

The Montclarion

Founded 1907 Denver, CO

4th Quarter 2011 www.HistoricMontclair.org info@HistoricMontclair.org

Santa Claus is Coming to Historic Montclair... Santa Claus is Coming to the Molkery

WHAT: Treats with Santa

WHEN: Saturday, December 17th from 10 a.m. to Noon

WHERE: The Molkery (aka Montclair Civic Building); 6820 East 12th Avenue (between Newport and Oneida Streets)

WHY: A chance for the kids to talk with Santa in a friendly, low stress environment. A chance to make Christmas crafts and enjoy some treats.

WHO: Kids who want to visit with Santa and read him their lists. An adult who will stay throughout the party must accompany them.

TREATS: Delectable cookies and treats, juices, and coffee/tea for the parents.

CRAFTS: We provide the glue, glitter, construction paper, pipe cleaners, pinecones, etc. so the kids can create gifts, cards or Christmas ornaments.

GIFTS: EVERY, repeat EVERY child in attendance must arrive with a wrapped present, value at \$7 maximum, suitable for either a boy or girl. This provides assurance that each child lining up to talk to Santa will receive a gift.

COST: Free, except for the cost of the wrapped gift.

LONG WAIT ON LINE? Not anymore. Each child should take a number when they arrive to indicate their place in line.

SANTA'S ARRIVAL: Santa is scheduled to arrive promptly at 10:30 a.m.

PHOTO OPPORTUNITIES: Unlimited. Bring your own camera.

NO REINDEER: Unfortunately, Montclair Park is not zoned for reindeer parking. Donner, Blitzen, Rudolph and the remainder of Santa's hardworking reindeer will be grazing up in Evergreen during the party.



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Autumn in the “Hood”

It was a very busy and fun-filled fall in the Historic Montclair neighborhood. The weather was very kind to us, giving us wonderful Colorado days to enjoy. The October snow-storm slipped in and out without causing any problems. We hope you and your family were able to participate in some way.

1. The **Adults-only Reception** on September 23rd was a great success and a great opportunity for folks to get together with old friends and meet new neighbors. Thom Noller from Mayfair Liquors again generously sponsored the event. It was a perfect evening to enjoy the Moltery’s porches and sample a wide variety of appetizers and treats.



2. There was excellent attendance for the **Annual HMCAI General Meeting** on October 19th. Our 5th District Councilwoman, Mary Beth Susman, was very generous with her time, providing updates on a wide variety of topics, including traffic flow on Quebec, and the City Council views on the status of the National Western Stock Show. Specifically:

- Street light timing has been adjusted on Quebec at 13th and 14th to ease the traffic flow.
- The Sembler Company is developing the former University of Colorado Health Science campus at East 9th Avenue and Colorado Blvd. The project is slated to begin in Spring 2012. Councilwoman Susman will post plans and pictures on her website, www.denvergov.org/councildistrict5.
- Attendees at the meeting expressed concern about frequent Xcel outages that have been occurring between 7th Avenue and Oliver and 11th Avenue and Pontiac. If you are affected by these outages, please contact Mary Beth at: Marybeth.susman@denvergov.org or telephone 720-337-5555.
- The National Western Stock Show has a long-term lease with the City of Denver and will not be allowed to move out of the city.

Officer Anthony K. Burkhardt, the community relations officer for District 3, provided updates on area crimes and safety concerns. He provided information on the attempted robbery and carjacking at 14th and Krameria Streets, and the recent Denver Police Department sting operation on East Colfax Avenue. He also offered many suggestions for crime prevention. Those ideas are described in a separate article, “Crime Prevention Suggestions” within this newsletter.

3. A second inaugural HMCAI event, **Halloween Haunting** party was held on Sunday, October 30th. It was a great success, and for those who chose to attend the party rather than watch the Denver Broncos/Detroit Lions game, they chose wisely! The kids had a great time, with a costume parade, piñata and homemade Halloween cookies. We wish to extend our thanks to our Board members, Valerie Alford and Christine Ralston, plus numerous hardworking volunteers, for putting this event together. We’ll do it again next year.



4. Another inaugural HMCAI event, the **Historic Montclair Neighborhood Garage Sale**, was held on Saturday, October 1st. It was also successful. It will be held again in May 2012 and hours will be extended.

Your HMCAI Annual membership helps support these events. Please consider joining if you are not already a member or renewing your membership if it has lapsed.

Crime Prevention Suggestions

Officer Anthony Burkhardt, Community Relations Officer for District 3 of the Denver Police Department, attended the HMCAI General Meeting on October 19th. He provided many suggestions for crime prevention. We would like to pass along these suggestions to those who could not attend the meeting. Some are obvious but are worth repeating.

- Close your garage doors as most crimes involve thefts of bicycles and garage-related items.
- Get rid of dog doors, install garage alarms and utilize car remote start devices.
- Do not keep car registration information and proof of insurance in your glove compartment. Thieves break into cars and take address information to break into homes while residents are out. Store the information in wallets instead.
- Store jewelry and other valuables in a large safe that cannot be carried out.
- Make sure guns are safely and securely stored.
- Stop mail and newspaper delivery when out of town.
- Citizens are advised against buying anything from door-to-door salesmen and from anyone claiming to collect for the Brotherhood of Police. (Denver Police are members of the Police Protective Association and they will NOT call to solicit donations.)
- Do not buy from gypsy families who are trying to sell roof and pavement repairs or from people seeking information regarding political petitions.

Officer Burkhardt reminds residents that officers will conduct vacation patrols if requested. The telephone number to request a vacation patrol is 720-913-1300.

Also, very importantly, report all suspicious activity by calling the non-emergency police line, 720-913-2000. When in doubt, call.

Editor's Note:

Our friend, HMCAI Board member and Montclair assistant editor, Veronica Dolan, is recuperating from a broken hip. We wish her a speedy recovery. Her column, "In and Out of Historic Montclair" will return for the 1st quarter, 2012 newsletter.

Advertisers can contact us at: info@historicmontclair or Nancy Mucker at: nanmucker@gmail.com.

Contributions Wanted

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

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President's Notes – Fall Travels for the Less Adventurous

Nancy Mucker, President HMCAI



I'm thinking that I'm turning into an amateur tour guide. But what the heck, September was absolutely beautiful in our wonderful state. No snowstorms in sight. My mother's cousin came from Chicago for a two-week visit, and I had to find some activities for a 91 year-old and a mid-80's cousin, plus my mom uses either a cane or walker. So, in case some of you need to entertain elderly relatives, here are a few ideas.

West of Evergreen on Buffalo Park Road is the Alderfer-Three Sisters Park. Park at the Homestead parking lot. There are beautiful meadows surrounded by outcropping of rock and foothills. The trail is a bit bumpy but no elevation change to speak of. My mom's walker was able to maneuver the .5-mile loop. It's a great place to enjoy the outdoors with folks who have limited mobility. Portable restroom facilities are also readily available. We finished our outing with brunch at the Willow Creek Restaurant that overlooks Evergreen Lake. The food was really good. Make reservations ahead of time to get a table overlooking the lake.

For a complete change of pace and a bit more upscale, travel south to The Broadmoor Hotel in Colorado Springs. We ate at the Tavern, which is very informal. Prices were a bit more than average but fine for a special day out. (Beware - dinner is expensive.) Ask for the garden atrium room. That section of the restaurant was originally part of the hotel's greenhouse, and there are fully-grown trees and plants in a warm and sunny setting. (The remainder of the restaurant is heavily paneled in wood and quite dark.) It has a casual menu and food acceptable to any palate. After lunch we strolled around the lake, enjoying the absolutely gorgeous flowers and hanging baskets. Mom was able to walk the loop with just her cane.

Every few years, we're lucky to time the changing of the aspen leaves perfectly. This year was one of those years for us. We headed west to Breckenridge, taking what I call the back way, via Highway 285. Just east of Fairplay, you can turn north and follow the signs to Como, a rustic remnant of a mountain town. This takes you over Boreas Pass and as far as passes go, really an easy one. Although most of the road is unpaved, the worst part of it is the dust. (It's not like you will be the only people on Boreas Pass leaf peeping in September.) The colors were wonderful. There are some old buildings and train cars at the top, from the days of the narrow-gauge railroad coming east from Leadville. The road takes you into the south end of Breckenridge on Highway 9. The only shortcoming is that there are no restroom facilities anywhere on Boreas Pass. Plan accordingly.

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Home Made Gift Ideas

by Gail Barry

When I was growing up we never had any extra money so we learned to make things like cookies or decorated stationary to give as gifts. That tradition extended into the next generation, and my husband and I and our children made many gifts for others rather than buying them. To all of us it seemed like we put some of ourselves into the gifts. They seemed to mean more that way. I realize that not everyone has the time or inclination to take on the projects we made over the years but even small, homemade gifts are welcome and would save money in this tough economy. The following are just a few ideas out of many that are available.

- Split some of your interior plants and repot them into recycled flowerpots with good quality garden soil. A second idea is to plant some herb seeds in the pots, label and package in a nice basket or other container from the thrift store. Labels and gift tags can easily be made from old card stock, three by five cards or other stiff paper cut up to a smaller size, punched with a hole and threaded with string, yarn or ribbon to attach to your package. Old holiday cards, cut into smaller pieces, are ideal for this purpose as long as you can avoid the areas of writing, or can cover that over with a small piece of wrapping paper or a sticker. If you have the time, plain stock can be decorated or you can just write a message with a colored pen.

- A batch of cut out cookie dough can be turned into a gift in several ways. You could give the uncooked dough and include a few recycled cookie cutters with some instructions on rolling, cooking and decorating. You could, of course, just give cookies already baked and decorated. Also, you could make a mix of the dry ingredients and give directions for additions and finishing. You could make homemade cocoa mix, soup mix, biscuit mix, cornbread mix or another mix of your choice, packaged in a plastic bag or glass jar with a ribbon and instructions for completing it.

- Melt old candles with old crayons, pour into greased containers such as a small milk carton, a small Jell-O mold or the like, add a wick (available at hobby stores along with candle wax, molds, additives and directions) and possibly a scent. After the wax has hardened, remove from container and wrap in tissue with a tag.

- Buy many small, nearly new-boxes, tins and other containers at the thrift store for very little money and use them to put a bag of mixed nuts or candies (either purchased or homemade) in them. Nice packaging makes any gift seem like more than it is. There are often wrapping items at the thrift stores as well.

- If you want to do something a little different and leverage your creative side, buy unglazed ceramic tiles at the hardware store, paint (permanent paint is best) a free hand or stencil design on the surface and when dry spray with a clear coating of Krylon or similar product (use with plenty of ventilation.) When dry, glue a piece of felt to the bottom, wrap and give them as trivets or coasters.

- Inexpensive stationary can be purchased and decorated by children (or adults) to give as gifts. There are stickers and stamps that could be used, or one can cut or tear tissue paper, laminating different colors on by painting with liquified white glue (water and glue mixed to a thin paintable consistency) and, possibly, lightly sprinkling with glitter. Allow surfaces to dry completely, add envelopes and wrap.

- Rubbings can make a nice piece of art. Find a flat design on a building, floor or even on a cemetery marker that you think would be attractive. You could find one in your house if you look around. Use rice paper, white poster paper, light weight bond or the like and a marker with a waxed base such as a waxed crayon, conte crayon or shoe finishing wax (if you can find it). Use the wide side of the marker. Lay paper on the decorative flat surface and, holding it very steady or securing with tape, rub the crayon or other marker across the paper over the entire design. Spray with fixative. You can roll these, tie with ribbon and give them that way or you could get a frame at the thrift store and frame the rubbing.

I have only tapped the surface of possibilities for homemade gift items. Search the library, the Internet and bookstores for more details and other ideas. Make it an old fashioned, hand-make Christmas. Family and friends will appreciate your efforts and thoughtfulness.

BARON WALTER VON RICHTOFEN & HIS MOLKERY: AN UPDATE

by Tom Noel*

This fall's mail-in only election meant that many of us missed voting in that wonderfully restored landmark, the Richthofen Molkery at 6280 E. 12th Avenue in Montclair Park. Designed by Denver architect Alexander Cazin, it was built in 1888. After the city acquired the building, architectural engineer Frederick W. Ameter, remodeled the structure. In 2004 we Montclairions celebrated its restoration with the help of SlaterPaull Architects of Denver. The Molkery is both a designated Denver Landmark and on the National Register of Historic Places. Thanks to William J. Hansen, we have an exhaustive history of this unique structure.

The Molkery or Montclair Civic Building's restoration

In 1908 Denver acquired the Molkery and remodeled it as the city's first community center. During the 1990s the city allowed it to deteriorate and be boarded up. The Molkerei suffered from a fire, vagrants sleeping inside it, and teenagers partying there. For a long-postponed \$850,000 restoration of the Molkery, Denver Parks and Recreation received \$450,000 from a 1989 Denver bond issue and \$177,000 from the Colorado State Historical Fund administered by the Colorado Historical Society (renamed History Colorado in 2009). The Historic Montclair Community Association, Inc., the city, and SlaterPaull Architects achieved an historically correct restoration, bringing back the maple floors, oak staircase, canvas wall covering, and other interior features, even restoring the radiators to retain the building's historic character. On the exterior, the rhyolite stone and brick were cleaned and repaired, the porches restored to their original open-air design, and the cupola and chimneys—which had been lost in a 1920s wind-storm—reconstructed. The Denver Parks and Recreation "Hands On" staff, who coordinate volunteers in the parks, occupy the second story of this reborn landmark. The first floor once again houses community events. This spectacular restoration shines day and night thanks to new exterior lighting that spotlights the structure and its cupola.

The Molkerei's History

In 1888, the Baron Walter von Richthofen used bonfires, pyrotechnics, a brass band, and free barbecue dinners, to open what the Rocky Mountain News called his "Montclair Molkery and Hotel." Along with his show home castle a block to the east, the Molkery lured settlers to "the new suburban town" of Montclair. The baron stabled his prized Jersey cattle in the basement to serve fresh milk to tuberculars lounging on the upstairs sun porches, soaking up Montclair's sunshine, fresh air and clear view of the mountains. Besides the warm milk fresh from the cow, the Molkery offered pulmonary invalids the supposedly curative barnyard "effluvium" wafting up from the stable below. Apparently the warm milk and aromas did not work. The Molkery re-opened as an insane asylum.



Montclairions frowned on Nurse Luella Thomas' home for "nervous people." After a female patient, clad only in a blood-smeared nightgown, escaped and ran through the streets at night shrieking, town trustees began a long legal struggle to shut its doors. Following Montclair's annexation to Denver, the city condemned the building and then remodeled and reopened it on April 5, 1910 as the "Montclair Civic Building," Denver's first community center. In 2004, it was gloriously restored, as noted above, for ongoing civic use. It has also become one of the city's most popular and unique rental venues.

A footnote on the Baron von Richthofen

While Richthofen's Molkery has been polished, his own reputation may also need polishing, according to his great grandson, Joachim Langhein, who e-mailed me details from Germany. Dr. Langhein is a retired geographer and ecologist who worked at the University of Heidelberg.

Baron von Richthofen (b. Germany 1848 d. Denver, 1898) built the Molkery. Dr. Langhein adds that "Molkerei" (German for dairy) is the German spelling for the resort that his great grandfather built in 1888 in hopes of making Denver a national tuberculosis care center.

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Come Visit the Rocky Mountain Arsenal National Wildlife Refuge!

by Barb Weiss

The Rocky Mountain Arsenal National Wildlife Refuge is one of the largest wildlife refuges located so closely to a large metropolitan area. The Refuge's 16,000 acres are home to a wide variety of prairie wildlife. There is a growing bison herd. There are numerous varieties of birds, including nesting Bald Eagles, hawks, harriers, owls, migratory waterfowl and many other birds. There are Mule Deer and White Tailed Deer. There are coyotes. Various fish and amphibians can be found in the three lakes. And there are Prairie Dogs along with various other smaller animals that live on or in the ground.

The Refuge has nine miles of hiking trails with more to be added.

The Refuge has a new "green" visitor center. The visitor's center is open every day, except Monday and Federal holidays, from 9 a.m. to 4 p.m. The visitor center has great exhibits of its history and wildlife and the large "Discovery Room" is a fun place for kids to learn about wildlife and do free wildlife related craft activities.

Almost all the activities at the Refuge are free, including entry. The only charge is \$3.00 for catch and release fishing. The fishing is permitted from mid April to mid October on Tuesdays, Saturdays and Sundays. Regularly scheduled wildlife viewing tours leave from the visitor's center on Wednesdays and Saturdays at 9:30 a.m. There are also many other tours and activities which change monthly. Since the tours fill up quickly, it is best to call ahead and make reservations. The number of seats on the bus limits tour capacity.

The Refuge is only about a twenty-minute ride from Montclair! It is located north of the old Stapleton Airport. To get there from Montclair, go north of I-70 on Quebec Street past Dick's Sporting Goods Stadium. Then right at the light on 64th Avenue, also called Prairie Parkway. Go about one half mile and turn left onto Gateway Road. It is approximately one mile from there to the new visitor center.

The Refuge is open daily (closed Mondays) from 7:00 AM - 5:00 PM Fall/Winter hours. Call 303-289-5930 for information or visit online at <http://www.fws.gov/rockymountainarsenal>.

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BARON WALTER VON RICHTOFEN & HIS MOLKERY: AN UPDATE

(Continued from Page 6)

Of the man who built this building and the nearby Richthofen Castle (now a private residence), his great grandson e-mails from Germany:

“My grandmother characterizes her father as an ‘impulsive, hot-blooded, go-ahead, very charming guy,’ liked by many women. He was sent to America by his father, and his first crossing of the Atlantic was very uncomfortable. The first time in New York was financially very stressful; he experienced the great fire of Chicago.”

From Chicago, Richthofen moved on to Colorado where he plunged into cattle ranching, Cripple Creek gold mining, and town promotion with his 1885 creation of Montclair. After the silver crash of 1893 wrecked his Colorado ventures, Baron von Richthofen and his English second wife, Louise Ferguson Davies, retreated to London. Dr. Langheim writes:

“He moved in 1894 to London and bought a large house there. . . . Louise Davies had a daughter who lived in Bognor Regis (east of Plymouth) where I visited her once. . . . she had still good remembrances of my great-grandfather, sitting in a four or six-horse carriage driving through London, with different women in his arms. This may explain the reason that this matrimony broke down, since my great-grandmother was educated in Victorian England as the daughter of a tea wholesaler (who had several large estates north of London, in London, and in Kent and Essex). She could not stand Walter's infidelity anymore. His wife returned with their two daughters strangely not to England, but to Germany, where the father-in-law paid their living in Dresden and Herrenhut.”

The Baron returned to Denver where he died of appendicitis, leaving his castle, his Molkerei and many tales of one of Colorado's most colorful German pioneers.

Thomas J. Noel, a Montclair resident since 1966, is a Professor who teaches Colorado History at the University of Colorado at Denver. He writes a history column for The Denver Post once a month and appears regularly as “Dr. Colorado” on Channel 9’s “Colorado & Company.” Tom is the author or co-author of 40 books on Denver and Colorado. Tom wrote the 1976 book, Richthofen’s Montclair: A Pioneer Denver Suburb and co-authored with William J. Hansen, The Montclair Neighborhood (Historic Denver, Inc. , 1999.

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The Berkshire

A Restaurant Review by Judy Baxter

The Berkshire (“Berk”) has found a special niche in the world of neighborhood haunts—it has the cool factor. For those working at the Anschutz Medical Campus of CU, the Berk has become a regular after-work happy hour gathering place. In welcoming all ages and having a menu to suit those ages, the Berk is frequented by the families of Stapleton and the surrounding neighborhoods of Park Hill, Montclair, and NE Aurora. With live music on Tuesday nights and other happenings, it attracts and keeps a regular clientele with a younger, “hip” style. Suffice it to say that there is likely something for everyone here, except for vegetarians who don’t like the smell of meat.



Moving from ambiance to food—the Berk may also be unique in its focus on pork as inspiration for its name and its menu offerings. If you are going to have the name of your restaurant reflect such a theme, you better deliver. For those with a more literary bent, this is reinforced with quotable pig sayings from the famous, beautifully stenciled on the walls. Chef Christopher Lambert keeps the menu lively with special attention to food suppliers, many local, who care about the food they raise and sell which means the quality and flavor are terrific. The menu is divided into Appetizers—including the Charcuterie Plate, Sliders, Salads, Soups, Sandwiches, and Entrée and within each there are favorites and new additions to be tried.

I have been to the Berk twice recently with groups of friends. One was a group of first timers from Montclair, and all thoroughly enjoyed the experience. We shared the daily-conceived flat bread, and we had to order a second one of the duck breast with a pistachio pesto sauce because it was soooo good. I wanted to try the new appetizer offerings including the Beet Carpaccio, Calamari and the stuffed Anaheim pepper. A restaurant these days can live and die on its small plate offerings and willingness to split dishes. The Berk is great on this count and if you want to leave the “pig” off of any dish they are more than willing to accommodate without taking it personally. Favorites that many enjoy and share include the Berkshire House Spinach Salad, Ahi Tuna Sliders, the Grilled Cheese with Tomato Soup, the Lobster Mac and Cheese, and my personal favorite, the Cherry Coke Marinated Short Ribs with polenta and wilted spinach. The wine selection, while not deep, is well thought out with a nice variety of taste and price points.

So this brings me to the service and back to the ambiance. The wait staff (Sam), bartenders (Cody), and management are all engaged without being overbearing. They remember you and what you like. They have a genuine affection for their patrons and succeed in delivering their vision of “refined comfort food”. Try it and I bet you will become a regular too.

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Home for the Holidays

Front Door Decor for Eclectic Montclair

by Christine Ralston

November marks the advent of the holiday season—a time when mild blue skies fade to a soft gray; when last year’s snow boots and crocheted mittens are retrieved from the back of coat closets, and when the constant whirl of ornamented retail shops, abundant catalog mailings, and redundant plugs for re-made Christmas albums, somehow inspire us to untangle strings of red and green lights, dig through boxes for tartan taffeta bows and styrofoam cranberries and embark on the often entertaining yet arduous task of decorating the front of our homes for the holidays. Fortunately, the front doors of Montclair homes~ which range in architectural styles from Victorian, Tudor Revival, Colonial, Mission Revival to Bungalows, Cottages, Denver Squares and Ranches~provide the perfect canvas for displaying the spirit of the season.



In seasonal décor, wreaths are often among the first items that come to mind. While the traditional round wreath maintains its popularity in front door decorating, there are a few things that can be done to boost its “wow” factor. First, wreaths don’t have to be round. A square boxwood wreath hung simply with burlap can be dressed up to change with all of the seasons and is a welcoming way to greet guests all year round.

Second, ditch cliché and go for chic. Flowers, greenery, ribbons and berries are the cliché materials used in creating wreaths. Replace the standard faire with fruits and feathers or even create a special delivery place for the postman. The “postman’s wreath” is the perfect addition to enhance the charm of the cottage style homes found in our historic Montclair neighborhood.

Third, if one wreath makes a statement—what do you suppose three would say? Hanging multiple wreaths not only gives passersby more to look at—it draws the eye to the entire front entrance and not just the front door. The beautifully detailed front entrances of our Montclair Colonial style homes are splendid backdrops for a series of wreaths.

Why not utilize the time spent on decorating for the holidays as an opportunity for a more permanent boost of curb appeal? Painting the front door is a sure fire way to attract attention for seasonal displays, and it is a perfect way to permanently enhance a home’s curb appeal. Colors that contrast with the primary body of the house create the most interest. An example of this can be found while walking along 10th Avenue and Olive Street. Here— a splendidly remodeled “TB” style home boasts a warm red door set against a cool gray body. It is a perfect example of just how much the color of a front door impacts the appearance of the rest of the house. Choosing a front door color that is similar to the rest of the house can also be an appeal enhancer—the key is to make the front door color slightly bolder.

For many of Montclair’s stately homes, the front entrance includes a porch. Porches really set the stage for dramatic entrances. Draping sheer fabrics makes the porch seem like an extension of the house and invites guests to step up and stay awhile. Fabric isn’t the only thing that can be hung from the ceiling of a front porch—get creative and try some tissue paper pom poms for a burst of color and just the right amount of fun. Porches simply invite furniture, and furniture needs to be accessorized. Brightly patterned fabric cushions and throw pillows create the most welcoming atmosphere for holiday entertaining, and can also be easily switched out with the seasons. The accessorized front porch is a great style choice for Montclair’s romantic Victorian style architecture.

Continued on Next Page

Home for the Holidays (Continued from Previous Page)

Modern homes need not be forgotten when discussing holiday dressing. In fact, modern styles lend themselves to some of the most interesting and creative seasonal accessories. The use of temporary vinyl decals along the glass of a contemporary front door gives a subtle yet savvy nod to the holidays. Pair the decals with some crisp white lights draped around informal greenery in modern pots and viola, a simple yet stunning front door display is born.

There are so many styles of homes in Montclair and oh so little time. I do hope that whatever style you call home and whatever holiday you celebrate, I have given you some ideas and inspiration to spruce up your space for this glorious season and beyond. You may see the color photographs of the ideas presented and styles of homes referred to in this article by going to the Historic Montclair website, www.historicmontclair.org.

Websites from which these images came, are www.chickakaboom.blogspot.com, www.tobifairley.com, www.liveitathome.blogspot.com, www.sodahead.com, www.taradillard.blogspot.com, www.apartmenttherapy.com, www.cherryhillcottage.typepad.com, www.houseandhome.com, and www.roomzaar.com.

Christine Ralston is passionate about interior design. She firmly believes that the power of place directly correlates with quality of life. That is why she has chosen to live in Montclair.

Do We Have Your Email Address?

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 on page 1 as part of The Montclarion banner.

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YOUR CASTLE
REAL ESTATE

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.

REAL ESTATE: Is it time to refinance your home—again???

With home loan interest rates incredibly low, I often get asked if it is a good time to refinance your primary residence, second home or investment properties. One of the by-products of the recent economic downturn has been the increased difficulty in qualifying for new loans. Gone are the days when you could “estimate” your income or only provide the last two years’ tax returns as proof of your ability to pay. Lenders are requiring increased proof of income and assets and higher personal reserves. In addition, the appraisal/valuation process has gotten increasingly challenging.

It may be unwise or difficult to refinance your loan if your interest rate on a fixed loan is already below 6%, or if you have any plans to move in the next few years. Many lenders say closing costs related to a refinance are not worth it if you are only shaving less than 50 basis points (0.5 percent) off your current rate, or 25 basis points with no closing fees. Closing fees can be expensive and can take several years to recover even with lower payments. Be sure to ask for a “good faith estimate” of the exact closing costs to be charged from any lender that you are considering.

According to Becky Smith, a Senior Loan Officer with MegaStar Financial, “We expect that mortgage rates are at or near their low points, but we have been wrong on this call before. If the economy tips into recession, rates would stay lower for longer, but we do not anticipate they would drop significantly. If the economy recovers more quickly, longer-term rates could rise faster.”

Remember: Weak economic news normally causes money to flow out of stocks and into bonds, and that helps bonds and home loan rates improve, while strong economic news normally has the opposite result.

Please contact Becky Smith (303-778-1544) or me if you have any questions or want further information on this subject.

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303-903-5750

Please call or write with
questions or comments.
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The Montclair Community Association (1968-1990) evolved from both the dormant Montclair Improvement Association (1907-1968) and a group called The Montclair Action Committee (1968-1970), formed to deal with the school desegregation issue. The article below (shortened because of limited space) appeared in the Denver Post Zone on August 18, 1971 and describes some of the concerns of our association members (HMCAI 1990-to date) 40 years ago. Reprinted with Denver Post permission.

NEIGHBORHOOD GROUP: Unity Stressed In Montclair

By *VERONICA DOLAN*
Denver Post Zone Writer

Montclair area residents have a chance to become involved and let their voices be heard, said Kermit Derstine, president of the Montclair Community Association.

The neighborhood group, formed last spring, is encouraging residents to speak up about issues that concern them and make their voices heard "downtown."

"For years there has been a feeling downtown," he said, "that nobody will raise a fuss in the Montclair area. We're at the bottom of the priority list because we haven't had a voice representing any broad base in this neighborhood."

Eight Montclair residents got together last March to do something about the situation, the president said, and formed the "nonstructured" association.

NO FEES

Neighborhood boundaries are E. 6th Ave., E. Colfax Ave., Jersey St. and Quebec St., but residents of bordering areas are invited to join the no-fee organization.

Concerns are politics, education, ecology and togetherness. A statement accepted at the Aug. 13 meeting notes the purpose of the association "is to promote among the residents in Montclair a cohesive, friendly and helpful spirit; to provide for the neighborhood a forum for the presentation, reception and discussion of matters of importance to the residents of Montclair; to assist in the promotion of a better Montclair and Denver metropolitan area, its schools and other institutions as a place to live, work and grow."

"One reason we organized," Derstine explained, "was to provide an opportunity for people to get together again after political campaigns had split the neighborhood. We wanted to get neighbors talking to each other again and to work together in areas of common interest, as a unified community force.

"If there are concerns in the Montclair neighborhood," he said, "the Montclair Community Association is the place for people to bring them."

The group, now numbering 120 residents, meets at 7:30 p.m. on the second Monday of each month at the Montclair Community Building, E. 12th Ave. and Newport St.

RECYCLING PROJECT

The group's first activities included the collection of cans and papers for recycling, the staging of political debates at Montclair School for mayoral and councilman candidates, sending delegations to the "Bicycles Now!" rallies and a summer program of Friday night picnics in Montclair Park.

The group also is concerned with the possibility of getting a public swimming pool built in the neighborhood and will devote its Sept. 13 meeting to...discussing the potential pool and the possibility of additional tennis courts for residents...

A project under study is Rent-a-Kid for residents needing qualified baby-sitters, lawn boys or cleanup crews. It will pay for printed flyers distributed door-to-door to announce helpers. Teen-agers willing to work will be listed in a central file for neighborhood kids...

ACE on the Fax Coming Soon

The past and future will converge in the newest Ace Hardware store scheduled to open in Denver in spring 2012. **Ace Hardware on the 'Fax** will open in a 1947 structure that has been abandoned since 2006 – after serving as a grocery store and auto dealership. As part of a project to revitalize the 'Fax, the building will be renovated to preserve the original Art Deco façade and expose the original roof trusses and wood barrel ceiling.

Located at 7100 East Colfax, Ace Hardware will be housed in a 16,000-square-foot building that sits on 1.1 acres between Poplar and Pontiac streets in the Quebec District. Once it opens to serve the needs of area do-it-yourselfers, Ace on the 'Fax is expected to create approximately 20 new full- and part-time jobs.

“The continued redevelopment of the East Colfax area means many people are either setting up new homes or renovating old ones, and they will find all the products, resources and superior customer service they need at our new store,” said Mary Cottrell, owner of Ace on the 'Fax. “We’re proud to play an integral role in the economic growth of this community and we’re appreciative of the strong support received from the Denver Office of Economic Development and Councilwomen Marcia Johnson and Mary Beth Susman.”

The Ace project is a key catalyst for the revitalization of East Colfax Avenue, where more than \$18 million in new investment is now underway. Ace Hardware also selected Denver as the site of its Fall 2011 Convention, which was held at the Denver Convention Center in October.

Other recent investments on East Colfax Avenue include:

- **Phoenix on the Fax:** a 65,000-square-foot mixed use development, featuring a 4,500-square-foot Pasquini's Pizza restaurant and 50 affordably priced apartments. Located on East Colfax and Poplar Street.

- **Marczyk Fine Foods:** A new 6,500-square-foot urban market with a 875-square-foot wine store. Located on East Colfax and Elm Street.

- **Avalon Motor Sports:** 6,043-square-foot European automobile service, specializing in Audi, BMW, Porsche, and Volkswagen. Located on East Colfax and Olive Street.

- **Jett Asian Kitchen and Sushi Bar:** Upscale restaurant specializing in Japanese, Thai, Chinese and Vietnamese cuisine; located on East Colfax and Elm Street.

Reprinted from “Fax Forward: News and Events on East Colfax Avenue.” Visit the Fax Partnership’s website at: www.thefaxdenver.com.

Important Contact Information

Historic Montclair Community Association, Inc. 2011-2012 Board

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Editor	Nancy Mucker
Assistant Editor	Veronica Dolan

To contact HMCAI, email us at: info@historicmontclair.org
or contact Nancy Mucker directly at: 303-808-4520 or nanmucker@gmail.com.

Police Contacts and Information

Dispatch (non-emergency) Report suspicious activity (720) 913-2000

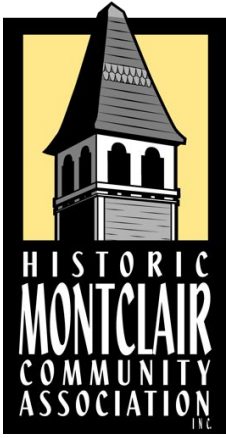
District 3

Commander: Kris Kronche 1625 S. University Blvd. Denver, CO 80210 720-913-1275	Community Resource Officer: Tech. Tony Burkhardt 720-913-1231 Anthony.Burkhardt@denvergov.org	Traffic Problems: Neighborhood Enforcement Officer Dan McNulty 720-337-1040
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Neighborhood Complaints:

Violations such as trash and weeds in yards, abandoned or junk cars, illegal dumping –
Call 311 or go to the Neighborhood Complaint Form at: www.denvergov.org/NISConcerns/complaintform

Do you have an interesting story? Want to share a recipe? Contribute to The Montclarion?
Send items to: info@historicmontclair.org



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

2012 Membership Form

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

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

PLEASE PRINT IN **BLOCK LETTERS**

Name (s) _____

Address _____

Home Telephone _____ Work Tel: _____

Email _____

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

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