

BUILDING SCENE

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THURSDAY, JULY 9, 1992

BUILDING SCENE'S NAMES & PLACES

Shopping center board

Rebecca Maccardin, director of operations for Forbes/Cohen properties, has been elected to the International Council of Shopping Centers board of trustees. She will serve as the vice president of committees.

Based in New York, ICSC is a 25,000-member trade association of real estate developers, retailers and members of the financial community that services shopping centers.

Maccardin is an ICSC certified marketing director and was the first female trustee named to the eight-member board when she served in the early 1980s.



Maccardin

Kelly Services expansion

Kelly Services will expand its Troy headquarters by approximately 60,000 square feet. Kelly is renovating the former Kimberly Scott building, which it purchased, and which is just east of the present building.

A conference center and enclosed link are being built to join the two buildings. The exterior on both sides of the link will be landscaped to provide a courtyard, patio and walkways.

Employees are expected to move into the former Scott building in August. Construction of the conference center and link is expected to be completed by fall of 1993.

Luckenbach/Ziegler and Partners of Birmingham designed the conference center, annex renovation and the link. Ford and Earle Associates of Troy is designing the interior of the facilities. John Grisim and Associates of Farmington Hills is the landscape architect and site planner for the expansion project. Contractor is Janna Construction and Co., based in Bloomfield Hills.

Jensen Group forms

Birmingham builder/developer David Jensen has announced the creation of the Jensen Group with the addition of architectural and interior design services. The new units are called Woodlyne Architecture and Woodland Interiors. The original Jensen business units, Kitchens by Jensen and the David Jensen Corp., specialize in renovation and luxury house building respectively.

Jensen Group offices are open during their redesign at 595 S. Eton.

Design firm expands

Snyder Zanter & Peters is expanding its Farmington Hills office at 27260 Haggerty. The firm opened in 1990 as Snyder Zanter Architects by Clifford Snyder and Robert Zanter. Gerald Peters joined the firm in 1991 as a principal.

2 join Wade-Trim board

John Walsh and Daniel Alstott were recently appointed to the board of directors for Wade-Trim. Walsh is a partner and president of Walsh and Cenko, Bloomfield Hills.

Alstott served as president and treasurer of Wade-Trim/Edmunds, a member firm of Wade-Trim, for 17 years before retiring in 1987.

These members were reappointed for the 1992 term: Robert Wade, chairman; Donald Trim, president; Donald Zylinski, secretary/treasurer; and Doug Dail, Doug Watson, Ralph Knop, George Granger, and David Gildersleeve, directors.

Back to the past with reproductions

Those interested in living in a home with all the charm of yesteryear but without the maintenance headaches can relate to a subdivision full of traditional houses and historical replications.

Developer Kevin Below has a vision burned into his mind's eye.

A vision of charming historical residences, with colorful gingerbread moldings, towering turrets, wrap-around porches on postcard-perfect streets of manicured lawns, turn-of-the-century lampposts and roving sidewalks.

Below wants to build them like they used to.

Now, after years of work, he's beginning to see the fruits of his labors.

"I wanted to do something really different," he said. That something has turned into Briar Haven, a 15-acre site of 37 historic replications and houses that harken back to Victorian days nestled in the historic city of Howell.

Below, of Cambridge Partners, Inc. in Ann Arbor, said although some builders build historic replicas, to his knowledge, no one in this area has attempted an entire development of historically inspired houses.

And to be honest, some of the houses in this development will not be historical replications either.

"We would like to do as many historical reproductions as feasible, but we won't jeopardize the financial health of the project. The building contract requires that builders construct 'traditional homes,' so some may be less historical than others."

"We have one, a Cape Cod, that is not your typical historical home — it's au-

thentic, but not historical," he said. He noted that some embellishments have been added to make it more in keeping with the development.

Still, the idea behind the development is to get as many historically inspired homes as possible.

"I don't think the other homes will hurt the project," he said.

Part of the charm of older communities like Farmington, Clarkston and Milford is the mix of architectural styles. "I think the same can be said here."

But he believes such a development just couldn't happen anywhere. "We wanted to recreate a small town streetscape," he said.

That means smaller lots with sidewalks, being able to walk to town to enjoy nearby parks, being able to walk to school.

"The project wouldn't work in the middle of a cornfield."

Below said if the project is as successful as he thinks it will be, he would like to try it again elsewhere, providing he is able to find the right land.

"Remember, this is basically an in-fill development," he said. Howell happened to have a fairly large parcel of property that had sewer and water services.

"Howell has become quite well known for paying attention to its historical past," he said.



Queen Anne: Built by Specialty Woodworks, this Queen Anne home is one of the first built and sold in the Briar Haven development. The subdivision tries to recreate the diversity found in such older communities as Farmington, Clarkston and Milford, providing a small town streetscape.

Builder Paul Eisele, owner of Specialty Woodworks Inc. in Howell, said his only regret about the project is that it isn't more strict in its architectural controls. He wishes all homes were required to rigidly adhere to historical standards.

"That way, we could have ended up with a mini-Greenfield Village," he said.

Eisele said he thinks a development of historical homes could be a very successful project. "We seem to have had pretty good response so far. People like old houses," he said.

Eisele ought to know; he's been selling replicas of historical homes for 25 years. "Almost everything we do is historical," he explained.

Eisele said he spends a great deal of time researching building plans of old homes. All of the structures he's building are based on the original blueprint designs with minor modifications for today's building standards such as plumbing and electrical.

"When I build a Queen Anne (a style of architecture) I build a Queen Anne," he said.

Eisele constructed the first home sold in the subdivision — a Queen Anne, and is working on a second home, a Midwestern Gothic stick farmhouse.

He is considering building a San Francisco hill house for his third.

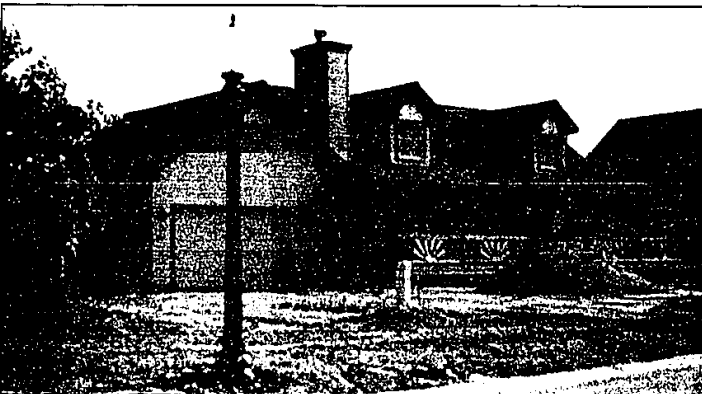
"Do you know what the Addams Family house looks like — it's similar to that."

Eisele said one of the reasons few builders construct historic replicas is because of the special materials and skills needed.

"This type of architecture is very difficult to do."

He has his own millwork shop, which is what allows him to build the historic renovations.

See HISTORIC, 2G



Cape Cod: Although not strictly a historic-style home, this Cape Cod built by J.F. Endeckbrock Ltd. fits in with the development because of its special attention to detail. The idea behind the Briar Haven development is build historically inspired homes in keeping with Howell's efforts to maintain its historical roots.

Realtors suggest lawyer involvement before sale

By R.J. KING
SPECIAL WRITER

No one wants to get burned when buying a new home, especially when prudence proves to be the better part of hindsight. If after moving in, the basement leaks, the furnace blows up and the staircase gets a bad case of the shakes, a buyer may rush out to hire the nearest attorney.

But in a new push, the National Association of Realtors (NAR) maintains that an attorney should be consulted before a buyer ever takes possession of a house. Under state licensing laws, real estate agents are required to recommend that buyers retain a lawyer from the outset to protect their rights.

"Like the vast majority of real estate agents, I recommend to the buyer that they get an attorney," said Alan Nelson, real estate associate for Snyder, Kinney & Bennett in Birmingham. "But most people don't use them because it's an expense they'd like to avoid."

Whatever the motive, potential buyers may want to condition their offer to purchase a home with both a home inspection clause and an attorney review clause, if only to avoid structural or other problems that may arise after a home is sold and occupied.

In most real estate transactions involving a home, once a buyer decides to make an offer, the

real estate agent will ask the buyer to sign a standard document outlining the offer and the terms and conditions, and present it to the seller.

Since a buyer may not have time to hire an attorney to review the document before the offer is made, he should insert in the offer a home inspection clause and an attorney review clause, either by typing or writing the information in by hand.

Over the last five years, the use of home inspection clauses in offers has become fairly routine, though not universal. But attorney review clauses are more rare than random.

The NAR maintains that both a home inspection and legal review can be accomplished, on average, within five business days.

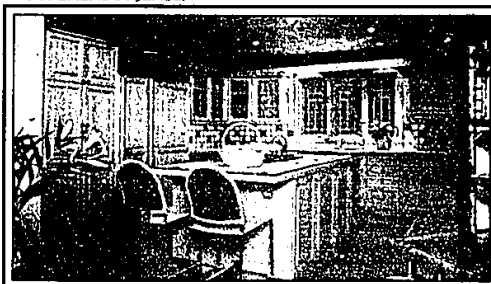
Home inspections often take three or four hours, depending on the size of the home, and are generally priced under \$400.

An attorney review, a service available at most law firms, generally takes one or two days to complete, depending on the work load of a respective firm. Costs range considerably, but most are priced below \$300.

"The residential real estate industry is a seller-orientated business," said Paul McKenney, a partner and head of the real estate group for Raymond & Dillon in Southfield, which opened more than 40 years ago and has 24 lawyers on staff.

See LAWYER, 2G

KITCHENS BY JENSEN



The Jensen Group



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