



**COMMUNITY DEVELOPMENT ACHIEVEMENT AWARD**

**Commercial/Industrial Winners:**

D'Medici Footwear – 316 East Main Street  
Russell Stover Candies – 2185 Stover Avenue

**Landscaping Winner:**

The Parron/Baumgardner Residence - 816 North 2<sup>nd</sup> Street

**Residential Winner:**

The Good Residence – 510 Holly Drive

**Sustainability Winner:**

Habitat for Humanity Restore – 1601 North Townsend Avenue

# COMMUNITY DEVELOPMENT ACHIEVEMENT AWARD

## 2012 Commercial Project of the Year Winner

**316 East Main Street**

**d'Medici Footwear  
Contractor: Debbie Tenaglia**

Local businesswoman, Debbie Tenaglia, has a vision for Montrose's downtown and her current shop, d'Medici Footwear, is only the beginning. Located in a more than 100 year old building, the shop features the original brickwork and hardwood floors, as well as a restored tin ceiling. Additions that Debbie has made to the store include platforms constructed within the window alcoves to display merchandise, and a back wall with working fireplace to separate the sales floor from the storage area. The upstairs apartment area was updated to include a fully operational kitchen and break room for employees, with a bedroom for those extra late nights.

In addition to the cosmetic features that Debbie upgraded, the building needed quite a few structural improvements. Preparing the space for construction led to the discovery of water damage in the original brickwork, and live knob-and-tube wiring. All of this hazardous electrical wiring was replaced with new lines for better lighting and ambience. The water damaged bricks were also replaced, and the entire wall was resealed to prevent further damage.

This extensive remodel has created a thriving local business that embodies the heart of Montrose's downtown. Debbie feels very strongly that the soul of Montrose lies in the downtown district and will do anything she can to keep the area thriving with shops for both tourists and residents. In the future, d'Medici's will hopefully be expanded into a second store specifically for men's footwear and apparel. For now, however, she is content to enjoy celebrating the store's first year in business.



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## 2012 Commercial Project of the Year Winner

### 2185 Stover Avenue

#### **Russell Stover Candies Contractor: Asset Engineering**

For years Russell Stover Candies has been a central part of the Montrose community. The delicious treats made in their factory building have lured people in from all over the world, but the old sales building did nothing to welcome them to the community. Now, Russell Stover Candies has a store that makes them an experience rather than simply a destination.

While the overall footprint of the new store is roughly the same as the old, the new flow of the store allows Russell Stover to sell and display more of the tasty confections people come for. The new display case is the central feature of the building, welcoming visitors with a wide array of sugary options. Surrounding it are large shelves displaying the variety of products made by Russell Stover Candies. The back of the new building is reserved for treats that are considered past their prime selling point, but are equally delicious and fun options to explore.

Better parking, easier access from both sidewalks and streets, and a more visible sign, have all contributed to the increasing business Russell Stover's has experienced since opening their new doors. Expanded hours help accommodate even more visitors looking to satisfy their sweet tooth. Free wifi, espresso bar, and new indoor and outdoor seating areas allow customers to actually spend time in the store, making it a local hangout destination.

The outer design of the building was intended to be true to Russell Stover's perception of Montrose, modern but homey, and has become a focal point Montrose development. As Russell Stover staff has said, the new building was their way of saying "we are a part of Montrose and we are here to stay."



Before



After



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# COMMUNITY DEVELOPMENT ACHIEVEMENT AWARD

## 2012 Landscaping Project of the Year Winner

**816 North 2<sup>nd</sup> Street**

**Parron/Baumgardner Residence  
Contractor: Bridger Construction**

This extensive renovation to the residence at 816 North 2<sup>nd</sup> Street took a total of three years to complete. It involved construction of an addition to the back of the existing home, renovating the front porch and siding, and landscaping across the property. The last piece, completed in 2012, was the lawn and landscaping that earns the property a nomination for Landscaping Project of the Year.

Planning for the landscaping and lawn was done by homeowner Ron Parron, who says he kept water conservation in mind. All the plants on this property are drought and heat resistant deciduous perennials, meaning they do not require a lot of watering and will continue to bloom and grow year after year. For what little watering is required, the homeowners have a drip irrigation system in place with regulators controlling the amount of water released. The turf lawn was planned around a rotating sprinkler system that uses little water and promotes balanced growth.

Other features of this project include the construction of an addition to the back of the house, and renovations to the original home. The siding on the main part of the home was repainted, and new siding was custom ordered for the addition to match. The front porch was reinforced and painted, giving the home a clean and welcoming entrance.

The homeowners' ultimate goal is to have the entire yard covered with plants to eliminate the need for mulching. As the existing plants grow and fill in the space, they will come closer to this goal. This project is a perfect example of how landscaping can be lush in a dry climate without creating a strain on water supplies.



Before



After



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## 2012 Residential Project of the Year Winner

### 510 Holly Drive

#### Good Residence

**Contractor: Byler Construction**

Rather than siding or stucco like most homes in the area, this house was built with an all brick exterior, meaning it needs absolutely no exterior maintenance. Hardwood flooring has become increasingly popular, but is one of the key features of this home. The floor is made from hickory, an unusual choice in wood but one of the most durable types of flooring available. It requires a keen eye for design because the color and grade varies so much. Pieces for flooring must be carefully matched to create the right look. Completing the interior décor are granite countertops that are resistant to heat, scratches, and stains, and cabinets that are made of the same hickory.

The overall design and footprint of this home was slightly modified to meet the owner's needs, making it more like a custom home. Because the garage was originally very large and the owners asked for more storage space, the master closet was extended into the garage space to accommodate this request. Rather than a conventional walk-in closet, the master closet was extended to 8 feet by 23 feet, allowing enough space to comfortably host a treadmill and extra storage.

While the owners have not completely moved into the house yet, it is still a cozy example of how durable materials can be put to use, and how builders can adjust their plans to meet someone's needs.



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# COMMUNITY DEVELOPMENT ACHIEVEMENT AWARD

## 2012 Sustainability Project of the Year Winner

### 1601 North Townsend Avenue

**Habitat for Humanity**  
**Contractor: Habitat for Humanity**

Habitat for Humanity purchased the warehouse building at 1601 North Townsend Avenue in November 2011 for the purpose of relocating the Habitat ReStore and offices. Financing for the purchase and renovations was funded by a loan from USDA Rural Development, and the project was completed for the ReStore Grand Opening in September 2012.

The building, which was originally used by a smelting company in Leadville during the early 1900's, needed quite a bit of investment. Most of the roofs wooden beams were rotten and needed to be replaced. This framing was replaced with steel, and the joists were repaired and reinforced. A new painted metal roof was put in place as well. To complete exterior repairs, the outside walls were painted and plans are being established to preserve the mural on the south wall.

Interior work involved gutting the inadequate insulation and replacing it to give the building an R19 rating. All the lighting and windows were replaced with energy efficient options, and an airlock was constructed around the front entrance to improve the energy efficiency. The old garage doors were also replaced, one with a new door, and one with a new wall and steel doors to better seal the space.

This project has turned a large and decrepit historic building into a safe and functional space that serves the Montrose community. Consistent with Habitat's high standards for sustainability, everything that was put into the building served to make it more energy and cost efficient. Habitat for Humanity has created a 30-page booklet detailing the work that was put into this building.



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