



# The Montclarion

Founded 1907

Denver, CO

1st Quarter 2013

[www.HistoricMontclair.org](http://www.HistoricMontclair.org)

[info@HistoricMontclair.org](mailto: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, March 31st

**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:** None. Rain or snow the egg hunt is on!

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

Please contact Katy Saunders at: [katy@rodandkaty.com](mailto:katy@rodandkaty.com) or 303-521-9065



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## MONTCLAIR GARAGE SALE

HMCAI is happy to sponsor our second neighborhood garage sale. This year's event is:

**Saturday May 18 – 8:30 – 3pm**

All those interested please contact Valerie Alford at [Valerie@valeriealford.com](mailto:Valerie@valeriealford.com) or 303-641-6823. All suggestions are welcome to help make this an even-better neighborhood garage sale.



# Montclair School Update

*By: Kate Douglas Kestyn – Montclair Parent and Neighbor*

With all the recent snow, it's hard to believe that spring is right around the corner. But I find myself longing to shed my down coat, getting out on the bikes with the kids or digging in my garden instead. At the school, we are currently making plans for this summer's vegetable garden as well as our annual spring Plant Sale!

## **ANNUAL PLANT SALE**

We are excited to again be holding our annual PLANT SALE & FUN FAIR on Saturday, May 11th from 9:00 am – 2:00 pm. We would like to encourage everyone from the neighborhood to stop by and help support the school. There's something for everyone - beautiful flowers, vegetables, and herbs for your garden, and a bigger and better Fun Fair for the kids. To get everyone excited about the event, a number of neighborhood parents will be hosting a PRE-SALE GARDEN PARTY at the Molkery on April 11th from 5:30 – 8:30 pm. We will have Master Gardeners, Master Composters, and other experts on hand to help you plan your summer garden and answer any questions you may have. You'll also have the opportunity to order from a wide variety of plants at a 15% discount, while you sip some wine and enjoy tasty treats. Pre-ordering is a great way to guarantee that you get exactly what you want for this season, so mark your calendars! If you can't make it to the event but would like to order plants in advance and save 15%, please send an email to [plantsale@montclairpeak.org](mailto:plantsale@montclairpeak.org) or call Amy Blum at 303-681-7112 for a catalog or more information. Catalogues will also be available at [plantsale.montclairpeak.org](http://plantsale.montclairpeak.org)

## **NEW TRAFFIC PLANS**

No time more than this spring has it been apparent to our school how much we are tied to the greater Montclair community. It's been exciting to see the two organizations working together to make the neighborhood the vibrant place that it is.

We would like to thank everyone in the neighborhood who has been involved in the effort to increase safety around the school during the morning drop-off and afternoon pick-up. Through the input of the school, neighbors, and Denver traffic engineers, an alternative solution has been proposed to help alleviate pedestrian/traffic conflicts on Newport.

As many of you know, the original proposal was to turn Newport directly in front of the school into a permanent one-way street going southbound. However, there was concern from the neighborhood that this solution would, among other things, adversely increase traffic on already congested 11th Avenue. So the recommendation is to install "No Left Turn" and "No Right Turn" signs on the existing pole at the northwest corner of Newport and 11th coinciding with the student arrival and dismissal times, 7:00 am – 9:00 am and 2:00 pm – 4:00 pm, facing eastbound and westbound traffic respectively. There will also be a "No Thru Traffic" sign with the school arrival/dismissal time of day restrictions on the northeast corner of Newport and 11th, facing northbound traffic.

## **INTERESTED IN VOLUNTEERING?**

The new traffic change will support our already successful Montclair Valet Program (MVP). MVP partners both adult volunteers and fifth graders with students to escort them to their waiting rides at the end of the school day. MVP has been instrumental in creating order and increasing safety. But the program cannot succeed without the help of volunteers. If you are interested in getting involved in the school, we would love your help. It only takes a few minutes in the afternoon and makes a world of difference. If you are interested, please contact Mindy McMahon at [mindy\\_mcmahon@q.com](mailto:mindy_mcmahon@q.com) / 303-355-5981 to find out more.

Additionally, we would love to have our neighbors volunteer at school. Kids can use help in the classroom, or specifically with reading and math. If you are interested in sharing some of your time, please contact Jan Price in the office at [janprice@dpsk12.org](mailto:janprice@dpsk12.org) / 720-424-5380. We also have an incredible backpack program that sends food home on the weekends for students in need. Our backpack program is one of the largest in the District and we always are looking for help and donations. Please contact Kelly Dwyer at [kellypdwyer@gmail.com](mailto:kellypdwyer@gmail.com) / 303-722-0515 if you are interested in helping with either.

I know everyone would agree how much we'd love to see our neighbors working with the amazing students of the school!

## President's Note

*Nancy Mucker, President HMCAI*



For some reason I am really suffering from the winter blahs and have struggled with what to write for our winter newsletter. A recent snowy Sunday found me reupholstering my dining room chairs. (I know, more excitement than the average person can bear.) Looking for something to have on the TV in the background, I found myself watching the Daytona 500 NASCAR race! The only reason it interested me was that Danica Patrick had won the pole position. Firsts are always important and this, of course, was one of those times: the first woman in a pole position on the "great American race". I know enough to understand that pole sitters rarely win the race, but I did find myself cheering for her. And an interesting point, auto racing is the one major sport where men and women compete in the same event.

So, one thing leads to another and this started me thinking about what has changed for women in the last 50 years. The list is too long to recount, but there have been some things that personally resonated with me, based on my own experience. In middle school, I decided I wanted to be an FBI agent. My father didn't laugh or criticize but said the FBI didn't yet accept women agents. That was a surprise to me – it had never entered my mind that women couldn't do that. It happened again in high school when I decided I wanted to go to the Air Force Academy. (Not such a crazy idea since my father had been career Air Force.) Once again, he had to tell me that women couldn't go to the Air Force Academy. He did say that women would be accepted eventually but not yet. (This was the late '60's and women weren't admitted until 1976.) Another surprise. And so it goes. (As I am writing this, Maj. Gen. Michelle Johnson has been nominated to become the institution's first female superintendent!)

I started working in financial services in Chicago in the late 1970's. My boss loved his private luncheon clubs in Chicago. But alas, women couldn't go. We would be having meetings all morning; then he would announce that he and our male guests were going to one of the men-only luncheon clubs. I could grab a sandwich and catch up with them when they returned! This is not so long ago.

So what does this have to do with Historic Montclair? Not much. But March is Women's History Month. Connect with your daughters and granddaughters and talk about what has changed for women in recent years – and how many "firsts" you can remember. And, read Tom Noel's article in this newsletter (see Page 9) on famous Colorado women buried in nearby Fairmount Cemetery.

Please join us for a fun-tastic  
neighborhood event...  
*benefitting the kids at Montclair School*

# Montclair Plant Sale & Fun Fair

**Saturday, May 11th**  
9 am to 2 pm (Rain or Shine)

Veggies...Herbs! Food...Games...Prizes!  
Annuals...Perennials...Baskets!  
Face Painting...Dunk Tank...Fire Truck!  
...and more!

**NEW! Pre-Sale Garden Party at the Molkery**  
Thursday, April 11th, 5:30 to 8:30pm

Join us for this fun, free event! Enjoy wine and tasty treats while you get a jump on your summer garden with expert advice and planning tips from local master gardeners. Place your order in advance of Plant Sale day and enjoy a bigger variety of plants and a 15% discount! Go to [plantsale.montclairpeak.org](http://plantsale.montclairpeak.org) for more info.



Montclair School of Academics and Enrichment  
1151 Newport Street • 720-424-5380

## Lowry – Buckley Annex and Parking

By David H. McCord

The Annex General Development Plan is in process before the City following numerous public meetings with LRA staff, City staff, LRA consultants, and elected officials. The current GDP documents can be found on the LRA's web site. Next steps are creation of the design guidelines, land use zoning, then site plans.

At this point, my more than personal concern is with inadequacy of parking, inadequate number of spaces per dwelling unit, questionable spaces for commercial uses, and parking layout and location. The expressed City view, possibly too, the LRA's, is to apply the notion that Lowry is for "urban" density and provision of a reduced parking standard appropriately – a condition terribly short in my view. Vehicle ownership and average vehicle trips per unit per day for Lowry do not differ greatly from Denver suburbia. Lowry neighbors can point to several irritating failures of parking adequacy and management and rightly lay that blame at the LRA staff, City parking standards, and inadequate City staff review.

A multifamily project intended for owner occupancy allowed for tandem parking with two vehicle spaces per unit placed nose to tail, and the owner-occupants to manage their own space use. The City and LRA planners and the developer failed utterly to view the reality that no one can guarantee markets, that owner occupied units might not occur. Market reality resulted in the units being offered for rent as apartments with multiple, unrelated occupants, roommates, becoming reality and more than two vehicles per unit emerging with trespass into adjacent spaces to accommodate the greater number of vehicles. Conflicts resulted.

The Beer Garden restaurant occupying the SE corner of Hangar 2 creates demand in excess of available parking spaces. Apparently an informal handoff on the need to ensure parking in the vicinity, or to better locate a restaurant, was lost in an administrative change by the LRA. Residential neighbors and nearby commercial users are impacted and suffer those consequences of this popular enterprise.

The Schlessman Library was under parked from the day the Library opened. A slight band-aide was created when the City defined on-street parking on the north side of 1st Avenue west of Poplar, the Library's access street to the west. I parked there one time and have never seen other parked vehicles. On-street parking is allowed on Poplar north of the library entrance but not on the private spaces in the multifamily units on the west side of Poplar, with resultant conflicts.

A to-be-tested resolution to help solve parking demand for library users is offered in the Buckley Annex plans to locate parking spaces on the south side of 1st Avenue with a pedestrian crossing to access the library. The design guidelines are to express provisions for the library parking and the site plan should illustrate where library parking is located and its design. I am told 80 spaces are proposed but I doubt if these are exclusively for library use, as they will be shared with planned commercial uses in the development parcel between 1st and Lowry Boulevard west of Quebec and south of the library. A convenient and safe pedestrian crossing of 1st Avenue to serve the library needs careful scrutiny. A crossing location at Poplar would not be convenient. Stay tuned and be critical as plans emerge.

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## Colorado House Legislative Update

by Lois Court



I appreciate this opportunity to communicate with my Montclair constituents.

I'm happy to report that four historic gun safety bills have passed the state House of Representatives and are now before the state Senate.

HB13-1224 limits the sale, purchase, or transfer of firearms magazines that can hold more than 15 bullets or eight shotgun shells; HB13-1226 prohibits concealed carry in buildings on Colorado's public college and university campuses; HB13-1228 ends the taxpayer subsidy for gun buyers' background checks; and HB13-1229 closes the loophole on background checks for firearms purchasers.

I'm proud to be the sponsor of the background checks fees bill and I am confident that I respected the wishes of the vast majority of my constituents by voting yes on all four gun safety bills. But we still have a ways to go for all four bills to make it through the Senate and be signed into law by Gov. John Hickenlooper. Please let Sen. Pat Steadman know your thoughts on this matter.

I remain hopeful that these bills will become law, because they will make much-needed improvements to our public safety.

A few more notes about background checks: In 1999, after the massacre at Columbine High School left an indelible stain on Colorado history, voters in our state overwhelmingly approved closing the loophole that allowed people who bought guns at gun shows to avoid the required background check performed by the Colorado Bureau of Investigation.

In 2013, after the massacre at the Century 16 Theater in Aurora seared another scar on our collective memory, it is time to close the final – and even larger – background check loophole exempting gun buyers who make their purchases from private sellers, not licensed gun dealers. The United States Department of Justice estimates that 40 percent of all gun purchases fall into this category.

But closing this loophole comes with a price. Under current law, Colorado taxpayers foot the entire bill for the CBI “instacheck” system, which screens for convicted felons, domestic abusers and those with mental illnesses that make them a danger to themselves or others.

The CBI says the cost for each background check is only about \$10. But if we continue to subsidize gun buyers' background checks, it will cost us \$750,000 on top of the \$1 million we taxpayers already pay for background checks for gun shop and gun show purchases.

We taxpayers shouldn't be in the business of paying for gun owners to pass background checks.

The overwhelming majority of firearms owners in Colorado are honest, law-abiding and well-balanced. I do not want them to feel stigmatized just because they are exercising their constitutionally guaranteed Second Amendment rights.

National Rifle Association card-carrying residents of my legislative district have contacted me to ask what they can do to be part of the solution to the gun violence that has had such a deep impact on America, and especially on Colorado.

I have asked these constituents, and I ask all who read this essay, to join me in supporting common-sense measures to reduce gun violence.

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

## A More Connected Montclair

An important part of any great neighborhood is a sense of connection – to both the area and to your neighbors. Certainly that's a reason many people choose to live in Montclair. Similarly, social media and websites, promise a way to build new connections both in the online and real world.

The HMCAI is interested in your thoughts regarding online neighborhood resources. A two-minute, online survey on this subject is available at: <http://www.surveymonkey.com/s/VQ8LPVV>. All Montclair residents are encouraged to share your perspective with the board.

Have you checked out the online presence of Montclair recently? Here are a few options to learn more about the goings-on in our neighborhood including upcoming events or finding people with similar interests.

[www.historicmontclair.org](http://www.historicmontclair.org) is a website maintained by the HMCAI board with a calendar, discussion forums, a PDF version of The Montclarion and more. This is a public website.

[www.historicmontclair.nextdoor.com](http://www.historicmontclair.nextdoor.com) is a community social media site that allows neighbors to share interests, schedule events and host discussions.

You can also find Historic Montclair on Facebook.



**St. James School**

**Spring Dinner Dance**  
Featuring  
**Dean Bushnell's "Little"**  
**Big Band**

Sunday, April 14  
5 PM - 8 PM

\*Gourmet Food Buffet  
\*Open Beer and Wine Bar  
\*Silent and Live Auction  
\*Dancing  
\*Door Prizes

\$50 per person  
\$35 seniors

tickets available at school office  
1250 Newport St.  
303-333-8275



## 2013 Legislative Session in Full Swing

by State Senator Pat Steadman, District 31



The Colorado General Assembly is back at work, making laws and writing a budget for the State of Colorado. As usual, there's a lot on the agenda and only 120 days to complete our annual task.

This year I have the honor of chairing the Joint Budget Committee. I serve on the JBC and the Senate Appropriations Committee, and as you might imagine, much of my focus is on fiscal policy and budgetary matters. The Colorado Constitution requires the legislature to write an annual budget, and our budget must be balanced to available revenue. It takes the JBC about five months to draft the budget bill. I will be introducing the "Long Bill," as it is known, on March 25, 2013.

While most of the legislation I am sponsoring this year is related to the budget, I am also continuing in my efforts to pass Civil Unions legislation and reform our criminal justice system. The Civil Unions bill, SB 11, as already passed the Senate and will soon be debated by the House. Bills I am sponsoring on criminal justice reform are still being drafted and considered in the Senate. I have been a member of the Drug Policy Task Force for over three years and have sponsored several pieces of successful legislation aimed at emphasizing drug treatment over incarceration for low-level drug offenders. This year, our Task Force recommended a proposal to separate the sentencing guidelines for drug offenses from other felonies. This recognizes that drug offenses are different from other types of violent or economic crimes. By focusing on treatment we can save lives, increase public safety and make more effective use of taxpayer dollars.

I've been holding a series of Town Hall Meetings at different locations in Senate District 31. I welcome your participation in those meetings, as this is one of the ways I get input from constituents about the issues of the day. Come learn more about the budget, criminal justice reform or other issues of concern. A schedule is available on my website at [www.PatSteadman.com](http://www.PatSteadman.com). You can also subscribe to my email newsletter, which also features current issues in the legislature and lists upcoming events where we can meet to discuss your perspective on the state legislature.

Please visit my website to learn more, or contact me at 303-866-4861 or [sen.steadman@gmail.com](mailto:sen.steadman@gmail.com).

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# Neighborhood Stats

January - December 2012 vs 2011		# of Homes Sold			Price Per Square Foot		
Area	Boundaries	# Sold 2011	# Sold 2012	% Change	PPF 2011*	PPF 2012*	% Change
Bonnie Brae, Belkora	Jessamine to Colorado, Alameda to Mississippi	80	88	48.2%	\$200	\$207	3.5%
Capital Hill	Broadway to Downing, 95th to Colfax	17	18	11.8%	\$179	\$201	12.3%
Cheesman Park	Marion to Gaylord, 85th to Colfax	18	18	0.0%	\$219	\$218	-1.4%
Cherry Creek North	Jessamine to Colorado, 1st to 85th	80	75	80.0%	\$215	\$224	8.0%
City Park	Downing to York, 105th to MLK	100	107	27.0%	\$177	\$201	13.0%
City Park South	York to Colorado, Colfax to 175th	10	18	80.0%	\$226	\$220	-11.5%
Congress Park	York to Colorado, 85th to Colfax	108	150	45.0%	\$271	\$288	6.3%
Cozy Manor	University to Colorado, Mississippi to Mexico	82	101	25.0%	\$288	\$287	-0.3%
Country Club	Downing to Gaylord, 1st to 45th	14	20	43.0%	\$284	\$400	40.5%
Country Club North	Downing to Gaylord, 45th to 85th	12	12	36.0%	\$390	\$373	-13.3%
Crestwood	Holly to Alameda, 1st to 85th	20	22	10.0%	\$270	\$270	0.0%
DU	Downing to University, Evans to Yale	54	81	48.0%	\$261	\$288	10.3%
Hale Mayfield	Colorado to Holly, 85th to Colfax	84	101	20.0%	\$280	\$277	-1.1%
Harvard Park	Broadway to Downing, Evans to Yale	30	30	51.0%	\$227	\$280	23.3%
Highlands	Federal to Sheridan, 205th to 35th	200	248	8.0%	\$271	\$288	10.3%
Hittig	Colorado to Holly, Alameda to 85th	70	77	10.0%	\$283	\$284	0.4%
Loring	Quebec to 175th, Alameda to 175th	70	76	8.6%	\$152	\$187	23.0%
Marinette	Holly to Quebec, 85th to Colfax	101	128	27.8%	\$298	\$291	-2.3%
Observatory Park	University to Colorado, Evans to Yale	37	73	28.7%	\$244	\$280	16.0%
Park Hill	Colorado to Quebec, Colfax to 205th	218	228	4.8%	\$270	\$286	4.4%
Pied Park	Broadway to Downing, Louisiana to Evans	100	140	36.0%	\$276	\$280	1.5%
Stuyvesant	York to Colorado, 205th to MLK	48	54	30.0%	\$179	\$208	28.0%
Sloan's Lake	Federal to Sheridan, 205th to 25th	48	88	83.0%	\$234	\$238	1.7%
Southern Hills	University to Colorado, Yale to Hampden	48	50	10.4%	\$340	\$287	-7.1%
Stapleton	Quebec to Harvard, 230th to 405th	182	170	4.8%	\$206	\$218	5.8%
West Wash Park	Downing to University, Ellsworth to Louisiana	110	113	2.7%	\$268	\$271	1.1%
West Wash Park	Broadway to Downing, Ellsworth to Louisiana	106	188	15.0%	\$280	\$280	0.0%
WUI	France to Federal, 205th to 35th	88	88	0.0%	\$247	\$278	12.5%
<b>Total</b>		<b>2088</b>	<b>2444</b>	<b>28.1%</b>	<b>\$287</b>	<b>\$278</b>	<b>-3.1%</b>
<b>Townhouse/Condominium Sales</b>							
Down to up to \$400k	OTD	188	247	31.4%	\$298	\$271	-8.4%
Down to above \$200k	OTD	88	88	22.0%	\$278	\$400	43.5%
Source: Metrolist, 1/15/2013							
* PPF is based on Net Sales Price, including all concessions							

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## FAMOUS FEMMES AT FAIRMOUNT

*By Tom Noel*

Back in 1890, Montclair was a thriving five year old town when another community was founded to the south of us. Montclarions could hop on the Quebec Street streetcar for the quick trip through undeveloped prairie to Fairmount Cemetery. It has since outgrown Montclair, and is now a necropolis of over 160,000.

Strolling through this cemetery park, you may notice that men have bigger egos and bigger cemetery monuments, but women are finally getting more attention. To that end, Colorado's largest cemetery has published a little booklet, "Distinguished Colorado Women Walking Tour." As Women's History Month approaches, what better time to forget his story and focus on her story.

Marcia Goldstein, Rosemary Fetter, and the Colorado Coalition for Women's History, as well as the League of Women Voters of Colorado, helped Fairmount Cemetery produce this guide to underground celebrities. You can order or pick up a copy for \$2 at the Fairmount Office, 430 S. Quebec St., Denver, Co., 80231, or Fairmount (303-399-0692) for a booklet.

Foremost among the Fairmount femmes is **Dr. Florence Rena Sabin** (1871-1953), the first Coloradan to be honored with a statue in the National Capitol. Born in a still-standing Central City miner's cottage, she became the first women professor at John Hopkins University and the first woman elected to life-time membership in the National Academy of Science. At the Rockefeller Institute in New York, Dr. Sabin constructed a model of the brain used by medical students worldwide, as was her "Atlas of the Medula and Midbrain." After retiring to Denver in 1938 at age 67, she worked to enact "Sabin Health Bills" which gave Colorado one of the nation's best public health programs.

**Emily Griffith** (1880-1947) did for education what Dr. Sabin did for medicine, reaching out to the poorest and least able--the very people whose health, education, and welfare our current crop of politicians are targeting for cuts. Griffith's concern about foreigners, non-English-speakers, and poor people led her to found The Emily Griffith Opportunity School in Denver "For all who Wish to Learn."

*Continued on Page 12*

## DON, GALLEHER & SALIMAN

*LITIGATION ATTORNEYS SINCE 1971*

1737 Gaylord St., Denver, CO 80206  
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dgs@dgslegal.com



## Spring Gardening 2013

*By Gail Barry*

As I write this, snow is piling up, and it is hard to imagine that spring is almost here. Despite the snow, which we really need, it will soon be time to dig, plant and prepare for summer. At this time, if the weather is nice, one can prune the tips of evergreens such as spruce, fir and juniper to keep them in control. Cut just above a side bud, to the desired length. One can also prune shrubs and other trees that are still dormant. It is also a time to clean up the dead leaves and stalks on hardy perennials and ornamental grasses. If the ground is not frozen, vegetable and annual flowerbeds can be turned and enriched with 3-4 inches deep compost. Leave large clods to hold moisture until time to plant. Strawberries and other fruits can be planted and kept with a blanket of mulch over them to protect from possible frost heaving until the weather is stable. Early, cool season vegetables and flowers can be planted any time the ground can be worked. This includes peas, spinach, lettuce, kale, broccoli and other related species, radishes, pansies and other viola species, as well as hardy perennial flower seeds. More tender vegetables and flowers can be started in pots inside so they will be ready to plant when danger of frost is gone. One can also plan for more permanent plantings as needed. Make sure you take into consideration the mature size of the plants you are considering and the required growing conditions.

For those of you who may have moved here from other parts of the country, gardening in Colorado can be challenging. We tend to have heavy clay soils that benefit from the addition of soil amendments. A number of plants that are familiar favorites in other parts of the country may not grow here at all. Despite our limited plant palette, and need to conserve water, we can create appealing spaces with a little extra work. There are quite a number of pamphlets and books that are tailored to our particular climate and soils if you take the trouble to look for them. Consult CSU extension service and the Denver Botanic Gardens. Books from the library may also be good as long as they are tailored to our area.

As a reminder, if it becomes dry (as it has been,) with no snow cover, and the temperature is above 40 degrees F, you should deeply 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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## FAMOUS FEMMES AT FAIRMOUNT *(Continued from Page 9)*

Emily, as the first principal of the Opportunity School founded in 1915, specialized in night and weekend courses for poor, working people of all ages. She gave them a chance to learn to read, write and speak English and to upgrade their jobs skills. Emily ran this as a free school, but in our own much more affluent age, the school has been cut back and forced to charge tuition.

After she retired in 1933, Denver's Opportunity School was renamed The Emily Griffith Opportunity School. This year, sad to say, DPS is negotiating to sell the Emily Griffith School that could be demolished.

**Elizabeth Fraser** came to Colorado as a 24-year old traveling saleswoman for the Singer Sewing Machine Company. She caught the eye of Colorado's great cattle baron, John Wesley Iliff, and became his bride. After his early death, Elizabeth ably ran the vast Iliff cattle empire. One of the many successful women ranchers overlooked by historians and Hollywood, she also became a great philanthropist. In memory of her first husband, she established the Illif School of Theology at the University of Denver. With her second husband, the Methodist Bishop of Colorado, Henry Warren, Elizabeth did much to promote the Illif School of Theology and to bolster the financially struggling University of Denver, the state's oldest and largest private university.

**Ione T. Hanna** (1837-1924), the first women elected to public office in Denver; educator Anna Wolcott Vaile, and amusement park founder and operator Mary Elitch are among the ladies on Fairmount's tour. The spirit of Mary Elitch has been particularly active of late showing concern about how her old gardens at West 38th Avenue and Tennyson will be redeveloped. Mary gave Denver its first extensive zoo, one of its first movie houses, a grand theater, and the finest amusement park in the Rocky Mountain Empire.

Early state legislators Olive C. Butler, Martha Bushnell Conine, and Alice M. Ruble; madam Mattie Silks; suffragette Katherine G. Patterson and Denver Post heirs Agnes Reid Tammen, May Bonfils Stanton, and Helen G. Bonfils are also on the tombstone tour. The last three used extensive philanthropy to compensate for the roguish behavior of Henry Tammen and Frederick G. Bonfils, who made the Denver Post the most successful--and infamous--newspaper in the Rockies.

For many more notable Colorado women, take a look at the new book by Gail M. Beaton, *Colorado Women: A History*. Boulder, CO: University Press of Colorado, 2012. 380 pages. Black-and-white photographs, index, notes, further readings. 6" x 9". \$34.95 hardcover. This is the first statewide overview of a neglected realm.

Fairmount is open sunrise to sunset, 365 days a year. Tombstone tourists are always welcome. Besides famous women, Fairmount has plenty of birds and a few red foxes, skunks, raccoons, coyotes and rabbits.



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Broker Associate

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As a dedicated member of the Montclair Community, I will donate 5% of earned commissions on each house bought or sold to the charity of your choice.

*CU-Denver history prof. Tom Noel worked as a graduate student as the night receptionist at Fairmount Mortuary and Cemetery. Check out [dr.colorado.aurarai.edu](http://dr.colorado.aurarai.edu) for a list of his classes, talks and tours including upcoming History Colorado walking tours of Montclair (May 12, 2013) and Riverside Cemetery (Oct. 26, 2013)*

## Review of Yu Hong Chinese Restaurant

*By Karen Hickey*

Historic Montclair's new business neighbor, the Yu Hong Chinese Restaurant, has opened at the corner of Colfax and Oneida. Their food is delicious! They recently obtained a liquor license and will be serving beer and wine.

Located in space formerly occupied by the Asian Cafe, Yu Hong has dine-in, take-out and party trays. Their extensive menu, 115 entrees and 11 appetizers, includes poultry, beef, pork, seafood, vegetable, and noodle and rice dishes. One category, healthy entrees, is steamed and has no sugar, salt, cornstarch or vegetable oil. They use no MSG.

Lunch is served from 11–2:30 pm every day but Saturday. The restaurant opens at 4 pm Saturday for dinner. They close at 9 pm daily, except 8:30 pm on Sunday.

Yu Hong has free delivery to a limited area surrounding the restaurant for orders of \$12 or more. The phone number is 303-388-6901. FAX: 303-388-6903. They have a website [www.yuhongrestaurant.com](http://www.yuhongrestaurant.com).

The restaurant's manager is Mandy Chen. She came to Colorado ten years ago from Taiwan and formerly worked at a gourmet Chinese restaurant in Boulder. The owner is Jin Huang. Mr. Huang came to the U.S. 20 years ago from China and has owned many Chinese restaurants, including Spicy Thai at 23rd and Oneida.

The staff is friendly and eager to please.

Support a local business, give them a try!

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## A Great Neighborhood Find on the FAX GB Fish & Chips-5325 E. Colfax-303-333-4551

*Restaurant Review by Judy Baxter*

Maybe you are contemplating abandoning your New Year's resolution of no fried foods OR it is Lent and you are suppose to eat fish OR you have a secret hankering for British fast comfort food. I have found the place to satisfy all these needs and more – GB Fish & Chips, right next to MOD Living on the North Side of Colfax. Look for the British Flag and a Guinness sign on the door.



This is an uncomplicated menu with a deceptively large number of choices. Simply put, GBs serves up great fried fish and seafood—freshly cooked and fresh tasting, not greasy. “Swimmer” choices include cod, tilapia, prawns, oysters, squid, scallops—all battered and fried to order, then served up on mock newspaper with fresh chips and your favorite condiment (tartar sauce, malt vinegar, lemon wedge). You can get half or full orders to suit different appetites. What makes this authentically British to me is the curry sauce side that you can use as a dip—it reminds me of staying in London just off of Paddington Station and grabbing dinner from the take away joints with Indian influence all around.

Ah but you are still trying to swear off fried food. You could go for the BEST clam chowder I have had outside or maybe even inside Maine (being a good Maine girl, I can say this). Other English comfort foods include: bangers (spiced pork sausage), Shepherd's Pie (beef stew baked with a mashed potato top), meat pies (small pastry pies with choice of savory fillings), and pasties (the original pastry pocket). Everything can be ordered ala Carte or as a meal (one side + a soft drink). Chips, curry sauce, mash potatoes, baked beans, coleslaw and crisps (chips) can all be ordered as sides. They have a great selection of beers, some wine and a Bloody Mary bar. Kids' eat free on Sundays, Happy Hour is all day Monday, and they serve Catfish on Fridays. Take out or eat in, it's all good!

Many of you probably already know about this great family friendly, neighborhood place. I am hoping that for those of you who hadn't found GBs yet, my little culinary discovery will serve you well. GBs motto is: “IN COD WE TRUST”, trust me you will get a great meal with great value here. **CHEERS- JB**

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## Real Estate Marketplace March 2013

As 2013 gets underway, Colorado's housing market is poised to continue its steady recovery that began in 2012. Industry economists expect more improvement this year. Foreclosures and short sales continue to decline. Approximately 3400 homes sold in the Denver area last year, an 8% jump from 2011.

Montclair, however, saw an amazing 38% jump in home sales. In 2011, 100 homes sold in our neighborhood and 138 sold in 2012. Inventory of homes for sale in Denver is currently at its lowest level since 2005, and is down 50% just in the past year. There are currently eager buyers seeking homes in a market that cannot meet the demand. Denver is now a sellers' market. This is a tremendous opportunity for homeowners who are considering selling their home in 2013.

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

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

Broker Associate - Coldwell Banker Devonshire

gail.wallace@coloradohomes.com • gpwallacepr@aol.com • 303-903-5750

Address	Bedrms	Baths	Sq Ft	Price	Address	Bedrms	Baths	Sq Ft	Price
1447 Ivy St	0	1	782	\$107,500	1407 Jersey St.	3	2	906	\$240,000
1409 Ivy St	1	1	640	\$119,500	1365 Pontiac St.	2	1	991	\$240,000
1450 Olive St	1	1	1876	\$155,000	820 Krameria St.	2	2	1361	\$243,500
1400 Ivy St	2	1	822	\$157,000	1111 Kearney St.	2	1	826	\$245,000
1328 Niagara St	2	1	892	\$160,000	1163 Quebec St.	3	3	178	\$247,225
1255 Leyden St.	2	1	848	\$162,500	1350 Newport St.	2	2	1697	\$250,500
7232 E. 12th	4	2	909	\$166,000	750 Kearney St.	2	1	1116	\$251,000
1220 Kearney St.	1	1	720	\$167,500	645 Poplar St.	3	2	1252	\$260,000
1218 Leyden St.	2	1	774	\$168,000	7131 E. 6th Ave.	3	2	1762	\$260,225
778 Poplar St.	2	1	731	\$169,740	1420 Newport St.	4	2	1800	\$264,000
1252 Leyden St.	2	1	848	\$175,000	1166 Pontiac St.	2	1	947	\$265,000
1449 Quebec St	3	2	1231	\$175,500	1251 Olive St.	3	1	1140	\$265,000
1461 Holly St.	3	2	1002	\$180,000	714 Holly St	3	2	1076	\$269,900
1145 Ivy St.	2	1	752	\$185,000	1461 Locust St.	3	2	1118	\$270,000
1030 Jersey St	2	3	1299	\$190,000	1121 Jasmine St.	2	2	894	\$270,000
1143 Ivy St.	3	2	1273	\$197,500	1075 Ivy St.	2	1	1179	\$270,000
7275 E 8th Ave	3	2	792	\$201,500	1002 Pontiac St.	3	2	1541	\$275,000
1185 Poplar St.	2	1	758	\$203,000	910 Kearney St.	2	1	1167	\$280,000
1350 Magnolia St.	2	1	673	\$205,000	1054 Leyden St.	2	2	1212	\$280,000
845 Pontiac St.	2	2	790	\$205,100	1410 Magnolia St.	3	2	834	\$282,500
1190 Monaco Pkwy	3	2	1324	\$210,000	1400 Magnolia St.	3	2	1322	\$285,000
1025 Jasmine St. #7	2	2	1185	\$213,000	1112 Pontiac St.	2	1	1253	\$285,000
1281 Holly St.	4	2	1426	\$220,221	1255 Hooly St.	3	2	782	\$290,000
810 Kearney St.	2	1	1057	\$227,000	1054 Krameria St.	4	2	1925	\$293,900
915 Kearney St.	2	2	1341	\$228,000	746 Ivanhoe St.	2	2	1183	\$295,000
1100 Olive St.	2	1	1015	\$233,000	725 Krameria St.	3	2	1156	\$295,000
1120 Magnolia St.	2	1	876	\$235,000	1135 Jasmine St.	4	2	937	\$295,000
1005 Leyden St.	2	1	1085	\$235,000	721 Poplar St.	3	1	1079	\$296,900
1037 Locust St.	2	1	742	\$239,585	851 Niagara St.	2	2	1258	\$300,000
1340 Olive St.	6	2	2680	\$240,000	6801 E. 11th Ave	4	2	978	\$310,000

Address	Bedrms	Baths	Sq Ft	Price	Address	Bedrms	Baths	Sq Ft	Price
1022 Pontiac St.	3	2	1408	\$310,000	1036 Oneida St.	3	2	1155	\$399,000
1348 Olive St.	3	2	1850	\$314,000	1225 Newport St.	2	2	1179	\$400,000
1425 Newport St.	4	2	1045	\$317,500	767 Monaco Pkwy	4	3	1596	\$420,000
798 Newport St.	3	2	1008	\$317,679	655 Ivanhoe St.	4	2	1148	\$425,000
1447 Locust St.	3	2	990	\$318,000	7015 E. Richthofen	5	3	1233	\$425,000
1120 Holly St.	3	2	950	\$318,500	1045 Olive St.	4	3	1818	\$426,000
1423 Niagara St.	4	2	1162	\$321,000	1453 Monaco Pkwy.	4	3	1786	\$426,000
1165 Jersey St.	3	1	1231	\$322,500	1251 Olive St.	4	2	1140	\$432,325
1345 Pontiac St.	3	1	1041	\$323,500	645 Krameria St.	3	3	1392	\$440,650
1360 Locust St.	2	2	979	\$325,000	700 Kearney St.	4	2	1469	\$479,000
865 Pontiac St.	3	2	836	\$325,000	635 Jasmine St.	4	2	1387	\$519,000
1303 Newport St.	4	2	1087	\$330,000	1172 Monaco Pkwy	4	3	2783	\$528,975
1436 Monaco Pkwy	3	2	1178	\$335,000	621 Jasmine St.	4	3	2204	\$534,600
1273 Newport St.	3	2	1181	\$335,000	641 Niagara St.	3	2	2638	\$553,500
1217 Oneida St.	3	2	1687	\$338,000	620 Jasmine St.	4	4	1726	\$572,500
635 Poplar St.	4	2	2340	\$339,000	1045 Oneida St.	4	3	2142	\$579,900
6815 E. 6th Ave.	3	2	1736	\$340,000	915 Monaco Pkwy	5	4	2373	\$605,000
1160 Ivy St.	4	2	1296	\$345,000	810 Jasmine St.	4	4	2267	\$618,000
921 Pontiac St.	3	2	1133	\$345,000	820 Jasmine St.	5	4	2535	\$624,900
795 Jersey St.	5	2	1326	\$347,000	934 Locust St.	4	3	2968	\$625,000
640 Oneida St.	4	2	1282	\$349,800	1085 Krameria St.	4	4	3251	\$635,000
1204 Jasmine St.	4	2	919	\$349,900	835 Niagara St.	4	4	3242	\$645,000
728 Holy St.	3	2	1271	\$350,000	6220 E. 6th Ave.	5	4	3050	\$649,000
1363 Locust St.	4	2	1196	\$353,000	861 Leyden St.	5	4	2705	\$650,000
766 Holly St.	3	2	1019	\$354,900	748 Ivy St.	4	4	3193	\$685,000
1355 Holly St	3	2	1107	\$359,900	801 Oneida St.	4	4	2853	\$685,000
909 Holly St	4	3	1811	\$364,000	1016 Holly St.	6	5	3500	\$690,000
879 Monaco Pkwy	4	2	1165	\$364,000	945 Kearney St.	4	4	2713	\$702,000
770 Locust St.	4	2	1228	\$370,000	695 Niagara St.	4	4	3334	\$753,000
1048 Newport St	2	3	2070	\$375,000	735 Jersey St.	4	4	2834	\$770,000
6935 E. Richthofen	4	2	1909	\$375,000	1254 Monaco Pkwy	4	4	3768	\$824,000
1437 Monaco Pkwy	4	2	1303	\$380,000	731 Leyden St.	5	4	2832	\$825,000
630 Jersey St.	2	2	1347	\$383,000	6401 E. 6th Avw. Pkwy	4	5	3023	\$825,000
1300 Oneida St.	3	2	1453	\$383,000	1200 Newport St.	4	4	3531	\$860,000
765 Holly St.	3	3	1943	\$385,000	717 Pontiac St.	4	3	2674	\$900,000
1350 Newport St.	3	3	1557	\$395,000	1110 Newport St.	3	4	2512	\$912,000
1235 Holly St.	3	2	1688	\$395,000	1177 Pontiac St.	5	4	5773	\$1,091,466
750 Poplar St.	3	3	1814	\$397,000	654 Ivanhoe St.	5	6	3480	\$1,427,000
630 Leyden St.	3	2	1291	\$398,600	7020 E. 12th Ave.	8	7	11200	\$3,490,000

**SAVE THE DATES  
HMCAI's Events for 2013**

Event	Date
Easter Egg Hunt	Saturday, March 30th: 10 a.m. to 11:30 a.m. The Molkery and Montclair Park
Montclair Neighbors Garage Sale	Saturday, May 18th: 8:30 a.m. to 3 p.m.
July 4th Annual Picnic	Thursday, July 4th: 10 a.m. to 2 p.m. Music begins at 10:30 a.m. Montclair Park
Adults-only Reception	Friday, September 27th: 6:30 p.m. – 8:30 p.m. The Molkery
HMCAI Annual Meeting	Wednesday, October 16th: 7 p.m. – 9 p.m.
Halloween Haunting Kids Costume Party	Sunday, October 27th: 10:30 a.m. – 12:30 p.m. The Molkery
Treats with Santa	Saturday, December 14th: 10:00 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. If you would like to volunteer for any of these events, please contact [info@historicmontclair.org](mailto:info@historicmontclair.org). **We are in great need of a volunteer to chair the July 4th Picnic this year.** Volunteering ensures these events will continue.

*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.*

## 2013 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            \$

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