

The Mayfair Mirror

Voice of Mayfair Neighbors

Spring 2021

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Mayfair Park turns 25

By Dave Luebbers, a Mayfair Neighbor

This year marks the 25th anniversary of Mayfair Park, which was dedicated in August 1996. The park is an attractive focal point for neighbors, children and nannies to gather for Easter egg hunts, tricycle parades, informal ball games, concerts and more. The playground was recently updated and trees are maturing, providing an expanding canopy for neighbors to enjoy.

At the park's dedication ceremony in 1996, music was provided by the Denver Municipal Band. Mayfair can be proud of its park and the opportunities for neighborhood fellowship it provides. Now, it's time to celebrate. So, how about a COVID

Coming Out Party at Mayfair Park as the Denver Municipal Band plays jazz music into the night? Mark your calendars for Mayfair's Annual Concert in Mayfair Park on Aug. 28. More details to follow in the summer Mayfair Mirror.

To celebrate our park, Mayfair Neighbors Inc. will dedicate much of the summer issue of the Mayfair Mirror to the park, its origins, history, current use, and how the park has evolved during that time.

Please help us in that effort by sending your memories, photos, thoughts, and your wishes for the future of the park to mayfairneighbors@gmail.com. Please include Mayfair Park in the subject line.

CALENDAR

save the date

Monthly Board Meeting

The Mayfair Neighbors board meeting takes place the first Monday of the month from 7-8:30 p.m. All Mayfair residents are welcome. If you would like to make a presentation to the Board, please contact Patricia Mulligan and Leslie Reingold at mayfairneighbors@gmail.com. Meetings may be held virtually until further notice. Please email to confirm meeting venue.

- Monday, March 1
- Monday, April 5
- Monday, May 1
- Monday, June 1

MAY

Spring Shred-a-Thon

Saturday, May 1, 9 a.m. to noon
Mayfair Plaza, 14th Avenue and Krameria Street
Sort through those piles and files and then bring your unwanted documents for shredding and recycling to the parking lot in front of 7-Eleven. Mayfair Neighbors' members get three bags shredded for free. Those with more and non-members pay \$15 – or pay \$20 to join and support the neighborhood.

AUGUST

Concert in Mayfair Park

Saturday, Aug. 28
Details to come

OCTOBER

Fall Shred-a-Thon

Saturday, Oct. 23, 9 a.m. to noon
Mayfair Plaza, 14th Avenue and Krameria Street
Sort through those piles and files and then bring your unwanted documents for shredding and recycling to the parking lot in front of 7-Eleven. Mayfair Neighbors' members get three bags shredded for free. Those with more and non-members pay \$15 – or pay \$20 to join and support the neighborhood.

Submit your Letter to the Editor and/or Photos

Mayfair Neighbors welcomes comments and feedback for possible publication as a "Letter to the Editor" in The Mayfair Mirror as well as photos of Mayfair, Denver and Colorado. Please send submissions to Mayfair Neighbors, Inc., PO Box 200306, Denver 80220-0306 or mayfairneighbors@gmail.com. Content will be reviewed and/or edited for clarity and space. Only those submissions that foster a sense of community and respect will be considered for inclusion.

MISSION:

Mayfair Neighbors, Inc.

"To advance the common interests of the neighborhood by initiating and coordinating actions for the physical, economic, civic, and cultural improvement of Mayfair."

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Leslie Reingold | Vice President, Secretary
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For advertising or story ideas, contact:
mayfairneighbors@gmail.com.

Mayfair Neighbors, Inc.
PO Box 200306
Denver, CO 80220-0306

The Mayfair Mirror is a free publication that comes out four times a year in the spring, summer, fall and winter. Circulation is 4,500. To see archived issues and for more information about MNI, please visit

www.MayfairDenver.org



www.facebook.com/MayfairNeighborsInc



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Please show these fine folks your gratitude. Visit and support their businesses and let them know you saw their ad in The Mayfair Mirror!

The importance of winter tree maintenance

By Michael Swanson, City Forester, Denver Parks and Recreation

Many Denverites mistakenly think their trees are self-sufficient and that the snow, when it comes, will provide enough moisture to sustain them until spring. That's, unfortunately, not the case. Trees need water year-round, especially in our arid climate.

Signs of trees in distress:

- Trees that exhibit premature autumn color or shed leaves prematurely
- Advantageous shoot growth along the branches and/or trunk of the tree or near the base of the tree
- Deadwood throughout the crown of the tree

Tips for your trees in winter months:

- Use 20 gallons of water per week for every inch of diameter of tree (for instance, a 2-inch diameter tree needs 40 gallons of water in a one-week period). A new tree will need focused watering atop the root ball and then throughout the rest of the planting area.
- In the Fall, apply mulch around the tree, leaving a six-inch gap between the tree trunk and the start of the mulch; mulch should extend by a three-to-four-foot radius from the trunk of the tree or to the dripline (whichever comes first).
- Portions of Southern or Southwestern-facing trees are subject to sun scald. Sun scald occurs to living cells just underneath the bark of a tree due to the day-and-night fluctuations during Colorado's winter months. Signs of damage include discolored and/or cracked bark or sunken areas within the bark. This is a serious byproduct of our warm winter days. To avoid this, you can wrap your tree's trunk using materials such as cloth or tree wrap available at a hardware store. Keep an eye out for signs of emerald ash borer (EAB), which has destroyed millions of ash trees in the Midwest, has been discovered in Boulder and recently in Arvada and will inevitably arrive in Denver sometime in the near future. There are an estimated 1.45 million ash trees in the Denver metro area, including 330,000 in the City and County of Denver. That means that one in six Denver trees are ash trees, and they can be found everywhere in the Mile High City – with the majority on residential properties.

- Check out beasmartash.org for an interactive tree inventory map and information about ash tree treatment options and resources to find a tree care professional.

Recommended tree care supplies include:

- Water device (such as a soft spray wand) for winter watering (can also be used year-round)
- Soil moisture meter (it tells you when the soil is dry and needs water)
- A hose (make sure it's the right length to reach your trees if they are a long distance from your spigot)
- Tree wrap
- Pruning shears to remove dead wood
- Gloves
- Compost comprised of organic food scraps and yard waste (use it on your trees, grass or flower beds when you are refreshing your mulch; when using compost with your trees, do not apply more than a quarter inch per year within the dripline of the tree, and make sure the compost does not come into contact with the trunk of the tree or roots)

Learn more about winter tree care by watching the third episode of Water, Trees, Life at https://youtu.be/Ff3wqWv6R_I

Patti Shyne joins the Mayfair Neighbors board

I'm a Denver native who grew up in Congress Park. I can honestly say I grew up in a Colorado postcard. I moved to Mayfair Park 20 years ago and just love the "special secret sauce" that makes up this unique neighborhood.

I'm a western girl at heart. I adore being outside, love animals, working out, and my career.

I wanted to join the Mayfair neighborhood association because I thought it would be a great way to get involved and meet more of my neighbors. I hope I can bring some new ideas and events that might get more people involved with Mayfair Park.

Main street it



By Hilarie Portell, Executive Director, Colfax Mayfair Business Improvement District

Spring is finally here!

As we emerge from physically distanced winter hibernation, many of us have a new appreciation for our freedom to get out and about. Thank you, Covid-19 immunizations! These warm spring days offer perfect opportunities to stroll, scooter or bike to your local main street – Colfax.

Your support made all the difference

You'll see that most local businesses were able to hold on during the height of the pandemic, thanks to you. We rallied to preserve our sense of community, which includes the shops that add neighborhood character and that provide everyday necessities close to home.

Close, comfortable and charmingly offbeat

Colfax Mayfair isn't a boutique destination, a bland suburban mall or a wall of national chains. It is a working main street here for you, our neighbors. Shops within the Colfax Mayfair Business Improvement District are the go-to for everyday errands, pick-me-ups and problem solvers, all delivered with an oh-so-Colfax smile. Seventy-five percent of our businesses are locally owned, and many owners live nearby. Check out the full list of businesses offering groceries, libations, dining, hardware, fitness, personal grooming, garden supplies and gifts at ColfaxMayfairBID.com.

More safe and convenient than ever

On your next essential errand or just-for-fun Colfax excursion, check out the street's new bike racks, flowerpots, and transit shelters. The pedestrian bumpouts are still in place, as is the traffic light timing system. All are designed to make your visit easier, safer, and more welcoming, whether you are walking, riding, or rolling.

Fortunately, some of the stay-at-home conveniences you've come to rely on are here to stay. You can still expect outdoor dining, carryout, delivery and curbside pickup from most businesses that offered those services earlier this year. Inside Colfax businesses, current health and safety standards are in effect – masking, disinfecting and distancing. You'll also hear a friendly hello. We're glad you're here!

Hooray for the return of the Virtual Market!

Our holiday market was a resounding success, so much so that we've revamped it with spring offers. Check out ColfaxMayfairBID.com for deals on dining, gardening, fitness, gifts, home improvement and more!

Local and state entities see the value of our little main street

It's been a full year since the coronavirus invaded our lives. During that time, many of our local businesses struggled to pay rent, meet payroll and upgrade facilities and operations to meet new health and safety regulations. Your patronage was the number one factor in keeping their doors open. Businesses also gained financial help from local and state government. The people at the Colfax Mayfair Business Improvement District mobilized to secure \$180,000 in grants, plus another \$270,000 in cash assistance, services and improvements. You can find the full descriptions of how these funds were allocated in our annual report at ColfaxMayfairBID.com

Thank you for supporting our local businesses, business owners and local workers by shopping Colfax Mayfair! Stay in touch by visiting ColfaxMayfairBID.com and our Facebook page. We'd love to hear from you – and see you on main street!

Please donate to local food banks

While MNI fundraisers have been postponed or cancelled due to restrictions related to COVID-19, our group wants to take this opportunity to remind you that members of our community are hurting and in need of food and basic supplies. If you are able, please consider a donation to your favorite food bank. The Greater Park Hill Food Program is close by and oversees several food-distribution programs, all of which are supported almost entirely from donations from the community.

Currently, GPHC needs these items to support its programs:

- Fresh: milk, eggs, bread, cheese, potatoes
- Canned vegetables (anything EXCEPT corn and green beans)
- Canned fruit
- Cereal and oatmeal
- Crackers and chips

- Ziplock bags (quart and gallon)
- Sanitizing wipes
- Laundry soap

For more information or to make a financial donation, visit greaterparkhill.org/food-programs/ or call 303-388-0918.





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Mayfair neighbor publishes second book of poetry

By Ron Busse, a Mayfair neighbor

Ronald A. Busse, a nine-year resident of the Mayfair neighborhood, has released his second book of poetry, *Poems That Could End the World*, published by Turning Point books.

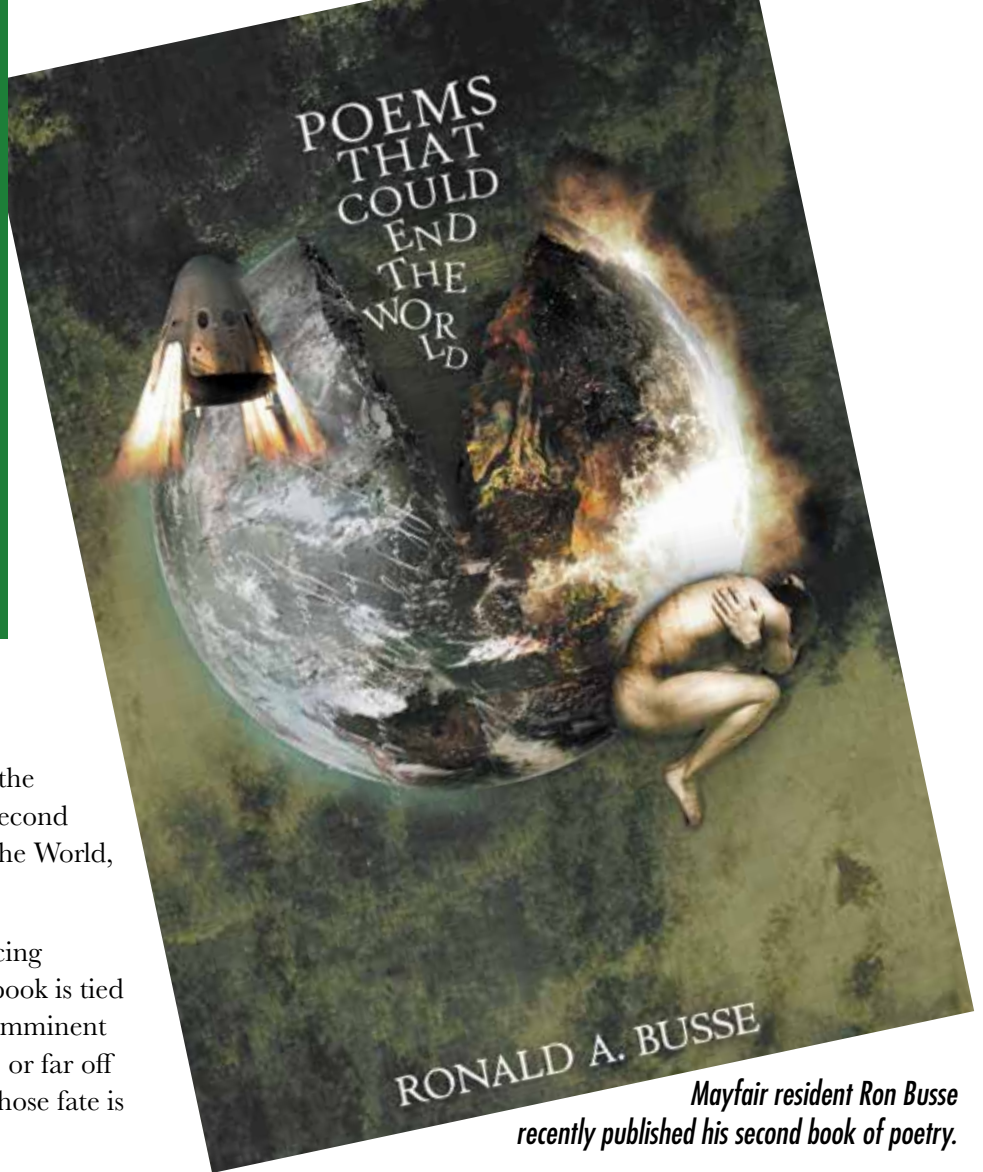
A collection of speculative poetry embracing science fiction and horror, Ron's second book is tied to the belief that the end of the world is imminent – whether it be happening now, long ago, or far off in the future. Imagine living in a world whose fate is controlled by poetry.

Unthinkable dread becomes stark reality manifested in numerous traditional poetic forms, along with a potent shot of free verse. You'll encounter the recurring themes of alien life, death, environment, climate change, extinction, and more, while meeting some unsettling characters along the way. A blade of humor carves a chink of light in the darkness.

The book features a handy Poetic Form Index that defines the many traditional forms represented in *Poems That Could End the World*, and lists their corresponding poem or poems.

"I greatly enjoyed the rhythm of these pieces...the use of rhyme and assonance makes them flow in a very pleasing manner," said Krishan Coupland of Neon, a UK-based literary magazine.

Author of more than three dozen individually published poems – half of which are featured and acknowledged in this book – Busse is also an active member in the Science



Mayfair resident Ron Busse recently published his second book of poetry.

Fiction & Fantasy Poetry Association (SFPA). He wrote his first published poem, "Christmas," in 1975, at the age of eight, but didn't know it at the time since it was published many years later, in 2016.

In addition to writing poetry, Busse works to assist other writers and poets by editing and marketing their work to potential publishers. For more information about his editing and marketing services, please visit his website at www.RonbusWriterAndMore.com.

You can preview and purchase a copy of *Poems That Could End the World* either on Amazon.com (\$18) or by contacting Busse through his website. Direct orders from the author come autographed, gift-wrapped, and include two postcards.

What a year for all, hopefully when you are reading this edition of the Mayfair Mirror life will be another step closer to getting back to the things we love again. Palmer teachers and staff have done an amazing job making school feel like school, whether we were remote or in person. We have been doing everything in our power to stay connected to our families and provide the best education we could to our children.

The culture of our school is very collaborative, and this has benefited us during the pandemic, collaborating with our staff and families to give each child what they needed every step of the way. Palmer families and staff are all heroes in making education work for our children this year. It has been an honor to be part of such a hard-working, dedicated group of people. At Palmer, our focus will always be on keeping children first and safe.



Letter to the Mayfair community

I wish you all happiness and health,

*LuAnn Tallman, Principal
Palmer Elementary School
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luann_tallman@dpsk12.net*



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City Council Corner

By Councilwoman Amanda Sawyer

City Council District 5 busy addressing crime, homelessness in 2021

It was a very busy end to 2020 in the District 5 Council office, and 2021 started off with a number of things happening as well! COVID numbers began to head in the right direction and the vaccine rollout started. Our office has been working hard all year to connect residents and small businesses to financial resources and to finding residents places to get vaccinated. We also have been working on the following initiatives and projects for the past three months:

- In an effort to help our unhoused neighbors and also support our police officers who have reported that they often need a more positive way to begin their outreach conversations, the District 5 office purchased and



assembled bags of necessities for DPD to distribute in the community for winter 2021. Each one of these bags – which contain items like hats, reusable water bottles, mittens, face masks and hand sanitizer – represents a person in Denver we are working to support.

- To help address a sharp increase in crime along the East Colfax corridor in 2020, our office is writing a grant proposal with the Denver Police Department to staff a Sergeant and 10 officers, seven days per week, doing foot and bike patrols along East Colfax from Monaco Parkway to Yosemite Street. The grant proposal would also provide a designated Victim Services Advocate for East Colfax and support DPD officers in their work to provide more community safety trainings for residents and business owners in the neighborhood. This grant is an effort to partner with DPD to engage in a community policing model along the corridor. We should know whether we were able to earn the grant in late summer.
- We facilitated a neighborhood meeting with Sage Assisted Living regarding their application for a proposed assisted living facility at Eighth Avenue and Magnolia Street. As of this writing in early February, the application is on hold. Watch a video of the meeting here: www.facebook.com/DenverCouncil5/

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- Our office also held a neighborhood safety meeting with representatives from DPD and Denver Water, in response to the tragic and frightening events that happened at Monaco and 10th Avenue on Dec. 28, 2020. Watch a video of the meeting here: www.facebook.com/DenverCouncil5/videos/405200924096659
- We also began hosting a Registered Neighborhood Organization Leadership Luncheon, held every other month, to better connect our RNOs, share information from community partners from DPD, Parks & Rec and Denver Fire, and provide additional support to our neighborhood groups who do so much for our

Our office has been working hard all year to connect residents and small businesses to financial resources and to finding residents places to get vaccinated.

wonderful communities.

Our work to bring voices of District 5 neighborhoods to city government continues in many ways. As always, feel free to contact our office at denvercouncil5@denvergov.org or 720-337-5555 with comments or questions. Sign up to receive our monthly newsletter and updates at bit.ly/Council5News, and we'll also keep you apprised of developments as they happen through these communication channels:

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Notes from the Denver DA

By Denver District Attorney, Beth McCann

Greetings from the Denver District Attorney

Denver District Attorney Beth McCann is the chief law enforcement officer for Colorado's Second Judicial District, which aligns with the City and County of Denver. The primary work of our office is to prosecute crimes and to support the victims of those crimes. We also work with the community to be transparent, to educate, and to prevent crime.

Our deputy DAs attend and speak at neighborhood meetings nearly every week. We are heartened to see that although in-person gatherings are on hold, our communities remain engaged through virtual meetings or, in this case, The Mayfair Mirror.

Last year, we kept the office running while most staff worked from home due to COVID. In 2020, we dealt with an uptick in crime and filed more than 7,400 misdemeanor cases in Denver County Court and more than 5,800 felony



cases in Denver District Court. We responded to protests and a riot and while we support people's First Amendment rights, we also held accountable those who crossed the line from lawful protest into criminal activity.

As COVID took root and the need for social distancing increased, our office worked with legal stakeholders to significantly reduce the inmate population. At the court's request, we analyzed cases to dispose of as many as possible while always being mindful of accountability and public safety. As a result, the combined jail populations dropped by more than 40%, increasing safety for inmates and staff.

Recognizing the need for and public outcries demanding criminal justice reform, DA McCann is also focused on the following initiatives that help keep people from developing criminal records while also improving public safety:

Restorative Denver – This restorative justice program has the support of many Denver County Court judges, prosecutors, victim advocates, public defenders, and community members. By partnering with The Conflict Center, trained facilitators bring together the offender, victim, community members, and support people to discuss the underlying offense, how it impacted the victim and the broader community and how the offender can repair the harm.

Young Adult Diversion Program – Young adults are more heavily involved in the criminal justice system than any other age group, and research shows adults in their early 20s are closer developmentally to juveniles, particularly in the areas of impulse control and judgment. We developed a new young adult diversion program to help young people make better choices and stay out of the criminal justice system.

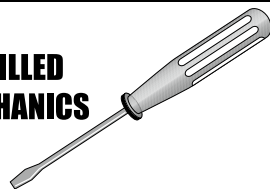
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"By ensuring we live in a society that's governed by laws, we help shape what kind of society we are going to have."

~Beth McCann

Domestic Violence Firearms Relinquishment – The Denver DA's Office is the only jurisdiction in the state – and one of only a few in the country – with a dedicated firearms relinquishment investigator. Colorado law prohibits a person with a domestic violence protection order against them from owning firearms. Removing guns as soon as a victim seeks help is critical because a victim of domestic violence is exponentially more likely to be killed if their abuser has access to a gun.

Moving forward, we look toward expanding our current programs, establishing a conviction review unit, and increasing diversity, equity, and inclusion in all that we do. On Jan. 12, District Attorney McCann was sworn in for her second term and renewed her oath to support the Constitution of the United States and of the State of Colorado. In comments to her staff, McCann said, "By ensuring we live in a society that's governed by laws, we help shape what kind of society we are going to have. It is our responsibility to the people of Denver to advance a society that is just, equitable and compassionate so that all of us can have trust in our criminal justice system."

If this were an in-person meeting, our DA would hear your questions and concerns. We still want to hear from you. Please email us at info@denverda.org. Stay safe; stay healthy.

Contact the Denver DA at 720-913-9000 or info@DenverDA.org. Visit us at www.DenverDA.org. Follow us on Twitter [@DenverDAsOffice](https://twitter.com/DenverDAsOffice) or on Facebook [/Denver District Attorney's Office](https://www.facebook.com/DenverDistrictAttorney).



Stop, Shop & Smile

Shop your spring go-to for everyday errands and essentials, personal treats and problem solving – all delivered with smile that's oh-so Colfax. Check out our spring virtual market on our website. Thank you for keeping local businesses in business!

Main Street It



ColfaxMayfairBID.com



[ColfaxMayfairBID](https://www.facebook.com/ColfaxMayfairBID)



[colfax_mayfair_bid](https://www.instagram.com/colfax_mayfair_bid)

Fall Shred-a-Thon was a success, despite the pandemic



By Jackie Medford, MNI Board Member

Note: This article originally was published in the online Winter Mayfair Mirror. Now that the Mirror is back in its normal hard-copy version, we wanted to re-run this article so those of you who did not see the online edition would have an idea of what a great event the Fall “Shred” turned out to be, despite Covid-19 precautions.

The Spring Shred-a-Thon will be Saturday, May 1, from 9 a.m. to noon at Mayfair Plaza, 14th Avenue and Krameria Street. The Fall Shred-a-Thon is Saturday, Oct. 23, at the same time and place. Mark



JIM MEDFORD PHOTOGRAPHY

your calendar for these practical and fun events.

It was really a “beautiful day in the neighborhood” (as Mr. Rogers used to sing) at Mayfair Neighbors’ Fall Shred-a-Thon on Oct. 3. At 8:30 a.m., when I pulled up at 14th Avenue and Krameria Streets to help set up, people were already waiting in line. When the Pro-Shred Truck pulled up 10 minutes later, we all went right to work. The Pro-Shred driver/helper, Rodell, has worked with us for three years now and is such a joy to be around.

The cars just kept coming and we just kept taking the shreddables from people’s cars and before we knew it we had collected twice the donations/memberships we had ever received before! And thanks to all who said...”keep the change” and “here’s a donation for all you do!” It was so very appreciated!

Thanks to board members Patricia, Leslie, Elaine Z., Jackie, Jean B., Jeanne S., Dan P., and Dave E., and thanks to all the former board members and neighborhood friends who came out to help: Dan L., Merritt, Collin, Hilary, and Sara Welborn, a resident advisor for Rosemark, who volunteered to help keep the lines moving.

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Old neighborhood friends and new joined the Mayfair Neighbors board for its best Shred-a-Thon yet on Oct. 3. Thanks to Dan Percefull of RE/MAX, and Hilary Pruitt of Cherry Creek Mortgage Co., for sponsoring our event this year!

Photos: Jim Medford

For the first time we were sponsored by MNI board member/realtor Dan Percefull, RE/MAX, danpercefull@gmail.com, 720-290-1118, and reverse mortgage broker Hilary Pruitt, Cherry Creek Mortgage Co., hpruitt@ccmlending.com, 303-888-7319. We are so grateful to the two of you. This sponsorship allowed us to keep all of the money we raised from this event to use for the neighborhood without being concerned with expenses.

Thanks also to our President, Patricia Mulligan, who brought wonderful doughnuts to fortify us and keep up our strength! Since Board Member Jim Brothers was out of state, his son, Collin, volunteered to fill in for his dad. Never underestimate youth and vigor. And never underestimate the height and strength our former MNI President, Merritt Pullam, brought to the event. It was so good to see him!

All COVID-ness aside, we hope to do it all over again on May 1, 2021. So, start saving up all of the precious information you don't want others to have and bring it to us in the spring. Thanks to everyone who helped or participated.



Another Mayfair Gem Sold!

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Two Mayfair gardens to be featured in the 2021 Park Hill Garden Walk

We are happy to announce that the 2021 Park Hill Garden Walk will include two stunning Mayfair gardens. These gardens were supposed to be part of the 2020 Garden Walk, but we all know what happened in 2020. Cancel. Cancel. Cancel. However, 2021 is looking much more promising and we are moving forward with our plans. The Garden Walk is June 13, from 9 a.m. to 3 p.m. Mark your calendars now and please plan on attending this fabulous community event.

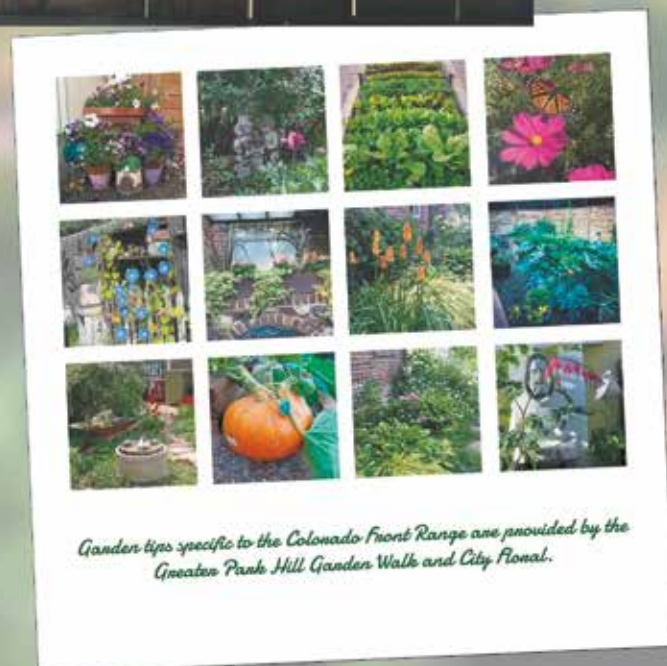
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The featured Mayfair gardens are two of nine gardens in this year's Garden Walk. We are currently developing plans for a safe and fun event. At this point, we are planning to have timed tickets to control the number of people at each garden location. We also will require masks. More details will be shared as we get closer to the event. For now, just mark the date and watch for more information this spring.

If you didn't get your Park Hill Garden Walk 2021 calendar, it's not too late. A few calendars are still available

and are now only \$10. These beautiful calendars feature images from past Park Hill gardens and will also keep your garden plans right on track with timely gardening tips and reminders specifically for the Colorado front range! You can purchase directly from these retailers:

- City Floral Garden Center
- Ace on the Fax
- Cake Crumbs Bakery and Café

- Spinelli's Market
- Park Hill Community Bookstore
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Reading the pandemic

By Ruth Burnham

Not everyone has had time to read during the pandemic. Some people have found themselves juggling home schooling with working from home, while others have spent countless hours navigating the maze leading to unemployment benefits. But whether out of habit or necessity, many of us have found ourselves spending more time with our noses in books.

When COVID-19 went from being a vague threat to a horrible reality, I found myself among those with more time to read, and with Denver's public libraries closed and my own bookshelves lined with books already read and re-read, I began stopping more frequently at the many Little Free Libraries that adorn our Mayfair landscape. (For more on these, see Pat Kittelson's excellent article, along with photos, in the Summer 2020 issue of the Mayfair Mirror).

These little landmarks have always provided a perfect reason to go for a walk, a wealth of fiction and nonfiction



**Mayfair
Little Free
Libraries**



that readers might not otherwise encounter, and a glimpse of what others in our community are reading. As last spring, summer, and winter wore on and my perambulations took me up and down every street within Mayfair's boundaries, I undertook a serious perusal of what was populating little library shelves. Before long, I realized that many of the books being shared by others reflected my own feelings about the pandemic, about staying at home, and about making good use of my time. So, what have we residents of Mayfair been reading during the pandemic?

Plague fiction, for starters. The first work that came off my home bookshelf was Edgar Allan Poe's short story, "The Masque of the Red Death," which involves a mysterious plague, people who believe they can escape it, masks, and what would now be termed a super-spreader event. Sound familiar? To me, it was all too familiar, and as I witnessed the burgeoning supply of plague fiction crowding little library shelves, any thoughts of moving on to Stephen King's *The Stand*, Michael Crichton's *The Andromeda Strain*, or Robin Cook's *Outbreak* (or, scarier still, *Contagion*) were quickly dispelled.

Instead, I focused on another emerging trend: books

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about confinement and isolation. Nelson Mandela's *Conversations with Myself*, a collection of letters and reflections from his 27 years as a political prisoner in South Africa; Farewell to Manzanar; Jeanne Wakatsuki Houston's account of her family's confinement in a Japanese internment camp during World War II; and Anne Frank's well-known and much-loved *Diary of a Young Girl* all appeared, disappeared, then reappeared, each a poignant reminder that staying at home as a safety measure is barely an inconvenience, much less a sacrifice.

I did not see Gabriel García Márquez's *One Hundred Years of Solitude*, but I was delighted to run into Amor Towles' *A Gentleman in Moscow*, the fictional account of Count Alexander Rostov,

placed under house arrest by the Bolsheviks in 1922 and sentenced to spend the rest of his life in the Moscow hotel where he was arrested. The Count's ability to adapt and stay useful are just two reasons that this was a restorative pandemic read to me and, I hope, to others.

Judging from the number of do-it-yourself and home improvement guides I observed, adapting and staying useful were common goals in Mayfair during those stay-at-home months. I was surprised to see *The Reader's Digest Complete Do-It-Yourself Manual*, which has served as the standard reference for do-it-yourselfers since it was first published in 1972. Apparently, someone has learned so much from it that they no longer need a copy! Marie Kondo's *The Life-Changing Magic of Tidying Up* was ubiquitous, though I did not avail myself. I am quite sure that people were buying cookbooks and baking – why else would the baking aisle at my favorite grocery store be stripped of flour, sugar, yeast, and, prior to Thanksgiving, pumpkin puree – but the only relevant title that I happened upon was Petra "Petee" Paredes's *Pie for Everyone*. Perhaps, having indulged in too many pies, someone exchanged it for Michael Matthews' *Thinner, Leaner,*

Stronger, which had been in the same library earlier, or, spotted later a few blocks away, Martin Gibala's *The One Minute Workout*.

Certainly, there has been much more on people's minds during these past months than the pandemic, and some of what was on the shelves of neighborhood Little Free Libraries suggested that many of us were, in fact, fastidiously avoiding reading anything pandemic related.

Furthermore, while the titles cited here suggest shared reactions regarding a specific event, they are far outnumbered by the many other works that only begin to reflect the wide-ranging interests, various ages, differing tastes, cherished beliefs, and ardently supported causes of us Mayfair neighbors. Nonetheless, I continue to find it reassuring that, during some very stressful months, I was not alone in my thoughts. Even more reassuring is the obvious fact that people living in Mayfair enjoy sharing, enjoy learning, and are made happy knowing that their neighbors are of like mind.

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The Real Estate Market

By David Bromberg, a Mayfair neighbor

2020 Year in Review (and a peek at 2021)

The table below shows 16 years of MLS activity for Mayfair area detached homes (6th Avenue to Colfax Avenue, Colorado Boulevard to Monaco Parkway). The number of homes Closed (formerly called “Sold” in the MLS) was up 9% from last year’s activity, while the average price was up a whopping 12%. These are impressive numbers considering the marketing of homes was greatly limited for six weeks during the usual start of the busy real estate season due to the pesky pandemic.

Average days on market in 2020 was down 18% to 23 from 28 in 2019 (if I exclude the one new-build on the market for 493 days, the average days on market would be 20). Sixteen homes were Pending (formerly called “Under Contract”) within the first full day on market. Half of the homes Closed (92) were under contract within five days of going on the market, a strong indication that multiple offers may have been received. Only six homes were on the market

for more than 100 days. There was \$137 million in homes Closed vs. \$112.6 million in 2019. On average, homes Closed for 99% of the original list price, up from 96.6% in 2018. Twenty-six listings expired or were withdrawn in 2020 (many were re-listed and Closed).

I always enjoy analyzing the data and creating useful and interesting information. Closed prices ranged from \$385,000 to \$2,372,000. Seventy homes (38%) Closed for more and 23 homes (13%) Closed right at the original asking price leaving 49% selling below original price (compared to 63% below in 2019). At the extremes, one home Closed for 32% above original list price and a home Closed for 14% less original list price. There were 147 different Closed prices for the 182 transactions with six homes Closed for \$616,000 and six occurrences each at three other price points.

There were 30 homes (16.5%) that Closed for \$1 million or more, up from 13 (7.8%) in 2019. The most popular street name for home sales in 2020 (and 2019) was Locust with 15 Closed. Twelve Closed on Grape and Dahlia. The most popular street block for home sales was the 1400 block (1400 to 1499 street numbers) with 27 sales, which indicates how strong the market is considering the proximity to Colfax and the amount of retail and multi-family homes in the block. Pre- and post-World War II was the most active time for home construction in the neighborhood. There were 13 homes Closed last year that were built in 1947, 12 from 1937 and 11 from 1938. If you are curious about other historical trends in Mayfair, please contact me and I would be happy to investigate.

The above information is for detached homes only listed as Closed in the MLS. I will provide an analysis of the active and growing attached home market (condo and townhomes) in the next issue of the Mayfair Mirror.

What can we expect in 2021?

It is too early to forecast how the full year 2021 will shake out but January demand was extremely strong, supply continues to be at an all-time low and interest rates are currently amazing. What is interesting is that affordability between 2019 and 2020 did not change. The decrease in average annual interest rates (3.94% in 2019 to 3.11% in 2020 for 30-year fixed rate loan) offset the increase in average closed price. According to Freddie Mac, the 2021 average annual interest rate will be 2.95% (up from 2.74% for January 2021 but still much lower than the forecast from last year - 3.8%). The smaller forecasted interest rate

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Year	# Sold	Average Sold \$	Median Sold \$	Average Square Ft.	Avg. Price per Sq. Ft. \$	Avg. Days On Market
2005	262	354,615	301,111	1,392	262	51
2006	230	368,843	320,000	1,397	269	80
2007	190	388,426	325,500	1,444	277	86
2008	171	385,019	335,000	1,418	275	106
2009	152	363,904	317,500	1,506	251	97
2010	145	356,288	318,000	1,487	250	94
2011	166	324,073	299,000	1,432	238	105
2012	204	380,442	346,500	1,436	272	73
2013	169	407,406	374,900	1,435	292	41
2014	124	459,911	427,500	1,452	333	37
2015	106	525,484	489,000	1,471	373	39
2016	103	603,113	545,000	1,633	390	31
2017	105	601,397	540,000	1,515	419	30
2018	144	663,291	600,500	1,544	456	22
2019	167	674,369	597,000	1,542	468	28
2020	182	752,631	650,000	1,545	512	23
2020 vs. 2019	9%	12%	9%	0%	9%	-18%

Based on Information from REColorado, Inc. for the period Jan-01-2020 through Dec-31-2020 NOTE: This representation is based in whole or in part on data supplied by REColorado, Inc. REColorado, Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by REColorado, Inc. may not reflect all real estate activity in the market.

change may start to impact affordability in 2021.

As I write this article, there are six Active and 15 Pending homes in the study area (numbers reported last year were 9 and 11 respectively). Rent rates have stabilized due to increased supply of luxury apartments coming online but are still high, which makes homeownership a viable alternative for many (depending on lifestyle and personal circumstances). The fundamentals in Denver point to another strong year.

David Bromberg is a licensed REALTOR.



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Jimmy's Jersey Street Cafe & Osteria opened in Mayfair during a pandemic



By Leslie Reingold, MNI Vice President and Secretary

To the delight and pleasure of Mayfair neighbors, James 'Jimmy' Lambatos opened his charming Northern Italian restaurant in the Jersey Shopette on June 28, 2020. Having just spent the previous 18 months remodeling his space and complying with city ordinances and permits, he was confronted with the COVID restrictions that were instituted in March. Though dismayed and frustrated with the restrictions, he had too much invested both emotionally and financially to stop development.

This venture is the last entrepreneurial dream of the 68-year-old restaurateur who has been a Denver businessman for the past 48 years. An original owner of Quiznos, and the previous proprietor of Footer's Restaurant, Bauer's and most recently Ivy on the Glen, actualizing such a restaurant had been his dream for years. Because he often traveled to Italy for research when he operated Footer's, he became excited about sharing Italian food. Jimmy is related to Alex and Kathy Papadimitropoulos, owners of the Jersey Shopette, and has been aware of the neighborhood and participated in

Mayfair events for many years. Enthusiastically, he wants to become more involved here, and host special brunches for holidays such as Mother's Day and Easter.

Osteria means an Italian inn that serves wine and simple food. That description does reflect Jimmy's ambiance with its lovely pictures, peaceful melodies and enticing aromas. An extensive and interesting range of nutritious and delectable choices are served at lunch, Sunday brunch and dinner. While there are seasonal changes in the menu, his Northern Italian cuisine focuses on veal, lamb, chicken and seafood main dishes with scrumptious cream sauces and vegetables. In my opinion, the veal marsala with its vegetable and pasta sides was delicious. A variety of desserts, such as Limoncello Torta and homemade gelato, diverse coffees, teas and alcoholic beverages round out the dining experience. Children who dine at Jimmy's get a free ice cream cone, a fun placemat with games and an opportunity to register to build a gingerbread house.

Jimmy plans the menus and his chef, Rodrigo Fiquero, whom he has worked with for more than 20 years, prepares the food. A friendly and gregarious host, Jimmy greets



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everyone with pleasure and interesting conversation. About half of his patrons are from the East Colfax neighborhoods, 25% are from his past establishments, and another 25% hear about Jimmy's via word of mouth.

At the close of our fascinating interview, Jimmy affirmed that he is committed to operating his Osteria here for the long term. He just finished winterizing his patio and he articulated that he plans to comply with all official city guidelines to protect people so he can continue to provide wonderful meals for the Mayfair neighborhood.

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Areas of interest for volunteering

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Local business spotlight – get to know your local businesses

By Jean Bolling, MNI Board Member

We all know that our local businesses are struggling because of the Coronavirus. Many of us are still ordering food to go or even eating at restaurants that offer social distancing. We still shop at the big box stores and we each have a favorite business or two we try to support. However, as the Mayfair Board met and talked about our Winter issue of the Mayfair Mirror (online for the first time ever!) we too understood the financial impacts of reduced donations and what we are able to offer so we wanted to highlight a couple of local businesses still trying to make it during this pandemic.

I spoke with two local businesses about how they are doing and what they are doing during these days to operate their businesses safely.

Refresh Studios

Alison Oyler-Mitsch, the owner of Refresh Studios, talked about the challenges of running a business and what she has done to meet customer's needs while maintaining a safe and socially distanced business. Refresh Studios is in the Jersey Shopette between Ninth and 10th avenues on Jersey Street. On its Facebook page, Refresh Studios says it is "a community gathering center focused on refreshing the mind, body and soul through yoga, meditation and movement classes, workshops, events and our experienced practitioners. Enjoy yoga, Zumba, qigong, Feldenkrais, barre fusion, TBC, meditation and more!"

In talking with Alison, she said business is currently about one-third of what it had been pre-Coronavirus. Yoga is still a strong offering as it decreases stress and increases mindfulness, which many of us are looking for these days. Refresh Studios is offering eight in-person classes and 18 Zoom classes. To comply with local and state requirements

and to maintain everyone's safety, no more than six people are allowed in a room at one time. The company cleans between every class and has HEPA filters in use, UV lighting and a giant venting system to pull air out of the room. They keep the front and back doors open as much as possible to circulate fresh air throughout the building, and masks are required while inside.

The company's website details everything Refresh is doing to keep its staff and students safe.

Some of Refresh Studio's students have indicated they will not return to in-person classes until COVID is over, but others want to be able to share community in person. Class sizes are restricted, and pre-registration is required. Refresh Studios offers yoga, dancing, healing meditation, Barre Fusion, nutrition and arts and crafts workshops. You can also rent space for your class. Reach out to Refresh Studios for more information.

Refresh Studios

Alison Oyler-Mitsch, owner

950 Jersey St.

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www.facebook.com/RefreshStudiosDenver

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Pilates Bodies

The second business owner I spoke with was Leah Busam of Pilates Bodies, which is in the strip center between Kearney and Krameria streets on the south side of Colfax Avenue. Busam said her business is back up to about 50% of what it was pre-Coronavirus, and she is very thankful to her clients who have remained supportive. Her high-risk clients have chosen to stay away until the coronavirus threat is over but many still do attend in-person classes.

Pilates Bodies is a full-service Pilates studio with 12 instructors offering small group instruction (no more than six people per class, including the instructor) to individual instruction. On its Facebook page, Pilates Bodies says it focuses on "enhancing the quality of life for every client—through the proven physical and mental conditioning techniques developed by the visionary health and fitness pioneer, Joseph H. Pilates in the early 1900s." Pilates Bodies uses quality Peak Pilates equipment and offers mat,



continued on page 23

Pilates Bodies continued from page 22

reformer and tower classes.

The studio offers five in-person classes per day with five students per class. It also offers five or six virtual classes per day via Zoom for those who are more comfortable with greater social distancing but do not want to miss out on their classes. Everyone in the studio is required to wear a mask while there, and the studio cleans the room after each class and disinfects surfaces throughout the day.

There are private lessons with just you and the instructor or semi-private lessons with you and your instructor on one end of the room and another instructor and their client on the other end.

If you have never done Pilates before, you are required to take one private lesson before signing up for classes.

Pilates Bodies just signed another lease, so it is here for the long haul! Busam says all her clients are like family and she strives to know everyone's name. It is "super important" to her that she maintains a "small business feel." Her cell phone number is right on her business card in case anyone has questions or comments.

Visit the Pilates Bodies website or Facebook page for class information. There is something for everyone.

We've all been challenged in ways we never have been before, and our local small businesses are doing everything they can to offer safe environments and still keep their businesses going. Please consider keeping your dollars local and supporting these Mayfair neighborhood businesses.

Pilates Bodies

Leah Busam, owner

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There's a new owner at Nicholson Cleaners in the Jersey Shopette

After 25 years in the business, Dwight Nicholson retired from Nicholson Cleaners in September. The new owner, Tony Henderson, is committed to sustaining the African American entrepreneurial tradition with his new business in the Jersey Shopette.

Along with being a business owner, Henderson is an experienced Pastor in the AME – Zion Church in Denver. Nourishing and training African American small business entrepreneurs is one of the core missions of the African Methodist Episcopal faith; thus, Tony was inspired and prepared to actualize that calling when the chance to buy the cleaners occurred. He became aware of the opportunity through Mary Lancaster, Nicholson's long-time assistant, who is also a Reverend in the AME – Zion Church. She will continue to work with him and is an invaluable support. Involved in research regarding the dwindling numbers of African American-owned cleaning establishments in the United States, Tony is excited to be able to continue that venture.

While he will continue, for consistency, the name, and phone number of Nicholson Cleaners, the legal name of the business is Pat's Cleaners, which is named after his mother. He is upgrading the cleaners order and payment systems to provide more touchless interactions. Plus, he'll be working with Pristine Green Cleaners, an environmentally safe cleaning company, to do the actual cleaning. Having signed a two-year lease, he is enthusiastic about working closely with his fellow proprietors. Originally from Mississippi, he describes the atmosphere at the Jersey Shopette as similar to that of a small southern town because everyone is so friendly, open and helpful.

Nicholson Cleaners (Pat's Cleaners)

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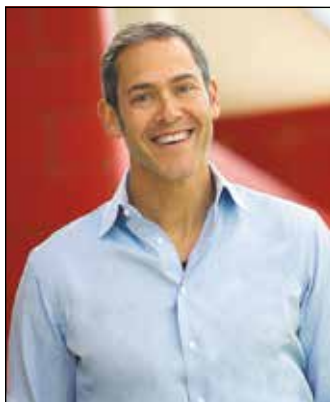
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