

CALENDAR

- Mon, September 6: **Labor Day**
 Tue, September 14 (5:30pm): **BHNA Board meeting**
 Tue, September 14 (6:30pm): **BHNA Membership meeting**
 Tue, September 21 (6:30pm): **Zoning Committee meeting**
 Mon, October 11: **Columbus Day**
 Tue, October 12 (5:30pm): **BHNA Board meeting**
 Tue, October 19 (6:30pm): **Zoning Committee meeting**
 Sun, October 31: **Halloween**

The following individuals contributed to this issue of the Bark:

Writers: **Renae Einspahr, Doug Pimple, Amanda Snitker**
 Layout and design: **Rick Hadley**
 Distribution: **Diana Hanna**
 Printing: **Yellowdog Printing and Graphics**

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(See page 7 for more information)

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POLICE AND SAFETY

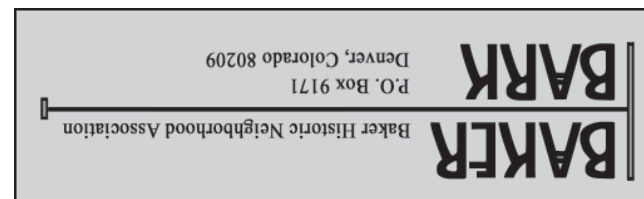
Non-Emergency Police Dispatch..... 720-913-2000
 Police Officer Nick Grove..... 720-913-0276
 Police Officer Ian Wallace..... 720-641-1401
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CITY AND COUNTY OF DENVER

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 Councilwoman Judy Montero..... 303-458-8960
 Councilman Doug Linkhart..... 720-865-8000
 Councilwoman Carol Boigon..... 720-865-8100
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SEPTEMBER - OCTOBER 2010

BHNA Seeks New School

In 2003, taxpayers approved an \$8 million bond to preserve the Byers Junior High School (JHS) building as a school. Byers JHS was prominently featured in the media campaign to induce voter support. However, Denver Public Schools (DPS) later reallocated that money to other schools.

Byers JHS, located at 150 South Pearl Street, is in the center of three predominately single-family neighborhoods in an area of Denver that is adding children and families every year. When DPS decided to sell the property, it used general population growth patterns as the basis of its decision. However, one year ago, southeast Denver elementary schools were collectively at 116 percent of capacity. This raises the question of what middle and high schools these students will attend.

Additionally, it appears that the DPS calculations of the needs of families who will live on the 120 acres of Transit Oriented Developments at the Alameda Station and old

Gates factory were not included in its projections. Thousands of new residents and families will be added, and those children will require nearby schools.

DPS staff and the DPS Board of Education have made the strategic decision to focus on "large format schools". Byers JHS, with the capacity to seat 850 students, should be considered such a facility.

The Denver School of Science and Technology (DSST), which has received approval from DPS to open four additional charter schools in the next several years, has identified the Byers JHS building as a desirable location for one of these expansion facilities as early as 2012. The needs of future middle and high school students in this area and the availability of an existing school building warrant the utmost consideration of locating a new DSST at the Byers JHS building. Readers are encouraged to look for additional developments and how to get involved in future issues of the Bark.

3-Way Stop Installed at Busy Intersection

From the Zoning Committee

In recent discussions about residential parking in the Baker Neighborhood, the Zoning Committee decided to identify specific locations where safety may also be a concern. The intersection of Bannock Street and Ellsworth Avenue was immediately noted as such a location as being hazardous to both vehicle traffic and pedestrians due to poor visibility from parked cars and the high rate of speed that traffic travels through that location.

On June 23, shortly after a resident who lives near that intersection sent an email to the BHNA Board of Directors expressing her concerns, a request was sent via Denver's

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Why Preserve an Old School Building?

By Staff Writer Doug Pimple

As BHNA joins with the West Washington Park Neighborhood Association and others in an effort to convince Denver Public Schools (DPS) to restore and use the designated Denver landmark Byers Junior High School (JHS) building at 150 South Pearl Street, questions about the cost of keeping an old building are likely to come up. The Bark spoke with Chris Citron, who was one of the community activists who led the grassroots campaign to save our popular Mayan Theatre from the wrecking ball in 1984.

"Historic buildings are what give a location character," says Chris, "and make that place a 'neighborhood.'" A historic building, especially one that is a neighborhood school,

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Share your thoughts! Send an email to newsletter@bakerneighborhood.org

Additional Response from Local MMJ Dispensary

By Staff Writer Doug Pimple

In the March issue of the Bark, we printed a statement from Denver City Councilwoman Carol Boigon about medical marijuana dispensaries. In the April-May issue, we printed responses from two such businesses in the Baker Neighborhood. The Bark also received the following response from Karmaceuticals, located at 4 South Santa Fe Drive:

Karmaceuticals, a medical marijuana dispensary, is very concerned about the issues surrounding our industry. First, we'll give you some information about our dispensary. As our name suggests, we are Karma based. We believe very much in helping others, and make that our way of life. Our community means a lot to us. We deeply care about where we live, and the people we interact with everyday.

First is the issue of safety. We have not, thank goodness, been the victim of a crime or other negative interaction. We have a secure location, including 18 video cameras on the premises, steel doors, motion sensors, a local Denver alarm company, glass break sensors, outdoor security lighting, security windows and gated parking. As you can see, we have taken every precaution to ensure the safety of our patients, the community, as well as our employees.

Second is the issue of children. Every product that leaves our store has a sticker on it. This sticker states that the product has medical marijuana and that it is not safe for children or pets. Our edibles are also packaged with the CLEAR intention of being used by the customer, and that any third party sales are illegal. All of our edibles also are kept on site, and do not fall into the hands of children. As per state law, we are located more than 1000 feet away from the nearest school. We are also located in an industrial zone, with limited interaction with children.

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Dorothy Bauman, Ken Ellison, Betty Rose Field, Joy Hoehler, Kurt Mast & Tyler Branch Allen Nelson, David Oppenheim, David Webb

Gifts to the BHNA General Fund:

BHNA is grateful to Anita Bryant and an anonymous Baker Bargains participant who donated 10% of her yard sale proceeds to the association general fund.

Contact the editor: newsletter@bakerneighborhood.org

Plumbing Supply Business Approaches 50 Years in Baker

By Staff Writer Renae Einspahr

Those of us with homes containing older plumbing know how difficult it can be to get accurate information about what part we need and to actually find that part. Flink Supply Company, a family owned and operated business that has been in the Baker neighborhood since 1964, serves customers with precisely those needs. Originally at Bayaud and Santa Fe, they moved to their current location at 58 S. Galapago Street in 1972.

Irving Flink starting selling plumbing supplies out of the back of his station wagon in 1958. He soon moved the business into his basement in Hilltop, and eventually settled in the Baker neighborhood. Now his grandson, Jacob (Jake) Zwerdinger, runs the business. Jake says, "Two of the things that separate Flink from other hardware/plumbing stores is our broad inventory—we carry specialty and hard-to-find parts, and our staff has a great knowledge base. We take the time to find out what you need. Plumbing has changed so much over the years with less brass being used now. A lot of plumbing parts are made of plastic, which doesn't last, so we have a higher-quality product line.. We sell brass parts manufactured by Essential Brass and T&S Brass, both well respected in the industry."

Homeowners with claw foot tubs will appreciate knowing that they can find the right faucet or the special shower curtain rod that encircles the tub. Flink also carries Tankless water heaters (hot water on demand, more energy efficient),

and dual flush toilets, which means you can select low or high flush.

Customers come through the doors for all kinds of reasons, including car owners who are looking for a part that could get their car back up and running because the fitting can be the same as one needed for home plumbing. Flink has also provided parts to repair patio furniture, an artist's easel or a platform for working on a sculpture. The majority of their clientele are commercial contractors and plumbers, but, while I was in the shop talking with Jake, a woman came in looking for a part to repair her toilet. She was very happy to be able to buy one part instead of the whole toilet repair kit.

At 23, Jake has been working in the store since he was 10 when his grandfather put him to work sweeping and unloading trucks. His parents ran the business after grandfather Irving passed, and Jake stepped in after college and now runs the business with his mother, Lynn Zwerdinger.

Flink Supply Company
58 S Galapago Street
Denver, CO 80223
303-744-7123
www.flinksupply.com
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I would like to make an additional contribution for the general fund: \$ _____

Total Enclosed: \$ _____

Tidbits & Rumors *Things Seen and Heard around Baker*

Tidbits...

The **Baker Bark publication schedule** has been changed to correspond to the meeting schedules for the BHNA. Effective with this edition, the newsletter will be published on or about the first of odd-numbered months and should be delivered in advance of the Board of Directors and general membership meetings on the second Tuesday of odd-numbered months. The meetings are held at AB Hirschfeld Towers, 333 West Ellsworth Avenue: 5:30pm, Board of Directors and 6:30pm, general membership meeting.

The application deadline for the second annual **Denver Digs Trees Fall Shade Tree Distribution** is September 1st. This program provides trees strictly for planting in yards (ie, on private property, not along the street in the public right-of-way) that are free to residents in target neighborhoods. Baker is included in the list of target neighborhoods. These trees usually sell for over \$100 each. Interested residents should apply on-line at www.theparkpeople.org or by calling The Park People at 303-722-6262.

Denver Botanic Gardens, in partnership with Denver Urban Homesteading, has announced that the **First Annual Chicken Coop Tour** will take place on October 2, 2010. Denver Botanic Gardens offers spectacular plant displays, unlimited opportunities for lifelong learning and research that help preserve Colorado's precious natural resources in its three locations. Denver Urban Homesteading, located at 200 Santa Fe Drive, is now seeking applications from owners of chickens and other urban livestock who would like to exhibit their backyard farm animals and housing for the tour.

At the June 8 general membership meeting, generous members of BHNA donated a total of \$92 to the **INC Dollar Dictionary Drive**. This program has provided a dictionary and thesaurus free to every third-grade student in the Denver Public Schools since 1995. Even though the new school year has just started, it's not too late to send a tax deductible donation to Dollar Dictionary Drive, PO Box 18347, Denver, CO 80218.

The 10th annual **Underground Music Showcase**, one of the largest independent music festivals in the western United States, featured over 250 local and national bands in over 25 venues for four days (July 22-25) on South Broadway in the Baker Neighborhood. Participating venues included Baker favorites the Hornet, Sketch, the Irish Rover, Delite, Hi-Dive, 3 Kings Tavern, Sputnik, Club 404 and the Skylark Lounge. Total attendance was over 5,000, and the Baker Neighborhood was mentioned on the sponsor's website.

& Rumors...

Our lack of success in determining the future of the building formerly occupied by Big Lots has prompted the editors of the Bark to consult an alternate source. We welcome back Master Intuitive David Stevens, who provided some psychic readings to Bark readers a few years ago, as we...

ASK A PSYCHIC

Question: What is the future of the real estate at the southwest corner of 1st and Broadway?

Answer: I see great transformation for this whole corner, which includes the Big Lots building and the building to the south. Even when Big Lots was open there was a feeling of its being of the past: the only surprise was how long it took to prove itself so.

The whole corner will be purchased for mixed use development with a very modern look with lots of brightly-painted angular steel beams. The height of the first retail floor will be higher than most mixed use developments—interesting arched ceilings, recessed lighting, etc. There will be two retail tenants: a major one that gets most of the street exposure and has the feel of an Apple computer store; and there will be a minor tenant on the south side, some kind of interesting local retail store. The completion of this project will take place in early 2013.

Readers are invited to submit questions to "Ask a Psychic" by sending an email to newsletter@bakerneighborhood.org, or by sending a card or letter to Baker Bark, PO Box 9171, Denver, CO 80209—Editor.



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New Stop Signs

continued from page 1

website to the Traffic Engineering Department. An automated email reply was received the same day acknowledging receipt of the request and assignment of a 311 case number.

On July 13, the following email message was received from a Senior Engineering Associate at Denver Public Works—Traffic Engineering Services: "Traffic engineering conducted an investigation of this intersection and we have decided to install an all-way stop. We have in the past tried to remove some of the street parking to help visibility but there continues to be an issue with sight distance. The signs will be installed in the next 3 to 4 weeks."

Seven days later, two additional stop signs and intersection striping were installed.

INCOME TAX QUESTIONS?

It isn't too early to plan your 2010 income tax returns and control the amount of your refund next year. Get confidential answers free of charge from an experienced individual & small business income tax return preparer.

Call 303-698-1291 or send your questions to QA1040@hotmail.com.

GET PUBLISHED

The Baker Bark is always in need of new articles and volunteer writers.

Send your submissions to:

newsletter@bakerneighborhood.org


- or -

BHNA
PO Box 9171
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Blue Bonnet Expands Patio and Menu

The Blue Bonnet restaurant has recently expanded and upgraded its patio and remains a favorite for comfortable summer dining. "We have a fantastic gluten-free menu as well as our classics, such as chimichangas and stuffed poblano peppers," explains Gary Mobell, owner of the award-winning eatery that has been in business for nearly 40 years. "We invite our local Baker neighbors to try our new hot sauce and enter the contest to name this new item on our menu."

The Blue Bonnet is located in the Baker Neighborhood at 457 South Broadway. Visit their website at bluebonnetrestaurant.com or call them at 303-778-0147. Hours are Monday-Thursday 11am-10pm, Friday & Saturday 11am-11pm; Sunday 11am-9pm.



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*This was on the market the prior year for a substantially higher price. The sale occurred quickly once seller priced it at the recommended price. Sell price was \$425,000. Low sq. ft. price reflects the large square feet of the property & need for improvements.

Dispensary Feedback

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Therefore, the issue of children consuming an edible from Karmaceuticals is thought of, and taken care of so we have no unfortunate incidents.

Third, we want to tell you about who we are. We are Denver natives, not out of state growers looking for a quick profit. We are here for our patients, and offer quality medicine at very affordable prices. We aid the numerous cancer, insomnia, MS, leukemia, migraine, anxiety, depression, and chronic pain patients residing in our local communities. We offer relief, similar to any prescription drug, with a natural alternative. We also grow our product here, in Denver, not from large out of state grow locations. We have donated to local charities including the Denver Jaycees Foundation and Cops for Tots, to show our dedication to improving our community, in whatever ways we can.

We hope this letter has helped you to understand our purpose and goals. We are here to help, not to harm. We take many precautions to keep our medicine away from children, as well as any other citizens not licensed/intended to use our products. We keep our location and our community safe, using advanced technology to thwart theft and other crime. We are committed to being a helping hand in the community, and have donated to local causes. We would love to meet all of the local members, and encourage them to come by, or meet at another location. We appreciate all the concern for this industry, and fully support the regulation thereof.

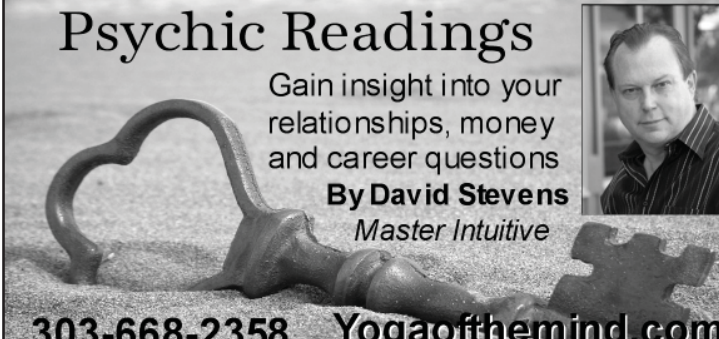
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The editors of the Bark apologize to Karmaceuticals for the need to delay printing their response due to space limitations in the last two issues. Debate over the medical marijuana industry will obviously continue into the foreseeable future. The Bark welcomes readers to send their comments to newsletter@bakerneighborhood.org or The Baker Bark, PO Box 9171, Denver, CO 80209.

Psychic Readings

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By David Stevens
Master Intuitive



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<i>First Avenue Grocery</i> 305 West 1st Ave	

Preserving Byers Junior High School

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can provide continuity to successive generations and, as a result, our past. Continues Chris: "Neighborhoods, like Baker and West Washington Park, make people feel rooted and give them an identity and feeling of belonging. Historic buildings are the building blocks of a sense of neighborhood."

In addition to these community values, historic preservation produces direct economic benefits. "Historic buildings generally increase property values by making a place distinctive and giving it character," explains Citron, "and a historic building restoration project can be a catalyst to making a neighborhood revive. Many studies have documented the economic development impact resulting from historic preservation of old buildings. Historic preservation projects generate the creation of jobs."

"And finally," explains Chris, "re-using, re-cycling and restoring an old building is the 'green' thing to do. It's foolish to tear down something that constitutes a significant investment of past resources. Even though it may require repairs to bring the Byers JHS building back into service, the long-term value of restoring such a historic building far exceeds the cost of its restoration," Citron noted. She added enthusiastically that she would be happy to point any readers to historic preservation resources that document these points.

"Some beloved and iconic historic buildings were once close to demolition and have been saved," Chris reminds us. "Examples include the Molly Brown House in Capitol Hill, the Golda Meier House now located on the Auraria campus and the Mayan Theatre on Broadway. Although considered expendable by some at the time, the community recognized the importance of these buildings in maintaining our connection to the past, and the buildings were saved. The Byers JHS building is worthy of such preservation."

A brief history of the Byers JHS building

In 1919, DPS commissioned William Norman Bowman, the architect who designed the Cosmopolitan Hotel, the Norman Apartment Building and Park Hill Methodist Church, to design a Gothic-style school building on the grounds where the estate of William Newton Byers had been located. The building was constructed at a cost of approximately \$500,000. In 1921, Architectural Forum identified the Byers JHS building as one of the 40 most beautiful schools in the United States. Louise Merrill was the founding principal of the school and held that position for approximately 20 years (she is the namesake of Merrill Middle School).

William Newton Byers was a farmer, Denver postmaster, founding owner of the Rocky Mountain News and candidate for governor in 1876. He was also involved in the development of Denver Tramway and other important aspects

in the growth of South Denver. William Byers and his wife, Elizabeth Minerva Byers, were strong advocates of public education and youth programs. The grounds of his estate where the Byers JHS building is now located included a botanical garden and arboretum, which featured 35 different species of trees, each of which was labeled. Although the mansion and other buildings were torn down to make way for Byers JHS, DPS was careful to preserve the trees, making sure their labels remained legible.

In 1984, after several years of decline due to shifting population patterns and court-ordered busing, DPS began using the Byers JHS building for adult education classes and the short-lived Alternative Learning Center. The Denver School of the Arts occupied the structure from 1997 to 2003. The building has since stood empty and the neighborhoods are eager to help make it a thriving school once again.

Chris Citron can be contacted at 303-777-2242 or by email at BookingDenver@msn.com.

FIND OUT MORE ABOUT THE BHNA

Visit www.bakerneighborhood.org or look at the calendar on page 8 for upcoming events and meetings.



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