



**Mayor's Award for Historic Preservation
"Adaptive Reuse"
Kind Properties, LLC
501 & 503 Main Avenue**

The corner spot formerly home to Sioux River Bicycles & Fitness has seen significant transformation into an eatery, grocery and bike shop; it is impressive. If these walls could talk, the stories they would tell of their years of watching downtown Brookings cityscape evolve, grow and transform. Today the story is transformation of a historic resource, which previously occupied single businesses (JC Penney and Sioux River), into the home of three thriving business ventures – Flavor Indian & Asian Fare Cuisine and Grocery and Spoke-n-Sport.

The building is owned by Kind Properties, LLC, comprised of Dusten Hendrickson and Kelan Bludorn. Brookings Built Green, owned by Hendrickson, designed and renovated the building and Bludorn supported Hendrickson's creativity. With every project Hendrickson strives to develop useful buildings, and he especially enjoys helping Brookings evolve, grow and transform. With the 501 & 503 Main Avenue project, Brookings Built Green used industry professionals for each phase of the design and build process to ensure the project met the customer's vision, preserved the architecture and enhanced the historic structure with its diverse features. Massive store frontage across from the US Post Office, along with its unique bold store profile, makes this an ideal location for any business.



The layout and existing egress proved to be one of the greatest challenges to splitting the outer shell of the building into three separately diverse business settings. Chad with Spoke-N-Sport is credited with the creative idea to best use the space, and customer feedback has been overwhelmingly positive. As the project evolved, removing the old walls and loft configuration has left the customers and shop owners with a sense they are in a larger space despite it being one-third the space it previously occupied.

With Flavor Indian & Asian Fare Cuisine, Hendrickson worked closely with owner Dan Huntington. The gorgeous flooring mix of wood and tile, a plethora of light fixtures (including a chandelier), an accent wall with wallpaper, hanging rugs, and a special couch on-theme that patrons fight over, highlight this historic property on the inside. Flavor Indian & Asian Fare Grocery on the other side of the wall was pleasantly surprised when the south wall was removed to reveal large sidelight windows that once adorned this building. Hendrickson was able to capitalize on this existing architectural feature by extending the original windows further down utilizing the existing lintel, which increased the natural daylight and further added to the ambience of Flavor's dining and the Grocery's shopping experience. The Grocery features many of the traditional herbs and spices used for cooking at home.



With a little less than half the space the bike shop previously occupied, the consultants, Brookings Built Green and Spoke-N-Sport had to rethink the space. They could not have turned the wheel any better than they did. A fresh coat of paint on the old tin ceiling showcases its ornate beauty. The unique and innovative display system keeps the restored terrazzo floors a major highlight and the full length loft for inventory storage brings back the 'big store' feeling. If you happen to be downtown, stop by to view the renovations, take a bike for a spin and drop by next door for a bit of Flavor.