

**630 6th Ave Brookings SD, 57006 - Garage**  
**SDCL 1-19A-11.1 Consultation**  
**Project: 230608009S – 630 6th Ave Detached Garage**  
**Location: Brookings**  
**COB - City of Brookings**

**Summary** - Due to May 2022 storm damage the detached garage at 630 6th Ave is not structurally safe and needs to be replaced. City of Brookings requested the new garage be turned from its current orientation facing 7th st (North) to open towards the alley (East). Current old garage style does not match the house. The home owners would like to build a new garage structure with complimentary:

Siding/Trim - Hardie Plank Lap siding that mimics real wood siding of the house

Roof Pitch

Color - Same paint scheme as house

Window/shutters - Tall window similar to house / custom identical shutter as house

Exterior Door - same as house (Benchmark Craftsmans style fiberglass)

Garage Door - Classic steel, standard 8ft

Shingles - Identical to house (GAF Pewter Grey)

Landscaping - No additions or deletions.

We would like to begin construction of the new garage ASAP due to insurance time limits and availability of contractors, building materials, concrete etc.





**Garage Condition** - The garage was not in perfect condition when the house was purchased January 2022. The May 2022 Derecho wind storm nearly flattened the entire garage, the structure is now twisting down to the ground, the tops of the wall studs are split. Temporary braces were put up by OJM Homes to slow the collapse. Wall studs, rafters and bottom sill (entire structure) all need replacing. Windows and doors are either gone or rotten. There is one window on the west side that is the only one with a possibility of being restored. We had a few contractors and insurance all agreed it is not safe and beyond repair. Garage can not be moved to another location without collapse. Large side sliding doors are not weather tight, functional or tall enough to be used on new construction. Sliding doors could be donated or repurposed.

**Prudent Alternatives** - We had 3 contractors and an insurance adjuster come look at the garage to repair it. All came to the conclusion that the garage was too fragile to straighten up. Nearly all of the wall studs, all rafters, siding and entire bottom sill would need to be replaced/reattached or shored up. We looked for options to move in a similar existing historic garage with no luck. I plan on posting the opportunity for pickers to repurpose any parts of the old garage before demolition of the old structure. (lumber, siding, etc)



Cracked wall studs with temporary bracing



Rotten bottom sill



Sagging spliced Rafters and roof line



Structure is collapsing down in a spiral / Doors and windows rotten or boarded up





**Physical Description** - Damaged garage is a simple 1.5-2 stall garage built by the previous homeowner. 19ftx19ft footprint with a ~10x19ft parking pad on West side. Tongue and Groove siding. Asphalt shingle roof. 1 remaining window of 3 windows and 2 doors. Other doors and window openings were boarded up. Roof pitch is lower than the house but similar to the neighboring garage, 12ft 10in. Large sliding front doors.



**5. Economic Information** - Insurance is only covering the replacement of the basic structure. Additional concrete for the new setback from the alley, custom roof pitch, paint and other details to match the house are all extra costs to the homeowner. Cost the homeowner is willing to pay to match the house, be to code and be aesthetically pleasing to the neighborhood. (Hardie board comes pre painted, additional cost to repaint to exact house color)

**7C** - Our preference would have been to repair, but that is not feasible. Next preference is to build a new garage that fits in with the surrounding structures or matches the house. Honestly most of the surrounding garages are of varied looks. We felt if we built something with a similar look to the house (siding similar to the house, similar shaped window, build identical shutters, paint the same color, similar overhang to the house and similar roof pitch) it will have the least impact or most likely improve the aesthetics of the historic neighborhood. Two options for roof pitch have been offered. We are open to suggestions. I feel the steeper pitch compliments the house more. The steeper pitch is more expensive. The lower pitch compliments the old garage and neighboring garage. With new setbacks and new structure the concrete pad on the alley side and garage will meet the cities 50% rule. City of Brookings approved variance request November 2023 (Garage to be in line with house, new structure to be turned towards alley (vs current 7th St facing) and set back from the alley with concrete apron)

## **HEIGHTS -**

630 6th Ave house (North peak) - ~26ft 6in

630 6th Ave old garage - 12ft 10in

Proposed new garage 8/12 pitch (mimic house) - 19ft

9ft wall / 8ft garage door

Proposed new garage 6/12 pitch - 17ft

9ft wall / 8ft garage door

629 7th st garage (neighboring garage across alley to East) - ~13ft 6in

Average height on block - ~25ft

Average height of all structures on block - ~21.3ft

## **TIMELINE - Planning and Approval**

House built 1894

Single car garage built 1930? (originally single stall 7ft high)

Expanded to double garage 1951 - DIY expansion built by homeowner

Bennis (current owner) purchased property January 2022

Derecho Storm damaged roof of house - May 2022

Derecho Storm damaged garage structure - May 2022

State Farm Insurance approved full house roof replacement - 2022

State Farm Insurance approved full garage structure replacement - 2022

House roof and roof decking replaced - July 2022

Bennis finished full interior home renovation (all original plaster, hardwood floors, doors, trim and hardware restored) - Oct 2022

City of Brookings approved variance request (Garage to be in line with house, turned towards alley and set back from the alley - Nov 2023

Lot surveyed April 2023

Garage submission to State Historical Society July 2023

2nd Submission to State Historical Society August 2023

Begin construction (anticipated) Aug 2023

Home recipient of "Excellence in Restoration" Award August 8th

## **CONTACTS/ADDRESSES**

### **SDCL 1-19A-11.1 Consultation**

**Project: 230608009S – 630 6th Ave Detached Garage**

**Location: Brookings**

**COB - City of Brookings**

Home Owner

Chuck and Larissa Bennis

1015 Crystal Ridge Rd

Brookings SD 57006

605.222.0444 Chuck cell/text

bennisartstudios@gmail.com

Contractor

OJM Homes

Barnaby Wainman

Brookings SD 57006

605.695.3981

[barnaby@ojmhomes.com](mailto:barnaby@ojmhomes.com)

City of Brookings

Ryan Miller

[rmiller@cityofbrookings-sd.gov](mailto:rmiller@cityofbrookings-sd.gov)

605.697.8632

Google Drive Folder of Detailed photos -

<https://drive.google.com/drive/folders/1WlpLlozalUgAnMYST2tVyAoagmsmx9Zs?usp=sharing>





629 6th Ave

708 6th Ave

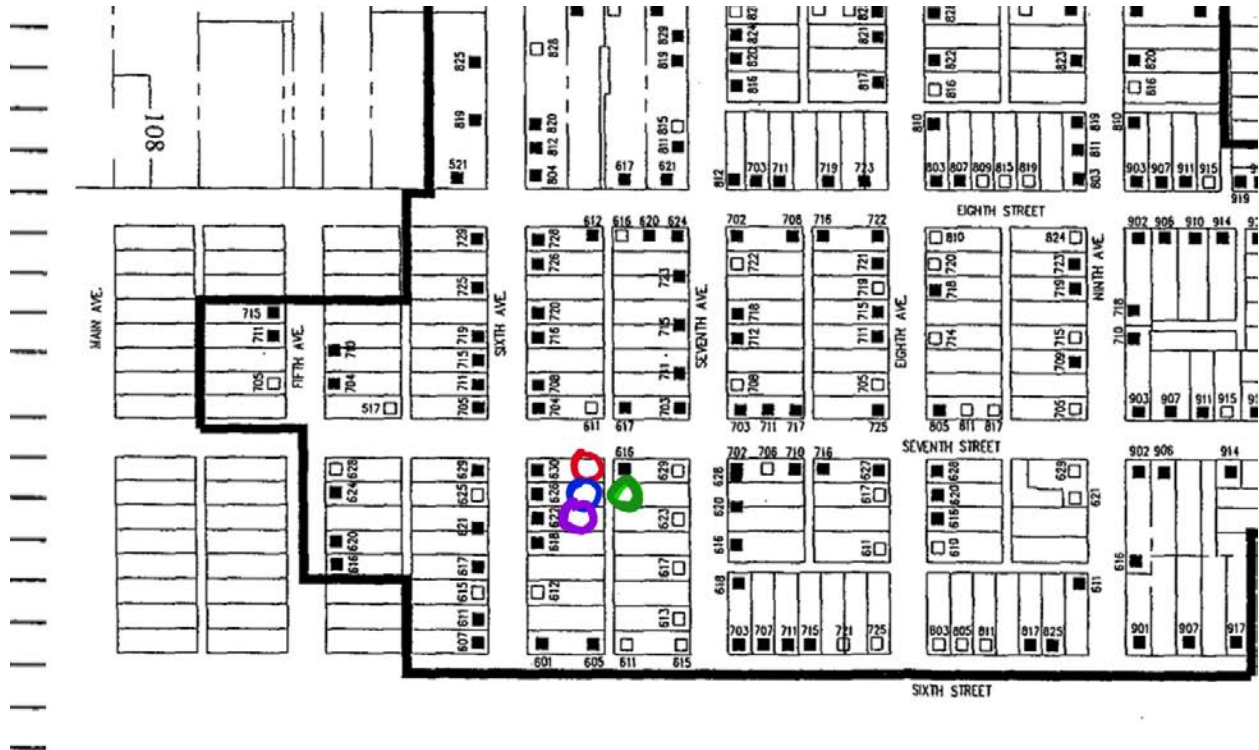


906 7th St.

548 7th St







630 6<sup>th</sup> AVE

626 6<sup>th</sup> AVE



622 6<sup>th</sup> AVE

629 7<sup>th</sup> st.



Proposed New Garage - 2 options of roof pitch. Option two matches house closer.



OPTION 1  
6/12 PITCH



OPTION 2  
8/12 PITCH



1951 Building Permit

# APPLICATION FOR BUILDING PERMIT

To The City of Brookings, South Dakota

Application is hereby made for a permit to Build a addition to garage  
at 630 - 6th Avenue, Street Brookings, South Dakota

otherwise described as all Lot 8 of Block 5  
Pulaski Second Addition to the City of Brookings, South Dakota.

The name of the owner of the premises is Edwin Malsted

The nature of the work to be done is Build addition 8' x 18' to single garage to make double garage

The estimated cost of the work to be done is \$ 150.00

The size of the building is 18' feet long, 8' feet wide and 7 feet high.

The number of stories in the building are one

The size of the building lot is 50 x 165

The building will be 140 feet from the front lot line, 8 feet from the side lot line on the north side and 24 feet from the side lot on the South side and 5 feet from the rear lot line.

The outside walls are to be of wood construction.

Builder or Contractor Self of \_\_\_\_\_

Licensed House Mover \_\_\_\_\_ of \_\_\_\_\_

Licensed Plumber None of \_\_\_\_\_

Licensed Electrician None of \_\_\_\_\_

If a permit is granted the undersigned agrees on behalf of himself and the owner of the premises that all work will be in conformity to the facts stated in the foregoing application and that all work done will conform with the zoning and building ordinance of the City of Brookings and the laws of the State of South Dakota.

Dated at Brookings, S. D. May 15, 1951

Edwin Malsted  
Signature of Owner or Authorized Agent

Permit granted MAY 21 1951 195

Bob Stewart  
Mayor or Chairman of the Board of Adjustment

Attest:

Bob Stewart  
City Auditor and Secretary of the Board of Adjustment

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