

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**September 3, 2024**  
**5:30 pm**  
**City Council Chambers**

Roll Call: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Present: Paemon Aramjoo, Linda Armstrong, Vern Drottz, Aimee Gray, Brett Rinker, Katie Schmidt

Absent: John Carr, Matt Grundy, Brett Rinker

Applicants: Carly Riley

Three members of the audience were present.

Staff Present: Katherine Sharp, Director Planning & Development, Jeanine Thill, Community Development Manager

Commissioner Aramjoo called the meeting to order at 5:30 p.m.

Approval of Meeting Summary August 20, 2024: A motion to approve the meeting summary, as presented was made by Commissioner Armstrong. The motion was seconded by Commissioner Chelton. The motion passed 6-0-0

Current Business

**HDRC Case#24-012D Consideration of a certificate of appropriateness for new front porch flooring at 428 W Franklin, Dougherty Historic District.**

Commissioner Gray asked for clarification if they are going to tear out the concrete front porch and replace it with wood porch flooring.

Carly Riley, the applicant and present on behalf of the owner, confirmed. She added that there are multiple layers that add a lot of weight to the porch.

Commissioner Drottz asked on the front gable box returns will remain the same. Ms. Riley confirmed that they will remain and the railing on the stairs will remain as is.

A motion was made by Commissioner Drottz to approve the application as presented. The motion was seconded by Commissioner Gray. The motion passed 6-0-0.

**Review of the Downtown Plan** – A link to the plan was emailed to the Commission a few weeks prior for their review.

Ms. Sharp presented the Plan to the Commission.

Site A is the Mississippi Prairie site. There are two options for that site.

Commissioner Schmidt said she liked the pocket neighborhood and thinks it is a good fit. She asked if the pocket neighborhood would come to HDRC. Ms. Sharp said that if rezoning was necessary, then it would come to HDRC for comments due to its adjacency to the Dougherty District.

Commissioner Armstrong said for Site A parking has been a concern, if higher density housing was put in there. Ms. Sharp said that the developer would have to figure out how to meet the codes, for parking, storm water etc. These are all conceptual ideas for visualization purposes.

Site B is the parking lot and buildings at Franklin, Gallatin, Kansas and Prairie. This shows a three-story building with commercial on the lower floor and residential on the top floors. This would also have parking inside or underneath the building. The precedent images are intended to show what style would be appropriate. Commissioner Drott said he likes those precedent images in the plan.

Site C is the lot at Kansas and Water. Following the meeting last week, the Mayor asked that the developer make some of the changes to the approved plan. She said staff are waiting for those updated images. Commissioner Schmidt commented that is encouraging.

Site D is the parking lot at E Kansas and Missouri, Mill and Leonard. It is proposed to be a parking structure with retail on the bottom and a courtyard area along the Kansas side and multistory parking. The consultants are recommending higher density and a 4-5 level structure.

Site E is the Jury parking on the south side of Mill Street – Mixed use is envisioned on that parcel with parking in the back. This could only occur after the parking structure was finished, as it is needed parking on court days. The City owns the lot at Gallatin, the County owns the jury overflow lot, and the City and County own the large parking lot at Kansas and Missouri.

Ms. Sharp said that phasing is also in the plan. As we are moving forward we want to be sure we are applying design criteria and have something we are proud of in many years. We are not pursuing that at this time, but we will be putting a RFP out soon to get that portion started.

She said this item comes to HDRC for Comment tonight then there is a public hearing at Planning Commission on Tuesday, September 10 at 7 pm and City Council public hearing will be on Monday Sept. 23 at 7 pm.

Commissioner Aramjoo asked about timelines. Ms. Sharp said the phase with design criteria will likely be the next phase. Commissioner Gray said that Franklin, TN. had a separate portion of their design guidelines that was very well done. Commissioner Armstrong commented that having definitions of “historic” is very important. Commissioner Gray commented that something that is timeless and period appropriate might be the appropriate phrase.

Ms. Sharp said phase two is pulling together an incentive package and also have the design component. The city would hire a consultant to write design the design guidelines.

Commissioner Armstrong said it makes sense to plan for multifamily rather than when there was a time that they allowed larger homes to be subdivided. Ms. Sharp said that was something that was done in the past but the City is not taking that approach to revitalization any longer.

Commissioner Gray commented that the 353 usage map in the plan is interesting, adding that there is a lack of knowledge and education about the incentives in some areas that may need it most.

Commissioner Chelton said people might ask what will happen to Fall Festival.

Commissioner Schmidt said that her friends and neighbors have commented to her that people in the historic district are held to certain standards. They have commented that it is harder to be a homeowner than be a developer in the historic districts. She said she hopes we will hold the developers to the same standards that are required of the homeowners.

Ms. Gray commented that the Mill Street Experiment was the first piece of this plan to connect Mill Street to the Square.

Commissioner Chelton asked what the process is for developers to come in with proposals. Ms. Sharp said the developer typically owns the property or has rights to come to the city with a pre-application meeting. The developer is responsible for installing the sewer, water lines, stormwater conveyance system, any new roads and improves old roads, sidewalk etc. The developer and their team will meet with the City to talk about the aesthetics if it is needed. They will submit plans and review typically takes several months. After the necessary approvals, they submit a building permit.

Ms. Gray discussed some slides of photos of infill development pocket neighborhood that she took from Edmond, Oklahoma, "The Lark". The key is to have the right designer. These run \$350- \$750,000.

#### Other Business

Administrative Approvals since the August 20, 2024 meeting:

- Like in kind replacement of roof at Jewell Hall
- Removal of Non-Historic Materials/Stucco at 120 S. Terrace.
- 20 S Lincoln, Picket Fence
- 11 N Gallatin removal of non-historic materials
- 116 N. Missouri, Like in kind replacement of wood rot.

Miscellaneous matters from the Commission:

Kathy Chelton expressed that she wishes that should would have spoken more outwardly about her concern of the balconies on the Kansas and Water Street at the previous meeting.

Miscellaneous matters from Staff:

There will be a design sub-committee meeting at 120 S Terrace at 1:00 on Friday. Staff will send out the meeting notice.

The meeting adjourned at 6:37pm.