

The Montclarian

Founded 1907 Denver, CO
1st Quarter 2010 www.HistoricMontclair.org info@HistoricMontclair.org

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HMCAI Annual Easter Egg Hunt
Saturday, April 3rd
10:00 a.m. Montclair Park
followed by
Refreshments in The Moltery

Notes From the President



Nancy Mucker, HMCAI President

Tip O’Neill, former Speaker of the US House of Representatives, said famously “all politics is local”. I have been thinking about that as I think about Denver and our lives here. The City is working on a zoning code change and the zoning maps are in the Council offices where people can literally draw lines and review things block by block. I also attended the Council meeting on Monday, January 18th, when the City Council reviewed the bond agreements for the Union Station transportation hub, as well as reviewing the proposed zoning change for the land known as Lowry Vista. Over 100 people signed up to speak. Each speaker is allotted 3 minutes. Do the math and you can see why the meeting began at 5:30 p.m. and voted on the zoning change for Lowry Vista at 2:20 a.m. in the morning! I was strongly against the zoning change for Lowry Vista and lost that one. (I really don’t believe paving paradise is the answer, but that’s another story.)

I’m not writing this to discuss the pros and cons of the votes, but to marvel at the participation. The entire evening was a civics class in local politics and neighborhood commitment. Lawyers and engineers spoke in favor of their projects; lobbyists had their pitch; Dana Crawford, the historic preservationist, spoke passionately about Union Station; and many, many neighbors spoke both in favor of and against Lowry Vista. The emotions in the room were palatable. I was simply in awe of it all. As I sat on the very hard benches in the Council Chamber and tried repeatedly to get comfortable, I found the stories fascinating. The common denominator was that everyone was committed to Denver and its future. This is not remote decision-making but “in your face” debates.

(Continued on Page 4)

Santa Claus, Montclarian by *Veronica Dolan*

Don't tell your children, but Santa Claus grew up in Historic Montclair.

At least the jolly St. Nick who's starred for 25 years in our annual Treats with Santa did. In real life he's attorney John Franks, who lived on Oneida St. for more than 35 years, first with his parents and four siblings, later with his wife and two children. Now, as Santa Claus, the current suburbanite enjoys visiting with the children of former Montclair School classmates and childhood friends.

John is happy playing Santa. "Every year I've felt tremendously rewarded," he says. "The experience has enriched my life. It is part of my holiday tradition and I feel it is part of the Christmas celebration for families who bring their children.



"Being Santa is a big responsibility. Some kids are awe-struck to meet Santa Claus because it's more important to them than meeting the president. So I try to win them over and let them come to me. And I never tell them they've been bad. That would be presumptuous of me.

"Because I can't know how sensitive or resilient a child is, I treat each one with kid gloves to prevent hurt feelings. This is an emotional experience and some children can be traumatized, so I don't push. I wait for them to get past their initial hesitation."

He says it's been heart-warming to see how children help each other, especially those assisting younger siblings. And how unselfish some are to ask Santa to bring a gift for others, not themselves. When a child requests a present, John looks to the parents for guidance to avoid setting the youngster up for disappointment. He's had only one really sad request - for mommy and daddy to stop fighting.

John says the Historic Montclair children are well behaved and inquisitive. "Older kids ask where the reindeer are and how Santa manages to slide down chimneys." He attributes that skill to magic. Because of his sensitivity and patience, John is popular with neighborhood children, 30 of whom visited with him at the Molkery on December 19th. He'll be back again in nine months, by popular request.

John's regular job is a far cry from his volunteer role as Santa Claus. He prosecutes felony cases as Chief Deputy for the Office of District Attorney, 18th Judicial District, for Arapahoe, Douglas, Elbert and Lincoln Counties.

So, if you work in the 'burbs southeast of Denver, "You better watch out..."

What's What in The Neighborhood by Veronica Dolan

WHAT'S IN A NAME? -- The sign out front says The Cluttered Closet, although the company is officially The Cluttered Corner. The second-hand furniture store at 1407 Krameria St. is not on a corner, but next to a corner café and two doors down from Mozart Lounge. The Lounge is co-owned by Patrick Vigil, who co-owns the Closet. Are you still with me? Vigil's Closet co-owner, Dorothy Bowie, says the company, founded in 1989, moved here last Sept. from a corner location on South Broadway, thus the company name. Goodies for sale include mid-century modern, antique and new furniture, displayed, not in closets, but throughout main floor and basement. 303-331-9305

WHAT'S IN A DATE? -- July 4th falls on a Sunday this year and when that happens we host our Fourth of July Picnic on Saturday, July 3rd. See President's Message.

WHAT'S IN A RESIDENCE? --A ministry! Gabriel House, 1341 Oneida St., provides counseling and other services for unmarried pregnant women and/or single new moms. It's sponsored by the Archdiocese of Denver's Respect Life Office. Hours are from 9 to 3 on Wed. and Fri. and from 9 to noon on Sat. Phone is 303-377-1677.

WHAT'S IN A PUBLIC SCHOOL? -- A church. Huh? Yes, Montclair School, 1151 Newport St., becomes a church every Sunday morning from 10 to noon when members of Denver Presbyterian Church hold services there.

WHAT'S AN UNAUTHORIZED VEHICLE? -- There are a number of smallish white signs posted around the parking lot on north side of 14th Ave. between Krameria and Leyden that warn, "Unauthorized vehicles will be towed at owner's expense." We called the posted number for a definition of unauthorized vehicles and learned that UVs are those parked by visitors to establishments not on the lot. Parking is reserved for patrons of stores on the lot. UVs are towed to Alameda and Santa Fe. And now you know.

WHAT'S IN A BOOK? -- A mystery. If it's written by Sandi Ault, author of the Wild mystery series: Wild Indigo, Wild Inferno and the 2010 release, Wild Penance. Come meet the author at the Schlessman Family Branch Library, 100 Poplar St., at 2 p.m., Saturday, March 20. She will read from her work and answer questions about her writing process and her research on wolves and Native Americans.

WHAT'S A GARDENER? -- In City of Denver parlance, those green-thumbed experts who plant and maintain flower beds on Richthofen Parkway, Sixth Ave. and Monaco St. Parkway are horticulturists. Who will soon be preparing beds for mid-May planting of annuals that are colorful, showy and easy to maintain. The city has been beautifying Historic Montclair's parkways for 60+ years. Your taxes are at work, lifting our spirits.

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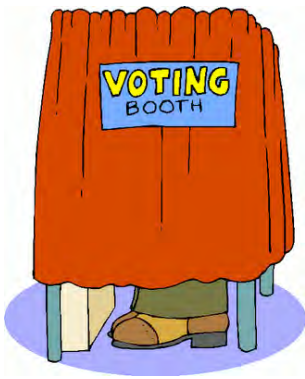
Notes from the President *(con't from Page 1)*

I lived in Chicago for a very long time and their City Council is so removed from the citizenry. The people's voices are not heard in any real way. But here in Denver, it's personal, it's real. And it's fun.

If you've never been to a City Council meeting, check their agenda and go. I'm sure not all the meetings are as interesting as the one I attended on the 18th. (Deciding the future of Union Station and Lowry Vista in one night is a full plate.) If you go, you might want to bring a bottle of water and a sandwich – in case it's a long night. (I did not plan well on my visit.) Or watch them on the Denver Government Channel. Get involved. Our city's and neighborhoods' futures are being decided and you can and should have a voice.

Speaking of having a voice, HMCAI is looking to reinvigorate our long-standing tradition of hosting a political event this year. See the separate article in this issue of *The Montclairion*. We're forming an exploratory committee to see if we can get it off the ground. This is a perfect opportunity to give our neighborhood a voice. All politics is local.

A Political Event in Historic Montclair



Many of you may be relatively new to Historic Montclair and not know that, although we are an apolitical association, we have a long, storied tradition of hosting political events in our neighborhood. I certainly remember the evening hosted at Montclair School in 2003 for candidates running for City Council's District 5. It was a great opportunity to hear them speak and answer questions posed by our neighbors.

There were many more events in earlier years, coordinated primarily by Ralph Nordhauser, four-term president of HMCAI and its predecessor, Montclair Community Assn. Those gatherings had two purposes: to present candidates to the voters and to introduce students at Montclair Elementary and St. James Catholic School to the fascinating world of politics. Depending on available time and determined by the number of candidates appearing, programs often included students singing, reciting, ushering, serving punch and passing cookies, as well as Scouts carrying in the U.S. flag and leading the Pledge of Allegiance. Ralph Nordhauser says U.S. Rep. Diana DeGette, while a Montclair School student, participated in one of those early political evenings.

We don't yet know the scope of this fall's event, but we would like to present a candidate forum for this crucial mid-term election. And we need your help. This is no small task, and we are actively seeking any interested residents of Historic Montclair to volunteer their time to make this night a true testament to HMCAI's storied past. We have a proud history hosting great political evening and it's only fitting we revive that tradition during what promises to be an exciting campaign season.

We are forming an exploratory committee to begin the planning process. If you would like to volunteer your time, please contact board member Jin (pronounced "Gene") Alexander Tsuchiya by email at: jin.tsuchiya@gmail.com or by phone at: 847-224-4935. We will be getting together soon, and we don't want to be late to the Electoral party, so make your voice heard now! --Nancy Mucker

HMCAI 2010 Calendar

The HMCAI Board will be meeting on the following dates this year:

March 17
April 21
May 19
June 16
August 18
September 15
November 17



Board Meetings are open to all HMCAI members. If other parties would like to meet with the Board, please contact us at: info@historicmontclair.org. The Annual General Meeting will be on October 20th. All meetings are at the Molkery, 12th and Oneida, at 7 p.m.

The scheduled special events for the year are:
April 3rd - Easter Egg Hunt: 10 -11:30 a.m.
(Montclair Park/Molkery)

July 3rd – Picnic. (So as not to conflict with church services, the picnic date has been changed. Montclair Park)

September 24 – Adult Reception 6 p.m. – 8 p.m.
(Tentative date) (Molkery)

December 18 - Treats with Santa 10 a.m. -12p.m.
(Molkery)

Please mark your calendars!

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PRESENTATION DATES & TIMES AT SCHLESSMAN LIBRARY

March

Monday, March 22 at 12:30 pm

April

Wednesday, April 7 at 4:00 pm

Monday, April 19 at 12:30 pm

May

Wednesday, May 5 at 4:00 pm

Monday, May 17 at 12:30 pm

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East Side Mobility Study Forges Ahead!

Councilwoman Marcia Johnson, District 5



The East Side Mobility Plan is a nine-month effort that is identifying ways to improve mobility in the area from I-70 to Leetsdale Drive, between Monaco Parkway and Yosemite Street. The study will evaluate and make recommendations for improvement the movement of cars, people, bikes and buses in the area. The project began earlier this winter, but it's not too late to get involved and make sure that your input is included in the study results.

The first two phases of the study are now complete – on to phase three! In the first phase, more than 100 mobility issues were identified in task force and public meetings, as well as an online survey. In the second phase, potential solutions to these issues were looked at – ranging from upgrading sidewalks to improving roadways and transit. North-south movement on the Quebec, Syracuse, and Yosemite Street corridors is a significant component of the study, where residents have been able to comment on suggested solutions such as one-way pairings, widening roadways, improving intersections, removing on-street parking, and adding bike lanes and sidewalks.

The upcoming third phase of the study will focus on creating the solutions that can be implemented in the area. Upon completion, Denver will be able to start looking for ways to fund the different projects that the East Side Mobility Plan recommends.

Please take a minute to visit the project website at www.denvergov.org/eastside, where you can also sign-up to receive project updates. An April public meeting date will be posted on this website as soon as it is scheduled.

Please feel free to contact my office with your thoughts, questions or concerns any time at (303) 355-4615 or marcia.johnson@denvergov.org.



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Seroiz - A Restaurant Review

By Jace, Julie & Molly Kole

Seroiz located in Lowry Town Center, is a great neighborhood joint! Their Italian favorites of Pizza, Calzones and Pasta are consistently delicious. We have been coming here since it opened and have never been disappointed. They offer a full bar and catering services.

Julie recently had a Calzone. Their ratio of sauce to cheese to meat is generous and tasty, she highly recommends it. The pepperoni had just the right spice to nip at you tongue. The sauce had rich blend of tomato and spices. The dough was crispy as expected. This is a dish that can be greasy, but not this Calzone it was great.

Molly had pasta with herbs & butter. The pasta came out fresh & light, just right for that picky eater. She ate all of her dinner, hallelujah. For a child's meal it is priced right to attract us to keep coming back.

I had The Mountain Man pizza with Homemade Meatballs, Sliced Pepperoni, Italian Sausage, Canadian Bacon, Crispy Bacon Strips, Red Sauce, and a Three-Cheese blend. It was fantastic - the dough was crispy as I requested, not at all doughy or heavy. It had just the right amount sauce. You can tell all the ingredients were fresh and all were very tasty. I also noticed that the cheese had flavor to it, as opposed to the national chains' bland cheese.



You can print out a menu at <http://www.seriozpizza.com> and on that menu are several money saving and enticing offers. Serioz also advertises in this newsletter, so there may be an ad with coupon in here as well.


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Spring Is Coming

by Gail Barry

Despite the many cold grey days we have had, spring will be here before we know it. Gardening catalogs have been multiplying and I have already started my tomato and pepper seeds for my vegetable garden. Though the compost pile has become partially frozen, I am continuing to add kitchen refuse to it. Especially if the pieces are of relatively even, smallish size they will all break down by spring when it comes time to add the resulting compost to the soil in your garden.

If your garden soil has thawed you can plant bare root plants at any time. Roots of bare root plants such as roses, fruit trees, perennials and shrubs should be soaked in water for an hour or two prior to planting and the planting soil should be amended well with compost.

It is also time to plan your annual plantings whether flowers or vegetables. You can make a plan on graph paper and lay out the plants as you would like to see them. Make sure you take into consideration the sun and shade conditions, the mature height and width of your plants and consult a companion planting guide for plants that like or dislike each other. If the ground can be worked you can also plant cold season vegetables such as radishes, peas, lettuce and spinach. 'Mammoth' pansies can be planted now as well. They can withstand freezing temperatures and brighten up the garden considerably.



As a reminder, if it has been dry with no snow cover and the temperature is above 40 degrees F you should water your trees, shrubs and perennials. For more information go to: <http://www.watersaver.org/saveour-shade.asp> or <http://www.ext.colostate.edu/Pubs/Garden/07211.html> or call the local Colorado State Extension Service at 720-913-5270 Monday through Friday.

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

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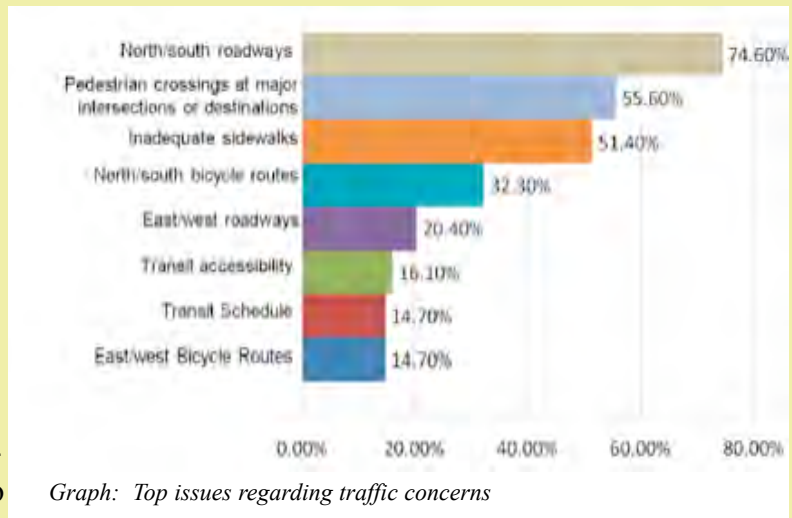
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2nd Meeting of the East Side Mobility Plan Task Force

By HMCAI At-Large Board Member Jace H. Kole

The second public meeting of the East Side Mobility Plan took place on Wednesday February 24, 2010. I did attend the presentation, as did several of our neighbors from other neighborhoods. Councilwoman Marcia Johnson and city representatives from Planning, Public Works, Police, RTD, and CDOT were also in attendance. I was impressed that the problems we identified in the first meeting were categorized and displayed for us to review. Possible solutions were displayed and input was asked of us to what other solutions were possible. The city officials took note of our suggestions as they engaged us and challenged us to come up with other ideas.

I was able to sit down and talk with Andy Mountain, a member of the Task Force. We discussed what was voted the top issue by 75% (see Graph), Quebec Street. I said to Andy, "Why not turn it into two lanes each way and be done with it". His reply, "But is that the right thing to do? What if we fix the intersections to make traffic flow better? What if we try this, reroute northbound traffic to Syracuse from 11th to 23rd. What is the payoff to cost for different solutions?" All good questions, and I must say after talking to him I am undecided on the best way to proceed.



I travel southbound Quebec from I-70 to 8th almost everyday, I will not go northbound. Southbound works well because of the timing of the lights. If the intersections are fixed in both directions, widening can be tabled until a later date. For example, look at Colorado Blvd - does that flow, despite its many lanes?

A positive example of good flow planning is Quebec and Alameda. Ever since realignment, that intersection it works well. It flows from two lanes to one lane southbound & one lane to two lanes northbound. There seems to be an amazing air of cooperation just in front of Watson's Memorial.

We looked at architectural drawings of what four lanes down Quebec would look like; it was impressive and looked the best. The two-lane idea with a median down the middle wasn't bad. But the idea of fixing the existing intersections looked the best over all, because the scope of the work, the cost, impact, and bang for your buck.

There are two meetings left before final submittal to the city of the task force's findings. Meetings will be held in April and one in June. The general public is always welcome. More information can be found at: <http://www.denvergov.org/eastside>

I welcome your comments at jacekole@msn.com.

Great Things Blossoming at Montclair School *by Judy Todd*

It is so great to see the spring blooms come to life after a long, cold winter. At Montclair, we too have enjoyed another year of wonderful growth. Our school is at capacity and full of engaged students learning each day. We have made significant gains in our School Performance Framework (SPF), which is the district's new way of measuring each schools academic growth. Next year Montclair will have three classes per grade level K-5, and we will be adding another modular classroom next to the unit installed last year. Look for exciting things happening around the school grounds this summer as our new Learning Landscape is finally installed!

There has been a rebirth of our parent-teacher group, which is now called PEAK Partnership (**P**arents **E**ducators **A**nd **K**ids), an all-inclusive group where all stakeholders are automatically members with no dues to pay. We also have many volunteers from the neighborhood that play an integral part in our student achievement. We invite you to visit at any time, or volunteer, to see the many great things happening at our neighborhood school. If you live in the neighborhood and are planning on having your child attend Montclair next fall but have not yet registered, please call the school at 303-333-5497.

Our last big event of the year, the sixth annual **Plant Sale & Fun Fair** will once again be held the day before Mother's Day, on Saturday May 8th from 9 am to 2 pm, rain or shine. This is a can't miss neighborhood event that has something for everyone. There is a fabulous selection of annuals, perennials, herbs and veggies from a local nursery, all carefully selected by master gardener and Montclair mom Amy Johnson. Bring the whole family and let the kids enjoy the games and rides at the Fun Fair while you shop for your garden at the Plant Sale. We hope to see you there!

Support Your Local Schools this Spring!

St. James Church Basement Spring Sale
May 6-8, 2010

Support St. James School and shop our thrift store, located in the church basement. Enter at the north parking lot of the church at 13th & Oneida. We sell gently used clothing, housewares, books, toys, small appliances, furniture, seasonal items. We have a little of everything! All proceeds go directly to the school.

May 6 9-4:30
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Recipe Box - Tamari/Soy Sauce Almonds *by Gail Barry*

Making soy sauced almonds is about as basic and delicious as it gets. Buy raw, whole almonds in large bags, available at Costco or Sam's Club and in bulk at places like Whole Foods. Pour them into a bowl with enough soy sauce or tamari to coat them. Drain (reserving any soy sauce) and spread evenly (one nut thick) on one or two jelly roll type pans. (A jelly roll pan is a large flat pan with an edge all around it.) Bake in a preheated oven at 300 degrees F, stirring once at 5 or 6 minutes, for approximately 10-12 minutes or until dry and crisp but not burned. (My family actually likes them somewhat scorched but that is probably not good for gifts.) When done, return to the reserved soy sauce and toss thoroughly to coat again. Return to pans to cool and dry. Then package in plastic bags. There are many other roasted, seasoned nut recipes. Look online or in cookbooks and magazines for other ideas.



Medical Marijuana

By Carol Boigon, Denver City Councilwoman At-large

(Editor's note: Councilwoman Boigon is a long-time resident of Park Hill, and as such, will provide articles on items of interest to all East Denver neighborhoods.)



More than 400 medical marijuana dispensaries have applied for use permits in Denver, most of them in the last two and a half months. Constituents on all sides of the issue have contacted me: patients depending on marijuana to ease their illnesses, caregivers seeking to provide a service, and deeply concerned residents trying to protect their neighborhoods from crime and their children from harm.

How did Denver get here? A little history:

- In 2000, Colorado voters authorized the use of medical marijuana for adults suffering from certain illnesses. Denver voters were strong supporters of the initiative.
- In 2007, Denver voters by 57% to 43% authorized the City to make enforcement of possession of less than 1 ounce of marijuana a low priority, despite federal laws making possession a felony.
- In 2007, Denver District Judge Larry Naves ruled that the state had adopted its rules regulating medical marijuana by procedures that violated state law.

(Continued on next page)

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Medical Marijuana *(Continued from previous page)*

- In July of 2009, the State Board of Health, the proper authority to adopt those rules, refused by a series of divided votes to adopt new state rules to regulate medical marijuana.
- In October 2009, the U.S. Department of Justice issued a memorandum saying that it would not be prosecuting marijuana users who were “in clear and unambiguous compliance with existing state laws providing for the medical use of marijuana.”
- In November 2009, the City of Denver announced its intention to regulate through licensing, zoning and taxation the sale of medical marijuana within the City and County of Denver.

Since the Naves decision, the City has received more than 400 applications for medical marijuana dispensaries, where the product can be grown, manufactured, packaged, sold and used in business, industrial, mixed use and agricultural/open space zone districts throughout the City.

I believe Denver voters said clearly that sick adults whose health would benefit from marijuana should have it. They did NOT authorize creating a new industry in medical marijuana for economic development. They did NOT authorize a delivery system through freestanding medical marijuana dispensaries. They did NOT authorize agricultural and manufacturing facilities for marijuana in every neighborhood in the City. They did NOT guarantee a profit to everyone who chooses to be a medical marijuana grower or seller.

In December 2009, Denver began taxing medical marijuana sales. On January 11, 2010, we passed by a vote of 13 to 0 a Denver ordinance, developed by Councilman Brown, to license medical marijuana dispensaries and set standards for operation.

The new law limits hours from 7 a.m. to 9 p.m., spaces them 1,000 feet from each other and 1,000 feet from schools and licensed child care centers that existed before the medical marijuana licenses were issued. It does NOT allow using marijuana on site. Dispensaries that applied for a City business license after December 15, 2009, are subject to the new spacing requirements. Approximately 230 dispensaries hold business licenses issued on or before December 15, 2009. By contrast, 128 actively registered pharmacies operate in Denver, according to state pharmacy regulators.

Once we eliminated consumption on-site – a very good change proposed by Councilwoman Jeanne Robb – we failed to limit the amount of growing, I thought the likelihood of delivery services would increase. Denver then should set security requirements for delivery as it has for business sites. However, I agree that Dec. 15 was a decent compromise; fewer than 50 sites were “grandfathered” in those two weeks.

(Continued on Page 12)

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Medical Marijuana *(Continued from Page 11)*

Existing zoning requirements will control the amount of marijuana that can be grown in a dispensary. Currently, in a business district, 10 percent of retail space can qualify for growing (the zoning term is “husbandry”) as an accessory use. So far, the vast majority of applications in Denver are in retail districts, usually in storefront space.

In industrial and agricultural/open space districts up to 100 percent of space can be used for growing. However, the state law requires that medical marijuana can only be supplied and sold by a “caregiver”. A grow house in an industrial zone must, therefore, be a ‘caregiver’ with patients and have a retail component on site. Plant growing will be limited to less than 100 percent of space. No retail, agriculture or manufacturing may occur in residential zones.

The State Legislature will attempt to close the regulatory gaps at the State level with bills by Sen. Chris Romer and Rep. Tom Massey. It will look at grow sites and requirements, patient eligibility, caregiver responsibilities and definition, patient-caregiver ratios, doctor qualifications standards of care, and more.

I developed an amendment that added City libraries, recreation centers and parks containing city-permitted athletic fields to facilities for 1,000-foot distancing. I hoped to shield unattended children, usually grades 4-9, from marijuana solicitation that has occurred in California and in Denver. The City operates those facilities to attract children during out-of-school hours and therefore, I believe, we have a duty to make sure those facilities are suitable for children.

I also asked Denver Health doctors to look into safety packaging and warnings because, so far as I know, medical marijuana is the only medicine that can come packed as a regular food treat, such as cookies and brownies. We already are seeing some cases in the emergency room where little children have eaten marijuana-laced treats. If the hospital determines that such steps could be effective, I will introduce safety legislation later.

As a Denver policy maker, I believe our challenge is to help the City find a good fit between voter direction and the needs of children and families. We have little precedent to rely upon, but have done the best we can based on emerging trends from other states and the industry here in Denver. As this industry develops, we need to make sure that we are meeting the needs of patients in need and protecting families.



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COMMUNITIES**

Serving east and south metro Denver

720.974.3555

www.ChristianLivingCommunities.org

2009 Montclair Neighborhood Sales

<u>ADDRESS</u>	<u>BED</u>	<u>BATH</u>	<u>SF</u>	<u>SOLD DATE</u>	<u>LIST PRICE</u>	<u>SALES PRICE</u>
5715 E. 13TH Street	1	1	576	4/17/2009	\$99,900	\$95,000
1220 Kearney Street	1	1	720	8/28/2009	\$123,900	\$123,765
1432 Jersey Street	4	2	794	8/28/2009	\$145,000	\$132,000
1400 Olive Street	2	1	692	8/6/2009	\$169,900	\$160,000
1211 Locust Street	2	1	788	6/17/2009	\$165,000	\$165,000
1430 Ivy Street	1	1	674	9/29/2009	\$170,000	\$167,700
1257 Krameria Street	1	1	719	7/30/2009	\$169,900	\$169,900
1200 Kearney Street	1	1	722	11/24/2009	\$175,000	\$170,000
1043 Poplar Street	2	1	1199	9/4/2009	\$167,000	\$171,000
1305 Holly Street	4	2	864	7/2/2009	\$169,900	\$176,000
1375 Poplar Street	4	2	1412	3/31/2009	\$195,000	\$194,000
1115 Ivy Street	2	1	958	3/31/2009	\$200,000	\$200,800
1170 Ivy Street	3	2	1306	2/13/2009	\$252,000	\$205,000
1033 Poplar Street	3	2	1330	4/15/2009	\$208,000	\$208,000
760 Poplar Street	2	1	1092	12/14/2009	\$215,000	\$212,000
1085 Jersey Street	3	2	1108	10/29/2009	\$218,800	\$218,800
908 Magnolia Street	2	1	1242	12/30/2009	\$237,900	\$225,000
1230 Ivanhoe Street	3	1	1131	5/20/2009	\$235,000	\$226,000
1070 Krameria Street	2	1	992	9/29/2009	\$227,499	\$227,499
847 Holly Street	2	2	1107	6/9/2009	\$249,000	\$230,000
7135 E. 11th Street	4	2	807	3/27/2009	\$239,000	\$232,000
1327 Jersey Street	3	2	864	9/25/2009	\$239,999	\$234,900
1111 Kearney Street	2	1	826	3/12/2009	\$242,000	\$235,000
900 Krameria Street	2	1	780	6/10/2009	\$242,000	\$235,000
932 Pontiac Street	3	1	800	7/20/2009	\$229,900	\$236,000
1121 Holly Street	2	1	860	6/24/2009	\$240,000	\$237,000
1335 Monaco Pkwy	3	1	1170	2/5/2009	\$254,900	\$240,000
1140 Jasmine Street	2	1	1118	9/25/2009	\$240,000	\$240,000
1054 Leyden Street	2	2	1237	11/16/2009	\$249,900	\$242,000
938 Krameria Street	2	1	967	5/15/2009	\$244,900	\$244,900
736 Ivy Street	2	1	808	9/14/2009	\$259,990	\$260,000
776 Ivy Street	2	2	966	2/26/2009	\$265,000	\$265,000
922 Ivanhoe Street	2	3	2007	9/25/2009	\$289,000	\$268,000
963 Poplar Street	3	1	1021	10/14/2009	\$268,000	\$268,000
1340 Jersey Street	3	2	882	6/30/2009	\$269,000	\$269,000
953 Poplar Street	4	2	810	8/5/2009	\$276,000	\$275,487
798 Krameria Street	3	1	1380	7/24/2009	\$280,000	\$277,500
1225 Holly Street	4	2	782	7/23/2009	\$295,000	\$285,000
1180 Jersey Street	3	1	1116	4/30/2009	\$293,900	\$288,500
1249 Niagara Street	2	1	987	6/2/2009	\$294,500	\$292,250
642 Poplar Street	3	2	1383	4/30/2009	\$300,000	\$294,000
1116 Olive Street	3	2	1055	4/23/2009	\$295,000	\$295,000
1250 Jasmine Street	3	1	1016	10/22/2009	\$289,900	\$295,000
1145 Leyden Street	2	2	1494	12/16/2009	\$315,000	\$295,000
930 Magnolia Street	3	1	1019	6/15/2009	\$300,000	\$299,000
1115 Leyden Street	3	2	1063	10/16/2009	\$299,999	\$301,000

compiled by Gail P. Wallace, Broker Associate - Coldwell Banker Devonshire
 200 Fillmore St. #300, Denver, CO 80206 | gpwallacepr@aol.com 303-903-5750 | questions are welcome

The sales information was gathered from the Metrolist™, the multiple listing service of the Denver Board of Realtors.

2009 Montclair Neighborhood Sales *(Continued From Previous Page)*

<u>ADDRESS</u>	<u>BED</u>	<u>BATH</u>	<u>SF</u>	<u>SOLD DATE</u>	<u>LIST PRICE</u>	<u>SALES PRICE</u>
850 Olive Street	3	2	1390	8/14/2009	\$295,000	\$305,000
1273 Newport Street	3	2	1181	11/18/2009	\$310,000	\$307,000
1134 Magnolia Street	4	2	1070	11/25/2009	\$292,000	\$307,900
770 Nagara Street	3	2	1076	4/6/2009	\$300,000	\$312,000
1345 Pontiac Street	3	1	1041	3/20/2009	\$319,500	\$315,750
722 Krmaeria Street	3	1	958	10/29/2009	\$335,000	\$325,000
825 Jasmine Street	3	1	1470	7/24/2009	\$335,000	\$329,000
962 Pontiac Street	3	2	1176	7/10/2009	\$349,900	\$329,150
840 Magnolia Street	3	2	867	7/9/2009	\$339,900	\$331,000
963 Holly Street	3	2	1340	7/15/2009	\$354,900	\$335,000
650 Hudson Street	3	2	988	11/17/2009	\$344,000	\$338,000
710 Leyden Street	4	2	1001	6/30/2009	\$349,950	\$340,000
1360 Monaco Pkway	3	3	2470	10/20/2009	\$353,000	\$342,000
1436 Monaco Pkway	3	2	1178	4/28/2009	\$350,000	\$350,000
1000 Locust Street	4	2	1195	8/18/2009	\$364,900	\$355,000
952 Poplar Street	2	2	1174	6/19/2009	\$365,900	\$355,500
1160 Magnolia Street	3	2	1186	4/27/2009	\$375,000	\$360,000
1075 Locust Street	3	2	1805	5/15/2009	\$375,000	\$365,000
1265 Holly Street	4	2	1193	8/14/2009	\$375,000	\$380,000
1045 Newport Street	4	2	1736	12/28/2009	\$384,900	\$384,900
1151 Hudson Street	4	2	1206	5/22/2009	\$400,000	\$385,000
777 Monaco Pkwy	4	2	1603	4/27/2009	\$415,000	\$396,000
935 Oneida Street	4	2	1894	4/23/2009	\$399,000	\$405,000
1109 Jersey Street	3	2	1061	9/21/2009	\$419,900	\$408,000
690 Ivanhoe Street	3	2	1372	1/8/2009	\$439,000	\$410,000
6969 E. 11th Ave	4	5	2617	9/2/2009	\$410,000	\$415,000
880 Hudson Street	4	2	1740	6/4/2010	\$435,000	\$421,000
1200 Hudson Street	3	2	1235	12/18/2009	\$465,000	\$447,000
901 Hudson Street	4	2	2070	9/16/2009	\$475,000	\$450,000
1705 Newport Street	3	2	1458	3/6/2009	\$499,000	\$475,000
841 Niagara Street	4	3	3132	7/15/2009	\$549,900	\$515,000
1161 Pontiac Street	3	3	1922	8/10/2009	\$549,000	\$525,000
720 Magnolia Street	4	5	3211	12/29/2009	\$600,000	\$580,000
1083 Kearney Street	3	4	3053	1/5/2009	\$649,900	\$600,000
730 Jasmine Street	5	5	2842	12/30/2009	\$620,000	\$610,000
635 Oneida Street	5	4	3472	9/24/2009	\$680,000	\$655,000
1090 Krameria Street	3	3	3196	5/28/2009	\$699,000	\$685,000
718 Locust Street	4	5	3243	4/30/2009	\$774,900	\$750,000
1190 Pontiac Street	5	4	4299	7/31/2009	\$755,000	\$755,000
776 Ivanhoe Street	5	6	3722	1/14/2009	\$680,000	\$734,400
740 Leyden Street	4	4	3734	7/8/2009	\$899,000	\$820,000
729 Jersey Street	5	4	3409	6/12/2009	\$859,000	\$825,000
930 Oneida Street	4	4	3428	7/30/2009	\$899,500	\$830,000
728 Jersey Street	5	5	3280	1/20/2009	\$989,000	\$850,000
760 Kearney Street	5	5	3280	7/23/2009	\$985,000	\$880,000
1110 Newport Street	3	4	2512	6/24/2009	\$975,000	\$945,750
654 Ivanhoe Street	4	5	3480	12/1/2009	\$1,649,000	\$1,580,000

2010 Membership Form

Current Members: Check your label for your membership expiration date, located above your name

Please complete form (block letters) and mail with check to:

HMCAI Treasurer, P.O. Box 200125, Denver, CO 80220-0125

Annual dues per household \$ 20.00 (\$10.00 for seniors)
Voluntary donation \$
Total Amount of Check \$

PLEASE PRINT IN **BLOCK LETTERS**

Name (s) _____

Address _____

Home Telephone _____ Work Tel: _____

Email _____

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

Snacks with Santa | July 4th | Easter Egg Hunt | Cocktail Party | Other



Historic Montclair Community Association, Inc.
P.O. Box 200125
Denver, CO 80220-0125

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