

Housing twist: This house, framed with concrete blocks rather than wood, looks just like a stick-built construction.

House hides concrete pedigree

Louis Gorenc and Donna Haase are trendsetters.

They have built a three-bedroom, two-bath ranch of 2,000 square feet off John Hix Road in Westland with concrete blocks from the ground level to the eaves all the way around the structure.

The blocks — eight inches wide, four inches high and 16 inches long — are split face with the smooth side inside and the rough, brick-like appearance out.

The concrete walls inside are furred with 2-by-4 inch studs for added insulation.

This construction method does away with inside supporting walls, usually constructed of wood. The house has a more open look. Hallways and corridors are more conducive to wood framing.

Masons placed metal rods for extra reinforcement around every door and window and every four feet along the walls

from the footings to the plate to which the roof is attached.

Gorenc said he learned about this residential building method while living in Arizona.

"There's no drafts, no noise, no bug infestation," he said. "The house is almost fireproof."

Gorenc estimated that concrete block all the way around costs 10 percent more than traditional stick construction. That's why cost-conscious builders don't do it, he speculated.

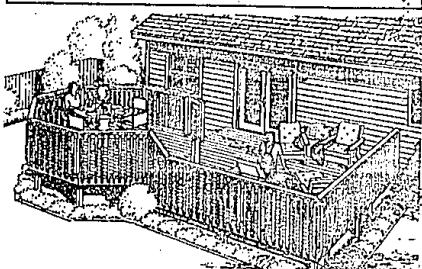
While masons laid the block, carpenters the roof and professionals the drywall, Gorenc and Haase tended to much of the electrical and plumbing work inside.

"We wanted a sturdy house," Gorenc said. "This house is built like a commercial building."

"It's well insulated and will last a lot longer," Haase said.

The house is available for sale at an asking price of \$235,000.

The Weekly Do-It-Yourselfer



Deck with dining area

Additional living space can enhance both the value and the comfort of your home. This featured picnic deck with raised dining area will add to your warm-weather enjoyment. The attractive raised dining area has eight sides and a 10-foot diameter. You will have a choice of five different sizes for the lower deck. The choices are 12'x12', 12'x16', 12'x20', 14'x16', and 14'x20'. Two complete sets of the plans are included: one for you or your builder and one for

the building department. Plans include clearly labeled, detailed drawings along with full framing instructions. Illustrations are drawn three dimensionally with full elevations and cross sectional diagrams. Step-by-step comprehensive instructions are included to aid you in construction. A full materials list will make your trip to a local lumberyard for building materials another easy step toward the completion of your new project.

☐ Send me the Project Plan #90015 Construction Package (ready-to-build blueprints). Includes 2 prints and complete materials list . . . \$17.40.

☐ Send me Garlinghouse Project Plan Information Package (3 brochures featuring complete line of 53 project plans including decks, garages, room additions, gazebos and much more . . . \$3.50

Name _____

Address _____

City _____

State _____

ZIP _____

Phone () _____

Fill out info above and make check or money order payable to and send to: The Garlinghouse Co., Dept OEC, P. _____

Dying buildings give life to many homes

By COUNTRY LIVING, A HEARST MAGAZINE FOR AP SPECIAL FEATURES

Collectors and homeowners are discovering that architectural fixtures and other details can be rescued from historic dwellings to serve as offbeat indoor furniture — everything up to and including the barn door.

Many are choosing to recycle vintage mantels, doors, lighting fixtures and windows. Bruce E. Johnson wrote in the current issue of Country Living, for use in their homes.

The concept of salvaging architectural details has become so popular that many antiques dealers who once devoted their floor space to furniture and folk art now trade in such items as fireplace mantels and pedestal sinks. A number of firms specializing exclusively in architectural salvage are springing up all over the country.

"Thousands of buildings are destroyed every year without an attempt to salvage anything out of them," said Beau Kimball, general manager and partner in Salvage One, a Chicago-based source for rescued architectural artifacts. "Anything we can get out of a building before it is

■ 'Thousands of buildings are destroyed every year without an attempt to salvage anything out of them. Anything we can get out of a building before it is demolished can be put to new use in another structure.'

Beau Kimball

general manager and partner in Salvage One, a Chicago-based source for rescued architectural artifacts

demolished can be put to new use in another structure."

Heather Atwater, of the Vermont Salvage Exchange, a New England-based company that began as a communal partnership and evolved into a national network with warehouses in three states, said:

"Salvage warehouses are idea emporiums, a visual brainstorm for people who are restoring homes. Ours is a user-friendly environment where we collect, sort, measure and display everything we salvage. A good part of our time is spent teaching people how to recycle old parts."

Cast-iron balustrades and newel posts have been transformed into floor lamps. Old doors can be used to construct

new wardrobes. When used sideways doors make impressive headboards.

A four-panel interior pine door can be had for \$35 or \$50. Comparable doors made of such hardwoods as oak or birch command about \$50 to \$75, depending on their condition and level of craftsmanship. French doors are in particularly high demand.

"We sell every pair of French doors we can get our hands on," Kimball said.

With the exception of Palladian-style windows or those with unique pane configurations, double-hung windows are avoided by most experienced shopkeepers. Homeowners have found old windows difficult to install.

Stained-glass windows contin-

ue to find new homes without a hitch, selling anywhere from \$100 to \$1,000, depending on age and intricacy of pattern. Rick Fehrs, an architect and partner in Artefact shop in Furlong, Pa., that specializes in architectural salvage has noticed the steady demand for high quality Victorian-era stained glass.

"People are looking for three things, color, design and quality," he said.

For years, stained glass all but eclipsed the market for other leaded glass windows. Of late, however, collectors of Arts and Crafts works and renovators of early 20th-century bungalows have created a demand for geometric patterns inspired by such architects and designers as Frank Lloyd Wright, Louis Comfort Tiffany and Gustav Stickley.

The same trend holds true for other areas of architectural salvage.

"Five years ago, anything with ornate carvings sold quickly," Kimball said. "Plain but well-made pieces like bronze light fixtures didn't sell well, but now people are becoming interested in the looks of the early 20th century."

Cities use stainless steel for clean water

(NAPS) — Examples of the recognition and popularity of the non-corrosive nature of stainless steel can be found from New York City to Tokyo and beyond.

• In New York's new water tunnel, 2,400 tons of stainless steel will be used to conduct and distribute water from the tunnel to the existing mains.

• In Tokyo, about 1,600 tons of year of small diameter stainless steel is installed between homes and submains.

• Seoul, Korea, has some 4,000 miles of stainless steel pipes.

• Sweden installs about 40 miles of stainless steel mains yearly.

Now Open!

Everything you love about country club living gets better at **OAK POINTE HONORS**

Masterpiece homesites in the heart of the country club community. Each home features a private swimming pool, tennis court, and a full kitchen. The homes are built with the finest materials and are designed to provide a lifetime of enjoyment. The homes are available for sale at a special price of \$100,000.00. Homesites are available for sale at a special price of \$100,000.00.

Call (800) 255-1000 for more information.

BUILDING INDUSTRY ASSOCIATION

HALL of FAME

LEGENDARY BUILDER AWARD

WOODCRAFT

Located 1 mile west of Orchard Lake Rd., on Pontiac Trail. (810) 683-3501. Single-family homes with West Bloomfield Schools selling from the low \$400,000's.

WOODCRAFT

Located 1 mile west of Orchard Lake Rd., on Pontiac Trail. (810) 683-3501. Detached condominium homes on the shores of Morris Lake. Lake access selling from the low \$300,000's, lakefronts from the low \$500,000's.

The Simsbury

Farmington Rd., just north of 14 Mile Rd. (810) 851-3500. Condominium homes in an enchanting village selling from the low \$300,000's.

VILLAGE SQUARE

Farmington Rd., just north of 14 Mile Rd. (810) 661-3503. Single-family homes with West Bloomfield Schools selling from the mid \$300,000's.

THE ONLY DECISION IS WHICH HERMAN FRANKEL COMMUNITY

The herman frankel community