

426 North Broadway  
Northside Historic District

LP Investments, LLC, Owner  
Chaz Lentz, Applicant

Scope of Work

Replace walks, construct concrete parking.

Background

Staff discovered that a new concrete parking lot was being constructed in the location of an existing gravel lot. Staff contacted the applicant who then submitted a COA application for the above referenced work. Staff issued a COA for the sidewalks and scheduled the parking to be heard by the BOAR. The applicant is requesting a Certificate of Appropriateness to construct new concrete parking in the place of the gravel parking.

Guidelines

III. Guidelines for site and setting

In addition to buildings, elements of the surrounding site and setting contribute to the character of historic properties. These elements include both natural and manmade features such as trees, fields, gardens, fences, driveways, retaining walls and boundary definers. Historic site elements help to define a property’s historic character and appearance. Historic site and setting features should be preserved and maintained.

5. Driveways and Parking Lots

DESIGN PRINCIPLE: Significant driveway materials such as brick, concrete and asphalt should be preserved and maintained. New driveway or parking lot surfaces should be of a material appropriate to the site and the historic district. Paving and parking should not be visually dominant. Parking areas should not be sited in front yards but at side or rear locations, as appropriate.

Driveways and Parking Lots:

- A. should be maintained.
- B. that are new, should be located at the side or rear of the building and not be visually dominant.
- C. should be of concrete, asphalt, pavers or grassy pavers.
- D. should have their parking areas located in rear yards and be screened with hedges, shrubs or fences as appropriate. Driveways should include concrete tracks where characteristic of the property and historic districts.
- E. should not be sited in front yards. Circular are not permitted.
- F. requiring new curb cuts for access should be kept to a minimum.
- G. on vacant lots between buildings should align edge screening with front elevations/facades of adjacent buildings and on corner lots should have edge screening on both the primary and secondary street.

Findings

While, staff does not condone work done without a COA. Staff finds that the proposal meets Guideline III.5.B., “Driveway that are new, should be located at the side or rear of the building and not be visually dominant.” The proposal also meets Guideline III.5.C., which states driveways and parking lots “should be of concrete, asphalt, pavers or grassy pavers.”

Recommendations

Staff recommends the approval of the proposal following conditions:

1. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to the start of work.
2. If any changes are made that alter the information submitted, resubmit the changes to staff for review and approval prior to the start of the work.

Deadline for Board Action

August 12, 2022