

The Montclarion

Founded 1907

Denver, CO

2nd Quarter 2010

www.HistoricMontclair.org

info@HistoricMontclair.org

Come to the Montclair Picnic

WHEN: *Saturday, July 3* starting promptly at 10:30 AM. **NOTE: The Picnic is NOT on July 4th this year!!**



WHERE: Montclair Park, between 12th Avenue and Richthofen, from Newport to Oneida.

WHAT: The Annual Bike Parade, games, live band, a fire truck and food for all!

PIX: Like last year, this picnic will feature roving photographers who will post photos on the HMCAI website after the event.

BRING: A blanket and **beverages** for the family.

There will NOT be a water truck or individual drinks provided this year. HMCAI regrets any inconvenience this may cause. It will be hot, and you may be active --- bring more than you think you need! Reusable containers are encouraged, as trash facilities are minimal.

EVENTS SCHEDULE:

10:30 AM Band Arrives/Music Starts	11:30 AM Food Service Begins
11:00 AM Bike Parade Ages 0-5	12:30 PM Games Start/Fire Truck arrives
11:15 AM Bike Parade Ages 6-12	2:00 PM Picnic Ends

The Bike Parade is in two heats: one for Children 0-5 and one for Children 6-12. For everyone's fun and safety, please have your child participate only with the appropriate age group. **ABSOLUTELY NO MOTORIZED VEHICLES** will be permitted. Parents are welcome to push/pull their smaller children as needed. Prizes will be awarded for uniquely decorated bikes!

COST: No charge for HMCAI members. For those who have not joined HMCAI, the cost will be \$5/adult and \$3/child (ages 3-10). Children under age three attend at no cost. You will have the option of joining HMCAI the day of the picnic (the annual cost is \$20 for a family).

Remember, if you are a paid member, your entire household attends the picnic FREE. In addition to the picnic, membership in HMCAI includes our seasonal activities and the members-only wine and cocktail party in the fall.

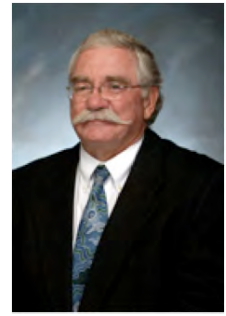
WEATHER: Rain or shine!!

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Hamlet J. "Chips" Barry, III *by Thomas J. Noel*

The death of Hamlet J. "Chips" Barry, III (1944-2010), is a huge loss to our Montclair neighborhood as well as the City of Denver. His family goes back to the founding of Montclair when John H. Denison, Chip's great-grandfather and a future Colorado State Supreme Court Justice, served as Baron Walter von Richthofen's attorney in clearing title for what became the town of Montclair in 1885. When Denison asked for payment, according to Barry family lore, Richthofen gave him the block of Richthofen's Montclair bounded by E. 10th and 11th Avenues and Olive and Pontiac Streets.



That block served as a compound for the inter-married Denison-McLean-Barry-Silverstein families. At the heart of the block lies a shared swimming pool and tennis court. Chips and his wife Gail have long lived on that block and raised their family there in a solar powered, densely landscaped house ornamented by old Saabs.

The Denison-Barry clan has been a mainstay of Montclair's St Luke's Episcopal Church, a designated Denver landmark at the southeast corner of E. 13th Avenue and Poplar Street. The family also helped create and support the first Montclair Public School, later renamed the Stanley School and most recently the Stanley British Primary School. Another designated Denver landmark, this restored 1891 gem lies just across 13th Avenue from St. Luke's Church. When Dudley Denison, the only son of Judge Denison, died young, the family memorialized him by creating what may be Colorado's first public school kindergarten. Miss Anna Louise Johnson, a progressive reformer active in Denver's playground creation movement, ran this Dudley Denison Kindergarten in the Stanley School during the 1890s.

Chips' grandmother, Rosamond Denison McLean, the daughter of Judge and Mrs. Denison, married Hugh McLean, trust officer of Colorado National Bank. As the grand dame of Montclair, she talked with me in the 1970s, when I was researching my first book, Richthofen's Montclair. She could remember as a little girl seeing Baron von Richthofen dash up to the Richthofen Castle gatehouse, leap off his horse and bound into the castle, cape flying. Rosamond's daughter, Gertrude "Doo" McLean, married Hamlet J. Barry, Jr., Dean of the Westminster Law School (later consolidated with the University of Denver Law School). The Barrys settled into the old McLean House at the southwest corner of E. 11th Avenue and Pontiac Street.

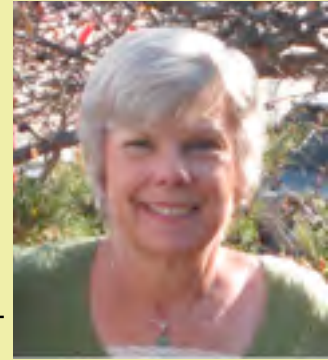
There Hamlet J. Barry, III, always better known by his enduring childhood name of "Chips," was raised. He was a chip off of two other Hamlet J. Barry's, his wife Gail explains. Born in Denver in 1944, Chips graduated from Montclair Elementary, Hill Junior High and George Washington High. An accomplished tennis player, Chips became a state junior tennis champion. Chips also played tennis at Yale, where he graduated cum laude in 1966. He graduated in 1969 from Columbia University Law School. Barry served as Executive Director of the Colorado Department of Natural Resources for Governor Roy Romer and then became Manager of the Denver Water Department in 1991. He held that post until his death on May 2, 2010 on his 8-acre macadamia nut, honey and coffee farm on the Big Island of Hawaii. He and Gail had planned to spend their retirement there, before his tractor flipped over and killed him.

Despite a very busy life, Chips and his wife Gail, a noted landscape architect, were active in the Historic Montclair Community Association, where he served as president, from 1984-85. Chips served pro bono as the neighborhood's attorney in a successful struggle to close the murderous Huddle Inn at E. Colfax and Pontiac St. He asked me, then doing a Ph.D. dissertation on Denver saloons at CU-Boulder, to testify as an expert witness. Chips showed up at the HMCAI annual July 4th picnic where he cooked hot dogs and hamburgers. One of his unfinished projects was to get water flowing once again into the Richthofen Fountain at Richthofen Parkway and Oneida Streets. Besides his wife Gail, Chips is survived by sons Duncan and Pennan and grandson Malcolm Barry, as well as his sisters Ellen and Rebecca.

-- Thom welcomes your corrections and additions to this biography at tom.noel@ucdenver.edu

Notes From the President by Nancy Mucker, HMCAI President

As I write this, the weather decided to cooperate beautifully today. It is mid May and we're still waiting for a sustainable spring. We are all so spoiled in Colorado that we expect every day to be wonderful with bright blue skies, a few soft white clouds and warm sunshine. This spring the special days have been fewer so I guess we do appreciate them more. But I admit that I'm not being too patient about the variable weather, the rain and snow and want warm, sunny days every day. Today was perfect, with a cool breeze and blue skies.



Thanks to the many HMCAI Board members who volunteered their Sunday morning to fill the planters at the Molkery. The flowers look wonderful and both Montclair neighbors and those who rent the Molkery for a special event this summer will enjoy them.

I have been thinking about the human events that are happening in the middle of Historic Montclair – the passing of “Chips” Barry, Joe and Kathy Lamos moving to Stapleton (Kathy was a former Board member and chief “elf” for our annual Treats with Santa party), Board member Jace Kole and his family making the decision to move to Tampa (we will miss you Jace – you have been a real asset to the Board), my mom celebrating her 90th birthday. And so it goes Life changing as we go about our daily events and schedules.

Please remember our July 4th picnic will be on Saturday, July 3rd this year. It was a difficult decision but we wanted to respect the time of those who attend church Sunday morning.

We have a full newsletter this quarter so I will leave the print space to other writers. Enjoy your summer and please join us for the Annual HMCAI July 4th picnic.

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Schlessman Library Summer Events

Thursday, June 24, 2010

Make a Splash on the High Seas: a Pirate Adventure with Master Storyteller Bryce Jackman

Join Starkey the Pirate on a fun filled, adventurous quest for the captain's treasure, facing sea dragons, mermaids and lots of fun!

10:30 AM - 11:30 AM

Monday, June 28, 2010

Books 'N Bites

A reading group for Grades 6 – 8 that meets to discuss books, have fun and munch on snacks. Books count for the Teen Reading Program, so be sure to mark them in your reading log. Titles to be announced. Registration is required. Please call to reserve your space.

3:30 PM - 4:30 PM

Thursday, July 1, 2010

Kids Craft: 4th of July Flag

This beautiful flag doubles as a wind chime!

10:30 AM – 11:30 AM

Wednesday, July 7, 2010

Book Swap

3:30 PM - 4:30 PM

Banana Splits Book Club

Join other 3rd and 4th graders as you read new books and make a fun craft! Registration is required. Please call to reserve your space.

6:00 PM - 7:00 PM

Thursday, July 8, 2010

Top Hogs starring Mudslinger and Digger

Join Mudslinger and Digger, two of the world's most talented pigs, as they amaze you with their charm and clever antics. The show is also choreographed to fun and existing music. Mudslinger and Digger were both adopted from a pig rescue organization before becoming big stars.

10:30 AM - 11:30 AM

Thursday, July 15, 2010

Kids Craft: Fly-Catching Frog

10:30 AM - 1130 AM

Pick a Preschool

Come learn about preschool options in our neighborhood.

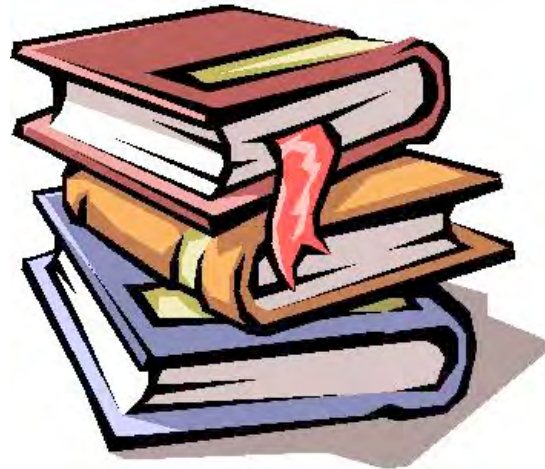
3:00 PM - 4:00 PM

Sunday, July 18, 2010

Guitar Hero Tournament

Heavy metal in the library? Crank up the volume and step into the spotlight! Shred with your friends to legendary guitar tunes with this rock-on gaming software. Come rock with us, and try to beat the librarian! Registration Required.

2:00 PM - 4:00 PM



(continued on Page 15)

Personal Finance in Tough Financial Times (Part I)

John L. Eckelberry, Esq.*, WILLOUGHBY & ECKELBERRY, LLC john@willoughbylaw.com

If the current economic climate has negatively and noticeably affected your personal financial situation, a proactive approach to addressing any issues you may be facing is almost always the best response. Regardless of the scope of the difficulties many people are now confronted with, there are actions that should be taken to minimize the severity and length of the financial repercussions.

This is a four-part article intended to provide a brief overview of the most common options available to people who are dealing with personal financial difficulties. As always, your individual situation will dictate the best course of action, and it is recommended you seek advice from professionals including your attorney, financial advisors and CPA.

Part I. Pull your credit report

What is a credit report?

A credit report is the information gathered by the three major credit-reporting agencies to determine an individual's general financial health. Most credit reports contain a variety of different information, including credit score, current liabilities, closed accounts, creditor information, and fraud alerts.

The big three - Experian, TransUnion, and Equifax - only report the information that is reported to them. Never look at a credit report as every piece of financial information that may exist, only as one piece of the puzzle that is your financial situation. Since the agencies only report information they have received, a credit report is a snapshot of the past and the information is usually at least 30-45 days old. Other sources of information that can add more pieces to the puzzle are contracts, security agreements, loan documents, invoices, statements, etc.

(continued on Page 10)

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Could We Really See a Streetcar on Colfax in our Lifetimes?

Councilwoman Marcia Johnson, District 5

I recently attended the final meeting for the Colfax Streetcar Feasibility Study, and I'm happy to report the study found that a streetcar on Colfax is once again possible! The final report will recommend that the next step – an Alternatives Analysis – look at how to build a streetcar line from the Auraria campus through the Historic Montclair neighborhood to the Denver-Aurora border. If the City continues to pursue, study and fund this project, we could see an actual streetcar on Colfax in 6-12 years.

At the last public meeting, residents and business owners had a chance to let the project team know what route they would prefer for the Streetcar. An overwhelming majority of the 125 residents in attendance signified that they wanted the line to extend beyond Colorado Boulevard to Yosemite Street. The FAX Partnership and other neighborhood organizations in District 5 have also vocally supported support of this alternative, and the project team has heard you all, loud and clear!



Artist's Concept of Proposed Colfax Streetcar

Meeting attendees were also polled on their willingness to pay for the project and a majority expressed some willingness, whether through sales taxes, special districts, property taxes, parking meters. State Senator Chris Romer has even proposed diverting some DMV registration fees to help pay for a Streetcar.

It has been estimated that it will cost about \$17.5 million per track mile to build a Streetcar line in Denver. We will need multiple funding sources - from sources such as the City, RTD, the State, the federal government and private enterprise - to make this happen.

So, why bother with a Streetcar anyway? Don't the 15 and 15L bus lines already serve the 38,000 riders who use transit on East Colfax every day? Yes, but on Colfax east of Monaco, the 15 is already full when it's heading west at rush hour, and estimates have shown that Denver can expect 30% growth in person-trips on East Colfax by 2035. Existing transit operations will not be able to meet this increased demand. We could just clog Colfax with buses, but a Streetcar is actually a much more environmentally- and financially-efficient means of moving people.

It won't be easy but we could very well see a Streetcar come back to Colfax in our lifetimes... if there is enough public support! I want to hear from you about the Streetcar. Do you think it's a good idea? Would you ride it, and where to and from? Would you be willing to contribute to the cost of building the Streetcar, and how would you be willing to pay?

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

Q & A with East Side Mobility Plan Project Manager Terry Ruiter

Q: What is the focus of the current phase of the East Side Mobility Plan?

A: We are currently in the third phase of our four-phase effort. This phase focuses on solutions that are more specific. During the second phase of the study, public input helped us improve, combine and eliminate some of the high-level mobility solutions we identified. That input helped identify some new solutions as well. We are now examining the solutions in greater detail with specific attention given to costs, benefits and overall mobility improvement. I encourage the public to provide their input during this phase by taking our on-line survey at <http://survey.constantcontact.com/survey/a07e2vt02wng8xi5lrr/start>

Q: How are you prioritizing or screening the potential solutions?

A: We are prioritizing and screening potential solutions through an approach that considers a variety of factors. From a technical perspective, solutions are being evaluated on their benefits to transportation capacity and connectivity, right-of-way impacts, capital cost, environmental issues and how well they align with mobility issues that were identified in the first two phases of the study. From a less-technical perspective, public input will play a role in how the final recommendations are included in the East Side Mobility Plan when it is completed in June.

Q: What are the next steps for the East Side Mobility Plan?

A: After considering public input on our analysis, we will commence the fourth and final phase of the East Side Mobility Plan. During this phase, we will package the mobility solutions, finalize our recommendations, develop an implementation plan and present our key findings and recommendations to the public. The fourth phase is scheduled to be completed in June. Ultimately, the East Side Mobility Plan will serve

as a roadmap for improving mobility in the plan area. The plan's recommendations will vary from relatively easy to implement projects to more complex solutions that will require more detailed analyses

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Container Gardening

By John Pohly, Colorado State University Cooperative Extension agent, horticulture

Container gardening is the city dweller's answer to the big backyard garden of yesteryear. Containers come in a variety of sizes, shapes and materials. What you choose will depend upon the type of plant and the location. As you think about the size of the container, consider that when filled with moist soil, weight can be a major factor. Mount large containers on casters so they can be moved easily.



Beware of decorative planters lacking drainage holes. These create waterlogged soil and rotted roots. Research shows that the old practice of placing a layer of gravel in the bottom of the container doesn't really work. If you want to use a decorative planter that lacks a drain hole, put your plants in a regular flowerpot and place it inside the decorative container.

Container soil should contain plenty of organic matter. A good brand of potting soil should work well. Heavy clay soil holds too much water and excludes oxygen that roots need. Fill the container about four-fifths full of the soil mix. When you water the mix, it will settle and you will have enough room between the top of the container and the top of the soil for adequate water to be poured in each time you water.

Because the volume of soil in the container usually is not great, you may need to water every few days. A large plant in a small container will require watering every day in sunny, hot, windy weather. Porous containers, such as unglazed clay pots, will let the soil dry out much faster than a container with a sealed outer surface.

If It Holds Soil, It is a Container

While many of us think of wooden barrels, terra cotta, plastic or glazed pots as likely containers for plants, just about anything that holds soil can be a container. This includes car tires, old shoes, coffee pots, wheelbarrows or old farm wagons. If your style is whimsical, go for whimsical containers. If you build a planter from wood, use a wood that won't rot or line the planter with a water-resistant material. You can use CCA-treated wood or a naturally rot-resistant wood, such as redwood. Be sure that your container has a hole in the bottom for drainage.



Moving Indoor Plants Outside in Summer

The last frost in metro Denver usually occurs around May 15 to May 25, so wait until after this has passed. When you do set out plants, begin with days only and put plants in a protected location away from drying winds and high sunlight. Colorado's intense sunlight easily can damage plants that have spent the winter indoors under lower light intensities. After about ten days of spending daytimes outdoors, plants can be left outdoors around the clock, assuming all frost has passed. Avoid placing plants in open sunlight and check the soil regularly for an increased need for water. Houseplants that have summered outdoors will need a similar conditioning regimen when you bring them inside in the fall.

Editor's note: Gail Barry, our resident gardener, is taking a break this issue. We anticipate her to return for the fall Montclarion.

Denver Announces “Blockbusters in the Park” for Summer 2010



Movies in the Park are a service of Denver Parks and Recreation, providing residents with free, outdoor movies in local parks. Each showing includes free popcorn, cotton candy and sno-cones! Other concessions are available for purchase.

All movies begin at dusk (approx. 9 pm in June, 8:45 pm in July and 8:30 pm in August).

Movie	Date	Park Location
Cats And Dogs	Saturday, June 12	Skyline Park
Twilight: New Moon	Saturday, June 26	Sloan’s Lake Park
Field Of Dreams	Saturday, July 3	Skyline Park
Where The Wild Things Are	Friday, July 9	Sloan’s Lake Park
The Goonies	Friday, July 16	Cheesman Park
Kung Fu Panda	Saturday, July 17	Skyline Park
Cloudy With A Chance Of Meatballs	Friday, July 23	Crestmoor Park
Monsters vs. Aliens	Friday, July 30	Village Place Park
Madagascar	Saturday, July 31	Skyline Park
Hook	Saturday, August 14	Skyline Park
The Wizard Of Oz	Saturday, August 21	Skyline Park

Park Locations

- Skyline Park – 16th and Arapahoe, Downtown
- Cheesman Park – 11th and Race Streets, central Denver
- Crestmoor Park – 1st and Monaco, Crestmoor
- Sloan’s Lake Park – Sheridan and 17th Avenue, west Denver
- Village Place Park – Anaheim Court and Albrook Drive, Montbello

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Personal Finance in Tough Financial Times *(continued from Page 5)*

The information in your credit report is used to evaluate your applications for credit, insurance, employment and renting a home. Accordingly, you should be sure the information is accurate and up-to-date. In addition, monitoring your credit is one of the best ways to spot identity theft. Check your credit report at least once a year to correct errors and detect unauthorized activity.

Where can I get a credit report?

The federal government by law requires the three major credit bureaus to supply one free credit report per year. By pulling a credit report from alternating companies every four months a consumer may review their credit three times per year for free. The following link is the ONLY authorized source to get your free annual credit report under federal law. <https://www.annualcreditreport.com>

Beware - other sources attach hidden fees or surreptitiously have consumers agree to unwanted services to obtain their “free credit report.” This includes the well know freecreditreport.com website.

Like many things in life, you often get what you pay for and the information contained in “free credit reports” is often not as complete as with credit reports that cost money. However, many services charge for “bells and whistles,” so do some research about the particular website to find a reliable source of credit reporting information without spending too much. A good credit report should not cost more than \$30.00.

What to do if you discover discrepancies or potential credit fraud?


Consumers who find an issue with their credit report may attempt to make corrections by themselves. The Federal Trade Commission recommends this approach and provides a guide for consumers who wish to address any concerns with their credit report on their own.

Consumers who are more comfortable allowing a professional credit repair company to address any credit report issues may pay for their services to have this work done. One such credit repair company that has been recommended to our firm as reputable is Veracity Credit Consultants. They offer a range of service levels to address your credit report issues. <http://www.veracitycredit.com>

Beware – credit repair companies cannot remove accurate, current negative information on your credit report regardless of their advertisements or promises. Under federal law, credit repair companies cannot require consumers to pay for their services until they have been completed.

**Special thanks to Darius Dugas for his contributions to this article.*


Stay tuned for Part II in the next newsletter.


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Op-Ed: Parents Lost the Fight to Restore School Funding

By Carol Boigon, Denver City Councilwoman At-large



In May, parents lost the fight on a bill for school funding but won an organizing victory. More than 13,000 members of Great Education Colorado and many thousands more members of the Great Futures Coalition worked with Rep. Debbie Benefield of Jefferson County to develop a bill on school funding in response to more than 6 percent cuts to a bare bones education budget.

The 6 percent State budget cuts for next school year equal about \$400 for every child. Before this cut, Colorado ranked 42nd in the nation in school funding, \$1,919 below the national average for per child spending. Colorado colleges and universities ranked 48th for public funding. Spending and revenue limits forced by the Gallagher Amendment, TABOR (the Taxpayer Bill of Rights), growth limits set by the Arveschoug–Bird budget provision, court cases, and cuts to local school district mill levy rates, together put Colorado education spending today at almost \$2,000 per child below the national average.

Parents and their friends must continue to speak up and to act together. Silence cannot be our response to growing class sizes, shrinking resources and unacceptable levels of student achievement.

As many of you know, I chair Great Education Colorado. I believe Colorado has failed to fund its schools properly. If you agree, please sign on to Great Education Colorado and the Great Futures Coalition. Individual PTAs around the state, college student organizations and preschool parents are signing up. The Coalition is committed to making sure that education funding stays at the top of the public conversation about Colorado's spending and revenue crisis. Any plan that goes to the voters to fix the State budget and legal structure must include real help for schools. Our kids cannot wait any longer.

The Benefield bill, HCR10-1002, called "DECIDE," would have asked Colorado voters to permit the General Assembly to raise funds for preschool, kindergarten through 12th grade, and college. The bill won approval in the House and Senate education committees, and survived finance committee, but was defeated on the House floor on May 12, the last day of the 2010 Colorado General Assembly.

(Continued on next page)

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Op-Ed: Parents Lost the Fight to Restore School Funding *(Continued from Page 11)*

Hundreds of Coalition members attended the hearings and testified over long hours. Others wrote more than 30,000 notes to legislators. They told of large class sizes, narrow curriculum, lack of materials, poor equipment and broken buildings.

The state's falling revenues drove these severe cuts and the drastic actions needed to balance next year's state budget. Education was targeted because half of the current state budget goes to education. Colorado already runs very lean. The Governor and General Assembly felt compelled to cut education to balance the 2011-12 state budget.

On March 28, 2010, The Denver Post ran a story about an excellent teacher whose low-income children achieve at strong levels. She spends thousands of dollars of her own money each year for school materials and activities. She spends long hours of unpaid time outside of class to ensure her program works for each child. The lesson was that public education must rely on voluntary staff contributions in time and money to achieve excellence. However many teachers must use their personal time and money to meet the needs of their own families. For them, these strategies are not an option.

Colorado needs a better plan. The mission of the Great Futures Coalition is to see that our kids get one. Coalition members are Democrats, Republicans and independents. They come from all over the state, urban and rural. Some are grandmothers like me; others are parents, business people, church members and neighborhood activists. Please join us at www.greatfuturescolorado.org

By the Numbers...

Home listings in Montclair (Holly to Quebec, 6th to Colfax) as of May 31, 2010

Active - 89

Under contract or Pending sale - 14

Sold - 42

With an average of 8.4 sales per month, we currently have a 10.59-month supply of homes for sale in Montclair



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Renovate or Move? *by Gail Wallace*

This time of year, Denver homeowners start to pose the question to themselves, “Is it worth my time to remodel or should I just buy a new house?” Have you been pondering whether to modernize your kitchen or bathroom? Does there just not seem to be enough space? Before you hire a realtor or contractor, ask yourself the following questions:

How ‘necessary’ is the project? A bigger house is a want, not a need. That’s easy to forget when you are tripping over toys in an incredible shrinking house. However, generations of families have lived in smaller homes. The average Denver new home in 1970 was about half the size of new construction today -- and it had more people living in it. (Average household size was 3.41 people back then. Denver’s average today is 2.27 people, with only 12% containing five or more.) Currently, the average sale price per square foot in Denver County is \$183, making additional space expensive to buy.

Are there Alternatives? Consider the following:

- Declutter. Get rid of excess stuff and organize what is left – it will transform your space without the expense of a move or remodel. Once clutter has been controlled, a professional decorator can assist you in redesigning your home with your existing things. It can have the effect of a complete remodel at a fraction of the price.
- Refurbish. Kitchens, for example, can be updated by refacing cabinets, resurfacing countertops and replacing worn flooring. These are greener and cheaper options than ripping out all the cabinetry and starting over.
- Repurpose rooms. Never use that formal dining room, but need a home office? Rather than build or buy, consider reusing the space you have.

Get an estimate. Getting a handle on costs may be one of the toughest parts of any move vs. remodel decision, largely because renovations can be hard to predict. Once you tear into a wall or start excavating, who knows what you’ll find. Get detailed quotes from a builders who do work of the same type and quality that you want. To get an accurate price picture, talk to someone who works primarily in Central Denver and bids projects and materials every day. Then, build in a safety net by adding 10% to 20% to whatever estimates contractors give you.

What are the other ‘hidden’ costs involved? Consider not only the out-of-pocket costs of construction or purchase, but also the cost of any financing (usually your monthly payments multiplied by the time you plan to remain in the house). If you are adding on or moving to a larger home, remember the cost of higher utility bills, bigger homeowner’s insurance premiums and greater property taxes from your additional space, as well as any new furniture, window treatments, landscaping or other fix-up changes over the years.

Additional Considerations. If you really can’t put off the move or remodel decision, experts recommends moving. Conventional wisdom holds that remodels always cost more than expected whereas a purchase price is stable and known. Getting a good home inspection before closing is particularly important to help avoid unexpected costs.

Interestingly, in today’s market, thanks in large part to the market correction we’ve seen over the last few years, many homeowners are comparing the high costs of remodeling with the opportunities in the move-up real estate market and are realizing that it may make better sense to move rather than remodel. Many are finding that when they go to purchase their new home, they are enjoying a buyer’s market and homes that are discounted from years past.

Denver's New Zoning Code - Final Vote

On June 21, the Denver City Council will hold a public hearing and final vote on the New Zoning Code. To view the New Zoning Code and Map, go to www.newcodedenver.org.

Though Montclair was less affected than surrounding neighborhoods, lot splitting, residential speculation and higher density construction were common in central Denver through the 1990s and 2000s, and are primary issues addressed by the new code.

Over the last year, Montclair residents have been involved in commenting on the new code, paying particular attention to protecting lot sizes and the 'character' of established neighborhoods.

Councilwoman Marcia Johnson brought out proposed maps and worked with residents to focus on residential uses. In some areas, new minimum lot size can vary block-to-block, depending on context.



No new changes may be made to the Code at this time. For six months after Council votes on the New Code, residents can opt to build under either the new or the old zoning.

The Public Hearing will be different than most – there will be an afternoon and evening session for public comment on June 21, and if comments last past midnight, the Council will have the option to recess and reconvene on June 22 at 5:30 pm. However, in order to speak on either day, you must sign up on June 21.

Rules for Public Comment include:

- Speakers may sign up for the afternoon or the evening session but not both
- Must sign up during one of the two set times (12:30-1:00 pm or 6:00-6:30 pm)
- Will be called on in order of sign-up
- Will have a total of 3 minutes to speak, with no donation of time to others

HMCAI encourages residents to attend this session and offer final comment before the Council votes.



Schlessman Library Summer Events *(continued from Page 4)*

Thursday, July 22, 2010

Make a Musical Splash with Mr. Shine

Join children's songwriter and performer Mr. Shine for a fun filled musical program featuring original songs, exciting puppets and even some mysterious magic!

10:30 AM - 11:30 AM

Monday, July 26, 2010

Iron Chef

Come and face your ultimate culinary challenge! Registration Required.

3:30 PM - 4:30 PM

Wednesday, July 28, 2010

Banana Splits Book Club

Join other 3rd and 4th graders as you read new books and make a fun craft! Registration Required.

6:00 PM - 7:00 PM

Thursday, July 29, 2010

Kids Craft: Puffer Fish

10:30 AM - 11:30 AM

Thrifty Baby

3:00 PM - 4:00 PM

Bring gently used books, toys, and clothing to swap. Moms can swap, babies can play.

Thursday, August 5, 2010

Ann Lincoln presents the Yo Ho Ho Pirate Show

Join Captain Ann's crew for hijinks on the high seas including juggling, magic, comedy and Ann's performing pets! Laughter and a love of books will be the treasure found by all!

10:30 AM - 11:30 AM

Sunday, August 15, 2010

Latitudes Book Club

Celebrate Colorado statehood by exploring the rich diversity of the Colorado Book Awards. Pick from the selection of titles at the reference desk.

3:00 PM - 4:00 PM

Wednesday, August 18, 2010

Touring Cherry Creek from Francis Parkman to the Future with Tom Noel

Montclair's own Dr. Tom Noel, a Professor of History and Director of Public History, Preservation, and Colorado Studies at CU-Denver, presents this magic lantern show. Discover how Cherry Creek has grown from a muddy trickle with golden sands that launched the gold rush into the city's dump and then into Colorado's grandest country club, residential area, and shopper's paradise. Buy a book or bring your own copy for signing.

6:00 PM - 7:00 PM

NOTE: this event will be held at Ross-Cherry Creek branch

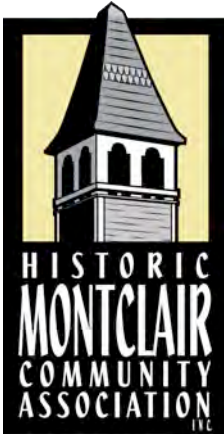
Saturday, August 21, 2010

Beekeeping and Honey

Get the buzz with urban beekeeper Marygael Meister (denverbee.org) as she talks about beekeeping and honey.

Honey tasting included!

10:30 AM - 11:30 AM



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

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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