

# The Montclarion

Founded 1907

Denver, CO

4th Quarter 2015

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

[HistoricMontclair@gmail.com](mailto:HistoricMontclair@gmail.com)

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

### Treats with Santa

Saturday, December 12th from 10:30 a.m. to Noon

*The Molkery (aka Montclair Civic Building);*

*6820 East 12th Avenue (between Newport and Oneida Streets)*

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This is a chance for the kids to talk with Santa in a friendly, low stress environment. They can make Christmas crafts and enjoy some treats. The kids who want to visit with Santa can read him their lists.

After speaking with Santa each child picks a gift from the gift box.

An adult must accompany all children.

\*\*\*\*\*

TREATS: Delectable breakfast 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 IN LINE? Not here. Each child should take a number when they arrive to indicate their place in line.

PHOTO OPPORTUNITIES: Unlimited. Bring your own camera.

We NEED volunteers! This is a wonderful and popular neighborhood event. But we need help. We need help setting up, crafts set up, cleaning up and monitoring the small ones. Contact Carrie O'Shea at [caroshea@msn.com](mailto:caroshea@msn.com).



Log on and search for "Historic Montclair Community"

# End of an Era

## Montclair Says Sad Goodbye to 61-year Tradition

By Carrie O'Shea



For the past 61 years around November 20 or so, east Denverites welcomed a familiar sight at the grassy corner lot of Colfax & Monaco in Montclair. A lone trailer appeared, followed by tall wood poles, old fashioned strings of lights strung between them. One by one Christmas trees were unloaded, put on display, and the East Colfax Christmas tree lot would open for business. In a world of impersonal big box stores and Black Friday madness there was something warm and nostalgic at the happy sight of this low key, family-owned tree lot right on venerable Monaco Parkway.

Begun in 1954 by proprietor Larry Green's father, the lot served generations of Montclair, Mayfair, and Park Hill residents who became loyal customers year after year. Not only were Larry's trees of superior quality but as Larry said, "Everybody was like family to us." Longtime Park Hill-now-Stapleton resident Jon Meredith said, "We've been getting our Christmas tree there for 26 years. We have wonderful Christmas memories of the experience." Walking around on the cold dirt looking for a perfect tree, warming your hands at the kerosene heater in the middle of the lot, (nestled among the pink and blue flocked trees,) being offered a cup of hot cocoa as you shopped made buying a tree there an essential part of Christmas. A free candy cane for the kids was a bonus.

The lot was a tradition in the O'Shea family as well, as Larry's lot had a big enough and good enough tree for the 13' tall ceiling in my grandparents' home. My mom thought he had the prettiest, most fragrant trees. When that trailer appeared and the lights went up I knew Christmas wasn't far off. As an adult the sight continued to make me smile.

An Aztec, New Mexico resident, Larry grew up in Denver, graduated in 1965 from Westminster High School, and served in Vietnam. His father had been selling trees with a partner in Golden and Englewood before starting the Colfax lot on his own in 1954. "I grew up on that lot," Larry says. He remembers hiding among the trees and digging tunnels in the dirt as a child, "until I got big enough and my dad put me to work."

Larry said he's seen a lot over the years at that intersection. Businesses have come and gone, Pizza Oven, Denver Drumstick, Dutch Boy Donuts, to name a few. "The Christmas blizzard of 1982 buried us and took 2 weeks to dig out from." There was the time a truck stopped on Monaco, 2 guys jumped out, grabbed 4 or 5 trees, threw them in the truck and sped off. "After that we put up a fence every year," he said. It wasn't a chain-link one though, but a more appealing one. He also recalled the near gang shooting on his lot, when 2 guys ran onto the lot, hiding from a car full of gun-waving men that pulled up on Magnolia. "I told them we were calling the police and they drove away fast. A few years ago at about 1:00 a.m. a car westbound on Colfax lost control, crossed the median and onto the lot, taking out the bus stop, about 50 of our trees, the electric wires, the fence. One guy got out and ran away and the other one was in a daze." But mostly the years passed without incident, "just really nice people coming by," Larry recalls. "We've watched kids grow up and have their own kids and bring them to our place for their Christmas tree."

Larry knew his days on that corner were numbered, as the longtime owners were trying to sell the parcel. Upon hearing that a 7-11 would be built there this year and there would be no more Christmas tree lot, Montclair and Park Hill residents reacted with universal sadness at losing their Christmas tradition. The Gulp That Stole Christmas, one might say. "Where are we going to get our tree now?" laments longtime Montclair resident Jen Walters. "We loved that place and went there every year. It's a Denver institution."

Larry says he will miss the lot he has spent so much of his life on and all the great people he saw year after year. At press time he said he had rented the vacant lot at Colfax & Kearney this season. It too is for sale so this might be a one-time-only deal. It's not the cozy corner on the parkway, but neighbors will again be able to buy their tree from their East Colfax Christmas Tree lot and its genial owner Larry Green.



# HMCAI Annual Beer & Wine Reception

In September Montclair neighbors gathered for a pleasant evening at the Molkery. A big thank you to Nanna's Teas and Mayfair Liquors for providing the food and drink. A good time was had by all! See you next September!



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# How We Help the Planet at Paddington Station Preschool

By Meg Yoder, Director of Admission and Marketing

There are many ways that we 'Go Green' within our red brick school house. For years the school has been recycling paper, cardboard, cans and glass. We have purple Denver Recycles bins in each of our classrooms and offices, and in all of our common spaces. The students are very good about placing the trash in the trash bins and the items that can be recycled in the recycling bins.

In addition to recycling, we also repurpose many items that might ordinarily go into the trash. We have a collection area in our main hallway called the Creation Station. The Creation Station is a place for Paddington families to drop off interesting items to be used for art projects and 'junk building'. Some popular items that can be found in our Creation Station are egg cartons, paper towel tubes, bubble wrap, sushi trays (and sushi grass), shoeboxes and other boxes of all shapes and sizes. The students have fun putting items from the Creation Station together to make bugs, spaceships, cityscapes, robots and just about anything that can be imagined, including funky-looking frames for other works of art!

Last year, the Paddington Parent Association (PPA) brought a new earth-conscious effort to the school in TerraCycling ([www.terracycle.com](http://www.terracycle.com)). The mission of the TerraCycle organization is to 'Eliminate the Idea of Waste'. TerraCycle is an international upcycling and recycling company that collects difficult-to-recycle packaging and products and repurposes the material into affordable, innovative products. TerraCycle is widely considered the world's leader in the collection and reuse of non-recyclable, post-consumer waste. The items that TerraCycle accepts are categorized into 'brigades', which are sponsored by for-profit companies with major brand recognition. The first brigade at Paddington was the GoGo Squeeze Baby Food Pouch brigade. We worked hard as a school community to collect as many of these squeezable fruit and vegetable pouches as possible within our first year of TerraCycling. After packing up our collection and sending it to TerraCycle, we learned that we were among the top 20 GoGo Squeeze collection sites in the world! After the success of the first brigade, the PPA recently launched two additional brigades.

We are proud of our efforts to be a green school and strive to teach our young students to take care of the earth. Our next goal is to set up a comprehensive composting system on our campus, and our plans are well underway! For more information about Paddington's TerraCycling program, or to donate your empty GoGo Squeeze pouches (empty, and with the lid), please contact Cat Holmes ([cath0513@yahoo.com](mailto:cath0513@yahoo.com)). For more information about Paddington Station Preschool Admissions, please visit our website: [www.PaddingtonStation.org](http://www.PaddingtonStation.org), or email [admission@paddingtonstation.org](mailto:admission@paddingtonstation.org).



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**Welcome!**

# Montclair School News

Hello wonderful Montclair community,

I would like to tell you a little bit about Montclair School of Academics and Enrichment. We are an ECE through 5th grade elementary school located at 1151 Newport Street. We would like to encourage all families from Montclair and surrounding neighborhoods to consider our school for the 2016-2017 school year. Below is some information about what makes Montclair such a great school!

- Montclair is proud to be an innovation school! Curriculum is carefully selected to meet the needs of our students including a play based ECE and Kindergarten curriculum. Paired with a school wide enrichment model that ranges from art to engineering, we strive to bring learning to life!
- Montclair strives to create a global perspective valuing family and community by hosting social and educational events throughout the year that represent the multicultural school community we have.
- Montclair understands the importance of personalized learning for all scholars and has received a four year grant to become more impactful with our plan for nurturing our students' individual academic progress.
- Montclair is home to 22 different languages and is one of the most diverse schools in the city. Families, students, and staff members of different cultures and backgrounds interact together daily. As a school community, we work to build tolerance, empathy and friendships across socioeconomic, racial and ethnic lines.

In addition to the points above, we put strong emphasis and energy in to: providing lots of enrichment and after school programs, focusing on the needs of our many English language learners through our ELA department and our TNLI (Transitional Native Language Instruction) program, and parent and community engagement.

We will be accepting students who live within the Denver Public Schools neighborhood boundary, and also accepting students who live outside of that boundary. The SchoolChoice key dates are below and more information about the SchoolChoice process can be found at [www.dpsk12.org](http://www.dpsk12.org).

January 5, 2016: Round One of SchoolChoice for 2016-17 opens  
January 29, 2016, 4:00 pm: Round One SchoolChoice forms are due  
Mid-March 2016: Round One SchoolChoice notifications are sent no later than March 18

We will be holding school tours on the following dates – these are open for anyone to attend!

Monday, December 14th at 1:30 and 5:30

Friday, January 8th 1:30

Monday January 11th 9:30

Feel free to reach out or stop by with any questions you may have.

Sincerely,  
Ryan Kockler, Principal  
Montclair School of Academics and Enrichment



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## Easy Goodies for Chocolate Lovers

Other nuts may also be used and the recipes can be doubled or tripled if desired. If you don't want nuts you could try granola or crushed toasted rice cereal. Feel free to experiment.

### Cocoa Pecan Balls

Grind 4 ounces Pecans, with 3 tablespoons of unsweetened cocoa powder and ½ cup confectioner's (powdered) sugar until the nuts are very fine. A food processor works best but chopping could potentially also work. Heat (but don't boil) 2 tablespoons of heavy (whipping) cream and pour it into the cocoa/nut mixture. Blend by hand or in food processor until thoroughly combined. Transfer to small bowl and chill until the mix is stiff. (About 15 minutes.) Shape into 1" balls and dust with unsweetened cocoa. Makes about 12 pieces. These may be placed into the mini candy cups that are like tiny cupcake liners or on squares of aluminum foil or waxed paper and then stored in a box of tin for a gift.

### Cocoa Pecan Toasties

Preheat oven to 350 degrees F. Have a lightly greased cookie sheet ready.

Soak ½ cup of pecans in warm water for a few minutes. Shake off water but do not dry them. Toss pecans in a presweetened cocoa mix and spread on cookie sheet. Place the sheet of nuts in the preheated oven for about 5 minutes or until lightly toasted and crispy. Do not let them burn.

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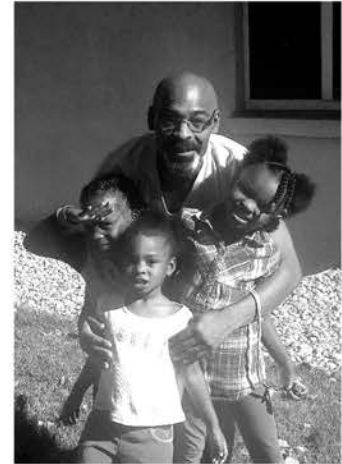
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# MONTCLAIR

Compiled by Jamie DeBrosse

## NEIGHBOR TO NEIGHBOR

You may recognize this face as the same gentle homeless man who would greet commuters each morning on the corner of Monaco Pkwy and 13<sup>th</sup> with a smile, a wave, or the tip of his hat. His name is Cedric, and some of us may have given him spare change, a coat or some food. **But one of our Historic Montclair neighbors has been quietly exemplifying what it truly means to be neighborly, kind, and humane.** After befriending Cedric a while ago and getting to know his family, neighbor Jenna Hawkins set out to find long-term housing for the family, and to make a real difference in their lives. In October, Cedric and his wife, children and grandbabies moved from a motel room and into an actual home! Read the heartwarming story of Cedric's family and our neighborhood coming together for a common purpose on the Go Fund Me page (url is below). Doing so is a pretty good holiday gift for all of us!



*Cedric with his grandbabies*

**Read the story and help to reach the financial goal by visiting <https://www.gofundme.com/cy47e4zk>.**

## AROUND THE NEIGHBORHOOD

If you plan to travel this holiday season, a reminder that you can put your home on "vacation watch" with the police department. Call our district 2 station at (720) 913-1000 to **place your house on the watch list**, and officers will keep an eye on your home during your absence. Also, suspend your regular deliveries (newspaper, mail, milk), and ask a neighbor or friend to clear fliers from your porch while you are away.

**HMCAI is looking for a dedicated neighbor to do ad sales for the newsletter.** It's a paid position (commission from sales). If you are interested, contact Jamie DeBrosse at [MontclairHappenings@hotmail.com](mailto:MontclairHappenings@hotmail.com).

**The meeting times of the Montclair Moms play group have changed.** The group now meets at Montclair Park on the first Thursday of the month at 10 a.m., and also the third Tuesday of the month at 3 p.m. Upcoming dates are: December 3 at 10 a.m., December 15 at 3 p.m., January 7 at 10 a.m., January 19 at 3 p.m., February 4 at 10 a.m., and February 16 at 3 p.m.

## MEMORIES OF MONTCLAIR

Long-time Montclair neighbor **Karen Hickey has lived on Niagara Street for 35 years**, and she loves our neighborhood! Karen says that she moved here from Aurora because of the charming older houses, the many trees, and the proximity to downtown and all its activities. Karen has a feeling of being connected and belonging here in Montclair.

## HISTORY LESSON!

**The oldest home in Montclair is the Cochrane House**, built in 1886 and located at 1304 Olive. The home's first resident, Mathias F. Cochrane, was the first Mayor of Montclair, after the town incorporated in 1888. Montclair, our neighborhood, is named after Cochrane's hometown of Montclair, New Jersey as well as for its view of the mountains.





## CLOSE TO HOME

**The East Colfax\East Montclair Neighborhood Association continues to work with City Council District 5 and 8 on efforts to reduce crime along the East Colfax corridor.** The licenses on all 15 motels along East Colfax have been pulled for review by the Association, including the Driftwood Motel, which is within the boundaries of Montclair. It was discovered that the Motel 9 had been operating without a license for the last five years under two different owners. Stipulations have been added to the license upon the City of Denver Excise and License granting a new license for the motel. The association will continue to work with neighborhood inspection services, the Denver Police Department, Mayor's Office and other agencies in order to make positive changes along the corridor. The issues along Colfax will take time and a holistic approach to solve.

**Desmond Bar & Grill** has opened it's doors in Park Hill at 2230 Oneida Street, at the location formerly occupied by The Table Top. Desmond is the latest project for notable chef Sean Kelly.

**Masterpiece Kitchen**, from the folks who brought us Masterpiece Deli, is slated to open early 2016 in Hangar 2 in Lowry.

Enjoy the sounds of the holidays with the music of Dean Martin, Frank Sinatra, the Andrew Sisters, Bing Crosby and so many more in ***A Ring-a-Ding Christmas (A Crooner Holiday Revue)***. The same musicians and singers from the successful show *My Way* present this musical revue, which runs November 21 – December 19 at the John Hand Theater in Lowry (7653 East 1st Place, Denver, CO 80230). For tickets call 303-562-3232 or buy online at [www.firehousetheatercompany.com](http://www.firehousetheatercompany.com).

## CITY SCOOP

Denver has made it **more convenient to obtain minor permits**, sometimes called "quick permits". They are now available via email. Apply at [DenverGov.org/quickpermits](http://DenverGov.org/quickpermits). You can also **find current planning and zoning information** for any property in the city at [DenverGov.org/CPD](http://DenverGov.org/CPD)

Denver Recycles and Ace Hardware are working together to offer residents **free leaf bags as part of the LeafDrop program**, which composts leaves and other materials. For more information, visit [denvergov.org/denverrecycles](http://denvergov.org/denverrecycles)

Three Denver residents have recently launched a new weekly podcast, **The Weekly 303**, which promises "the best of Denver, from the perspective of locals". Check out the podcast or visit the website for more info: [www.weekly303.com](http://www.weekly303.com)

Taken from the website [www.303artway.org](http://www.303artway.org), **The 303 ArtWay** "is a proposed art-themed urban trail connecting paved walkways and bike paths through the Park Hill Neighborhood with a larger vision to expand through Denver. The trail will highlight the visionaries and artists, leaders and community activists who have brought so much life to this unique and diverse neighborhood." **Make your voice heard** regarding the direction of the trail by taking the survey on the website.

In November the **cheerleading team at George Washington High School** took first place in the district competition. This is the second year in a row that the team has claimed the #1 Title!

After gathering over 158,000 signatures, proponents of a state-governed healthcare system have ensured that **Initiative 20, the "State Health Care System," will be on the 2016 ballot**. If passed, Colorado will be the first state to enact such a system.

PLEASE SEND ANNOUNCEMENTS, NEIGHBORHOOD INFO AND IMPORTANT DATES TO  
[MONTCLAIRHAPPENINGS@HOTMAIL.COM](mailto:MONTCLAIRHAPPENINGS@HOTMAIL.COM)

# A Short History of Historic Montclair Community Association Part III

By Sandy Corlett

In the mid 1970's the Montclair Community Association wanted the City to develop three more parks in the community. The Montclair Association Board voted to approach the City of Denver and the land owners about acquiring two vacant blocks in the neighborhood and turn them into City parks. The vacant lots were: the single block between 8th and 9th, Oneida and Olive, where the Kittredge Castle stood until 1955. (Kittredge Park) and the block between 11th and 12th, Poplar and Quebec, minus the Water Board's pump house on the Southeast corner, (Denison Park).

Obtaining the properties was a long process. Each of the properties had to be treated as separate entities. We were fortunate to have an attorney on the Board, Jack Carey, who helped us with the negotiations. Once the land was acquired we had to wait for the City to acquire the funds for landscaping and playgrounds. By the late 1970's Kittredge Park was a beautiful park to be enjoyed by the residents. A few years later Denison Park had Landscaping and a Playground. I remember walking a block and a half with our five year old daughter to swing on the swings at the newly opened Kittredge Park.

In 1975 part of Montclair became Denver's largest historic district. Obtaining an historic district was a vision of Montclair resident Jane Smith. Jane was not only a neighborhood historian; she was the mother of one of my high school friends. I learned a lot of what I know about the History of Montclair from Jane. In 1973 Jane began canvassing the neighborhood promotion the historic district and getting resident to sign a petition. Jane went to the Denver Landmark Commission with her documentation of the history of the houses and the neighborhood petition. Part of her documentation was aerial photographs of the big trees outlining the old community. These photographs helped in getting a recommendation for the historic district from the Denver Landmark Commission.

In September of 1975 the community held a meeting at the Molkerei to vote on the proposed historic district. The community was overwhelmingly in favor of the proposal. Next the proposal had to go to the City Council. The Council was not very keen on the historic district. They felt that the houses weren't the oldest in the City and that there were too many new houses. After a lot of deliberation the Montclair representatives were able to convince the Council that the old and new fitted together in a historic district. City Council voted for the proposal, allowing a portion of Montclair to become an historic district. Many Montclair residents were disappointed that the Historic District was not made larger to contain all of the historic houses.

continued on Page 15



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## Salati—Italian Street Food

The Shops at Northfield

By Judy Baxter

I have to admit that Northfield comes up in the second ring of my radar screen. I go there for Outdoor World and Harken's Movie Theatre. For those living in Stapleton there is easy access now on Central Park Blvd, for us here in Montclair we tend to go on Quebec and really who wants to drive Quebec if you can avoid it by choosing to go elsewhere.

Let's keep an open mind—some new and innovative concepts are worth trying and Salati is one. Open only 3 weeks Salati (which is Italian for savory) offers a family friendly cross of fast (Italian Street) food with a bar and seating that invites you to stay longer. The ambiance isn't cozy nor is it very Italian, yet it was comfortable with a critical mass of patrons even on a Tuesday night. Becky and I go out almost every Tuesday night, usually splitting several dishes. The Salati menu supports this approach with its diverse selection of "Small Plates" that range in price from \$8 to \$13 and are sizable enough to split up to 3-ways, not just two. We sampled the Risotto Arancini (6 stuffed rice balls with a vodka sauce); Involtini (platter of baked eggplant with ricotta, mozzarella and marinara sauce); and well prepared PEI Mussels-full skillet that we couldn't finish. We finished with the Cannoli Bites which were excellent. I would go back to try the other side of the menu which constituted a build your own Piadina (flat bread sandwich), Salad, or Pasta dish with grill items, sauces and toppings to create your custom dish. This is part of the signature offerings, but was not that easy to understand by reading the menu. The small plates were easier to split and offered a great set of choices for many different tastes. They make vegetarian and gluten free dishes to order.

It is family friendly in that children have real choices on the menu and are welcomed. As in Italy, children are part of the landscape without taking it over. Also unique is the offering of Maine Root Sodas (Fair Trade and organically sweetened soda that have real flavor). The wine selection is limited though well-priced by the glass and bottle. The service was excellent, though the overall feel needs to work on further developing the warm welcome that they are committed to and that I expect when going out for Italian. My plan is to give Salati time to further refine their approach and try them again. While I am at it I might check out what else is happening in Northfield.

If you have a restaurant you recommend that we review please be sure to let me know by shooting an email to [baxterj.jb15@gmail.com](mailto:baxterj.jb15@gmail.com). Buon Appetito

## 6th Annual *be well* Awards and Community Celebration

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- Nutrition Leadership
- Community Advocate(s) of the Year
- Preventative Care Leadership
- Community Service Award
- And new this year...The Legacy Award



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Community Celebration •Thursday, January 28th •5:30 - 8pm •The Renaissance Hotel

# A Dedicated Montclair Leader

RALPH NORDHAUSER 1929-2013

*By Veronica Dolan*

In the 1960s when the prospect of school busing drove our neighborhood into two unfriendly camps - the pros and the cons- Ralph Nordhauser was one of a handful of neighborhood activists who wanted to restore harmony. They revived our dormant community association - the Montclair Improvement Association (MIA), founded in 1907- and launched a series of social events and family activities to restore harmony and reunite hostile families.

Ralph joined the board of the new Montclair Community Association (MCA), perhaps thinking he would serve one one-year term. Instead, over the next 40 years he served some 25 terms, four of them as president. The attraction was understandable if you wanted to improve the neighborhood which was always Ralph's goal. The MCA (and later HMCAI) board was the place to be, as it is today.

Association programs during Ralph's 25 years of service included outdoor movies and concerts in the park, a soccer team, Bring Your Own Picnic Supper to the park, exercise partners, summer classes for kids in arts and crafts and knitting/crocheting, Christmas caroling, jobs for teens, adults-only parties, house tours, book signings and lectures among others.

Many factors determined an activity's fate: changing community tastes, funding, board makeup and availability of volunteer help. House tours, for example, require at least 100 helpers and are no longer feasible. Only three of the early MCA activities have survived for almost half a century: Fourth of July picnic, Easter egg hunt and visits from Santa Claus.

There was another factor over the years the board had developed some political clout downtown and was increasingly asked for advice on zoning and political issues, which delighted Ralph, a politician at heart.

He worked hard to keep out of Montclair a pornography bookstore, an adult movie house, and a cabaret, and he helped close the Huddle Inn on Colfax and Pontiac. He was pleased when the board was consulted on the relocation of the Jersey Street library, the expansion of Mayfair shopping center, relocation of the post office, cleanup and development of Lowry, rehabilitation of the Molkery and reuse of the Air Force accounting center, among others.

Ralph's political skills were most evident when he came up with the idea of Political Evenings. Over the years he invited candidates for city, state and national offices to address our members at Montclair School. He involved boy and girl scouts, musicians and choirs (if available,) students and PTAs from St. James and Montclair schools, provided a signer for the deaf and offered rides to the event for seniors. And knowing each minor child who participated would need an adult driver, Ralph could always guarantee a full house. The "debates" and meet and greet the candidates socials required many hours and after Ralph retired nobody volunteered to take over.

Ralph was born in Germany on October 3, 1929. He came to the U.S. at age 9 and the family settled in Denver in the 1940s. He was a graduate of the University of Denver; he owned and operated a small furniture and appliance store. Eleanor, his wife of 50 years, died in 2009. Ralph died on June 27, 2013. He is survived by a son Steve Nordhauser and a daughter Lisa Nordhauser, both of Denver.

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# Montclair Real Estate News

By Valerie Alford Your Castle Real Estate

The housing market is still very strong in the Denver neighborhoods even though they have slowed. The census bureau has predicted that Denver Metropolitan area will grow by 50,000 per year not counting people living in their parent's basements.

Montclair statistics over the last 180 days:

19 Actives, 31 under contract, 104 sold of which 71 of the solds are single family homes

Price per sq ft above ground \$347.67

99% of list price with an average of 26 days

		Solds 10/1 - 11/1					
		Baths	Beds	SqFt		Sold Price	
				Above	Total		
1190	Pontiac	5	7	4299	6486	1,125,000	
1177	Newport	5	4	3335	4504	1,050,000	
640	Locust	2	3	1450	2900	720,000	
7070	E 11th Av	3	4	2147	3183	710,000	
1109	Monaco Pky	4	4	2398	3422	595,000	
701	Newport	2	5	1280	2371	495,000	
1001	Krameria	2	3	1764	1764	449,000	
853	Poplar	2	3	861	1357	410,000	
727	Olive	2	3	907	1807	394,000	
1300	Niagara	2	3	1097	2194	360,000	
798	Krameria	1	3	1380	1380	350,000	
840	Jersey	1	2	811	811	324,500	
1304	Ivy	1	3	1199	1465	300,000	
1350	Ivy	1	2	854	854	245,000	

Statistics from Denver Metrolist



## WE NEED YOU!

### YOUR NEIGHBORHOOD CALLS

Historic Montclair Community Association Membership Drive

Membership dues are essential to continuing the events which unite us, the neighbors of Montclair. And it may surprise you to know the impact your membership has on all households in our neighborhood!

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For only \$20 annually per member household, HMCAI sponsors and organizes these community-building events:

- Easter egg hunt
- 4th of July picnic
- Bi-annual neighborhood garage sales
- Adults-only reception
- Halloween party
- Treats with Santa and holiday party

**JOIN NOW**  
Mail in the form on the back of this newsletter

HMCAI publishes the Montclarion newsletter, serves as a liaison with Denver metro, and proudly maintains the Molkery with flowers during spring and with holiday lights in December. Join in the fun and become a member today!

We need your help to continue these services!  
Please consider joining HMCAI, your neighborhood association.

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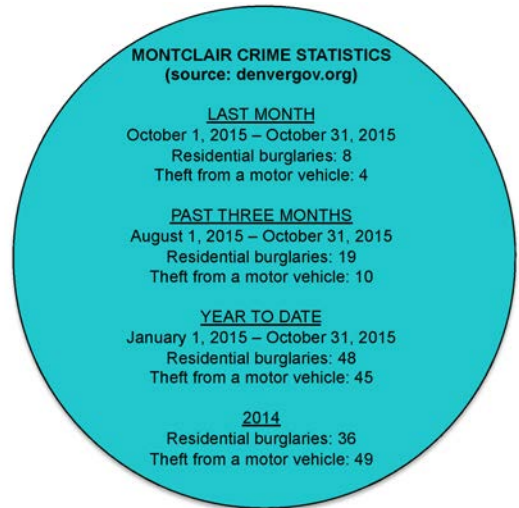
Advertising supports not only this newsletter, but also our community events. Tell our sponsors that you saw them in *The Montclarion!*

## Short History of HMCAI

(continued from Page 10)

About the same time the Board was dealing with the Historic District, a resident of Montclair, Tom Noel, came to the Board asking if we were interested in helping him get his new book about Montclair published. The Board decided the book was important enough for the Board to front the funds for publication. The book was not quite finished, many residents started helping take photographs and facilitate getting Tom interviews with longtime residents of Montclair.

Before publication the Board started advertising prepaid copies of Richthofen's Montclair, A Pioneer Denver Suburb. I had volunteered to take the prepaid orders, deposit the money and dispense the books. By the time the book hit the press I had sold all of the paperbacks and most of the hardbacks. When the books arrived (500 hardbacks, 1,000 paperbacks) my living room looked like a warehouse. The King Soopers on Krameria Street bought a lot of the paperbacks whittling down the boxes of books in one delivery. I delivered most of the remaining books in person.



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# HMCAI Membership Form

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

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

Name (s) \_\_\_\_\_

Address \_\_\_\_\_

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

Email \_\_\_\_\_

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

Treats with Santa | July 4th | Easter Egg Hunt | Cocktail Party | Halloween Party | Board Member