

**22-COA-0156**  
**2312 Glenmary Ave.**



**Cherokee Triangle Architectural Review Committee**  
**Public Hearing**

**Priscilla Bowman, Historic Preservation Specialist**  
**August 23, 2022**

# Request

- **Certificate of Appropriateness**: the applicant is seeking approval for new construction of a two-story, carriage house with a first-floor two-car garage and a second-floor apartment in the rear yard of the property.
- The applicant is also seeking approval to add portions of a wood fence onto an existing wood fence in two areas of the rear yard, and to replace an existing wood deck on the rear of home with a wood deck of similar size.

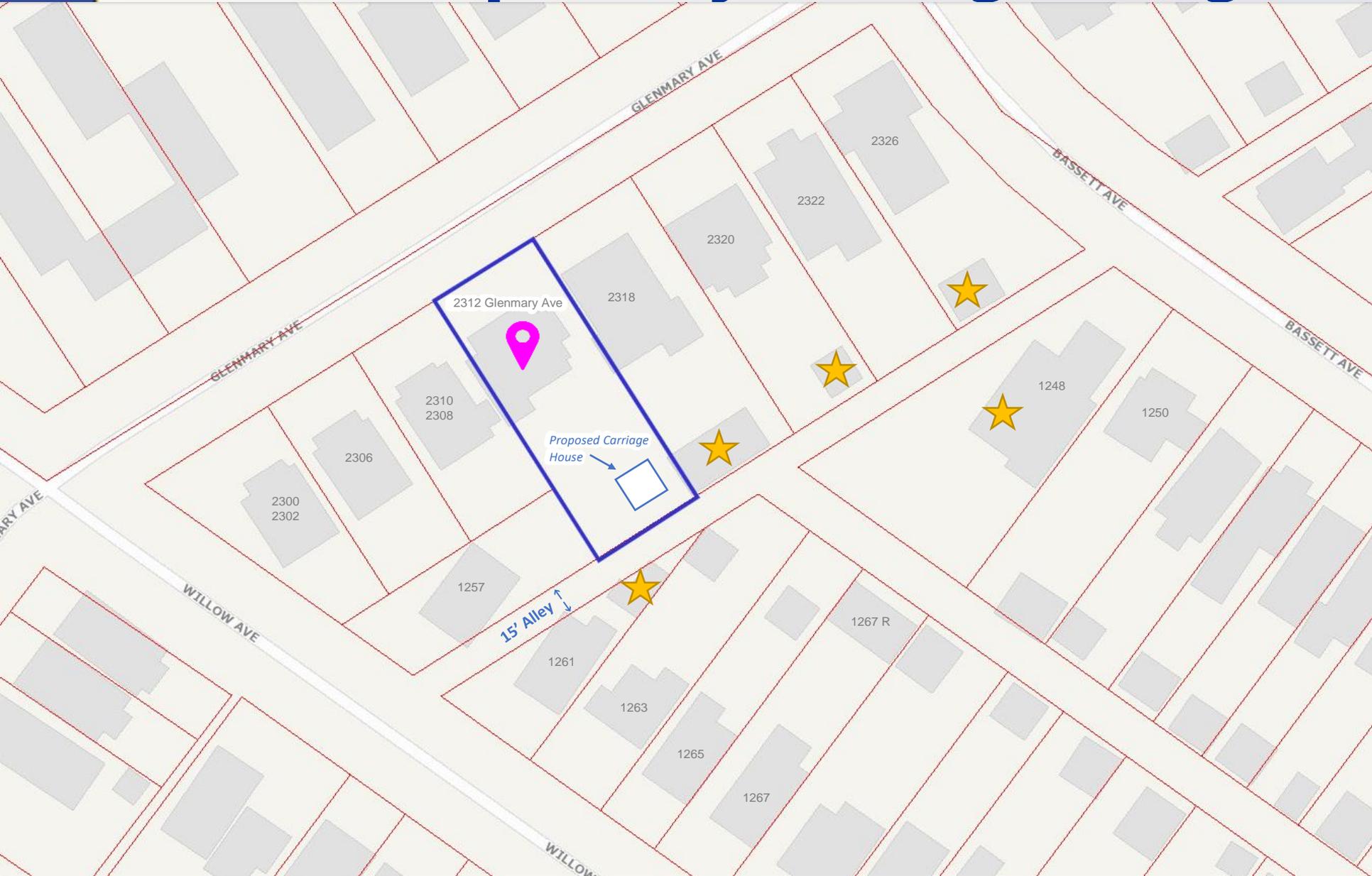
# Case Summary / Background

- The property is zoned R-6 and is within the Traditional Neighborhood Form District.
- The main home is a one-and-a-half-story, 3,557 SF masonry Craftsman style home.
- This site is unusual from the standpoint of having an alley bisecting the lot, which does have another alley at the rearmost portion of the double site.

# Site Location



# Aerial Map: Alley-Facing Garages



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



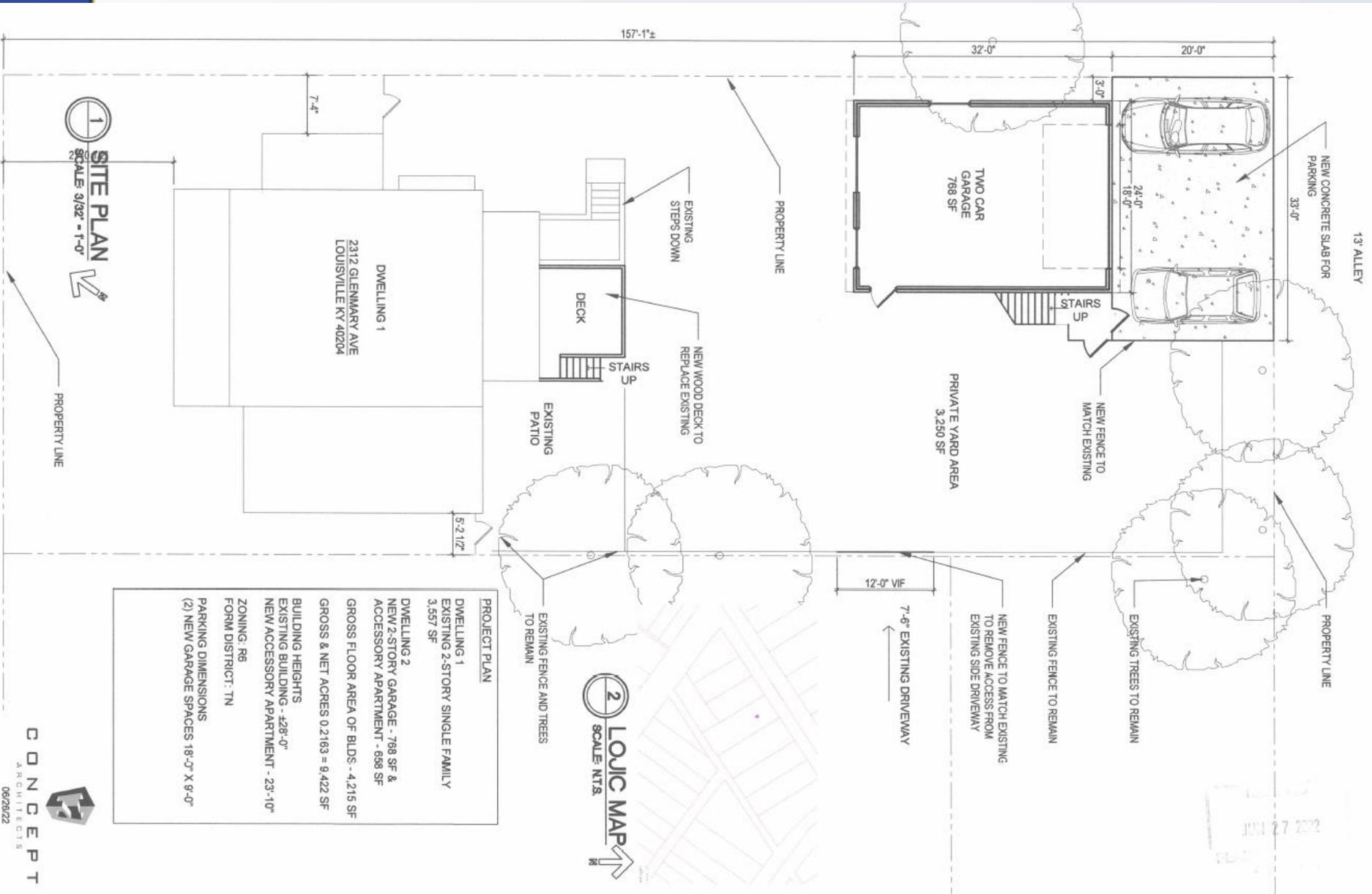
# Site Photos



# Site Photos



# Construction Drawings



**1 SITE PLAN**  
SCALE 3/32" = 1'-0"

**2 LOJIC MAP**  
SCALE N.T.S.

**PROJECT PLAN**

DWELLING 1  
EXISTING 2-STORY SINGLE FAMILY  
3,557 SF

DWELLING 2  
NEW 2-STORY GARAGE - 788 SF &  
ACCESSORY APARTMENT - 658 SF

GROSS FLOOR AREA OF BLDG - 4,215 SF

GROSS & NET ACRES 0.2163 = 9,422 SF

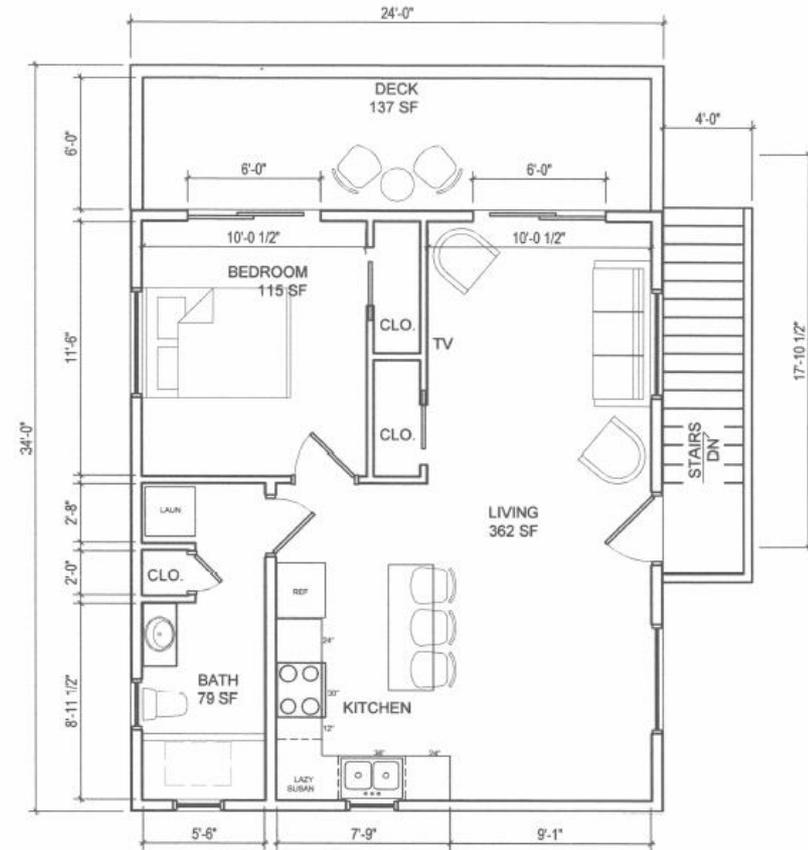
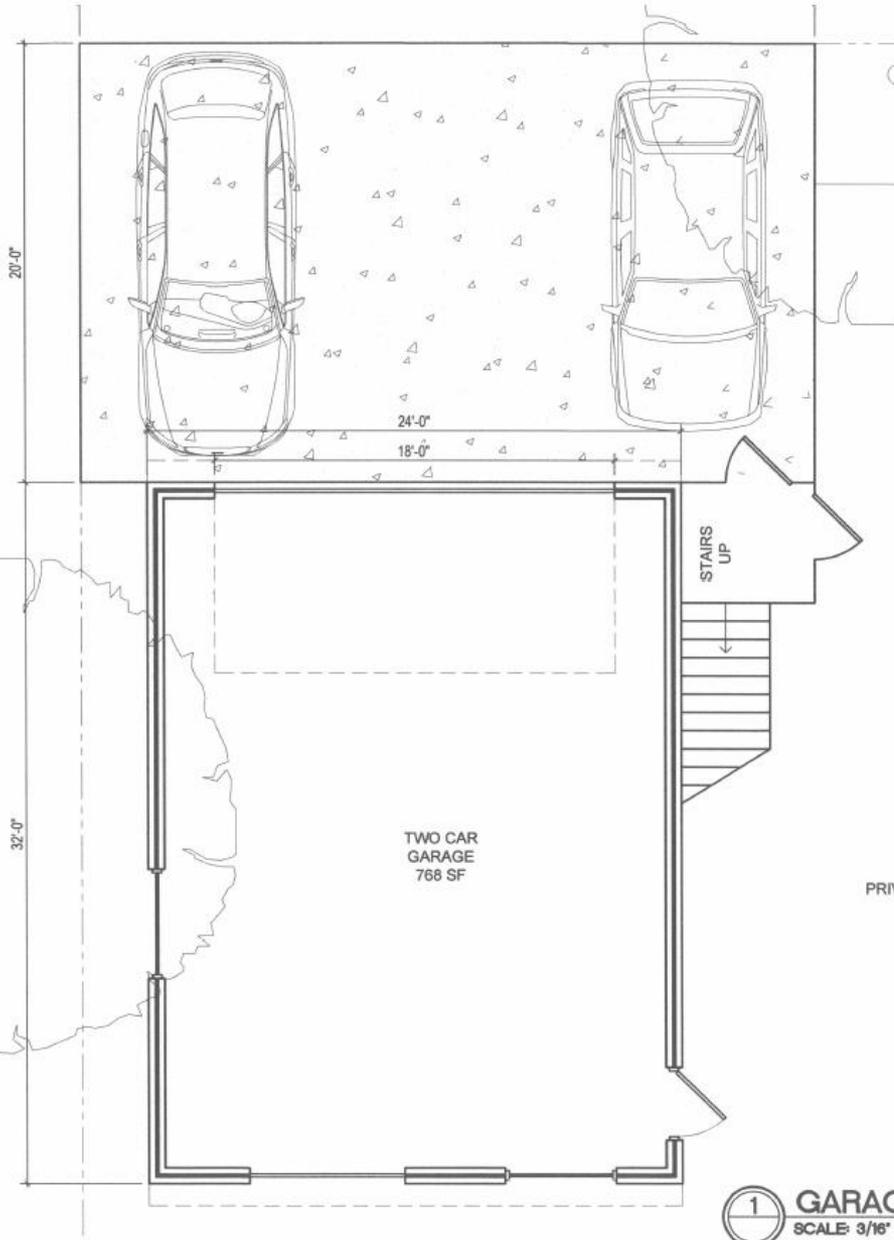
**BUILDING HEIGHTS**  
EXISTING BUILDING - 428'-0"  
NEW ACCESSORY APARTMENT - 23'-10"

ZONING: R6  
FORM DISTRICT: TN

**PARKING DIMENSIONS**  
(2) NEW GARAGE SPACES 18'-0" X 9'-0"

10/11/27/2022

# Construction Drawings



JUN 27 2022

**CONCEPT**  
ARCHITECTS  
06/26/22

# Construction Drawings

Garage with 2nd floor living space for the Romero Family



Dimensional asphalt shingles



1. Perspective view from side yard

2. Perspective view from rear of existing house

RECEIVED  
JUN 27 2022  
PLANNING & PERMITS  
DIVISION



CONCEPT  
ARCHITECTS

22-COA-0156  
22-COA-0156

# Construction Drawings



Garage with 2nd floor living space  
for the Romero Family

RECEIVED  
JUN 27 2012  
CLARK COUNTY

3. Aerial view from side yard



4. Perspective view from alley



# Construction Drawings



1. Elevation facing ex. house



2. Elevation facing side yard



3. Elevation facing neighbor



4. Elevation facing alley

JUN 27 2012  
PLANNING DEPARTMENT

Garage with 2nd floor living space for the Romero Family

Elevations drawn at 1/8" = 1'-0"



# Recommendation

- On the basis of the information furnished by the applicant, staff recommends that the request for new construction of a carriage house in the rear yard be **approved with the following conditions:**
  1. All wood shall be painted or opaque stained within 12 months of construction.
  2. The garage doors facing the alley shall be single garage doors with a single-car opening rather than one double garage door.
  3. All grade level concrete shall be of historic concrete mix.

# Recommendation

4. The applicant shall use understated fixtures when installing any type of exterior lighting. Fixture attachment shall be done so as not to damage historic fabric. Light should be directed down and away from neighbors.
5. Half-round or Ogee gutters shall be installed.
6. Trash receptacles shall be screened and stored off the alley.
7. Storm-water management provisions shall be incorporated into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.
8. If the design or materials change, the applicant shall contact staff for review and approval.