

150 Years Of Falsies

Thursday, March 23, will mark the 150th anniversary of the invention of false teeth. That normally might make a good topic for a column but not for this writer, whose only interest in false teeth is to know whether uppers or lowers were invented first.

The reason that anniversary will draw no comment is that dentists are doing well enough without any free publicity. In 1950, for instance, Americans spent less than \$1 billion for dental services compared to slightly over \$3 billion in 1967.

One reason for this surge, of course, is more practicing dentists today and because the profession has become more involved in operations besides pulling and filling teeth and adding uppers or lowers.

Today, it is a social thing to get your teeth straightened or gaps closed for appearance sake. It's hard to believe we've had false teeth around for 150 years. We've come a long way maybe.

TODAY'S TOPIC is not false teeth, but it would be a shame to have Thursday's anniversary go by unnoticed. Having noticed, we can now proceed without transition to housing.

Housing, like false teeth, is being sold in increased numbers and with spiraling costs. Before getting to a couple of key points, notice first that in 1960 about 42 per



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Daniels Den

By EMORY DANIELS

cent of new home buyers had monthly mortgage payments less than \$100, another 35 per cent had monthly payments between \$100 and \$119 and 15 per cent between \$120 and \$149.

Eight years later, however, only six per cent had monthly mortgage payments under \$100, while 15 per cent were paying \$100 to \$119 a month, 24 per cent were paying between \$120 and \$139 a month and 53 per cent were paying \$140 a month and over.

THESE FIGURES alone are a pretty good indication of the spiraling housing market in the past decade.

Among common explanations given are the real estate agents to assess points against sellers, rising taxes because of rising valuations, wage demands of the trade unions, rising interest rates, and suburbia's insistence on large lot sizes to inflate prices to keep the blacks out.

All the above are contributors, and each deserves a column of its own. Some are necessary evils, others are idiocies which need elimination, and some are burdens the white man has chosen to carry. Also, all have been discussed often.

But another very relevant factor is the demands of consumers when looking for a new home. After 150 years, we are accustomed to false teeth, but it has taken only a decade to get accustomed to many "fillings" in home building.

In the past decade, for instance, the number of homes with air conditioners has multiplied five times. In this same decade, the numbers of homes with built-in ranges has multiplied almost seven times.

Between 1949-69, the number of homes with exclusive use of flush toilets has more than doubled and the same applies for homes with exclusive use of a bathtub or shower.

Add to these taken for granted items expectancies of home - buyers for wall - to - wall carpeting, tiled and paneled basements, two-car garages, fenced yards with barbecue patios, etc., and you realize the consumer also is partly responsible for the phenomenal rise in the cost of housing.

ONE MISLEADING argument being put forth is that new technological advances in home construction can do much to lower the cost of housing.

I have long advocated that Farmington and other suburban communities should take a hard look at these technological advances, such as modular housing, to provide decent low-cost housing for workers with low and moderate incomes. A real community, after all, needs a mixture of persons with varying trades and economic levels.

Without retreating from that position, it needs to be said that rewriting building codes to allow modulars or other technological cost-reducers is but a partial solution.

Consider that a home purchased for \$25,000 requires a monthly housing expenditure of about \$250 to cover mortgage expenses, average maintenance, utilities and other costs. This

would require a \$12,000 annual income.

Construction costs of a new home represents only about 20 per cent of a family's housing outlay. The construction industry estimates that if new construction methods could be employed at full potential, building costs could be reduced by 30 per cent.

If that 30 per cent reduction in construction costs were realized, it would have to be multiplied against the 20 per cent which means the savings of only \$15 a month for the family spending \$250 monthly for housing expenses.

We still must take advantage of technological advances to lower housing construction costs. But society must also do much more. Since it is unrealistic to anticipate that the average annual income of each American could be raised to \$12,000 or \$15,000, society must examine alternate choices.

ONE CHOICE Michigan is considering is to abolish the property tax for schools, except for an enrichment option, and finance education with an income tax.

This step alone could reduce the monthly housing expense of a family from \$250 to \$150 at least twice what construction technology can do.

Farmington cannot solve the housing problem for itself. But it should be prepared to do what it can now because the shortage is becoming more and more acute, and the state and federal pens are poised at the walls.

wood creek farms

By ANNE M. PHILLIPS
MA 6-6335

You have all read in the Farmington Enterprise & Observer of the outcome of the election Monday.

There was a very big issue at stake, big enough to make many register to vote who might not have done so otherwise. And of our 448 registered voters, 333 came out in spite of the very miserable weather. Just wonderful!

ON MARCH 2 a daughter was born to Judy and Tom McPhillips. Kathleen Elizabeth was born in Beaumont Hospital and weighed eight pounds and three ounces. They came home March 4 and mother and daughter are doing very well.

The McPhillips now live in the former McKay home on Wellington, having moved in the latter part of January. We all extend a very warm welcome to them.

Nevin and Mildred Hummon are back from a delightful vacation. They drove to Texas and toured that state before continuing on to New Orleans where they enjoyed the delightful old French Quarter. From there they drove to Florida staying at Pompano Beach and visiting with the Gardens, Taylors and Tyghems before boarding the new Amsterdam at the Port Everglades for a delightful day cruise of the Caribbean. They got back to Wood Creek the early part of this month.

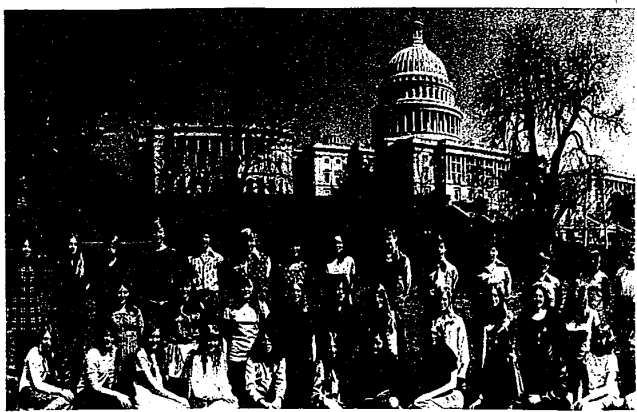
PAUL ROGIND was the mid-west junior badminton tournament held in Flint March 11 and 12. Paul got three titles. He is the boys singles champ, the boys doubles, and the mixed doubles. Congratulations Paul!

Eric also played in this event and won the singles consolation prize. Both Paul and Eric are competing in the U.S. Championship in Eugene, Ore., which runs from March 19-22. In fact they are, as of this writing, on a bus with about 24 boys headed for that event.

IN RECOGNITION of outstanding achievement, Heidi Rudner will participate in the 4th annual honors convocation of the University of Michigan on March 24. A reception for honor students given by President and Mrs. Robben Fleming will follow. Congratulations Heidi!

Marvin and Liz Tyghem have had a wonderful week of skiing at Aspen, Colorado. They flew out March 4 and skied every day because the weather was beautiful. The temperature would be up to 60 in the city and at the top of the mountains about 20. They flew home March 11.

A time and place for the



TO WASHINGTON — Last year, 36 junior high students from the Farmington area took a trip sponsored by the Farmington Community

during Easter vacation to Washington, D.C. Youth interested in making the trip in 1972 may attend a March 29 meeting to register.

Center Offers Trip To Capital

FARMINGTON Junior high students in the Farmington area may spend the Easter vacation period in Washington, D.C., by signing up for the tour being sponsored by the Farmington Community Center.

The \$30 charge for the trip covers bus fare, all sightseeing, taxes and admissions, hotel accommodations in the Interstate Inn in College Park, Md., all meals and a souvenir group photo.

MRS. MILES KENNEDY, who is in charge of youth activities at the center, will be conducting a meeting at 7:30 p.m. March 29 for all students registered for the trip and their parents.

The meeting will be in the center on Farmington Rd. between 10 and 11 Mile Rds. The students will be traveling aboard a 37-passenger Greyhound motor coach and will leave the Center on Monday, April 3, at 8:30 a.m., arriving in Washington, D.C. at about 9 p.m.

TWO FULL days of sightseeing with a driver guide will include the Bureau of Engraving and Printing, White House, the Capitol, Arlington Cemetery and Mount Vernon on the first day. The second day will be devoted to Ford's theater, the FBI, National Geographic Explorers Hall and the Smithsonian Institute.

On the two evenings, visits

will be made to the Congressional Library, Washington Monument, Wax Museum, Lincoln and Jefferson memorials.

Students will return to the center about 9:30 p.m. on Thursday, April 6.

"Feeling that the time to see Washington is at the juncture of high level when American history is being studied rather than as a graduating senior," says Mrs. Kennedy, "the Farmington Community Center Board decided last year to sponsor such a trip. It is, of course, adequately chaperoned by adults.

Persons may register in advance at the center or by contacting Mrs. Kennedy.

Heerney - Sundquist

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"Public Education in the Christian and Jewish Faiths"
Guest Speaker: Dr. August Kasper
Northwestern Hwy. at Maple Ridge 354-4488

Judson Baptist Church

22301 Midland Rd. Farmington
(Between 12 and 13 Mile Roads)
Rev. Fred G. Ferris, Pastor
Morning Worship 11:00 a.m. Sunday Services 9:45 a.m.
Bible School 9:45 a.m. Youth Meetings 5:45 p.m.
Evening Gospel Hour 7 p.m.
Midweek Bible Study and Prayer Wednesday 7:30 p.m.
Feeding the least of the Gospel for the least of us.

Holy Resurrection Orthodox Church

26275 Northwestern Hwy.
10 1/2 Mile and Leland Southfield
ALL SERVICES IN ENGLISH
Pastor: Archpriest Nicholas Fedot
8:45 a.m. Divine Liturgy
8:45 a.m. Church School
For Further Information Call 557-2588

SALEM UNITED CHURCH OF CHRIST

Oakland at Ed. River Farmington
SUNDAY SCHOOL 9:00 a.m.
ADULT BIBLE STUDY (Nurses) 9:15 a.m.
WORSHIP SERVICE (Nurses) 10:15 a.m.
Personage GR 6-0487
Southfield Office GR 4-6880
Carl H. Schultz, Minister

CLARENCEVILLE UNITED METHODIST CHURCH

20300 Middlebelt Rd. Livonia, Michigan
8:00 a.m. Worship Service
10:15 a.m. Church School
11:15 a.m. Worship Service
6:30 p.m. Youth Groups
7:30 p.m. The Evening Service
Wednesday 7:30 p.m. Prayer Service
ELSIE A. JOHNS, Minister
GR 4-3563 GR 4-6902

CHURCH OF THE REDEEMER

Southfield Road between 8 and 9 Mile
The Rev. John Orford Hart, Rector
8:00 a.m. Holy Communion
10:30 a.m. Morning Prayer and Sermon
Church School and Nursery
Holy Communion 10:30 a.m. on First Sunday

First Presbyterian Church

26165 Farmington Rd. (at 11 Mile)
Winter Schedule Worship 9:30 & 11:05 a.m.
Church School 9:30 & 11:05 a.m.
George W. Ramsey
Homer E. Nye
474-6170

St. Stephen Presbyterian

Maple at Drake Rd
Worship 10 a.m.
626-2400

FIRST UNITED METHODIST CHURCH OF FARMINGTON

Grand River at Warner
Worship Service, Church School and Nursery
9:30 and 11 a.m.
Ministers
Rev. Hugh C. White
Rev. Howard P. Snell
Personage GR 4-7568
Office GR 4-6573

FIRST BAPTIST CHURCH

21200 Southfield Road at Eight Mile Road
SUNDAY: 11 a.m. Morning Worship
6 p.m. Baptist Youth Fellowship
WEDNESDAY: 7:30 p.m. OASIS HOUR
R. Merrill Jensen - Pastor 6 p.m. Vespers Fellowship

Church of Christ

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22355 W. 11 Mile Road
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353-2648
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11 a.m. Morning Worship
6 p.m. Evening Worship
Wednesday
7:30 p.m. Bible Study
G. E. Montgomery, Minister

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CHURCH SCHOOL: 9:15 a.m.

Emmanuel LUTHERAN CHURCH

Lahser Rd. in 9 Mile. Et. 7-1848
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Service of Worship 10:45
Rev. Donald W. Muehlbacher, Pastor
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