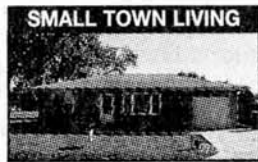
**SMALL TOWN LIVING**

848 MAIN ST, SEWARD
 \$89,900 10067149
 AL UNDERWOOD 432-1432,
 ANN UNDERWOOD 450-5060

**SMALL TOWN LIVING**

285 1ST ST, UTICA
 \$80,500 10070014
 ERNESTINE LEIF 432-4571

**TOWNHOMES/CONDOS/PATIO HOMES**

3105 N 70TH ST #5
 \$76,900 10068809
 AL UNDERWOOD 432-1432,
 ANN UNDERWOOD 450-5060

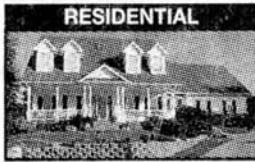
**RESIDENTIAL**

4018 L ST
 \$75,950 10069378
 KAREN SCHAEFFER, CRS 432-3971

**SMALL TOWN LIVING**

732 N 8TH ST, SEWARD
 \$68,000 10060359
 ANN UNDERWOOD 450-5060

Properties For Sale

**RESIDENTIAL**

8131 COOPER CT
 \$399,900 10068030
 DAN MLNARIK, GRI 450-1009

**RESIDENTIAL**

2435 GRAINER PKWY
 \$339,900 10067999
 STEVE TAYLOR, CRS, GRI 429-0809

**NEW HOME DIVISION**

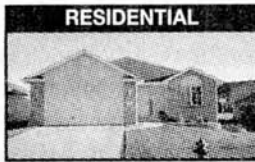
9733 ANDRE CIR
 \$325,000 10067684
 ERIC LEMKE, GRI 432-0742

**TOWNHOMES/CONDOS/PATIO HOMES**

6421 BO CREEK BAY
 \$315,000 10067947
 SHAUNA HARRIMAN 310-3643

**ACREAGES**

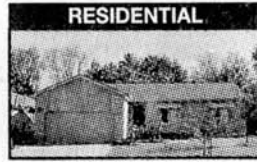
7300 REVERE LN
 \$258,900 10067973
 MYRON TREMAIN 910-5158

**RESIDENTIAL**

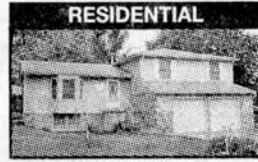
5230 RANCHVIEW CT
 \$179,900 10067781
 DAN MLNARIK, GRI 450-1009

**ACREAGES**

12731 N 162ND ST, WAVERLY
 \$179,590 10067748
 TIM KRUSEMARK 730-5028

**RESIDENTIAL**

5410 HUNTS DR
 \$171,500 10067799
 JUDY DEACON 525-4194

**RESIDENTIAL**

2811 N 58TH ST
 \$149,900 10067955
 PEGGY RADER 326-0433

**SMALL TOWN LIVING**

311 E 1ST, HICKMAN
 \$146,000 10067840
 DICK WOLF - THE WOLF TEAM
 430-7288

**RESIDENTIAL**

1825 FAIRFIELD ST
 \$140,000 10067770
 ERIC LEMKE, GRI 432-0742

**TOWNHOMES/CONDOS/PATIO HOMES**

2115 WINDING WAY
 \$135,900 10067912
 NADA RESNIK-MCNENNY
 436-3251

**TOWNHOMES/CONDOS/PATIO HOMES**

6634 SHENANHOAH CT
 \$134,900 10068008
 PAUL & MADONNA KARDELL
 430-8321, 450-5678

**RESIDENTIAL**

HOUSING INTERVENTION
 The Architect as Developer
 CHRIS FORD - INSTRUCTOR
 Arch 511 / 611, SPR 2010

**RESIDENTIAL**

3129 S 44TH ST
 \$114,900 10067692
 WENDY BARBER 499-5521

**RESIDENTIAL**

3017 N 60TH ST
 \$104,800 10067623
 MARY RYAN-SEARCY TEAM
 499-6881

**RESIDENTIAL**

2632 S 9TH ST
 \$99,900 10067694
 MARY LEMON 770-2943

**INVESTMENT PROPERTY**

1533 S 24TH ST
 \$89,900 10067542
 GREG MCCOWN 540-4301

**RESIDENTIAL**

3115 U ST
 \$86,900 10067918
 MARIANNE MCATEE, CRS, GRI
 432-0170

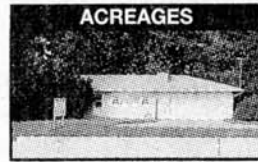
**TOWNHOMES/CONDOS/PATIO HOMES**

5000 PRINCE RD
 \$78,500 10068038
 CLIFF & KASEY RIGG
 440-0566, 430-8144

Distinctive Properties

**NEW HOME DIVISION**

6531 WINDING RIDGE CT
 \$897,500 10063714
 ABBY BURMEISTER 480-1727

**ACREAGES**

4305 S 84TH ST
 \$700,000 10065448
 BERNIE DIVIS 432-8723

**ACREAGES**

14400 WITTSTUCK, BENNET
 \$689,000 10065727
 PAUL & MADONNA KARDELL
 430-8321, 450-5678

**ACREAGES**

400 W BRANCHED OAK RD, DAVEY
 \$649,950 10064654
 RON & BEV NEUMAYER
 432-4654, 560-4448

**RESIDENTIAL**

9529 THORNWOOD CIR
 \$649,900 10062890
 NELDA HUNT 730-6897,
 DONNA MELICHAR 525-0617

**RESIDENTIAL**

5445 TROON DR
 \$524,900 10066571
 SHERRI WALKER 430-7579

**NEW HOME DIVISION**

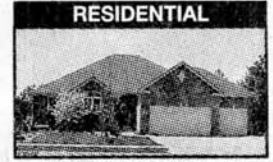
7039 FERNHILL PL
 \$479,900 10065579
 SHERRI WALKER 430-7579

**TOWNHOMES/CONDOS/PATIO HOMES**

725 R ST #1
 \$475,000 10063809
 SHERRI WALKER 430-7579

**NEW HOME DIVISION**

1418 W CADEMON CIR
 \$469,900 10062570
 JEFF JOHNSON 432-0756

**RESIDENTIAL**

4615 FIREBUSH LN
 \$409,900 10064083
 JAN STENBERG 450-2527



North Office
323-8700

Pine Lake Office
436-3232

Pioneer Greens
436-4663

Cotner Office
436-3332

Seward Office
402-643-3300

Proposal for ARCH 511 | Vertical Design Studio: Spring Semester 2010

Housing Intervention: The Architect as Developer

Chris Ford, Instructor

CHAPTER 10; EXEMPTIONS; CLARIFICATIONS

10.3 Statutory Exemptions to the Engineers and Architects Regulation Act – Notwithstanding other provisions of this document, persons who are not licensed architects or professional engineers may perform planning and design services in connection with any building, structure, or work as indicated below:

R-1, R-2, R-4: Less than 4000 square feet
R-3 (Single-Family thru 4-Plex): Less than 10,000 square feet

Excerpt from “The State of Nebraska Engineers and Architects Regulation Act Handbook”
Oct 2007, page R-55



Modern single-family residences designed by, developed by and owned by their architectural authors. From left: Eames House, Gehry Residence, The Prospect (Segal), the Honeymoon Cottage (Petrarca) and the Blackwell residence.

COURSE OBJECTIVES

The primary interest to this vertical studio option is the development of contemporary real estate options so as to affect prevailing real estate trends in American society.

Of simultaneous interest to this vertical studio is seizing the entrepreneurial opportunity for designers to become developers themselves: This strategy eliminates a dependency upon commissioning clients, allows designers to set our own creative agenda, empowers designers to preside over the execution of the finished architectural product, and most oftentimes provides a financial reward. But above all, this strategy positions the architect to have maximum influence over the built environment.

With a high number of urban infill residential lots located across varying residential zones, the City of Lincoln will be used as a testing ground for injecting a deliberate modernist sensibility into a real estate market otherwise steered by popular buyer opinion. We will spend time becoming well-versed with the nature of allied real estate disciplines and will visit with instrumental people including a city building official, a large-scale home builder & associative showroom, a small-scale home builder, a real estate agent, an appraiser, a loan officer, and most importantly, architect / developers.

In the least, this studio will equip entrepreneurial students with a relevant skill set and useful insight in which they can develop their own R-1 thru R-4 residential projects as independent designers / developers, *prior* to receiving a professional license. At best, this studio will generate materials that, beyond the curricular goals of the studio, can be used to argue against certain municipal requirements (such as the City of Lincoln “Neighborhood Design Guidelines”) that pre-destine architectural aesthetics for all new real estate construction within the City of Lincoln.

COURSE TEXTS

Some readings will be distributed during the semester for purposes of reference and/or discussion. The Sources for these readings include, but are not limited to:

American Dream: The Houses at Sagaponac, Coco Brown, 2003
“Architect as Developer: Seminar with Jonathan Segal,” Los Angeles, Oct 28 2007
Case Study Houses, Elizabeth A.T. Smith, 2006
“The Arizona School,” Architecture Magazine, May 2002
Detail in Contemporary Residential Architecture, Virginia McLeod, 2007
The HOME House Project, David J. Brown, 2004
The Natural House, Frank Lloyd Wright, 1954
The Un-Private House, Terence Riley, 1999
Residential Development Handbook, Urban Land Institute, 2004

COURSE DELIVERABLES

This course shall employ two research projects, one field trip to Phoenix / Scottsdale AZ¹ and one comprehensive design project, all of which shall relate to the single-family residence. The schedule for the 16 week semester will require specific course deliverables due at one or two week intervals and formatted to studio graphic standards. The final jury will showcase research and design materials generated and accumulated over the 16 week semester timespan. Of special interest is that each student will generate their own development handbook & business plan that will be of entrepreneurial value beyond the extents of the semester.

TENTATIVE SCHEDULE

Research 01: Residential Submission Requirements, The City of Lincoln Neighborhood Design Guidelines, the US Department of the Interior & Robert Venturi (2 weeks)

Research 02: The Modern Single-Family Residence (2 weeks)

- Create a catalog of modern residential precedents that were executed against municipal resistance and defied existing market trends.

Field Trip: Phoenix / Scottsdale* (4 days)

- Visit distinctive architectural works & residences.
- Visit distinguished design offices.

Studio Topic: Development Principles & Strategies, Home Builders, Real Estate Trends & The Real Estate Industry (1 week)

Studio Topic: Cultural Forecasting and Futurist Scenarios (1 week)

Studio Topic: Site Documentation, Zoning Analysis, Capital, Purchasing a Property and Due Diligence (1 week)

Spring Break (1 week)

Preliminary Design (2 weeks)

Schematic Design (2 weeks)

Studio Topic: Construction Loans, Appraisals, Tax Assessments, Project Proformas, Price Points (1 week)

Design Development (2 weeks)

Final Presentation & Business Plan: (1 week)

¹ Students who register for this Vertical Studio are required to attend the **academic** field trip to Phoenix / Scottsdale AZ. Travel arrangements shall be coordinated through the Instructor and students should earmark personal funds for airfare and lodging purchased at group rates.