

**TOWN OF DANDRIDGE, TENNESSEE  
HISTORIC PLANNING COMMISSION  
REGULAR MEETING  
Tuesday – 9 June 2026**

**4:00 p.m.**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. READING OF THE MINUTES**
  - May 12, 2026
- IV. PUBLIC COMMENTS**
- V. BUSINESS PRESENTED BY THE CHAIRMAN**
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
  - Donna Keller (1109 Church St.) Map 068N, Group G, Parcel 011.00 – Rehab and Addition
  - Discussion of murals
- VIII. MISCELLANEOUS**
- IX. ADJOURNMENT**

Zach Reese  
Town Recorder  
Agenda 060926

**TOWN OF DANDRIDGE, TENNESSEE  
HISTORIC PLANNING COMMISSION  
REGULAR MEETING  
12 May 2026**

**I. CALL TO ORDER**

- A. The Dandridge Historic Planning Commission met in a regular session on Tuesday, May 12, 2026, at 4:00 p.m.
- B. Chairman RICHARD ANTUNES 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:
  - Chairman RICHARD ANTUNES
  - Commissioner PATTI CHAMBERS
  - Vice-Chairman RICK FARRAR
  - Commissioner JULIE GERDING

ABSENT:

Commissioner KENNY CARR  
Commissioner MARTHA MURRAY  
Alderman JEFF DEPEW

- 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 GERDING, seconded by Vice-Chairman FARRAR, to approve the April 14, 2026 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**

**VII. NEW BUSINESS**

- HKC Investment LLC (131 E. Meeting St.) Map 068N, Group D, Parcel 004.01 – Rehab and Addition, Commercial

*Property Owners – Doing a lot of cosmetic work..gray outlines, molding, painting. The drive thru window will be replace and getting the rotted vent out. Not changes to front façade..just updating.*

It came on a motion by Vice-Chairman FARRAR, seconded by Commissioner GERDING to approve the changes.

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

- Discussion of Murals

*Chairman Antunes – Terry and I have been reviewing the historical guidelines to try and lay out a policy for murals. Some things I think we should consider are no wrap of the building, proper type of paint. Doesn't really want to set a certain % of coverage, would just like to look at on a case by case basis*

*Town Building Inspector Reneau – Shouldn't allow any type of advertisement or business promotion and would like it to be related to Dandridge. BMA should have final say on approval after it comes through us. Guidelines will be presented at June meeting.*

**VIII. MISCELLANEOUS**

**IX. ADJOURNMENT**

It came on a motion by Commissioner GERDING, seconded by Vice-Chairman FARRAR, that the meeting of May 12, 2026 be adjourned.

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

\_\_\_\_\_  
Richard Antunes, Chairman

ATTEST: \_\_\_\_\_  
Zach Reese, Town Recorder

MINUTES-HISTORIC PLANNING-051226

**DANDRIDGE HISTORIC PLANNING COMMISSION  
REQUEST FORM**

Presenter: Donna Keller

Date: 5 / 20 / 2026

Property Owner(s): Donna Keller

Property Address: 1109 church st  
(House #, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): 068N - G - 011.00

Telephone Number: (~~865~~) - ~~309-0~~ or ( ) - 865 230-5597  
(Please give numbers where you can be reached during the day.)

<u>TYPE OF REQUEST</u>	<u>FEE</u>
<input type="checkbox"/> Site Plan Review, Residential	\$50.00
<input type="checkbox"/> Site Plan Review, Commercial	\$75.00
<input type="checkbox"/> Demolition	\$25.00
<input checked="" type="checkbox"/> Rehabilitation and Additions, Residential	\$25.00
<input type="checkbox"/> Rehabilitation and Additions, Commercial	\$50.00
<input type="checkbox"/> Other: Approval of signs, fences, landscaping, driveways, retaining walls and other non-structural requests not included in the above.	\$25.00

Explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PAID: \_\_\_\_\_

RECIPT# \_\_\_\_\_

**GUIDELINES:**

1. All requests must be submitted fourteen (14) days before the Historic Planning Commission Meeting to be placed on the agenda. If request is not submitted, there will be no exceptions.
2. All plans must be submitted with request form.
3. The Historic Planning Commission meets every fourth Thursday of the month.
4. A presenter must be at the meeting for every request in order for the Historic Planning Commission to consider the request.

## Historical Mural Guidelines

### Commercial Structures only

No logos, slogans, advertising, political or religious statements, trademarks, patterns identifying with a business profession or trade or anything that would be considered a sign.

Must relate to the culture or significant history or a significant event or industry of the Town or surrounding area.

Murals are to be placed on side or rear walls only not to wrap around. Taking into consideration windows, doors, character defining architectural features. Making sure art work compliments rather than detracts from the original architecture embellishments.

Artist may retain copyright protection over permanent artwork. Building owners should have a clear written contract with the muralist outlining ownership, maintenance, removal ect.

3D artwork is not allowed or permitted

All materials used on a specific project must be reviewed and approved by the appropriate Town governing bodies.

Artist doing the artwork must provide for review previous experience, examples of prior work, background and photos.

Upon completion, photo and documentation must be provided to the Town of Dandridge i.e. Date of completion, artist name, ownership of the artwork, contract between artist and owner and who is responsible for maintenance or removal.

Locating a mural on a building with siding features such as bevel, lap or board and batten detailing or split faced stone is not appropriate

Carefully scale a mural to the property in which it is located so that it's proportions and size are compatible with the building and district. A mural should complement not compete with or overwhelm the building.

No mural may be located on elevations that directly face or are parallel to sidewalks or public rights-of-way.

Artists should sign and date work in a discreet location.

All murals and artwork will be considered on a case by case basis.

For a mural on historical brick requiring breathability and removability, mineral silicate paints (such as Keim or Bieck) are the best choice, as they chemically bond to masonry without forming a trapping film. For easier, faster removal while remaining breathable, Limewash (like Romabio) is an excellent, sustainable option, though it will weather faster than silicate paint.

### Key Recommendations:

- **Best for Breathability & Longevity: Mineral Silicate Paint** (e.g., Keim Granital, Bieck Renosil) is highly breathable, prevents spalling, and offers long-lasting, water-resistant coverage.
- **Best for Removability/Temporary Art: Limewash** (e.g., Romabio Classico) penetrates the brick, allowing it to breathe, and can be washed off within the first few years.
- **Best for Bright Colors (High Permeability): Acrylic mural paint** (e.g., Golden Artist Colors, Nova Color) is durable. However, to keep it breathable, use it in thinner, less opaque layers, and do not seal it with non-breathable sealers.

### Key Considerations for Historical Brick:

- **Avoid Acrylic/Latex Films:** Traditional acrylic or latex paint seals the brick, trapping moisture which can cause the bricks to break, flake, or peel (spalling).
- **Surface Preparation:** Ensure the wall is clean and that you do not use harsh primers that prevent moisture escape.
- **Removal Factor:** While mineral paints are permanent, limewash can be removed **via water and pressure**, allowing for **easier** reversibility on historic sites.

### Preparation Steps

- **Inspection & Repair:** Inspect for cracks in the brick or mortar. Repoint loose or crumbling mortar with historically appropriate, soft lime mortar rather than hard cement.
- **Dry Cleaning:** Before using water, use a medium-bristle brush to remove dry dust, cobwebs, and loose debris.
- **Pre-wetting:** Always thoroughly soak the brick with clean water before applying any detergent or cleaner; this prevents the brick from absorbing the chemical too deeply, which can cause damage.

### Optimal Cleaning Techniques

- **Low-Pressure Wash:** If using a power washer, keep it under 300–400 PSI and use a wide-angle nozzle, holding it far from the surface.
- **"Soak Method":** Apply cleaning chemicals and allow them to dwell for 15-30 minutes, keeping them wet, to loosen dirt without aggressive scrubbing.
- **Natural Bristles:** Only use stiff natural-fiber or nylon brushes; metal brushes will leave metal particles that can cause permanent rust staining.
- **Work Top to Bottom:** Always work in manageable sections, starting from the top and working down, rinsing thoroughly.