

**TOWN OF DANDRIDGE, TENNESSEE
HISTORIC PLANNING COMMISSION
REGULAR MEETING
Tuesday – 8 September 2026**

4:00 p.m.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING OF THE MINUTES

- August 11, 2026

IV. PUBLIC COMMENTS

V. BUSINESS PRESENTED BY THE CHAIRMAN

VI. OLD BUSINESS

VII. NEW BUSINESS

- Leandra Riley – (1103 Academy Circle: Map 068K, Group A, Parcel 009.00) - Demolition of Existing Home
- Craig Migawa – (Gay St.) – Revision of Front Façade
- Don Pitsley – (1180 Squirewood) – Rehab and Additions
- Donna Keller – (1109 Church St.: Map 068N, Group G, Parcel 011.00 – Carport and Porch Addition

VIII. MISCELLANEOUS

IX. ADJOURNMENT

Zach Reese
Town Recorder
Agenda 090826

**TOWN OF DANDRIDGE, TENNESSEE
HISTORIC PLANNING COMMISSION
REGULAR MEETING
11 August 2026**

I. CALL TO ORDER

- A. The Dandridge Historic Planning Commission met in a regular session on Tuesday, August 11th, 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
 - Alderman JEFF DEPEW
 - Commissioner JULIE GERDING
 - Commissioner KENNY CARR
 - Vice-Chairman RICK FARRAR
 - Commissioner MARTHA MURRAY

- 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 MURRAY, seconded by Commissioner GERDING, to approve the July 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

- Ordinance 26/27-10 Mural Guidelines (Historic District)

Town Building Inspector Reneau – Owner will come to HPC for approval and must have a finalized list of all materials. HPC will judge each matter on a case by case basis to measure appropriateness and will then recommend to BMA.

It came on a motion by Commissioner CARR, seconded by Commissioner GERDING to approve the Mural Guidelines and recommend to BMA

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

- Martha Dandridge Graveyard and Garden Club – Approval of Accessory Structure

Kim Ward – We have maintained the graveyard for over 100 years. We applied for a grant associated with America's 250th and would like to use the funds for a 5'8' storage building for our tools. The storage building will be a dark gray color and placed in the far left corner and blended in with Jerry's garden.

It came on a motion by Commissioner CARR, seconded by Commissioner CHAMBERS to approve the accessory structure.

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

VIII. MISCELLANEOUS

Town Building Inspector Reneau – Log Cabin Update: Property owner has been set back by some personal issues but she has cleaned up the property a little. She was not able to obtain the historic grants she thought she could so that has slowed things down as well

IX. ADJOURNMENT

It came on a motion by Commissioner MURRAY, seconded by Commissioner GERDING, that the meeting of August 11th, 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-081126

**DANDRIDGE HISTORIC PLANNING COMMISSION
REQUEST FORM**

Presenter: DON ADKINS SR.

Date: 8 / 12 / 2024

Property Owner(s): Leandra Riley

Property Address: 1103 Academy Circle
(House #, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): 068K-A 009.00

Telephone Number: (423)-736-0616 - or ()- -
(Please give numbers where you can be reached during the day.)

TYPE OF REQUEST	FEE
☐ Site Plan Review, Residential	\$50.00
☐ Site Plan Review, Commercial	\$75.00
☒ Demolition	\$25.00
☐ Rehabilitation and Additions, Residential	\$25.00
☐ Rehabilitation and Additions, Commercial	\$50.00
☐ Other: Approval of signs, fences, landscaping, driveways, retaining walls and other non-structural requests not included in the above.	\$25.00

Explain Demolition of existing home due to poor
Condition.

Currently zoned B1/H1

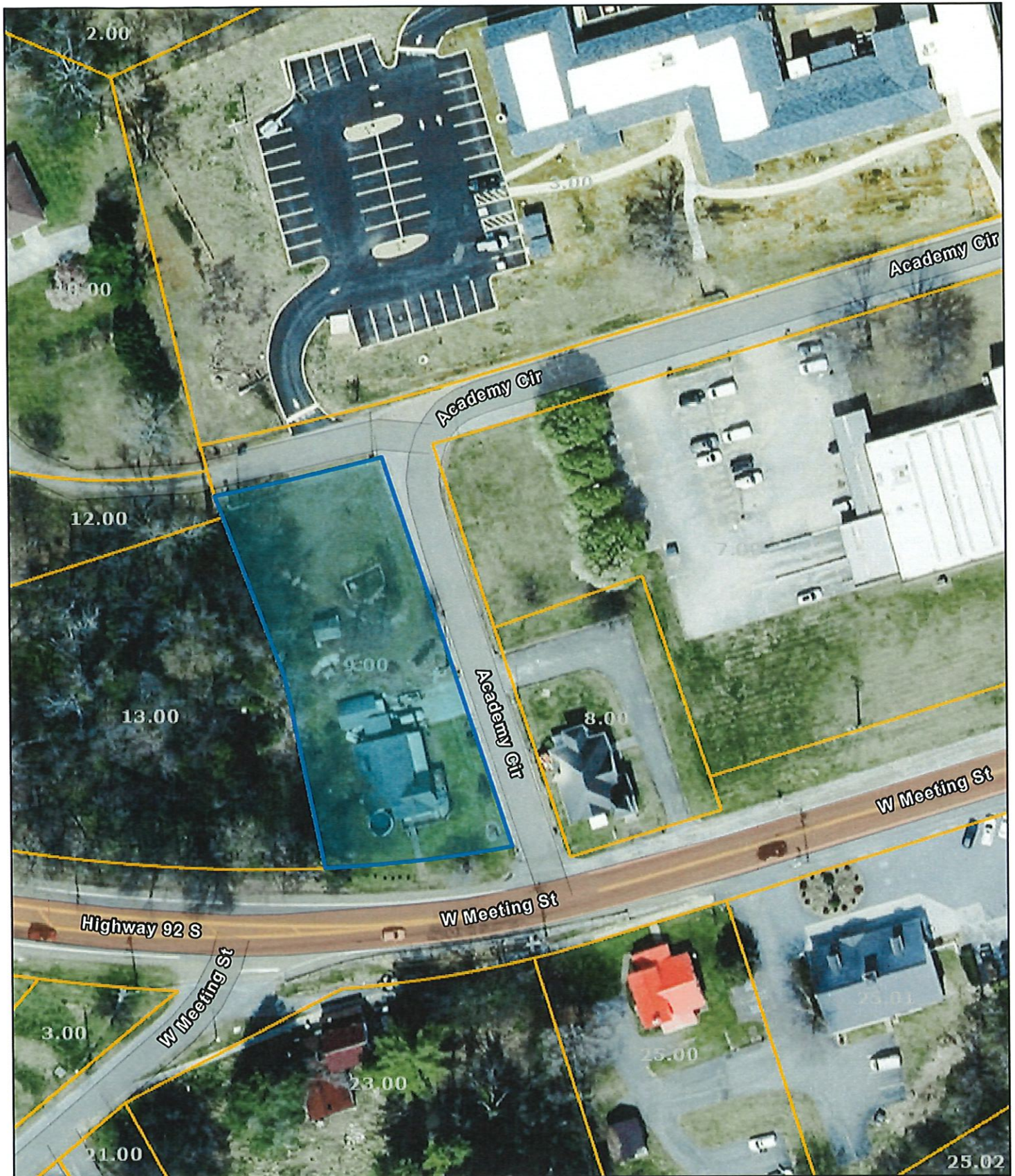
PAID: _____

RECEIPT# _____

GUIDELINES:

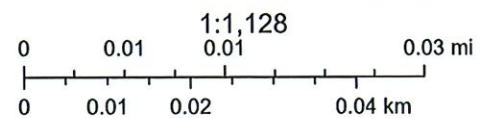
1. All requests must be submitted fourteen (14) days before the Historic Planning Commission Meeting to be placed on the agenda. If request is not submitted, there will be no exceptions.
2. All plans must be submitted with request form.
3. The Historic Planning Commission meets every fourth Thursday 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.

Jefferson County - Parcel: 068K A 009.00



Date: August 12, 2026

County: JEFFERSON
Owner: RILEY LEANDRA
Address: ACADEMY CIR 1103
Parcel ID: 068K A 009.00
Deeded Acreage: 0
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local

**DANDRIDGE HISTORIC PLANNING COMMISSION
REQUEST FORM**

Presenter: Eddie Collins

Date: 8 / 26 / 2024

Property Owner(s): Craig Mignawn

Property Address: Cam St Dmnd
(House #, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): _____

Telephone Number: (____) - _____ - _____ or (____) - _____ - _____
(Please give numbers where you can be reached during the day.)

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

Explain Revision of Front Fence.

PAID: _____

RECIEPT# _____

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Presented to:
The Town of Dandridge
Historic Planning Commission

Meeting date:
April 14, 2026



Project:
1209 Gay Street
Dandridge, Tennessee

Proposed Use:
The First Lady Pub

Owner:
Craig Migawa

First Lady Pub

1209 GAY STREET

The proposed renovation of 1209 Gay Street is based on a philosophy of respectful revitalization, with extensive work being undertaken to restore the existing structure while preparing it for a new chapter in its long-standing presence on Gay Street.

The past identities of the structure are an important part of the building's story, and this project seeks to honor that legacy while ensuring the structure remains active and relevant for future generations.

The introduction of *The First Lady Pub* represents a continuation of the building's role as a place of gathering and community interaction. Rather than altering its identity, the project reinforces its presence within the historic district by maintaining the character-defining features that contribute to the visual continuity of Gay Street. Where updates are necessary, they are designed to be compatible, minimally intrusive, and respectful of the building's historic fabric.

Through thoughtful restoration and adaptive reuse, this project seeks to preserve not only the structure itself, but also the sense of place and shared history it represents within the Town of Dandridge.

First Lady Tavern

1209 GAY ST.



ORIGINALLY PRESENTED
FACADE

AND

REVISED FACADE



First Lady Pub

1209 GAY STREET



FACADE AFTER RENOVATION
AND
CURRENT FACADE

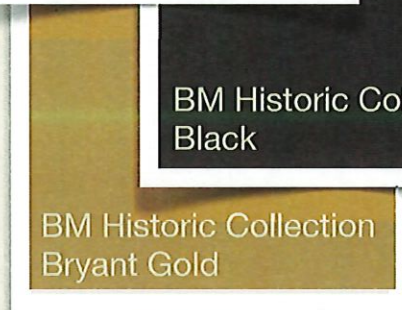
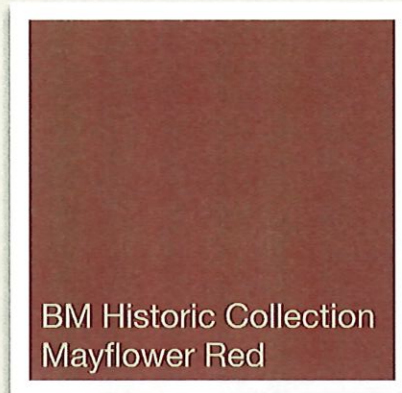


PAINT

BENJAMIN MOORE
Mayflower Red HC-49
Primary wall color.

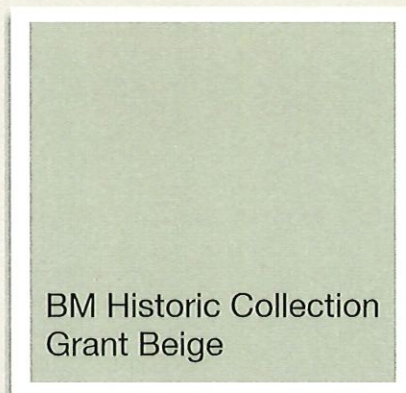
BENJAMIN MOORE
Bryant Gold HC-7
Accent color.

SW ENDURING BRONZE
Accent color.



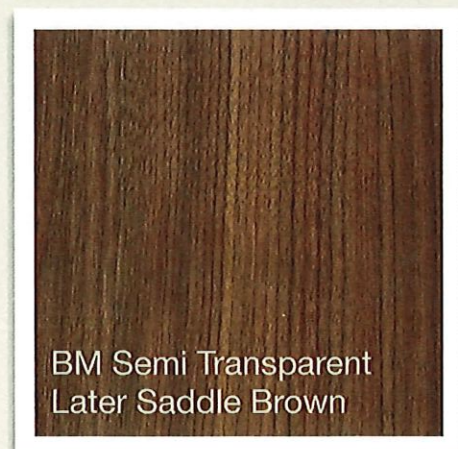
STUCCO ACCENT WALLS

BENJAMIN MOORE
Grant Beige HC-83
Accent walls color.



STAINED WOOD

Leather Saddle Brown
Wood entry doors.





**DANDRIDGE HISTORIC PLANNING COMMISSION
REQUEST FORM**

Presenter: Don P. Hsley Date: 8 / 27 / 2026

Property Owner(s): SV7N Properties

Property Address: 1180 Squimwood Dr
(House #, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): _____

Telephone Number: (____) - _____ or (____) - _____
(Please give numbers where you can be reached during the day.)

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_____ Demolition	\$25.00
_____ Rehabilitation and Additions, Residential	\$25.00
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_____ Other: Approval of signs, fences, landscaping, driveways, retaining walls and other non-structural requests not included in the above.	\$25.00

Explain _____

PAID: _____

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SQUIREWOOD - DESIGNS -

FOREST SINK CHAPEL

32' WIDE x 60' DEEP
NON DENOMINATIONAL

OVERVIEW

A peaceful chapel tucked into the forest in a natural sink, creating privacy, acoustics, and a sense of retreat. Designed for reflection, worship, marriage, and community gatherings.

FEATURES

- 32' Wide x 60' Deep
- Wood and stone exterior
- Steep roof for timeless silhouette
- Arched wood doors with historic detail
- Seating for approx. 120 people
- Integrated with natural landscape
- Passive ventilation and natural light

SPECS

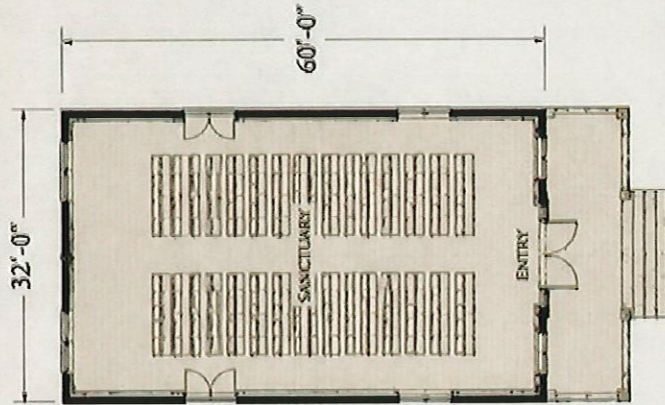
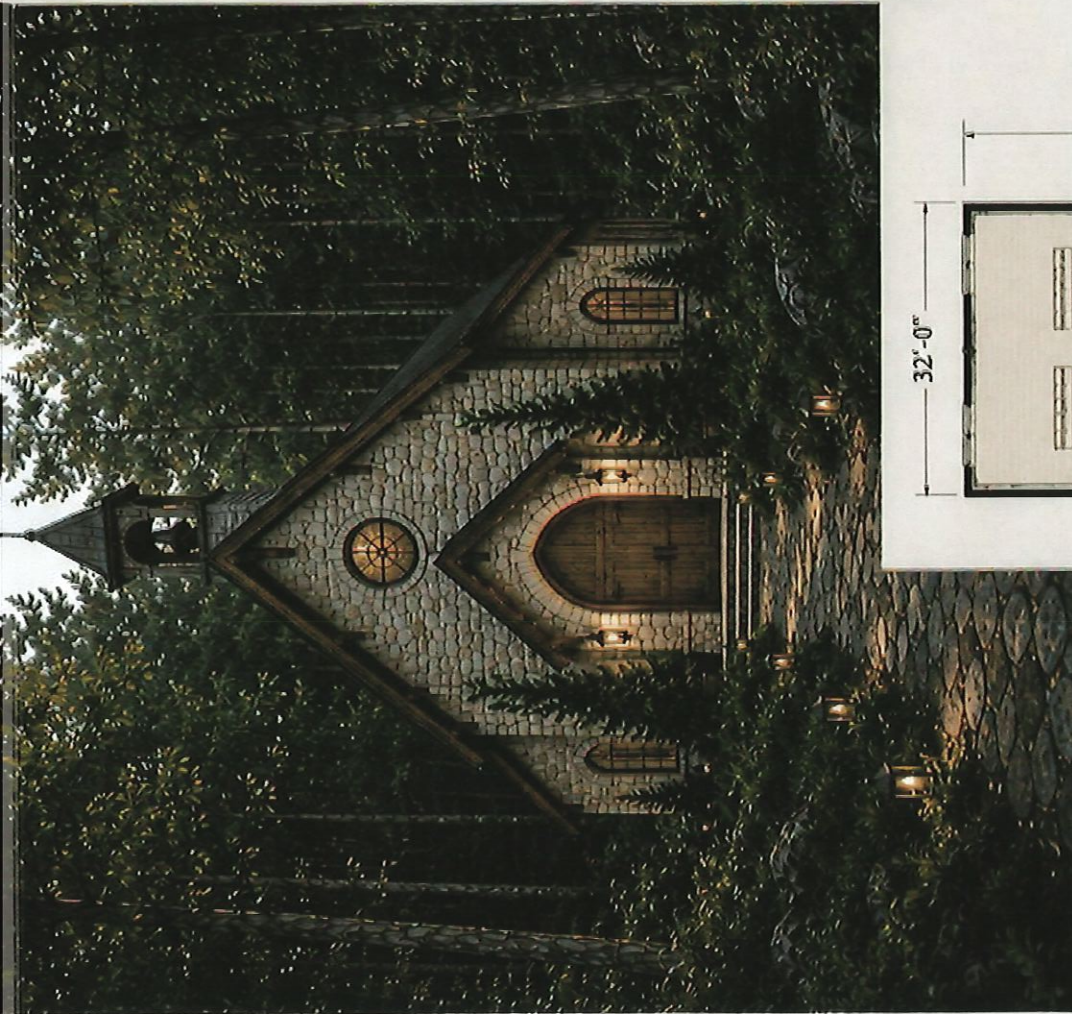
Width: 32'-0"

Depth: 60'-0"

Ceiling Height (Peak): 24'-0"

Main Floor: 1,920 sq ft (approx.)

Seating Capacity: ~120



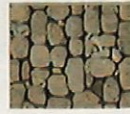
CAPACITY

SEATING CAPACITY

~120 PEOPLE

(100 center pews + 2 side pews
with comfortable spacing)

MATERIAL PALETTE



NATURAL STONE

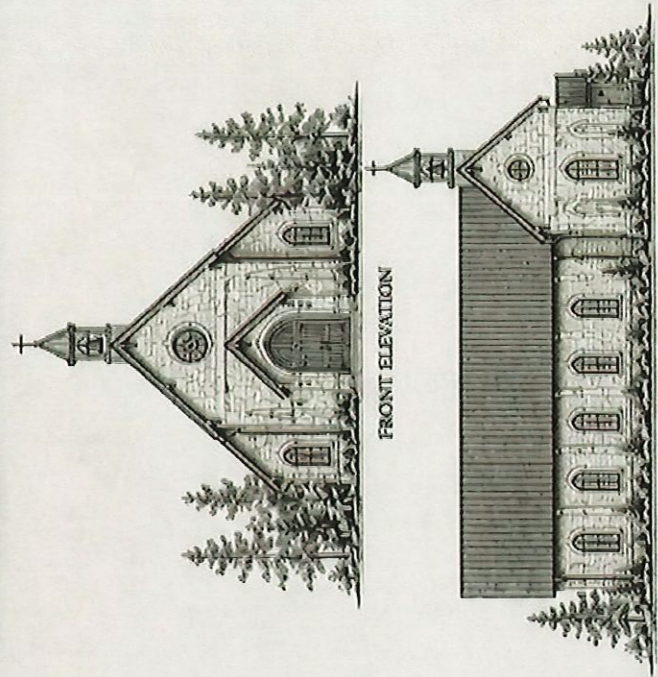
BLEACHED WOOD

ACID WASH
WOOD DOORS

METAL ROOF

BLACK WINDOW
FRAMES

FOREST
SURROUNDINGS



FRONT ELEVATION

SIDE ELEVATION





**DANDRIDGE HISTORIC PLANNING COMMISSION
REQUEST FORM**

Presenter: Donna Keller Date: 8 / 31 / 2024

Property Owner(s): Donna Keller + Diane Pistole

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

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

Telephone Number: ()- - or ()- -
(Please give numbers where you can be reached during the day.)

TYPE OF REQUEST	FEE
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☐ Other: Approval of signs, fences, landscaping, driveways, retaining walls and other non-structural requests not included in the above.	\$25.00

Explain Carport + Porch addition

PAID: _____

RECEIPT# _____

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