

BUILDING SCENE

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THURSDAY, AUGUST 26, 1993

**BUILDING SCENE'S
NAMES &
PLACES**

Busy days at Brown

Bloomfield Township architect Jack W. Brown has completed a design for a large community center complex to be built in Commerce Township. The structure will house a historical museum, performing arts center and a cultural center. The development, done in a traditional architectural style which complements Commerce's Greek Revival motif, will have a floor space equivalent to half of a football field.

Doshi hires VP

Doshi and Associates, a Troy-based architectural firm, has hired Tito R. Marzotto as vice president. Marzotto had been with Smith, Hinchman & Grylls in Detroit the last 30 years. He is a member of Wayne State's College of Engineering Hall of Fame and was named the state's engineer of the year in 1982. Doshi, a two-year-old full-service firm, services primarily industrial and commercial Marzotto clients like Ford Motor Co. and Chrysler.

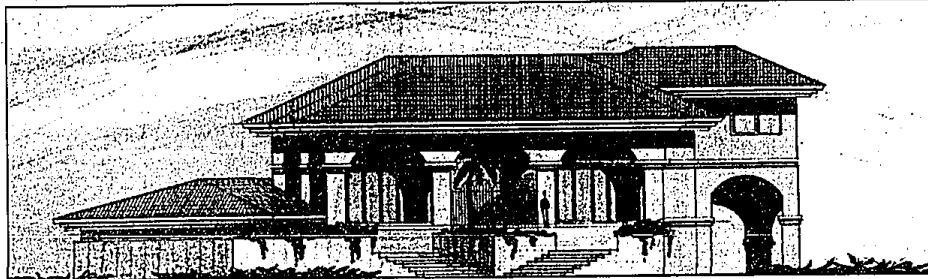


Morris & Berke moves

Troy-based Morris & Berke Real Estate Group, which represents developers and institutions in the leasing and management of office and industrial buildings, has moved its operation to The Wilshire Plaza, 901 Wilshire Drive in Troy. Morris & Berke's portfolio includes more than 1 million square feet of industrial and office properties throughout metro Detroit.

Correction

It was incorrectly reported in a photo caption in the July 29 Building Scene Section that the Community Emergency Medical Services was headquartered in Troy. It's in Southfield. Information for inclusion in this column should be sent to Marilyn Fitchett, 36251 Schoolcraft, Livonia 48150.



Mediterranean style: This contemporary house, designed by Bloomfield Hills architect Robert Wine, combines elements of Mediterranean architecture.

Long distance design opens avenues

BY GERALD FRAWLEY
STAFF WRITER

Have design tools, will travel. That's not the motto of Bloomfield Hills architect Robert Wine, but it could be.

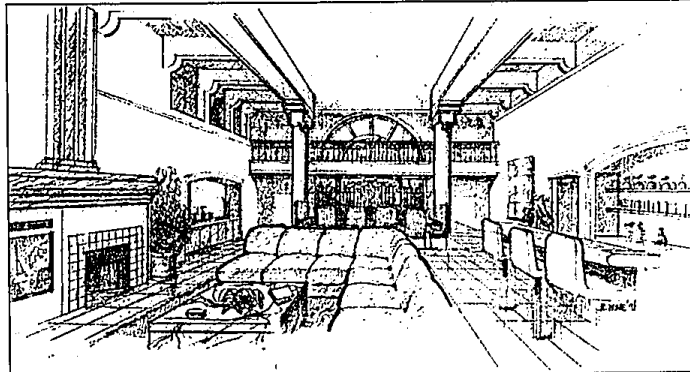
Wine is the architect, and Bonnie J. Wine is the interior designer for a Mediterranean-style house now under construction in Vero Beach Florida, about two hours north of Palm Beach.

For a big corporation, designing a project in another state is no big deal. Got a problem or a question? Hop on a plane and shoot out to the site.

And with a lot of careful planning, it wasn't a problem for the Wines, who are designing the house in Florida as a winter home for a local family.

Most architects tend to design houses nearer to home that reflect the architecture of the area, Wine said, but in this case, Wine had been the architect for his client on a previous project — an addition to a contemporary house — so when the time came to build down in Florida, his client wanted someone he was familiar with.

See TRAVELING MAN, 3F



Contemporary Mediterranean: Unlike classical Mediterranean, this great room designed by Robert J. Wine Architect and Bonnie Wine Interiors in Bloomfield Hills adopts lighter tones and larger spaces for a more informal, comfortable atmosphere.

Home building keeps sagging

(AP) — The lowest mortgage rates in more than 20 years failed to energize home building in July because of floods in the Midwest, military cuts in California and a lackluster economy in general.

Builders began construction last month on new housing units at a 1.21 million seasonally adjusted annual rate, down 2.7 percent from June, the Commerce Department said last week. It was the fourth decline in seven months.

The report disappointed economists who predicted housing construction would help increase the overall pace of economic activity during the second half of this year.

"This is one more piece of evidence that the economy isn't exactly jumping back from the weakness of the first half," said economist Michael Carlner of the National Association of Home Builders.

He and other analysts still expect housing construction to improve this year compared with 1992, but not so much as originally estimated. Housing permits, an indication of future construction, rose 3 percent in July.

Before the year began, the builders were predicting 1.32 million starts, up from 1.2 million last year. But now, Carlner said even the association's reduced forecast of 1.28 million will be difficult to attain.

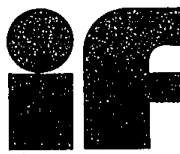
In July, the decline in construction — 1.7 percent for single-family homes and 9.5 percent for apartments — came despite the lowest mortgage rates in more than 20 years.

Interest on 30-year, fixed-rate mortgages in July averaged 7.2 percent, down from 7.36 percent a month earlier and 8.09 percent a year earlier, according to the Federal Home Loan Mortgage Corp.

Lower rates decrease homeowners' monthly mortgage payments, but analysts said the bigger obstacles to selling and building more single-family homes are the sluggish job market and consumers' lack of confidence in the economy's future.

Apartment construction, after booming in the 1980s, has been moribund for several years and vacancy rates remain high. The rate of new household formation has slowed along with economic growth since 1989 because adult children with poor job prospects are slower to move to their own apartments.

Carlner said the restoration in the just-passed tax bill of a credit for low-income housing construction may provide apartment construction with a boost late this year and next.



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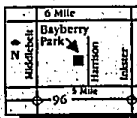
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