



May 26, 2022

Ms. Tamara Baxter
Senior Planner
Land Use Review Division
30 S. Nevada Ave. Ste. 701
Colorado Springs, Co. 80903

Dear Ms. Baxter;

Project Narrative for Garage/Apt Murphy, Colorado Springs, Colorado

This Site Plan and Elevation set is to establish the proposed detached garage and apartment located at 1320 N. Nevada Ave. This property is zoned R2 HP and has a single-family residence with a 1,324 sq. ft. footprint located on the .218-acre, property. The subject property is located in the North End Historic Preservation Overlay Zone District.

The new detached garage with an apartment above has a 780 sq. ft. footprint and is accessed from the alley, west of the existing home. The new structure will have a two-car garage and workout room on the first floor and the apartment on the second floor will have a living-room, bedroom, kitchen, and full bathroom. The proposed roof peak height is 22'-0". The new structure will be served by city utilities. No new easements or variances are being applied for and the new structure is within the property setbacks. Construction is intended to start on August 1, 2022, and last through February 1, 2023.

The existing house located at this property is a two-story from the Early 1900's. The roof pitch is an 8:12 and uses gingerbread ornamentation under the roof eaves, painted in multiple colors. Decorative shutters are on the front façade of the existing house. The front façade also has a covered porch with Doric columns.

The new two-story garage and apartment will match the existing home on the property. The existing lot coverage before the new detached garage/apartment was 14% lot coverage. The new lot coverage with the detached garage will now be 22% lot coverage. The new structure will have the exact same paint colors and accents as the existing home. The new structure's exterior materials will be Benjamin Moore Iced Slate paint for the base siding color, Stone Brown for the trim and shutters, and then California Lilac, Gypsy Love, Wild Pink, and Strawberry Sorbet for the gingerbread ornamentation under the roof eaves. All new paint colors have been matched with the existing home. The new garage/apartment structure will also have a matching covered, porch at the front and rear entry doors, with a peaked roof on Doric columns. The roof pitch of the new structure will also match the existing house at 8:12 pitch. The new structure will match the base siding being a horizontal siding with the same width

measurement. The roof of the new structure will also be an asphalt shingle in the same color as the existing house. The window style will have the same mullion design as the existing house.

This new "detached" garage, being, accessed, from the rear alley is a typical structure along the North End corridor and many other properties in this vicinity have similar structures. No existing mature trees or shrubs are being, removed, for this construction and all parking is provided on site. There are no negative impacts from this two car, detached garage and overhead apartment to the neighborhood, making it compatible to other properties along North Nevada.

We believe we have designed a garage and apartment that has used all the same materials, colors, dimensions and architectural elements as the existing home. We hope that you will find this design and application to be one that has preserved the integrity of the Historical North End guidelines. We thank you for your review and positive recommendation.

Sincerely,

A handwritten signature in blue ink that reads "Kristin Albers". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Kristin Albers
Ireland Dean Designs