

# The Montclarion

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3rd Quarter 2012 www.HistoricMontclair.org info@HistoricMontclair.org

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## HMCAI Fall Events

### *HMCAI Adults-only Reception Friday, September 28, 6:30 – 8:30 p.m. at the Molkery*

We are closing out another wonderful summer in Historic Montclair. Let's meet with friends and have a toast to the changing of the seasons.

**Thom Noller of Mayfair Liquors** has once again generously donated the wine and beer for the evening, and has agreed to be the friendly bartender. Appetizers and munchies will be served. Notes of light jazz will be heard softly in the background.



This is a great opportunity to visit with friends and neighbors while enjoying refreshments, food, music and conversation. This is an adults-only event. Non-members can join HMCAI at the door. Also, please note the later start time of 6:30.

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### *Annual General Meeting Wednesday, October 17th 7 p.m. at the Molkery*

On Wednesday, October 17th, Historic Montclair Community Association, Inc. ("HMCAI") will hold its annual General Meeting. We will be discussing topics of interest to the neighborhood. Although the scheduled agenda is not yet final, we have several items on the docket:

- **Mary Beth Susman**, District 5 Council member and new President of City Council will be providing an HMCAI General Meeting update. There is much to discuss: the development at Buckley Annex and the redevelopment at 9th and Colorado. There will be time for a question and answer period.
- A representative from Mayor Hancock's office will be present to discuss the Mayor's "de-Brucing" initiative that will be on this fall's ballot.

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Log on and search for "Historic Montclair Community"

## HMCAI Fall Events *(con't from previous page)*

- **State Representative Lois Court, District 6**, will be at the meeting to introduce herself. \*

- **2012 HMCAI Board elections.** The slate of Board officers and at-large Board members will be introduced. Elections of the Board will follow. If you would like to be considered for a Board position, please contact Dave McCord: [dmccord60@earthlink.net](mailto:dmccord60@earthlink.net) or 303-388-1259.

*\*If you are running for elected office and would like to introduce yourself to the HMCAI Community, please contact Nancy Mucker: [nanmucker@gmail.com](mailto:nanmucker@gmail.com); 303-808-4520.*

*If HMCAI does not yet have your email address, please send it to us. We never, never share our list with outsiders. We do use the list to send out meeting reminders, and important news affecting our neighborhood. Our email address and website are listed on Page 1 as part of The Montclairian banner.*

### And More Fall Events:

**Don't Be Scared...A Halloween Haunting is Coming  
to the Molkery on Saturday, October 27th  
10 a.m. – 12:00 p.m.**



This is the second year for our children's Halloween Party. On Saturday, October 27th, we will be hosting a children's Halloween party and costume contest at the Molkery for ages 2-10.

They say the Molkery may be haunted (see Sandy Corlett's story in this newsletter) ...stories have swirled around the old building from the time of Baron Walter von Richthofen himself.

Can you hear him in the basement?

Can you see him riding his horse nearby? Who knows?

Bring your little ghosts and goblins for a fun-filled Saturday morning. We're planning lots of surprises:

A costume parade around the Molkery with prizes

Make your own spider

Decorate paper pumpkins

A witch's brew with treats and cookies

This event is for those living within the Historic Montclair neighborhood - Quebec to Holly, between Sixth Ave. and Colfax. There is no charge for this event.

Mark your calendars and come to our scary happening.....

IF YOU WOULD LIKE TO VOLUNTEER FOR THIS EVENT, PLEASE CONTACT VALERIE ALFORD at [hsvalerie@aol.com](mailto:hsvalerie@aol.com) or contact HMCAI at [info@HistoricMontclair.org](mailto:info@HistoricMontclair.org).

\*We will be sending out an email reminder for the event so please make sure you are on our email list. Send your information to: [info@historicmontclair.org](mailto:info@historicmontclair.org).

## President's Note: *History Colorado* and more

*Nancy Mucker, President HMCAI*



In my last Note, I indicated that the new museum, History Colorado, was on my list of future adventures. Well, my grandchildren, Kaylen and Tyler, and I ventured forth to the museum on a quiet summer Friday. (They have air conditioning, and lots of it, so it qualified as a great place to go this summer.) We arrived late morning, just in time for a special show, “How the West was Sung”, and put on by a traveling troupe from the Central City Opera. We had no idea the show was there, but we were lucky to see and hear it. The kids loved it! The 6 members from Central City Opera performed their show, which, apparently, they do for school children throughout the year. It covered everything from a great skit of crossing the Great Plains to Denver in a covered wagon (without iPods, cellphones or TV’s!). Songs included everything from their Baby Doe opera to songs from the

movie, *The Unsinkable Molly Brown*.

After the performance, we spent quite a bit of time with the “time machines” in the great hall. There is a wonderful map of Colorado on the floor, and you drag the time machines to various locations, select a year and watch a bit of history. It’s an entertaining way to lure the kids into Colorado’s history. We also visited reconstructed Keota, Colorado with a lot of interactions, including a simulation of driving a Model T across the old, rutted roads of Keota, ringing up canned goods on old mechanical cash registers in the General Store and milking a cow.

There is a great reconstruction of Bent’s Old Fort and plenty of interactive games. If you are not familiar with Bent’s Fort, it is a reconstructed 1840’s style fur trading post. It was on the Santa Fe Trail and a place where traders, trappers, travelers and Cheyenne and Arapaho tribes came together to trade. (Although, for those of you who are willing to travel further afield, go to the National Historic Site, Bent’s Old Fort, just outside of La Junta. The museum’s recreation is fun, but the actual site is so much better. The site outside of La Junta has historical reenactments and the kids love it. And if you’re willing to make that trip, stay over in La Junta, and schedule an 8-hour adventure (you must plan ahead for this) to Dinosaur Tracks/Picket Wire Canyon, conducted by the Comanche National Grasslands field office. You will see rock art, early settler ruins and actual dinosaur tracks along the Purgatoire Valley. You do need a 4-wheel drive vehicle because the roads are rough, but not in the least bit scary.  
<http://www.santafetrailscenicandhistoricbyway.org/pwdino.html> )

But I digress. Back to the Museum! The kids also enjoyed the mine adventure and the ski jump in the exhibit on Steamboat Springs/Ski Jumping. They actually were able to simulate a safe landing on the ski jump, more than I could say for the adults in line, who crashed every time! Some of the museum is not yet finished, so you’ll need to plan a second trip in a few months or next year to see other exhibits that are still in the planning stages. I know there have been articles in the Denver Post saying there’s a lot of negative displays (the Japanese internment during World War II at Granada, and the Ku Klux Klan in Colorado), but I didn’t feel that way at all. The museum is a great work in progress.

Also, the café is great. The food is excellent and it was a nice respite. When we left in the late afternoon, I was worn out and declaring it was time to leave, but the kids were still having a great time. Separately, we recently rode the Leadville, Colorado and Southern Railroad in Leadville, CO. It was a delightful morning, but I’ve heard it’s really wonderful in September when the aspens are changing. Something you might want to consider.

If you have had some great adventures, near and far, in Colorado, please share them with us. You can send your article to: [info@historicmontclair.org](mailto:info@historicmontclair.org).

# Happy Picnickers and Flies at Annual Fourth of July Event

*By Christine Ralston*

“You have to love a nation that celebrates its independence every July 4, not with a parade of guns, tanks, and soldiers who file by the White House in a show of strength and muscle, but with family picnics where kids throw Frisbees, the potato salad gets iffy, and the flies die from happiness.” Erma Bombeck

There were plenty of happy flies and Montclair residents who attended the annual Fourth of July picnic at Montclair Park. The sun was shining on a pleasant Wednesday afternoon as generations of Montclair neighbors donning red, white and blue shorts and carrying blankets, lawn chairs and drink coolers embarked on a day of BBQs, bike parades and sack races.



Picnic organizers rallied to transport their backyard barbecue grills to the park after the rental company realized it had scheduled the wrong day and was going to be a few hours late in delivering the grills. It's all part of the adventure of the HMCAI annual picnic, which has been a longstanding tradition in the neighborhood. In spite of the small snafu, picnickers managed to fill their bellies with bratwursts and burgers that were cooked to perfection, delightfully diced fresh vegetables, crisp potato chips and dozens of chocolate chip cookies.

Youngsters decorated and donned their patriotic themed bicycles and raced around Richthofen circle. Many of them were decorated themselves-wearing Uncle Sam top hats and flag headbands. Ribbons were given to all for participating and prizes were awarded for the most creatively decorated bicycles.

The Dixieland Express jazz band, a favorite picnic attraction, once again played as children gathered for the three legged race and water balloon toss. A new game was introduced this year. The



Uncle Sam suitcase race provided many amusing photo opportunities as participants had to race to put on such patriotic clothing as sunglasses shaped like stars, red, white and blue striped socks and top hats. The band kept the mood very lively during the entire event.

We wish to extend our sincere thanks to our Denver Fire Department, Station 14, who once again excited and soaked the children and more than a few adults. This year they brought out the “big guns”, the water cannon. The water spray was so high it was hitting the roof of the Molkenery. Everyone, including the many trees and shrubs, appreciated the refreshing coolness of the water. What a wonderful way to end a very successful neighborhood party.

Also, thank you to the many volunteers and HMCAI Board members who did all the heavy lifting of organizing, decorating, grilling, serving, coordinating games and clean up! We couldn't do it without you.

Another successful and memorable event. New neighbors were given the opportunity to meet residents who've been in Montclair their entire lives. They shared stories over great food and family fun and created many fond childhood memories for Montclair generations to come.

## Updates on Lowry Vista and Buckley Annex

By Larry Farin

It is not easy to find out what is happening with Lowry Vista (the once anticipated and hoped-for Open Space along Alameda Avenue, West of the golf course, South of the Westerly Creek Dam, and East of apartment complex) because it has been deeded from Lowry Redevelopment Authority (LRA) to the developer, IRG, I think. It is frustratingly difficult to find out what is happening with the Buckley Annex (the former Air Force Accounting Center) because HMCAI has no representation on any current committees. I am informed by Christine O'Connor who lives on Lowry that neither Lowry United Neighbors nor George Washington Homeowners Association has any representation on any current committee. She informs me that Monty Force, now Executive Director of LRA, having replaced Tom Markham, has hired Marcus Pachner to quarterback the Buckley Annex General Development Plan through city planning and council. As you may recall, Mr. Pachner was the spokesman for the developer of Lowry Vista and has been involved in the development of 9th & Colorado site, the former CU Medical Center. LRA seems to think that the citizens had their involvement when the 2007-2008 Buckley Annex design proposals were developed. Let us hope that LRA and the city planner, Ellen Ittelson, who has never been involved with Lowry, will pay any attention to the proposals. We can monitor this by attending the meetings announced ("Upcoming Meetings") on the following website: <http://www.lowryredevelopment.org/annex>. You can register for E-mails too.

We need to request that our city council person, Mary Beth Susman, work for us to control the impacts of the Buckley Annex development on our neighborhood, especially traffic, drainage and density. Please see the companion article Ms. O'Connor wrote for the Lowry News Friday August 17, 2012, entitled "BUCKLEY ANNEX TRAFFIC & DEMOLITION UPDATES" (Page 6) and the list of current members on the commission that I received from Hilarie Portell of LRA (Page 7).



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## **Buckley Annex Traffic & Demolition Updates**

*By C. O'Connor\**

On Aug. 16, the Lowry Redevelopment Authority (LRA) Planning & Disposition Subcommittee met to receive updates on traffic and planned demolition at the site. Monty Force, Executive Director of the LRA, delivered a brief update on discussions with Denver Traffic & Engineering. Tom Berger, Director of Construction for the Lowry Redevelopment Authority, presented a proposed plan for demolition at the Buckley Annex site, scheduled to begin in October.

The role of the Planning & Disposition Subcommittee is to review proposed projects in great detail and examine, among other things, "traffic and access impacts, overall density and pedestrian and vehicular connections." (Minutes 5/15/2012 Community Advisory Committee.)

### **TRAFFIC UPDATE**

Monty Force gave a very brief partial update on two items relating to traffic. The City has agreed with LRA that changing Lowry Blvd. from 5-lane to 3-lane road is acceptable, although there will be some caveats. Monty says, "This is important because a 3-lane Lowry Blvd. will not bisect the community". Monty also reported that Traffic & Engineering has agreed on the addition of a bike lane or a sharrow along 1st Avenue. A sharrow is shared lane shared by cars & bikes.

As of this meeting, to my knowledge, there has been no full discussion of traffic since the 2007-08 Buckley Annex planning. No committees have been presented with full traffic statistics, the public has not been given access to traffic studies being used in planning, and discussion of overall traffic impacts on surrounding areas has been postponed until after the General Development Plan is submitted to Denver, at which point public input will be extremely limited.

### **DEMOLITION UPDATE**

There will be two phases in the demolition process, with the first phase beginning shortly (as early as October). It will address demolition of the majority of site, 2/3 of the area. Phase II will take place 2-3 years out as development proceeds.

The first phase will cover demolition of 24 acres of pavement (roads, parking lots, tennis courts, former taxiways and tarmac). The pavement is very thick which presents challenges. Geotechnical borings show 3 inches of asphalt over 15 inches of concrete in many areas. Although no final determination has yet been made as to whether Building 444 (the large 600,000 sf building) will be demolished, the LRA is proceeding to include demolition of this building and two auxiliary buildings in Phase I planning.

It is anticipated that 2/3 of area will be in first phase of demolition. The building on the NE corner of the site (LRA will move into this building next week) will remain, and a nearby section in the NE will remain paved for awhile and used as a staging area for work.

The project plans call for utilizing 32,000 tons of crushed materials at the site, primarily for road fill under new roads. This is 40% of the material that will be demolished. The presenter did not provide the anticipated number of truck trips in and out of the site during the demotion, only that LRA hopes to reduce truck traffic by 1,000 trips by reusing 40% of the crushed materials. Most truck traffic will leave the site by travelling north on Quebec or east on Alameda & Lowry Blvd.

The project will also attempt to salvage and/or recycle about 51 tons of other metals. Some materials from 444 may be reused and/or sold as reused equipment.

*(continued on Page 9)*

# Lowry Redevelopment Authority Community Advisory Committee May 2012

The Lowry Community Advisory Committee advises the Lowry Redevelopment Authority board of Directors on potential community impacts of development activities. Its 21 members are appointed by the mayors of Denver and Aurora.

## City of Denver

Kimberly Baltz	Lowry Southwest Neighborhood
Bruce Berman	Lowry West Neighborhood
Patrick Brown	Berkshires at Lowry
Mary Carr	Lowry Community Master Association
Gwendolyn Crenshaw	Denver Public Library Schlessman Family Branch
John Fischer	Crestmoor Park Neighborhood
Kathleen Ruby	Mayfair Park Neighborhood
Elliott Simonberg	Lowry Officer's Row
Lew Taylor	Lowry Southwest Neighborhood
Michael Uhlenkamp	Lowry Northwest Neighborhood
Debbie Walters	Lowry Park Heights Neighborhood
Brian Wert	Hilltop Neighborhood
Mary Nell Wolff	Hilltop Neighborhood
Chuck Woodward	Lowry Southwest Neighborhood

## City of Aurora

Walter Barbo	Wings Over the Rockies Air and Space Museum Volunteer
Nadine Caldwell	Former City Councilwoman for Ward 1
Gayle Jetchick	Del Mar Park Neighborhood and Havana Improvement District
Brad Pierce	City Councilman at Large
Deb Wallace	Former City Councilwoman for Ward 1
Rolf Werner	Dayton Business District
TBD	

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## Recipes from Garden Produce

I realize many of you may have recipes of a similar type but I have found these to be delicious and versatile.

**Pesto** (If making by hand, all ingredients need to be finely chopped and thoroughly mixed.)

Wash approximately 2 cups fresh basil leaves and 1 cup fresh Italian (or other) parsley, put in food processor and chop finely. Add : 1 cup parmesan cheese, a tablespoon or so of pine nuts, 12 (plus or minus) raw almonds and the same of raw walnuts. 1 large (or more) garlic clove, 1 tablespoon of butter and approximately 1/2 cup or less of olive oil. Blend together in food processor or blender until thoroughly chopped and combined. The mixture will have some texture so don't expect it to be super smooth. Traditionally this would be served mixed into warm pasta. However, I find it delicious served on little toasts (thinly sliced, toasted, small pieces of whole grain bread) with a slice of tomato on the top. It can also be served on top of grilled chicken and/or fish. This is only a sampling of possibilities for its use.

**Gazpacho** (This cold soup has many variations so feel free to experiment. In Spain, I believe, every household has its own version.)

Blend together: 1 barely peeled cucumber, 1 medium onion, 1 seeded green pepper, a quart of fresh peeled, seeded and coarsely chopped tomatoes (or a large can of tomato juice), the juice of 2 limes, 1 1/2 tablespoons each of wine vinegar and Worcestershire sauce, a couple or so drops of tabasco sauce, a clove or more of garlic, 1 teaspoon of salt, freshly ground pepper to taste. When thoroughly blended add the following: mash 2 hard-boiled eggs with 2 tablespoons of oil and 1/4 teaspoon of dry mustard. Add to soup and chill a minimum of 2 hours. This improves with days in the refrigerator. You can also serve this with chopped cucumber, avocado and so forth. Be adventurous.

*Gail Barry, avid vegetable gardener and cook*



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## Buckley Annex Traffic & Demolition Updates

(con't from Page 7)

Demolition activities will be carried out six days a week, Mon-Sat from 7 am – 5 pm. Per noise ordinances, construction noise must not exceed 55 decibels at property line. The schedule currently calls for transplanting trees in September, with October and November set for pavement demo, on-site crushing, building abatement and utility disconnects. Then, from December through February, we can expect continued pavement demolition, building demolition, and backfill with dirt on site.

Responding to questions, the LRA said contractors have plenty of city and state regulations to abide by regarding dust containment, and contractor will have water on site for windy days when dust might be a problem.

*\*Christine O'Connor is President of Lowry United Neighbors ("LUN"). LUN was created in late 2007 as Lowry residents tried to find a way to have a voice in the development process regarding the Buckley Buckley Annex, the 72-acre parcel located between Quebec and Monaco, and between Bayaud and 1st Avenue*

The current website for this LRA project is: <http://www.lowryredevelopment.org/annex>

## Colorado Wildfires

By Tom "Dr. Colorado" Noel

The first Coloradans to cope with wildfires kept their eyes on the skies. When hump backed cumulus clouds began to race across the sky like buffalo, they listened. The clicking of the buffalo hooves could spark lightning as they thundered overhead. Lightning, wind, heat and dry summer forests could explode. Yet the Indians knew these clouds had a bright side. For forest fires popped open the lodge pole pinecones, reseeding the earth. These fire born trees, like the buffalo, were central to native life.

Although wildfires burned throughout prehistoric times, Dr. Edwin James, the physician with the 1820-21 Long Expedition, reported the first recorded blaze in Colorado History. He reported what is probably the first recorded Colorado blaze. That first official U.S. exploration of the South Platte River Valley is best known for pronouncing eastern Colorado to be "THE GREAT AMERICAN DESERT."

*(Continued next page)*

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## Colorado Wildfires (*con't from previous page*)

Also notable was Dr. James' first recorded ascent of Pikes Peak. Returning from the cold, snowy summit on a dry lower section, James and his companions were startled to see "a dense column of smoke." They found their base camp ablaze in a wildfire that burned several acres including their blankets and provisions.

Once the Colorado gold rush began in 1858, wildfires set by miners became a common and sometimes deadly site. The Rocky Mountain News, June 25, 1859, reported what may have been the first white wildfire casualties: "A most destructive fire has been raging amongst the pines in the mountains during the past week [where a Central City prospector] came upon the bodies of three miners, burned to death." Another gold seeker, David F. Spain from Indiana, reported on the same horror in his diary and raised the death count: "There was [sic] five men burned to death a few miles above us. Some wretch has set the pines on fire and when a man has to climb a mountain to get clear of fire he stands a poor chance."

Prospectors recklessly set fires to clear away trees; brush and fallen leaves to better examine naked rocks for indications of mineral wealth. So reported J.H. Tice in his 1872 book, *Over the Plains and on the Mountains*. Near Caribou, Tice encountered a wildfire whose "crackling noise and roaring was terrific, the flames leaping up in large sheets over the top of the forest. It was a sad sight to look at, forests destroyed and wasted." The incendiary summer of 1871 Boulder County alone indicted 51 firebugs.

Folks accused of setting fires could always blame it on the Indians. Such was the case with one of the first large, named wildfires, the Lime Creek Burn of 1879. This blaze in the San Juan Mountain torched 26,000 acres between Molas Pass and Coal Creek Pass along U.S 550 in San Juan County. Utes were also blamed for torching Middle Park supposedly as revenge for being pushed out of the state that had been their homeland for centuries.

As Utes were pushed out, whites moved into the mountains and have been doing so ever since. Mountain real estate buyers and sellers do not usually pay the ultimate price for moving into forests regularly groomed for eons by wildfires. Fire fighters, often-local volunteers, and young "hotshots," many of them Native Americans, pay that price. During the sizzling summer of 1994, a hundred wildfires raged across Colorado during the week of July 4th when lightning sparked dry scrub oak on Storm King Mountain a few miles west of Glenwood Springs. A sudden blowup exploded on the afternoon of July 6 and began to endanger a Ford SUV dealership and expensive new homes on the western outskirts of Glenwood Springs. Some fifty firefighters battling the blaze on a bony ridge of Storm King Mountain got word over their radios to evacuate. Most got out, but fourteen, including four women, were cooked to death by three story high wall of flames traveling 300 feet a minute. Rescuers found charred corpses wearing melted watches and boots with only the steel toes and eyelets remaining.

Storm King Mountain is now a memorial hike with crosses for the fallen. At the cross of 28-year old Terri Hagen, her tribe placed an Indian wind chime with eagle feathers to flutter in the wind.

*Tom Noel teaches Colorado History at CU-Denver. Much of this story first appeared in Tom's Sunday Column for The Denver Post.*



## September in the Garden

This has been a peculiar growing season. I believe almost everything is close to a month early in terms of maturing. Since it has also been very hot and dry, we need to think about adding deep watering to our tasks before winter settles in. It is hard to tell if the advanced progress in blooming and maturing is going to mean an earlier frost or we will keep warm longer. Unless we have an early frost, many fruits, vegetables and herbs should still be at their prime and ready for drying, freezing and canning. Consult the Ball Blue Book, or another book, for information on freezing and preserving. If you are more interested in decorative plants, flowers and grasses can also be dried and used in fall and winter arrangements. You can sow seeds for cool season vegetables or plant cool season flowers such as pansies, snapdragons, chrysanthemums and verbena. It is also getting to be time to plant spring flowering bulbs. The Internet, the library, and the local extension service are excellent places to find information on planting bulbs and other plants. However, our soils are generally alkaline and our sun is much stronger. Often planting rules for the east, south and coastal areas will not be compatible with ours. For instance, I have found that a number of plants that like full sun in the east or the south, will burn up here and prefer a partially shady or protected area.

I have recently turned and layered my compost, removed the usable compost, and tightened the space in preparation for the leaves and other debris that will soon be available. Layering green matter (grass clippings, kitchen refuse or whatever, which has nitrogen) with dried leaves saw dust or other compostable materials would help break down the dried matter. Turning the compost every so often also helps. But eventually everything will break down given enough time and some moisture. An excellent way to mix leaves and grass clippings is to mow the lawn with some leaves on top. The smaller leaf particles also break down much more quickly. Compost usually breaks down first at the bottom of the pile so one is forced to turn the compost to find the fully composted material. Then the top becomes the bottom. Compost that is ready can be added to your planting beds at this time.

Spent flowers from shrubs and perennials and spent canes of raspberries and blackberries can be removed. In addition to adding leaves to the compost pile, you can maintain a nice coating of them on your planting beds, and dig them into your annual garden spaces. Many will decompose adding to the soil and those on top will help protect plants from possible frost heaving.

*Gail Barry-landscape architect and gardener*

Co-owner of Land Mark Design Inc. [www.landmarkdesigninc.com](http://www.landmarkdesigninc.com)



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(Rain date OCT 6th)**

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# Ghosts in and Around Montclair – Just in Time for Halloween

*By Sandy Corlett*

## **The Molkery:**

The Montclair Molkery and Hotel opened on September 15, 1888, as a tubercular sanatorium, cattle barn, dairy restaurant and hotel. In just a few years the property was transformed into a boarding house. On a spring night in 1902 the residents of Montclair were awakened by a woman dressed only in a blood stained nightgown, wandering around screaming and banging on their doors. Investigators found that a nurse, Luella Thomas had turned the boarding house into an insane asylum. Ms. Thomas was found guilty of keeping an insane asylum by the Montclair Police Court. The Colorado Supreme Court acquitted Ms. Thomas, ruling that the laws of Montclair no longer applied after its annexation by Denver. The insane asylum continued at the Molkery until 1908 when the City of Denver acquired the property.

Many ghost watchers believe that the ghosts that haunt the Molkery and surrounding park come from the period when the Molkery was an insane asylum. It is speculated that the medical practices of early psychiatrists led to the untimely deaths of some patients. Many sightings of ghosts have been made: visions of people walking around the building and lights blinking on and off repeatedly. I have heard many people tell the story of seeing a man dressed in a long white lab coat come out of the Molkery and wander around the surrounding park. He is usually seen at dusk or after dark and sometimes is carrying a doctor's bag.

## **George Washington High School:**

When GW open in the fall of 1960, most high school students in Montclair attended the new school. The ghost that still haunts GW is that of an old, heavyset, bald man who is seen on the football practice field. He will show up in the middle of the day and then vanish into thin air. Some say he is the ghost of an old football coach.

## **The Cleland House, 765 Olive:**

Percy and Susan Cleland lived in the house from 1910 until the late 1930's. The Cleland family was part of Denver's high society. With the stock market crash of 1929, Percy found himself with financial problems and in social ruin. Percy decided on September 11, 1932 to end it all. He sat down in a lawn chair in the front yard and shot himself in the head. He did not die; instead Percy was left with vision problems and a lop-sided face.

There are conflicting opinions of whether this house was haunted before or after Percy's suicide attempt. Some ghost hunters believe that Percy had been haunted from the beginning by Judge Jonathan Corwin's ghost. Corwin was a judge for the Salem Witch Trials of 1692 and Percy was of direct lineal decent. Many ghost hunters believe that the ghost of Judge Jonathan Corwin was involved in Percy's suicide attempt.

The ghost stories really began to surface after the Clelands moved out of the house. There were reports of unexpected falls and persistent noise from footsteps and voices. Many residents complained of constant flickering lights. The ghost ran a succession of owners out of the house. It is also credited for breaking up at least one marriage. While the families were moving in and out, the house began to fall into a sorry state of disrepair. When Jack and Kay Parker bought the property in 1969, it was badly dilapidated. The Parkers began a major remodel of the house and grounds. Kay used to tell me, that the more renovations they did to the house and yard, the calmer the ghost became. I was in Kay's home many times without getting a chance to meet the ghost. After the Parkers moved out in 1977 the ghost or ghosts seemed to disappear.

*(continued on next page)*

## Ghosts in and Around Montclair

(continued from previous page)

### The Richthofen Castle:

During the 1970's the Richthofen Castle was reported as being haunted. Dr. Seiden's family experienced many paranormal events while living in the castle. Most of what the Seiden family experienced is fairly usual for paranormal encounters; objects being moved and unexplained voices and footsteps. Unlike the other ghosts in Montclair, this ghost was never seen. The Seiden family however, had an unusual encounter with the ghost. They came home one winter evening and noticed a light on the tower. The problem was, there was no electricity or light in the tower. They went to investigate and found that the snow at the only entrance to the tower had not been disturbed. When they got to the top of the tower, everything was covered with dust and there was no light. No person had been in the tower. This ghost seems to have haunted the castle only during the residence of the Seiden family.

### Political Signs

No signs may be placed in the public right-of-way. This includes median strips, highway entrance and exit ramps, trac signs and posts, as well as utility poles.

On residential property:

1. Political and noncommercial signs shall be limited to the following types:

- Wall signs
- Window signs
- Ground signs not more than 6 feet above grade
- Signs shall not exceed 8 square feet in size

2. Political and noncommercial signs shall meet the following conditions:

- Shall be maintained in a clean, orderly, and sightly condition
- Shall not be illuminated
- Shall not be animated
- Shall not flash, blink, or fluctuate

On commercial property:

1. Political signs shall be limited to:

- Window signs
- Wall signs or posters which have been treated so as to be shielded from the elements (water, wind, sun, etc.)
- Window graphics consisting of paint or decals applied directly to glazing

Source: Denver Revised Municipal Code, Zoning Division 10.10.3

To report concerns about signs located on public or private property, please contact Denver 3-1-1 by phone, or visit [www.DenverGov.Org/Denver311](http://www.DenverGov.Org/Denver311) Denver Neighborhood Inspection Services 6/2012



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## Colfax Tour Wows Real Estate Industry

On May 9, The Fax Partnership hosted 100 real estate professionals for a half-day event promoting development projects and opportunities on Colfax Avenue. The event, organized by the Colorado chapter of the Urban Land Institute and Colfax business districts, demonstrated that Denver's 13-mile-long Main Street is thriving.

"In the past two years, more than \$66 million in new development and improvements has been invested on Colfax Avenue, including more than \$20 million in our district," said Hilarie Portell, executive director of The Fax Partnership. "We have strong local demographics, new businesses moving in and affordable real estate."

Another \$434 million in new development and building renovations is in the pipeline today on Colfax Avenue, including the Phoenix on the Fax and Ace Hardware projects on Pontiac Street, the new Sunflower Market, and the National Jewish Health expansion.

Pasquini's Pizzeria will be opening in the retail space of the Phoenix project on Pontiac and Colfax in the fall with over 2,000 square feet of restaurant and outside patio space. Pasquini's is a collection of neighborhood pizzerias with fresh American Italian food, addictively wonderful breadsticks and a great value Italian wine list. Known for meatball subs and many savory vegetarian options, Pasquini's really hits the spot with the wonderful pizza lasagna.

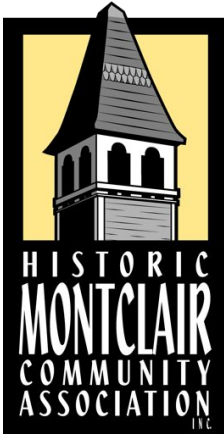
"Progressive" retailers are now interested in Colfax, according to Katy Press, retail consultant with KP & Associates. "As the Colfax Corridor continues its dynamic transition, it is attracting national retailers who now see it as a more viable opportunity," she said. "It is now a focus area for retailers such as restaurants, grocers and home and garden stores."

### More Colfax Facts:

- There are more than 1,000 businesses on Colfax Avenue, employing over 6,000 people, including independent stores, national retailers and large institutional employers.
- 100 new businesses opened in 2011, with more than 300 new jobs. Most locally owned businesses on the corridor have 3-5 employees.
- Crime on East Colfax is down 36% across the board from peak levels in 1996.

Colfax has benefited from significant political and economic development support from the City of Denver. Over the years, the city has provided gap funding for catalyst projects, enterprise zone tax credits for new employers, energy efficiency programs and small business training. The new Main Street zoning and transportation initiatives support quality urban development. And the comprehensive marketing, business retention, economic development and crime prevention efforts of district organizations like The Fax Partnership are invaluable.

For more information on what's happening along Colfax Avenue, please check out the Fax Partnership's website at: <http://thefaxdenver.com>



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**

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Address \_\_\_\_\_

Home Telephone \_\_\_\_\_ Work Tel: \_\_\_\_\_

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

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