



# HISTORIC MONTCLAIR COMMUNITY ASSOCIATION, INC.

founded 1907 Denver, CO

3rd Quarter 2006

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

[info@historicmontclair.org](mailto:info@historicmontclair.org)

## HMCAI Events

### Winetasting

A good time was had by all HMCAI members celebrated the end of summer on the beautiful porches of the Molkery on Friday evening, September 8th. A dreary Friday gave way to a crisp and clear September evening. Approximately 125 guests enjoyed delicious appetizers provided by Darren Carbary and Chase Kintz, owners of Serioz Denver Style Pizzeria at the Lowry Town Center. Thom Noller, owner of Mayfair Liquors at 14th & Krameria, generously provided beer and wine and acted as bartender extraordinaire. The wine glasses were provided by Kris Lesbock, General Manager of The Cork House Wine Restaurant located at Colfax and Eudora. The Richard Reed Trio (719-256-5030) played a wonderful blend of light jazz and modern classics. Many HMCAI members were very complimentary of the "adults only" gathering. This is an event that HMCAI will repeat in the coming year.

### Treats with Santa

The next Historic Montclair event is scheduled for Sunday afternoon, December 17th. Mark your calendars and bring the little ones to "Treats with Santa" at the Molkery.

### HMCAI 100th Anniversary Celebration

Next year marks the 100th Anniversary year for the Historical Montclair Community Association. It is a very special anniversary and HMCAI intends to celebrate the year in style. In addition to the regular annual events, Historic Montclair has set aside the weekend of May 19-20, 2007 for the celebration. Saturday afternoon, May 19th will be a history walk of our wonderful and architecturally diverse Montclair neighborhood, followed by an adult social hour at the Molkery.

Sunday afternoon, May 20th the celebration will include a concert by the Denver Municipal Band and an "ice cream social" in Montclair Park. Please plan to be part of this event. This is a party that can happen only once every 100 years!

## Construction Update for 11th & Quebec Pump Station and Related Piping

by Gail Barry

By now everyone is aware of the Denver Water construction going on in Montclair and at 11th & Quebec. We have all seen the traffic control barriers making our travel more circuitous, and some have had first hand experience with the complications associated with the tunnel being installed below the hill on Richthofen Parkway. This tunnel was necessary to maintain the water line grade to the new pump station. All the piping on the west side of the station,

between 11th Avenue and Quebec Streets as well as the Congress Park site is being constructed by Arapahoe Utilities.

Demolition on the existing reservoirs began in early May. The new pump station will be built east of Quebec. The new pump station contract has been let and the contractor, Lillard and Clark Construction, has begun buying parts for the facility. They began placing the concrete floor slab the end of September.

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## Construction Update for 11th & Quebec Pump Station and Related Piping

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Because construction costs have increased dramatically, Denver Water has made efforts to contain costs by reusing some of the demo spoils for structural fill and reusing an abandoned pipeline to provide water to Denison Park. The entire project is scheduled to be completed in July of 2007. The new pump station will have a 45 million gallon per day capacity and three sets of pumps to provide non-potable irrigation water for a wide range of demand volumes.

As mentioned in the last article, the new pump station will be about 130 x 50 feet. It will be two stories high with wide alternating bands of copper and tan brick. The front will be about 90 feet east of Quebec and 140 feet north of 11th Avenue. The pump site will have parking for 12 Denver Water vehicles, will be surrounded by an 8' ornamental iron fence, and will be landscaped to enhance the site's appearance. (See rendering below)

Construction of the pipelines from the pump station to serve Lowry and Stapleton will begin before the end of 2006. These pipelines will be constructed by ERS contractors.

Denver Water knows that this project is an inconvenience to the neighborhoods. They are working closely with the contractors to limit the impacts, but all impacts cannot be avoided. Information updates will be posted on the Denver Water web site. For more information contact Joe Sloan, Community Relations, 303 628-6320.

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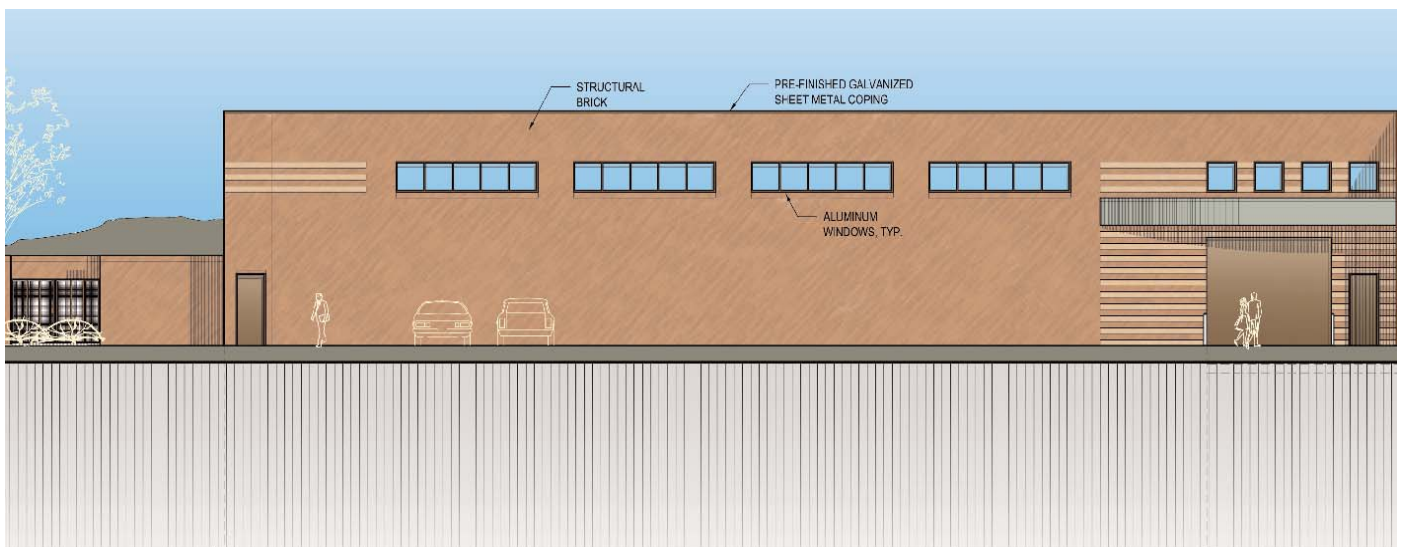


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## MONTCLAIR RECYCLED WATER PUMP STATION

SCALE: 1/8" = 1'-0"

## Progress on Poplar Street

by Ellen Dumm

It is reassuring to see the clean-up process at 1043 Poplar Street in our neighborhood. The house has been a vacant, boarded-up eyesore since there was a meth lab bust there in May, 2005.

One of the first calls police make after a meth bust is to Denver Environmental Health (DEH), the agency responsible for overseeing the meth clean-up. DEH staff immediately declares a residence unfit for habitation, and access to the structure is limited to people involved in the decontamination process. No one else is allowed until the building tests clean.

Colorado requires clean-up of anything above 0.5 micrograms per 100 square centimeters (a stringent threshold for public health). On Poplar Street, the contamination levels were relatively low, but widespread.

The woman who was taken into custody for "cooking" meth at the Poplar Street house was the homeowner. The owner is responsible for the clean-up and decontamination, which is an expensive process. An industrial hygienist typically performs a preliminary assessment and is also responsible for performing tests after the clean-up to assure it was done properly. The testing bill alone is usually around \$3,000.

Clean-up costs for a small house run from \$10,000 to \$50,000, depending on the contamination. One Denver house cost about \$70,000 to decontaminate. Colorado requires that clean-ups be done by contractors trained to deal with hazardous wastes. Typically, all porous materials such as furniture, carpet and draperies are disposed of. Often, kitchen cabinets, drywall and furnaces are so contaminated, they are also ripped out. Replacement costs and remodeling are an additional burden.

The Poplar home went into foreclosure in October, 2005, leaving the bank holding the bag to pay for decontamination. Often, meth lab operators are just renting the home/building and the owner is stuck with a large clean-up tab.

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## The Cork House Wine Restaurant

by Jerry Malia

Dinner: Monday thru Thursday: 3 pm - 10 pm

Friday and Saturday: 3 pm - Midnight

Brunch: Saturday and Sunday: 10 am - 2 pm

Happy Hour: Everyday: 3 pm - 6:30 pm

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The best attributes of the Cork House are the extensive wine lists (bottle or glass), the quality of the food, the perfect service, and the atmosphere. The bonuses: the ambiance, and it is within walking distance! The negative: the parking is on the street or by valet. Being located on the south side of Eudora and Colfax, partly in a home, the Cork House is the epitome of a fine dining neighborhood restaurant. Previously, the site of Tante Louise for 32 years, the Cork House has picked up the torch with pride and gusto.

The Cork House's signature plates and full entrees are a fusion of American cuisine with a Mediterranean twist. The Chef offers a nightly five course "Chef's Dinner Menu" which includes wine pairing, which I would strongly suggest. The Chef always hits a homerun! The full

menu is designed for you to choose multiple courses to expand your palate. For two, start with the Mediterranean Calamari or the Steamed Mussels accompanied by glasses of white wine. Next, select the Tournedos, beef tenderloin medallions, sauteed and served over a Maryland Blue Crab Cake, finished with Chevre cheese and a mushroom bordelaise. And the Sesame Crusted Scallops, sea scallops rolled in black sesame seeds, sauteed and served with a sweet mae ploy sauce. Select a glass or a bottle of red wine with the Tournedos and continue with a white wine selection for the Sesame Crusted Scallops.

I would not be able to do justice to the extensive, deep and vertical wine selections the Cork keeps on hand. Needless to say you will be completely impressed.

The Cork House Cheese List is the next idea - and a great one. Select 3, 5 or 10 cheese flights and pair them with wines. All flights include white pears, green apples, red grapes, candied walnuts and roasted garlic pan bigio bread. Holly cow, you'll never leave! Have you ever been to France on a wine and cheese tour? How about the Napa Valley? No need. Save thousands on airfare and visit the Cork House. Absolutely awesome! The Cork House maintains nineteen cheese selections of cow's milk, sheep's milk and goat's milk. Stop in for Happy Hour and have a flight of cheeses accompanied by wine, and head home truly happy.

\*\*\*\*\* (Five Stars)

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## Progress on Poplar Street

(Continued from Page 3)

The biggest danger to a neighborhood with a meth lab is the possibility of explosion or fire from the "cooking" process. Chemicals associated with the process can cause respiratory problems, lung damage, burns, headaches, nausea and dizziness. People in close contact with the meth lab (inside the residence or building) may develop these symptoms. In apartment buildings or multi-tenant buildings, there is concern that the contamination can spread to other units through the shared ventilation system.

Denver has 15 residences, 1 business and four outbuildings currently awaiting clean-up or in the middle of the clean-up process. While we hope Historic Montclair never has another encounter with a meth lab, it is important for neighbors to recognize some tell-tale signs: blackened out or covered windows, unusual traffic, exterior surveillance equipment, unusual amount of chemicals, lab glassware, empty cold medicine blister packs, red-stained coffee filters in the trash and strong chemical smells.

Landlords, in particular, have a lot at stake and should reasonably monitor their renters' activities. An unscrutinized tenant could wipe out the equity in your property.

## Have You Visited our Website?

Do you want to learn more about the neighborhood, find out when the next HMCAI event is, download an electronic copy of our newsletter, sign up for membership, create a new discussion group, or find links to your local elected officials? You can do these things, and much more, simply by logging on to the HMCAI website.

Our web address is [www.HistoricMontclair.org](http://www.HistoricMontclair.org).

Log on today!

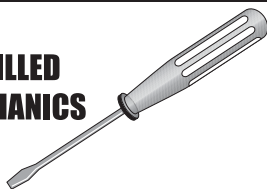
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## Montclair Elementary School Update

by Shannon Hagerman

Dear Montclair Neighbors,

The leaves are falling and another school year is well underway. Once again, Montclair students and teachers are off to a great start with enrollment up and student achievement on the rise. Perhaps you noticed the CSAP score reports that appeared in the local newspapers over the summer months. We were thrilled to see that Montclair's scores went up in 7 out of 9 categories and that we were ranked 5th amongst DPS elementary schools for overall performance improvement. This is a testament to the hard work and dedication of our students and teachers.

In order to continue providing an exciting set of learning experiences for our students, we have tentatively planned three different excursions designed to bring grade level social studies curriculum to life for our students. Our proposal currently includes an overnight trip to the Grant-Humphreys mansion along with visits to the local museums for 3rd grade students who are studying the history of Denver, a 3 day trip to Crow Canyon in the southern part of the state for 4th grade students as they deepen their understanding of Colorado's history, and a 4 day trip to Boston to culminate the 5th grade's study of American history. All of these trips are in the planning stages and will be dependent upon substantial fundraising efforts. We appreciate your support in helping make these learning adventures a reality for our students.

We are looking for Destination ImagiNation coaches for this school year. Destination ImagiNation is a program that builds students' creativity, problem solving and teamwork skills while working together to solve challenges. Last year our 2nd grade team was able to attend the Global Finals competition at the University of Tennessee. Eventually, we would like to have a team at each grade level from K-5th. This will require that we have several coaches in place. Please contact Rae Harris at [rae\\_harris@dpsk12.org](mailto:rae_harris@dpsk12.org) for more information.

Finally, on a more serious note, I'm sure you are aware of the recent incidents related to school violence. Please know that every effort is made to ensure that the learning environment at Montclair is safe and secure for every student, teacher, parent and volunteer. All entrances to the building are locked and/or monitored throughout the school day and an extensive security camera system operates at all times. Safety is of paramount importance and we appreciate neighborhood vigilance and community awareness.

Again, I invite you to visit the school website at <http://montclair.dpsk12.org> or to stop by the school to learn more about the great things that are happening just around the corner!

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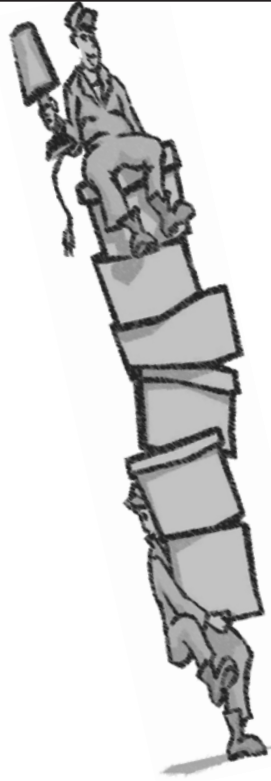
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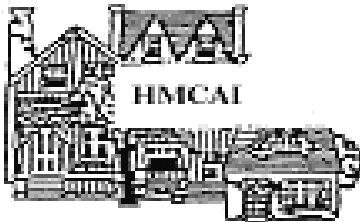
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