulations and other anticipated costs of legal marijuana use by adults in Colorado. Prop AA needed to pass, and I'm glad 65% of Colorado voters agreed.

With the election behind us, the start of the 2014 legislative session is just around the corner. Already the Joint Budget Committee is conducting hearings into Gov. Hickenlooper's requested budget for fiscal year 2014-15. I'm also starting to work an legislation that I'll introduce in January - if you have suggestions for what you'd like the legislature to be working on, please drop me a line. You'll find my contact info and a schedule of upcoming events on my website at www.PatSteadman.com.

Pat Steadman
State Senator, District 31
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HMCAI Annual Meeting Recap

By Nancy Mucker

Historic Montclair Community Association, Inc. held its annual General Meeting at the Molkery on Wednesday, October 16th. We had a very good turnout and several excellent speakers on the agenda. Officer Reyes Trujillo, our District 2 Community Resource Officer. He spoke about the changes to the Police Districts in Denver. We are now part of District 2, vs. District 3 and all of Colfax Avenue is now included in one district. (Prior to the reorganization, the boundary between districts was Colfax Avenue). This is important and simplifies the police efforts on Colfax. Also, Officer Trujillo talked about the new police recruits that are graduating after several years of no increases to police officers in Denver. He also addressed the burglary and robbery issues in the general neighborhood and emphasized the efforts to reduce those events, but that they are very difficult to manage as sporadic crime occurs across all neighborhoods in the city. Officer Trujillo emphasized that people should call the non-emergency number, 720-913-2000 anytime one sees suspicious activity in the neighborhood and to call District 2 720-913-1000 with any other concerns.

District 5 City Council Woman and City Council President Marybeth Susman provided brief updates regarding 9th and Colorado. There are expanding options becoming available for developers as the economy recovers. Marybeth also answered question from the floor across a broad spectrum of topics. District 6 Representative Lois Court and District 31 State Senator Pat Steadman jointly provided updates on both Amendment 66 and Proposition AA regarding marijuana taxation in the state. Together, they explained the issues and ramifications of both and how they fit into the structure of our Colorado State Constitution. (Please see separate articles in this newsletter by both State Representative Court and State Senator Steadman regarding the outcome and legislative next steps as a result of Amendment 66 being defeated and Proposition AA being passed in the recent election.)

The final order of business of the evening was the election of the 2013-2014 HMCAI Board. Our sincere thanks to Dave McCord for pulling together an excellent slate of candidates. The 2013-2013 Board is as follows:

Historic Montclair Community Association, Inc.

2013-2013 Board

President	Nancy L. Mucker
Vice President	Carrie O'Shea
Treasurer	Gail Barry
Secretary	Christine Ralston

At Large Board Members

Valerie Alford	Judy Baxter	Sandy Corlett
John Coughlin	Jamie DeBrosse	Shelley Don
Caryle Faust	Peg Gibson	Elwood "Woody" Glaser
Dave McCord	Erick Stragand	Gail Wallace

*Timothy Fitzpatrick Ad Coordinator

** If you would like to contact the Board, please email info@historicmontclair.org or Nancy Mucker at nanmucker@gmail.com or 303-808-4520*

A Tiny Essay on Civic Pride

By Shelley Don

I run. So, nearly every day I have the privilege of a short trip through our beautiful neighborhood. And I appreciate the planning, the thought, the care and the resulting beauty of the environment that we live in. In that vein I'd like to share a thought and make a suggestion. The continued beauty of our neighborhood and our beautiful city can be enhanced with a small act of civic duty on all our parts.

As I take my run several times a week, I often run along similar routes. Inevitably, I encounter trash. Whether thrown from cars, dropped by pedestrians, pulled from garbage by squirrels, etc., a continuous stream of litter accumulates on our public thoroughfares.

Over the years I've developed a habit. As I run, I stop to pick up whatever trash I can carry by hand to the next public receptacle. Sometimes it's a water bottle, a bag from a fast food restaurant, a can, candy wrapper, etc. When I finish I can always reflect on the fact that the neighborhood is a tiny bit better now.

We can improve our neighborhood and add to the beauty of our city by a small act of civic duty, we can each do our part to keep this beautiful environment we've inherited looking its best.

Think about it-give it a try-and thanks.

Winter Recipes

By Gail Barry

Easy Herbed Bread

Split French or Italian bread or other rounded loaf of bread. Melt a stick of butter with 1/2 teaspoon each of chopped thyme, rosemary, and marjoram. Add 1/4 cup chopped fresh parsley and chopped approx. 1/2 cup black olives. Stir together and spread over both sides of the loaf. Broil until browned and hot. Can also wrap in foil and bake at 350 degrees until piping hot.

Savory Baked Lentils

Combine in a large sauce pan and cook 1/2 hr: 1 cup lentils, 1 chopped onion, 1/4 cup fresh chopped parsley, 1 teaspoon savory, 1/2 teaspoon salt and 1/4 cup freshly ground pepper, 2 1/2 cups water and 1 tablespoon fresh lemon juice.

Peel 3 large cloves of garlic and place in the bottom of a greased casserole dish, pour cooked mixture above into pan, top with German style sausage and bake approximately an hour or until sausage is well cooked and browned.

Growing Up in Montclair Moving Day

It was a beautiful morning late in May of 1951. School had let out for summer recess. Moving day was finally here. It felt like I had waited a whole year for this day to finally come. We were moving from a nice house in Congress Park to a Victorian “mansion” in Montclair. My Father and Mother had been house hunting in the Montclair Neighborhood for several months. Luckily my brother and I were usually allowed to tag along to see the houses they were considering. Our parents seriously thought about purchasing the Carriage House of the Richtofen Castel, but decided there was not enough lawn space. After looking at many properties our parents decided they would purchase the large white Victorian house at 6th and Oneida. Of all the houses we had looked at this one was my favorite.

Moving day was very busy for our parents. My brother and I had some chores to do, but we also had a lot of time to explore our new home. The first thing we found was a door that went nowhere. We thought this was very strange. Later we would learn that when the house was remodeled in 1930's the front and back parlors had been made into one room. The door was no longer needed, but it was too beautiful to remove. The house had three stories and a basement. Between the first and second stories there were two staircases, one in the front of the house and one in the back. The staircase in the front of the house was made from beautifully carved oak. It had two landings as it wound its way to the first floor. The back staircase was very plain. When we investigated the back staircase my brother discovered a stair near the bottom that pulled out revealing a large storage space. At the top of the back staircase we found a small trap door. We opened the trap door to discover that it was the entrance to a hole that went all the way to the basement. We next went to the basement and found the exit for the hole behind the basement stairs. When we saw the ringer washing machine we realized that the hole was a laundry chute. I thought it was neat to not have to haul the laundry down stairs in a wooden basket.

The third floor was an unfinished attic. We were just starting to investigate some old trunks when we heard our Father calling us to dinner. During dinner we told our parents about our wonderful discoveries. Soon it was time for us to head for bed. I fell asleep thinking about the adventures that lay ahead living in a house that was 63 years old. At 6 years old I thought 63 years was almost forever.

The next morning at the crack of dawn we were awakened by a very loud roaring sound. The sound went on for many minutes. I got out of bed and went to find my father. He thought it was noise from the airplanes at Lowry Air Base a few blocks away. Later that afternoon we learned that very early every morning the engines on the rows bombers parked at Lowry Air Base were tested. Our Father's only comment was, “Well I guess I won't have to buy a rooster to get you two out of bed every morning”.

By Sandy Corlett



Neighborhood Happenings

Montclair Elementary School's Winterfest takes place Thursday, December 12 @ 5:30 p.m., beginning with an all-school concert in the auditorium followed by refreshments in the gymnasium.

St. Luke's Episcopal Church is having a Children's Christmas Pageant on Wednesday, December 24 at 5:00 p.m. Children dress as a variety of animals, including sharks, snakes, and penguins, enter the church in procession, bearing gifts for the Christ Child. Christmas Eve service follows.

St. James Catholic School celebrates the Feast of St. Nicholas on December 6. Students leave their shoes outside the classrooms and St. Nick puts treats in them. The school will be presenting its annual Christmas concert and reception. St. James Church welcomes its new pastor, Father Jesús Garcia.

Other events:

Lowry Winter Festival: December 8 @ 3:00 pm - 6:00 pm

Celebrate the season at the Lowry Town Center! Visits and photos with Santa, children's crafts and activities, hot cocoa and refreshments, horse and carriage rides, holiday mini-train rides, live holiday music and caroling, holiday shopping and more.

Christkindl Market: November 22 – December 21, Skyline Park Sun-Thurs. 11 a.m.-7 p.m., Fri-Sat. 11 a.m. – 9 p.m. This German Christmas market again brings the sights, sounds and flavors of the holiday season with its music, food, holiday lights and old-world vendors to Skyline Park, right across from the Daniels & Fisher Clock Tower on the 16th Street Mall. The event is open to the public and provides an authentic atmosphere of the German holiday season, reminiscent of the times families spend at the Christmas Markets throughout Europe.

TubaChristmas: December 22, 1-2 p.m., Skyline Park

The 39th annual TubaChristmas features 300 tuba players playing favorite holiday tunes. A delight for all ages.



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Why Wait Any Longer --- Buy Now

By Gail Wallace

Denver 2013 home inventory increased 50% this summer (from about 6000 units to about 12,000 units) as sellers responded to the strong spring market. However, current inventory is still relatively low compared to the “bubble” days of 2006 (about 32,000 units).

Here are the reasons to buy NOW instead of waiting:

1) MORTGAGE RATES ARE INCREASING

With a stronger national economy, interest rates have risen this spring from historical lows and will continue to rise in 2014.

2) INCREASED MORTGAGE RATES WILL DECREASE BUYERS' PURCHASING POWER

Rates have gone up from about 3.5% to about 4.25 % on a 30 year fixed rate mortgage. This affects both Buyers' price range and what they can afford to borrow.

3) RISING CLOSING COSTS

According to a new study by Bankrate.com, the national average for closing costs is \$2402, up 6% from 2012. With fewer loans and fewer owners refinancing, lenders are raising closing costs.

4) HOME PRICES WILL CONTINUE TO RISE

The National Association of Realtors is projecting a 6.5% rise in prices for 2013. The Denver Metrolist Service shows a 10.5 % rise in prices from October 2012 to October 2013 in the Denver Southeast sector, which includes Montclair. The decrease in Buyers' purchasing power will have impact on home values going forward. This decrease will cause current rate appreciation to grow at a slower pace in 2014.

According to the KCM Blog, “the bottom in home prices has come and gone.

Home values will continue to appreciate for years. Look at the actual reasons you are buying and decide whether it is worth waiting....buying sooner rather than later could lead to substantial savings”.

For further information or if you have questions, please contact:

Gail P. Wallace, M.S., M.B.A.

Broker Associate, Coldwell Banker Devonshire

5280 “Five Star Professional Realtor”

Gailpwallace4@gmail.com, 303-903-5750

Montclair Million Dollar Club

PROPERTIES SOLD IN 2013 FOR OVER \$1 MILLION

630 ONEIDA ST.: \$ 1,000,000

This 2013 complete and total renovation of an 1896 traditional 2 story home includes all new systems and has 4 bedrooms, 4 baths, an attached 2 car garage. It sits on a 9750 square foot lot, 3695 total square feet above ground.

6901 E 12th Ave.: \$ 1,250,000

Built in 2005, this 2 story custom-built home has a modern open design with one of kind antique elements and overlooks Historic Montclair Park. It has 5 bedrooms, 5 baths, sits on a 7810 square foot lot and has 5552 square feet above ground.

770 Olive St.: \$ 1,525,000

This historic 3 story 1917 property was designed by renowned architect Jacques Benedict and sits on a 39,000 square foot lot (.89 acres). Many of the original details remain including 4 fireplaces, hand carved mantles, crown moldings, 26 paned French doors, beamed ceilings, carriage house, detached oversized 4 car garage and historic stables. The home has 6 bedrooms, 5 baths and 8044 square feet.

Christmas in Old Montclair

By Fred Jeffries

Oh what a joy it was to go to the post office and find an invitation in your box to a party at Richthofen Castle! In the old days the holidays were celebrated locally and with much enthusiasm. Especially significant was Christmas.

A tree was almost impossible to get on the cheap. The only nearby source was in the mountains or up in the Black Forest to the southeast. Wood crews would bring one back for a price. In the days of cooking and heating by wood, the woodcutters had to go farther each day to harvest the timber. Shade trees were off limits at the edge of the Great American Desert.

In the farm community the activities included blocking off the lower part of the hill and sliding down Lake Ave. (E. 12th) from the Baron's castle across Geneva Ave. (Oneida) and as far as Newport Ave. (Newport was the only street left with its original name on the double alphabet system of using a place first, and a tree, shrub, or bush next.)

A few lakes were around and some skaters used the irrigation ditches. A hayride with Mr. Tirsway was always a great social event, but the invitation most looked for was to the Richthofen Castle Parties for Children.

The Baron's first wife went back to Europe with their two daughters and Louise Ferguson Davies, his second wife, had no children. The couple felt that it wasn't Christmas without some children in the castle. Since she was a divorcee and tinted her hair, the neighbors ignored any invites to couples but liked the gifts the children brought home. Everyone baked a tin or two of cookies and made some handmade gifts, but the Baroness went out and bought some top-notch items, many of them from Europe. The Baron was born in Kreisewitz, Silesia (Eastern Germany) and liked the traditional Christmas that always included a tree even though the candles made it a bit risky. He loved to tease the little girls and even let them pull on his red beard just to prove it was real. The boys were more interested in seeing the bears in the pit and all the wild game running loose in the Baron's zoological park. An ordinance in Montclair was made to protect his many pairs of birds and as late as the 1940s the citizens were careful not to harm a songbird that belonged to the Baron. A plan to introduce pairs of lions, panthers, and tigers was nixed by the new Baroness since she complained about all the noise the animals made at night.

As the town prospered in the late 1800s, the parties became more lavish. Musicians came out by streetcar to play at the Montclair Casino (northwest corner of E. 8th Ave. and Monaco) and the Molkery in the center of the new park became a focus of social activity. During Christmas the whole town was decorated and neighbors sent handwritten invitations to each other and tried to have the "grandest party of all." But it was impossible to out-do the children's Christmas parties at the Baron's castle.

(Reprinted from the Dec.1998/Jan. 1999 Historic Montclair newsletter.)

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Keeping Up Appearances

Front Door Décor for Eclectic Montclair
By Christine Ralston

The advent of autumn brings the withering of summer blossoms and lawns covered in brightly colored leaves. Once fabulously foliated front landscapes have been replaced with barren bushes and yellowed yards. This annual cycle shifts the focus of a home's curb appeal from the landscape to the front door. Fortunately, the front doors of Montclair homes, which range in architectural styles from Victorian, Tudor Revival, Colonial, Mission Revival to Bungalows, Cottages, Denver Squares and Ranches, provide the perfect canvas for fall decorating.

Wreaths are a popular way to add cold weather greenery and provide a fast fall spruce up. While the traditional round wreath maintains its popularity in front door decorating, there are a few things that can be done to boost its "wow" factor. First, wreaths don't have to be round. The square boxwood wreath hung simply with burlap is a welcoming way to greet guests all year round. Flowers, twigs and berries are the cliché materials used in creating wreaths. Replace the standard fair with fruits and feathers or even create a special delivery place for the postman. The "postman's wreath" is the perfect addition to enhance the charm of this Montclair cottage. If one wreath makes a statement-what do you suppose three would say? Hanging multiple wreaths not only gives passersby more to look at-it draws the eye to the entire front entrance and not just the front door. The beautifully detailed front entrance of this Montclair Colonial is a splendid backdrop for a series of wreaths.

The simplest way to increase a home's curb appeal is to paint the front door. Colors that contrast with the primary body of the house create the most interest-such as the warm red tone displayed on one of Montclair's own "TB" style house. Choosing a front door color that is similar to the rest of the house can also be an appeal enhancer. For the best effect make the front door color slightly bolder.

For many of Montclair's stately homes, the front entrance includes a porch. Porches really set the stage for dramatic entrances. Draping sheer fabrics makes the porch seem like an extension of the house and invites guests to step up and stay awhile. Fabric isn't the only thing that can be hung from the ceiling of a front porch-these tissue paper pom poms provide a burst of color and just the right amount of fun. Porches simply invite furniture and furniture needs to be accessorized. Bright, patterned fabric cushions and throw pillows create the most relaxing atmosphere for reading, drinking lemonade or chatting with neighbors and it is an opportunity to bring the indoors out. The accessorized front porch is a great style choice for Montclair's romantic Victorian style architecture. Textiles for porches can create a great modern mood as well. The banquet seating, fabric chair and pillows create an ambiance that is perfect for this modern Montclair home.



There are so many styles of homes in Montclair and oh so little time. I do hope that -whatever style you call home-I have given you some ideas and inspiration to brighten up your fall curb appeal. To see the photograph mural in color, please go to www.HistoricMontclair.org.

Winter 2013-2014 In and Out Of The Garden

By Gail Barry

There are several basic reminders that are important for winter gardens. Mulch your plants to protect against our common freeze and thaw weather. Leaves work fine but other lightweight wood mulch can also be used. Water deeply when there is no snow cover, it has been dry, and the temperature is above 40 degrees. Remember to shake heavy snow off trees and shrubs to prevent damage. If the weather is decent and dry, one can also prune trees and shrubs and cut back perennials and grasses, especially if they are starting to look bad. Continue to add leaves and kitchen debris to your compost pile: it will all break down eventually even if the pile is frozen.

One task that is garden related can be accomplished in the winter. You can clean and sharpen the metal, and sand and oil the handles of your garden tools. This applies both to hand tools and shovels, hoes and the like. First clean off soil and other debris from the blades. Then take a fine rasp or a grinding wheel and smooth the edges, eliminating nicks and other imperfections. The blades should not be sharp like a knife, just smooth. Plastic tools can also be reworked some by sanding, but be careful not to break them. If you have wooden handles, sand off the rough edges and eliminate possible splinters, then oil them with good quality oil such as mineral or one of the Danish oils. Wipe off excess after the oil has soaked in. To finish the metal blades one can dip shovels, hoes, trowels and the like in a bucket of sand with mineral oil in it or you can just wipe them with an oily rag. Wipe off excess and store for future use. Be sure to safely dispose of oily rags as they can sometimes spontaneously combust.

As I have mentioned several times before, you can certainly participate in indoor gardening during the winter. Plant seeds in pots and use a sunny windowsill or grow lights. Starting seeds for spring use later in the winter is also good. Forcing some kinds of bulbs can be fun but not all bulbs can be forced so be sure to find the kind that work well. I particularly like the notion of making gifts at home. In the past I have suggested numerous ways to make low cost creative gifts for others, especially at the various holidays. Garden oriented gifts can be as simple as separating indoor plants and giving them, with a bow or label, to others. An empty pot with seeds, labels, and some potting soil or a gardening tool can make a nice gift for a gardener or cook. Thrift stores have all kinds of modestly priced containers that can be used as a planter or gift container. If you happen to have harvested and dried herbs from your garden, those can be attractively packaged to give. Consult your local library, extension service, or go online to find directions for forcing bulbs and/or making other kinds of gifts. There are some wonderful recipes on the Internet for making skin care items that are easy to do. Some may even involve something from the garden.

Gail Barry is a landscape architect with Land Mark Design, enthusiastic gardener and cook.

Don't forget to shop the **St. James Basement Sale** every Tuesday morning, 9-11:30. Holiday items, housewares, clothes, etc. 1311 Oneida St., in the church basement, enter via the north parking lot. This is an ongoing fundraiser for St. James School.

Where Have the Foxes Gone?

The Council District 5 office has received several inquiries asking where all the foxes have gone? Here is the response from Denver's Animal & Wildlife Administrator, Doug Kelley:

Urban wildlife populations tend to follow a cycle. When the number of coyotes in a territory increases due to artificial food sources and other environmental factors, foxes tend to make themselves scarce, as coyotes will hunt foxes. As the foxes temporarily relocate, the population of wild rabbits tends to increase because foxes prey on them, but coyotes lack the agility to be good rabbit hunters. As the food sources dry up, coyotes move on, reducing their density in a territory, and the foxes come back. This whole cycle can take anywhere from 1 – 3 years.

It is likely the foxes are still around, but just better hidden, and moving around only at night. Additionally, you will probably see some fox babies (kits) out and about. The adolescents (teenagers) tend to rebel against what the folks tell them, so it is not unusual to see them out during the day and curious about people.

**Reprinted from Council 5's September newsletter.*

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