

The Montclarion

Founded 1907 Denver, CO
1st Quarter 2012 www.HistoricMontclair.org info@HistoricMontclair.org

Easter Egg Hunt

Small children and their parents are invited to...

WHAT: HMCAI's Annual Easter Egg Hunt

WHEN: 10 a.m. Saturday, April 7th

WHERE: The Molkery, 6820 E. 12th Ave., and Montclair Park

WHY: A fun time for toddlers on up to whatever age youngsters still like to hunt for plastic eggs containing sweets and other surprises that are hidden in the park. Moms know appropriate ages.

TREATS: Coffee, cookies and juice served to all in the Molkery after The hunt.

COST: Free to all our Historic Montclair families.

PHOTOS: Unlimited opportunities, especially for videographers.

GEAR: Be sure to bring basket or box to carry home treasures found.

RAIN DATE?: No. The hunt has been snowed out in the past. If there's too much white stuff coming down or already on the ground you can assume it has been canceled.

VOLUNTEERS: We are in need of volunteers to help organize the hunt, stuff eggs, serve snacks, etc.

Please contact Christine Ralston at crisralston@comcast.net (303-263-0169) or Valeria Alford at hsvalerie@aol.com (303-641-6823).



Table of Contents

Easter Egg Hunt.....1
Garage Sale.....1
Treats with Santa.....2
July 4th Volunteers.....2
President's Notes.....3
As Time Goes By.....4
Save the Dates.....6
DPL Donation.....6
Historic Photos.....9
Buckley Annex.....10
Xcel Blues.....11
Spring Gardening.....12
FAX Partnership Update.....13
2011 Home Sales.....14



Log on and search for "Historic Montclair Community"

MONTCLAIR GARAGE SALE

HMCAI is happy to sponsor our second neighborhood garage sale. This year's event is:
Saturday May 19 – 8:30 – 3pm
All those interested please contact Valeria Alford at Valerie@valeriealford.com. All suggestions are welcome to help make this an even better neighborhood event.

Montclair Children Share Treats with Santa

Sleigh bells rang as Santa Claus pulled in to the Molkery on Saturday, December 17th for the annual Treats with Santa event. Approximately 60 children ranging in age from 3 months to 15 years brought their Christmas wish lists to whisper in Santa's ear. While some gladly perched themselves on Santa's lap excitedly ready to describe the Tonka truck and video games they were hoping to see on Christmas morning-others were a little hesitant choosing to stand next to Santa and grasp mom's hand while reminding him of the Barbie dolls and art supplies they had written about in their letters to the North Pole.



Montclair children also enjoyed rotating through several craft tables that were set up to make such things as glitter pine cones, reindeer puppets and jingle bell bracelets. In between crafts, children feasted on cookies, pastries and scrumptious treats provided by the Historic Montclair Neighborhood Association and donated by Montclair residents. Also provided were a variety of wintery beverages such as piping hot chocolate and savory juices.

Every family is asked to bring one gift per child so that all of the children attending are able to go home with an early Christmas gift. Gifts were placed in a large wrapped box for each child to pick exactly the right one to open.

The new process of issuing each child a number upon arrival and then calling the numbers in order to sit on Santa's lap and choose a gift worked superbly as no one had to wait in line and families could come and go as they pleased. It also helped in providing just the right amount of time for photographs.

The Historic Montclair Neighborhood Association would like to thank April and Nancy Mucker for coming up with the wonderfully creative and fun crafts and providing the supplies. We also thank volunteers Erika Strandell, Valerie Alford and Christine Ralston for setting up and cleaning up.

Member dues help make events like Treats with Santa possible. Please consider becoming a member. Annual dues are \$20 per household (\$10 for seniors). The 2012 membership form can be found online at www.HistoricMontclair.org click on About HMCAI.

Preparing for the July 4th Picnic

The July 4th picnic in Montclair Park is a longstanding tradition for the Historic Montclair community. It is HMCAI's signature event and takes a lot...a lot of work to plan, prepare and implement. It's not easy serving picnic fare to 400-500 people, plus organizing games for all ages. And it's not too early to start thinking about this year's event. July 4th is on a Wednesday this year, and with gas prices going up again, I think there will be great attendance. We've already reserved the band.

But what we really need are volunteers: all kinds of volunteers...folks willing to set up and clean up; ticket sales; games organizers and coordinators, as well as a Games Chairman. (We usually have more than enough volunteers to grill...it's all the other things where we need the help.) If your family enjoys this event, please think about volunteering to make it happen.

If you are willing to donate some of your time, please contact our July 4th Picnic Chair, Mark Noonan, at leap29year@yahoo.com or 303-472-2922. Let's all work together to make this an extra-special picnic.

President's Notes – Signs for the Neighborhood

Nancy Mucker, President HMCAI



Mary Beth Susman, our District 5 City Council member, hosted her first holiday brunch for RNO Presidents in early December. One topic of discussion that interested me was a program that allows neighborhood associations to work with the City of Denver to install neighborhood signs. I brought the idea back to our HMCAI Board and it gathered great support. The idea is that each RNO can have signs hung that mark the boundaries of the neighborhood. For us, we would have “Historic Montclair” signs hung approximately at the boundaries of our neighborhood, 6th to Colfax and Quebec to Holly. The Board thought that this helps establish our identity for new families moving into our area and a sense of community for all of us. Many other neighborhoods, including South Hilltop and Virginia Vale (see photo below), have installed these signs. Look for them as you drive

throughout Denver.

Each RNO needs to go through a standard, city approved process. The sign standards are spelled out by the City (e.g., sign plate size is 30” wide x 15” high). A firm that is familiar with the city’s requirements must create the signs. Each sign costs \$40.00. After the signs are manufactured, they must be delivered to the Traffic Operations Division. The city will install the neighborhood identification signs on existing traffic signposts or street light poles that are already in place. Locations for the signs will be approved by the Transportation Division and will be placed at major entry points to the neighborhood, not at every intersection on the perimeter of the neighborhood. It will be up to Historic Montclair Community Association to create a map of the locations.



The HMCAI Board debated how best to help defray the costs of the signs and decided to reach out to our neighbors to see if folks would be willing to help sponsor a sign. Historic Montclair Community Association must purchase the signs, but if you would like to sponsor a sign or contribute to the cost of a sign, please send your check, payable to

“Historic Montclair Community Association”
P. O. Box 200125;
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Clearly indicate on the check your intention to help underwrite the costs of the signs. Names of sponsors will NOT be part of the sign but HMCAI will be publishing a list of sponsors in a future issue of The Montclarion.

Contributions Wanted

Readers: if you would like to submit an article or restaurant review, please email the article to info@HistoricMontclair.org. We'd love to hear from you.

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As Time Goes By...In Historic Montclair

So the Story Goes...Growing Up in Montclair The Sledding Hill

During the 1950's, the children of Montclair had a sledding hill on 11th Avenue between Pontiac and the big open space at the bottom of the hill where Olive Street and Oneida Place intersect. Ham Barry, a lifelong resident of Montclair, went to the City of Denver for a sledding permit and the necessary barricades for closing the street.

When it snowed enough for sledding, we would gather at the hill. Before we could start our adventures sledding, we first had to pack the snow. We would form a line of children and parents across the hill. We would march up and down the hill until the snow was packed.

Most of us had long wooden sleds with metal runners. There was a wooden stick in the front of our sleds. If you pulled down on one side of the sled, your sled was supposed to turn. Most of the time, the sleds didn't turn the way we had intended. Other friends had toboggans. It was a lot of fun to pile six kids on a long toboggan and head down the hill. The boys were always having races and other competitions.

On one occasion after a particularly good snowstorm, the boys were racing to see who could get the fastest time going down the hill. Chips Barry flew off his sled into a heap on the snow. He got up and was clowning around about being injured. (Chips had a long-running reputation for being a joker.) None of us thought he was really hurt. Chips' house was right on the south side of the sledding hill, so he went in to tell his mother. Doo didn't believe Chips was hurt either and sent him back out to sled. By the end of the day it became evident that Chips was hurt. He had been sledding all afternoon with a broken collarbone!! Our sledding hill ended in the early 1960's when the City of Denver decided to repave 11th Avenue. What great fun we had while it lasted.

-- Sandy Corlett

If you have a story about growing up in Historic Montclair, please send it to: info@historicmontclair.org. We would love to publish it.

Denver's Smallest Park / Cemetery The Richthofen Fountain

The smallest park/cemetery in The City and County of Denver is located in the Historic Montclair neighborhood. The residents of the town of Montclair formed the Fountain Club in 1898 in order to build a place where people and horses could quench their thirst. The Denver Times newspaper reported on December 15 1898: "The progressive people of Montclair are about to organize a club and movement, that may make the town famous throughout the state. It is to be called the 'Fountain' club and if it proves the source of all the good things which the projectors anticipate will spring from it, will be praised by all classes of people."

The next year the Fountain Club held an "entertainment" hoping to raise funds for their project. They managed to raise only a few dollars. Sylvester Williams was able to get an appropriation of \$200 from the town of Montclair, Board of Trustees. The recently widowed Baroness Louise Von Richthofen gave \$1,000 for the construction of the fountain with two conditions.

(continued on next page)

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As Time Goes By...In Historic Montclair (con't from previous page)

The Richthofen Fountain (con't)

The fountain was to be called the "Richthofen Fountain" in memory of the late Baron Walter Von Richthofen and the town of Montclair needed to raise \$500 for the project. The citizens raised the money and a town ordinance was passed, devoting the triangular piece of land on Geneva Street (Oneida) and Richthofen Place for the erection of the Richthofen Fountain. As was reported in 1900, "It will be a playground for the people."

The subscribers to the Fountain Fund met in June of 1900 to appoint a committee to manage the construction. Sylvester Williams was appointed the chairman. Baroness Louise Von Richthofen was made a member of the committee. Harlan Thomas donated the fountain design. The Burlington Railroad granted a reduced shipping rate for the construction material. The Denver Union Water Company donated the water of the first year.

When the Fountain was dedicated, the Mayor of Montclair placed a hermetically sealed copper box under the corner stone. The box contains, among other documents, statistics and records of the early town, the names of the subscribers to the fountain fund, a new testament, Denver newspapers; and a photograph of the Baron and Baroness.

Granite steps lead up to the fountain and lampposts adorn either side of the Richthofen Fountain. The trough where the animals could drink is inscribed:

"He prayeth well who loveth well, both man and bird, and beast".

The Richthofen Fountain and the triangle of land on which it stands, became part of The City and County of Denver when the town of Montclair was annexed in May 1903. The piece of land for the park encompassed the whole triangle shaped block in 1903.

In August of 1934, Richthofen Fountain became a cemetery when the ashes of the Baroness Louise Von Richthofen were placed in a niche cut into the granite at the back of the Fountain, according to the Baroness' request preceding her death. The plaque covering the niche reads: "Ash repository of Louise Von Richthofen wife of Baron Von Richthofen – The soul has migrated – March 22, 1934."

In 1952, The Department of Improvement and Parks wanted to sell the triangle block of land for development. It was proposed that the Fountain could be moved to the west end of Richthofen Parkway. The surviving heirs of the Baroness were contacted in order to move the grave. These heirs were listed as: her sister Alice Amelia Cullen, two nieces and two nephews all of Mickleham Downs, Surry, England. The project was eventually abandoned. A small park at the end of the triangle block was kept for the Richthofen Fountain, and the remaining block was sold for development. For many years the horse trough has been used for a planting box for red geraniums.

I would like to thank the author of Montclair Community 1st Annual House Tour booklet for his/her insightful article about the Richthofen Fountain. I relied heavily on this article for information on the Richthofen Fountain. Regretfully the booklet gives no clues as to the author.

-- Sandy Corlett

CSI Montclair

On September 24th four shots ring out and Charles Patterson lies dead in front of the gates of the Richthofen Castle.

The investigation is not exactly the detailed forensics of a modern day CSI Montclair. Gertrude Gibson Patterson is arrested, accused and tried for the murder. How did these two Chicagoans come to this tumultuous crossroads at this particular place at this point in time? Robert Hardaway, in "Alienation of Affection," published by Western Reflections Publishing Company, Lake City, CO, tells the story of this 1911 murder in a detailed and entertaining fashion. Witnesses at the trial of Gertrude testify based upon different perceptions.

(Continued on Page 7)

Save the Dates

HMCAI's Events for 2012

Event	Date
Easter Egg Hunt	Saturday, April 7th: 10 a.m. to 11:30 a.m. The Molkery and Montclair Park
Montclair Neighbors Garage Sale	Saturday, May 19th: 8:30 a.m. to 3 p.m.
July 4th Annual Picnic	Wednesday, July 4th: 10 a.m. to 2 p.m. Music begins at 10:30 a.m. Montclair Park
Adults-only Reception	Friday, September 28th: 6:30 p.m. – 8:30 p.m. The Molkery
HMCAI Annual Meeting	Wednesday, October 17th: 7 p.m. – 9 p.m.
Halloween Haunting Kids Costume Party	Saturday, October 27th: 10 a.m. – 12:00 p.m. The Molkery
Treats with Santa	Saturday, December 15th: 10 a.m. – 12:00 p.m. Santa arrives promptly at 10:30 a.m. The Molkery
HMCAI Board Meetings	3rd Wednesday of each month: 7 p.m. The Molkery Months of January through November, 2012

If you are not yet a member of Historic Montclair Community Association, please consider joining. If you have not renewed your 2012 HMCAI membership, please consider doing so. Your membership dollars help support these events.

The Easter Egg Hunt, Halloween Haunting and Treats with Santa are free to all Historic Montclair neighbors. The July 4th Picnic and Adults-only Reception are free to HMCAI members.

Donation to the Denver Public Library

Veronica Dolan, HMCAI Board member and former editor of *The Montclarion*, has saved copies of each newsletter since approximately 1985. There are about 100 issues stored in four big loose-leaf binders. Veronica has donated them to the Western History Department of the Denver Public Library (“DPL”). The library is thrilled to get them. The newsletters are a history of a quarter century of life in Historic Montclair and DPL stated it is be the first time such a history of a Denver neighborhood has been given to the library. We all thank Veronica for her generosity and foresight.



As Time Goes By...In Historic Montclair (con't)

CSI Montclair (con't from Page 5)

The special prosecutor, Horace G. Benson, and the accused's attorney, O. N. Hilton, are actors on a stage. Whose interests are they serving? Their clients? Their own? Denverites would rush to queue up every morning of the trial to assure themselves entrance into Judge George Allen's courtroom. What is real or twisted or exaggerated or fabricated or merely poorly remembered? Who really is this Charles Patterson? A clean cut high school letterman? An opportunist? A blackmailer? A mother's boy? Is Gertrude merely the product of a poor background from which various men have tried to rescue her? Or is she a manipulating beauty? Emil Strouss, the benefactor of Gertrude, and the defendant in Charles's alienation of affection lawsuit seems well-intentioned. Charles did not think so. Jealousy or greed or sincerity or innocence or lust or love? What motivates? Whom do you believe? You decide.

The theatrical reporting of the murder trial by The Rocky Mountain News and The Denver Post rivals any coverage you could expect in a modern day trial. Dorothy Dix, a reporter for The Denver Post, has access to Gertrude that would probably be unallowable by today's norms. Newspapers need to be sold. Does Gertrude flirt with the all male jury? Is the verdict fair? Is justice dispensed? You need to read this book to find out while enjoying a description of the economy of the country at this time and the interesting development of the characters and an entertaining description of how the paths of two people's lives came to a murderous confrontation in our neighborhood.

Mr. Hardaway, a law professor at the University of Denver College of Law, through his research has written a book well worth the reading.

-- Larry Farin

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Historic Montclair Photos

These photos of Dr. Ernest Zarlengo and sons, Ernie Paul and Nick, were taken in Montclair Park in 1943. Just beyond the sandbox and far-right set of swings is Oneida St. At that time the east side of the street, covered with trees, was still part of the Richthofen Castle grounds. Note the enclosed lower and main levels of the Molkery. Built in 1898 as a combination cattle barn, dairy, and tuberculosis sanatorium, it became the Montclair Civic Building in 1910 and remains so today.



If you have old photos of the Historic Montclair neighborhood and would like to share them, send scanned photos with explanation to www.historicmontclair.org. Please do NOT send us original photos.

Buckley Annex Update


Control and ownership of the “Lowry Annex” (previously the Finance Center in Lowry) is to transfer to the Lowry Redevelopment Authority (“LRA”) when the deed from the Air Force (“AF”) is expected to be handed-off in mid-March. The development plan between the AF and the LRA was completed several years ago and should be the basis for the plan LRA will submit to Denver Planning as a rezone and General Development Plan (“GDP”) with possible tweaks. Proposed land uses are a mix of residential and economic activities. Density transitions are to be compatible with existing, adjacent residential structures, and buildings are not to be view obstructing high or mid-rise structures. The exiting AF office building would be removed. The plan would create an arterial street between Quebec through to and intersect with Monaco where the present access drive is located off of Quebec. First Avenue between Quebec and Monaco would be de-emphasized and become a more local, neighborhood street with less traffic expected.

HMCAI resident and HMCAI Board member, Gail Barry was on the group that wrote the Buckley Annex design guidelines completed by early 2010. These were a reiteration of the Lowry Design Guidelines updated but also included newer ideas on multi-modal transportation, new urbanism ideas, and some of the old Jane Jacobs ideas of businesses on the street level and living above. In addition to Gail, other HMCAI residents have long been part of the Lowry redevelopment processes.

The plan for the Buckley Annex will be submitted to the Lowry communities for review and comment, and should be recognized as the plan approved in 2008. This plan will also be posted on the LRA’s website when the site has been rebuilt. Check <http://www.LowryRedevelopment.org> and <http://www.lowry.org> for LRA meeting dates. All residents are welcome to attend meetings that should begin in a month or so at the Eisenhower Chapel in Lowry. Hillarie Portell has been engaged by the LRA to do community outreach. The LRA will keep affected neighborhoods informed when meetings and key action points for the GDP and rezone are made through Denver Planning. District 5 Council Member Susman is aware of our interest.

-- David McCord, Larry Farin

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Xcel Blues

Due to the many power outages that have occurred in parts of the Historic Montclair neighborhood, I have made numerous contacts with Xcel Energy officials on behalf of HMCAI, including the President of Xcel Colorado, during the past several months.

Xcel Energy is both aware of and concedes that Montclair has experienced excessive power disruptions and long-term outages dating back to 2008. Although some residents may not be affected, others have been severely impacted.

According to Xcel officials, there is the need for:

- Fuse connections
- Harrison Station 1774 feed line deficiencies
- Problematic power lines throughout the Montclair district

Xcel has, tentatively, identified solutions to these faults in power distribution. However, at this writing, there is no specific timeframe for the required corrective action.

Consultation with Xcel Energy will continue to make sure that the necessary schedules are published and that all required actions are completed.

This information has been provided to Historic Montclair residents so that you are aware of the fact that the HMCAI Board is actively pursuing solutions to Xcel Energy power issues. Hopefully, subsequent newsletters will publish specific Xcel actions and completion dates.

-- Woody Glaser



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It Is Almost Spring...

Though the snow has stayed on the ground for a long time, spring is almost here. Gardening catalogs started arriving in late December and continue to come at my house. I have already started tomato and pepper seeds for my vegetable garden. Finding my compost pile under the snow has been challenging, but I continue to add kitchen debris and know that it will be ready to use in another month or so. If your garden soil has thawed and can be worked, you can plant bare root plants and cold hardy seeds. When the first green shoots show in the base of the ornamental grasses, it is time to cut them down to a few inches tall. You can prune your shrubs and cut back your perennials at this time, if you didn't do it in the fall. Raspberries and blackberries should be pruned, removing canes that produced the previous year.

While it is tempting to clean up the leaves and other garden debris early, I recommend leaving the leaves on until the weather becomes more stable and mild. If the ground can be worked, you can dig leaves and compost into the soil instead of removing them. They may also be left as mulch in shrub beds. Cold hardy pansies can be planted to brighten up the garden. Soon bulbs will be up. If you plan to have bulbs bloom again next year, you must leave the foliage on the bulbs until it dries and can be easily pulled off. One way to keep the foliage "tidy" is to fold it over and secure it with a rubber band or other kind of tie until it has dried up. If we continue to get colder weather, you can still work out a plan for your garden, perusing the catalogs and books to find new and interesting additions that will enhance what you already have.

We have had more snow than usual this year and it has lasted quite a while. However, if it becomes 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/saveourshade.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 an avid gardener, cook and landscape architect with Land Mark Design Inc.

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Did you know that 48 new businesses opened on East Colfax in 2011, including an urban grocer, a children’s barbershop, a Pilates studio, an upholstery store, and a European auto repair shop? On the 'Fax, it’s easy to find a good glass of wine, have a delicious dinner, take a dance class, stop by the hardware store, or get your car repaired. It's the Main Street for East Denver, but with a little attitude.

The Fax Partnership is the non-profit organization that connects people, place, and new investment to revitalize Colfax Avenue from Colorado Boulevard to Yosemite Street. The Partnership works closely with the City of Denver on business attraction and retention, district marketing, redevelopment, crime prevention and neighborhood outreach.

Wine Tasting/Grand Opening: April 26

This spring two prominent new 'Fax businesses– Marczyk’s and Ace Hardware – will collaborate with The Fax Partnership to raise funds for a new façade improvement grant program. Area residents, business and community leaders are invited to visit the new Ace Hardware, on the corner of Colfax and Poplar Street, for a special wine tasting and grand opening garden party on April 26. Guests will tour the newly renovated space, and have the opportunity to pre-order the wines they sample from Marczyk’s.

Tickets for the Spring Wine Tasting are \$25 per person or \$40 per couple, and will be available online at www.thefaxdenver.com in early March, or at the door on the day of the event. All proceeds support the Fax Partnership’s façade improvement grant program, which provides matching funds for businesses to update and beautify Colfax storefronts.

Global Food Tour: June 12

Have you tried the diverse and exotic flavors available at East Colfax restaurants – right here in your own backyard? The 7th annual Feast on the Fax is your opportunity. We invite neighbors to a “global food tour” on Denver’ Main Street, where you can sample cuisine from four continents. From Middle Eastern to British, Peruvian to Ethiopian – you can find whatever you’re craving on the 'Fax, and the Feast is your chance to try them all! Mark your calendars for June 12; ticket information will be available soon at www.thefaxdenver.com.

For more information and to register for The Fax Partnership’s monthly e-newsletter, visit www.thefaxdenver.com.

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Denver Area Home Prices Dropped in 2011 - But Montclair Strong

According to a report issued on February 16, 2012 by the Federal Housing Finance Agency, home prices in Denver, Colorado continued to decline in 2011. Comparing the 4th quarter of 2010 with the 4th quarter of 2011, home sales prices declined by 1.99%.

Montclair 2011 sales, however, were strong both in the number of properties sold as well as the prices sellers received. 2012 is starting out well due to extremely low mortgage interest rates and a very low inventory of homes currently on the market. If you have any interest in selling your home or investment properties, now is a great time to consider putting your property on the market. There are many qualified buyers in the market place now, and fewer homes on the market from which to choose.

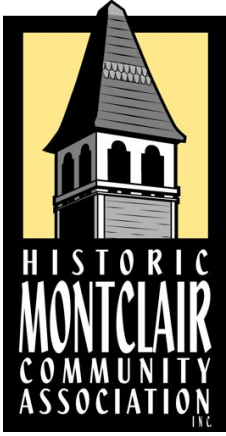
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 Broker Associate 303-903-5750
 Coldwell Banker Devonshire gpwallacepr@aol.com

<u>Address</u>	<u>Style</u>	<u>Square Ft</u>	<u>Bed/Bath</u>	<u>Lot Size</u>	<u>Sale Date</u>	<u>List Price</u>	<u>Sale Price</u>
1401 Quebec	Detached Single Family	732	3/1	7150	9/22/11	130,000	125,000
750 Poplar	Detached Single Family	731	2/1	6500	11/17/11	154,500	144,000
1445 Holly	Attached Single Family	1075	2/1	5282	8/26/11	169,500	155,000
5610 E 13th	Detached Single Family	1886	2/1	6670	3/31/11	229,900	157,500
1323 Ivy	Attached Single Family	779	2/1	2603	8/24/11	169,000	159,500
1292 Kearney	Attached Single Family	720	1/1	2924	7/18/11	169,900	166,500
6230 E 13th	Attached Single Family	801	2/2	3188	5/6/11	169,000	167,500
1206 Kearney	Attached Single Family	821	1/1	2922	12/23/11	169,000	168,500
1461 Monaco	Detached Single Family	1200	3/2	1300	11/9/11	155,000	170,000
1209 Locust	Attached Single Family	801	2/1	3188	5/11/11	179,000	172,500
759 Poplar	Detached Single Family	1063	4/2	8130	9/9/11	180,000	173,000
934 Ivanhoe	Attached Single Family	576	2/2	1688	9/16/11	185,000	179,500
1223 Poplar	Detached Single Family	1024	4/2	6500	1/14/11	229,000	180,000
1030 Jersey	Attached Single Family	1191	2/3	622	3/18/11	199,900	187,500
1370 Jersey	Detached Single Family	962	3/1	6110	6/13/11	209,000	189,000
823 Poplar	Detached Single Family	796	2/2	6100	4-18-11	229,500	198,500
1022 Poplar	Detached Single Family	1053	2/1	7630	4/29/11	249,800	209,000
775 Kearney	Detached Single Family	1424	3/1	7290	2/23/11	204,900	210,000
860 Leyden	Detached Single Family	974	2/1	7810	1/26/11	229,000	219,000
1363 Locust	Detached Single Family	1140	4/2	5450	10/12/11	259,900	219,000
796 Kearney	Detached Single Family	1052	2/1	7810	9/15/11	239,900	220,000
1305 Holly	Detached Single Family	864	4/2	5870	6/10/11	264,950	229,900
860 Monaco	Detached Single Family	872	2/1	6110	3/28/11	262,000	225,000
1132 Jasmine	Detached Single Family	965	2/1	6250	10/31/11	254,000	226,000
799 Niagara	Detached Single Family	1109	3/2	6110	1/21/11	227,900	227,900
1340 Magnolia	Detached Single Family	1049	3/1	6110	8-1-211	240,000	230,000
1305 Kearney	Detached Single Family	1232	3/1	6250	4/28/11	237,500	231,500
1380 Ivy	Detached Single Family	871	2/1	5750	6/29/11	249,900	240,000
1225 Ivy	Detached Single Family	1090	2/1	6250	10/12/11	259,000	242,300
825 Krameria	Detached Single Family	1054	2/2	6250	4/13/11	242,990	242,990
795Oneida	Detached Single Family	998	3/2	6500	10/28/11	298,500	246,000
1234 Magnolia	Detached Single Family	1061	2/2	6110	3/25/11	279,500	250,000
625 Monaco Pkwy	Detached Single Family	1490	2/1	7010	11/15/11	280,500	250,000
1330 Ivy	Detached Single Family	890	3/2	5750	11/22/11	260,000	250,000
1265 Ivy	Detached Single Family	1089	2/1	6250	3/25/11	254,800	253,500
911 Pontiac	Detached Single Family	845	4/2	6500	3/30/11	275,000	255,000
1052 Pontiac	Detached Single Family	1255	3/1	7630	8/8/11	309,900	255,000
736 Ivy	Detached Single Family	794	2/1	6250	10/31/11	285,000	255,000
834 Newport	Detached Single Family	913	3/1	6120	11/2/11	307,500	257,000
1310 Ivy	Detached Single Family	1078	2/1	5750	2/18/11	264,900	257,500
1410 Magnolia	Detached Single Family	834	3/2	6110	4/22/11	300,000	259,000
823 Poplar	Detached Single Family	796	3/2	6100	12/1/11	290,000	259,000

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1220 Ivy	Detached Single Family	1492	4/2	6620	9/30/11	310,000	262,000
775 Olive	Detached Single Family	2046	5/4	6500	9/30/11	275,000	263,000
1240 Ivy	Detached Single Family	1096	2/1	6250	12/5/11	279,000	265,000
1284 Magnolia	Detached Single Family	1167	3/2	6110	8/5/11	295,000	266,000
795 Ivy	Detached Single Family	1369	3/1	7810	9/21/11	285,000	268,250
7144 E 6th Ave	Detached Single Family	1327	3/3	7400	10/12/11	285,000	272,000
1315 Holly	Detached Single Family	1001	4/2	5870	10/7/11	324,900	272,500
5720 E 12th Ave	Detached Single Family	881	3/2	6110	8/19/11	329,900	275,000
1240 Magnolia	Detached Single Family	913	3/2	6110	5/26/11	290,000	279,000
925 Locust	Detached Single Family	950	4/2	6250	4/29/11	299,000	280,000
1223 Poplar	Detached Single Family	1024	4/2	6500	8/10/11	310,000	280,000
936 Ivanhoe	Attached Single Family	1386	2/3	1688	12/8/11	299,000	280,000
1418 Ivanhoe	Detached Single Family	849	3/2	4730	8/24/11	299,900	282,000
740 Jasmine	Detached Single Family	937	4/2	6250	3/1/11	330,000	283,500
1199 Magnolia	Detached Single Family	1067	4/2	8600	2/24/11	315,000	284,000
630 Magnolia	Detached Single Family	1036	4/1	6110	11/23/11	295,000	286,000
1287 Jersey	Detached Single Family	770	3/2	6250	3/24/11	295,000	287,500
1300 Niagara	Detached Single Family	1097	3/2	6500	11/16/11	304,900	288,000
1200 Monaco	Detached Single Family	1226	2/2	9940	5/6/11	299,900	289,350
650 Kearney	Detached Single Family	1005	3/2	6880	2/22/11	379,000	295,000
797 Ivanhoe	Detached Single Family	1472	3/3	7360	5/19/11	345,000	295,000
1316 Niagara	Detached Single Family	1811	3/2	4880	5/27/11	337,500	299,500
7015 E 11th Ave	Detached Single Family	1058	4/2	6040	12/16/11	310,000	300,000
1060 Kearney	Detached Single Family	1044	3/2	10200	4/29/11	314,900	305,000
1283 Newport	Detached Single Family	1369	4/2	6500	5/31/11	349,000	305,000
1240 Pontiac	Detached Single Family	891	3/2	6500	8/29/11	308,400	306,000
740 Oneida	Detached Single Family	2092	4/2	6340	11/10/11	375,000	309,000
1101 Pontiac	Detached Single Family	1403	3/2	60470	8/24/11	339,900	315,900
1050 Kearney	Detached Single Family	914	3/2	6250	7/28/11	325,000	316,625
665 Krameria	Detached Single Family	1055	2/2	7130	2/14/11	329,900	317,500
1129 Jasmine	Detached Single Family	1139	3/2	6250	9/26/11	345,000	318,000
700 Ivy	Detached Single Family	1476	3/2	9690	8/30/11	320,000	321,000
799 Niagara	Detached Single Family	1109	3/2	6110	5/31/11	327,500	321,400
717 Kearney	Detached Single Family	1540	4/3	7250	4/4/11	425,000	329,000
840 Krameria	Detached Single Family	1364	3/2	6880	7/5/11	349,900	333,000
737 Krameria	Detached Single Family	935	3/1	6250	4/28/11	340,000	337,500
1450 Locust	Detached Single Family	971	3/2	5870	4/27/11	339,900	339,800
1355 Holly	Detached Single Family	1107	3/2	5870	10/6/11	384,000	343,800
1170 Jersey	Detached Single Family	1256	4/2	12500	5/31/11	412,000	345,000
845 Jasmine	Detached Single Family	1690	4/2	7810	2/16/11	400,000	350,000
801 Kearney	Detached Single Family	1686	3/2	6250	11/8/11	374,900	357,000
640 Ivanhoe	Detached Single Family	1338	3/2	6870	12/16/11	362,500	362,500
1120 Pontiac	Detached Single Family	1132	5/2	6500	1/14/11	420,000	363,000
910 Locust	Detached Single Family	1218	3/3	6550	1/14/11	424,900	365,000
903 Newport	Detached Single Family	1689	4/2	6500	6/27/11	369,500	365,000
1175 Jasmine	Detached Single Family	1421	4/2	6250	6/29/11	400,000	365,000
740 Niagara	Detached Single Family	1206	3/2	8130	7/28/11	380,000	370,000
716 Krameria	Detached Single Family	1787	3/2	6250	1/21/11	419,000	374,000
1130 Pontiac	Detached Single Family	1742	3/2	11400	5/20/11	384,500	377,000
1105 Monaco	Detached Single Family	3045	4/4	5850	9/15/11	419,900	414,900
1061 Ivy	Detached Single Family	2761	6/4	13375	3/30/11	450,000	420,000
714 Ivanhoe	Detached Single Family	1544	4/3	6250	5/20/11	438,000	422,500
845 Oneida	Detached Single Family	1635	4/3	7630	3/17/11	448,000	426,000
630 Oneida	Detached Single Family	2012	5/2	9750	4/15/11	600,000	430,000
5815 E 6th Ave	Detached Single Family	2203	3/2	5730	6/7/11	525,000	430,000
941 Kearney	Detached Single Family	1501	3/3	9370	12/15/11	532,000	475,000
755 Monaco	Detached Single Family	1813	4/2	5850	8-26-11	549,881	481,900
910 Monaco	Detached Single Family	2162	4/3	10000	5/25/11	515,000	500,000
1241 Monaco	Detached Single Family	2954	4/4	5830	6/29/11	522,600	508,500
710 Pontiac	Detached Single Family	3302	5/6	6500	2/28/11	875,000	545,000
743 Krameria	Detached Single Family	1733	4/3	6250	7/7/11	567,000	568,000
900 Monaco	Detached Single Family	3064	4/4	10000	6/17/11	599,000	590,000
700 Pontiac	Detached Single Family	3280	5/6	6500	3/8/11	900,000	600,000
747 Newport	Detached Single Family	2417	3/3	13000	6-22-11	640,000	620,000
6037 E 6th Ave	Detached Single Family	4383	5/3	12500	1-24-11	749,000	647,250
6930 Richthofen Pl	Detached Single Family	2961	4/3	6250	4/12/11	725,000	670,000
5830 E 6th Ave	Detached Single Family	2677	3/4	12500	8/4/11	695,000	686,000
730 Magnolia	Detached Single Family	3491	5/3	6720	11/16/11	799,000	799,000



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

2012 Membership Form

Please complete form (block letters) and mail with check to:
HMCAI Treasurer, P.O. Box 200125, Denver, CO 80220-0125

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

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 | Halloween Party | Other