

The Montclarion

Founded 1907

Denver, CO

1st Quarter 2015

www.HistoricMontclair.org

info@HistoricMontclair.org

Easter Egg Hunt

Small children and their parents are invited to...

WHAT: HMCAI's Annual Easter Egg Hunt

WHEN: 10 a.m. Saturday, April 4

WHERE: The Molkery, 6820 E. 12th Ave., and Montclair Park

WHO: Montclair families

TREATS: Coffee, cookies and juice served to all in the Molkery after the hunt.

COST: Free for Montclair families.

GEAR: Bring a basket, bag or box to carry your goodies home (we reuse the plastic eggs every year, so all eggs are emptied and left in designated boxes at the event)

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

VOLUNTEERS: We are in great need of volunteers to help scatter eggs throughout the park, stuff eggs, serve snacks, clean up etc. It will truly only take one hour of your time to help us pull off this fun event for the kids! Please consider volunteering, and contact Judy Baxter at baxterj.jb15@gmail.com.



Table of Contents

Easter Egg Hunt.....	1
Garage Sale.....	1
Lowry Hangar 2.....	2
Councilwoman Susman.....	3
Montclair Garden.....	4
Montclair School.....	5
Paddington Station.....	7
Montclair Happenings.....	8
Growing Up in Montclair.....	10
Spring Gardening.....	11
Montclair's Past.....	12
Tips for Home.....	13
Real Estate News.....	14
Recent Home Sales.....	15

Montclair Garage Sale

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

Saturday May 30 – 8:30 – 3pm

All those interested please contact Valerie Alford at Valerie@valeriealford.com or 303-641-6823 to pick up a yard sign.



Log on and search for "Historic Montclair Community"

Get Out and Try Something New—Hangar 2 in Lowry

by Judy Baxter

Most of you may know about the Lowry Restaurant District known as Hangar 2 that is now sporting three new dining experiences—**Café Mercato**, **North County** and **Bubu**. I tried to get to all three for this review and missed Bubu because it wasn't open for lunch. What I hear is that they are serving up fresh locally sourced Asian bowls where you pick your ingredients. I also hear that they are hoping to open up for lunch in the near future. The other two are different from Bubu and from each other giving diners great choices.


Dinner at **North County** was first where we found a full, lively house on a Tuesday night. We ended up eating at the bar to get away from the breezy table by the door and were nicely accommodated. North County refers to the area north of San Diego, embracing fresh ingredients—locally sourced except for the fish-seafood flown in daily. I think a menu's headings



say much about the offerings—Ceviche & Seafood; Other Beginnings: Soups & Salads; Breakfast All Day; Baja Fish Tacos; Tacos; Po Boy's, Hamburgers & Tortas; Happy Hour with Drink and Food Specials; Endings. You can see the emphasis on fish (daily salt and fresh water offerings are posted on the chalk board) and with coastal Mexican spicing and preparation. We started out with the Chips (terrific and fresh), Salsa and Guacamole—tasty and spicy, though I like a less complicated guacamole. Tacos are offered as singles so you can mix and match to suit many tastes. We tried four different ones a nice sampling. All were great with a price range from \$3.50 to \$4 each and offered a mixture of fresh flavors that included the papaya and mango salsa on the Baja Fish or the Mole Braised Short Rib taco. We finished with a non-gluten chocolate brownie with cinnamon ice cream that didn't meet expectations. Gluten free doesn't need to be dry, but this was making me note for the next time to try the 6-layer chocolate cinnamon cake.


Later that week I was able to suggest **Café Mercato** for an early business lunch. For those who might have tried Café Mercato when it first opened and gave it mixed reviews I would suggest giving it another look. We were very impressed with the menu and our choices. The service delivered by Leonardo (pronounced with an accent) was excellent in a bright casual modern Italian atmosphere. Chef Giancarlo Macchiarella (also of Locanda del Borgo in Hilltop) is serving up a light version of Southern Italian cooking. Since I married into a Sicilian family this is my personal favorite of the Italian regional cuisines and the one about which I can be most critical. Two of us each had a salad—the beet with heirloom tomato and the roasted pear-gorgonzola with an addition of a side of shrimp and salmon. These were excellent and the sides prepared perfectly. Though Eggplant Parmigiana doesn't sound light this was, the sauce was fresh and delicious, as were the Crispy Brussel Sprouts with honey roasted walnuts, age balsamic. The serving proportions were just right and the pricing was excellent. The rest of the menu includes pastas, fish, meat and pizza—all of which I hope to try soon. They are about to change out their dinner menu for spring.

— I recommend checking out these great new restaurants and supporting our local businesses.



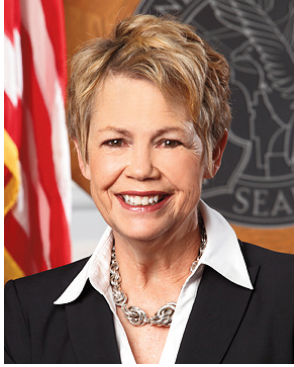
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*Denver's Rich History
begins at Home*

Councilwoman Mary Beth Susman District 5 Update



Your neighborhood leadership has been vigilant about design concerns for any large scale remodeling of projects in Historic Montclair, and I'm grateful to work with you on these projects. It is important to preserve our Denver History and Montclair is one of the most historic places we have in Denver.

9th and Colorado

The Developer Continuum has closed on the former University of Colorado Health Sciences Campus and is now the legal owner of the property! The closing paved the way for abatement and demolition work began on March 9. Continuum expects to begin building around the end of summer. Phase one of vertical construction will begin at the northwest corner of the property around the existing parking garage. I've asked if any buildings are going to be imploded, because that would be a spectacle and a reason for a watching party, but they aren't going to be doing that. Just ordinary demolition.

Continuum continues to engage the community with various meetings. They held a community meeting asking for suggested names for the site. We've been calling it 9th and Colorado so long, and it's time to give it a better place name that represents the vision.

They also held a "Kids Day" asking our youngsters how they would build the site with, get this, Rice Krispies squares to use for building their vision. It was loads of fun.

If you want to follow along with the building progress there is a website for information on the project: www.9thand-colorado.com. You can also contact info@9thandcolorado.com to provide your thoughts.

Quebec St

There is a plan proposed for Quebec St from 6th to 26th Avenue. After a series of community meetings, the city has submitted for federal funding for improvements that involve two driving lanes both ways, improved and completed sidewalks on both sides of Quebec, better left-turn lanes, and easier right turn lanes along with signal improvements. It also recommends a bike lane on the companion Syracuse Street that would connect to the Westerly Creek Trail/Sand Creek Trail through Stapleton and beyond. See the proposal at www.quebecalternatives.com. No word yet on whether we will receive the funding for the \$20 million plus proposal.

Office Hours

As many of you know, I host regular "Office Hours" in my district the first three Thursdays of each month from 10 am – 12 pm. I'm excited to announce- starting this month, I will be hosting my second Thursday "Office Hours" in a new location. Starting March 12, I will be at Blossoms Restaurant, located at 595 S. Clinton St. in the Centerpoint Community Center at Windsor Gardens.

The locations for the first and third Thursday Office Hours will remain the same. Times for all three events are 10 am – 12 pm.

- First Thursday: Café Steep, 4100 E 8th Ave
- Second Thursday: Blossoms Restaurant, 595 S. Clinton
- Third Thursday: Einstein's Café, Lowry Towne Center

No appointment necessary. Just drop in to chat if you like.

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Get ready to Garden! Historic Montclair Community Garden in its 6th Season

Would you like to grow vegetables, fruits, herbs or flowers and be part of a friendly neighborhood project? Do you dream of producing rutabagas, radishes, raspberries, rosemary or roses? If so, the Historic Montclair Community Garden could be just the place to fulfill your horticultural ambitions and meet some new neighbors.

Tucked off-street in the 1400 block of Niagara St., the HMC Garden has 29 plots available, shade trees, an attractive fence and entrance sign and a community picnic table. It's a great destination for bike riders, walkers, joggers, dog-exercisers and buggy pushers. Children and well-behaved dogs are always welcome.

The fee for the plot is \$35 a season which covers water, compost, some garden supplies and repairs.

Contact Karen Hickey kh1211@comcast.net or 303.321.3542.



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Montclair School of Academics & Enrichment Update

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

We are so proud of the work that has been done this year at Montclair! We are blessed with the most dedicated and fun staff imaginable. Looking back on the year so far, we would like to celebrate some of the work we have done to bring new projects and initiatives into the building to help support the wonderful diversity within our community.

Two teams from Montclair competed in the first Design Day hosted by the DPS Imaginarium. Of the twenty teams that participated, Montclair's were two of the top five and were each awarded a \$10,000 grant. With this money, we are developing a project called "The Faces of Montclair", in which we will pilot a one-to-one tablet program in one classroom as well as build out an app that allows for instantaneous communication and translation with our families that speak 22 different languages! In addition to the Imaginarium, a team from Montclair was awarded a grant from Design EDU 2.0, a statewide Design Thinking competition hosted by The Colorado Education Initiative. We were awarded \$750 to revise and reform our school-wide behavior systems to better align with our school values.

We have observed that access to events and the school is a gap in our community and we want to provide equitable opportunities for our families. So we will also be developing "Schoober", an online platform Ride Share program that will create a network for students and families to get rides to and from school from other families. Also, starting in January, Montclair began hosting Equity, Bias, and Inclusion training for our families and community members. As the first school in the district to begin hosting these conversations for our parents, families, and community members, we are excited to see how this transforms our school community.

SCHOOL GARDEN UPDATE

Exciting things are happening in Montclair's "backyard"! Phase 1 – to be completed this spring – includes converting the current vegetable garden area into an outdoor classroom. It will include a seating area for up to 35 students, landscaped areas, and a raised (ADA accessible) bed for vegetables and annuals. So where will the vegetable garden go, you might ask? During Phase 2 (later this year) we will renovate the north side of our athletic field (just south of the staff parking area) to create raised vegetable beds for each grade level. We also have established a large area for the "Three Sisters" (corn, beans, and pumpkins/squash) in the Northwest corner of the field.

Working with parent volunteers, staff, SlowFood Denver, and neighborhood experts (Thanks Tim and Lisa!) we will tie the Garden renovations into Enrichment programs for our students. Students will plant seedlings this spring to incorporate into the new garden spaces, and will have an outdoor space to work on all areas of their curriculum.

Funding is in place for Phase 1 thanks to the Denver Public Schools Foundation and Colorado Parks and Wildlife's SOLE program. However, we are still seeking funding and support for Phase 2. If you are interested in donating – or volunteering to help – please contact shawnaolsen@yahoo.com.

ANNUAL PLANT SALE & FUN FAIR

It wouldn't be spring without our annual PLANT SALE & FUN FAIR! This year's sale will be on Saturday, May 9th from 9:00 am – 2:00 pm. We would like to encourage everyone from the neighborhood to stop by and help support the school. There's something for everyone - beautiful flowers, vegetables, and herbs for your garden, and the highly-cherished patio pots! And who doesn't remember the wonderful smell of BBQ from the High Country BBQ last year? Stay for lunch and enjoy some shopping at the street fair. If you know a business interested in having a booth or providing sponsorship, please contact me at kateadouglas@hotmail.com or 303-885-5597.

(continued on next page)

MONTCLAIR'S ANNUAL { Garden Party }

Come join your neighbors to support the School, enjoy tastings from local restaurants, get answers from a Master Gardener, AND place your order (10% discount off the day of sale!).



Thursday, April 9th from 5:30 - 8:00 pm

{ THE MULKERY }

To place orders directly:
<https://sites.google.com/a/montclairpeak.org/montclair-plant-sale-catalog/home>

Montclair School of Academics & Enrichment Update

(continued from previous page)

To get everyone excited about the event, a number of neighborhood parents will again be hosting our PRE-SALE GARDEN PARTY at the Molkery on April 9th from 5:30 – 8:00 pm. We will have garden experts on hand to help you plan your summer garden and answer any questions you may have. You'll also have the opportunity to order from a wide variety of plants with a discount off the day-of-sale prices, while you sip some wine and enjoy tasty treats from neighborhood restaurants. Pre-ordering is a great way to guarantee that you get exactly what you want for this season, so mark your calendars! If you can't make it to the event but would like to order plants in advance, please send an email to plantsale@montclairpeak.org or call Leah Busam at 303-748-5625 for a catalog or more information.

The catalogues will also be available at <https://sites.google.com/a/montclairpeak.org/montclair-plant-sale-catalog/>

HAVE FEEDBACK?

Our School Administration is always looking for input into how to make Montclair the best neighborhood school, so please feel free to email them and let them know what your ideas are! You can contact the Principal, Ryan Kockler at ryan_kockler@dpsk12.org OR the Assistant Principal, Emily Zabroski at emily_zabroski@dpsk12.org. We also have plenty of volunteer opportunities at the school such as MVP (Montclair Valet Program) or our Wednesday after-school tutoring program. If you are available for any of these activities or more, please let them know! Thank you for your support for our school!

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Paddington Station

As one of the more than 250 preschools available through the Denver Preschool Program (DPP), **Paddington Station Preschool** (located at 13th and Quebec Street) would like to help spread the word about this unique program.

Approved by voters in 2006 for an initial period of ten years, the Denver Preschool Program was created to connect Denver's families with high-quality preschools. DPP accomplishes this goal by increasing access to preschools and providing a choice of the best schools in the city. Additionally, DPP helps families pay for a high-quality program during a child's last year in preschool before Kindergarten. To qualify for tuition support from the Denver Preschool Program, you must live in the City and County of Denver and your child must be enrolled in a four-year-old preschool program.

As 2016 marks the tenth year of the program, Denver voters were asked to support measure 2A this past November to renew and expand the Denver Preschool Program. With success in the polls, the renewed and expanded Denver Preschool Program will now support not only during the school year, but through the summer months as well! As a provider of enriching summer camps in June and July, Paddington Station Preschool was thrilled to learn this news. Limited space is still available in our 2015 Summer Camps and for four-year-olds for the 2015-2016 school year.

Additionally, we have select seats remaining for three-year-olds and two-and-a-half-year-olds for 2015-2016. We would love to meet you, give you a tour of our beautiful historic building - right here in your neighborhood - and talk to you about the programs we have available for your child. For more information, call us at 303-333-9154 or visit www.PaddingtonStation.org. To learn more about the Denver Preschool Program, visit www.dpp.org.

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AROUND THE NEIGHBORHOOD

The **Municipal General Election** is coming up on May 5, 2015. For information about voting, potential candidates, and key dates visit the city website: www.denvergov.org>Government>voter information.

Mark your calendars for the **Montclair Walking Tour!** September 20 from 1-4pm, Tom “Dr. Colorado” Noel will be doing a walking tour of our beautiful neighborhood. For more information, visit <http://www.dr-colorado.com/events>.

Fat Jack’s Supersubs has confirmed that in April the sandwich shop will move into the location previously occupied by Spitfire Grill at 723 Quebec. A sign posted on the door of the **former Thunderbird Lounge** (721 Quebec) mentions a company called iLoveKickboxing. I have not gotten confirmation that the company will be occupying the space.

HMCAI investigated how the remainder of Montclair could become eligible for the city’s **composting program**. We unfortunately learned that decisions as to which neighborhoods could participate in 2015 had already been made, and Montclair is not on the list. We will continue to gather information and make the case for our neighborhood for 2016. We’ll keep you informed of progress.

Our District 2 Denver Police Department is co-hosting the next **Citizen’s Police Academy** in April. The website states that the Academy is “designed to familiarize Denver citizens with the policies and procedures of the Denver Police Department and provide a unique opportunity to learn about our officers”. For more information or to apply for the program visit <http://goo.gl/DAPQ6W>

Also, the **CAB meeting at the DPD District 2 precinct** has been changed to Wednesdays. The meeting is held on the last Wednesday of every other month. The next one is April 29th at 6:00 pm at District 2 (3921 Holly St).

Neighborhood history lesson! Montclair’s first public schoolhouse was built in 1887, a simple frame building on Geneva Street, which is now Oneida Street. In 1891 the school was moved to 13th & Quebec (now Paddington Station Preschool). The original school building was torn down in 1936 in order to build the fire station.

A Landmark Preservation Commission meeting to discuss architectural elements of two new homes proposed on the grounds of the **Wilfley Mansion** at 770 Olive St. will take place on Tuesday, April 7 at 1:00 p.m. in the Wellington Webb Building, 201 W. Colfax Ave., room 4.F.6. The meeting is open to the public and public comment is permitted. The proposals were approved for mass and scale, and await approval for design. Both homes will be roughly 3300 sq. ft. with two-car garages. To view the designs contact historicmontclair@gmail.com.

There is a new Facebook page for buying and selling personal items locally, within our zip code. It’s a private group but you can easily request membership. Search Facebook for **80220 Virtual Garage Sale**. As the group name suggests, the page is intended to be an online garage sale, and not an advertising or sales outlet for business products or services.

Denver Recycles’ **Annual Mulch Giveaway and Compost Sale** is Saturday, May 2 from 8 AM – 2 PM, while supplies last.

Nanna’s Gourmet Market and Tea Emporium (1407 Krameria St.) is offering **Jr. Chefs Cooking Camp** from June 1-August 21. Lots of fun all day for kids, ages 6-12. For more information call 303-647-8327

PLEASE SEND ANNOUNCEMENTS, NEIGHBORHOOD INFO AND IMPORTANT DATES TO
MONTCLAIRHAPPENINGS@HOTMAIL.COM



WELCOME, NEIGHBORS!

The **Goos family** (Clint, Meg, Kingston and Leyton) recently moved to Poplar Street. The family chose Montclair because of the beautiful, eclectic architecture and the many families who live here. Their old hound dog Harley, and cat Boji more than approve of the move! The family will welcome a baby girl in July, and her big brothers are excited to show her how to sled at Montclair Park during winter and play in tree houses during the summer.

CLOSE TO HOME

Friends of Crestmoor Park is an organized force comprised of residents and community leaders opposed to a planned 120-unit apartment complex at Monaco Pkwy and Cedar, adjacent to Crestmoor Park. They're seeking the support of their Montclair neighbors in voicing opposition to the project. You can find information about the **Zone it Right 4 Crestmoor Park** initiative, and the Friends of Crestmoor Park group, on their website <http://friendsofcrestmoor-park.org/>

The first phase of construction of the massive redevelopment at **9th & Colorado** should get underway by summer. Plans for this phase include three new towers housing approximately 550 apartments and 55,000sf of retail space. (source: businessden.com)

Construction is underway on **Boulevard One** in west Lowry. Plans for the 70-acre site include homes, apartments, multiple parks, and office, retail and restaurant space.

COMMUNITY CALENDAR

Please confirm dates, details and restrictions.

MARCH 2015

- 17: Saint Patrick's Day
- 17: 5th Annual Women+ Film Festival, SIE FilmCenter
- 20: Collections and Library Behind the Scenes Tour, History Colorado Center
- 20: Grease is the Word! Grease Sing-along, Denver Public Library
- 20-22: Denver Home Show, National Western Complex
- 20: Mythic Creatures: Truth Behind the Legends, Denver Museum of Nature and Science
- 21: Collaboration Fest, Sports Authority Field at Mile High
- 22: Free day at Denver Botanic Gardens
- 26: Vail Film Festival
- 26: 5280 Swing Dance Championships, Sheraton downtown
- 26: Disney on Ice, Historic Denver Coliseum
- 27: Peter and the Wolf, Gates Concert Hall
- 27: USASA Nationals, Copper Mountain

APRIL 2015

- 4: Montclair Easter Egg Hunt, Montclair Park**
- 4: Bunny Bolt 5k/10k, City Park
- 4: Spring Fling, Denver Zoo
- 4: Free day at Denver Art Museum
- 7: Free evening (4-8pm) at Children's Museum of Denver
- 8-12: Denver Auto Show, Convention Center
- 10: Rockies Home Opener
- 11-12: Natasha Paremski Plays Brahms, Boettcher Concert Hall
- 12: Rocky Mountain Bridal Show, Convention Center
- 12: Free day at Museum of Nature and Science
- 17: CU Denver's Pop/Rock Ensemble, King Center Concert Hall
- 18: Red Rocks Fitness Challenge begins
- 22: Earth Day Denver, Civic Center Park
- 22: Free day at Denver Botanic Gardens
- 25: Free day at Museum of Nature & Science

MAY 2015

- 2: Dumb Friends League Furry Scurry
- 2: Free Day at Denver Art Museum
- 2: Elitch Gardens Opening Day
- 2: The Big Wonderful opens
- 2-3: Cinco de Mayo Festival, Civic Center Park
- 5: Cinco de Mayo
- 5: Free evening (4-8pm) at Children's Museum of Denver
- 8: Adventure Club, Red Rocks
- 10: Mother's Day
- 16: NCAA Lacrosse Quarterfinals, Sports Authority Field at Mile High
- 16: Five Points Jazz Festival
- 17: Colfax Marathon
- 22-25: Denver Comic Con, Convention Center
- 22-24: Downtown Denver Arts Festival
- 25: Memorial Day
- 30: Montclair Neighborhood Garage Sale**
- 31: Free day at Museum of Nature and Science

Growing up in Montclair Snowy Days, Montclair School in the 1950's

By Sandy Corlett

In the 1950's Montclair School was a neighborhood school. Most days the majority of the students walked to and from school even if it was cold and snowing. It was a special treat to get a ride to school. From the south end of Montclair we walked in a growing pack as we got closer to School. My brother and I would start out first from our house at 6th and Oneida and head down Newport Street picking up our friends along the way. Often kids who lived on Oneida would come down to Newport and join us for our walk to school. Several of the older boys had received watches for Christmas. They immediately started us on a strict timing schedule, making sure we arrived on time. The rest of us generally ignored their schedule until they finally gave it up.

When it was cold we had to dress in our warmest clothes. The coats of that time were very heavy and bulky as were the hats, scarfs and mittens or gloves. I sometimes think we looked like we had all turned into weird colored snowmen. The girls had the choice of putting on a pair pants under our skirts or being very cold. Wearing just pants was not an option because girls and women seldom wore pants in the 1950's. When we arrived at school we had to go to the girl's lavatory to take off our pants. Most of us wore snow boots that went on over our shoes. The snow boots were easier to get on than they were to take off. After a lot of fights with my snow boots, I discovered that if I took my snow boot and my shoes off at the same time, I could get my shoes out of my boots more easily. Once we arrived at school we had to put all our belonging on the recessed coat racks in the halls and hurry off to class.

The walk home was a lot more of fun. We didn't have the time restraints that we had in the morning. After the color guard had taken down the flag, we gathered around the flag pole. When everyone was ready for our homeward trek we set off down Newport Street. Since the group had kids from grades one through six, there was much news to share. Sometimes we walked home exploring a different route. Sometimes we even stopped for a snowball fight.

What fun we had.

Looking for Info on Montclair Women's Club

Many, many years ago there was a neighborhood group called **The Montclair Women's Club** that met in the Molkery. If anyone has information about the group or was a member of it, please contact Carrie O'Shea at caroshea@msn.com.



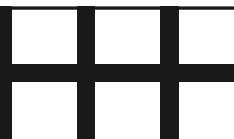
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Spring Gardening

Spring is here. Recent snows have added welcome moisture to the soil and plants are already popping out of the ground. I have already planted lettuce. Many other cold hardy seeds may be planted now. If you like arugula, it is particularly hardy and can be planted at any time. It is also a good time to transplant plants before the buds break and leaves appear. Compost can be carefully dug into the soil around established plants and spread 3-4" deep in annual planting areas where it should be thoroughly combined into the original soil to a depth of 8" or more. I always recommend leaving any leaves you may have around your plants until the weather has become consistently warmer, although I know many people are eager to clean them up. Leaves (and other organic mulch) moderate the soil temperature and break down, adding to the soil tilth. You can also dig them into the soil rather than removing them. Hopefully you have a compost pile where you put them rather than throwing them into the land fill. As soon as the green sprouts appear on ornamental grasses, cut the old stems down. One technique is to tie the stems together and then cut them all with pruners or saw to within a few inches of the ground. Prune perennials, roses and berries. Check for broken branches and other landscape items that need to be taken care of before the full growing season gets started.

If you are looking for new perennials to add to your garden space and add color to the garden, Plant Select® has introduced new plants for this year (and in years past) that have been tested for the Rocky Mountain Region and usually perform reliably. Most garden centers carry these plants.

A couple of interesting garden tips I found recently are worth repeating here. Most of us throw out the water we use for cooking pasta and vegetables but recent advice advocates cooling this water and using it on our garden plants. The water contains lost vitamins and minerals that plants like. Another tip is to use cooled chamomile tea to water plants. It is apparently anti-fungal and has other good properties that plants like.

I have long advocated and successfully used companion planting and crop rotation in my vegetable garden. You can find charts on these two methods, on line and in books. Use these tips to help plan your garden spaces.

Happy spring. Enjoy your gardening!

Gail Barry is an avid gardener, cook and landscape architect with Land Mark Design inc.



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 Historic Montclair Community Association Membership Drive

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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. Join in the fun and become a member today!

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

A Glimpse Into Montclair's Past...



Circa 1897 - Students in the Dudley Denison Memorial Kindergarten at Montclair School at 13th & Quebec, now Paddington Station Preschool. (Photo courtesy of Thomas J. Noel)

Assisting Others In Accomplishing Goals

James LeDuc - Private Label Realty - Never Stop Trying Inc.

Whether your goal is a new interior renovaton, design building your addition, or buying/selling a home, I am committed to helping you accomplish your goals.

Recently buying into an older neighborhood myself, assisting clients in the purchase of an older home, and now hearing the frustrations of some clients in the selling of their older homes, I have truly realized the benefit of having my construction background in all of my endeavours.

One of my construction clients recently approached me with a question about an item on their inspection report with some frustration, due to the fact that the item had passed inspection just over a year ago. I have found this situation occurring more and more with the incidence of foundation damage, faulty construction/renovations, roof damage, and mechanical/electrical/plumbing issues. With my background I have been able to work with the sellers, buyers, and other agents to come up with a reasonable solution to satisfy the inspection objection requirements.

As a general contractor I hope to work with my clients to bring to life their desire for a home they truly love and want to live in for years to come.

303.495.3957

nstrying@gmail.com

www.linkedin.com/in/nstrying

Tips for the Home

James LeDuc - general contractor & realtor

It's a stinky situation...

As I watch my wife dump her glass of ice water with a lemon wedge down the garbage disposal and I then read the label of the "flushable" wipes that my father-in-law brought by for us to try on our toddler and infant, in my head I'm thinking that everyone might need a reminder that our garbage disposals are not food processors and the sewer line, especially in older neighborhoods, are not meant for items other than toilet paper to go through. With the ever-increasing items on store shelves that claim to be "flushable", I advise my neighbors to be mindful that most of these products do tend to end up clogging your sewer line.

Additionally, be mindful that the garbage disposal is really designed to just catch little bits of food scraps that either didn't make it into our stomachs or the trash. It's better to be cautious of what we're putting through the drains and disposals than to pay the plumber and deal with the other clean up that comes with the drain backups.

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Real Estate Notes

- The **local economy** is performing better than US average. Despite the drop in oil prices, Denver metro will likely continue to grow economically very well in the next years.

- **Case-Shiller's** average five-year home price change in Denver is +23%. The average of the top twenty cities in the US: +18%. San Fran was up most +44%, Chicago the least -1%.

- **Case-Shiller's** average one-year home price change in Denver is +7.5%. The average of the top twenty cities in the US: +4.3. San Fran leads at +9%, Cleveland is at the back at +0.5%.

Montclair January and February

Average Days on Market 39 Less than one month's inventory in Montclair

Median List Price \$550,000

Sold 7

Price per sq ft \$243

Sources Metrolist Denver and Case-Shiller's



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Recent Neighborhood Home Sales

				Baths	Beds	SqFt Finished	List Price	Sold Price
ACTIVE	770	Olive	ST	5	5	6757	\$ 2,550,000	
ACTIVE	950	Magnolia	St	3	4	2463	\$ 719,950	
ACTIVE	1265	Niagara	St	3	4	2880	\$ 699,950	
ACTIVE	1006	Krameria	St	4	4	2001	\$ 619,900	
ACTIVE	749	Niagara	St	3	3	2095	\$ 614,500	
ACTIVE	1205	Niagara	St	4	4	2947	\$ 565,000	
ACTIVE	1150	Pontiac	St	2	3	2341	\$ 579,000	
ACTIVE	1335	Monaco	Pkwy	2	4	2512	\$ 524,995	
ACTIVE	1032	Poplar	St	2	3	1630	\$ 519,000	
ACTIVE	1119	Kearney	St	1	3	1215	\$ 299,000	
ACTIVE	1156	Kearney	St	1	1	578	\$ 182,500	
CONTRACT	901	Krameria	St	6	6	4635	\$ 1,100,000	
CONTRACT	763	Ivy	St	4	4	4232	\$ 1,100,000	
CONTRACT	965	Krameria	St	3	4	2470	\$ 635,000	
CONTRACT	716	Krameria	St	2	3	2487	\$ 625,000	
CONTRACT	1235	Niagara	St	3	4	3278	\$ 550,000	
CONTRACT	714	Leyden	St	2	3	2289	\$ 550,000	
CONTRACT	1286	Hudson	St	2	3	2372	\$ 549,900	
CONTRACT	740	Niagara	St	2	4	2352	\$ 549,000	
CONTRACT	799	Monaco	Pkwy	4	4	2125	\$ 569,900	
CONTRACT	1200	Jasmine	St	2	3	1277	\$ 385,000	
CONTRACT	938	Krameria	St	1	2	967	\$ 335,000	
CONTRACT	794	Ivy	St	1	2	1199	\$ 399,900	
CONTRACT	1421	Oneida	St	1	2	1203	\$ 225,000	
CONTRACT	5955 E	10th	Av	1	1	781	\$ 140,000	
SOLD	730	Jasmine	St	5	5	4142	\$ 895,000	\$ 810,000
SOLD	1140	Monaco	Pkwy	3	4	3530	\$ 647,500	\$ 632,000
SOLD	1151	Poplar	St	3	5	2515	\$ 599,000	\$ 528,400
SOLD	794	Jasmine	St	3	4	2199	\$ 519,900	\$ 517,900
SOLD	6625 E	6th Avenue	Pkwy	2	3	2628	\$ 560,000	\$ 512,500
SOLD	749	Monaco	Pkwy	3	3	2405	\$ 549,000	\$ 495,000
SOLD	962	POPLAR	St	3	3	2256	\$ 449,000	\$ 465,000
SOLD	1036	Oneida	St	2	3	1155	\$ 497,500	\$ 462,000
SOLD	1150	Ivanhoe	St	2	3	1700	\$ 350,000	\$ 342,000
SOLD	5635 E	6th Avenue	Pkwy	2	3	1306	\$ 335,000	\$ 328,000
SOLD	1401	Olive	St	1	2	1343	\$ 357,500	\$ 320,000
SOLD	5607 E	14th	Av	2	4	1678	\$ 299,900	\$ 300,500
SOLD	770	Poplar	St	1	2	961	\$ 275,000	\$ 265,000
SOLD	1258	Krameria	St	1	2	848	\$ 215,000	\$ 221,200
SOLD	1050 S	Monaco	Pkwy	3	4	2280	\$ 220,000	\$ 220,000
SOLD	1297	Krameria	St	1	1	720	\$ 190,000	\$ 181,000

2015 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: _____

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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