

The Montclarion

Founded 1907

Denver, CO

2nd Quarter 2015

www.HistoricMontclair.org

info@HistoricMontclair.org

Celebrate July 4th in Montclair Park with HMCAI

WHEN: Saturday, July 4th at Montclair Park

TIME: 10:30 AM-2:00 PM. Dixieland Express jazz band will be playing festive favorites from 10:30am-1:30 p.m.

WHAT: Festivities include a bike parade, games, live music, a fire truck, and food.

PHOTOS: Will be posted on our neighborhood website, HistoricMontclair.org, and on our Facebook page, "Historic Montclair Community."



BRING: A blanket & beverages for the family. It will be hot, bring more than you think you need! Reusable containers are encouraged, trash facilities are minimal.

EVENT SCHEDULE:

- 10:30 a.m.: Live music begins
- 11:00 a.m.: Bike parade for the little ones (ages 0-5)
- 11:15 a.m.: Bike parade for the bigger ones (ages 6-12)
- 11:30 a.m.: Food service begins
- 12:30 p.m.: Games begin/fire truck arrives
- 2:00 p.m.: Picnic ends

BIKE PARADE RULES: The Bike Parade is in two heats: one for children 0-5 and one for children 6-12. For everyone's safety, please have your child participate only with his or her age group. Parents are welcome to push/pull their smaller children as needed. Prizes will be awarded for uniquely decorated bikes! **No motorized vehicles, please.**

COST: If you are a current HMCAI member, your entire household attends for FREE. For those who have not joined HMCAI, the cost for the picnic is \$5/adult (11+) and \$3/child (ages 3-10). Children under age 3 attend at no cost. You may join HMCAI at the picnic. The membership table will be under the trees at the west end of the park. The annual cost is \$20/family and \$10 for seniors. Membership in HMCAI includes many seasonal activities and the members-only adult wine and cocktail party in the fall.

******VOLUNTEERS NEEDED**** :** We are in GREAT need of volunteers for this event! We need volunteers to help with set-up/clean-up, games, the bike parade, food service, and tickets/membership. Email Valerie Alford at Valerie@valeriealford.com with your availability, or call Valerie's mobile # 303-641-6823. Please help your neighbors, friends and family enjoy this treasured community event.

WEATHER: Rain or shine, we hope to see you there!

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Log on and search for "Historic Montclair Community"

President's Note: Are You an HMCAI Member?


Carrie O'Shea, HMCAI President

If you received this newsletter in your door you are a resident of Montclair. But are you also a member of Historic Montclair Community Association Inc.? As I went door to door in the neighborhood collecting signatures on a petition opposing a 3.2 Malt Liquor License for the new 7-11 on Colfax & Monaco, I was struck by how many Montclair neighbors had no idea there is a new 7-11 under construction in Montclair, much less anything about a liquor license. Had those neighbors been HMCAI members they would have received e-mail notifications about it prior to me ringing their doorbell.

When you join HMCAI you not only help support our neighborhood events and help pay for the quarterly newsletter but you also become better informed by getting on our e-mail distribution list. (We never share members' addresses with anyone, ever.) It's a great way to stay current about the neighborhood throughout the year. We notify members of upcoming events, neighborhood meetings, current neighborhood issues regarding crime, development, historic preservation and citywide issues that affect Montclair like development at Crestmoor Park and Lowry.

As an RNO (Registered Neighborhood Organization) with Denver, we are officially recognized by the city and have an input into city matters. But we don't get any funding from the city. Our entire budget comes from memberships, newsletter advertising, and some donations. This covers the cost of the six neighborhood events we host every year which are open to all residents, the beautiful hanging flower baskets on the porch of the Molkery, and the lights hung around the Molkery at Christmastime. Most residents aren't aware that the city does not provide the lights and flowers, HMCAI does. HMCAI also donated all of the framed historic photos hanging inside the Molkery.

There are many, many longtime residents in Montclair who can't imagine living anywhere else and there are a lot of newcomers to the neighborhood who are just discovering what a wonderful nook of the city this is. I hear from new neighbors that their previous neighborhoods had no strong community feel like they have found in Montclair. Please show your support for our community by joining HMCAI. It's just \$20 per household per year. Simply complete the membership form found on the back page of the newsletter. If you are a member, thank you so much for supporting us. We truly appreciate it. But if you're not, please join. It makes a difference.



WE NEED YOU!

YOUR NEIGHBORHOOD CALLS

Historic Montclair Community Association Membership Drive

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


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

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

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

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


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



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Denver's Rich History begins at Home

A Short History of the Historic Montclair Community Association Part I

By Sandy Corlett

Despite the Baron Von Richthofen's efforts and dreams of a suburban village with trees, parks and parkways, Montclair was still a prairie covered with prickly pear cactus when the Baron died in May of 1898. Shortly after the death of the Baron, the Montclair community formed the Fountain Club to fund design and build a fountain to give weary travelers and their horses a place to get a drink after their four mile journey from downtown. The fountain was dedicated in 1900 and still stands at Richthofen Parkway and Oneida Street. The fountain has been used as a large flower pot for the sixty-four years I have lived in Montclair.

According to the 1900 federal census records there were eighty-eight families living in Montclair. The Montclair boundaries were, Quebec Street (Hyde Park Street) on the east; Holly Street (Caroline) on the west; Colfax Avenue (Kansas City Road) on the north and East 6th Avenue Parkway on the south. In 1902 an amendment to the Colorado constitution separated the City of Denver from Arapahoe County and setup a new county for the City of Denver. The newly formed City and County of Denver wasted no time in starting to annex the Town of Montclair. After a long fight over the annexation that went clear to the State Supreme Court, the Montclair community reluctantly in May of 1903 became part of the City and County of Denver. By 1907 the residents of the Montclair neighborhood felt that they were not receiving the services that the City should provide. The Montclair community formed the Montclair Improvement Association to try and force the City to provide water, sewer and many other services. The Improvement Association also held social events and supported beautification events and contests. Every yard was supposed to have at least one bed of red geraniums. In the 1950's there were still lots of beds of red geraniums in Montclair.

During the 1940's the Association had to deal with the development of the Spears Chiropractic Hospital and the 9th Ave. Jersey Shoppette. Spears Chiropractic Hospital, the largest chiropractic hospital in the world, was located on fifteen acres in what is now known as Mayfair. (Although it is also within Montclair's boundaries) The hospital boundaries were approximately Jersey Street on the east; Ivy Street on the west; 11th Avenue on the north and 9th Avenue on the south. The community was so opposed to the development that the membership of the Association grew to about a thousand people. The Improvement Association was not able to stop the development. They were however able to limit the development's size. The Spears Chiropractic Hospital closed in 1984 and sat vacant until its demolition in 1993. Townhomes and Mayfair Park now sit on former hospital grounds.

The Montclair Improvement Association became inactive until the court ordered busing for the children in the Denver Public Schools was put into effect during the late 1960's. Stay tuned for Part II

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Historic Montclair Community Garden

Come rain or shine, the gardeners at the Historic Montclair Community Garden have persevered. The garden will soon transform into a welcomed, loving sanctuary for all to enjoy. Drop by, check out the space...we may still have a plot or two available. The garden is located in the 1400 block of Niagara St. If you are interested, please contact Idelle Fisher at 720.260.3541





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Montclair School of Academics & Enrichment Update

By: Kate Douglas Kestyn – Montclair Parent and Neighbor

As the school year comes to an end, I just wanted to include this message from our Principal, Ryan Kockler. Ryan is just finishing his first year at Montclair and has brought an energy and enthusiasm to the school that is really making a difference in lives our students and families.

Dear Montclair Community:

It has been a wonderful year at the Montclair School of Academics & Enrichment. It has been an honor to work with all of the students, staff, and community members here at Montclair, and I am even more excited about what we can accomplish next year. I would like to thank everyone in the neighborhood for your continued support this year. The amazing turnout of students, staff, parents and neighbors at all of our family nights and fundraising events has been truly astounding and very much appreciated. Please feel free to reach out to me or the school if there is anything that we can do as a school to help in our neighborhood or community.

If you know friends and family who are interested in attending Montclair next year, please stop in during summer school (between 10:00-12:30 through the end of June) to fill out a Choice form and visit our school. We would be honored to support your children. For neighborhood students, our fall registration dates are as follows:

Thursday, August 6th 3:00 p.m. - 6:00 p.m.
Friday, August 7th 8:00 a.m. - 11:00 a.m.
Monday, August 10th 3:00 p.m. - 6:00 p.m.
Tuesday, August 11th 8:00 a.m. - 11:00 a.m.

All parents must either stop by on one of the above dates during the time window provided, or register online through the DPS Parent Portal (this is strongly encouraged for returning families!). Please bring the following if your student is new to Montclair, or any of your information has changed: birth certificate, proof of address (utility bill or lease agreement), proof of income, and immunization records.

We wish you all a safe and happy summer, and look forward to a fantastic 2015-2016 school year.

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Welcome!

Paddington Station is Bringing Back the Flagpole

By Meg Yoder, Paddington Station Preschool Director of Admission and Marketing

The school community at Paddington Station Preschool is excited to celebrate during the 2015-16 school year, because 2016 will mark a significant anniversary of our historic building. The beautiful, red brick structure has stood majestically on the corner of 13th Avenue and Quebec Street for 125 years!

One thing you may not have noticed when driving by is the old flagpole that stands very close to the corner and just a few short feet away from the traffic that travels past on both 13th and Quebec. For safety reasons, and due to the age and condition of the flagpole, many years have passed since a flag has been flown atop the pole.

In recent months, the Paddington community has been working to 'bring back the flagpole'. In the process, we have learned many things about what it would take to repair the pole (an option which was ruled out early on), and to replace and move the pole, while ensuring that the new pole will stand strong for years to come. Keep your eyes on the front lawn of the school over the summer and, soon enough, you will see the old pole come down, and a new pole repositioned closer to the school building, to the east of our entrance.

The new pole will be shorter so that the flags can be seen past the big tree, which we believe to be as old as the building itself. We are also planning to save the beautiful ball that currently sits at the top of the old flagpole. Did you know that the ball found at the top of a flagpole is often referred to as a 'truck', and it is rumored that one can find a penny inside of every truck? We will surely give ours a shake when it comes down to listen for a penny!

When the installation is complete, we will be excited to raise the flags on our new flagpole for our students and the entire neighborhood to enjoy.



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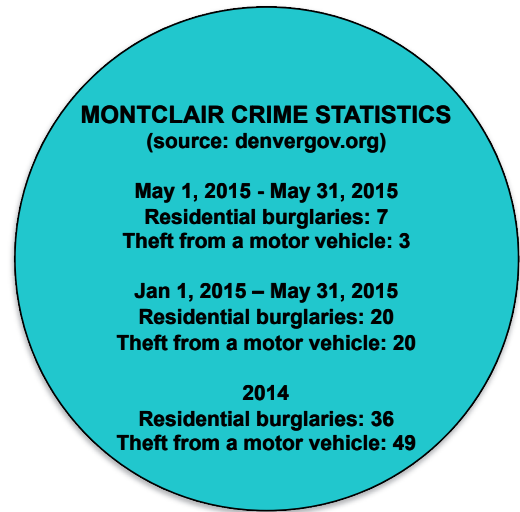
by Jim LeDuc

The year my wife and I moved into Montclair she had just returned home from running some errands. While still in our driveway she was approached by a man claiming to sell cleaning products. He had a bottle of a cleaning solution in-hand and proceeded to demonstrate on our driveway how it took away the grease/grime from our vehicles. He then asked her if he could show her how well it cleaned shower tiles, counter tops, etc. She politely declined and the “salesman” did not pursue the sale much further. My wife found it odd and was rather suspicious of this man selling cleaning products and after she went into our home watched where the man went next. She discovered that he wasn’t going door-to-door and seemed to have a partner that he was “selling” with. She wrestled over calling the police wondering if these were just two men trying to make some money, however in the end she just decided she’d rather be safe than hear about something in the neighborhood happening. Within minutes the police found the two men a couple blocks down and although we’re not sure why, the two were taken into police custody after their bags were emptied and they were searched.

This story came to mind after reading a few posts from Nextdoor.com. Many of you may be a part of the neighborhood groups linked together through email and apps on our phones, and by now are very aware of the increase in break-ins and other crime in our neighborhood, however we figured it wouldn’t hurt getting the word out through the Montclarion as well. This particular situation makes us think of those of you who have posted about suspicious people or things happening around the neighborhood. Although I understand there are reasons someone may be reluctant to call the police, we all know our neighborhood fairly well. If you are in doubt, for any reason, please don’t hesitate to report the person or what you witnessed. The police will handle it from there, but they can’t begin to handle it if we don’t report it.

Then there are those times when no one is around to see anything happening. The break-ins and burglaries that seem to be happening on every block. A great line of defense is knowing our neighbors and communicating with them but what else can we do to help keep our homes and property safe?

- Make sure you keep your doors locked even when you are home. This includes side doors and back doors as these tend to be major entryways for burglars.
- Light up the house - outside and in. Make sure your porch lights are working; whether they are turned on at dusk or motion-sensor lights that go on when there is movement. Keep a light on inside the house if you’re leaving for the evening.
- Lock dead-bolts and consider installing iron doors for extra protection.
- Try not to advertise what may be inside your home. Break down boxes that may show advertising for computers, TV’s, or other expensive items you recently purchased and put them in your recycling or trash bin rather than just laying them curbside.
- Close and lock accessible windows. It’s tough with the warmer months ahead of us, but leaving windows open, even when you are home, can be an entry point for a burglar.
- Consider a home security system. There are many different options and price-levels you can consider to keep your loved ones and your belongings safe.
- Keep items such as laptops, cameras, phones, and car keys out of sight from windows and doors.



NEIGHBORHOOD WATCH MEETING UPDATE

Thank you to all who participated in the initial meeting on June 9 at the Molkery. It was an informative evening with engaged, energetic and wonderful neighbors! More details to follow about our next steps.



AROUND THE NEIGHBORHOOD

Thank you, neighbors, for standing up for the safety and integrity of Montclair, and in opposition to 7-11! As you may have heard, **7-11 has withdrawn their application to sell 3.2 beer at the new location at Colfax & Magnolia.** They may apply for a license again at anytime, and if so HMCAI will again oppose the license and circulate petitions. But today, we can celebrate our community uniting for the cause. I'd personally like to raise a toast to HMCAI president Carrie O'Shea (at a location other than 7-11, of course!) for her dedication and efforts in this fight. Thank you to the 476 neighbors who signed the petition!

A big congratulations to the 5th graders at the Montclair School of Academics and Enrichment. 85 kids have walked out the front door for the last time as students at our neighborhood elementary school, and next year they will each begin making their mark in middle school. Way to go!

Mark your calendars for the **Montclair Walking Tour!** September 20 from 1-4pm, Tom "Dr. Colorado" Noel will be doing a walking tour of our beautiful neighborhood. For more information, visit <http://www.dr-colorado.com/events>.

Buffalo Bill's Wings 'n Things has been serving up tasty food since 1973, and they've recently moved to Montclair, on the corner of Colfax & Quebec. Yum!

Quince Essential Coffee has also opened nearby, at 1447 Quince (at Colfax).

The Denver Museum of Nature & Science is offering free admission this summer, from June 2 – August 23, to all MY Denver Card Holders.

General admission to the **Denver Art Museum is now FREE** to all youth ages 18 and under every day, granting more kids access to art than ever before.

The Historic Montclair Neighborhood Watch Program is undergoing a renewal/reboot. Please talk to your neighbors about selecting your block captain. Or better yet, you could simply volunteer for this (easy and important) job! Please email the name of your block's captain to me, Jamie, at MontclairHappenings@hotmail.com. I'll keep the master list of all of our captains.

Looking for a way to meet other parents in the neighborhood and let the littles run around this summer? Come out and join the **Montclair Mom's playgroup** every other Tuesday morning at 10:00 AM at Montclair Park. Our next playgroup dates are July 7 and July 21.

Neighborhood history lesson! Richthofen Place Parkway, from Monaco to Oneida St., was added to the National Register of Historic Places on September 17, 1986.

You can **receive text message alerts** from 9News **when emergency weather conditions emerge.** No fees are charged for the service, but message and data rates may be charged by your cell phone provider. More info here: <http://static.9news.com/text-alerts/>

The Art Gym is now open. Located at 1460 Leyden, the business is a place for all artists, across multiple disciplines, to work, create, teach, learn and commune. To learn more visit www.artgymcolorado.com

We now have **CrossFit** in the neighborhood, located at Colfax & Poplar. And for a different take on the traditional gym, check out **Koko FitClub**, a digital gym at 14th & Krameria.

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!

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



CLOSE TO HOME

After 33 years, **The Wizard's Chest is leaving Cherry Creek North.** In September, the popular store will open its new castle doors at 451 Broadway, a location that is more than double the size of the current space. The Fillmore store is currently planning to remain open through the end of the year.

How about eating a 5-star meal for dinner tonight, in your PJs? **Chef Cristino Griego has started Supper Bell,** a company which prepares chef-inspired meals and delivers them to your door. We are in their initial delivery area. Check out www.supperbell.com

CITY SCOOP

The Commons on Champa (The Commons), is a new public gathering place designed to foster innovation and entrepreneurship in Denver. It's located at 1245 Champa Street. City leaders believe The Commons is positioned to propel forward Denver's culture of innovation. For information visit www.thecommons.co (source: denvergov.org)

IBM's Smarter Cities Challenge program will be sending a team of company experts to the Denver region to **help put an end to homelessness in the metro-area.** (source: denvergov.org)

The **Summer Engineering Experience for Kids (SEEK)** is offering a session in July at Maxwell Elementary. SEEK offers third-, fourth- and fifth-grade students a free, fun, hands-on three week summer learning program that exposes them to STEM careers and concepts. (source: denvergov.org)

COMMUNITY CALENDAR

Please confirm dates, details and restrictions.

JULY 2015

- 2: Independence Celebration
at Four Mile Park
- 2: Glendale Fireworks
- 3: Cherry Creek Arts Festival
- 3: Free day at Four Mile Historic Park
- 4: **MONTCLAIR NEIGHBORHOOD
JULY 4TH PICNIC, Montclair Park**
- 4: Park Hill 4th of July Parade
- 4: Blues Traveler, Red Rocks
- 7: Free evening at the Children's Museum
- 9: Colorado Black Arts Festival
- 11: Free Day at Denver Art Museum
- 11: Dining Al Fresco on Larimer Square
- 14: Biennial of The Americas kickoff
- 18: Stapleton Beer Festival
- 16-19: Cherry Creek North Sidewalk Sale
- 18-19: CO Dragon Boat Festival
- 21: Free Day at Botanic Gardens
- 23-26: Underground Music Showcase
- 24-25: Summer Brew Fest
- 24-26: Peachy Sidewalk Sale, Larimer Square
- 26: Free day at Museum of Nature & Science

AUGUST 2015

- 1. Celebrate Colorado's 139th birthday!
- 1: The Color Run Denver
- 1: Free Day at Denver Art Museum
- 4: Free evening at the Children's Museum
- 6: Denver Burger Battle
- 7: Free day at Four Mile Historic Park
- 8-9: Denver Arts Festival, Sloan's Lake
- 8: South Pearl Street Blues & Brews
- 8: Kenny Chesney, Sports Authority Field
- 14-15: AIDs Walk Colorado
- 15: 16th Street Fair
- 15: Dining Al Fresco on Larimer Square
- 16: Salsa Central Denver's Summer Salsa/Bachata Dance Bash
- 17: Free Day at The Museum of Nature & Science
- 17-23: USA Pro Challenge, Colorado
- 29-30: Pallet Fest (upcycling event)
- 29: Broncos preseason home game, vs. 49ers
- 31: Free Day at Botanic Gardens

SEPTEMBER 2015

- 1: Free evening at the Children's Museum
- 1: Free day at The Molly Brown Museum
- 3: Broncos preseason home game, vs. Cardinals
- 4: Free day at Four Mile Historic Park
- 4-7: A Taste of Colorado
- 5: Free day at the Art Museum
- 9: Free day at the Botanic Gardens
- 12: Rocky Mountain PBS Kids Fun Fest
- 12: Snowboard on the Block
- 12: Free day at the Art Museum
- 13: Broncos regular season first home game, vs. Ravens
- 18: **NEIGHBORHOOD WINE & BEER RECEPTION (adults only, please), Montclair Park**
- 18-27: Denver Oktoberfest
- 19: \$5 admission to Butterfly Pavilion
- 19: Urban Navigator Adventure Race
- 20: Montclair Walking Tour
- 25-27: Handmade in Colorado Expo
- 27: : Free day at Museum of Nature & Science

Check It Out: AMBLI

A Restaurant Review by Judy Baxter

Westword in its inaugural review of Ambli back in January 2014, called it a “strip mall stunner” and it continues to earn that praise and more. Located at the end of the strip on the southeast corner of Holly and Leetsdale, this gem is like stepping into another continent with its lovely décor, eclectic menu and welcoming intimate vibe, living up to its full name - Ambli: Gourmet Eatery and Wine.

When someone asks “what’s the cuisine?” it is hard to say as Ambli combines, brilliantly I might add, flavors and preparations from around the world. Here’s an example that might capture what I mean—among the list of Tapas there is “Saag Chicken Quesadillas” which are delicious. The dinner menu is organized around: Wine/Drinks, Salad & Flatbreads (\$8-13), Tapas (\$7-12), and Entrees (\$14-21) and though the tapas are specifically designed for sharing, every dish from any category was sharable among a table of 3-4. The menu is diverse, with something for everyone, consistently well done and presented. I should know, as I have been there four times in the last two months trying new taste treats, as well as going back to those dishes that are becoming favorites. The flavors combine all the Mediterranean cuisines with Indian, Mexican and American. Here is a sampling of what I have tried all winners and all shared: Avocado, Mango Caprese Salad, Spicy Fig Habanero Flatbread, Arancini di Funghi (rice balls with wild mushrooms), Crispy Brussel Sprouts (with dates, almonds, parmesan), Chicken Tikka Masala and my personal favorite—Shrimp Scampi Pasta (shrimp in a light coconut creamy angel hair pasta with a ribbon of zucchini). The wine list and bar menu is excellent with choices and price points to accommodate all. Though the desserts sounded fabulous, I was always too full—next time.

This is a neighborhood and family friendly scene doing things a little differently—there’s a scaled down take out option and specials across the week—check out the Tuesday half priced Tapas. There is something about sharing dishes that creates community and conversation. Guess what, Ambli designed and appointed the space so that you can actually have a conversation and hear each other, while still feeling like you are in a vibrant place. Be sure to make a reservation as Ambli has been discovered as evidenced by being the WINNER of the “OpenTable Diners’ Choice for 2015 Award”.

All I can say is CHECK IT OUT.



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Lemon-Lime-Mint Sorbet

In a large glass measuring cup or medium sized bowl combine 1 1/2 cups sugar with 1 cup of fresh, chopped mint leaves (preferably spearmint) and the zest from 4-6 lemons and/or limes. (Thoroughly wash skin of lemons and limes. It is best to use organic ones. Make zest by thinly peeling the skin of the fruits with a vegetable peeler.) Pour 1 cup of boiling water over this combination and steep for 20 minutes. In the meantime, juice the lemons and limes to make 1 1/2 cups of liquid. Strain the sugar, zest, mint and water mixture through a fine sieve into a bowl. Stir in the lemon/lime juice. Chill until cold.

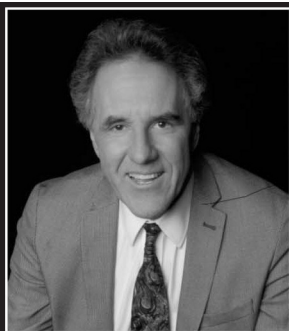
At this point you can either freeze the mixture using an ice cream maker, according to the manufacturer's directions, or you can pour the mix into a shallow metal cake pan and freeze until solid (approximately 6 hours.) When frozen break into chunks and whirl in food processor until smooth. The mix may be kept in the freezer until ready to use. It is delicious with fresh berries and can be decorated with fresh mint leaves and a slice of lemon or lime.

-Gail Barry

St. Vincent de Paul Store Closing

Effective June 30, the St. Vincent de Paul Thrift Store at Colfax & Leyden will close its doors. According to Chris Strassburger, Executive Director, the cost of leasing the space, paying property taxes on the space, combined with lack of revenue became overwhelming. At this point the store is closing for good unless a donor steps forward to donate space elsewhere. It's the end of an era, as the Society of St. Vincent de Paul has operated thrift stores in the Denver area since the 1950's. The store moved from its former location at Colfax & Poplar, currently home to ACE on the Fax, to its present location in 2006.

HMCAI says thank you and farewell to this longtime neighborhood charity.



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Spring Gardening

Spring is here. Recent snows have added welcome moisture to the soil and plants are already popping out of the ground. I have already planted lettuce. Many other cold hardy seeds may be planted now. If you like arugula, it is particularly hardy and can be planted at any time. It is also a good time to transplant plants before the buds break and leaves appear. Compost can be carefully dug into the soil around established plants and spread 3-4" deep in annual planting areas where it should be thoroughly combined into the original soil to a depth of 8" or more. I always recommend leaving any leaves you may have around your plants until the weather has become consistently warmer, although I know many people are eager to clean them up. Leaves (and other organic mulch) moderate the soil temperature and break down, adding to the soil tilth. You can also dig them into the soil rather than removing them. Hopefully you have a compost pile where you put them rather than throwing them into the land fill. As soon as the green sprouts appear on ornamental grasses, cut the old stems down. One technique is to tie the stems together and then cut them all with pruners or saw to within a few inches of the ground. Prune perennials, roses and berries. Check for broken branches and other landscape items that need to be taken care of before the full growing season gets started.

If you are looking for new perennials to add to your garden space and add color to the garden, Plant Select® has introduced new plants for this year (and in years past) that have been tested for the Rocky Mountain Region and usually perform reliably. Most garden centers carry these plants.

A couple of interesting garden tips I found recently are worth repeating here. Most of us throw out the water we use for cooking pasta and vegetables but recent advice advocates cooling this water and using it on our garden plants. The water contains lost vitamins and minerals that plants like. Another tip is to use cooled chamomile tea to water plants. It is apparently anti-fungal and has other good properties that plants like.

I have long advocated and successfully used companion planting and crop rotation in my vegetable garden. You can find charts on these two methods, on line and in books. Use these tips to help plan your garden spaces.

Happy spring. Enjoy your gardening!

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

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Denver Home Values Continue To Rise In 2015

Denver is now the 4th hottest housing market in the U.S. according to Realtor Magazine-the official publication of the National Association of Realtors. The NAR also states that Denver is the #6 Best City for Millennial Home buyers (those born between 1980-1995). Sales inventory is the lowest we have seen in Denver in many years. When you combine the current low mortgage interest rates with low inventory you see rising home values and prices.

Will it last?

Colorado's economy is robust with strong job growth, low unemployment and a remarkable recovery since the 2009 economic decline. Here are some ideas to consider as you evaluate purchasing a new property and/or selling an existing home.

--Homeownership Creates Family Wealth

A recent M.I.T. study by Mathew Rognlie affirms "that homeownership is and has been for the last 50 years a major component to family wealth". The Federal Reserve has reported that the net worth of families that own their own home is 36 times greater than that of families that rent.

--2015 Mortgage Loan Rates remain very low.

It is unlikely that they will rise significantly prior to the 2016 Presidential election.

--Where are you going?

Homes in good condition, location and certain price points are going under contract quickly, often with multiple over asking price offers. Sellers need to plan for their next home as part of the sales process.

--Seller May Need a Reality Check on Pricing

Many sellers are overly optimistic about the actual value of their home, even in this sellers' market. If the buyers are taking out a loan to purchase the home, the property will need to appraise at the purchase price or higher.

The Seattle Times asked appraisers why homeowners tend to overvalue their homes and often have unrealistic expectations about how much their improvements add to the home's resale value. The appraisers note that owners may not get back what they have put into the house over the years. Some sellers have over improved their homes compared to similar homes in the neighborhood. It is best to engage a licensed Realtor to assist you in preparing and pricing your home for the current marketplace.

Gail P. Wallace

Previews Broker Associate

Coldwell Banker Devonshire

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Recent Neighborhood Home Sales (January - May 2015)

DETSF	1140 Monaco Parkway	Denver	80220	\$632,000	4	3	2,649
DETSF	749 Niagara Street	Denver	80220	\$611,500	3	3	1,605
DETSF	1451 Fairfax Street	Denver	80220	\$562,000	3	3	2,007
DETSF	1235 Niagara Street	Denver	80220	\$551,500	4	3	2,520
DETSF	1205 Niagara Street	Denver	80220	\$535,000	4	4	2,214
DETSF	1150 Pontiac Street	Denver	80220	\$529,000	3	2	2,341
DETSF	1151 Poplar Street	Denver	80220	\$528,400	5	3	2,515
DETSF	714 Leyden Street	Denver	80220	\$516,000	3	2	1,205
DETSF	6625 E 6th Avenue Parkway	Denver	80220-6	\$512,500	3	2	1,852
DETSF	740 Niagara Street	Denver	80220	\$510,000	4	2	1,206
DETSF	1032 Poplar Street	Denver	80220	\$498,000	3	2	1,630
DETSF	749 Monaco Parkway	Denver	80220	\$495,000	3	3	1,523
DETSF	1275 Bellaire Street	Denver	80220	\$490,000	3	2	991
DETSF	962 POPLAR Street	Denver	80220	\$465,000	3	3	1,430
DETSF	1036 Oneida Street	Denver	80220	\$462,000	3	2	1,155
DETSF	1273 NEWPORT Street	Denver	80220	\$450,000	3	2	1,181
DETSF	1227 Oneida Street	Denver	80220	\$447,000	3	3	1,300
DETSF	1200 Jasmine Street	Denver	80220	\$385,000	3	2	1,277
DETSF	735 Poplar Street	Denver	80220	\$360,000	3	1	1,037
DETSF	1450 Olive Street	Denver	80220	\$350,000	2	1	876
DETSF	1460 Magnolia Street	Denver	80220	\$310,000	2	1	1,036
DETSF	769 Poplar Street	Denver	80220	\$305,000	2	1	961
ATTSF	1421 Oneida Street #11	Denver	80220	\$276,000	2	2	1,274
DETSF	770 Poplar Street	Denver	80220	\$265,000	2	1	961
DETSF	7275 E 8th Avenue	Denver	80220	\$247,860	3	2	842

2015 Membership Form

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