

**TOWN OF DANDRIDGE, TENNESSEE  
HISTORIC PLANNING COMMISSION  
REGULAR MEETING  
Tuesday – 10 March 2026**

**4:00 p.m.**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. READING OF THE MINUTES**
  - February 10, 2026
- IV. PUBLIC COMMENTS**
- V. BUSINESS PRESENTED BY THE CHAIRMAN**
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
  - Danielle & Stephen Grisham (147 E. Main St.) Exterior Renovation
- VIII. MISCELLANEOUS**
- IX. ADJOURNMENT**

Zach Reese  
Town Recorder  
Agenda 031026

**TOWN OF DANDRIDGE, TENNESSEE  
HISTORIC PLANNING COMMISSION  
REGULAR MEETING  
10 February 2026**

**I. CALL TO ORDER**

- A. The Dandridge Historic Planning Commission met in a regular session on Tuesday, February 10, 2026, at 4:00 p.m.
- B. Vice-Chairman RICK FARRAR called the meeting to order and called roll.

**II. ROLL CALL**

- A. A roll call of the Historic Planning Commission was conducted with the following members responding:
- Commissioner RICHARD ANTUNES
  - Alderman JEFF DEPEW
  - Vice-Chairman RICK FARRAR
  - Commissioner JULIE GERDING
  - Commissioner MARTHA MURRAY
  - Commissioner PATTI CHAMBERS

ABSENT:

Commissioner KENNY CARR

- B. A quorum being present, the following business was conducted and entered on the record:

**III. READING OF THE MINUTES**

It came on a motion by Commissioner CHAMBERS, seconded by Commissioner ANTUNES, to approve the October 14, 2025 regular meeting minutes as presented.

On a voice vote, the motion passed unanimously, and was so ordered.

**IV. PUBLIC COMMENTS**

*None*

**V. BUSINESS PRESENTED BY THE CHAIRMAN**

**VI. OLD BUSINESS**

*Town Building Inspector Reneau – The new owner of Tracee’s Treasures Building downtown wants to take down signs, shutters...plans will come before board probably next month.*

**VII. NEW BUSINESS**

- Don Pitsly (1130 Squirewood Way) Map 068, Group B, Parcel 11.00 – Addition

*Town Building Inspector Reneau – Mr. Pitsly will be purchased the squirewood residence. He is looking to do a sit-down restaurant and is asking to be able to add onto the back of building for a kitchen. The addition will be wood framed with white trim to match the existing house. He will also be adding back awning, landscaping, and outdoor lighting. Will also be replacing the windows and HVAC system as well as repointing the brick. The entrance will be off of Hwy 25-70*

It came on a motion by Commissioner GERDING, seconded by Commissioner MURRAY to approve the addition.

On a voice vote, the motion passed unanimously, and was so ordered

#### VIII. MISCELLANEOUS

It came on a motion by Commissioner GERDING, seconded by Alderman DEPEW to suspend Robert's Rules of Order and add new Chairman discussion to agenda.

On a voice vote, the motion passed unanimously, and was so ordered

It came on a motion by Commissioner GERDING, seconded by Commissioner CHAMBERS to nominate Commissioner ANTUNES as the new chairman.

On a voice vote, the motion passed unanimously, and was so ordered

Vice-Chairman Farrar agreed to continue as Vice-Chairman

#### IX. ADJOURNMENT

It came on a motion by Alderman DEPEW, seconded by Commissioner GERDING, that the meeting of February 10, 2026 be adjourned.

On a voice vote, the motion passed unanimously, and was so ordered.

\_\_\_\_\_  
Rick Farrar, Vice-Chairman

ATTEST:

\_\_\_\_\_  
Zach Reese, Town Recorder

MINUTES-HISTORIC PLANNING-021026

historical committee

2026

presentation

# HERITAGE + HOME

## 147 E. Main St. Restoration

At Heritage + Home, our brand is guided by a deep respect for history, craftsmanship, and the enduring role of a quaint downtown in shaping community life. This proposal outlines our vision for restoring the historic character of 147 E. Main Street through a refined, minimal design approach that honors the building's past while feeling timeless and authentic.

Our goal is to honor the architectural integrity and story of the structure—highlighting its historic details rather than competing with them—while thoughtfully aligning the space with our brand values of simplicity, quality and intentional design.

All proposed interior elements are presented as a starting point and feedback is welcomed. We look forward to working collaboratively with the Town of Dandridge Historical Committee to ensure this restoration respects the building's legacy and contributes meaningfully to the continued preservation of our Main Street's history.

[www.shopheritageandhome.com](http://www.shopheritageandhome.com)



# HERITAGE + HOME

## CONTACT INFO

Danielle & Steven Grisham | Owners

Phone: (916) 402-5438

[danielle.m.grisham@gmail.com](mailto:danielle.m.grisham@gmail.com)

[www.shopheritageandhome.com](http://www.shopheritageandhome.com)



# GROUND LEVEL

FRONT FACADE DESIGN PROPOSAL



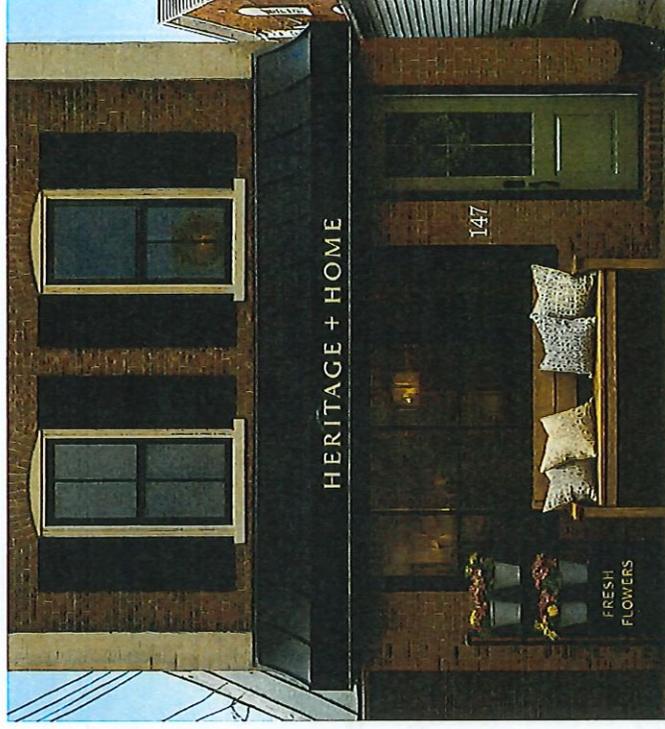
BM Wethersfield Moss



BM Bleeker Beige



BM HC-190 Black



Warm Wood



Antique Brick



Black Metal/Iron

## DETAILS

- Keep existing metal roof
- Keep upper level shutters, add shutter dogs
- Keep existing picture and transom windows
- Repaint front ground and upper level front doors
- Repaint accent brick, window casings and shutters
- Replace existing exterior light fixtures
- Replace current awning with a traditional style, straight valance awning in vinyl or metal
- Remove sign hanger from second story
- Repaint exterior brick accents
- Replace broken metal gutters
- Replace stairs to upper level to be code compliant

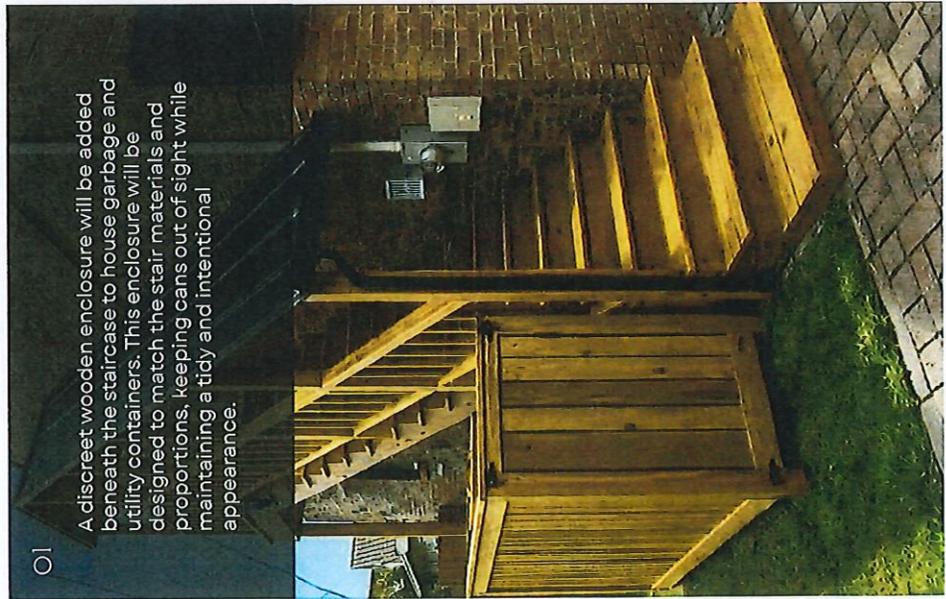
## LEFT BUILDING ELEVATION

The existing exterior stair structure will be reconstructed using high-quality, durable wood materials to ensure longevity, safety, and a more cohesive appearance with the building's traditional architecture. The stair design and placement will remain consistent with the current configuration, preserving the established footprint and scale.

## DETAILS

- *Keep existing metal roof*
- *Clean up visible utility wiring where possible*
- *Replace and reconstruct stairs & gutters*
- *Add garbage can enclosure*
- *Reseed grassy area to freshen alleyway*

HERITAGE + HOME



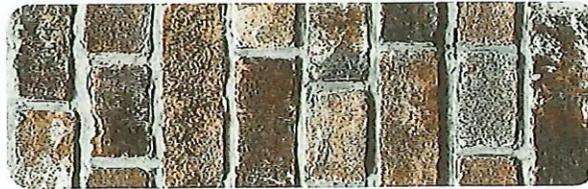
A discreet wooden enclosure will be added beneath the staircase to house garbage and utility containers. This enclosure will be designed to match the stair materials and proportions, keeping cans out of sight while maintaining a tidy and intentional appearance.



New gutters and downspouts will be installed to improve drainage and protect the historic brick façade from long-term moisture damage. These elements will be finished in a subdued, historically appropriate color to blend seamlessly with the building rather than draw attention.

## EXTERIOR COLOR + TEXTURE PALETTES

we carefully selected the color palette for 147 e. main street, ensuring harmony with the Town of Dandridge historical guidelines, Heritage + Home brand guidelines and preservation of our main street's history.



Antique Brick



Warm Wood



Black Metal/Iron



Antique Aged Brass



BM Wethersfield Moss



BM Bleeker Beige



BM HC-190 Black

# INTENDED USE

147 E. MAIN STREET

## RETAIL SPACE (GROUND LEVEL)

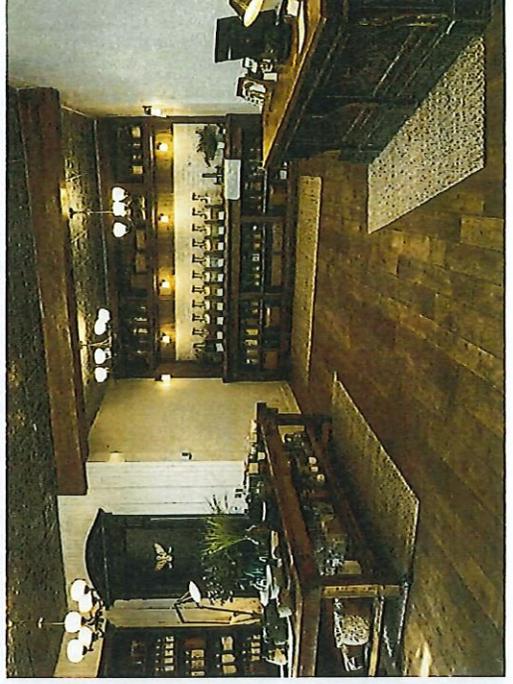
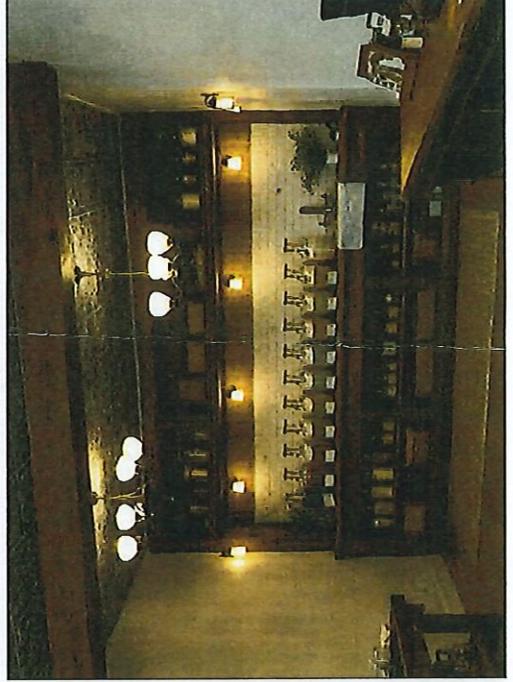
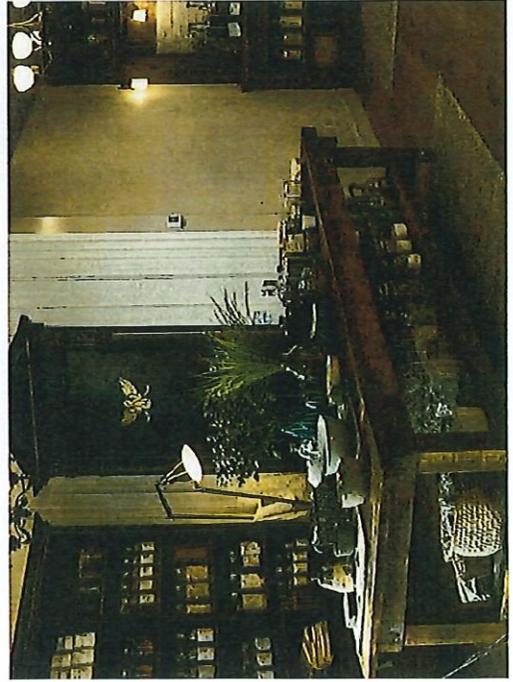
The ground level of the building is intended to serve as the home of Heritage + Home, a thoughtfully curated retail space offering timeless home and kitchen goods, American-made essentials, and a small refillery rooted in the belief that home is sacred ground. Designed as a place to gather, shop, and linger, the space will honor traditional craftsmanship and the old ways while serving the needs of the modern home.

More than a store, it is meant to be a welcoming presence on Main Street—one that contributes to the vitality of the downtown district and fosters a sense of community, connection, and care.

## SHORT TERM RENTAL (UPPER LEVEL)

The upper level of the building is intended to operate as a short-term rental known as The Historic Hideaway, offering guests a comfortable and character-rich place to stay in one of Tennessee's oldest downtowns. Thoughtfully restored to preserve the building's historic charm, the space will provide travelers with a warm, quiet retreat that celebrates the story of the structure and its surroundings.

The Historic Hideaway is designed to invite visitors to slow down, experience Main Street living, and connect more deeply with the history, local businesses, and natural beauty of the area.



## RIGHT BUILDING ELEVATION

Our proposal for this side of the building is to carefully remove the existing mural using one of the sensitive methods listed.

The primary goal of this effort is to return the side of the building to a clean, cohesive appearance that complements the building's historic architecture.

Looking ahead, improving this side elevation is an important first step in a longer-term vision for the rear of the property. While no formal plans are in place at this time, the intention is to eventually clean up the back of the building to accommodate a future third business and create a modest, porch-style seating area. This space would offer a quiet, welcoming place for patrons to enjoy the area while preserving the historic charm of the structure and contributing positively to the overall downtown experience.

HERITAGE + HOME

