

January 4, 1945

Charlton Insurance Agency
Charlton Building
Lawrence, Kansas

Gentlemen:

I took a yard stick last night and thoroughly measured my house. The house is of frame construction, boxed and sided. All porches have been built since I have owned the house--the side porch in 1917 and the front porch in 1921. The front porch has a concrete floor with a brick wall about eighteen inches high, topped by a concrete slab twelve inches wide. It is approached from the east by concrete steps about six feet wide. The roof is of substantial construction similar to that of the roof of the house and sealed below with lumber and with tin covering. This roof has eaves twenty to twenty-four inches wide to match the eaves of the entire main portion of the house. This porch is ten feet wide by thirty-six feet long.

The front of the house outside measures one hundred, forty feet with a depth of twenty-eight feet. There is a hall from front to rear which contains a stairway to the second floor, the railing and banister of which are of solid walnut; the treads and risers being of oak.

I forgot to mention that the front porch is screened with copper wire in sectional frames which can be removed.

About twelve feet back of the front, the downstairs extends three feet farther to the north, making its width forty-three feet. The ceilings are nine feet-six inches. In the rear of the front hall is a coat closet and under the stairway is a front stairway to the basement.

The foundations of the house are all either of stone masonry or of concrete.

Back of the main part is the kitchen, back stairway to the second floor, a small hall and coat and broom closet--being sixteen feet by fourteen and one-half feet with nine foot-six inch ceiling.

An addition was added ten years ago as an apartment for Mrs. Simons' mother. This addition is twenty feet by twenty feet with