

The Montclarion

Founded 1907

Denver, CO

3rd Quarter 2015

www.HistoricMontclair.org

info@HistoricMontclair.org

HMCAI Fall Events

HMCAI Beer & Wine Reception

Friday, September 18, 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 appetizers will be provided by HMCAI and Nanna's Teas.

This is a great opportunity to visit with friends and neighbors while enjoying libations, food, and conversation. Join us for a relaxing evening on the Molkery porch.

This is an adults-only event. No charge for HMCAI members. Non-members can join HMCAI at the door (\$20 per household/annually or \$10 for seniors).

Annual General Meeting

Wednesday, October 21st 7 p.m. at the Molkery

On Wednesday, October 21st, 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 provide an update on city and area issues such as new development at Lowry and at 9th and Colorado. There will be time for a question and answer period.
- **Lt. Ernie Martinez**, District 2, **Denver Police Department** will discuss safety and crime in our precinct.
- **A representative from RTD** will present new transportation services coming in 2016.
- **2016 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 Judy Baxter at baxterj.b15@gmail.com or 303-757-6974.

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Log on and search for "Historic Montclair Community"

Halloween Party

October 24th, 3:30 - 5:00pm, The Molkery



Goblins, ghosts, witches, fairies, firemen and all manner of costumes for 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 at Valerie@valeriealford.com to volunteer.

Thank you

Montclair Garage Sale Time is Near October 3 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!!!!

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*Denver's Rich History
begins at Home*

A Short History of the Historic Montclair Community Association Part II

By Sandy Corlett

During the late 1960's a Federal Court mandated city wide busing to reverse the segregation of the Denver Public Schools. Montclair parents were scared and angry. A small group of Montclair residents started holding meetings. This group hoped to calm the parents and make the inevitable transition to busing as smooth as possible. Out of these meetings the Montclair Community Association was born in 1968 as a successor to the Montclair Improvement Association. A lawsuit delayed the implementation of court ordered busing for a number of years, giving the MCA and the community time to prepare for mandatory busing. The busing schedule was complicated and frightening for many parents when their children were being bused to a new school. School boundaries were redrawn for the entire City. The busing plan for Montclair was: The grade school children stayed at Montclair School. The middle school students were bused to Smiley Middle School and the high school students were bused to Manual High School. Court ordered busing continued in Denver for 21 years.

When busing did begin in 1973 the MCA was ready with volunteers to answer parents' questions at Montclair School and many other bus stops for the middle school and high school students. It was the goal of the MCA to have an adult "chaperone" on each of the morning buses going to Smiley Middle School. I rode one of the buses every Tuesday morning to Smiley with the students. Within two months of busing, the efforts of the MCA volunteers had quelled parental fears to a point where the "chaperones" were no longer needed.

Not wanting to deal only with the busing issue, MCA started publishing a newsletter to solicit memberships in the association. The organization also began having Hot Chocolate Parties with Santa and neighborhood caroling during the Christmas season. MCA started the tradition of the Easter egg hunt and the Halloween parties we still have today.

During the summer the MCA hosted movie night at Montclair Park. We hung a huge tarp off the back porch of the Molkerei and setup a projector on the hill. Neighbors would start arriving early with their picnic dinners. When it got dark we would all find a spot on the hill to watch the movie and eat some popcorn. At least twice a summer MCA sponsored Concerts in the Park. We were often treated to the music of the Denver Jazz Band. These events were very well attended.

MCA held meetings for the neighborhood to communicate with their elected officials; City, County and State employees representing various governmental departments. In the 1980's MCA President Ralph Nordhauser established debates for all local elections. These debates were first conducted at the Molkerei. Very quickly the Molkerei could no longer hold the crowds and the debates were moved to Montclair School, which rapidly became standing room only. The Montclair debate became a must for candidates for City wide office. Even candidates for Governor and US Senate appeared from time to time. The neighborhood liked hearing how each candidate for a race answered the same question.

In 1970 MCA began sponsoring an annual fall house tour to raise funds for the Association. Attendees to the event were able to view the inside of the Victorian mansions and more modern houses. The house tours lasted for seven years. At The First Annual House tour participants were able to tour three houses. Each year more houses were added. At the last house tour in 1977 there were seven houses that could be toured. The house tours were attended by people from all over the City.

Stay tuned for Part III.



Historic Montclair Community Garden Has Plenty of Activity

Historic Montclair Community Garden, our neighborhood's urban oasis, is abuzz with much late-season activity. Our most prolific products, wouldn't you know, are squash, pumpkins and tomatoes. We have a special pumpkin patch with room for those wanderers to romp. We've seen all sizes and shapes of tomatoes, which are very late ripening this year.

Tucked away on the northwest end of the 1400 block of Niagara Street, the HMCG has 30 plots. While we all share a common interest, many of the gardeners never see one another. Some care for their plots at the crack of dawn, others in the morning, some after work, and some in the twilight hours.

Our farmers grow corn, tomatoes, kale, beets, beans, cucumbers, peppers and many cool weather vegetables. Some choose to specialize in a single crop, such as corn, while others grow a variety. Some grow herbs, and a few have chosen flowers, for beauty and the bees. As you can tell, we're a varied bunch with varied interests. We're each expert in some aspects of gardening, and still students in others. There are compost bins and we're learning to compost, but haven't mastered that art yet.

The community garden was started six years ago by a neighbor, Tony Siegert, who wanted to do something with the littered, weedy, unsightly vacant lot. He got permission for the garden from the landowner of the neighboring shopette on Colfax. Interested gardeners-to-be helped install a fence and a watering system. We are grateful to Mr. Siegert for getting the garden started and to the property owner for continuing the garden's lease over the years.

Come by sometime! Neighbors and friends are welcome to visit the Historic Montclair Community Garden. We have a well-designed overhead sign at the front entrance, a picnic table with nice shade, and a dog watering/waiting station.

Gardens are available for \$35 a season. This includes water and a good supply of compost. We have a large chest filled with garden tools. Gardeners need not be Montclair residents.

Members of the steering committee for the HMCG are Sheri Kaz, Idelle Fisher, Kathy Malone and Karen Hickey. For information or to get on the list for next year contact Karen at 303-321-3542 (KH1211@comcast.net).



Montclair School News

We are thrilled to have the kids back at Montclair for the 2015-2016 school year. To start off, I want to share an exciting new communication tool the school has implemented – The Montclair Post. It is an app available to everyone and provides access to information on our school, events, and fundraisers. Just search “Montclair Post” in the app stores. It can also be viewed on the web at: <http://bit.ly/1NVAtPL>.

Traffic

We know that traffic in the neighborhood increases during the school year. Please know that the school welcomes your feedback if you have any issues, questions, or concerns – you are welcome to contact our Principal, Ryan Kockler, directly at ryan_kockler@dpsk12.or or 720-424-5380. He is glad to be a part of this community!

Interesting in Volunteering?

We have many ways for people to volunteer. One is our highly-successful MVP (Montclair Valet Program). Since its inception, it has improved traffic around the school in the afternoons and the safety for our students. MVP is dependent on volunteers to take children from the school to their waiting ride. Would you consider taking a shift one day a week from 3:30 – 4:00 pm? Please contact Gail Mason (gail.ulysses@gmail.com) a neighborhood volunteer and coordinator. If not, but you're still interested in helping, we're always in need of volunteers in our garden or for our Backpack Program (contact: Susie Snodgrass at mscue5678@icloud.com). Montclair is also currently looking for a community member to serve on our School Advisory Committee (SAC) which is a very important school committee that works with budget, staffing, and governance of the school. The committee meets on the second Monday of each month from 4:15-6:00 PM. For more information about any of these programs or to sign up, please stop by the school office.

Speaking of our Garden...

If you haven't had a chance to yet, you should stop by and see our new Outdoor Classroom – the first of its kind for DPS. It is a fantastic addition to the school and currently looking beautiful. We are now in the process of planning and seeking grants/donations for Phase 2 which will add a raised bed for each class. For more information, please contact Shawna Olsen at shawnolsen@yahoo.com.

Lastly, the Chipotle at Monaco and Leetsdale is participating in our Community Nights program on October 6th. Please consider joining us that evening – Chipotle will donate 50% of the proceeds from the evening to Montclair (including gift cards). Last year the school received over \$1500!



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Elementary School Fair at Paddington Station Preschool

Paddington Station Preschool will proudly host an Elementary School Fair next month. On Saturday, October 3rd, from 10:00 am-noon there will be representatives from over 18 area public, independent, charter and parochial schools on site to help you find the right fit for your future elementary school student. This event is free and open to the public, so come and explore the many different options for your child's education in the greater Denver metro area.

Choosing an elementary school can be overwhelming. Every student has individual learning styles, wants and needs, strengths and weaknesses, and social/emotional development. The School Fair can help you to evaluate these questions, and others that you may have:

What are my hopes and dreams for my child's education?

Do I want my child to have a similar or different experience than I had in elementary school?

What does my child need in a school?

What does our family need in a school?

At the School Fair you'll also have the opportunity to ask questions about tuition or financial commitment, sibling compatibility, parental involvement, community connection, and early/after-care. Additionally, you will learn important admission timelines and deadlines, which vary from school-to-school and are quickly approaching for the 2016-2017 school year!

The following schools will be present at the event:

Aspen Academy, Blessed Sacrament Catholic School, Christ the King Roman Catholic School, Colorado Academy, Denver Academy, The Denver Waldorf School, DPS Office of Choice and Enrollment Services, Graland Country Day School, International School of Denver, Logan School for Creative Learning, Most Precious Blood School, Paddington Station Kindergarten Program, Ricks Center for Gifted Children, Stapleton's New Elementary School opening in 2016, St. Anne's Episcopal School, St. Elizabeth's School, St. Mary's Academy, Stanley British Primary School and William Roberts ECE-8.

Spread the word! The Elementary School Fair at Paddington Station is open to everyone. Let your friends with preschool-aged children know about this informative and free event.

Mark your calendars for Saturday, October 3rd, 10:00 am – noon, at 1301 Quebec Street, Denver 80220 (the corner of Quebec Street and 13th Avenue). See you there!

For more information, please call Paddington Station Preschool at 303-333-9154.

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Richthofen Castle owners receive Community Preservation Award from Historic Denver



7020 East 12th Avenue

In 2012, Colorado business owners Jesse Jespersen and Sylvia Atencio-Jespersen purchased the Richthofen Castle — one of Denver’s most storied buildings. The Castle was built by Walter von Richthofen, uncle to famed WWI pilot, “The Red Baron,” and speculative real estate developer. His stately home in the remote Montclair neighborhood was intended to draw development out towards the prairie.

Completed in 1887, the home was modeled after the original Richthofen Castle in Germany. A later addition removed much of the castle’s crenellated walls, replacing them with a Tudor Revival style, half-timbered hall. The Richthofen Castle suffered from severe water damage, which caused the drop ceilings (installed in the 1970s) to rot from the inside out.

After purchasing the building in 2012, the Jespersens began an extensive restoration program to repair the water damage, restore the interior, and make the home livable from top to bottom. They are bringing the home back to its original grandeur, and making it once again an icon in the Montclair neighborhood.

Community Preservation Awards

The Community Preservation Awards are given annually to a handful of projects, institutions and individuals that have made an exceptional contribution to the preservation of Denver’s heritage. These projects exemplify high quality restoration, the careful consideration of the city’s historic fabric and a commitment to community. The winners of these awards are essential to Historic Denver’s mission and the organization takes great pride in recognizing those who assist us in enhancing Denver’s built environment.

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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, HMCAL 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

DON'T MISS
MEET US ON THE
STREET OR ON THE BACK
OF THIS
NEWSLETTER

HMCAL publishes the Montclarian newsletter; serves as a link on with Denver metro, and proudly maintains the Walkery. Join in the fun and become a member today!

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



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AROUND THE NEIGHBORHOOD

The **Citizen's Advisory Board for Denver Police Department District 2**, also called 2CAB, meets on the last Wednesday of every other month. The meeting takes place at District 2 headquarters, 3921 Holly Street, from 6-8pm. At the informative, regular meetings, DPD and citizens openly discuss recent crime patterns and trends, as well as prevention techniques. Mark your calendars for the **next gathering on Oct. 28**. All are invited to get involved and be informed!

Tom "Dr. Colorado" Noel, a professor of history at CU-Denver and author/co-author of two books on Montclair, has lived in Montclair since 1966. Tom will be leading **History Colorado's tour of the neighborhood on Sunday Sept. 20, from 1 - 4 p.m.** including a slideshow on the neighborhood's fabulous history. Reserve with History Colorado at 303-866-2394.

Now you see it, now you don't. **The implosion of the former University of Colorado Health Sciences Center** on August 29 was the first major implosion in Denver since 2010. It took approximately 170 small detonations, and only about 30 seconds, to bring down the building.

Please patronize the many, generous advertisers in our newsletter. If inclined, consider their services, or use the coupons and offers which they frequently extend to us! Our supporters have many options of where to spend their limited advertising dollars, and we absolutely must have their continued support. Advertising supports not only this newsletter, but also our community events. Tell our sponsors that you saw them in *The Montclarion!*

Neighborhood history lesson! The Richthofen Fountain, located at Oneida Street and Richthofen Pkwy, was dedicated in 1900, after the death of Baron Walter von Richthofen in 1898. A local architect, the Baron's widow, and residents of Montclair all had a hand in making the fountain a reality. The landmark was a water fountain for neighbors, travelers, and their horses. Interestingly, the fountain contains Montclair records from 1900, and the ashes of the Baroness were also placed inside after her death in 1934.

I called Denver 311 for the first time a few weeks ago to report an abandoned vehicle in the neighborhood. Within a day I received an email response which included the detailed steps which would be taken to investigate and remove the vehicle, if necessary. I was impressed with the organization and ease of the program, and also that the outlined steps were followed. **Dial 311 or visit denvergov.org/311** for answers to nearly all non-emergency questions you have about our city.

Check out the impressive list of upcoming continuing education classes for adults at Metro State through a program called LearnOn. **The program was started by Mary Ann Watson, Ph.D, a long-time resident (37 years) of Montclair.** Learn more about LearnOn on the website, www.msudenver.edu/learnon

We love hearing from former neighbors! **Larry and Archie Farin** moved away in 2014, after raising their kids in Montclair and living in their Oneida St. home for over 35 years. The Farins are excited to share the happy news that Kevin & Melissa welcomed their baby boy, Hudson Lawrence Farin (10 pounds, 5 oz, and 23 1/2 inches), on August 23. Archie and Larry "miss the 'hood, but keep busy grand-parenting and Rving"!

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



CLOSE TO HOME

Family-owned **Glacier Ice Cream & Gelato**, which began in Boulder, has opened a much-anticipated location in Lowry Town Center.

5 Tips for a Successful School Year from the Office of Family & Community Engagement (FACE)

- 1) Establish communication with your school from the start. Open communication with your students' teachers is key to being engaged in their education.
- 2) Know your part as a parent or guardian. Get important events on your calendar, such as Back-to-School Night or Parent-Teacher Conferences. Make sure that the school has up-to-date contact info.
- 3) Stay informed. Sign up for the Parent Portal, [for] information about grades and attendance.
- 4) Get involved. Ask your school principal what opportunities there are...to be involved. Your voice matters and can make a difference.
- 5) Connect with us. We have bilingual staff on hand to answer questions and provide assistance when you have concerns at your child's school.

CITY SCOOP

Denver Animal Shelter is launching its new foster program. Become a foster volunteer today by completing the foster application at DenverAnimalShelter.org/Foster. The next Foster Orientation session will be at the Community Room at Denver Animal Shelter (1241 W Bayaud Ave, Denver) on Monday, October 12th from 6-7 p.m.

As part of a program with the City and County of Denver, **Solar Benefits Colorado is offering a group discount for residents** who purchase a home solar system, or buy or lease a Nissan Leaf through a bulk-buying program. Discounts are determined by the number of participants registered by the deadline. Those interested in solar must register by Oct. 31. The electric vehicle registration deadline is Sept. 30. For more information go to mygroupenergy.com/group/colorado

IN LOVING MEMORY



Kalamah (KK) Woldemariam
4/23/98 -- 8/25/15

Wilfley Mansion Update



After several meetings at Denver's Landmark Preservation Commission, plans for two new homes on the grounds of the Wilfley Mansion at 770 Olive St. in Montclair's historic district were approved by the commission.

Due in large part to comments from the many HMCAI members who wrote letters to the commission and spoke at LPC meetings, commissioners required the owner/developer to make numerous revisions in architectural designs and materials for the homes so that they appear less suburban, more compatible with the Wilfley Mansion, and more suitable for Montclair's historic district.

Thank you Montclair neighbors for your efforts to preserve the integrity of this signature Montclair property.

At press time, the homes have not yet been built and the entire property (mansion, carriage house, north and south yards) is for sale as a whole.

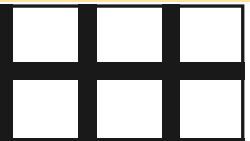
Call for Historic Montclair Community Association Board Members 2015-2016

On October 21st at our annual General Meeting, we will elect our Board members for 2015-2016. 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 Judy Baxter at baxterj.jb15@gmail.com or 303-757-6974.

Our Board meets the 3rd Wednesday of each month at the Molkey 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: development at Buckley Annex at Lowry; Quebec corridor; 9th and Colorado; Montclair's Historic District, and liquor licensing.

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Mayfair Crime Meeting Update

On August 12, Mayfair Neighbors, Inc. hosted a community crime meeting at Denver Police District 2 Headquarters. Mayfair Neighbors is to the Mayfair neighborhood as the Historic Montclair Community Association is to Montclair.

Merritt Pullam, the President of Mayfair Neighbors, Inc., kindly provided this meeting summary and takeaway. This is good information for all residents of East Denver.

50+ neighbors from Mayfair and surrounding neighborhoods gathered for an open discussion about the increased crime in our community. Lt. Ernest Martinez of DPD District 2, Athena Plummer (Director of 911 Emergency Communications), and their support staff did a great job detailing their roles and answering our questions. Councilwoman Mary Beth Susman was present and available to address concerns.

Social media has certainly helped us all become more aware of what is happening around us. However, I caution you to not rely solely on social media to learn what is happening in the neighborhood. Come to a neighborhood event, host a block party, volunteer. Do what you can to meet your neighbors, and to recognize what is "normal" on your street or at the local park, and what is not. Many of us have seen things that just don't seem right, but perhaps we're unsure of what to do with this information?

Bottom line: if you see something that doesn't quite fit, say something. City officials at the crime meeting made this very clear. Here are the phone numbers that you need:

911 – Call if you are witnessing a crime or emergency, or if you are unsure if you're witnessing a crime. Do not worry at all about wasting time or making a mistake or getting into trouble by calling. If in doubt, call 911.

720-913-2000 is the non-emergency line for our District 2 police station – Call for issues that are not life threatening or when you don't need an immediate response.

311 – Call in non-emergency situations, to ask questions or receive help for all other city issues. You may dial 311, or use the app.

720-913-1094, Officer Reyes Trujillo – Reyes is our CRO (Community Resource Officer) through the Denver Police Department. Reyes is a great resource for Neighborhood Watch program information, home security audits, and crime prevention ideas.

Again, if you are concerned about your safety or the safety of others, do not hesitate to call 911.

At the informative meeting, we also discussed the rapid growth of Denver and how city leaders are still struggling to keep up with the staffing needed to serve our communities. Hiring more officers and 911 dispatch personnel is part of future planning. City Council and the Mayor's office are all reviewing budgets to find more room to hire and train staff in all city positions.

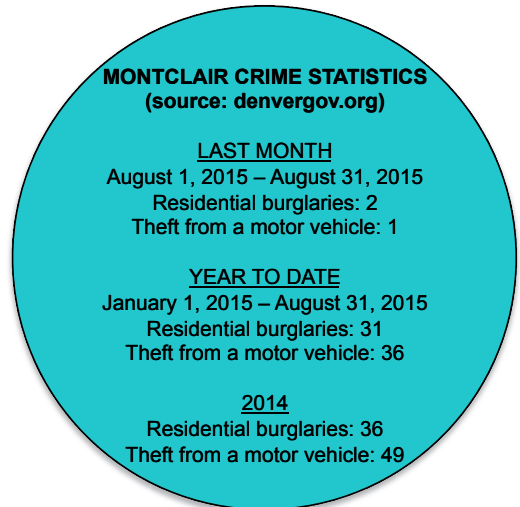
Don't hesitate to reach out to your city council member. This is why they are here. If you believe we need more officers and dispatch personnel, I highly recommend you write an email or letter to Mary Beth and begin that conversation.

Councilwoman Mary Beth Susman: 720-337-5555 or marybeth.susman@denvergov.org

I ask that if you attended the meeting, to please add more to the conversation. We are far from eliminating crime in our neighborhood. Please reach out to your neighbors and build stronger bonds that help us all. We can be a little more vigilant and help rid ourselves of those who wish to do us harm.

If you see something say something.

Thank you.



Neighborhood Watch Program Update

By Jamie DeBrosse

If you live on the blocks listed below, one of your neighbors has already volunteered to act as your Block Captain for the implementation of the Neighborhood Watch Program. Lucky you!

Your Block Captain will first ask that you fill out the registration card (see example). The police department and Denver Public Works require that at least 75% of households on each block express their interest in the program by first completing these cards. Once all of the cards are submitted for your block, your block will then be added to the Public Works schedule for eventual placement of new, official Neighborhood Watch signage.

Your Block Captain will also ask for contact information for your household, which will be distributed only to the other households on your block. It doesn't do any good to look out for one another if we have no way to get in touch if someone is witnessing a crime, or if something simply seems to be "off".

In addition to precautions you already take to protect your home and property, your block is the next best line of defense against burglary, theft from vehicles, and suspicious activity. Consider your neighbors to be your teammates, and your Block Captain to be team captain. Although there are no "official" duties or requirements of a captain, yours may also disseminate pertinent neighborhood or crime information to the block, as they deem appropriate. They also may encourage communication and interaction among the neighbors. Block party, anyone?

IF YOUR BLOCK IS NOT LISTED HERE, YOU DO NOT YET HAVE A BLOCK CAPTAIN.

If you can take on this easy but important role, email Jamie DeBrosse at montclairhappenings@hotmail.com.

Magnolia Street – 1200, 1300 blocks
Niagara Street – 1200 block
Olive Street – 700, 1200, 1300 blocks
Oneida Street – 600, 700, 800, 900, 1200 blocks
Pontiac Street – 700, 900, 1000, 1100 blocks
Poplar Street – 1200 block
Richthofen Pl. – 7000 block

DENVER POLICE DEPARTMENT NEIGHBORHOOD WATCH PROGRAM		
MEMBER'S NAME (Last, First, Middle Initial)		
RESIDENCE ADDRESS		
CITY	STATE	ZIP CODE
HOME PHONE ()	BUSINESS PHONE ()	
ID NUMBER USED	E-mail Address	

Use the above ID Number to mark your belongings, and return this registration card to your block captain to receive your Neighborhood Watch Program stickers.
DPD 389ES (Rev 08/13)

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Summer-Fall Gardening

We have always known that gardening in Colorado is challenging and this year is no exception. Everyone is aware that we have had a series of peculiar weather events beginning with a sudden, deep freeze last fall, continuous snow in February, a late snow and freeze this spring, and lots of rain. Some of us also suffered from the micro-burst/tornado followed by another tornado just weeks later. Plants were hit hard by one or another of these events. Normally hardy trees and shrubs have died or been set back and broken by weather related damage. I have personally replanted several times this season and still have plants that looked ok earlier and are now dying.

The recent warm weather has annual plants producing at long last. We are slowly able to harvest vegetables and flowers from our gardens after all. Even though the season is starting to wind down, vegetable gardeners can still get in another fast growing crop of lettuce, radishes and other greens. If our weather brings early frosts then it is time to take apart the garden, removing spent plants and blossoms, doing a little 'close of season' weeding, composting leaves and other plants, and spreading compost over our annual and perennial garden spaces. If you have the energy it is a good idea to dig leaves and compost into the soil, leaving large clumps or churned soil that can break down over the winter. You can cut herbs to freeze or dry for the winter as well as some flowers which make nice dried arrangements. Consult the internet for flower drying ideas and methods.

Fall, particularly October, is bulb planting time. In addition to flowering bulbs, other bulbs such as garlic can be planted, in well enriched soil, with a heavy layer of straw or leaves over the beds.

As I have mentioned before, soil is one of the most important factors in the success of any planting. We tend to have heavy clay soils which can be amended with compost and made to be very productive if some time is taken to do so. This is important whether planting in raised beds, pots, or in the ground. With consistent use, your soil may need to be renewed or amended to produce healthy plants. As a caution, in Colorado, planting perennial plants, shrubs and trees in pots outdoors, for over-wintering, can be iffy. Commonly it is the dry-loving sedums and pines that do the best and overwinter consistently. Still one should remember to water them when dry periods occur.

If consulting sources for garden information make sure you are getting information specially developed for our climate and region as it is different from many others.

Gail Barry is an avid gardener, cook and landscape architect with Land Mark Design Inc.

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REAL ESTATE

Real Estate Update

The market has slowed from the beginning of the year due to increased inventory and in late summer months most families that have the money to buy are taking the much needed summer vacations

Sales July – August 53 solds Average days on market 33

Average list price \$552,246 Average list/sale % 99.73 Average price per sq ft. above ground \$333.18

Under contract as of 9/5/15 – 43 Active as of 9/5/15 – 30

Address	Apt #	Baths	Beds	Sq. Ft	Sold Price
6930 E Severn PL		4	4	4259	1014000
1172 MonacoPkwy		3	4	4040	660000
1172 MonacoPkwy		3	4	4040	660000
635 Poplar St		2	4	2181	477000
902 IvanhoeSt		4	3	2079	415000
725 Locust St		1	3	1685	410000
1170 Holly St		2	2	1705	390000
1205 Kearney St		1	3	1232	372000
1240 Poplar St		1	1	800	275000
1329 Jasmine St		2	4	1498	265000
1025 Jasmine St	5	2	2	1185	260000
1355 Jasmine St	3	2	3	1603	259000
5955 E 10th Av	207	2	2	1075	254900

Data from Denver Metrolist

James LeDuc

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Frame of Mind Says Goodbye

by Mike Jacobsen, owner

The bells ring on my rotary dial telephone. I turn down the volume on my cassette tape player. "Good morning, Frame of Mind."

Much has changed since I joined in partnership with Georgia Garnsey in 1984. I think of the locally owned businesses back then...Larry & Beryl Baker "We're ACE Hardware", Mark Kelley at the Firefly Café, Corky Douglass at Tante Louise Restaurant, Dara Ty who had the neighborhood coffee and doughnut shop where many of the locals met every morning for coffee and discussion. Next to my business, Jim Goble ran Alert Telephone Answering Service. On the other side, Squire Meats. Also Jultak Florist, DeCroce Photo Studio, and The House of Grey. Mostly small businesses in the area, not many chain stores. Most are gone now, replaced with younger entrepreneurs like Mod Livin', Marczyk Fine Foods, Nuggs Ice Cream, Abbey Tavern, etc....all neighborhood friendly and run by great people.

We all try to improve the old perception of Colfax Avenue. Its new nickname is "The Fax" and many businesses are members of The Fax Partnership. The Fax/Mayfair BID was recently established to bring new money and revitalization to our neighborhood and Colfax Avenue.

In days past I remember flying into Stapleton Airport. Back then the flight path paralleled Colfax Avenue. I could look out the window and see Frame of Mind and its location on Colfax Avenue. It was then that I realized just how many businesses lined its streets. So many owners' hopes and dreams.

I've seen many changes over 31 years and the direction has always been looking forward and positive. There is still much to be done and it's a work in progress. Hopefully, with thoughtful development and the infusion of new small businesses and services, our neighborhood will continue this positive direction.

The backbone of our economy has always been small business. We in this category appreciate the support of customers and friends in the neighborhood for allowing us to "follow our bliss".

Thank you for allowing me to do that for over 31 years! Gotta go.....my smart phone is vibrating.

HMCAI is sad to say "farewell" to longtime neighbor and business Frame of Mind, located at Colfax and Forest. Summer rains and flooding caused severe damage and Mike decided to close permanently. Mike's artistry can be seen in the Montclair Civic Building (aka Molkery) in Montclair Park. He beautifully framed all 17 historic Montclair photos and accompanying literature that decorate the walls. Thank you Mike and best wishes.



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Voluntary donation \$
Total Amount of Check \$

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

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