



The Montclarion

Founded 1907

Denver, CO

3rd Quarter 2017

www.HistoricMontclair.org

HistoricMontclair@gmail.com

HMCAI Fall Events

HMCAI Beer & Wine Reception

Friday, September 15, 6:30 – 9:00 p.m. at the Molkery

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

Mayfair Liquors has once again generously donated the wine and beer for the evening, and appetizers will be provided by HMCAI.

This is a great opportunity to visit with friends and neighbors while enjoying libations, food, and conversation. Join us for a relaxing evening on the Molkery porch as we say goodbye to summer.

This is an adults-only event. No charge for HMCAI members. Non-members can join HMCAI at the door (\$20 per household/annually or \$10 for seniors). If you would like to bring an appetizer to share please contact Carrie O'Shea at caroshea@msn.com by September 12th.



Table of Contents

HMCAI Events.....1

Halloween Party.....2

Gardening.....3

Councilwoman Susman.....4

Basin Storm Update.....5

Paddington Station.....6

Montclair School.....7

Restaurant Review.....8

Historic District.....9

July 4th Pictures.....10

More Pictures.....11

Community Businesses.....12

Crime Report.....12

Real Estate Market.....13

Planning Initiative.....14

.....

Annual General Meeting Wednesday, October 18th 7 p.m. at the Molkery

On Wednesday, October 19th, Historic Montclair Community Association, Inc. ("HMCAI") will hold its annual General Meeting. Please join us. Speakers will be announced later.

.....

Got Junk? MONTCLAIR GARAGE SALE SATURDAY October 21st 8:30-3:00 PM Rain or Shine

I WILL PROVIDE SIGNS POST ADS AND LIST OF PARTICIPANTS' ADDRESSES ALL THOSE INTERESTED IN PARTICIPATING PLEASE CONTACT VALERIE ALFORD with your name, address, e-mail address, and a list of items you're selling. I will let you know how to get a yard sign.

Valerie@valeriealford.com or 303-641-6823

Halloween Party

October 29th, 3:30 - 5:00pm, The Molkery



Goblins, ghosts, witches, fairies, firemen and all manner of costumes for ages 2- 14.

Enjoy our witches brew and scary treats, costume contest, parade, crafts, piñata.

WE ARE IN NEED OF FEW EVIL ASSISTANTS TO CARRY OUT THIS SCARY AFFAIR

Please call (303-641-6823) or email Valerie Alford at Valerie@valeriealford.com to volunteer

Koko FitClub

Fall is for Fitness.

Fall is just getting started, and for those of us who haven't been able to get to the gym as much as we'd like, to work towards our fitness goals, take heart. It's the perfect time to get in great shape and enjoy the end of summer and start your fall with more energy, renewed focus and maybe get to be just a few pounds lighter. Get fitness onto your schedule this fall.

Let us help you get into a routine. We invite you to try 30 days of coaching and complete fitness at Koko FitClub for just \$30. No risk. No obligation. Just great results! If you don't love Koko in 30 days, we don't deserve you as a client. It's that simple.

**30
DAYS
\$30***

*Some restrictions may apply. See club for details.

30 Days of Complete Fitness. Call, Click or Visit to Get Started

6231 East 14th Ave. Denver, CO 80220

303-872-8380

KokoDenver.com

us@kokodenver.com

Late Summer - Fall Gardening

Despite early summer arriving in late winter and then late spring freezes and snow storms killing many summer fruit crops and damaging trees, the growing season has been pretty decent.

It is time to order bulbs, for planting when daytime temperatures are in the 60s. Most fall planted bulbs need winter freezes to produce flowers in spring. Squirrels are very fond of tulips and may dig and eat them if they are not planted deep enough. So find a chart of proper planting depths for each bulb and try to get it right. October is the time to plant garlic bulbs. One of the best varieties for this area is John Gorman. This variety produces large, flavorful heads in mid-July. Being successful requires some special preparation and practices but the results are very rewarding. There is good information on growing garlic online, including YouTube videos.

Renew your garden soil, digging in compost and leaves. You can also split and transplant or repot plants that may have overgrown their space. I cannot emphasize enough the importance of having good planting soil. Good soil and the right amount of water are the key to successful growth. If you have been wanting to move some of your woody plants around, wait until they are dormant before transplanting. It is also important to water after planting, to settle the soil around roots and avoid air pockets. New trees (except oaks) and shrubs can also be planted. Winter watering is important to the success of fall plantings.

Prune back your perennial flowers when they are through blooming. This gives the plants more energy for the following season and limits possible insect and disease problems. Remove annual plants as well. Remove seed heads from unwanted plants.

Many of you may have had problems from Japanese Beetles this year. It is the second year I have observed their destruction in our area. Lacey leaves are the most notable symptom but they can also destroy stems and other parts of plants. These beautiful beetles lay their grubs in the ground and larvae/grubs hatch and eat the lawn and other plants before developing into beetles. It is very hard to control the beetles but easier to control their larvae. Last year I used milky spore disease powder and treated my lawn and other areas where I had noticed damage from the beetles. This powder is non-toxic except to beetle grubs. The grubs eat the milky spores and die within three weeks. It seemed to help. More information is available on line.

Be sure to make use of the leaves that fall. Some can be left on the beds for insulation. They often break down over the winter. Others can be added to your compost pile or dug into your garden soil. Please make an effort to compost, whether through the city program or on your own. It is easy and much better for our environment and landfills.

*Gail Barry-landscape architect and gardener
Co-owner of Land Mark Design Inc. www.landmarkdesigninc.com*

**Questions? Concerns? Suggestions?
Contact your HMCAI Board at historicmontclair@gmail.com**

News from Councilwoman Mary Beth Susman, District 5



Denver's General Obligation Bond

On August 14, 2017, Denver City Council unanimously referred to the November Ballot the 2017 General Obligation Bond. The Bond has been divided into seven ballot questions for transportation and mobility, safety, Denver Public Library, parks and recreation, Denver Health Medical Center, city-owned cultural facilities, and city-owned facility improvements.

The process started last year as the bond committee solicited residents, city agencies, council, and the mayor's office for ideas. More than 4,000 ideas for investment were received through emails and public meetings. More than sixty volunteer stakeholder committee members staffed five committees and reviewed potential projects for transportation and mobility (on which I sat), arts and culture, city-owned facilities, parks and recreation, and safety. These committees submitted their winnowed list to an executive committee that further narrowed down the list. From there the executive committee sent the package of projects to the mayor's office for review. Finally, the bond package was sent to city council for final review and debate, and ultimately referral to the ballot.

The package of infrastructure investments includes 460 projects valued at \$937 million. More than half of the projects on the list will fix and repair existing infrastructure, with the remainder dedicated to upgrades and new infrastructure across the city. More than half the dollar amount goes to projects addressing Denver's over-burdened transportation system.

District 5 will see a renovation at the Schlessman Family Branch Library, funding for streetscape and pedestrian improvements along East Colfax, and funding for the Colfax bus rapid transit project. Funds were also set aside for city-wide sidewalk construction and bike infrastructure. The Denver Art Museum, Botanic Gardens, Center for the Performing Arts, Museum of Nature and Science, and the Denver Zoo will also see investments.

The seven ballot questions include:

- \$431 million for transportation and mobility projects
- \$151.6 million for parks and recreation
- \$116.9 million for city-owned cultural facility improvements
- \$77 million for safety facility projects
- \$75 million for a new outpatient care center at Denver Health Medical Center
- \$69.3 million for Denver Public Library improvements
- \$16.5 million for city-owned facility improvements

Visit <http://www.denvergov.org/2017GObond> for more information about the bond process and projects.



Complete Interior & Exterior Painting
Quality Work by Trusted Craftsmen Since 1995

**WE ARE THE CLEAN GUYS
IN A DIRTY INDUSTRY!**
We background check and drug test all our painters!

To keep our wonderful painters working
in the slower months we offer...

20% off labor on all interior jobs
performed in December - April

CALL (303) 512-8777
www.irelandsfinestinc.com

(303) 333-9898 Fax (303) 333-0719

JANICE I. JARRETT, O.D.
Mayfair Vision Clinic

1336 Leyden Street Family Vision Care
Denver, CO 80220 Contact Lenses

Upper Montclair Basin Storm Water Study - Update to August 22

By Dave McCord, Montclair resident

The August 22 meeting of the VIT (Vision Implementation Team) considered several possible approaches for Hale Parkway drainage solutions- a following public review meeting is set for August 30 at 2500 E. 9th. The Hale drainage begins at Jersey and Severn where high water problems have been noted. Storm water then flows northerly to 8th and Hale and northwesterly along the parkway. Beth Vogelsang with OV Consulting hosted the meeting for the study.

Hale Parkway has a 150 ft. right-of-way and the street width is 110 ft., curb-to-curb. The sanitary and potable water pipes are beneath the south lane. An existing and inadequate storm drain of 6.5 feet diameter is located along the approximate center of the parkway and drains to Colorado Blvd.

These several approaches are receiving consideration. Others are possible.

- I. Place two 12 ft. diameter pipes beneath the north lane.
- II. Take out median and create 25 ft. x 11 ft. deep channel.
- III. Redo street to one lane each way and place pipe where lane was with green landscape above.
- IV. Two-way street on south side, one 12 ft. pipe and wide surface drain channel.
- V. No added pipe and flow is via a wide channel, 5.5 ft. deep and 99 ft. wide. The channel is useable open space.

Issues: eliminate flooding, improve water quality, improve community benefits, landscape and Lindsley Park protected, improve pedestrian connectivity, preserve tree canopy for Hale, manage traffic on Hale and adjacent streets, and protect vehicle access to abutting properties.

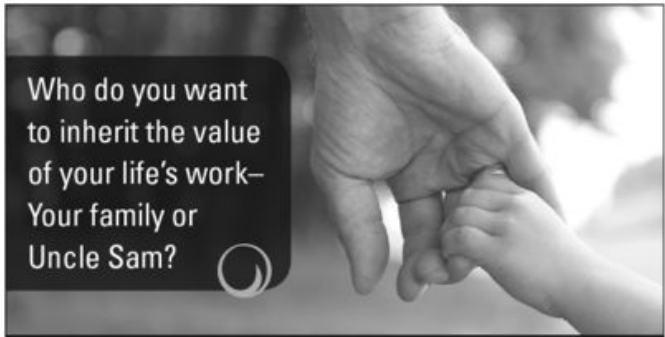
Mike Anderson, Denver Public Works, explained that Hale Parkway, and later 16th Ave. between Colorado and Dahlia, were selected for two reasons. Storm water planning and construction must begin at the downstream end of the system and a rather small segment of the underground system has been constructed, a 14 ft. x 7 ft. box culvert between 16th and 17th (and on to City Park's Ferril Lake). Storm water quality from Hale is one of the two worst in the City. The Hale Parkway flow would extend under and across Colorado, probably bore under, and to Jackson and 12th then north.

The City drainage system will be evaluated in 2020 or 2021 in the six year plan and an estimated \$25 - \$30 million will be planned for the Montclair drainage. Further considerations in this study will address drainage problems at Krameria at 14th and at Colfax and for 16th Avenue east of Colorado Blvd.

**DON, GALLEHER &
ASSOCIATES**

LITIGATION ATTORNEYS SINCE 1971

1737 Gaylord St., Denver, CO 80206
303-572-1668
dgs@dgslegal.com



Who do you want to inherit the value of your life's work—Your family or Uncle Sam?

Good estate planning ensures everything you've built up in your life goes to your loved ones, not to paying unnecessary taxes. If you don't have a current will, you are not in charge of how your assets will be distributed. **Take control today.** Call Boland Law and Mediation for affordable, expert estate planning.

**BOLAND LAW
AND MEDIATION**

www.BolandLawandMediation.com
1525 Josephine, Denver, CO 80206
303-562-5973

Play On!

by Meg Yoder, Director of Advancement at Paddington Station Preschool

Another summer has come to an end and soon the beautiful old trees in our neighborhood will turn to shades of gold and rust. Across the city, students - and teachers-alike - have returned to school for another year of learning and growth. Here at Paddington Station, learning and growth is always facilitated through play! As such, our teaching team recently kicked off a week of professional development with an opening session at the Children's Museum Denver Marsico Campus.

While spending quality time as guests of the Museum, Paddington teachers focused on how children make sense of the world through the wisdom of play. As life-long learners ourselves, we are always eager to share what we know about the power of play and to partner with like-minded organizations!

In addition to validating our practice and the current research around the vital importance of play in learning and brain development, our team learned that, nation-wide, children's museums rank only second to zoos in attracting ethnically and culturally diverse audiences and addressing the developmental needs of young children. In conclusion, we discussed the importance of sharing information about access to museum programs in our city, which we have done below;

The Children's Museum Denver Marsico Campus offers Target First Tuesdays during which children (and their families) can play and explore the museum for free on the first Tuesday of every month, from 4:00 – 8:00 pm!

The Denver Public Library (DPL) has partnered with many cultural institutions to offer admission for DPL cardholders. Use your library card (or visit denverlibrary.org/library-card to obtain a card for free today) and book museum passes online up to 30 days in advance to gain free entry for the whole family!

For more ideas (mostly free) about how to play and learn in Denver, please visit: denver.org/things-to-do/family-friendly/kid-friendly-denver/

To learn more about Paddington Station Preschool and play-based learning, please visit; paddingtonstation.org/discover/why-play-based/

#1 Selling Team in Montclair



640 Locust



655 Newport



776 Newport



1045 Oneida



1150 Pontiac



1213 Olive



1215 Poplar



1250 Magnolia



1252 Olive



1410 Newport



6901 E 12th Ave



6930 E Severn PI



303-886-0000 | www.callitsold.com

1873 S Bellaire St, Suite 700. Denver. CO 80222 303.759.6644

denice & stephanie

Montclair School of Academics & Enrichment Update

By Kate Douglas Kestyn – Neighbor and Montclair Parent

Happy Back to School to everyone! Whether you have children at Montclair, another area school, or they have flown the coop, I hope you are all enjoying this fun time. There is a lot of energy at Montclair for another great year.

With this time comes our annual FUNDRAISER – the largest fundraising event we host to support enrichment at the school. We would like to invite EVERYONE from the neighborhood to attend on Saturday, September 9th from 4:00 – 8:00 pm in the backyard at 935 Oneida Street. This annual event (adults only) – themed Farm to Table - is a wonderful opportunity to mingle with your neighbors, meet teachers and staff from the school, and bid on some great items donated from local stores and restaurants. Still haven't tried Fiction Brewing Co.? They are providing the beer! Our friends at Mayfair Liquor are sending over samplings of wines from various regions of the world for you to both drink and bid on. Two rounds of golf at Common Ground? Check! There's even \$1000 towards a Big Green Egg and accessories from Ace Hardware. And other restaurants and stores have made donations. So there are items to bid on even if you no longer have school-aged children at home! It's a potluck, so please bring something to share. Don't worry about entrees – we have that covered. A few school families will be smoking a variety of meats and vegetables. Yummy. We are even having a Pickle Contest with prizes. Because who doesn't love pickles? If you have any questions, feel free to contact me at 303-885-5597 or kateadouglas@hotmail.com. We'd love to see you there!

Can't make the FUNDRAISER but would still like to support the school? Montclair hosts monthly "Dine Out" nights at various area restaurants throughout the year. Our first will be at the GARLIC KNOT on Tuesday, September 19th for lunch, dinner, and carry-out. The school will receive 20% of the sales to support field trips and other enrichment events. Please tell your server you are with Montclair and they will take care of the rest.

Lastly, we continue to look for volunteers. There's something for everyone. Would you consider getting involved at the school? If so, please feel free to contact me for more information.

1385 Krameria St. ◊ 303-322-0810

Free in-store tastings
Fri. 4-7 pm
Sat. 3-6 pm

We are dog friendly!

Wine * Beer * Spirits *
Mayfair Liquors
Denver, CO
* Since 1959 *

10% off liquor & beer

15% off wine

(Excludes sale items, lotto, tobacco & case prices.) Expires 11/30/17. Must present original coupon.

Proudly serving the Mayfair Community since 1959

Enjoy our internationally-inspired wine, beer and spirit selection.

For more instant savings, download the Mayfair Liquors Mobile App from your App Store or Android Market.

Next to King Soopers at 14th & Krameria
www.MayfairLiquors.com

HistoricMontclair@gmail.com

Restaurant Review

ANNETTE—Scratch to Table

By Judy Baxter, Montclair resident

The restaurant scene north of our great neighborhood is expanding substantially and worth checking out. First to be reviewed is **Annette - Scratch to Table** restaurant, the nicest addition to the Stanley Market Place offerings. This is a place that has grown on me over the last 4 months and I now understand why it has made **Bon Appetit's** 50 finalists in its guide to **America's Best New Restaurants**.

Annette serves up an eclectic mix of offerings under the headings of Afternoon Nosh (aka munchies), Snacks (aka Appetizers) Plates (aka small plates to larger entrees) all of which in some combination are designed for sharing. The plates are the most daring and varied menu choices where a few weeks ago it included dishes such as grilled beef tongue, octopus with potatoes, grilled squid and squash blossoms. Too exotic for me so I was reassured by several choices, still creative, though better suited to a less daring palate. My companion and I went with "Develed Eggs" (\$3) from the snacks, and "Fairytale Eggplant" (\$12) and "Gnocchi" (\$15) from the plate selection. The preparation was as perfect as the presentation. The flavors in each dish distinct and well matched. If we hadn't needed to save room for dessert, we would have considered splitting the half roasted chicken (\$29) or whole roasted fish (\$mp).

The desserts were highlighted by fresh seasonal choices as well as the pecan pie which we split. It was one of the best I've had in a long time. I thought the menu was a bit too far from traditional to appeal to a younger set, then I watched a family of four sit down next to us where the kids had some house popcorn, fries and grilled green beans while they clicked away on their phones. The bar is well stocked and the wine list excellent. There was an extended happy hour that included a \$20 bottle of wine. The service from Jacob and Daniel was friendly and attentive without being overbearing.

Chef and owner Caroline Glover has succeeded in her mission: to give you a place where you feel like you're having dinner at a friend's home, eating scratch food and lingering to create a deeper connection.

www.annettescratchtotable.com 2501 Dallas Place, Aurora.

A WASH ABOVE THE REST!
NEW EXPRESS EXTERIOR WASH & HAND DRY
 Deep clean. Wax. Interior/Exterior

Red Carpet
Car Wash & Detailing



- Early bird and happy hour specials
- 48-hour rain checks
- Rewards program
- Gift boutique with greeting cards.
- FREE WIFI & COFFEE

303-329-0800

6465 Leetsdale Dr. Denver, CO 80224
www.redcarpethandcarwash.net

50% off Any Car Wash* <small>(up to \$29.99)</small>	30% off Any Detail Package*	EXTERIOR WASH \$7.00 Exterior Wash Only
---	---------------------------------------	---

*Additional charges for SUV's & oversize vehicles. Not valid with other offers. Expires 11/30/17



EST. 2013
COLORADO

RARE FINDS

WAREHOUSE

I-70 & Monaco

6500 E Stapleton Dr South
Denver • 303.990.9311

OPEN 7 DAYS A WEEK

Mon-Sat: 10am-6pm
Sun: 11am-5pm

rare-finds.com

Come see for yourself
why we have won,
Denver's Best Furniture Store

The Montclair Neighborhood Historic District

by Tom “Dr. Colorado” Noel

Way back in 1975, Montclair resident Jane Smith spearheaded a grass roots neighborhood effort to designate the historic heart of our neighborhood as a Denver Landmark District. Jane started campaigning in 1973 and collected hundreds of signatures and amassed research. I was then a graduate student in history at CU-Boulder who lived in Montclair and joined in the crusade.

On a September afternoon in 1975, 125 citizens squeezed into the Molkery for a Denver Landmark Preservation Commission (DLPC) hearing. Most expressed support with the most vociferous objections coming from those who had hoped for a larger district. Among the few naysayers was C. Gerald Starbuck who lived in the 1897 Harlan Thomas House, a large orange sandstone Romanesque Revival gem at 740 Olive Street. Thomas, a noted architect, had also served as mayor of Montclair. Respecting the owner’s objections, the Starbuck House and its large yard was excluded for the district. This left an odd missing piece on the southern (7th Ave.) boundary of the District. The district runs from 7th to 12th avenues between the west side of Oneida Street to the east side of Olive Street. It includes Montclair Park, Richthofen Castle and grounds, the castle gate house, the west side of Pontiac Street to Richthofen Pkwy. The west side of Pontiac St. between Severn and 7th Ave. is also included in the district.



Montclair Historic District Map

Six months after the Molkery meeting, some of us armed with charts, statistics, signatures and a slide show attended Denver City Council meeting to support the DLPC’s proposed district. Some objected that Montclair lacked consistently old, large, impressive homes but is a hodge podge of structures built between the 1880s and the 1970s. The typical pattern is one old 1880s or 1890s house per block with smaller infill houses constructed after World War II.

“This successful blending of the new and old is precisely the charm of Montclair,” Councilwoman Cathy Donahue pointed out. “We need to get over the idea that you always have to tear down the old to build the new. The new and the old can exist gracefully side by side.” Council ultimately agreed and voted to establish the Montclair Historic District as of November 16, 1975.

The DLPC was created after citizens alarmed by urban renewal, speculation, and rapid and reckless growth proposed that mayor and city council pass an ordinance creating the Denver Landmark Preservation Commission (DLPC) in 1967. Since then, more than 335 individual landmarks and 52 historic districts have been designated. Many misconceptions have arisen about landmarking. Individual landmarks or structures in a landmark district making exterior changes involving a building permit (not painting, landscaping or interior work) must go through DLPC review to ensure the design is compatible with the historic character of the district. At this point public hearings are open to all for their input. Neighborhood organization review and comment is required. After these hearings, the DLPC may approve or reject proposed building permit changes. If the owner disagrees, she or he can appeal when city council makes the final decision on designations or demolitions.

Designation as an individual landmark or part of a landmark district allows homeowners to apply for up to \$50,000 in deductions from their Colorado income tax for approved structural repairs needed to preserve landmarks. Many studies show that landmarking increases property values with the LoDo District being the most spectacular example. Most owners in landmark districts find it helps regulate undesirable changes such as commercial intrusion, billboards, out of scale buildings, incompatible design, and preserves the historic integrity and character of the area.

Thomas J. Noel, a Montclair resident since 1966, is a Professor who teaches Colorado History at the University of Colorado Denver. He wrote a Sunday history column for the Rocky Mountain News and then The Denver Post for decades and appears regularly as “Dr. Colorado” on Channel 9’s “Colorado & Company.” Tom is the author or co-author of 50 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). His latest book, Denver Landmarks & Historic Districts (with maps by Nick Wharton) appeared in 2016 from the University Press of Colorado.

For comments or info on Tom’s books, tours, classes and talks check out dr-colorado.com

HMCAI Annual July 4 Picnic

A record 455 neighbors enjoyed plenty of music, food, and games. See you next year!



More HMCAI Annual July 4 Picnic



841 Oneida St. Denver, CO - 1/3 of an acre

Valerie Alford

Your Castle Premier Real Estate

303.641.6823

valerie@valeriealford.com

www.valeriealford.com

YOUR CASTLE
REAL ESTATE

Businesses Helping our Community

by Sandra Murray, owner of Contagious Media, marketing with momentum.

Hello Neighbors.

How's your summer been? Did you get to the 4th of July party? It was so fun-filled with music, food, games and even the fire department showed up to squirt the kids with their fire hose. This event is just a few of the many events our community puts on for our neighborhood.

MARK YOUR CALENDAR:

Coming up: Our Historic Montclair Membership Party on Friday, September 15th. This is an opportunity for new neighbors and old – to meet, eat and drink. It's also important for us – as we renew and recruit new memberships – only \$20 per year – so that we can continue to produce these great events. This party is for adults only, so plan on coming – get to know your neighbors and see how you can get involved. We'd love your support! And remember.... the advertisers in this issue look forward to your patronage of their business. We couldn't do all that we do without them!

PART 1 CRIME IN MONTCLAIR REPORTED OFFENSES BASED ON UCR STANDARDS

TYPE OF OFFENSE		JAN-JUL 2016		JAN-JUL 2017		CHANGE	
		#	%	#	%	#	%
VIOLENT CRIME	Homicide	0	0.0%	1	0.6%	1	NA
	Rape	3	1.8%	3	1.7%	0	0.0%
	Robbery	12	7.4%	13	7.5%	1	8.3%
	Aggravated Assault	2	1.2%	8	4.6%	6	300.0%
SUBTOTAL		17	10.4%	25	14.4%	8	47.1%
PART 1 PROPERTY	Burglary	40	24.5%	28	16.1%	-12	-30.0%
	Larceny (Except Theft from MV)	66	40.5%	60	34.5%	-6	-9.1%
	Theft from Motor Vehicle	24	14.7%	42	24.1%	18	75.0%
	Auto theft	15	9.2%	18	10.3%	3	20.0%
	Arson	1	0.6%	1	0.6%	0	0.0%
SUBTOTAL		146	89.6%	149	85.6%	3	2.1%
PART 1 TOTAL		163	100.0%	174	100.0%	11	6.7%

All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent reports.

PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

Excludes runaways, traffic offenses, unfounded reports and non-criminal activity.



Log on and search for
"Historic Montclair Community"



SANDRA MURRAY 720.373.7131

SANDRA@CONTAGIOUSMEDIA.NET WWW.CONTAGIOUSMEDIA.NET

Market Snapshot

By Valerie Alford

The number of closed listings in July '17 was off from July '16 (by -8%, quite a lot). Prices were up 9.5% (month on month) and 8% (year over year) we'll see a further uptick in traffic after Labor Day and the kids settle into their new school year schedule.

June 22nd- August 22nd Actives 21 , Sold 18, 25 under contract Average list \$691,927, Average sold \$524,517., Average days on market 45, Average price per sq ft above ground \$ 401, Average sq ft total \$271

		Bed	Bath	SqFt Above	SqFt Total	List Price	Sold Price
1110	Jasmine	4	4	3464	3464	\$999,995	\$999,995
1190	Monaco	3	2	1324	2319	\$675,000	\$663,000
1250	Niagara	3	3	2216	2359	\$625,000	\$635,000
701	Ivanhoe	3	3	2058	2058	\$620,000	\$620,000
1217	Oneida	3	2	1687	2164	\$574,900	\$576,000
1240	Oneida	3	3	1165	1869	\$550,000	\$550,000
1058	Newport	4	2	967	1830	\$549,900	\$530,000
1304	Ivy	4	3	1750	2962	\$555,000	\$529,900
794	Newport	3	2	1054	2108	\$529,999	\$526,000
795	Jersey	4	2	1326	2417	\$513,000	\$522,500
1130	Jersey	3	2	1155	2091	\$495,000	\$470,000
830	Monaco	3	2	1257	2339	\$475,000	\$469,476
7101	E. 6th Av	3	2	1308	1308	\$420,000	\$423,000
810	Niagara	3	2	1039	1814	\$440,000	\$415,000
924	Krameria	2	1	775	775	\$424,900	\$406,430
1336	Holly	2	1	1128	1128	\$400,000	\$375,000
1400	Ivanhoe	3	2	848	1696	\$435,000	\$370,000
1410	Newport	2	1	865	865	\$349,000	\$360,000



Denver's Community Planning and Development's East Area Plan includes Montclair

Denver's **Neighborhood Planning Initiative** is a new long-term commitment to ensure every corner of the city can enjoy the benefits of an area plan. Over the next 10 to 14 years, residents, neighborhood groups including HMCAI, and community leaders will work alongside the city's neighborhood planning team to create a vision and plan for their specific area.

The East Planning Area includes the statistical neighborhoods adjacent to Colfax Avenue between Colorado Boulevard and Yosemite Street (Denver's eastern city limit), including South Park Hill, Montclair, Hale, and East Colfax. The area contains many great community assets, such as historic parkways, the Rose Medical Center, Johnson and Wales University, and many unique, locally-owned businesses. The area is experiencing some significant changes, such as the 9th and Colorado mixed use project, as well as plans to add Bus Rapid Transit (BRT) along Colfax Avenue. Two of the four neighborhoods, South Park Hill and East Colfax, have out of date plans, while Hale and Montclair have no plans at all. The Neighborhood Planning Initiative provides a great opportunity to establish the community's vision for maintaining and enhancing the quality of life in these neighborhoods for decades to come.

To kick off the process, the online survey linked below seeks input from locals on likes, dislikes, what's missing, and big ideas for the neighborhoods. Please take a minute to complete the survey and let the committee know what is important to you for East Denver's future.

DIRECT LINK TO SURVEY: <https://maptionnaire.com/en/3082/>

EAST AREA PLAN PAGE: www.DenverGov.org/eastplan

Our Services

- ★ Evaluate & Market Your Property
- ★ Tenant Screening
- ★ Rent Collection
- ★ Inspections, Maintenance, Repairs

Meer & Company, Inc.
Certified Residential Property Management Company®

Your neighbor for 30 years
Call now to discuss your property!

303-322-1550
Open Mon-Fri
9am-5pm

www.meerandco.com


National Association of Residential Property Managers

WE NEED YOU!

YOUR NEIGHBORHOOD CALLS

Historic Montclair Community Association Membership Drive

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



HMCAI publishes the quarterly 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.

Please support the generous advertisers in our newsletter

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

Learn how you can support:
sandra@contagiousmedia.net or 720.373.7131

James LeDuc

Private Label Realty - Never Stop Trying Inc.

Your one stop shop

Real Estate and Construction Services

303.495.3957

nstrying@gmail.com

Follow us on Twitter @NStrying
www.linkedin.com/in/nstrying

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