



Historic Zoning Commission Meeting Agenda

August 24, 2026 at 4:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from June 22 2026 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Denver Stout and Nathaniel Cardona - Seeking Certificate of Appropriateness for a Sign in the Historic Zone - Located Off W. Cherokee Dr.
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Historic Zoning Commission

June 22nd, 2026

4:30 P.M.

Members Present

David Rosser, Chairman

Ailene Combs

Mike Dockery

Chad Rogers

Jeannie Musick

Others Present

James Gallup, City Manager

Jeff Houston, Building Official

Sarah Anderson, ETDD

Mark Brown, Standard Banner

Sheila Purkey, Councilwoman

Larry Musick

Amber Moore

Jacob Geldrich

Rob and Deborah Young

Mathew Clay

Kim Seals

David Vaughn

Chairman Rosser called the meeting to order at 4:31 P.M. Motion by Combs, second by Musick to approve April 27th, 2026, Historic Zoning Commission meeting minutes. (unanimous).

Citizens Comments - None

Old Business – None

New Business

Mike Dockery - Seeking Certificate of Appropriateness for Facade Improvement - Located at 703 E. Main St.

Mr. Dockery recused himself and presented the request to the commission. Mr. Dockery is proposing replacing four windows, removing the 1st floor storefront and replacing it with a temporary construction barricade of studs and plywood. On the west side of the building, Mr. Dockery is proposing painting over graffiti brick by brick while preserving the mortar joints. On the east side of the building Mr. Dockery is proposing removing loose plaster, removing wooden framing, and repointing brick as needed. At the rear of the building Mr. Dockery is proposing replacing or repairing back doors, repointing of the brick and a complete reroofing with new gutters. Primary discussion focused on the storefront and a plan for replacing the temporary barricade. With such an open-ended project on the table Mr. Rosser suggested tabling the item and revisiting it as the last item of the meeting. Picking up on the item again, the primary discussion was on the storefront. Finding all the other proposed improvements consistent with the Historic Downtown Guidelines, Mr. Rodger made a motion to approve everything except the storefront removal and stud and plywood barricade. This motion was seconded by Mrs. Musick. The Certificate of appropriateness was granted unanimously for all items except the storefront.

Amber Moore - Seeking Certificate of Appropriateness for Facade Improvement - Located at 748 Main St.

Mrs. Moore is proposing a new ground sign, wall sign, painting and awning with vinyl shakes. Primary discussion focused on the use of vinyl not being approved material for use in the historic district. Mr. Rosser gave suggestions regarding using cedar or fiber cement instead. Finding everything except the use of vinyl to be compliant with the historic downtown

guidelines, the certificate of appropriateness was granted unanimously on a motion by Mrs. Musick and a second by Mr. Rogers.

Jacob Geldrich - Seeking Certificate of Appropriateness for Facade Improvement - Located at 108/110 Old A.J. Hwy.

Mr. Geldrich is proposing replacing the front second story windows and the storefront along with the doors and brick repair at Mossy's Café (110 Old AJ Highway). Mr. Geldrich is also proposing a roof over an existing deck and a wall repair on the rear of the Mad Ox House (108 Old AJ Highway). Based on the submitted rendering all of Mr. Geldrich's proposal meet the historic downtown guidelines and a certificate of appropriateness was granted unanimously. On a motion by Mrs. Combs and a second by Mr. Rogers.

Larry Musick - Seeking Certificate of Appropriateness for Facade Improvements - Located at 2004 Branner Ave.

Mrs. Musick recused herself and Mr. Musick presented the proposal. Mr. Musick is proposing to paint existing areas that are currently painted and repair/replace window trims. Mr. Musick is also proposing repairing and extending an existing porch on the back of the 1868 portion of the building and replacing a door that faces Old AJ Highway. Finding all of the proposed renovations/repairs to meet the historic downtown guidelines, the Certificate of Appropriateness was granted unanimously. On a motion by Mrs. Combs and a second by Mr. Rogers.

Rob & Deborah Young - Seeking Certificate of Appropriateness for Facade Improvements - Located at 723 E. Main St.

Mr. and Mrs. Young are proposing reconstruction/replacement of the front door and façade removal to return the front façade to its original appearance by removing marble that has been constructed over the original brick. Finding all the proposed façade improvements meeting the Historic Downtown Guidelines a certificate of appropriateness was granted unanimously. On a motion by Mrs. Combs and a second by Mrs. Musick.

Mathew Clay - Seeking Certificate of Appropriateness for Facade Improvements - Located at 1903 Branner Ave.

Mr. Clay is proposing a new awning to enhance the storefront. Based on the rendering of the awning the proposed improvement was found to meet the Historic Downtown Guidelines and was approved unanimously. On a motion by Mrs. Musick and second by Mr. Rogers.

Deondre Jackson - Seeking Certificate of Appropriateness for Facade Improvements - Located at 1919 Branner Ave.

This item was suspended due to lack of representation.

Kim Seals - Seeking Certificate of Appropriateness for Facade Improvements - Located at 100 E. Old A.J. Highway

Mrs. Seals is proposing a façade improvement that includes painting, the addition of Cloth Awnings and a new wall sign. The renderings she provided have all been found to be consistent with the Historic Downtown Guidelines. The Certificate of appropriateness was granted unanimously. On a motion by Mrs. Combs and seconded by Mrs. Musick.

David Vaughn - Seeking Certificate of Appropriateness for Facade Improvements - Located at 115 W. Old A.J. Highway

Mr. Vaughn is proposing a soft wash and repainting, repairs to door and window trims, Awning over left side windows, and a new boxed in gutter downspouts on the front of the building. On the west side of the building Mr. Vaughn is proposing new garage doors to match as close as possible to the existing and soft washing and repainting of the brick to match the original colors. All of Mr. Vaughns proposed improvements have been found to meet the requirements of the Historic Design Guidelines with a note that the awnings should match the current style that was previously approved. The Certificate of Appropriateness was granted unanimously (with note). On a motion by Mrs. Musick and a second by Mrs. Combs.

Other Items for Discussion

None

Adjourn

Having no further business, the meeting was adjourned at 6:22 pm.



Jefferson City Tennessee

Application to Appear - Planning Commission /
Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date JULY 27th

Date of Application 07-02-2020

Name & Phone Number NATHANIEL CARDONA

- ☐ Planning Commission - \$10.00 Fee
- ☐ Board of Zoning Appeals - \$10.00 Fee
- ☒ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

SELF-DEFENSE / MARTIAL ARTS

Sign and submit this form with your fee to the Jefferson City Building Official at
City Hall in Jefferson City.



Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a
property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear
before the Planning Commission, the Board of Zoning Appeals or the Historic Planning

80"

48"

Kung Fu

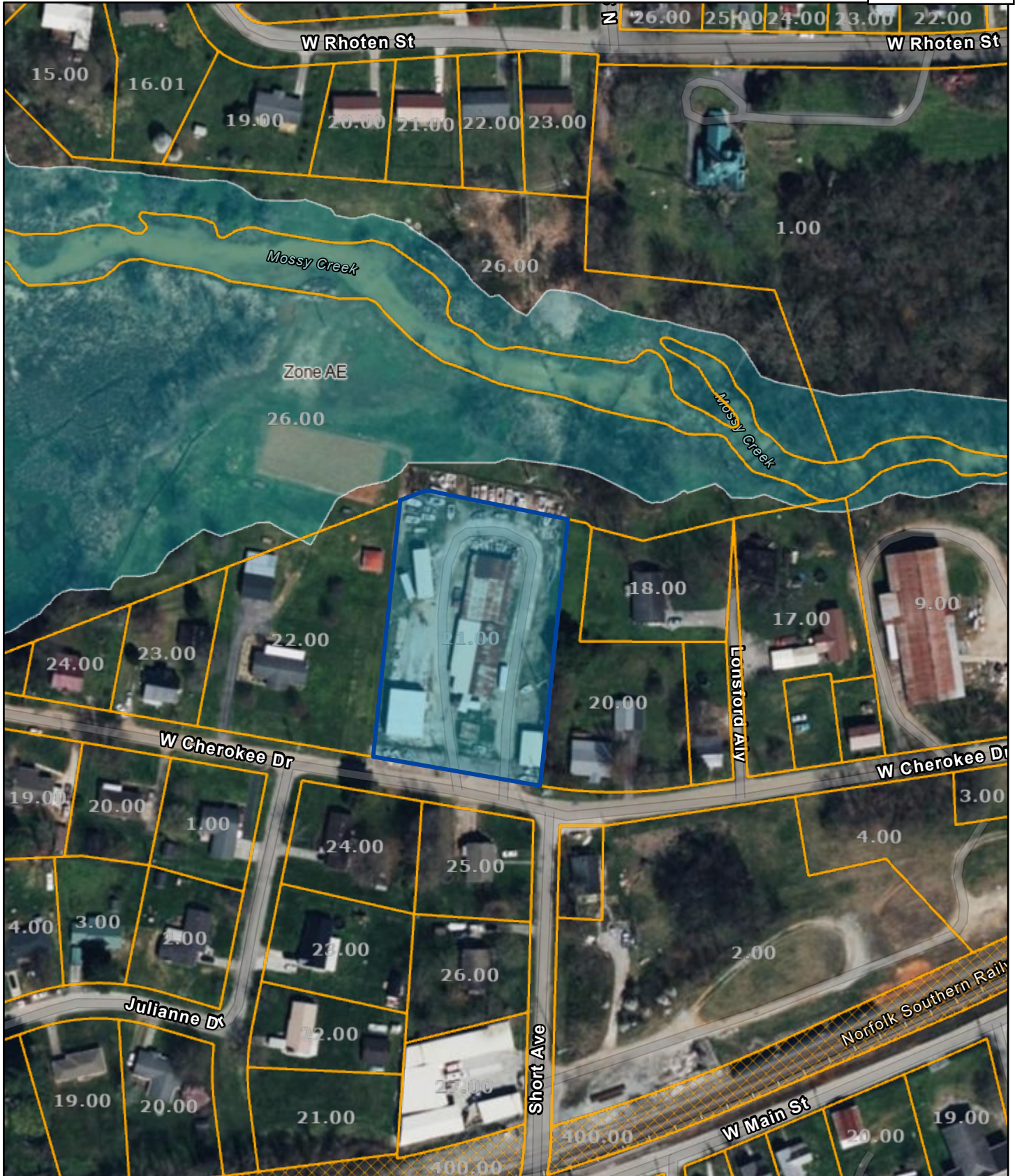
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**Kung
Fu**

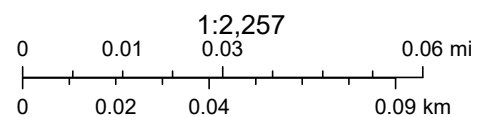
Jefferson County - Parcel: 014M I 021.00

Section 5, Item a.



Date: August 18, 2026

County: JEFFERSON
Owner: STOUT DENVER J JR
Address: CHEROKEE DR W 800
Parcel ID: 014M I 021.00
Deeded Acreage: 1.4
Calculated Acreage: 0
Vexcel Imagery Date: 2021



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

