

Meeting: 4/16/2025
Applicant: David Wedekind Guyot Properties LLC/Square One Holdings
Owner: David Wedekind Guyot Properties LLC/Square One Holdings
Project: 100 S. Broadway

Property Information

Location: 100 S. Broadway **Parcel ID:** 94 E J 048
Zoning: DK-W (Downtown Knoxville, Warehouse), HP (Hillside Protection Overlay)
Description: Enclosure of breezeway space and entrance modifications on existing building.

Description of Work

Level II Major Alteration of an Existing Building/Structure

Removal of existing single door at main entrance. Removal of existing storefront windows and double door between main entry and breezeway. The doors and windows will be retained for reuse. A new wall be installed in their place that encloses the existing breezeway, and the roof will be extended in-kind to cover the additional space. A new overhead door and bar-height counter will be installed on the left of the wall, and a new overhead door and storefront window system will be installed on the right of the wall, at the former breezeway entrance. The salvaged double-door will be installed at the main entry. A new wall will be installed at the rear of the existing breezeway to enclose it from the rear patio, and the salvaged door from the existing main entry will be installed on the left, along with a new overhead door and storefront window system installed on the right; this will not require the roof to be extended.

Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

1. Building Mass, Scale and Form

1a. Maintain a pedestrian-scaled environment from block to block.

1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level

5. Ground Floor Doors and Windows

5a. Use consistent rhythm of openings, windows, doorways, and entries.

5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.

5c. Design entrances according to the proportions of the building's height and width.

5d. Consider corner entrances at the ends of blocks.

5e. All windows at the pedestrian level should be clear

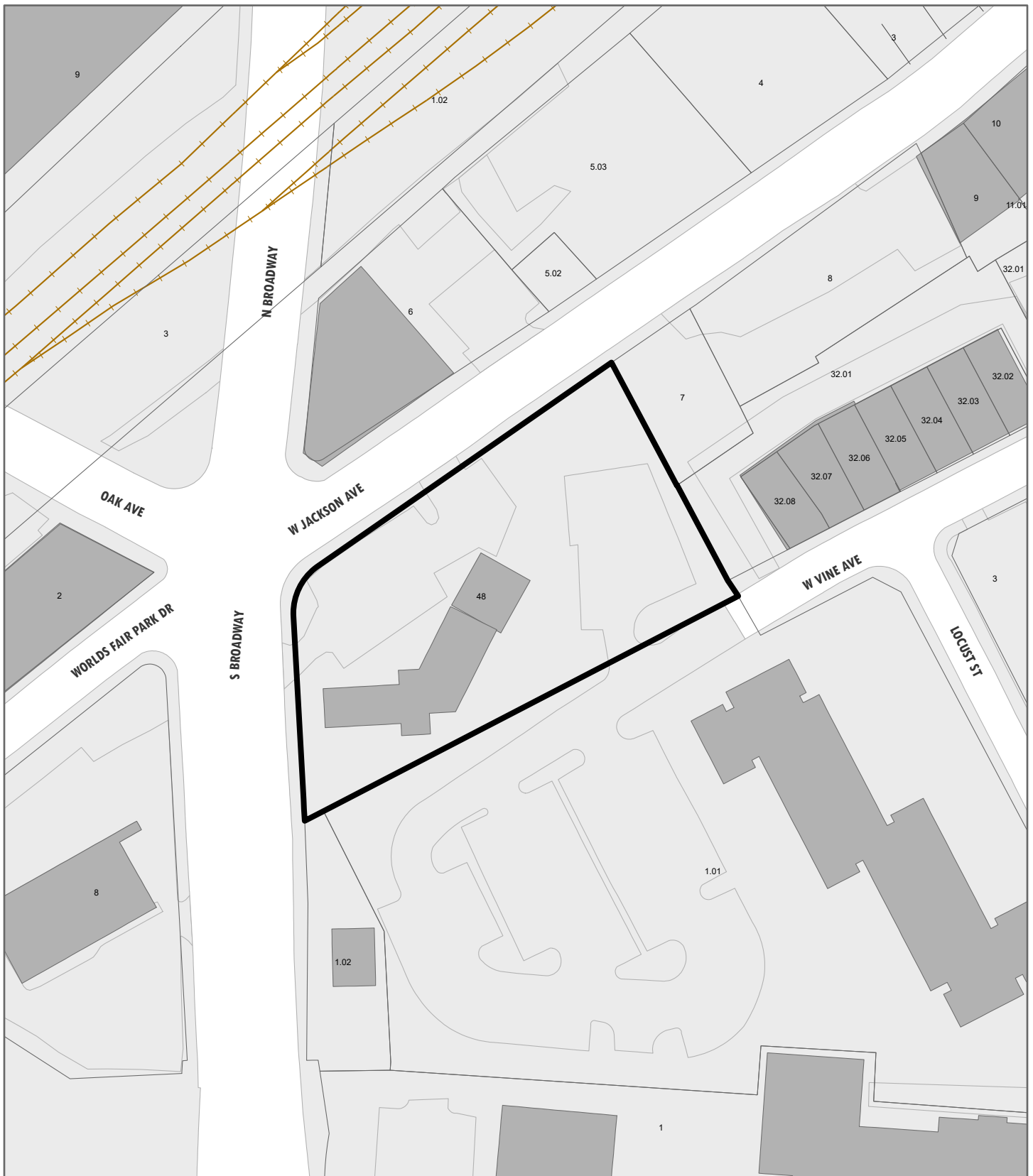
5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the façade.

Comments

Overall, the enclosure of the breezeway space and modifications to the entrance meet the design guidelines. Guidelines encourage that commercial storefronts be pedestrian oriented with a consistent rhythm of windows and doorways. Enclosing the breezeway will give the façade a more consistent rhythm by replicating the existing operable storefront windows and overhead doors, and it will provide a secondary entrance that is compatible in scale with the building. Installing a double-door at the primary entrance will make the entrance more noticeable to pedestrians on both Broadway and W Jackson Avenue. All new walls will feature significant transparency, and all new doors and storefront windows will match the existing design and materials.

Recommendation

Staff recommends approval of Certificate 4-A-25-DT as submitted.



**DESIGN
REVIEW
BOARD**

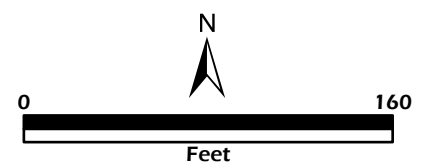
4-A-25-DT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



100 S. Broadway
Level II: Exterior rehabilitation

Original Print Date: 4/2/2025 Revised:
Knoxville/Knox County Planning · Design Review Board

**Petitioner: David Wedekind Guyot
Properties LLC/Square One
Holdings**





DESIGN REVIEW REQUEST

☒ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Square One Holdings

Applicant

3/7/23

4/16/25

4-A-25-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☐ Owner ☐ Contractor ☐ Engineer ☒ Architect/Landscape Architect

Jim Bray

Bray Architecture

Name

Company

1300 Yellow Pine

Boulder

CO

80304

Address

City

State

Zip

303-579-3609

jim@brayarchitecture.net

Phone

Email

CURRENT PROPERTY INFO

Guyot Properties LLC / David Wedekind

2512 Houser Road

(865) 424-1724

Owner Name (if different from applicant)

Owner Address

Owner Phone

100 Broadway SW, Knoxville, TN 37902

094EJ048

Property Address

Parcel ID

CENTRAL CITY

DK-W

Neighborhood

Zoning

AUTHORIZATION

Lindsay Lanois

Lindsay Lanois

3.14.25

Staff Signature

Please Print

Date

James A Bray

Digitally signed by James A Bray
DN: C=US, E=jim@brayarchitecture.net, O=Bray
Architecture, CN=James A Bray
Date: 2025.03.13 11:39:12-06'00'

Jim Bray

3/13/25

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

☐ Signs ☒ Alteration of an existing building/structure

Level 2:

☐ Addition to an existing building/structure

Level 3:

☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

☒ Brief description of work: Enclosure of Breezeway space at Existing Restaurant / Brewery. Minor Updates to Exist Exterior Patio Space. No change of use / occupancy.

Re: Permit # IBC-ALT-25-0079

HISTORIC ZONING

Level 1:

☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

☐ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

Level 3:

☐ Construction of a new primary building

Level 4:

☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

☐ Brief description of work:

INFILL HOUSING

Level 1:

☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

Level 2:

☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

☐ New primary structure
☐ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

☐ Brief description of work:

STAFF USE ONLY

ATTACHMENTS

☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

100.00

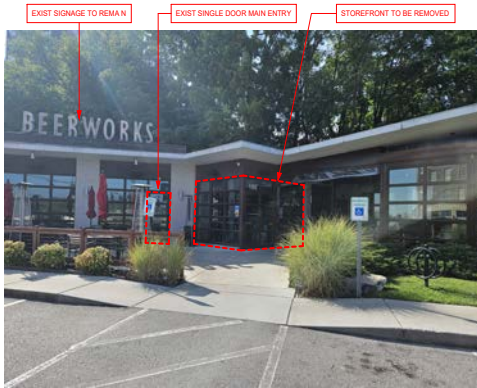
FEE 2:

FEE 3:

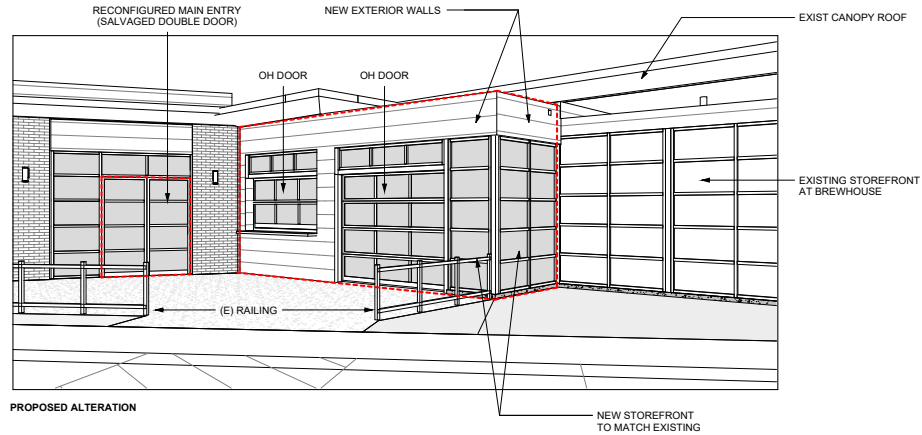
TOTAL:

100.00

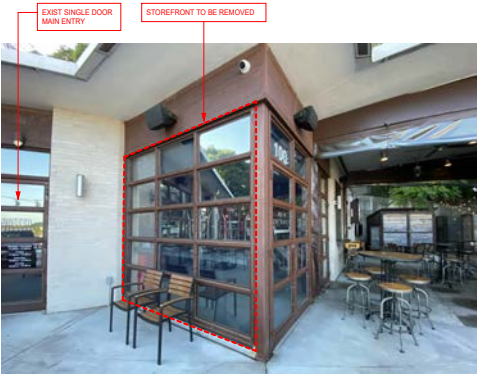
Pd. 03/21/2024, SG



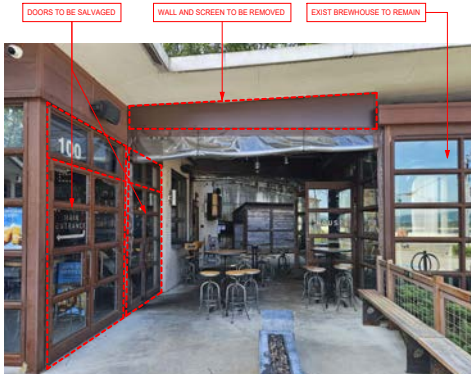
EXIST ENTRY



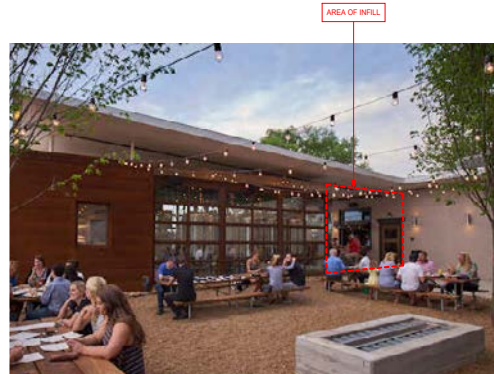
PROPOSED ALTERATION



CLOSE-UP OF EXIST STOREFRONT



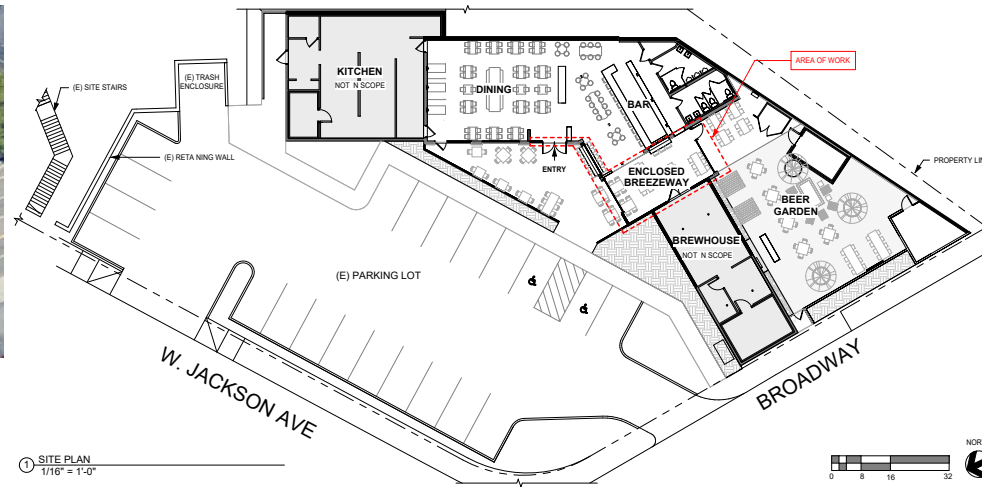
CLOSE-UP OF BREEZEWAY



EXIST BEER GARDEN



SATELLITE VIEW



1 SITE PLAN
1/16" = 1'-0"

BALTER BEERWORKS

100 BROADWAY SW
KNOXVILLE, TN 37902

DESIGN REVIEW BOARD

APRIL 16, 2025

VICINITY MAP



PROJECT LOCATION:
100 BROADWAY SW
KNOXVILLE, TN 37902



PROJECT DIRECTORY

OWNER
Square One Holdings
407 East 5th St
Chattanooga, TN 37403
(904) 501-1888
Contact: Jamie Walton
email: jamie.walton@sq1holding.com

MEP ENGINEER
Boulder Engineering Company
1717 15th Street
Boulder CO 80302
(303) 444-6038
Contact: Ethan Milley
email: ethan@boulderengineering.com

ARCHITECT
Bray Architecture, Inc.
1300-C Yellow Pine Ave.
Boulder CO 80304
(303) 579-3609
Contact: Jim Bray
email: jim@brayarchitecture.net

CONTRACTOR
P&C Construction
1037 W Main St
Chattanooga, TN
(423) 664-5462
Contact: Nic Cornelson
email: nic@pc-const.com

STRUCTURAL ENGINEER
Gebau Structural Engineers
1121 Broadway, # 201
Boulder CO 80302
(303) 444-8545
Contact: Joel Ambrosino
email: joel@gebau.com

PROJECT INFORMATION

PROJECT ADDRESS: 100 BROADWAY SW
KNOXVILLE, TN 37902

ZONING: DK-W

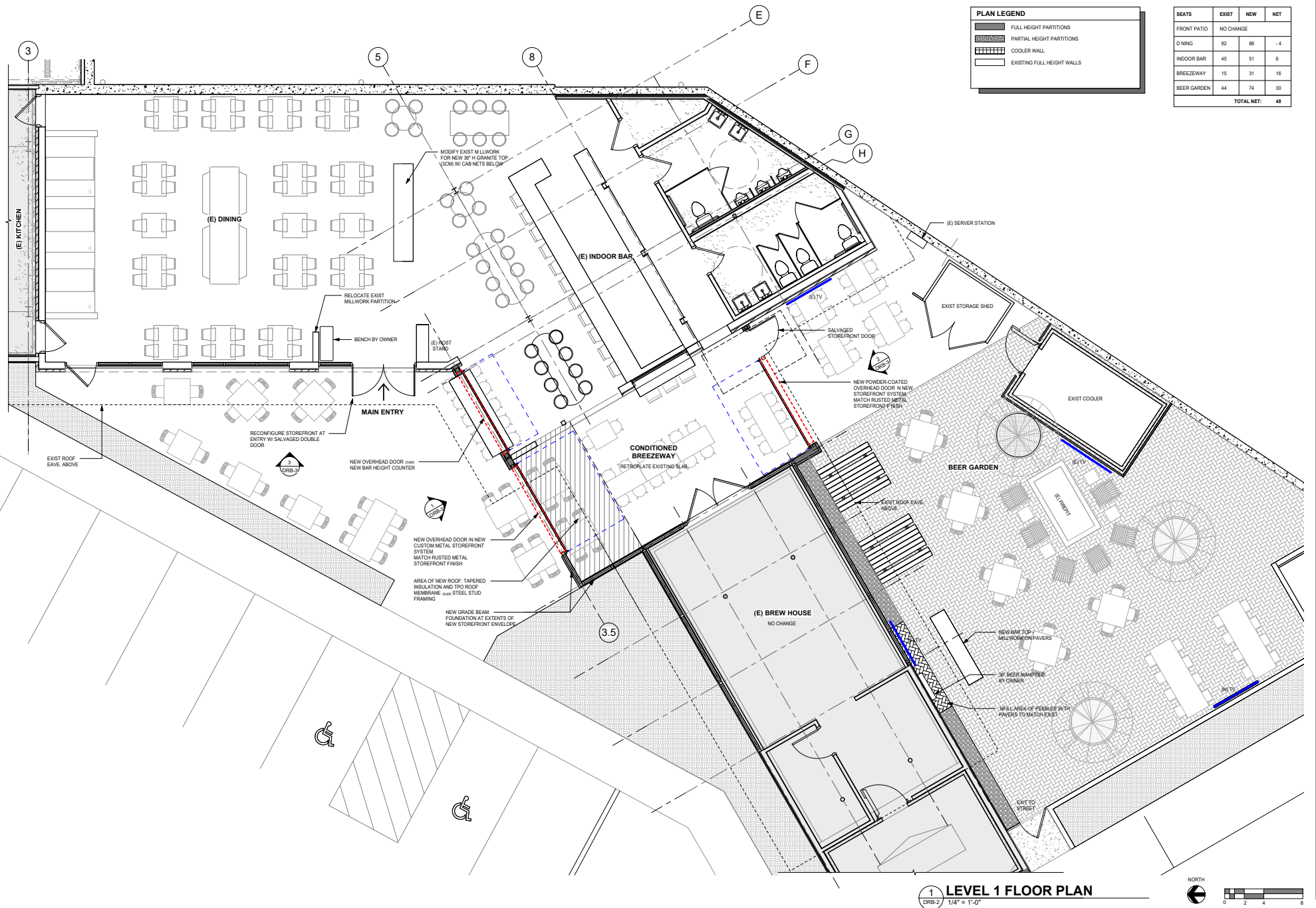
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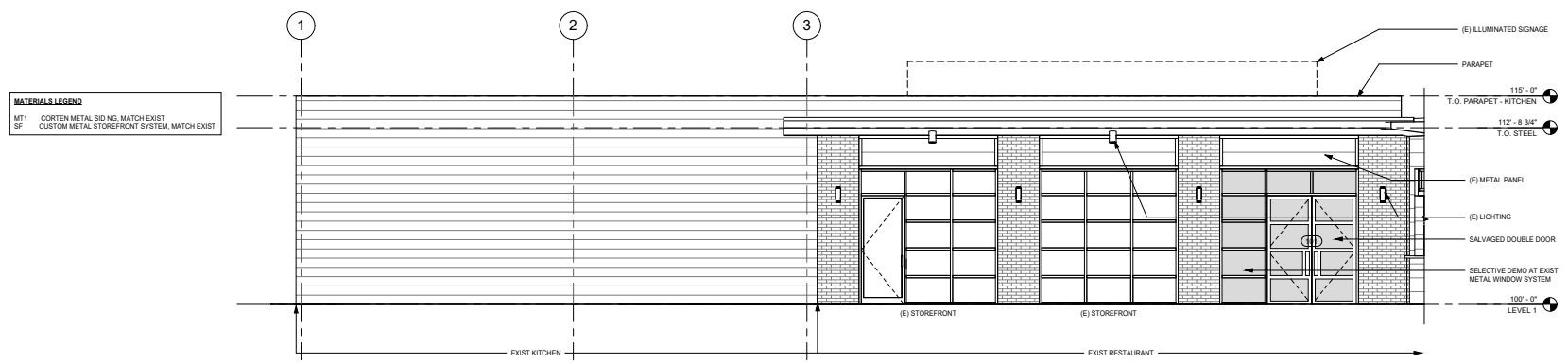
BUILDING TYPE: V-B, FULLY SPRINKLERED

OCCUPANCY: A-2 - RESTAURANT

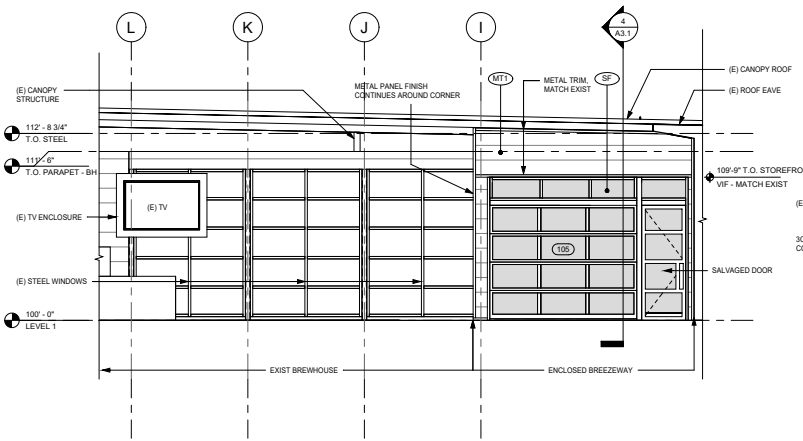
TENANT AREA: EXIST RESTAURANT: 3717 SF
EXIST BREWHOUSE: 3741 SF
NEWLY ENCLOSED 417.16 SF
TOTAL: 8175.21 SF



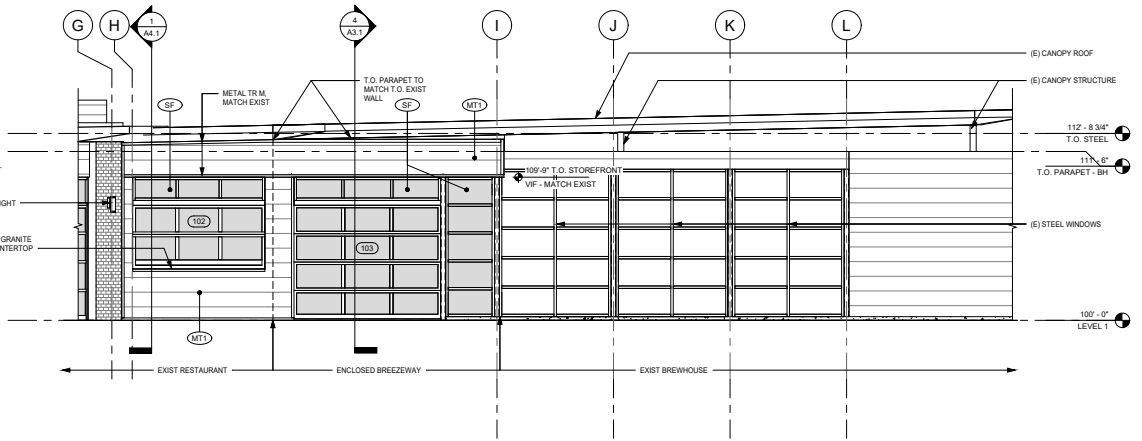




3 ELEVATION, WEST
DRB-3 1/4" = 1'-0"



2 ELEVATION, SOUTHWEST
DRB-3 1/4" = 1'-0"



1 ELEVATION, NORTHWEST
DRB-3 1/4" = 1'-0"

