



## Controlling interest

Campbell/Manix of Southfield was honored with one of 10 Showcase Awards presented by the Construction Association of Michigan for its design and construction of West Park Center in Dearborn. The office serves as the new headquarters of Ford Motor Co.'s Central Purchasing Division. The award marks only the second time that the association has cited a

"design-build" project, one in which design, engineering and construction are controlled by a single company, rather than by separate firms. Last year Campbell/Manix took an association Showcase Award for its Monsanto Chemical Co. sales, marketing and research building in Auburn Hills.

## Stained glass can be difficult to match

Repairing stained glass windows is difficult, but Traditional Home magazine says the windows are sturdier than they appear and inexpensive to replace.

H. Webster Wilson is a Frederick, Md., antiques dealer who collects and repairs American decorative glass. He offers the following advice to homeowners who are concerned about the condition of their stained-glass windows.

First, says Wilson, realize that leaded-glass windows are much more stable than they may appear. A bowed window is not necessarily ready to fall apart, and slight cracks in individual pieces of leaded glass don't usually threaten the integrity of the window.

Second, he says, "I think people should appreciate windows but learn to live with them." Few craftspeople are qualified to repair leaded-glass windows, and the color and texture

of old glass can be difficult to match. Modern repairs to old glass, therefore, are likely to be costly and are not always an aesthetic improvement.

"My recommendation to people with windows they think might need to be repaired is to do the minimum," says Wilson. If the glass rattles in its leading, Wilson recommends applying ordinary glazing putty between the glass and the lead rather than releading the window — an expensive job.

If there are concerns about future window damage or energy loss around loose leading, install clear-glass windows on the outside and/or inside of the stained glass.

If the solder joints between the pieces of stained glass are cracked, however, the window should be either replaced or professionally re-

paired. Wilson says replacing a window is frequently the more economical option. Decorative glass is plentiful and relatively unappreciated, as period embellishments go. For that reason, he estimates that most American decorative glass is probably selling for about the same price

as it was 10 years ago.

"You can get a good to extra-good window in the mid-hundreds" at antiques dealers and wrecking yards, says Wilson. "And if you have \$1,500 to \$3,000, you can get something exceptional. Even in the low hundreds you still have some good choices."

## Consistent planning

Continued from Page 1

Developers are free to buy land wherever they wish, he said. Communities can require certain things, but if a developer meets a community's zoning and planning requirements it will be built.

BUT MANY FACTORS work against a large project, including obtaining proper zoning, dealing with planning regulations, handling community sentiment and assembling large tracts of land, he said.

"And," he said, "everything north of Pontiac — without painting everyone with a wide brush — is trying to maintain the present quality of life."

Infrastructure improvements necessary to serve such a large area

will also be difficult, because the money is no longer available, Joy said.

"The last time (the road commission) had a revenue increase was when the gas tax was increased in the middle of 1985."

Not only does the same money not go as far today, but cars are becoming more fuel efficient and smaller so roads are getting less money even though more cars are on the road today.

"All the dinosaurs have died — we have more traffic, but the device used to pay for it hasn't changed," Joy said.

Joy agreed with Lantz that the area of the Chrysler project was bound to be developed.

"This is not in the middle of a cow pasture. We have a very viable market in this county and businesses are going to want to be here."

## State 2nd in courses

(AP) — Golf course construction in the United States reached a 16-year high in 1989, according to a report released by the National Golf Foundation.

Florida led all states with 50 new courses in 1989. Michigan was second with 19, and South Carolina and North Carolina tied for third with 14.

The report said 290 courses opened for play last year. That was a 37-percent increase over the 1988 total of 211 courses, the previous high for the decade.

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