

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.

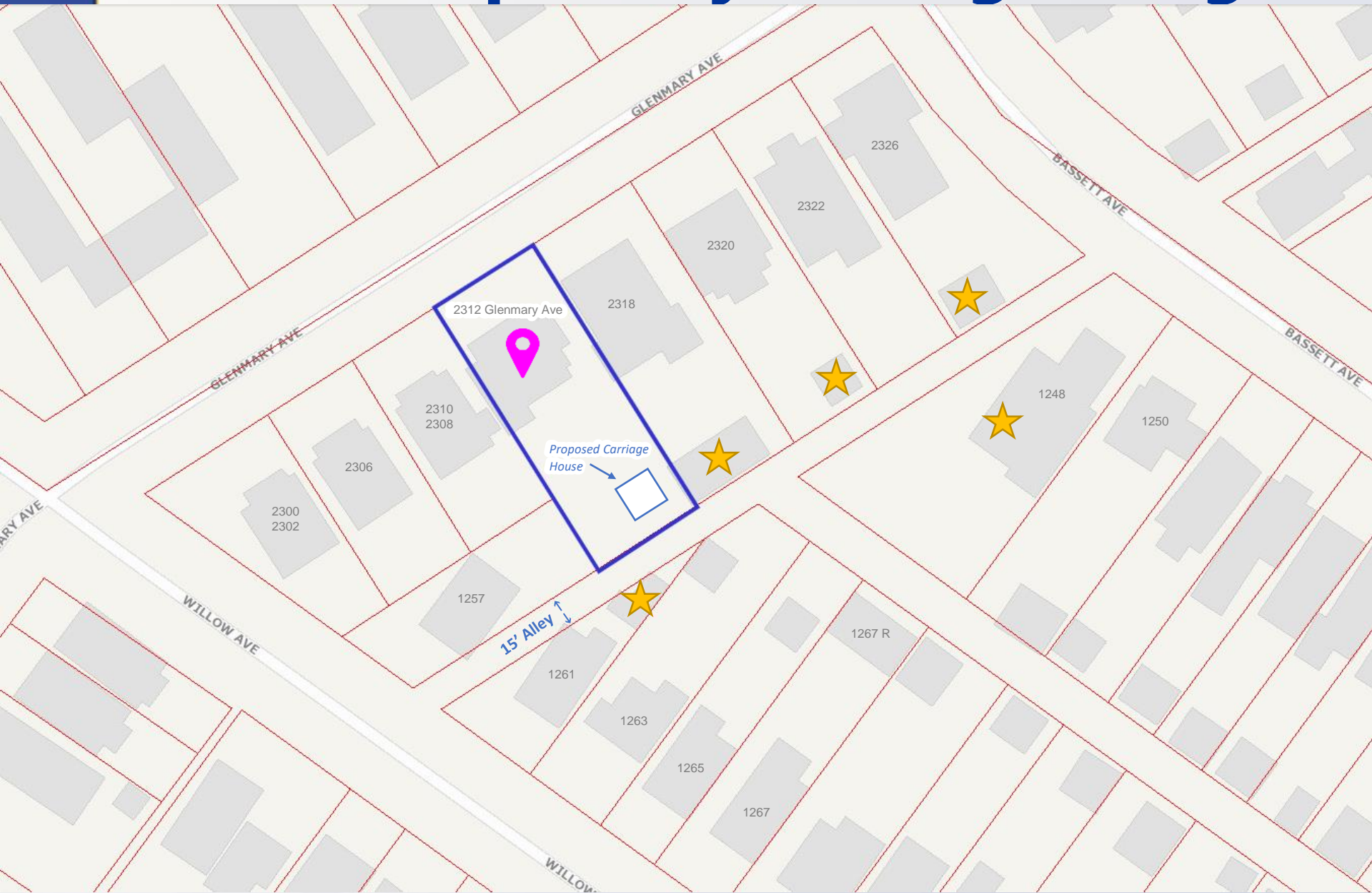
Case Summary / Background

- 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



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Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



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Site Photos



Site Photos



Site Photos



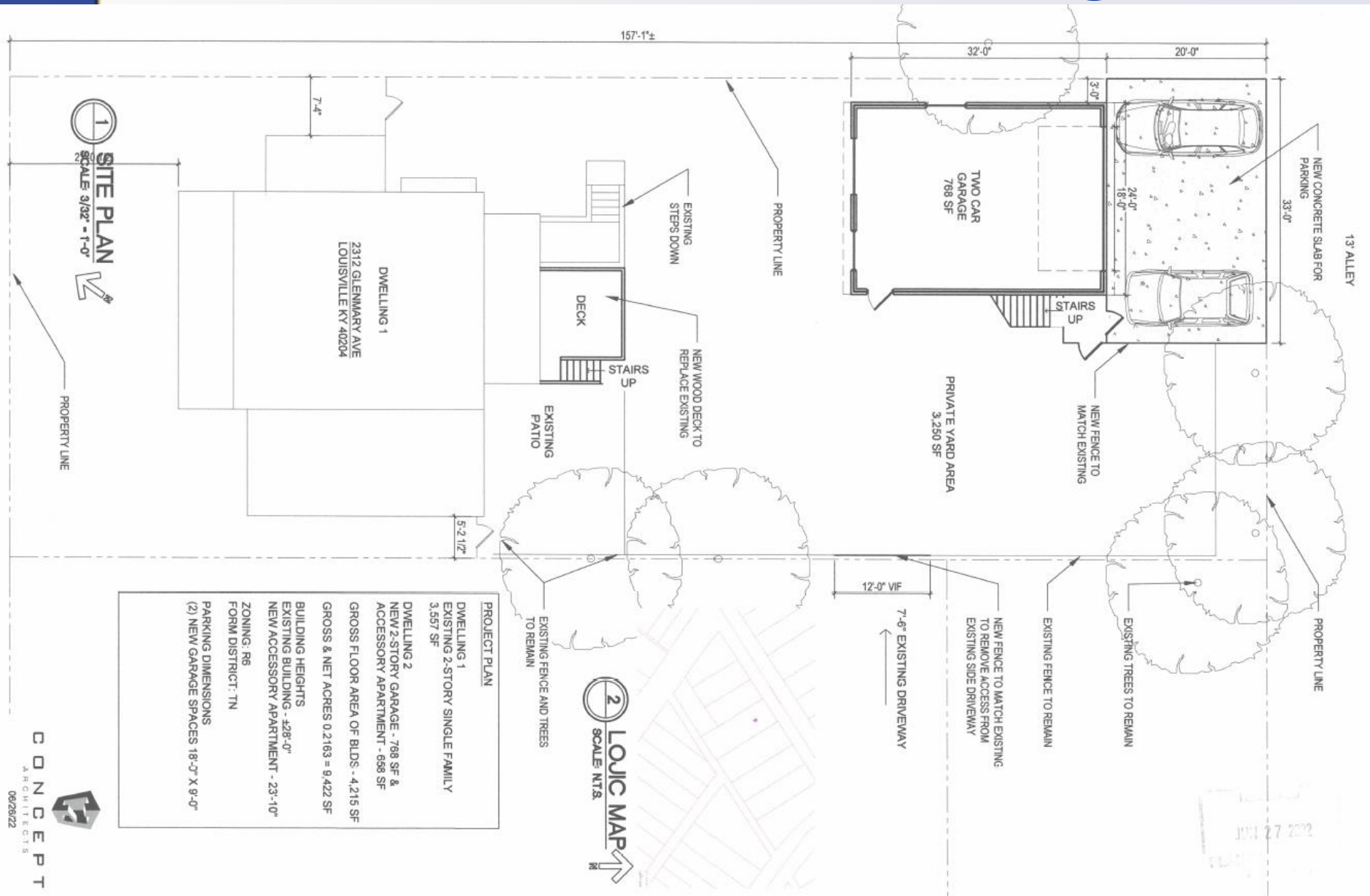
Site Photos



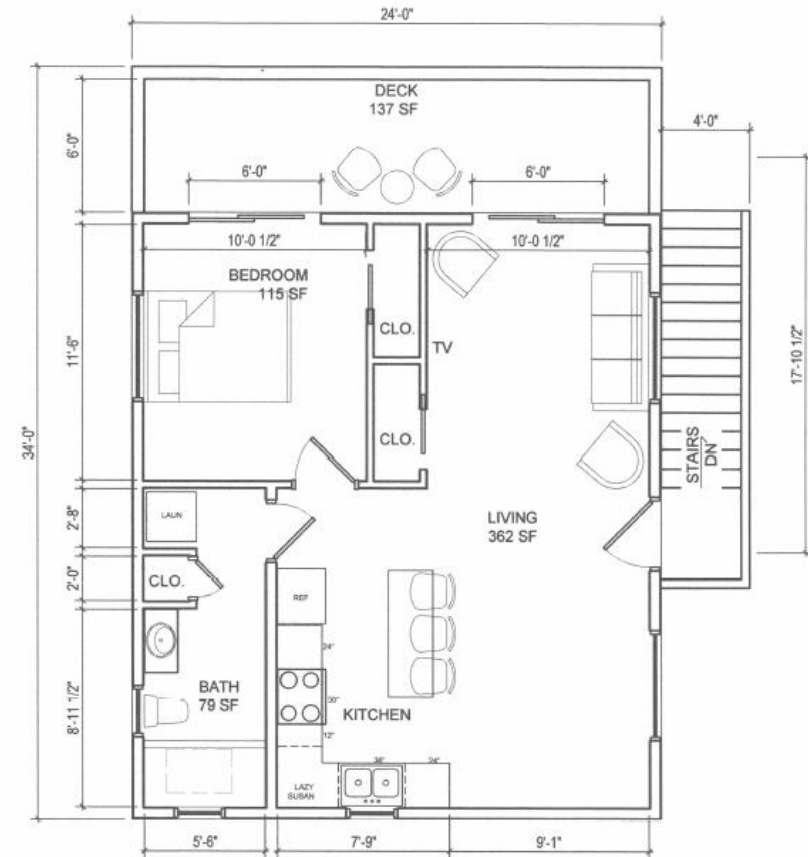
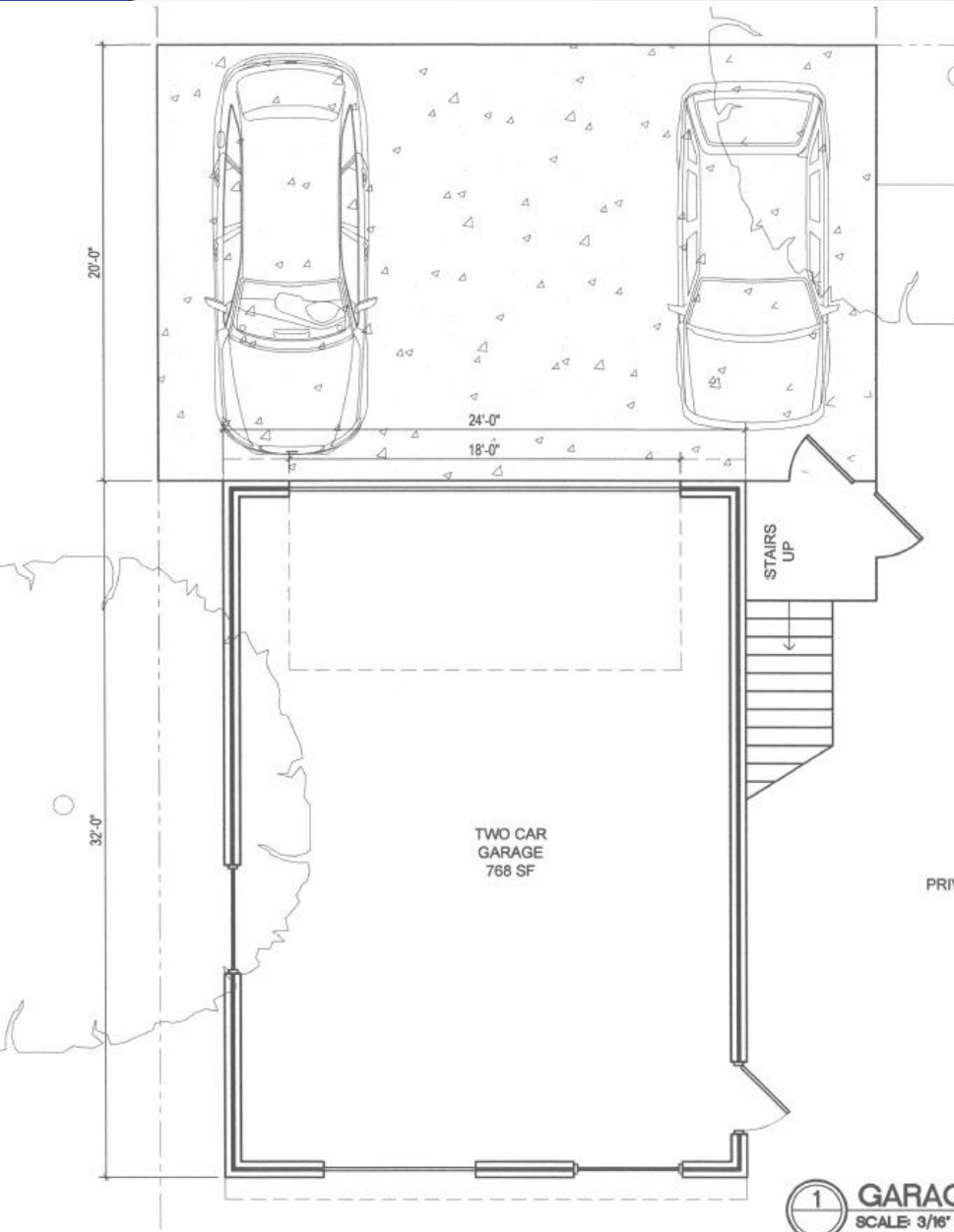
Site Photos



Construction Drawings



Construction Drawings



JUN 27 2022
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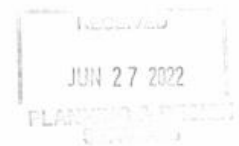
Construction Drawings

Garage with 2nd floor living space
for the Romero Family

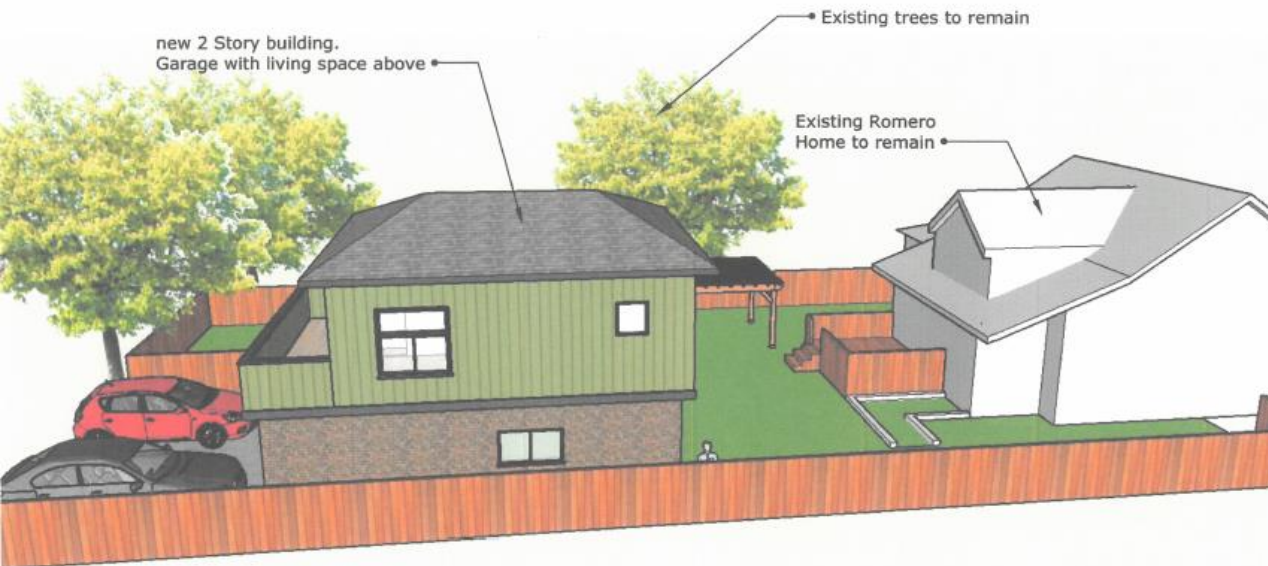


1. Perspective view from side yard

2. Perspective view from rear of existing house



Construction Drawings



Garage with 2nd floor living space
for the Romero Family

RECEIVED
JUN 27 2012
CLARK COUNTY

3. Aerial view from side yard

Existing tree to remain



4. Perspective view from alley


CONCEPT
ARCHITECTS

Construction Drawings



1. Elevation facing ex. house



2. Elevation facing side yard



3. Elevation facing neighbor



4. Elevation facing alley

JUN 27 2012
PLANNING DEPT.

Garage with 2nd floor
living space for the
Romero Family

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


CONCEPT
ARCHITECTS

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.