ARCHITECTURAL RENOVATION
2016 DESIGN PROBLEM

Background
At the beginning of the twentieth (20th) century, a number of companies, including Sears, Roebuck & Company and Montgomery Ward, offered prefabricated kit houses – also known as pre-cut houses, ready-cut houses, or catalog homes – available through mail order sales. Some companies offered rudimentary industrial housing, summer cottages, garages, duplexes, apartment buildings, barns and other farm buildings, and even outhouses. Over 100,000 kit homes were built in the United States between 1908 and 1940.

Today a simple Internet search of Sears or Montgomery Ward kit houses will result in much information about this aspect of American architectural and construction history.

Challenge (with design considerations and constraints)
The 2016 Architectural Renovation event features a Sears Roebuck & Company Honor Bilt kit house that was made available between 1908 and 1914. Students planning to compete in this event should:

1. Review information about kit houses in the United States on Wikipedia or another similar site.
2. Visit the Sears archives homepage (www.searsarchives.com) to learn about Sears mail order houses.
3. Access the 1908-1914 Sears house offerings and create a file, as well as a printed plan, for Modern Home #167.
4. Develop and provide design and renovation recommendations for a couple that has purchased an existing #167 model.* Handicap accessibility to the house and within the house (all levels) is required. An elevator to accommodate a wheel chair also is required.
5. The renovation must have a breezeway, a two car garage, a home office, and a large open format living/dining area with a fireplace.

*Note: An early, experimental version of this home was built by a man who knew Alvah Sears and Richard Roebuck. He built this house (a Queen Anne version) in upstate New York in 1894. His family lived in the house until 1902. Since then, the home has had numerous owners – though it has been vacant for the past 20 years. For the most part, the interior of the home is unchanged. It retains many original features, including an elaborate three-story turret, a decorated portico, the original interior pine staircase, pine floors, oak moldings, and doors. The design, as illustrated in the #167 home plan, does not include a basement. As one of the earliest kit houses offered, this rare piece of Americana is a gem well worth saving.

The lot size is 96’ x 96’, or 9216 square feet. (This allows for the use of a 24" x 24" site board at 1/4" scale for the event entry.) A typical residential district lot size of 10,000 square feet qualifies as an R-10 designation. Assume that this is the zoning designation for this property; use the following setback guidelines for the entry.

Lot width - 96'  
Lot depth - 96'  
Front yard setback - 20'  
Side yard setback - 10'  
Side yard setback for accessory structures - 5'  
Rear yard setback except for accessory structures - 20'  
Rear yard setback for an accessory structure no larger than 150 square feet - 5' (variances to this size restriction can be granted through proper application and justification)

Photographs of the exterior of the existing structure will be posted on the TSA website in the fall.