



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

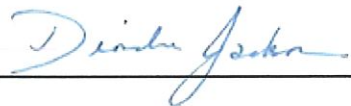
Name & Phone Number DIONDRE JACKSON

- ☐ 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.



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**