

# Deeper housing slump before rebound

## Oakland eyeing landfill business

By TOM LONERGAN

Oakland County may be in the trash dump-business sooner than planned. The Board of Commissioners last week approved, in a 17-5 vote, a \$45,800 study of two landfills which could lead to county purchase of both. They are in Rose Township and Pontiac.

The county is including the landfills in its solid waste disposal master plan, which won't be considered by the state for approval until July 1982.

However, Camp Dresser and McKee, a Detroit consulting firm with which the county board announced plans last week, could recommend within 45 days that the county buy the 200-acre Marlowe Landfill in Rose Township and/or the 80-acre Collier Road landfill owned by the city of Pontiac.

COUNTY EXECUTIVE Daniel Murphy will present the county's proposed solid waste/resource recovery master plan at 7:30 p.m. Wednesday in the Board of Commissioners' auditorium. The plan, which will include landfills and incineration, among other methods, is required of all counties by the state Solid Waste Management Act of 1978.

The county board's approval last week of the Camp Dresser hydrogeological study is expected to convince L.E. Marlowe & Sons, of Rose Township, to keep its landfill open until the county decides whether to buy it.

Marlowe had announced plans to close the landfill last month. Marlowe currently uses 33 acres for the Rose

Landfill and has been at odds with township officials about expansion. County officials persuaded Marlowe to keep the landfill open until the end of February, thus averting a potential solid waste disposal crisis affecting 300,000 county residents.

County Executive Daniel Murphy said last week the landfill would probably close if the county doesn't buy it. "We're having to move sooner than our (waste disposal) system plan is going to permit us to do."

The Marlowe landfill, which has operated since 1948, is one of four left in the county. Less than 10 years ago, there were a dozen landfills. The Marlowe site and a city of Troy landfill near M-59 and Dequindre roads are the only two available to the public.

CAMP DRESSER will conduct soil, water table and groundwater tests at the two sites to determine if they'll meet state and federal environmental standards.

The county would have the two sites appraised before the county board considers any purchase.

"We can't tell you a price now," Murphy told the board last week. The county plans to issue revenue bonds to finance the landfill and other parts of its solid waste disposal system. The landfill planning and purchasing costs would be recouped through user fees.

The study was approved 17-5, Commissioners Lawrence Penick, D-Southfield, three other Democrats and Republican John Olsen, of Huntington Woods, voted no.

The existing homes sales market may slump even further before it begins to rebound in the latter half of 1981, according to the Western Wayne Oakland County Board of Realtors (WWOCCR).

Nationally, the realtors expect to report a 22.7 percent drop in the resale of homes for 1980. Sale of 2.3 million units is the anticipated total when all reports are in. This compares to 3.7 million in 1979 and 3.8 million in the record 1978 year.

Predictions are that existing home sales will climb back to 3.3 million this year and establish a new record of four million in 1982.

LOCALLY, ACCORDING to figures compiled by WWOCCR for the metropolitan area, the drop during the past two years has been even more pronounced.

Following record sales of 19,516 units by WWOCCR members in 1978, sales declined 16 percent in 1979 and 27 percent last year.

"In the wake of the last recession, recovery of the local housing market in some cases surpassed that of the nation as a whole," said Robert D. Shimmin WWOCCR president. "However, this time we may lag behind due to an exorbitant decline in employment by the automobile industry.

WWOCCR does expect a continued rise in home prices as the economy turns back up.

"HIGHER PRICES will continue to be pushed by inflation and demand," he said. "The biggest increases will occur in the faster growing states, so by comparison local prices still will appear as bargains.

"Sellers here won't profit as much as those in other locations," he stated.

He added that mortgage interest rates are not expected to show any sharp decline early in 1981, but should edge down to more acceptable levels later in the year.

"These will be offset by rising prices so we don't really see any significant decrease in the cost of buying a home," he added.

"Any delay by those ready to buy might end up costing them more. A national survey showed that average monthly mortgage payments for persons buying homes in 1980 was 33 percent higher than those who bought in 1979. Including principal, interest, taxes and insurance, average payments rose to \$599 from \$4489."

### DOLLHOUSE CLEARANCE SALE

**OUR MOST ELEGANT MODELS**

**10% - 60% OFF**

- Tudor Pub
- Tudor Contemporary
- Meadowbrook House
- Mount Vernon
- Grande Victorian
- Mansard Colonial
- Electric Colonial
- Hermitage
- Stucco Farm House

**FLOOR MODELS** (Finished & Unfinished)

**20% - 40% OFF**

- Barbara Feltus
- Craft Victoria
- General Stores (2)
- Frontier Clearing Farm House
- Celebrity Victorian
- Candy Cane House
- Williamsburg
- Large Farm House
- Townhouses (3)
- Standard Colonial
- Southern Plantation
- Fantasy House

**KITS** (One-half hour to 100 hour construction time)

**10% - 50% OFF**

- Castle
- Victorian Mansion
- Country House
- Small Victorian
- Early American
- Many Many Others

Limited Quantities  
Sale Ends March 7

**The Doll Hospital & Toy Soldier Shop**  
3947 12 Mile Rd. — Berkley, MI 48072  
543-5250  
Hours: Mon.-Sat. 10-5 Fri. 11-8

### TAKE THE FURNITURE RENTAL ADVANTAGE:

FURNISH YOUR HOME, APT. OR OFFICE TO FIT YOUR BUDGET AND LIFESTYLE.

Come to Globe Interior Rentals.

- 3 Room Apartment furnishings from \$48 mo.
- Unlimited selection of designer furniture
- Short or long term leases
- Option to buy
- Lease purchases
- Complete relocation services

**Globe INTERIOR RENTALS**

EAST 1109 East Main Rd (1 1/2 Miles) Troy 588-1800

WEST 3747 Grand River Ave (at Whitehall Farmington) 474-3400

Open Mon.-Fri. 9-6, Sat. 9-5

## 27% off ALL WALLPAPER

Call in any pattern from any book.

NO FREIGHT CHARGE

NO DELIVERY CHARGE • PAY WHEN DELIVERED

BLOOMFIELD 851-7110	ANN ARBOR 662-1140	FLINT 787-3050
GROSSE PTE. 886-4050	FARMINGTON 474-1780	ROYAL OAK 544-3800
TROY 524-2200	LIVONIA 522-7500	OTHER AREAS 800-482-2498

Post Wallcovering Distributors, Inc.  
50 Cents Per Roll Apply to All Orders Less Than Full Case (24 Rolls)  
(This May Reduce the Effective Discount Rate. No Returns On Unopened Wallpapers.)

HOURS MON.-FRI. 9:00 A.M. to 5:00 P.M.

Feb. 26 through Mar. 1

## ANTIQUE SHOW

Jeanne Fishman's Fabulous Show returns

Open during mall hours  
10-9 Mon.-Sat., 12-5 Sun.

**Meadowbrook Village Mall**  
Atkins & Walton • Rochester

### 20% OFF Wedding Invitations

You are cordially invited to save 20% on special order wedding invitations, napkins, accessories and all social announcements with this ad.

Offer Expires March 31, 1981

**Sunny Daze Hallmark**  
The Wedding Invitation Specialists  
44700 Ford Rd. • Canton • K Mart Plaza (Ford at Sheldon) • 455-6354  
Twelve Oaks Mall • Novi, MI • 349-6080

## FICUS SALE

FICUS BENJAMINA "Weeping Fig"  
FICUS EXOTICA  
FICUS PANDURATA "Fiddle Leaf Fig"

Sizes Available:

- 1'-2', 6" pot size, \$3.75
- 3'-4', 10" pot size, \$8.00
- 5'-6', 12" pot size, \$17.50
- 6'-7', 14" pot size, \$32.50
- 7'x8", 17" pot size, \$62.50
- 8'x9", 21" pot size, \$150.00
- 10' and up, 22" pot size, \$200 to \$250

SALE ENDS SAT., MARCH 7TH  
INTERIOR PLANTS THAT SURVIVE

**Planterra**  
TROPICAL GREENHOUSES, INC.  
Interiorscape Design, Leasing, Maintenance

HOURS:  
Mon-Fri 9-5/Sat. 10-4  
Main Office & Greenhouse  
6550 Coolidge Road  
Troy, Michigan 48098  
313/879-2620

Plant Boutique  
Renaissance Center  
T-100  
313/259-1414

Learn EASTER EGG DECORATING (Pisanky) in your home. Instruction given free of charge by Joan for groups of 6 or more.

For further information call 874-2242

**POLISH ART CENTER**

Every Sunday • Two to Four

## SUNDAY CONCERT SERIES

March 1 Wayne State University Jazz Band

March 8 Jack Brokensha Quartet

March 15 Bernice Katz

March 22 Alex Kallao Trio

March 29 Oriheia Barnes Sings Accompanied by Jimmy Dowall

Baldwin Grand Piano Courtesy Smiley Bros. Concerts open to the public, at no charge.

**SOMERSET MALL**  
BIG BEAVER ROAD AT COOLIDGE, TROY

HOURS: Sunday 12-5/Monday, Thursday, Friday 10-9/Other days 10-6

## THURSDAYS AT TEN ART LECTURE SERIES

Beginning March 5th

March 5 GODS, SAINTS and HEROES - Current exhibition Mrs. James H. Moore

March 12 ORIENTAL DELIGHTS Mrs. Robert Doran

March 19 DAISIES DO TELL Mrs. Morton Gettesman

March 26 MASTERPIECES in the DETROIT INSTITUTE OF ARTS Mrs. Julian Lefkowitz

Open to the public, at no charge

**SOMERSET MALL**  
BIG BEAVER ROAD AT COOLIDGE, TROY

HOURS: Sunday 12-5/Monday, Thursday, Friday 10-9/Other days 10-6

## FINE ARTS, ANTIQUES AND JEWELRY

Featuring an important and previously unrecorded oil painting by Wassily Kandinsky as well as works by Ralph Blakeslock, Richard Parkes Bonington, Eugene Boudin, J.G. Brown, Samuel Colman, Herman Herzog, Louis Kent, J.F. Pele, Edouard Vuillard, and J.A.M. Whistler, and many others.

Fine antique English furniture including a Chippendale secretary desk and knee-hole desk, English and Holland (Delft) porcelain, metalware, etc.

Major graphics including all three of Thomas Hart Benton's large works, "Huck Finn," "Jesse James," and "Frankie and Johnny."

Important diamond and gold jewelry including a 15 carat emerald cut diamond ring, a ladies platinum brooch containing approximately 18 carats of diamonds, a pair of platinum diamond drop earrings containing approximately 14 carats with two cushion rubies weighing approximately 30 carats, gold jewelry by David Webb, Bulgari and other makers.

Large collection of Georgian silver and sterling highlighted by a George II epergne, 19th C. American powder horn by Tim Teniel, Chinese porcelain tobacco leaf tureen and stand, oriental ivories, etc.

Featuring the collection of Mr. & Mrs. Maurice A. Schlager and other owners.

EXHIBITION Wednesday, March 4, 1981 3 p.m.-8 p.m. Thursday, March 5, 1981, 10 a.m.-5 p.m. Friday, March 6, 1981, 10 a.m.-2 p.m.

AUCTION Friday, March 6, 1981, 7:30 p.m. precisely, Saturday, March 7, 1981, 11 a.m. precisely, Sunday, March 8, 1981, 12 noon precisely.

Illustrated catalogue: \$9.00 or \$11.00 postpaid

**Stalker & Boos**  
280 N. Woodward Avenue  
Birmingham, Michigan 48011  
(313) 646-4560

All property sold as subject to terms and conditions as set forth in part of the purchase price. Stalker & Boos acts solely as Agent for Seller and does not have an ownership interest in any lot.

## Saks Fifth Avenue

SFA's Annual Pantyhose Sale!

- From Evan Picone...satin light control sheer sandalfoot, regularly 6 for \$21, now 6 for 16.80.
- And the all-nude sandalfoot, regularly 6 for \$21, now 6 for 16.80.
- In the newest fashion colors, for sizes S, M and L.
- In Hosiery Collections — where we are all the things you are!

Total units 3914

**TOUT & TENNIS**  
4089 W. Maple  
Birmingham, MI 48010  
(313) 647-0090

Somerset Mall, Big Beaver at Coolidge, Troy • Fairlane Town Center, Dearborn