



City of Brookings

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Legislation Text

File #: ID 20-0202, **Version:** 1

Discussion and Official Comment on an amended 11.1 Review Case Report for revisions at 420-422 Main Avenue

Summary:

The applicant is requesting approval of revisions to the approved plans for properties located at 420-422 Main Avenue. The structures are located in the Downtown Commercial Historic District.

Background:

The project involves two buildings at 420 and 422 Main Avenue which are non-contributing resources in the Downtown Commercial Historic District. The project involves a two-story addition to allow for residential units on the upper floors. The BHPC agreed with the findings of the case report for the proposed project improvements on September 27, 2018 and the decision was reaffirmed on March 21, 2019. The applicant made several changes at the time of construction. The approved plans show several windows and a walk-through door at 420 Main Avenue. A roll-up garage door was installed in-lieu of the three (3) windows shown on the plans. In addition, the plans show an alcove main entrance as the main storefront doors at 422 Main Avenue which are not constructed according to the approved plans. While SHPO has recently approved the amendments as constructed, staff is requesting further BHPC review based on the significance of the changes.

Attachments:

- Amended 11.1 Application
- Amended Case Report
- Revised Plan
- Amendments to Final Plans
- Photo - Garage Door
- Photo - Entrance Door
- Photo - Both Buildings
- Approved Final Plans
- Original 11.1 Application
- SHPO Approval for Changes
- Standards for Rehabilitation