

COMMUNITY DEVELOPMENT ACHIEVEMENT AWARD

Residential Winners:

The Carson Residence – 3010 Belle Haven Way

The Kaufmann Residence – 3411 Mahogany Drive

The Story Residence – 824 Courthouse Peak Lane

Commercial Winners:

Kyrlee's Small Town Fashions – 204 East Main Street

Montrose Real Estate Group – 435 South Townsend Avenue

Southwest Hearing Services – 618 East Star Court



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COMMUNITY DEVELOPMENT ACHIEVEMENT AWARD

2013 Residential Project of the Year

3010 Belle Haven Way

Carson Residence

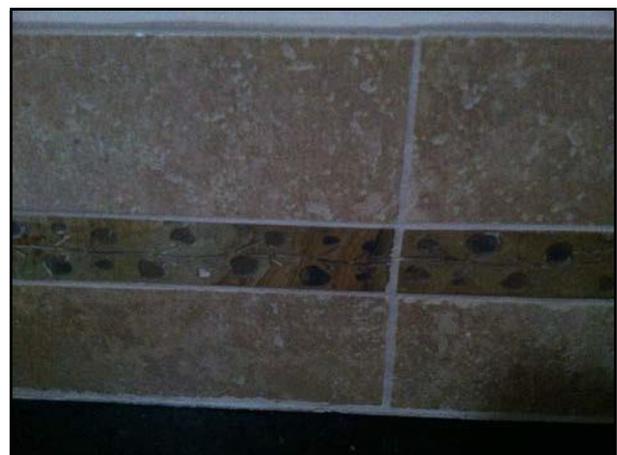
Contractor: Stott Construction

As stated by the owner, this home "was designed and decorated with the Colorado mountains and landscape in mind." Everything from the layout of the house, to the lot was chosen to maximize the view of the San Juan Mountains. With the back of the house facing the south, the large back patio allows the owners to enjoy that view.

The exterior of the house was constructed out of earth toned stucco, natural stone facades, and peaks in the roofline reminiscent of the mountains. The interior continues the mountain feel with accent features and rustic décor.

All of the details throughout the house are pine and aspen tree inspired. An aspen leaf design can be found in each of the light fixtures, and even in the tile backsplash in certain rooms. The kitchen cabinets are made of a knotty alder wood with chiseled granite countertops to give it a raw feel. The fireplace was made of real stone and features a raw wood beam mantel piece.

Extra care was taken during construction to make the home energy efficient as well. Extra insulation and Energy Star appliances were included to maximize efficiency. Once the landscaping is completed this year, the project will be an efficient and mountain inspired home.



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2013 Residential Project of the Year

3411 Mahogany Drive

Kaufmann Residence
Contractor: Cypress Homes

This project is an example of a custom home truly tailored to its residents. From start to finish, this new construction kept functionality for the owners in mind.

The builder included all of the features and amenities that come standard with their projects, including energy efficient windows, a built-in radon system, and one inch foam insulation in the wall cavity as well as around the exterior. The airtightness and efficient insulation allows this home to be heated for less than \$500 a year and is rated well above standard efficiency levels.

Aside from granite countertops in the kitchen and tile and hardwood floors throughout the house, there are a few features that make this home truly tailored to the owners. Tile backsplashes in the kitchen and bathrooms really highlight the rooms. The garage incorporates a shop for Mr. Kaufmann's woodworking projects, and an extra room inside is designated as a craft room for Mrs. Kaufmann to paint in. Around the back of the house is a built-in barbeque and cooking area for enjoying the mountain views while entertaining or eating on the porch.

The flow, functionality, and efficiency of this home make it a model for our community.



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2013 Residential Project of the Year

824 Courthouse Peak Lane

Story Residence

Contractor: Sullivan Construction

This new construction is a beautiful mix of the rustic old world and modern amenities. The owner of this property has lived in Montrose for the last 36 years and decided it was time to have a more customized home.

This home offers a number of energy efficient features, including 3 extra inches of insulation around the windows, giving them a rounded frame without needing exterior trim. The home also uses geothermal heat to stay warm in the winter, making it extremely efficient.

The interior of this home is 4200 square feet featuring granite countertops and tile backsplashes. White oak hardwood floors and travertine tile give it a rustic feel while keeping the space light and open. The floor plan also incorporates two courtyards, one in the front and one in the back, contributing to the open feel and layout.

The exterior of this house is stucco with a natural stone façade. The roof was created using old Spanish-style concrete tiles. Add a bit of wrought-iron work on the exterior and the result is an elegant mix of rustic and old world charm.



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2013 Commercial Project of the Year

204 East Main Street

Kyrlee's Small Town Fashions
Contractor: Steve Abruzzese

With the help of stores like Kyrlee's Small Town Fashions, the west side of Main Street is slowly but surely filling up. This prime retail location was once the home of Window Center of Colorado, and while the condition of the space was excellent, it was missing a few key features that a clothing store needs.

The work done in 2013 consisted of painting the walls to create the right feel for the store, as well as creating new fitting rooms for customers. Add clothes and all the racks for organization, and you have a brand new clothing store.

Even though this is considered a simple and straight forward remodel, it serves as an example of how to make the best use of space and continue the revitalization of our downtown. With more businesses like this filling empty space on Main Street, our downtown will thrive and our community will grow.



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2013 Commercial Project of the Year

435 South Townsend Avenue

**Montrose Real Estate Group
Contractor: Sandoval Construction**

Over the years, the building located on this property has been home to a number of businesses. Through the changing of hands since it was built in 1959, this building has taken quite a beating. It has been the home of DeAngelo's Pizza and the Cellular Store, among others, until the Montrose Real Estate Group moved in.

The work done to this building was a complete remodel of both the interior and exterior. Two individual spaces were joined by taking out several interior walls. New rooms were constructed to make the space more functional

for the company. A formal entryway was created to welcome customers to the office, incorporating natural wood and stone facades. Bathrooms, which were previously only accessible from the outside, are now accessed from the inside.

The exterior is the most recognizable change. Each of the different spaces in this building had its own exterior look. To make this a unified building, the exterior was painted, and rust-colored metal sheeting was installed over the eaves of the roof. A rustic wooden awning over the main door completed the exterior work.

A new sign on the property utilizing the existing post and frame has anchored the building as a landmark on South Townsend and a vast improvement to the entire intersection.



Before



After



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2013 Commercial Project of the Year

618 East Star Court

Southwest Hearing

Contractor: Bridger Hill Construction

As the only ground-up commercial construction in Montrose during 2013, this building is already something special. When you consider the fact that it is also the only passive solar construction in 2013, it becomes a model for the rest of the community. Incorporating the seasonal angles of the sun, window placement, and interior airflow in the design are details that take the efficiency of this building to a new level.

A year and a half of planning went into this building before construction even started. There is so much natural light coming in through the windows that lights are almost unnecessary. Because the windows on the north and south sides of the building can be opened to allow better airflow, the heating and air-conditioning are only used half of the time staff is in the office. The layout of the interior was also carefully planned out so that staff and patients flow around each other and are not disrupted by frequent equipment deliveries.

While the building is well designed and highly energy efficient, it is also a hub for local art. The Southwest Hearing office building is home to the Montrose Visual Arts Guild's roving art show, featuring 20-30 pieces of local art switched out every few months. Even the copper center piece in the front lobby was created by a local artist. The new office of Southwest Hearing Services is an ideal example of new construction done right.



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