

NEW HOMES

AT HOME
Innovation

** Q1

DECEMBER 26, 1996

What's in store for houses of the future?

A panel of architects at the National Association of Home Builders show earlier this year concurred - houses built during the next five to 10 years will enhance our quality of life dramatically.

"The architects agreed that the biggest single factor impacting design will be in how technology changes the space needs in the home," said Gilbert "Buzz" Silverman, outgoing president of the Building Industry Association of Southeastern Michigan.

Silverman is a third-generation residential builder with offices in Farmington Hills.

With the option of telecommuting to work expanding, people will need dedicated home office space with appropriate telephone, fax, modem and computer services.

While this will create a more fluid workday with less rigid lines between professional and personal lives, it will also affect the use of space in the house and family dynamics.

In addition, people are looking to the home to be their center for entertainment. Many houses will have media rooms with sophisticated sound and video systems built in or retrofitted to suit the owners.

Art Gerish, a Plymouth-based residential builder, sees several other changes when consulting his crystal ball.

"I believe houses will just be modestly downsized ... by five percent," he said. "I have a sense we're going to see inflation again, not the precedent like 1982 and '83 when it was 20 percent. One way of controlling costs is to reduce the size of the house."

"Can you live in a family room 15-by-22 any better than 13-by-20? Or even the master bedroom. I don't think those sizes are quite necessary," he said.

Gerish suspects that two-story-high ceilings will be lowered to save heating costs and to ease maintenance. He also believes that plastics will be more in vogue for interior trim finishes and gradually replace copper piping.

Stuart L. Michaelson, president of Stewart Homes in Novi, also sees technology's influence.

"There will still be a push to make them more efficient, like Smart House. I think you will

'I think even in newer subs, people will go to smaller lots. It's cost. And people buying now don't want to get a riding mower and spend all day Sunday mowing the lawn.'

Stuart L. Michaelson,
president of Stewart Homes

see more of that," he said.

"Quality of materials. For insulation, now you can get higher R factors in smaller space. I can see codes changing not to allow masonry (fireplaces). They're totally energy inefficient. Siding on exteriors - we're looking for new materials," Michaelson said.

"There may be a push to build where infrastructure already exists," he said. "Detroit. Look at Royal Oak, Huntington Woods. I think people will buy in older neighborhoods."

"I think even in newer subs, people will go to smaller lots. It's cost. And people buying now don't want to get a riding mower and spend all day Sunday mowing the lawn," he said.

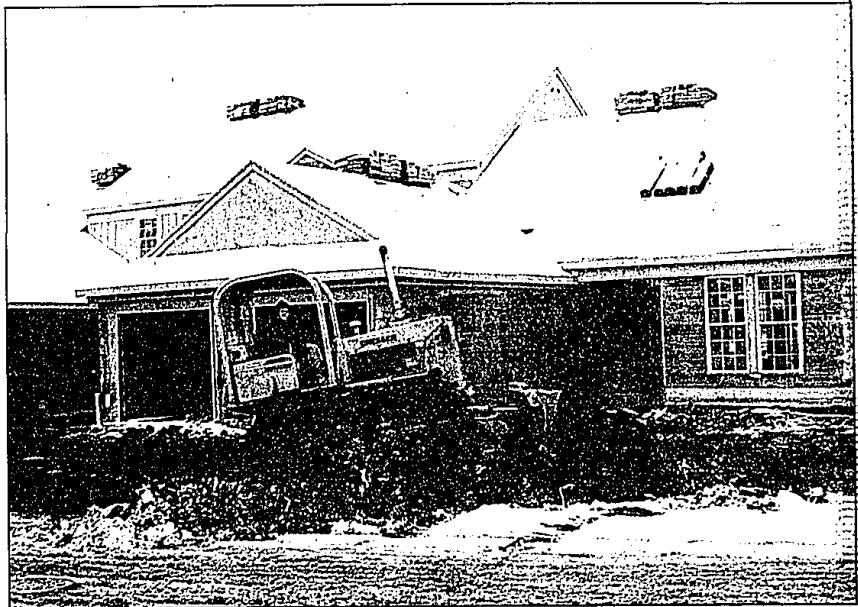
Michaelson also wonders whether a ready supply of skilled tradesmen will be available to meet residential building needs a decade from now.

"Life-cycle housing is another trend in home design," Silverman added. "Many people are moving less, and they want their homes to grow and change with them as they go through different stages in their lives."

For example, a builder may offer a house with three bedrooms today, but he'll give the new owner the option to finish an attic or garage area as needed to accommodate a new child or a parent that comes to live with the family.

Other houses will be placed on a lot so that there will be plenty of room for an addition of a family room or sitting area, and the owner can see the plans for that addition when purchasing the original house.

This will also help when the owner wants to sell since the floor plan is flexible and can meet the needs of many potential buyers.



STAFF PHOTO BY BILL BAZZANI

Looking ahead: Architects and builders anticipate giving more attention to spatial relationships and including more technological amenities in houses of the future.

In addition, the space above the garage can also be flex space for later additions such as an in-law suite or home office.

Garages are increasing in size to an average of three berths both to accommodate more vehicles in the household and to provide more storage space.

"We will see more features designed for casual entertaining such as front porches and expanded kitchens and family rooms, with formal areas like dining and living rooms becoming multi-purpose rooms," Silverman

said.

For example, many new custom houses come with bookshelves built into the dining room so the area can be used as a substitute home office or study area when not needed for formal entertaining.

The architects also called for all-season rooms in a finished basement to allow for specialized areas for exercising, hobbies and other projects.

The rooms will have light shafts from the ground level to allow for natural lighting, floors

designed to cushion an exerciser's feet and specialized storage for tools and hobby supplies.

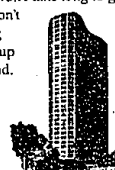
The architects also forecast a decline in the use of closets and a greater use of furniture such as chests and armoires to hold clothing and personal items.



It's A Breeze To Commute From 5000 Town Center.

Talk about convenience. 5000 Town Center is the only condominium residence located at the confluence of I-696, The Lodge and Southfield Expressway. Getting to and from home will be the easiest thing you do all day. Here's something else that's easy. Owning a

luxury condominium at 5000 Town Center. The best amenities. The best views. The best floor plans. Breeze in soon. It won't take long to get there. And it won't take long to make up your mind.



Complimentary valet parking for model visitors. Sales Center open daily 10 a.m. to 6 p.m. Sunday Noon to 5 p.m. and by appointment.

Located at the corner of Evergreen Road and Civic Center Drive at Prudential Town Center, in Southfield.



One, two and three bedroom multiple bath homes from the '70's to the '90's.

5000 TOWN CENTER
Private Residences
5000 Town Center • Southfield, Michigan 48075
810.351.HOME (4663)



Luxury is Attainable
at: **RavenCrest Condominiums**

RavenCrest CONDOMINIUMS
NEW MODELS UNDER CONSTRUCTION

Westland's most exciting opportunity is waiting for you! A stunning creation of quality construction, RavenCrest Condominiums offer four quality floor plans, featuring two or three bedrooms, first floor suites, two car attached garages and much more priced from \$179,900

SALES OFFICE
612 NEWBURGH RD.
313-722-8769

R & R Development Corp. Open daily 11-6 p.m.

<p>WESTLAND COLONIAL Imagine yourself in a 1400 sq. ft. Colonial which features three bedrooms, 2 1/2 baths, formal dining room, a large master suite, dramatic ceilings & much more. All starting at just \$119,900. A must for anyone considering new construction.</p>	<p>WESTLAND BI-LEVEL Looking for New Construction? Look No More! This affordable 1240 sq. ft., 3 bedroom, 2 bath bi-level offers a 2 car garage, large living & dining areas. Finish the lower 0 have more than 2000 livable sq. ft., all starting at just \$119,900. Call now. Only 1 Available.</p>	<p>WESTLAND RANCH This 3 bedroom, 2 bath ranch, is nearby ready to move into. You'll find yourself amazed with this easy flowing floor plan, with its cathedral ceilings, large kitchen & formal dining room. Come take a look. This one complete sells for \$133,900</p>
--	--	--

313-326-2000

35015 Ford Rd.
Westland, MI 48185