

BUILDING SCENE

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THURSDAY, SEPTEMBER 24, 1992

BUILDING SCENE'S NAMES & PLACES

TMP names Sayles

Douglas M. Sayles has been appointed director of electrical engineering at TMP Associates, Bloomfield Hills. He is responsible for coordinating the efforts of the electrical engineering staff, schedule and cost control within the department.



Sayles

He was formerly associated with Smith, Hinchman & Grylls, Giffels Associates and SWS Engineering. He is a member of the Institute of Electrical Engineers and the Illuminating Engineering Society.

Design board member

Dennis W. Mialki of Livonia has been appointed by Gov. John Engler to the Barrier Free Design Board, which is responsible for reviewing requests for exceptions to barrier free design requirements.

Mialki is a civil engineer for the Michigan marketing area of Kroger's and was appointed to represent professional engineers. His term expires Oct. 31, 1994.

Moody joins Jensen

Deborah Moody will head the new design division, Woodlyne Interiors, of the Jensen Group, Birmingham.

Moody formerly was with the Michigan Design Center and Englander's of Birmingham.

Barton Malow contracts

Barton Malow of Southfield has been awarded three contracts for work at educational facilities.

The company was awarded an \$18.7 million construction management contract for the Avondale School District. The program includes additions at two elementary schools; a new middle school; additions and renovations at two other elementary schools and a middle school; and an addition to Avondale High School.

Durant Area Schools has contracted with Barton Malow to provide a district-wide facilities audit.

And the company will manage the construction of a \$5-million library expansion program at Macomb Community College's Clinton Township Campus. Project architect is Giffels Hoyem Basco of Troy.



ILLUSTRATION BY MARVIN TEEFLES

Home alone

Empty nesters want less with more



(Last in a series)

Less square footage in exchange for amenities they may have lacked in previous housing — that's what singles and empty nesters are demanding from the market. Concerned with more than shelter, these buyers want to feel good about where they live.

By DOUG FUNKE
STAFF WRITER

"We don't have as many rooms but the rooms we have have — with a very open feeling — have high ceilings, big windows, things like that. The doors are more than eight feet tall, big heavy doors with nice brass plates. They put nice moldings in the house, marble, wood floors where we wanted."

"We liked the idea so many services were going to be taken care of... lawn care, sprinkling system, snow removal."

— Janet Bagley
Kirkway Pines, Bloomfield Hills

Couples with two incomes and no kids, empty nesters whose children have grown and wealthy singles share something in common: They all prefer nice complements to extra space in new homes today.

"They may be willing to downsize square footage to some extent, but not luxury amenities," said Gilbert "Buzz" Silverman, co-chairman of Holtzman & Silverman Co., in Farmington Hills.

"The whole trend of what I see is smaller but better value," said Paul Robertson Jr., president of Robertson Brothers in Bloomfield Hills.

"I think they want functional size," added Ellen Whitefield, marketing di-

rector for the Selective Group in Farmington Hills.

Condominium ownership with fewer maintenance worries also proves alluring. That goes for working people and retirees.

Buyers crave a sense of the dramatic, Silverman said. They appreciate large foyers that make a statement, cathedral ceilings, second-floor bridges.

Other attractions — a large master suite, skylights and perhaps a three-car garage. Extras like food preparation islands and a char-broil grill in the kitchen also impress.

"Every Holtzman & Silverman home focuses on volume ceilings, drama or dream baths, substantial closets within the master suite," Silverman said. "Kitchens have skylights, breakfast rooms, screened-in porches."

See EMPTY NEST, 2F

WHO THEY ARE: EMPTY NESTERS/ SINGLES

	Empty nester/ singles	All new-home buyers
Average age	41	40
Household income	\$70,000	\$72,000
•One income	42%	37%
•Multiple incomes	58%	63%
Household types		
•Singles	41%	25%
•Couples w/children	—	46%
•Couples w/o children	59%	30%
Number in household		
•One	20%	10%
•Two	72%	42%
•Three	5%	19%
•Four	3%	20%
•Five or more	—	9%

Source: National Association of Home Builders



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