



HISTORIC MONTCLAIR COMMUNITY ASSOCIATION, INC.

founded 1907 Denver, CO

3rd Quarter 2004

www.historicmontclair.org

Neighborhood Meeting Held at Molkery

HMCAI held its latest neighborhood meeting in the newly restored Molkery at Montclair Park on August 18th. The event was attended by more than 100 Montclair residents who munched on pizza generously provided by Basil Doc's Pizza.

The evening proved to be quite informative as Shannon Hagerman, new principal of Montclair Elementary School, updated the neighborhood on all the revitalization plans for the school. Marcia Johnson, our city councilperson, gave us the latest update regarding the efforts to revitalize Colfax and announced that the inaugural Colfax Marathon will be run on May 22, 2006. Finally, Jim Bershoff of the Landmark Commission provided a primer on the process required to scrape, pop, or otherwise renovate a home located in our Historic District (approximately 7th to 12th, Oneida to Olive). Our next neighborhood meeting will be held on October 20, 2004, location and agenda TBD.

Montclair Elementary Welcomes Neighbors

by Shannon Hagerman, Principal

I'd like to begin by taking a moment to thank the HMCAI and neighbors of Montclair Elementary for the warm reception. I feel honored to be a part of such a caring and involved community and look forward to working with many of you in the future.

The 2004/2005 school year is off to a great start! We are very excited to be offering three new programs this year. Through the Mill Levy approved by voters last November (thank you!), we now have a full-day kindergarten program, a visual arts program and a music program. All are wonderful additions to the rich curriculum offered to the students of Montclair Elementary. I invite parents of prospective students and interested neighbors to come to the school and spend some time with us. Please stop by the office anytime and we'll be more than happy to take you on a guided tour of the school. Or, perhaps you may have some time to spend volunteering at the school. If this is of interest to you, please contact the school office to request a volunteer application.

As you may be aware, Montclair Elementary is engaging in the district's revitalization process. A committee comprised of community members, parents, and teachers has been identified and will meet several times over the upcoming months to define a plan for revitalizing the school. Meeting dates and locations will be posted on the DPS website at www.dpsk12.org.

We will also be hosting several events throughout the year such as open houses at the school, community conversation groups and fundraisers. Information about these events will be circulated throughout the community as it becomes available. Please contact me at the school if you are interested in organizing or hosting an event.

One of our fundraising goals this year is to raise enough money to have a permanent marquee built on the school property at the southwest corner of Richthofen and Newport. This sign will facilitate communications between the school and community. A design has been reviewed and approved by the historical society to ensure that the sign's appearance will be consistent with beautiful historic architecture of the neighborhood.

Finally, over the summer, you may have noticed some improvements taking place on the school grounds. Our back parking lot has been resurfaced, and our field has been redone complete with new sod - free of thistles! Several other building improvements including interior and exterior painting and playground enhancements are slated for early next summer. This is truly an exciting time for Montclair Elementary!

Again, thank you for your time and interest and please feel free to visit.

Shannon Hagerman, Principal
Shannon_Hagerman@dpsk12.org
303.333.5497

Volunteers Needed for Montclair Elementary School Fundraising

Volunteers needed to help plan and organize a fundraising event to benefit Montclair Elementary School. Event to take place sometime in October. If you are interested in helping out, please call JoAnn Hamling at 303/355-3647.

Wine Tasting Raises Money for Montclair Elementary

On July 11th HMCAI and Mayfair Liquors co-sponsored a Bastille Day wine tasting fundraiser to benefit Montclair Elementary School. The event was hosted by Hillcrest Grill and featured 30 fine French wines. The wines were provided by a variety of wine wholesalers including Grand Vin, Synergy Wines, Magnum Wine Group, Classic Wines, National Dist. Corp, and Continental Divide. More than 25 people attended and got to sample a wide variety of reds, whites and champagnes.

The event raised more than \$250 for the school.

HMCAI Hosts Another Successful 4th of July Picnic

This year's picnic was held in Montclair Park on Saturday, July 3rd. At 11 am, we began the children's bike parade, with more 35 children participating. As is our tradition, we had the Dixieland Express brass band start out the parade. Hot dogs, hamburgers, and brats were served at 11:30. Firemen from Fire Station 14 gave the children a tour of the truck. Old-fashioned games such as an egg toss, a three-legged race, and others were played, and everyone had a great time. We had around 350 in attendance this year. Please join us in 2005!

Chairs and Other Things for the Molkery

by Gail Barry

Are you, or a group of you, interested in donating money for a chair, to the Molkery, in the name of a family member, friend, group or whatever?? The Molkery needs some more historically appropriate chairs. Currently there are very modern, stackable chairs in place. A Craftsman-style wooden chair has been proposed such as the one in the following picture. Judging by the prices found on the web, the chairs would cost approximately \$200. We propose to put a small, engraved plaque on the back of each chair identifying its donor. There are



also a number of historic photographs that need framing or reframing in order to place them in the Molkery.

Donations toward either of these efforts would be very welcome. If you have an interest

in contributing to either of these causes please write, call or email me, Gail Barry, at 1027 Pontiac Street, 303 355-8486, gail@landmarkdesigninc.com and I will contact you when the details are in place.

For those of you interested in renting the Molkery for an activity or event, the process is still being finalized but progress has been made. Evening and weekend use

will require a proctor to monitor set up and clean up and open and close the building. Fees and appropriate uses have been discussed. It is the hope that whatever profit is made will go directly into the maintenance and upkeep of the building. Until the more formal agreement is in place, some use may be allowed and paid for by donation. Call Joan Wilson at 303 331-4040 to inquire.

Antiques and Other Treasures

The annual Flea Market at St. Luke's Episcopal Church, is set for Fri., Sept. 24th (9-6) and Sat., Sept. 25 (9-noon). An affordable Flea Meal will be served on Friday at 6 p.m. Menu and price to be decided. Items available at the Market include valuable antiques from estate sales, household items, books, children and adult clothing, furniture, and other treasures. Parking is available in the lot at the southwest corner of 13th and Quebec.

Potluck

Everyone's invited to the monthly Potluck at Montclair United Methodist Church, 1195 Newport St. The meal is served on the second Wednesday of each month, at 6 p.m. No charge, just bring a dish to share. If you live alone, this is a great opportunity to get out of the house and socialize, try new foods and be with new and old friends and neighbors. Additional information at 303-333-7352.

Volunteer at Montclair Elementary

Do you enjoy reading to children? How about helping them understand math concepts? Or art projects? Or field trips? Then, get involved at Montclair Elementary! Don't worry if you can't be there for the entire time block. Any commitment will be appreciated. If you'd like to help out, please contact Barb Slenger at Montclair Elementary School, 303-333-5497.

Grade level	Day of the week	Preferred time block	Activity
K	Tues., Wed. or Thurs.	1:15 to 1:55	Assist 5 year olds with math
K	Mon., Tues. or Wed.	2:10 to 2:40	Assist 5 year olds with writing
1 st	Any	Between 9:30 and 11:30	Reading to/with 6 year olds
2 nd	Any	10:00 to ?	Help 7 year olds with their independent reading
3 rd	Tuesdays	10:15 to 11:15	One-on-one reading with 8 year olds
3 rd /4 th	Any	11:00 to 12:00	Reading with 8-9 year olds
3 rd /4 th	Mon-Thurs (any)	Between 1:15 and 2:45	Tutor 8-9 year olds in math
3 rd /4 th	Tuesdays	3:45 to 5:00	Read with students and assist teacher in supervising Puppy Walks
4 th	Tuesdays	Between 1:15 and 3:00	Read with 9 year olds
4 th	Thursdays	Between 1:15 and 3:00	Discuss writing with 9 year olds
All	Any - but only every other week	Between 9:00 and 3:45	Help students with art projects
Multi	Varies	Varies	Assist teacher with field trips
All	Any	August	Assist literacy coach with checking in new books



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HMCAI Membership Update

Since the last week of May we have received 154 new/renewed memberships; 82 of those were turned in at the July 3rd Picnic. We thank you for your support and also for depositing \$130 in the giant plastic Coke bottle on the food table. The picnic is our biggest expenditure and we need and appreciate your support.

The 154 new/renewing members live as follows:

On Niagara-23; Oneida-23; Newport-18; Olive-17; avenues east of Monaco-14; Poplar-13; Pontiac-10; Richthofen-7; Monaco-6; outside our boundaries-6; Montclair Place-3; Quebec-2; Magnolia-2; Leyden- 2; avenues west of Monaco-2. We have one member household on each of the following streets: Locust, Krameria, Jasmine, Jersey, Ivy and Holly. No members among the 154 from Kearney or Ivanhoe.

Renewals from long-term members, especially among Monaco residents, have slowed and memberships from households between Locust and Holly have increased. So have voluntary donations. If you haven't yet renewed, or joined HMCAI, please do so by using the membership coupon on Page 7. It helps our record keepers if you use BLOCK letters when printing your name and your e-mail address. Be assured that information you supply is kept in house. We do not share with marketers, other organizations or not-for-profit groups.

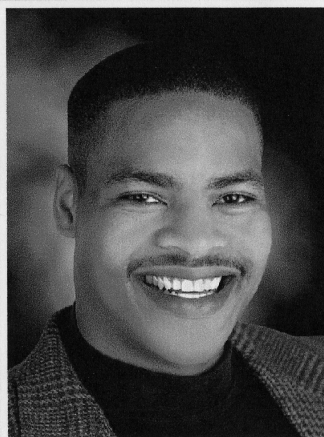
Don't Forget to Renew Your HMCAI Membership

Many HMCAI memberships will expire on 9-30-04. If you have not sent in your renewal check since the June/July newsletter -- or if you didn't join or renew at the picnic -- you may soon be delinquent in your dues. If you're uncertain of your status, query DRV1@qwest.net, or call membership chair Veronica Dolan at 303-388-5432. Or use the coupon on Page 7. Many thanks.

HMCAI Board Officers

President - Matt Bortz **First Vice President** - Scott Hamling **Second Vice President** - Carrie O'Shea
Treasurer - Gail Barry **Secretary** - Pat Rozack

Address - HMCAI, P.O. Box 200125, Denver, CO 80220-0125 **Email** - info@historicmontclair.org

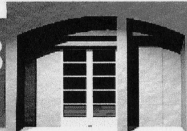


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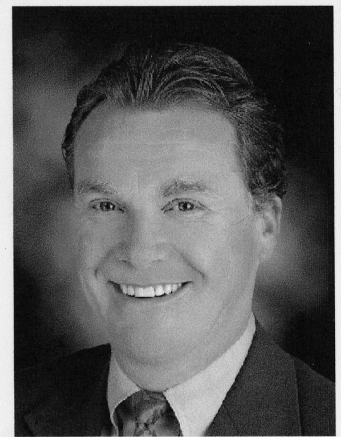
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Schlessman Family Library

by Veronica Dolan

The cozy Montclair neighborhood branch that once occupied a storefront at 932 Jersey St. has blossomed into Denver's second most popular library. Only the main library downtown has more patrons. Our Schlessman Branch at 100 Poplar St. (720-865-0000) attracts 2,000 or more patrons a day from Historic Montclair and other Denver neighborhoods, Aurora, Thornton, Broomfield, Littleton and Arvada, among other places. Patrons range from small children to seniors and number many recent immigrants from Mexico, the Middle East, Africa, India and Eastern Europe. Patrons borrow approximately 3,500 items every day.

Available for reading on site, or borrowing, are thousands of books, 100 magazines, six newspapers and thousands of videos, DVDs, CDs and audio book titles that are added to weekly. Patrons also have access to hundreds of thousands of titles at other DPL locations, as well as Schlessman's Prospector and Interlibrary Loan services. The children's section includes board books for infants, picture books for parents to share with their children, plus chapter books and series books for children able to read on their own. There's a kids' nonfiction section for researchers as well as books with tapes, audio-tapes, CD-ROMs, big books, comic books, videos, DVDs, computers, as well as a small section of fiction and nonfiction books in Spanish. There's also a kids' restroom.

Schlessman has 16 computers limited to 20 minutes of use and 23 regular computers. Volunteers donate about 400 hours per month assisting 21 staff members to help make life pleasant for the rest of us. Because the library is so popular, the 36 parking spaces (limited to two hours) are inadequate and have provoked more than a few arguments and an occasional fist fight. There are parking spaces for 20 vehicles on First Ave. west of the library that are rarely used although they're ideal for patrons who need more than two hours to read, research, or use the computers.

Thanks to Becker Parkhurst-Strout, reference librarian, for most statistics.

Computer time has been unrestricted since Schlessman opened on March 9, 2002, but that's about to change. A program will be introduced soon to limit users to two hours per day, per patron, per library card. This way more people will be able to access the computers.

Lowry Glory Days

Lowry Glory Days are set for Sat., Sept. 11th and Sun., Sept. 12th from 10 a.m. to 6 p.m. at the Lowry Town Center, Second Ave. and Quebec. Admission is free. Great family activities and entertainment, including: **FLIGHT ZONE** - nonstop flyovers, parachute jumpers, helicopters, and more. **KID ZONE** -- quad bungee tramp, ferris wheel, gyrosphere, safety village, midway games, percussion instruments. **DOG ZONE** - play area, water and treat station. **MAIN STAGE ENTERTAINMENT** - Lannie Garrett, the Swing Sisters, 17th Avenue All Stars, The Denver Municipal Band, and others. **CLASSIC CAR SHOW AND COMPETITION**. There will be a **FREE TRAIN RIDE** to the Wings over the Rockies Museum and an **HISTORIC PHOTO OP BOOTH**, plus shopping and dining at specialty stores, restaurants and vendors.

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Tax Benefits for Homeowners

by Chris Brooks, Mortgage Banker

Your home is likely the best tax shelter you could possibly own.

If you are considering purchasing a home or just want to refresh your knowledge, it's beneficial to know some of the tax-related benefits of home ownership.

Mortgage Interest - In most cases, homeowners can deduct interest payments on mortgage debts. Assuming a mortgage of \$300,000 and an interest rate of 7 percent, the monthly principal and interest would be \$1,995.91 per month or about \$23,950.92 annually. Of this amount, \$20,651.75 in interest could be deducted from one's gross income.

Property Taxes - Real estate taxes are fully deductible. However, escrow money held cannot be deducted until the money is used to pay the property taxes.

Home Equity Loan - Homeowners may deduct the interest payments made on a second mortgage. The deduction is limited to interest on the amount of debt that does not exceed the equity in their home.

Closing Costs - When purchasing a home, a loan origination fee is typically charged. This fee is usually one percentage point of the loan amount. Generally this is expressed as "paying points." These fees are tax deductible. In addition, prepaid interest and pro-rated property taxes that are collected at closing can be deducted.

Selling Your Home - Any gains from the sale of a principal residence may be tax free up to \$250,000 (up to \$500,000, if filing a joint return in most instances). Homeowners must have occupied the property as a principal residence two out of the previous five years.

Individual situations may vary and you should consult with a tax professional.

Real Estate Update

by Jerry Malia

Has your neighbor's front yard disappeared under a dumpster? Are their windows covered in construction permits? Scrape-offs and pop-tops are becoming more prevalent in our neighborhood. Why? Because of our excellent location and the large number of small homes on large lots.

If you are concerned about a construction project near your home or would like to learn more about community planning and development, visit www.denvergov.com, click on "City Departments" and scroll down to "Community Planning & Development". Development, done appropriately, will add beauty and value to our little neck of the plains.

In Montclair today, 11 homes for sale (two under contract); over the last six months 30 homes have sold! That is more than one sold every week! Real estate is a cyclical market and our neighborhood is riding the upward swell. The least expensive sale was on Quebec St. for \$125,000. The most expensive sale was on Oneida St. for \$665,000.

Considering a face lift? Wondering what is the market value of your home? Contact your realtor.



Jerry Malia
303-875-7040

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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	\$ 7.50
Voluntary donation	\$ _____
Total Amount of Check	\$ _____

Name (s) _____
Address _____
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Please circle your area of interest:

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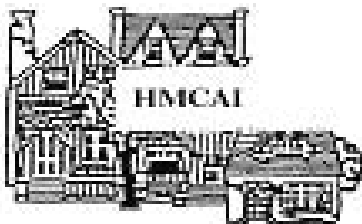
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