



Historic Zoning Commission Meeting Agenda

June 22, 2026 at 4:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 04 27 2026 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Mike Dockery - Seeking Certificate of Appropriateness for Facade Improvement - Located at 703 E. Main St.
 - b. Amber Moore - Seeking Certificate of Appropriateness for Facade Improvement - Located at 748 Main St.
 - c. Jacob Geldrich - Seeking Certificate of Appropriateness for Facade Improvement - Located at 108/110 Old A.J. Hwy.
 - d. Larry Musick - Seeking Certificate of Appropriateness for Facade Improvements - Located at 2004 Branner Ave.
 - e. Rob & Deborah Young - Seeking Certificate of Appropriateness for Facade Improvements - Located at 723 E. Main St.
 - f. Mathew Clay - Seeking Certificate of Appropriateness for Facade Improvements - Located at 1903 Branner Ave.
 - g. Deondre Jackson - Seeking Certificate of Appropriateness for Facade Improvements - Located at 1919 Branner Ave.
 - h. Kim Seals - Seeking Certificate of Appropriateness for Facade Improvements - Located at 100 E. Old A.J. Highway
 - i. David Vaughn - Seeking Certificate of Appropriateness for Facade Improvements - Located at 115 W. Old A.J. Highway
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Historic Zoning Commission

April 27th, 2026

4:30 P.M.

Members Present

David Rosser, Chairman

Ailene Combs

Mike Dockery

Chad Rogers

Libby Moser

Others Present

James Gallup, City Manager

Jeff Houston, Building Official

Mark Brown, Standard Banner

Sheila Purkey, Councilwoman

Liebe Rice

Chairman Rosser called the meeting to order at 4:31 P.M. Motion by Combs, second by Dockery to approve March 23rd, 2026, Historic Zoning Commission meeting minutes as amended. Amended by also adding Mr. Rogers as ineligible for selection committee due to a conflict of interest. (unanimous).

Citizens Comments - None

Old Business – None

New Business

None.

New Business

Tommy Clapp - Consider Certificate of Appropriateness for Façade Alteration - Located at 106 E. Old A.J. Highway

Primary discussion centered around the proposed Façade improvements. Colorways and replacement materials were the main talking points. The proposed improvements were found to meet the Historic Downtown Guidelines, and the Certificate of Appropriateness was approved unanimously on a motion by Mr. Rogers and a second by Mr. Dockery.

Other Items for Discussion

None

Adjourn

Having no further business, the meeting was adjourned at 4:50 pm.



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date June 22, 2026

Date of Application June 8 2026

Name & Phone Number Mike Dockery -

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

Describe your request and attach documents :

It is our plan to return 703 E. Main St. to a viable, dry, secure, ready-for-build-out 6000 square foot space for lease through a commercial realtor. (see annotated photos)

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

Mike D. Dockery
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

Dockery – Laughlin

703 Main St. Project Information

Additional pages to section II. "Project Information"

Photo A - Front of Building

- # 1 - Replace four windows
- #2 - Remove 1st floor storefront
 - a Remove fake stone
 - b Remove remaining storefront glass and aluminum framing
- #3 - Replace 1st floor storefront with temporary construction barricade of studs and plywood, a 4 foot access door and 2 pictorial banners for decoration.
- #4 - Remove brick planter

Photo B – West Side of Building

- #1 - Paint over graffiti brick by brick while preserving mortar joints

Photo C – East Side of Building

- #1(a) - Remove loose plaster – tight plaster not to be removed
- #1(b) - Remove wooden framing
- #1(c) - Remove or reattach loose brick; point up brick as needed

Photo D – South View and Roof

- #1 - Repoint / repair masonry wall; replace / repair back doors
- #2 – Remove existing roofing, roof decking, and roof framing. Install new framing, decking and CPVC roof; install new gutters.



#1

#1

#2a

#2a

#3

#2b

#2b

#2a

#2a

#4

#1

#1

Photo
C



#1 a

#1 c →

#1 a

#1 b ↑

#1 b ↓



#2

#1



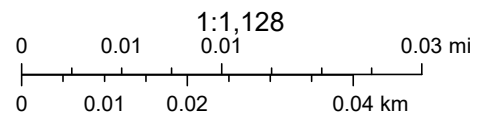
Jefferson County - Parcel: 014M H 023.00

Section 5, Item a.



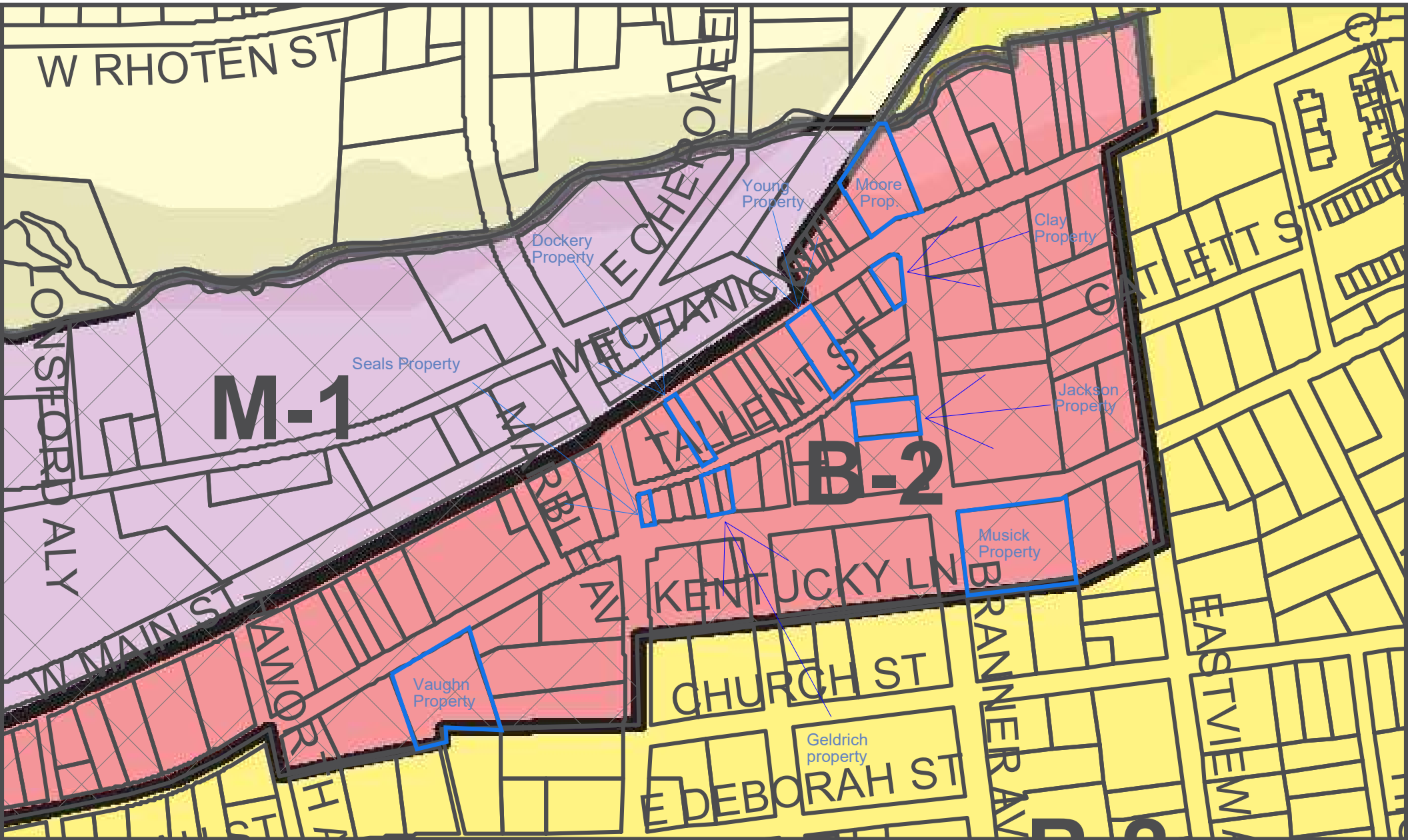
Date: June 10, 2026

County: JEFFERSON
Owner: DOCKERY MICHAEL D & LAUGHLIN VONDA M
Address: MAIN ST E 703
Parcel ID: 014M H 023.00
Deeded Acreage: 0
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.





Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 6/22/26

Date of Application 5/21/26

Name & Phone Number Amber Moore

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

Describe your request and attach documents :

Downtown Grant

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

Amber Moore

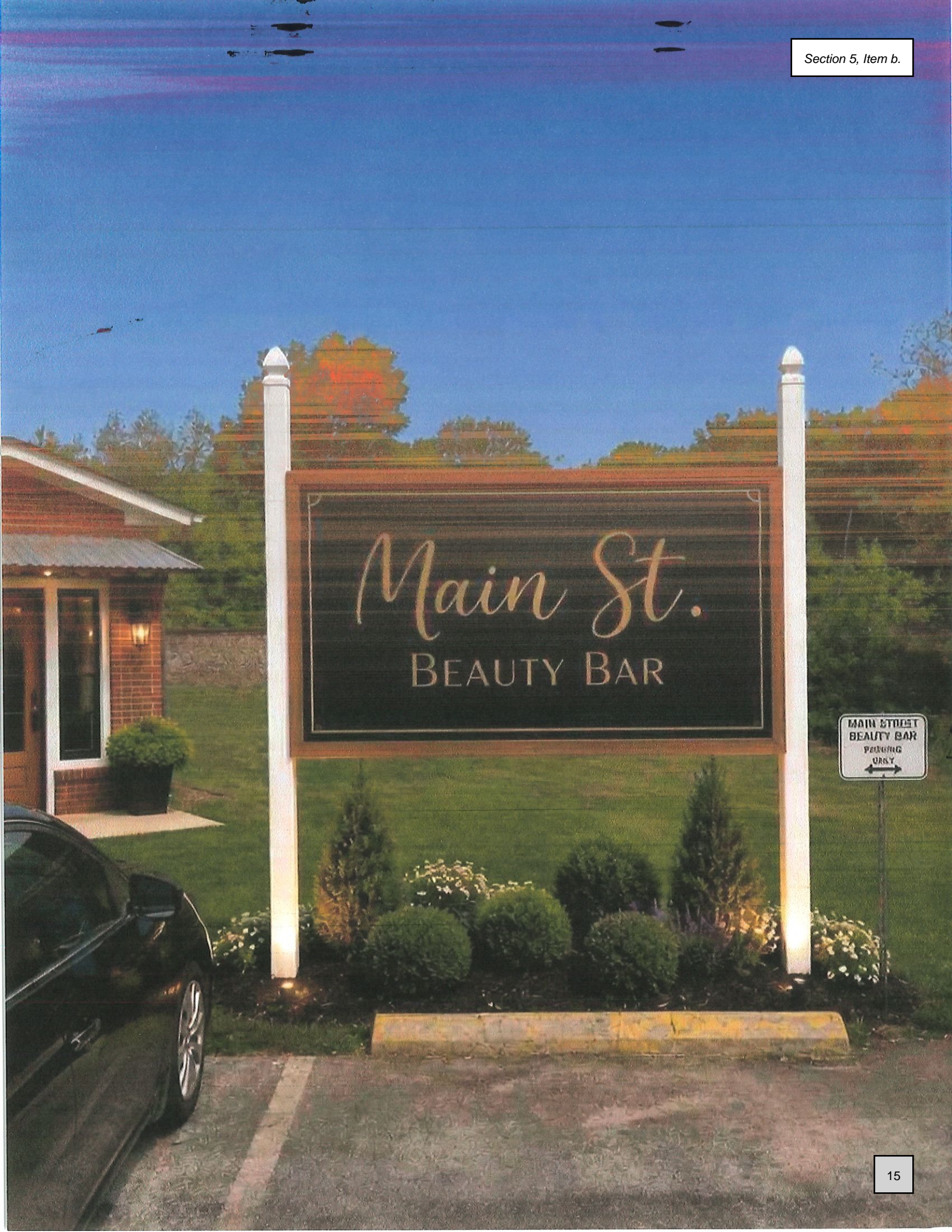
Applicant Signature

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

MAIN ST. BEAUTY BAR

— LUXURY SALON IS SL —

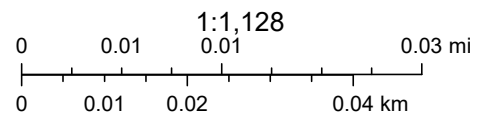






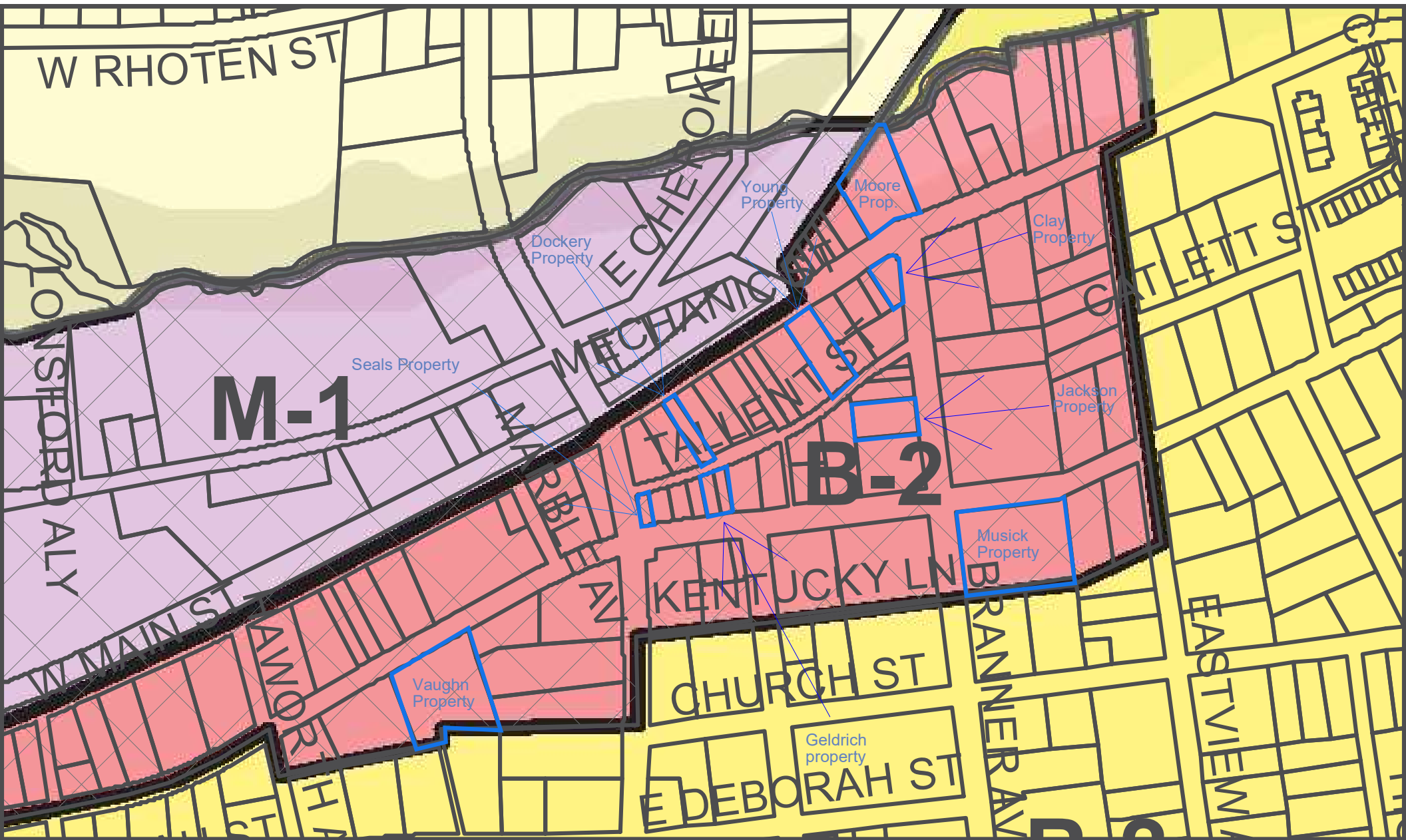
Date: June 10, 2026

County: JEFFERSON
 Owner: MAIN STREET BEAUTY BAR LLC
 Address: MAIN ST E 748
 Parcel ID: 014M F 008.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Vexcel Imagery Date: 2021



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Jefferson City Tennessee

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

Application to Appear – Meeting Date 5-25-26

Date of Application 4-25-26

Name & Phone Number JACOB GELDRICH

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

Describe your request and attach documents :

REPLACE WINDOWS ON 110/MOSSY'S CAFE & BRICK REPAIR
REPLACE DOORS ON 110A-110B MOSSY'S CAFE
CREATE OUTDOOR SEATING FOR 110 MOSSY'S CAFE
ROOF DECK AND REPAIR REAR WALL TO 108 MAD OX HOUSE

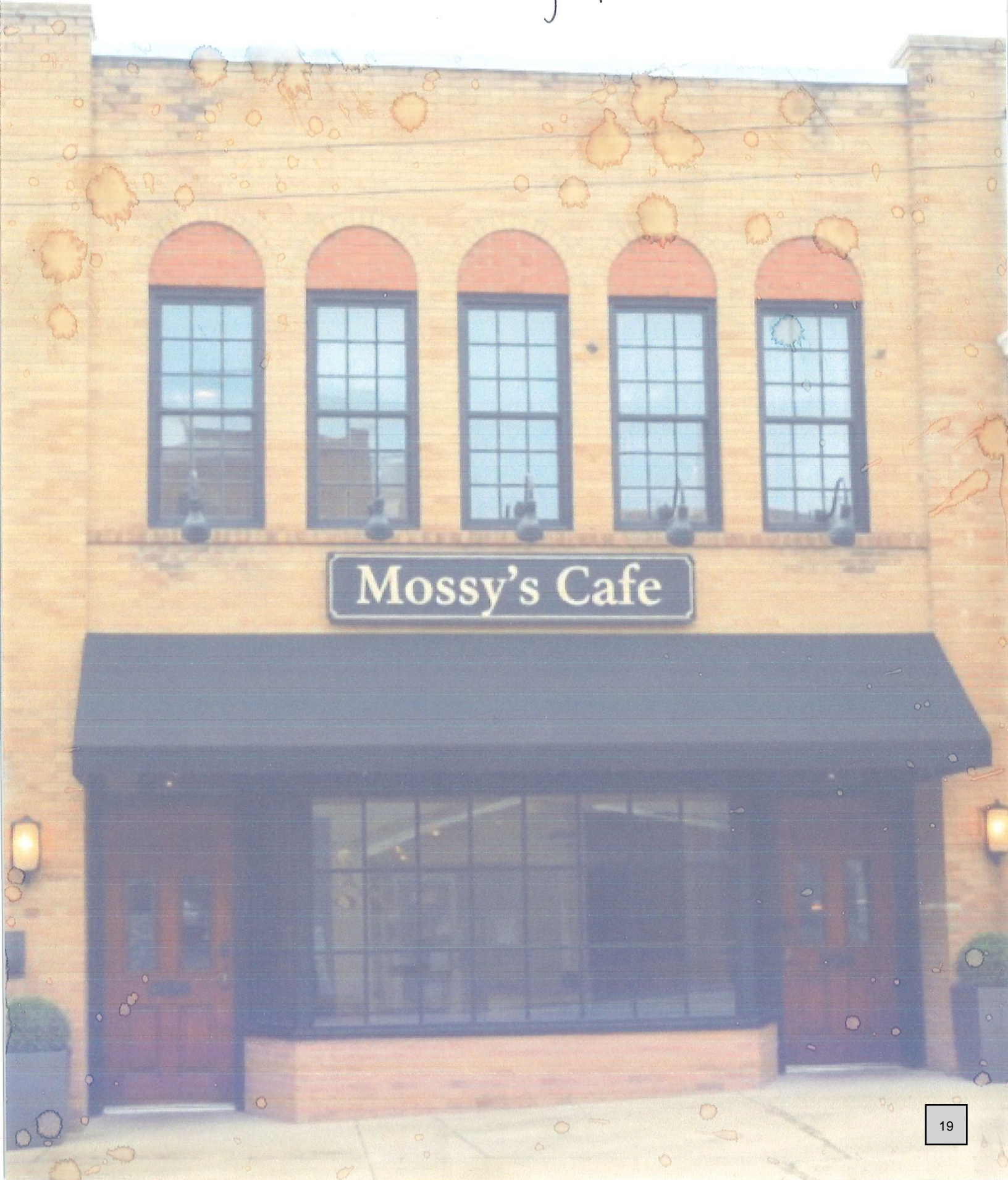
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

J. Geldrich

Applicant Signature

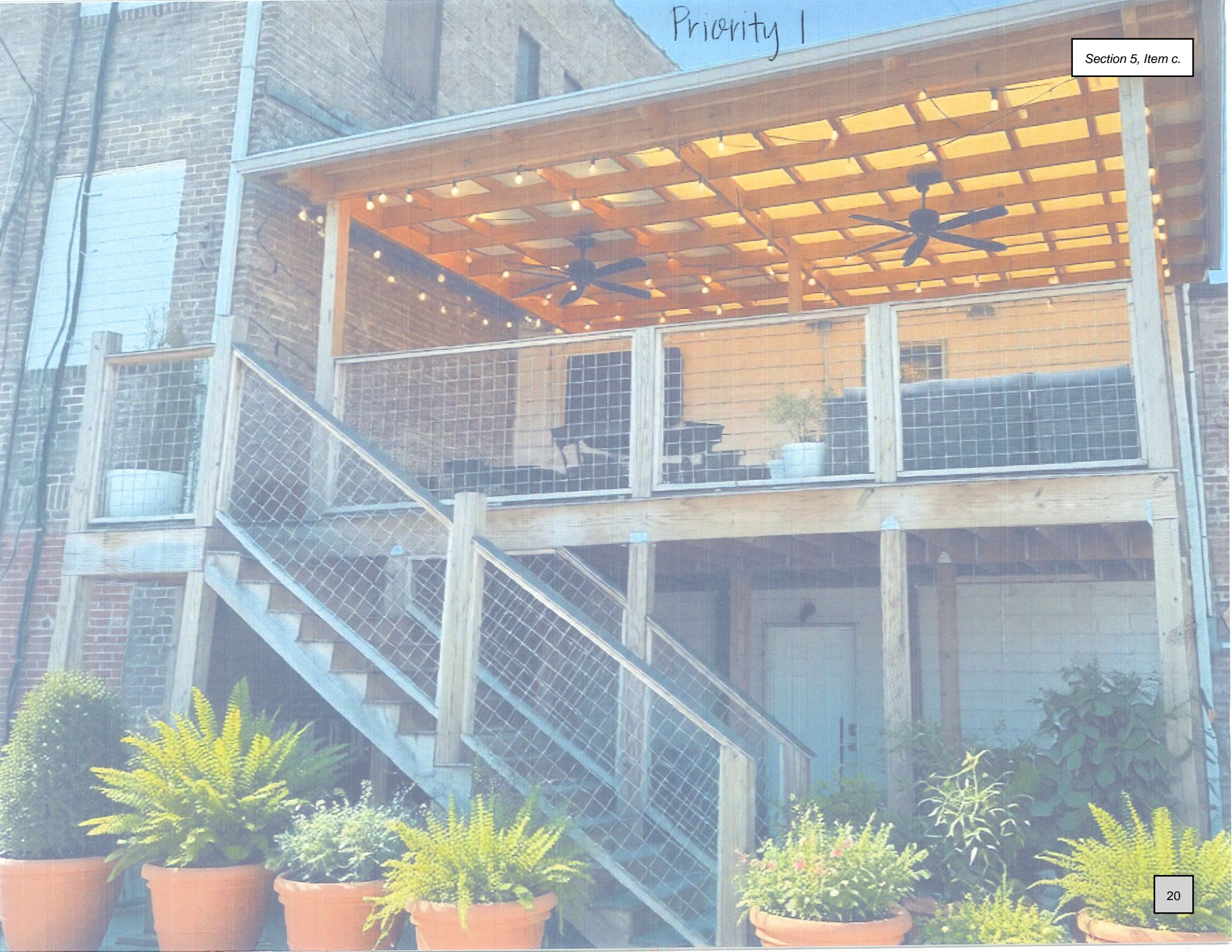
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Priority 1



Priority 1

Section 5, Item c.



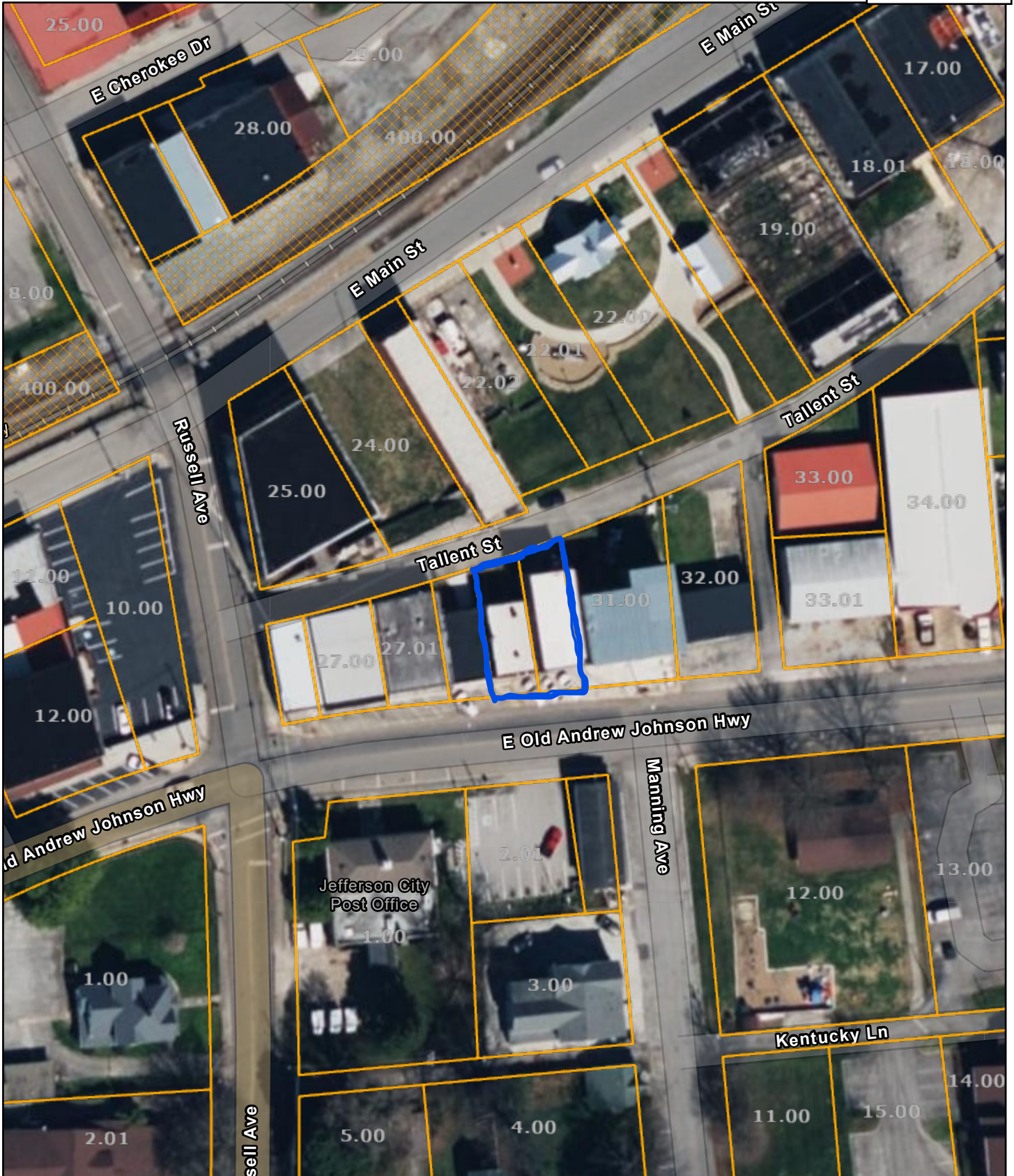
Priority 2

Section 5, Item c.



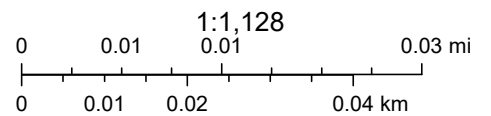
Jefferson County - Parcel: 014M H 029.00

Section 5, Item c.



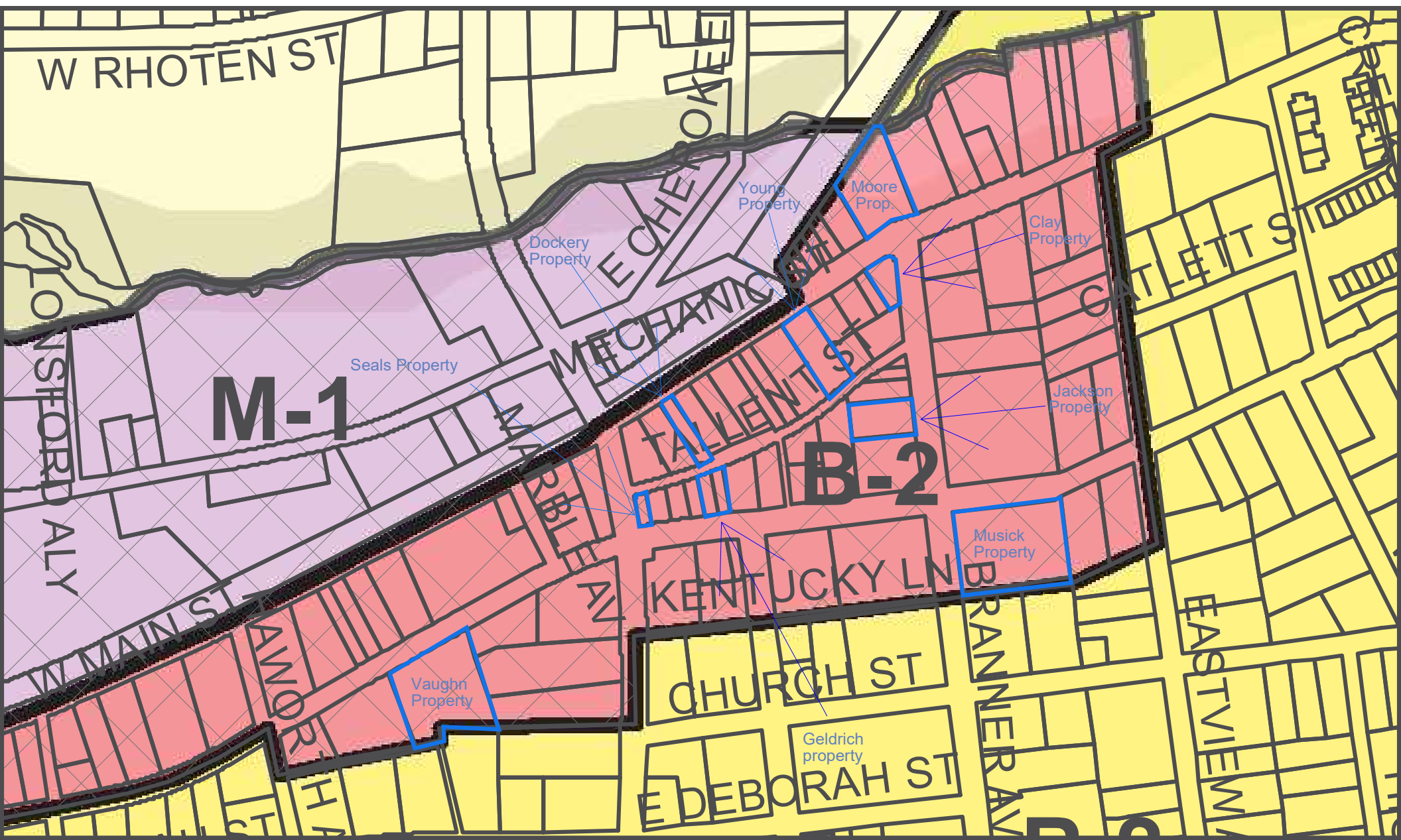
Date: June 10, 2026

County: JEFFERSON
Owner: GELDRICH WALTER E & GELDRICH JACOB
Address: OLD A J HWY E 108
Parcel ID: 014M H 029.00
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2021



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Jefferson City Tennessee

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

Application to Appear – Meeting Date June 22, 2026

Date of Application May 13, 2026

Name & Phone Number OCH LLC

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

Describe your request and attach documents :

Priority 1: Request to paint existing painted areas of building and repair/replace all window trim. (see attached)

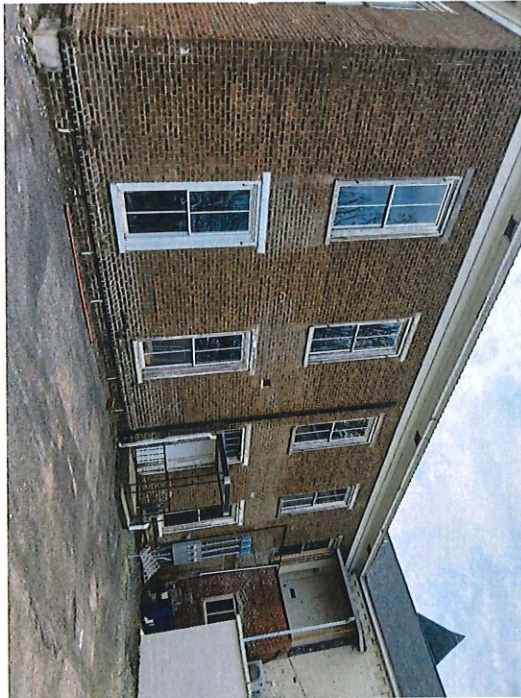
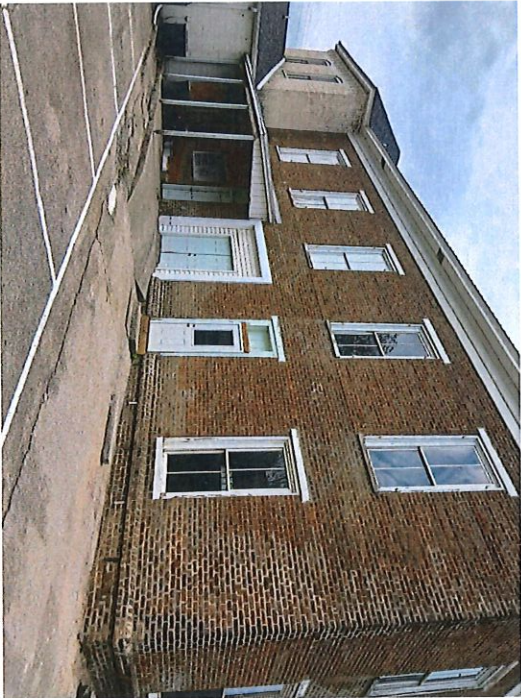
Priority 2: Repair and extend existing porch on back area of 1868 building that is visible to customers from back parking area. (see attached)

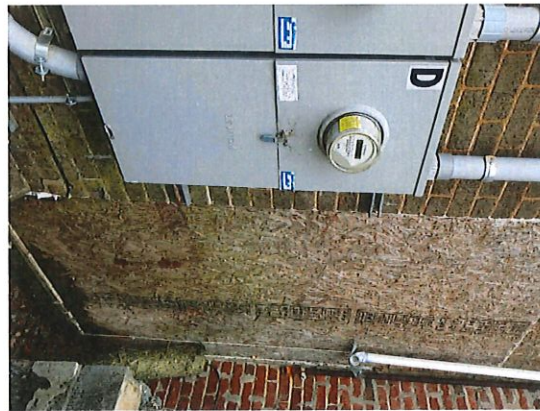
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.


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

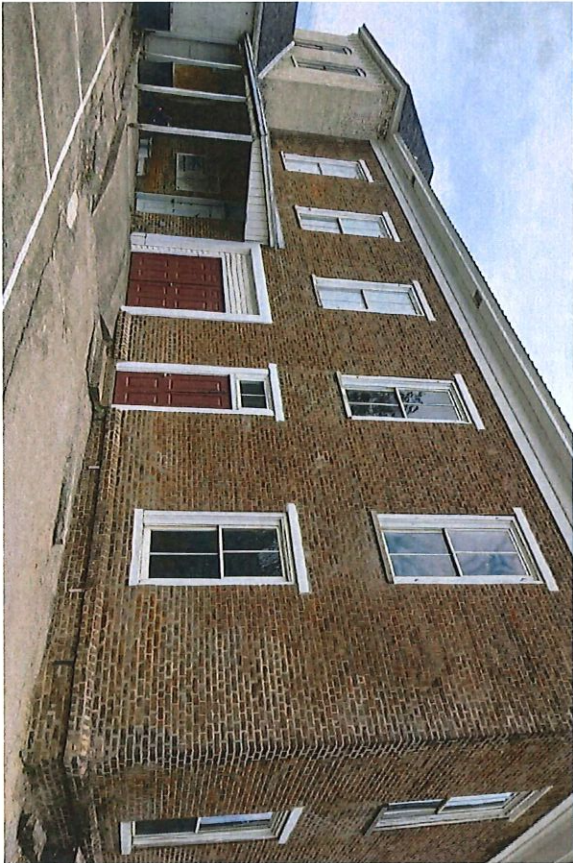
Window Repairs and painting





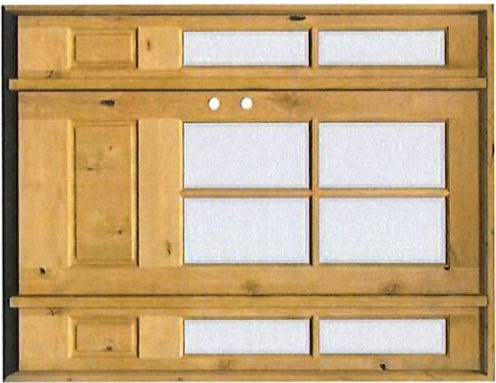


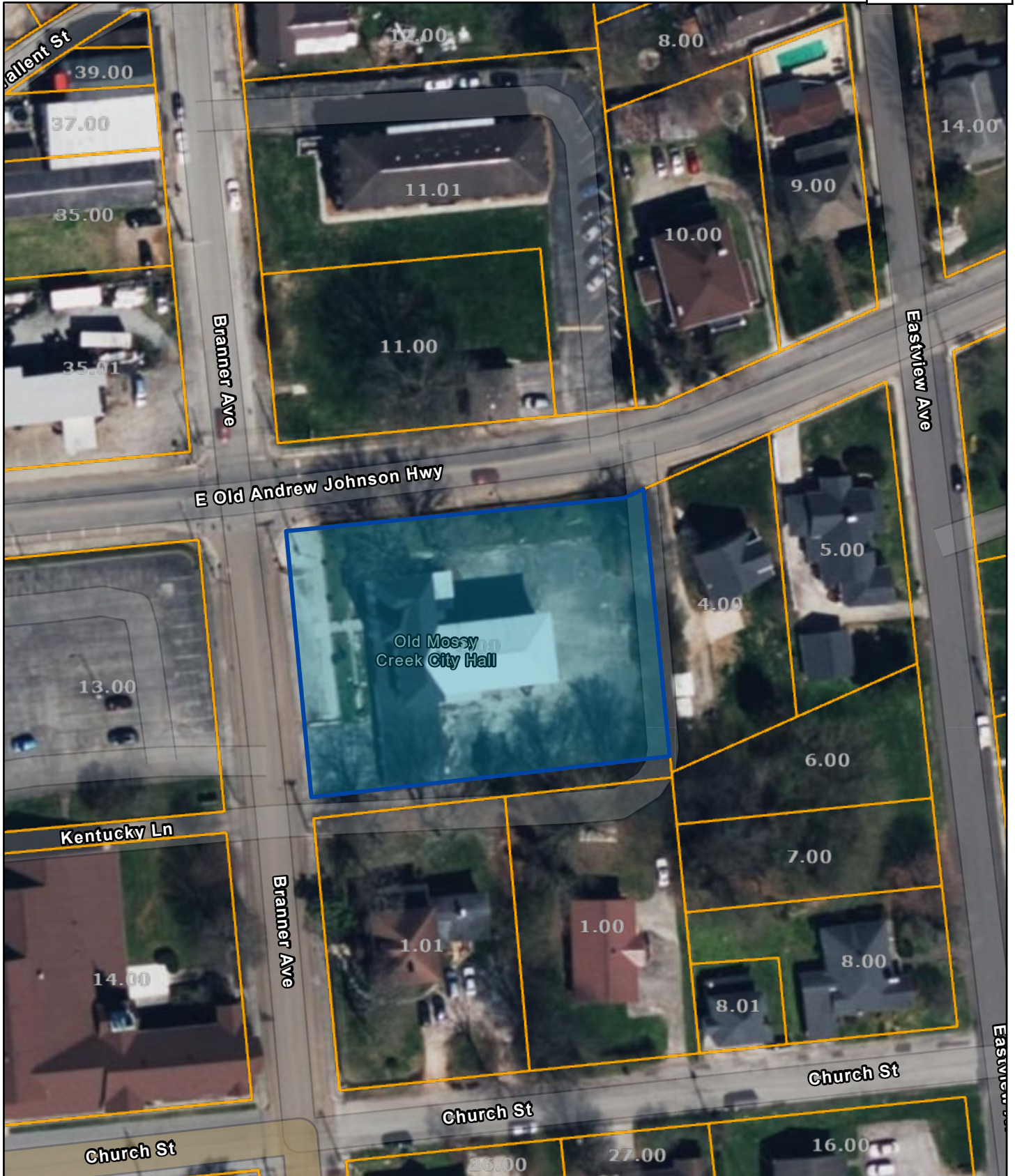
Final appearance after painting existing painted brick and window repair/painting





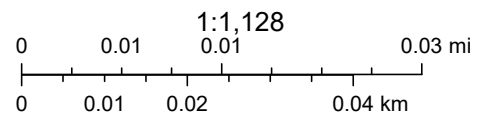
Final Appearance
Single Door with
Sidelights
facing Old AJ Hwy





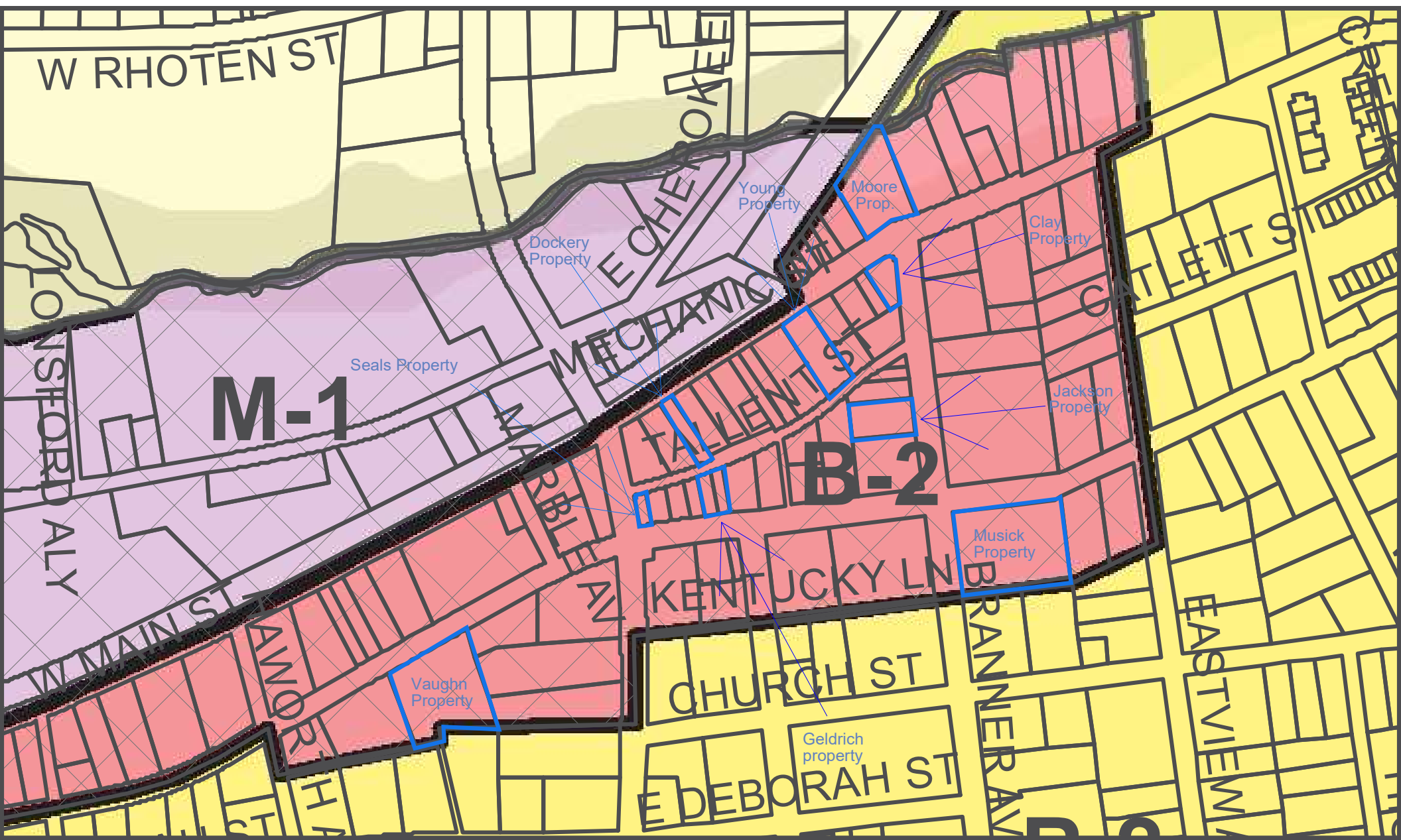
Date: June 10, 2026

County: JEFFERSON
 Owner: OCH LLC & DI GIOSIA ANTONIO
 Address: BRANNER AVE S 2004
 Parcel ID: 014M O 002.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Vexcel Imagery Date: 2021



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Jefferson City Tennessee

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

Application to Appear – Meeting Date _____

Date of Application 6/1/2026

Name & Phone Number Robert & Deborah Young

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

Describe your request and attach documents :

Presentation of projected (wished for) modifications to the facade located at 723 East Main Street
Jefferson City, Tennessee (Mossy Creek Bank)

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

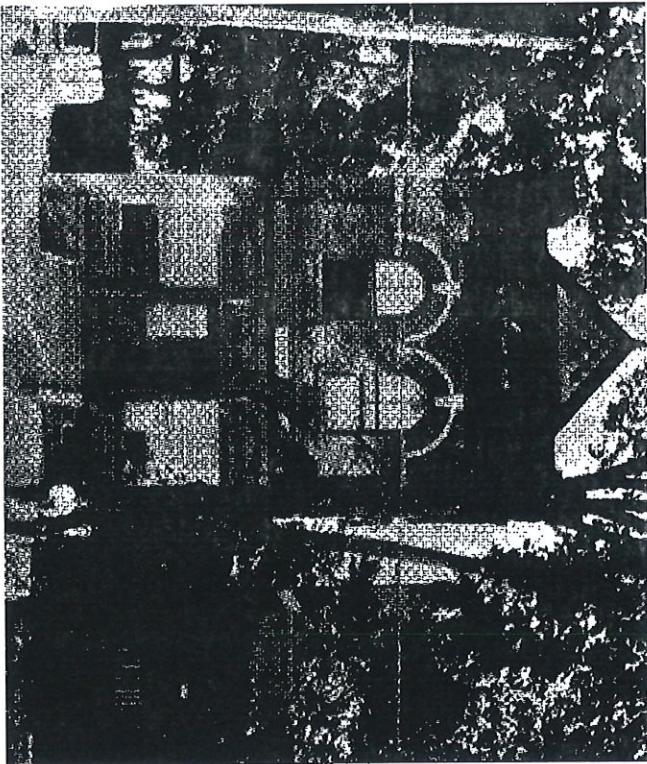
Robert & Deborah Young
Applicant Signature

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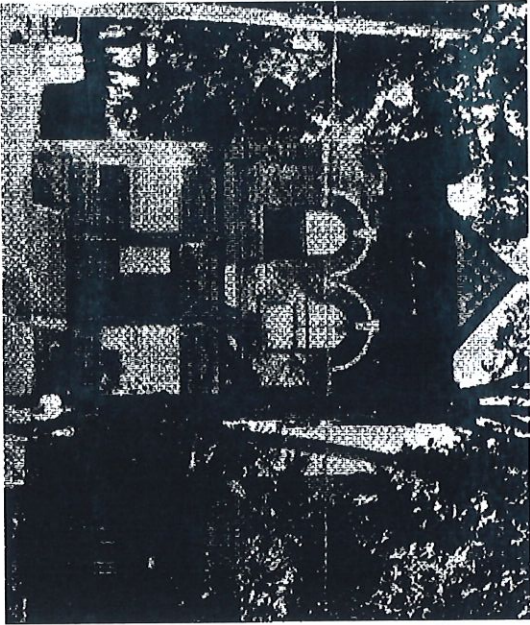
“The Vault”

723 East Main Street

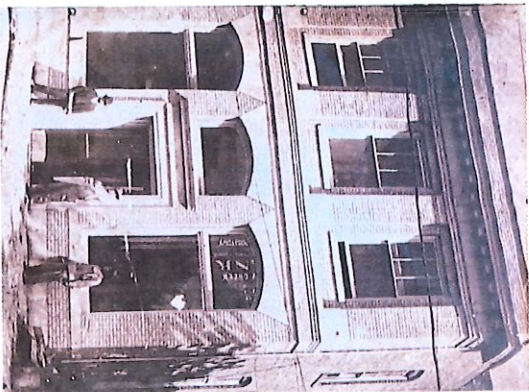
Jefferson City, Tennessee 37760



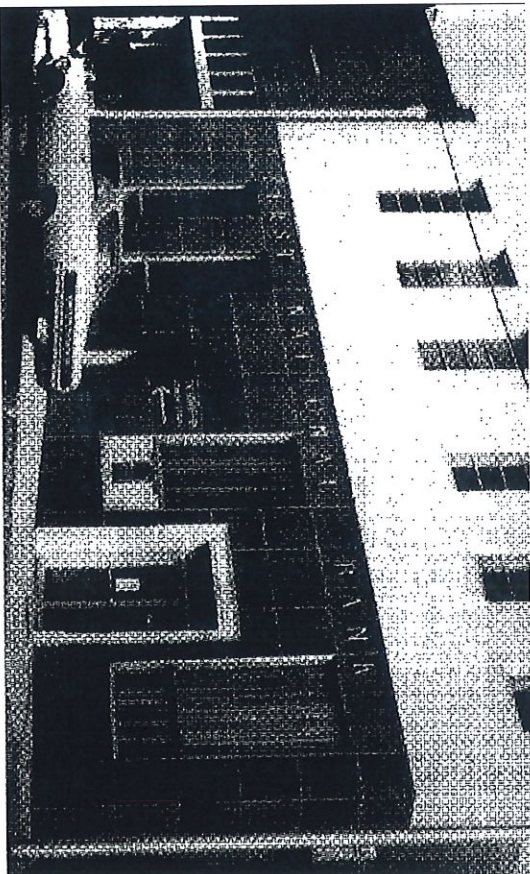
Mossy Creek / National Bank



1890's

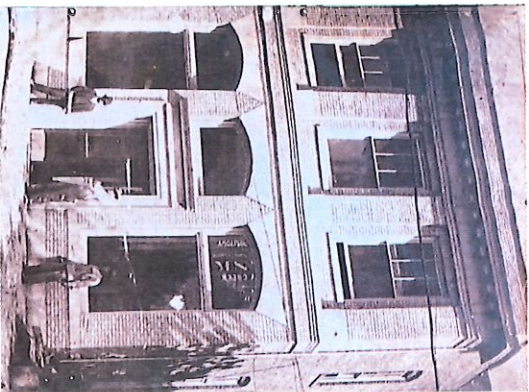


1920's

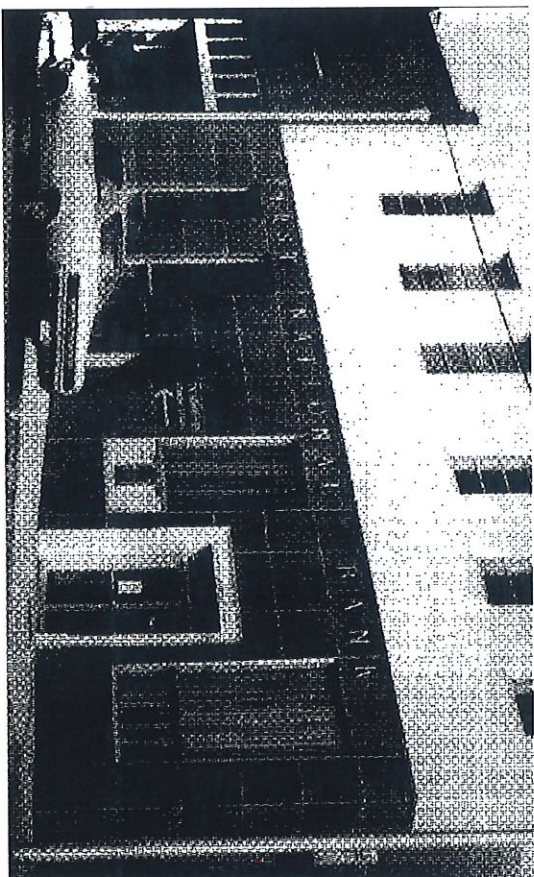


1950's

Mossy Creek / National Bank



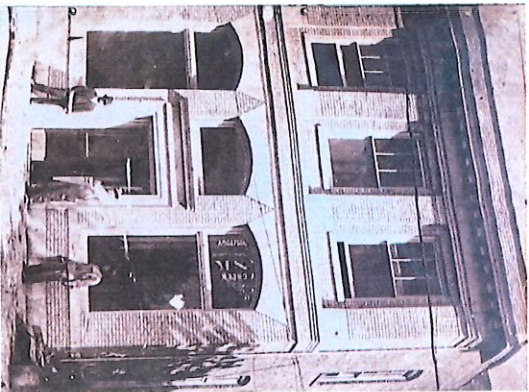
1920's



1950's

Late 1950's the former May's Department store was either torn down or renovated /joined to the bank. (left side of the building)

Mossy Creek / National Bank



1920's

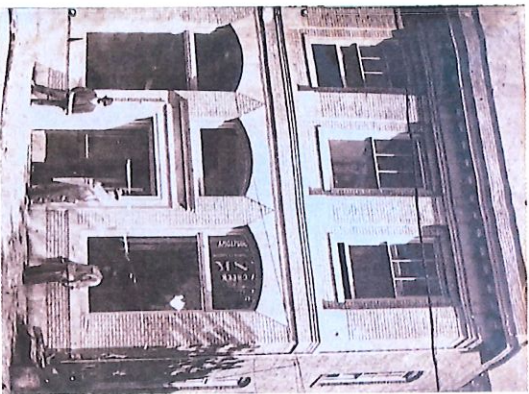


2026



Our intentions are to Restore Façade to 1920's look (right side of building)

Mossy Creek / National Bank



1920's



2026



Phase - Requirements

- Door Replacement
- Removal of Marble
- Fabricate Molding
- Brick Work for Windows
- Window Replacement

- Door Replacement
- Window Replacement

Rough Estimate

- Hi Robert and Deborah,
- Good afternoon. Here is what I am thinking for cost on you project:
- New double front door based on the dimensions indicated. Door to be solid mahogany and will include glass and jamb. Includes hinges, historically appropriate knobs and surface bolts. Including installation, demo of old, framing modifications. \$15,000.00
- New insulated glass to replace plexiglass. \$3400
- The brick on the facade gets a little more difficult to estimate because there are so many things we don't know. But, I'm going to give my best guess...
- -Demo of 60s era marble \$12,000.00
- -Masonry work to restore brick to 1920 photograph \$68,000.00
- -Appropriate wooden windows for 2nd story (all six) \$14000.00
- -Left side double door \$15000.00
- -Period Appropriate wooden windows for downstairs, four full windows and a transom. \$9500.00
- -Wooden accent trim/corbelling to run full length of building and turn corners \$22,000.00

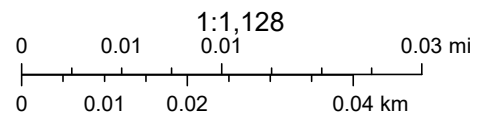
\$158,900.00





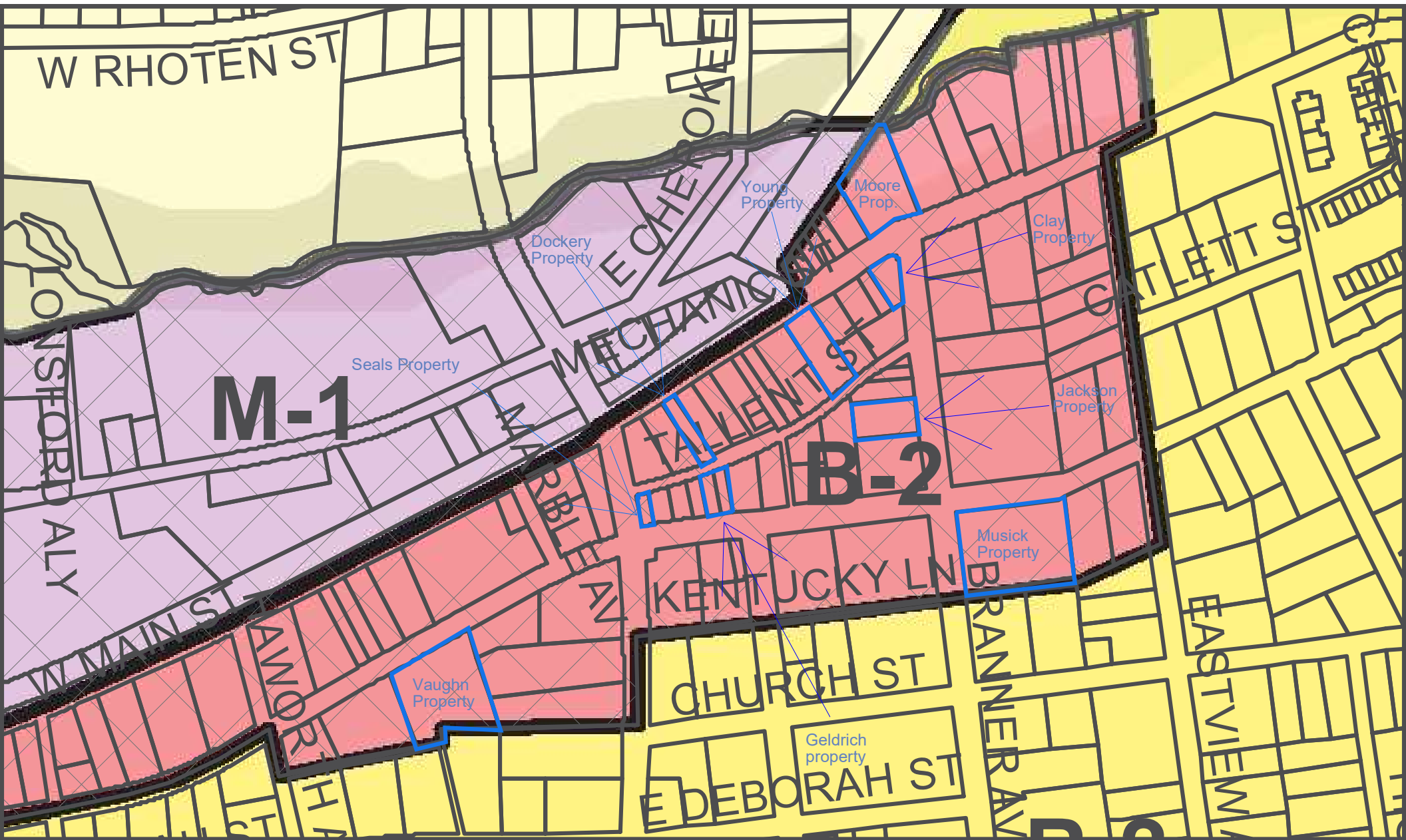
Date: June 10, 2026

County: JEFFERSON
 Owner: YOUNG ROBERT A & DEBORAH A
 Address: MAIN ST E 723
 Parcel ID: 014M H 018.01
 Deeded Acreage: 0
 Calculated Acreage: 0
 Vexcel Imagery Date: 2021



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Jefferson City Tennessee

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

Application to Appear – Meeting Date June 22, 2026

Date of Application June 8, 2026


Name & Phone Number Matthew Clay

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

Describe your request and attach documents :

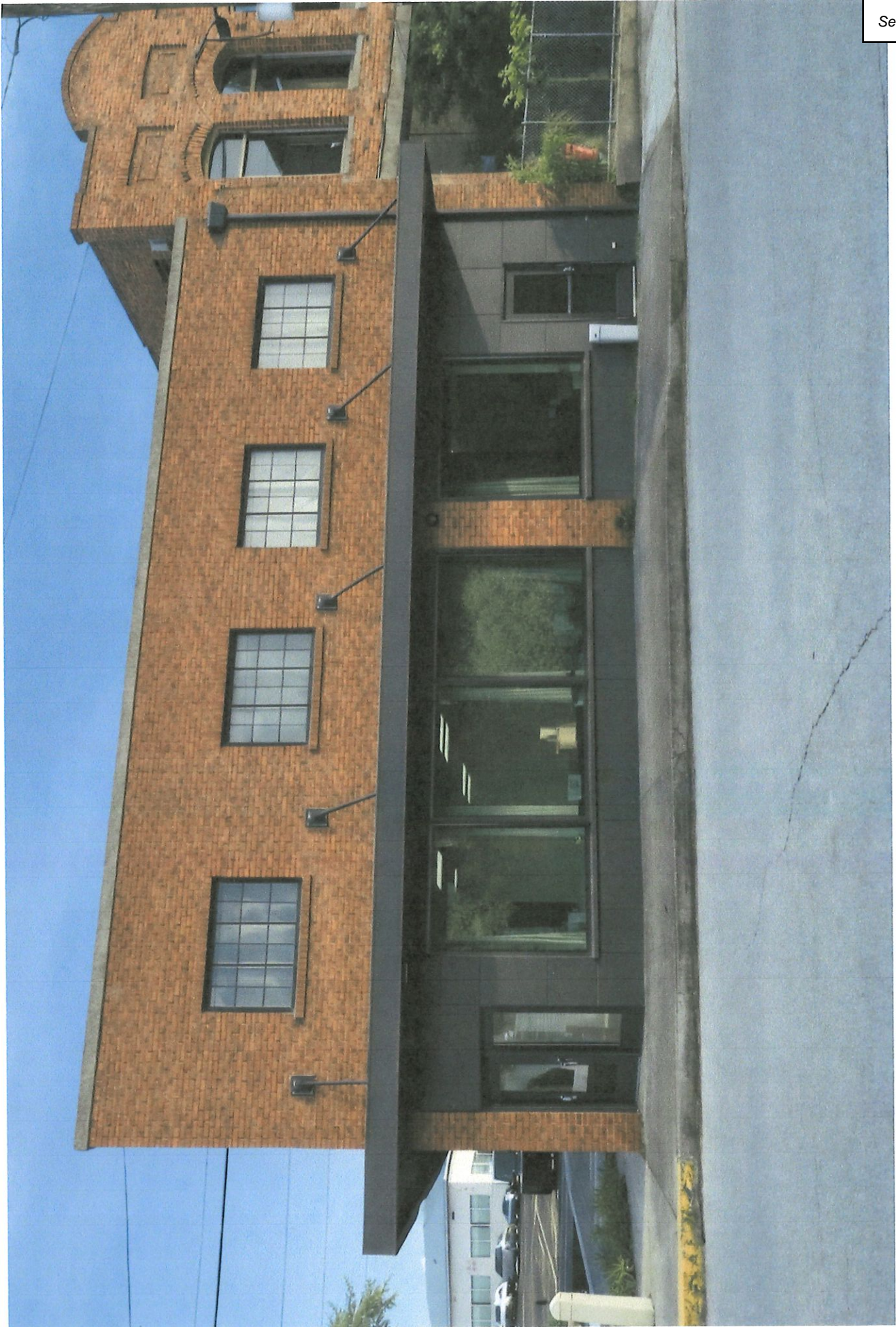
Certificate of Appropriateness (COA) from the Jefferson City Historic Zoning Commission for the Downtown Improvement Grant. We are working towards getting a new awning for 1903 Branner Avenue to enhance the storefronts, historical accuracy and overall improve the exterior façade.

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

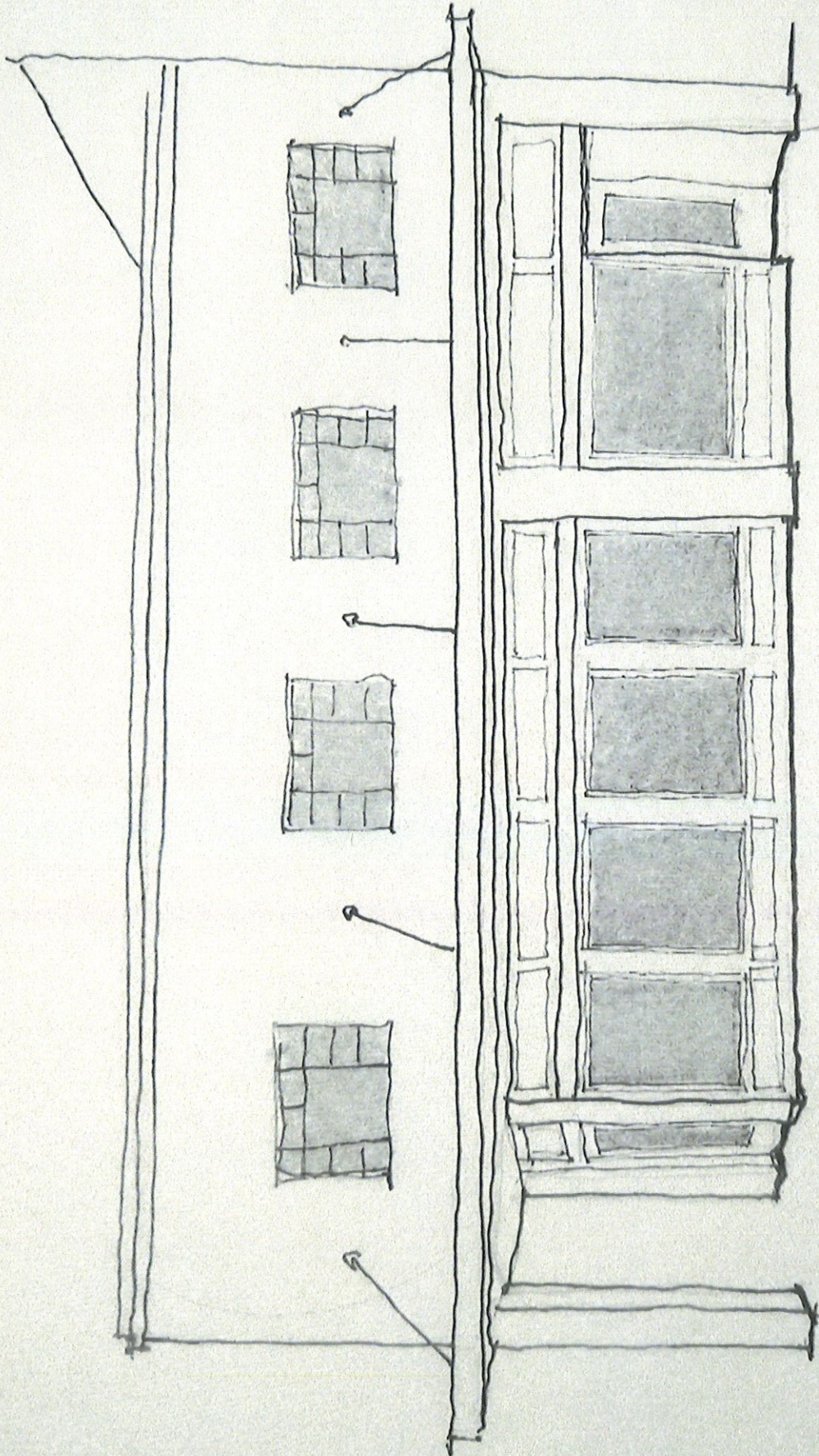


Applicant Signature

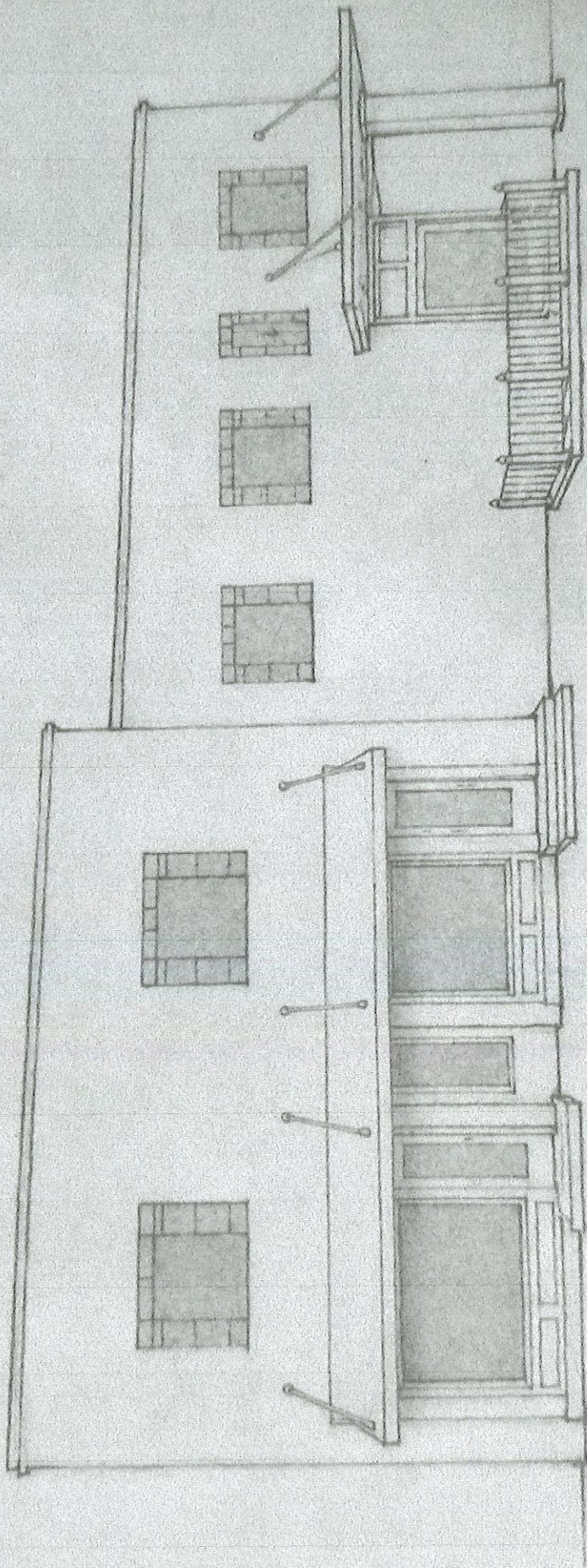
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E. Main St



Branner Ave





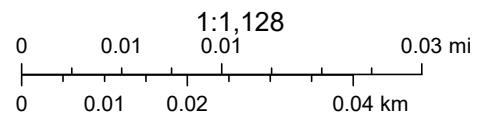
Jefferson County - Parcel: 014M H 015.00

Section 5, Item f.



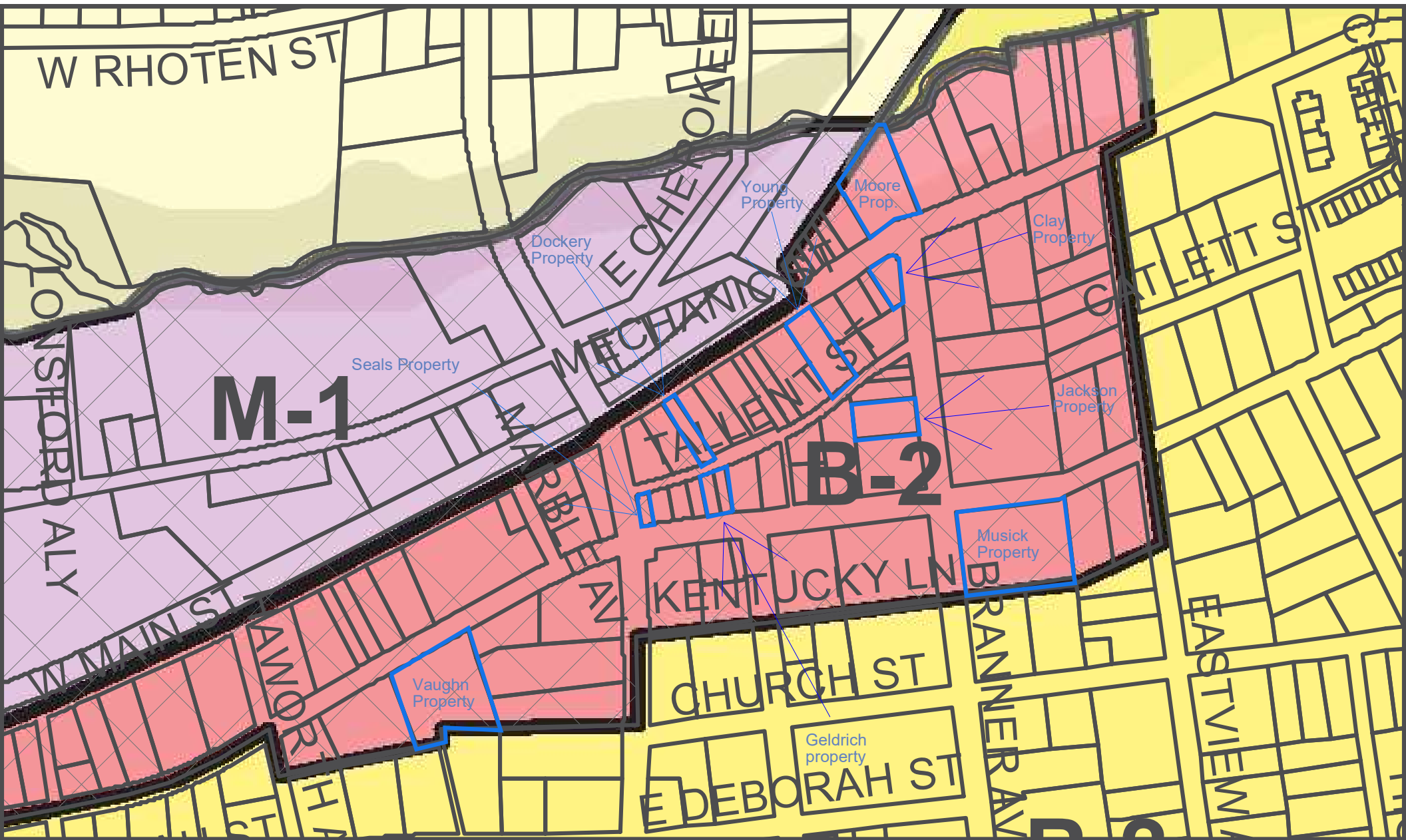
Date: June 10, 2026

County: JEFFERSON
Owner: CLAY MATTHEW DYLAN
Address: BRANNER AVE N 1903
Parcel ID: 014M H 015.00
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2021



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Jefferson City Tennessee

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

Application to Appear – Meeting Date _____

Date of Application 6/8/2026

Name & Phone Number DIONDRE JACKSON

- Planning Commission - (See Pg. 3 Fee Schedule)
- Board of Zoning Appeals - (See Pg. 3 Fee Schedule)
- Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

See Documents Attached.

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

Diondre Jackson

Applicant Signature

**The Penultimate Group LLC
104 E. Old AJ Highway
Jefferson City, TN. 37760**

June 8, 2026

Dear Façade Grant Committee,

The Penultimate Group LLC is seeking Façade Grant funding to improve the exterior appearance of the Penultimate Woodworks building located at 1919 Branner Avenue in downtown Jefferson City. Currently, the building operates as a working woodshop producing custom tables, desks, cutting boards, and furniture restoration projects. In addition to the proposed exterior improvements, we plan to open a retail storefront that will allow the public to purchase handcrafted products Tuesday through Saturday, further increasing downtown foot traffic and economic activity.

The proposed improvements include new exterior signage, paint, roof replacement, and upgraded exterior lighting to enhance the building's appearance and visibility along the Old Andrew Johnson Highway corridor. Attached is a conceptual rendering of the proposed façade improvements. The total project cost is estimated to be just under \$15,000, with The Penultimate Group LLC contributing private funds toward the completion of the project.

The Penultimate Group LLC has an established track record of restoring and reinvesting in historic downtown properties and was among the first businesses to begin reinvesting in downtown Jefferson City during its early revitalization efforts. Previously, we restored the interior and exterior façade of the building located at 104 East Old Andrew Johnson Highway, now operating as Penult Place Coworking. Those investments helped contribute to the continued growth and revitalization of downtown Jefferson City, which has since expanded from only a handful of businesses to a thriving downtown district with more than two dozen active businesses and organizations.

The proposed improvements are expected to increase visibility from Old Andrew Johnson, which is the primary gateways through downtown Jefferson City, making the property highly visible to both vehicle and pedestrian traffic. These improvements will help strengthen the visual appearance of the corridor while creating a more inviting retail destination for residents and visitors.

Pending funding approval, improvements are anticipated to begin in 2026. We appreciate your consideration and support of continued investment and revitalization efforts within downtown Jefferson City.

Sincerely,



Diondre Jackson

Penultimate Woodworks Façade Improvement Concept Rendering



Proposed Signage, Paint, Roof & Lighting Improvements
1919 Branner Avenue • Jefferson City, Tennessee

104 East Old Andrew Johnson Highway Jefferson City Tennessee 37760
www.penultimatedevelopment.org

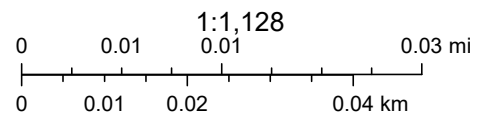
Jefferson County - Parcel: 014M H 035.00

Section 5, Item g.



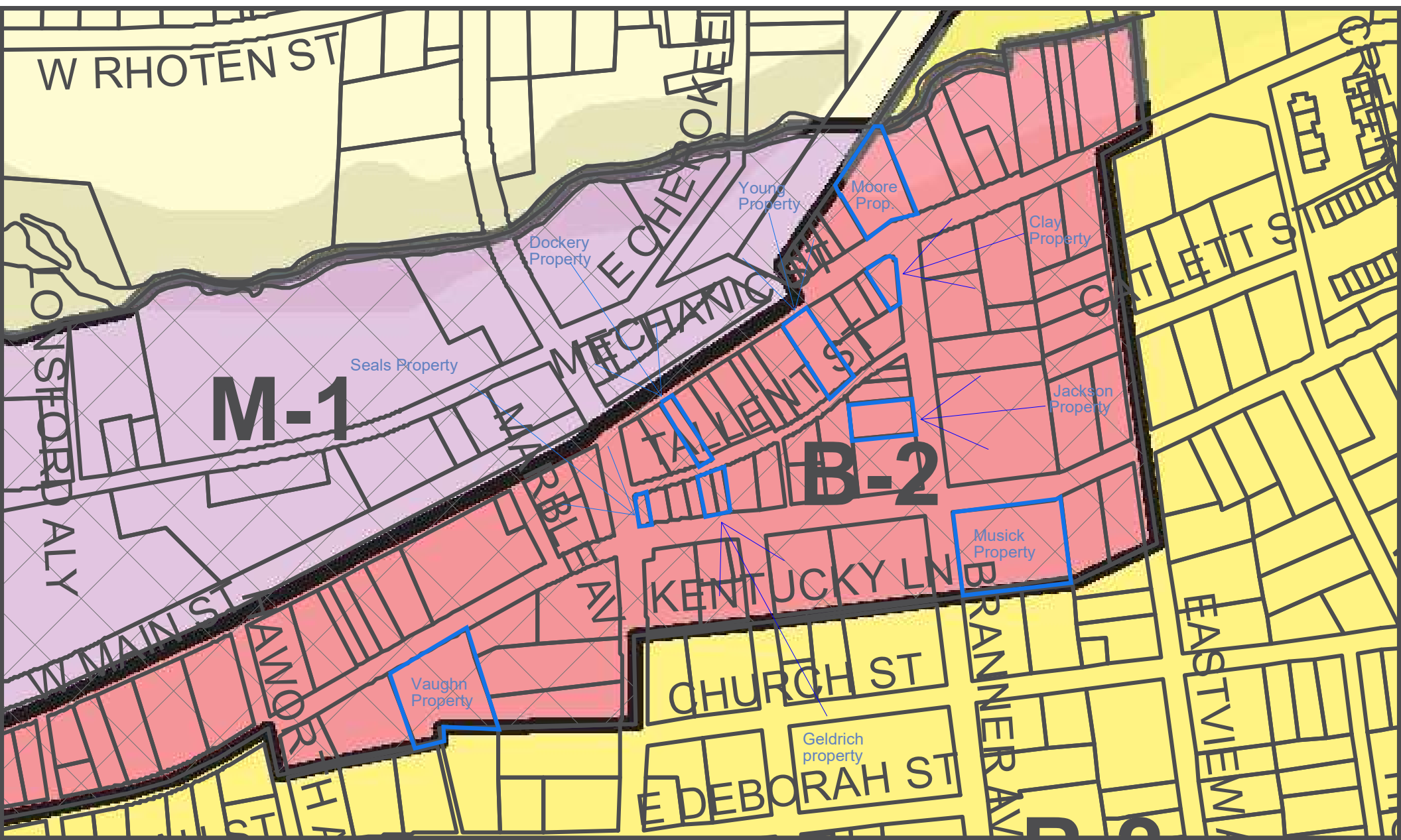
Date: June 10, 2026

County: JEFFERSON
Owner: THE PENULTIMATE GROUP LLC
Address: BRANNER AVE N 1919
Parcel ID: 014M H 035.00
Deeded Acreage: 0
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.





Jefferson City Tennessee

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

Application to Appear – Meeting Date 6/22/26

Date of Application June 8, 2026

Name & Phone Number Kim Seals

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

Describe your request and attach documents :

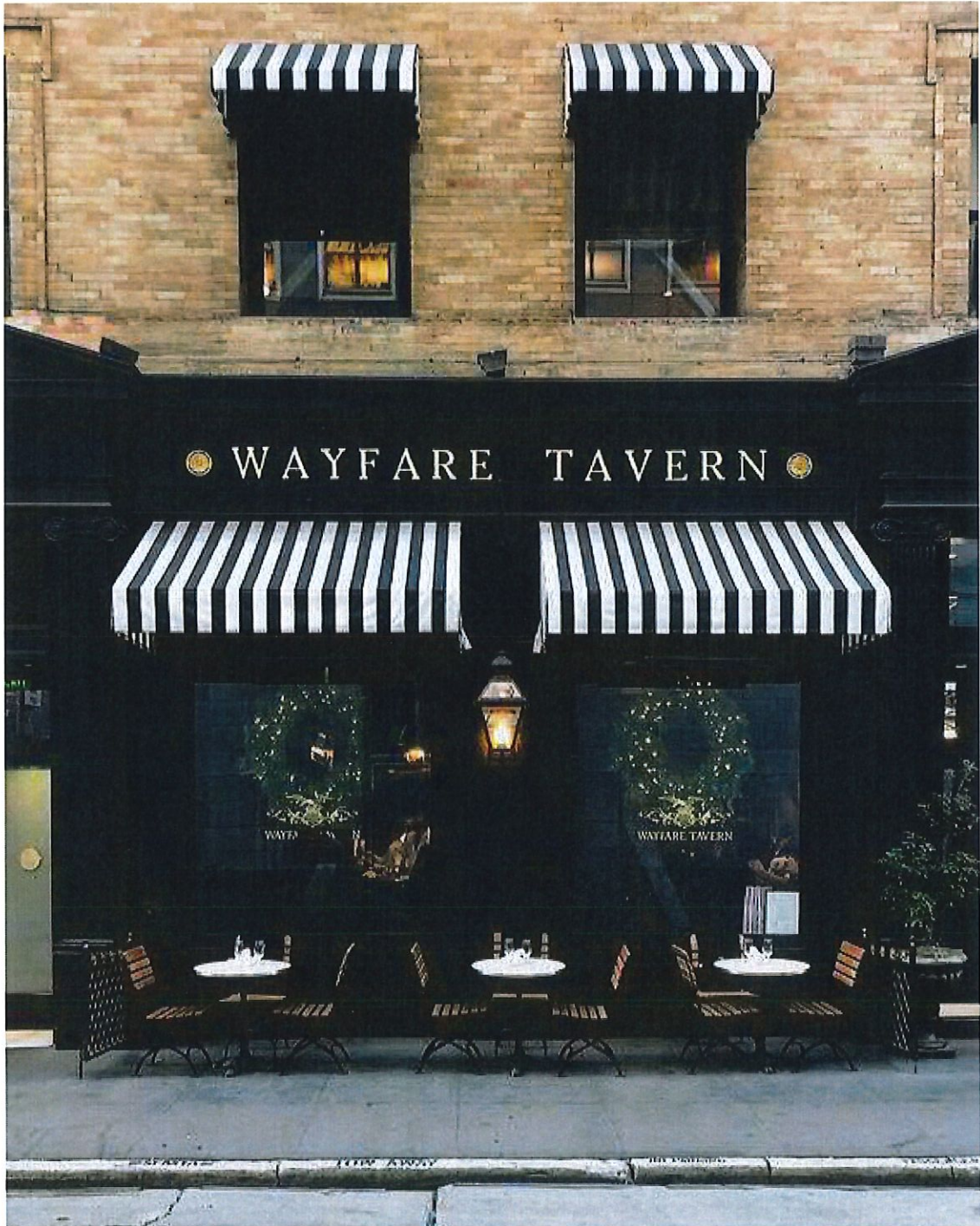
Requesting approval of facade improvements
of Barber Shop 2020 in accordance with
TD Downtown Grant

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

Kim Seals

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

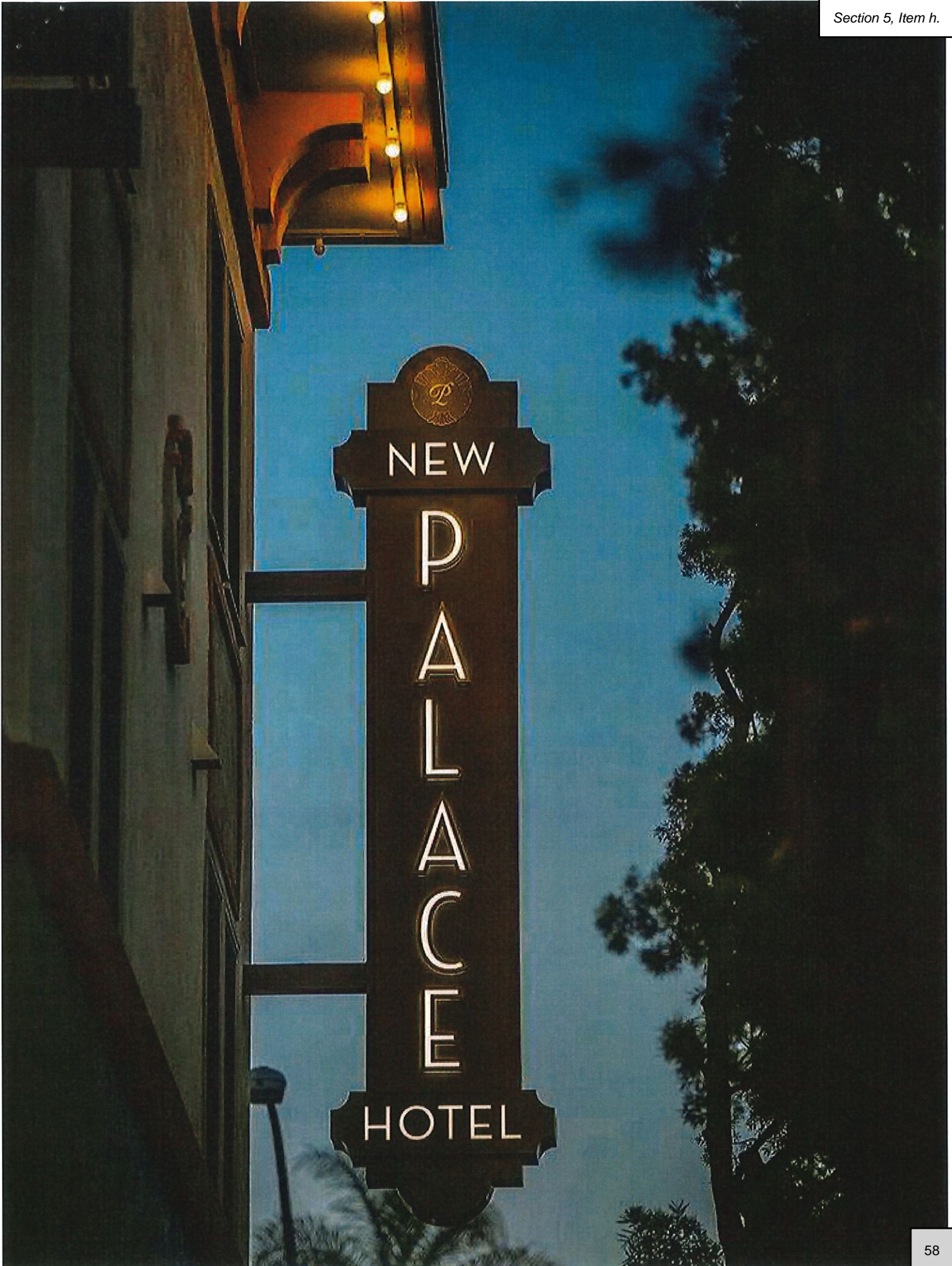




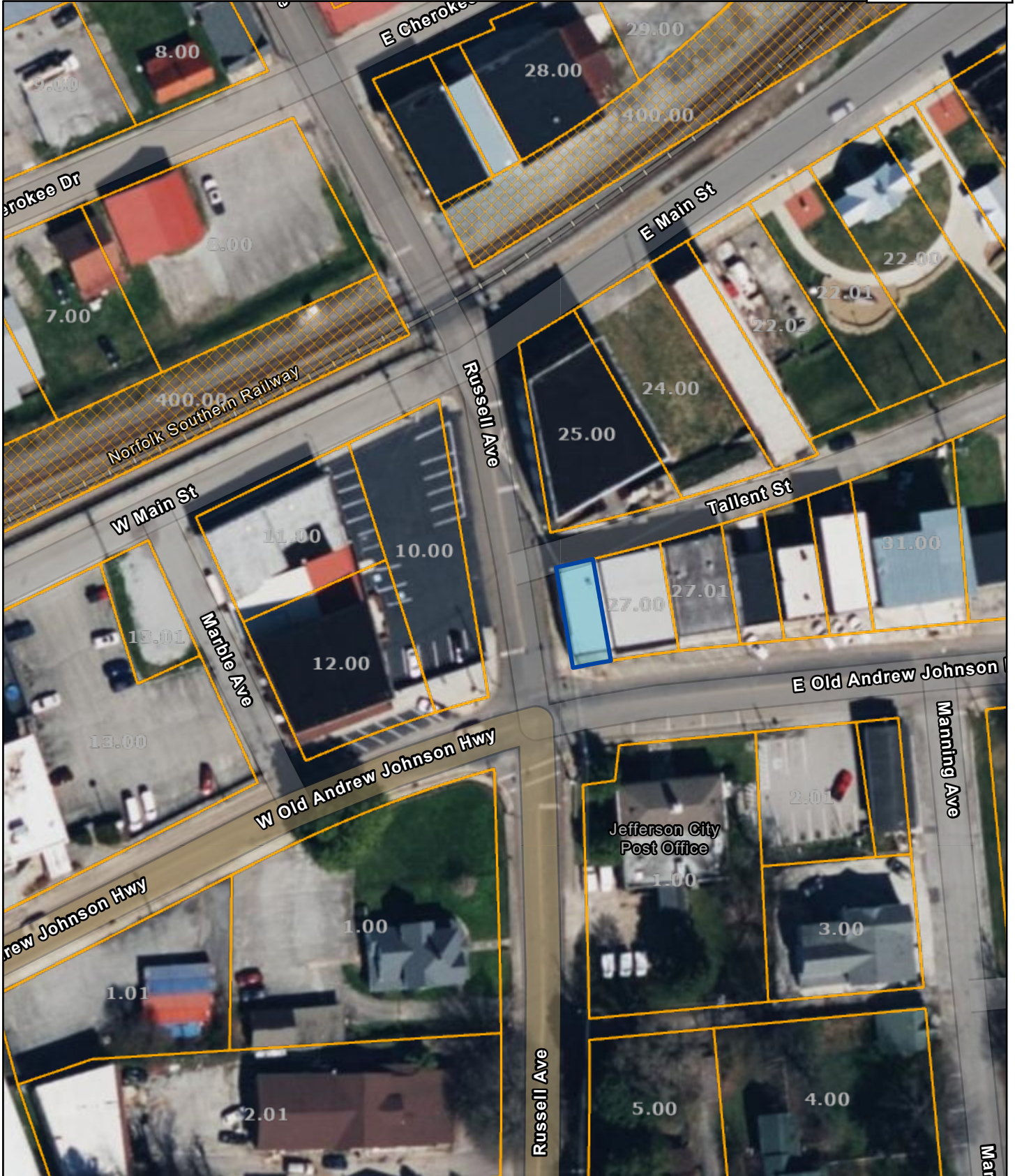
APPLE CORE
PPU7-14 Perfect as a soothing backdrop in a kitchen or living area, a green-tinged white channels nature when paired with dusty blues and mossy greens.
behr.com



Section 5, Item h.

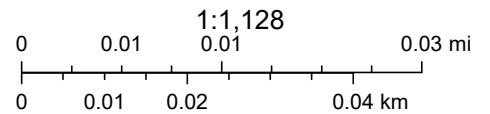






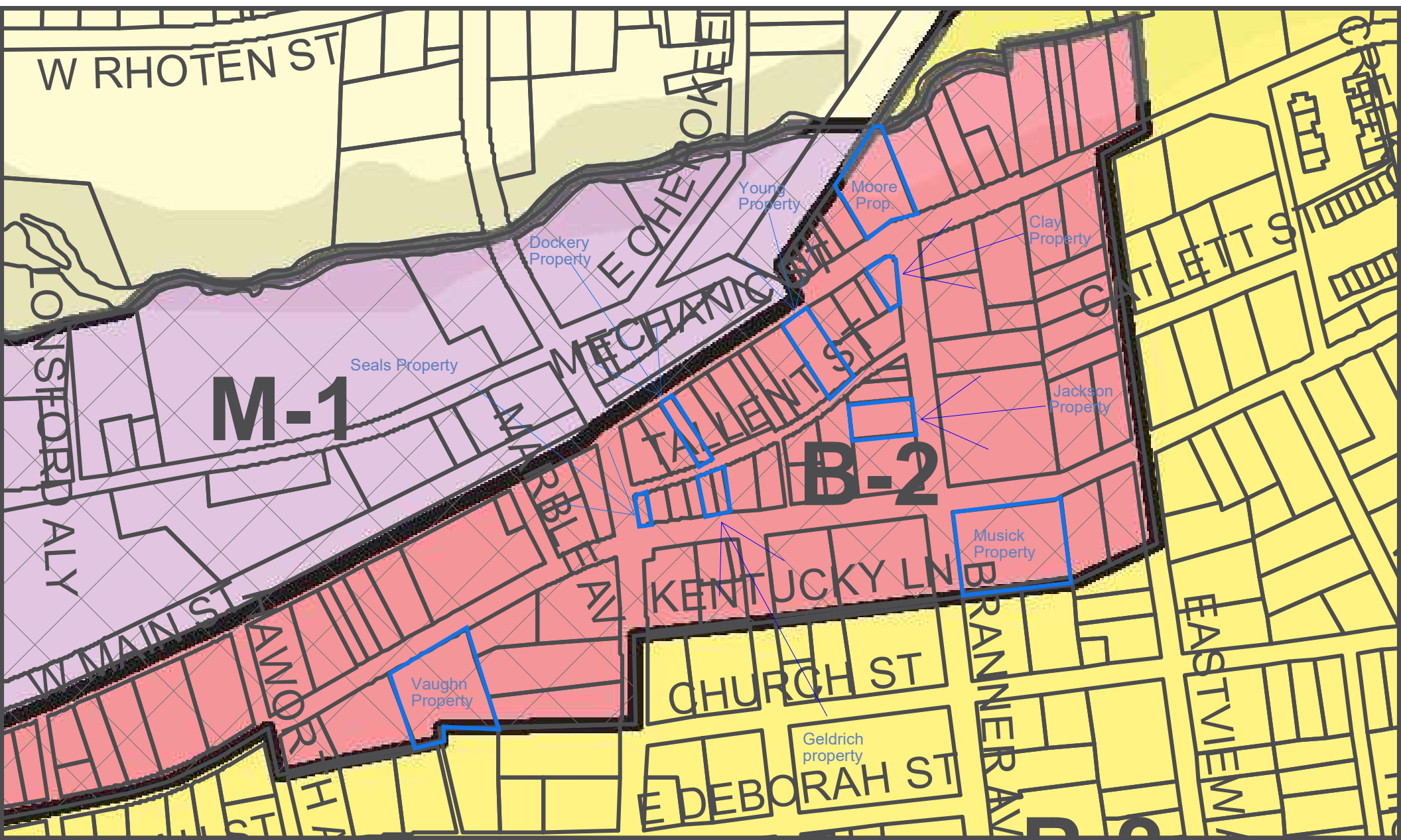
Date: June 10, 2026

County: JEFFERSON
 Owner: SEALS KIM A
 Address: OLD A J HWY E 100
 Parcel ID: 014M H 026.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Vexcel Imagery Date: 2021



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Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 6/22/2024

Date of Application 6/8/2026

Name & Phone Number David Vaughn

Planning Commission - (See Pg. 3 Fee Schedule)

Board of Zoning Appeals - (See Pg. 3 Fee Schedule)

Historic Planning Commission - \$25.00 Fee

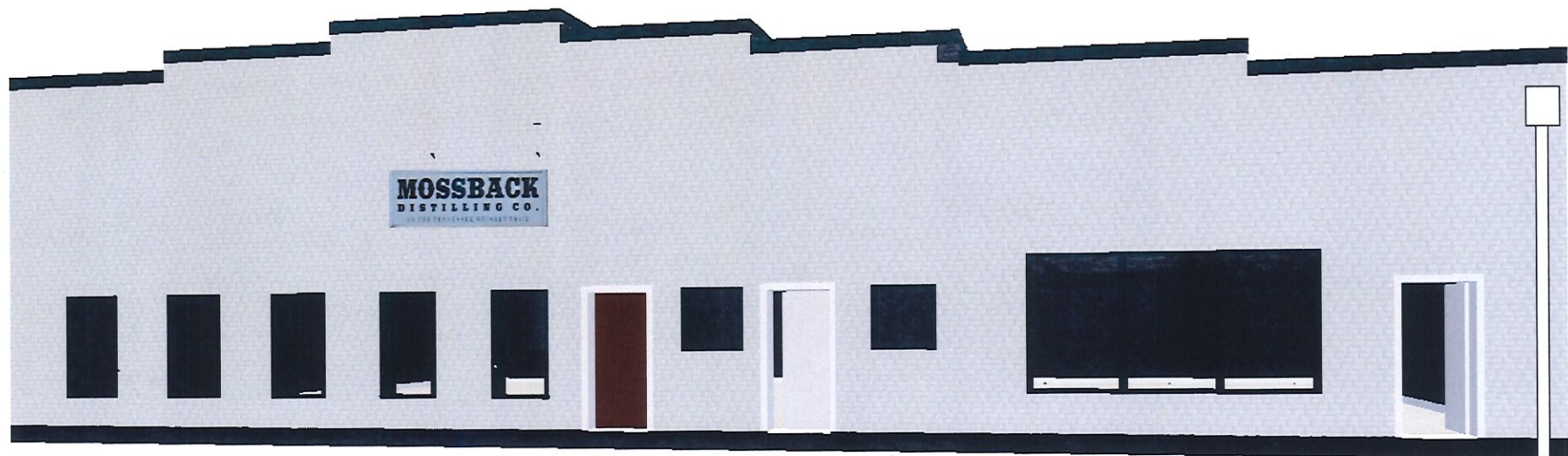
Describe your request and attach documents :

Facade Improvement Subgrant Program

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

[Handwritten Signature]
Applicant Signature

115 W. Main St. Mossback Distillery - Front elevation

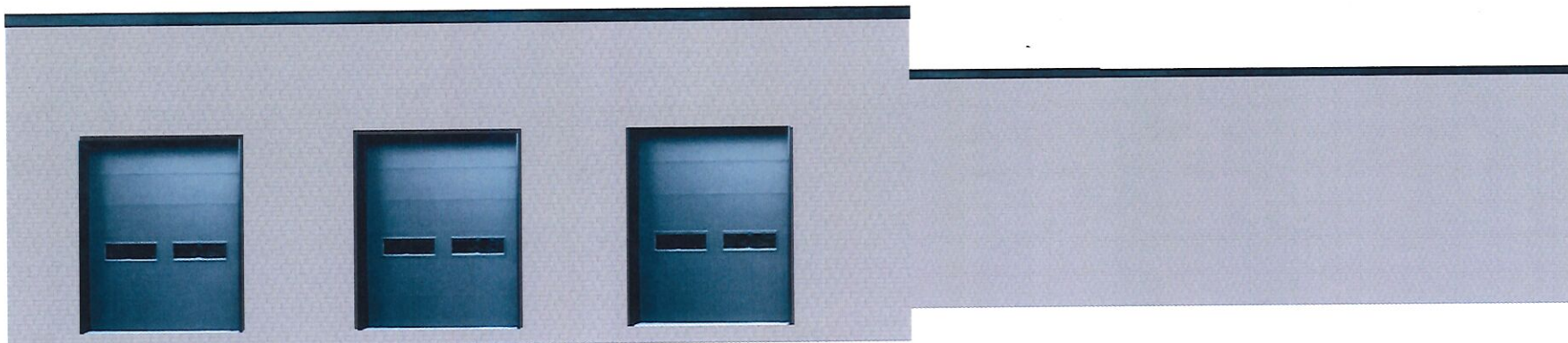


Front of building -
Soft wash -
Repaint, matching
existing.

Repairs to door and window trim.
Awnings over left side windows

New boxed in gutter downspouts

115 W. Main St. Mossback Distillery



West side

New garage doors to match as close as possible to existing
Model 511 With Windows Insulated

Lightly clean brick. Repaint with original paint color.

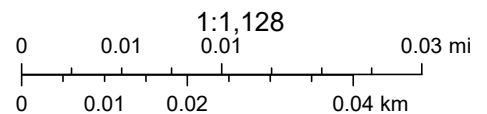
Jefferson County - Parcel: 014M M 013.00

Section 5, Item i.



Date: June 10, 2026

County: JEFFERSON
Owner: VAUGHN DAVID W %ASHTON BRITT SERVICE CO
Address: OLD A J HWY W 115
Parcel ID: 014M M 013.00
Deeded Acreage: 0.62
Calculated Acreage: 0
Vexcel Imagery Date: 2021



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