

American Dream Remains Intact

Chicago (December 4, 1974) — Despite some predictions to the contrary over the past several years, the American dream remains largely intact: ownership of a single-family home with enough property to guarantee some privacy.

Bureau of the Census statistics analyzed by the National Association of Realtors Department of Economics and Research, and a random survey of realtors boards throughout the nation, reveal that the demand for detached single-family residences continues high.

Several demographers and other researchers have asked, "Is the America dream of a detached house in the suburbs, with a big grassy yard and white picket fence, dying?" Some have suggested that the answer is "yes."

However, the recent Census Bureau statistics and survey information indicates that the dream is alive and well and even growing. Only the white picket fence seems to have gone by the boards, giving way to Redwood fencing.

For example, a study of new

housing starts for 1974 reveals that construction of multi-family units has dropped precipitously from 1973 totals while single-family home building has held relatively firm for the year.

Seasonally adjusted statistics for September show that the over-all drop in construction of housing units from the September, 1973, level has been 38.6 per cent. Construction of multi-family housing — apartments, condominiums and duplexes — is down 65.1 per cent while detached single-family home building fell 10.9 per cent.

In number of units, the seasonally adjusted total of single-family homes for 1974 would be 822,000, down from 990,000 in 1973. However, multi-family housing units would be 298,000 this year, compared to 854,000 in 1973.

In addition, realtor boards surveyed indicate that inflationary and mortgage market pressures have forced millions of Americans to the sidelines in their search new or existing single-family homes.

"Although many persons

temporarily have stopped looking for a home, the demand still is there," said William H. Clapp, president of the St. Paul (Minn.) Board of Realtors.

An even more revealing statistic shows that this year 64.8 per cent of all households nationally were owner occupied. And that percentage is the highest it has ever been.

The Department of Economics and Research notes that there is a definite trend toward increased owner occupancy of households, which largely indicates a constancy of interest in and demand for single-family residences.

Boards of Realtors nationally have supported this analysis with their comments. Following are a few of the more representative opinions:

Wirt M. Norris Jr., president of the Fort Worth Board: "People here are buying instead of renting. There has been a sharp drop in construction of multi-family housing. In fact, sales of single-family homes in the Fort Worth area have in-

creased recently."

Dan C. Simons, president of the Salt Lake Board: "Pre-commitments on housing construction in the Salt Lake City area have kept all such construction at a reasonable level." But highest on the list of possible residents is the single-family home, "particularly the smaller home," he added.

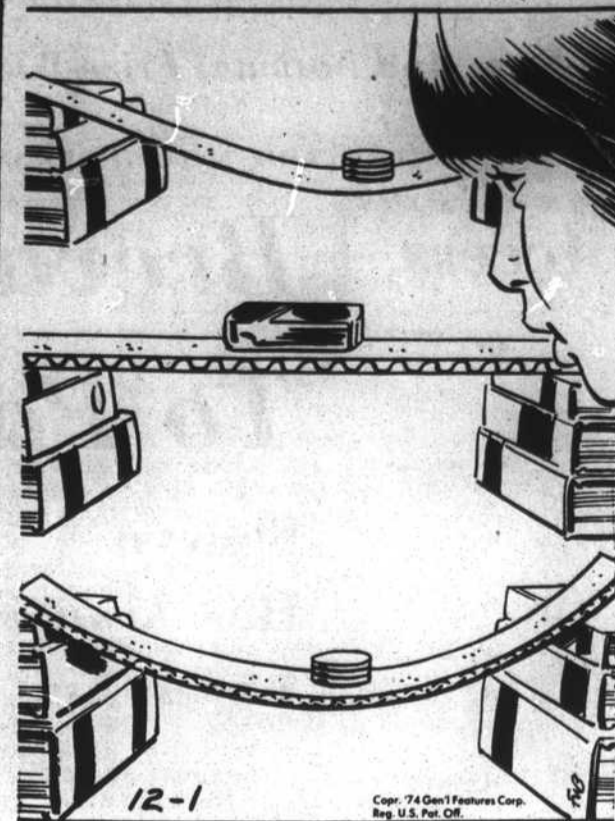
Edward W. Blackford, chairman of the Multiple Listing Service of the Nashville Board: "Home buyers are seeking their residences in the more established suburban areas. Condominiums here are just beginning to catch on."

St. Paul Board President Clapp — "The demand for quality houses continues high. There always will be good demand for good property, particularly property that is priced correctly."

The American dream: An apartment in the city? Current statistics and a survey of those closest to the "dreamers" prove demographers' predictions incorrect.

Science for You

By BOB BROWN



PROBLEM: A bridge (Part 2).

NEEDED: Regular cardboard, corrugated cardboard books, weights.

DO THIS: Place a strip of regular card about 2 in. by 15 in. across books to make a bridge. It will hold up little or no weight. Place a similar strip of corrugated board across, and it will hold up a weight such as a glass paperweight. Split the corrugated card along its length as shown and it will be weak like the regular card.

HERE'S WHY: The corrugations between the flat card form triangles that are very strong in resisting compressional and tensile forces. In other words, to bend the card the corrugations would have to be pushed or pulled with enough force to deform them.

When the card is split through the corrugations the sections of it will flex or bend when only a small force is applied. Most of the strength against compression and tension is lost; there is practically no compression and tension to be resisted. The split card behaves like the strips from regular card.

This special "Science For You" feature is sponsored by Olin Corporation at Pisgah Forest in cooperation with The Transylvania Times.

Immunization Booklet Is Available

As part of a nationwide effort to raise immunization levels among preschool children, Blue Cross and Blue Shield of North Carolina has published a 14-page booklet Immunization for Health Protection.

Written in conjunction with the North Carolina Department of Human Resources, Immunization for Health Protection advises parents which immunizations their children need and when they should be administered. Inoculations required by North Carolina law are outlined.

How children contract infectious diseases, their symptoms and potential side effects are explained in the booklet.

North Carolina law requires every child in the state to be immunized against diphtheria, tetanus, pertussis, polio and measles, unless exempted for medical or religious reasons.

Three DTP (diphtheria, tetanus, and pertussis) shots and three doses of oral polio vaccine are required before a child reaches his first birthday. A red measles vaccination is mandatory before the second birthday.

A free copy of Immunization for Health Protection may be obtained by writing Blue Cross and Blue Shield of North Carolina, Public Relations Division, P. O. Box 2291, Durham, N. C. 27702.

Ice cream with hot sauces can be a very impressive dessert. Consider preparing the sauce at the table in a chafing dish or make the sauce ahead and keep it hot at the table over a candle warmer, suggests Diane Fistori, extension food specialist, North Carolina State University.

Max Leistner New WOW President

Balsam Camp 116, Woodmen Of The World, elected a new slate of officers for 1975 at their regular meeting recently.

ceremonies will be held by Balsam Camp 116 at the first meeting in January.

No Driver Licensing Next Week

Elected to serve during the coming year were; Max Leistner, president; Don Riddle, vice president; Joe Terry, treasurer; George Newman, escort; Bill Garren, watchman; and Mike Mooneyham, sentry.

Elected to serve as auditors were C.L. Clark, chairman, J. I. Ayers and Alvin Terry.

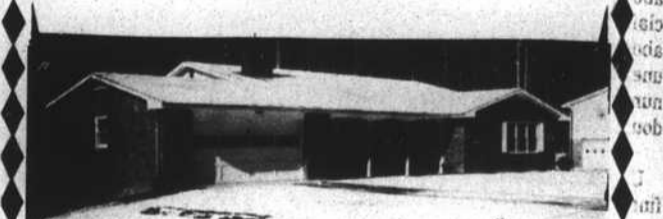
Alfred Galloway was appointed to serve as secretary by the W.O.W. home office, replacing J.I. Ayers, who recently resigned after serving in that capacity for a number of years.

The Driver Licensing offices will be closed statewide during the entire holiday season from December 21 through December 29. Transylvania Examiner George Wilson has announced Governor James Holshouser ordered the offices closed to conserve energy. Mr. Wilson said. The examiners are asked to use vacation or compensatory time.

When you think of prescriptions, think of VARNER'S. adv

Official installation

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105 Franklin Street: One bedroom, completely furnished, full basement, large yard, second BR in finished attic, large yard, near Brevard College. Ask for Lucy Deavor \$17,500

3 BR, 2 bath Townhouse Condominium, all modern appliances, swimming pool and clubhouse, walking distance to schools, churches, and shopping. Call Lucy Deavor \$36,500.

PENROSE: 3 BR, 2 bath, two story stone house with full basement on 2 acres with guest cottage. All rooms extra spacious, LR 16 x 24. Brs 17 x 24. Gil Coan, owner. \$55,000.

Several other homes, condominiums, homesites, and small acreage from \$15,000 to \$27,500 in price. Also three rentals \$200 to \$250 Monthly. Furnished and unfurnished. Call us for details.

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For Rent - furnished 2 bedroom - 2 bath condominium at Glen Cannon. \$275 per month. At Connestee Falls, we have several beautiful homesites priced as low as \$5500.

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SPACIOUS ESTATE: Brick home with 22 acres. Close to town but secluded. 4 years old. 5 bedrooms, 3 baths, living room, dining room, breakfast room, playroom and large utility room. Two fireplaces, patio and deck. Wired for intercom, has TV and phone jacks. Yard is beautifully landscaped with dogwood, mountain laurel, azaleas, rhododendron and many imported plantings. \$115,000. Terms available.

DEERWOODE LANE: 3 bedroom, 2 bath home recently built. Has large family room, living room, patio and extra large garage. Large lot in best neighborhood near schools, churches, etc. \$36,500. Financing available.

SWISS CHALET on over 3 acres, 4 bedrooms 2 1/2 baths, panoramic view from wrap-around deck, 2 fireplaces. Wormy chestnut cabinets in kitchen, variety of panelling in other rooms. \$52,000.

CEDAR MOUNTAIN: 3 acres with four bedroom, 3 bath home and two one room cottages. \$30,900. Will lease with option to buy.

CLOSE IN: Yet on a quiet street. 3 bedroom, 2 bath home with an extra large family room and kitchen. \$27,500. Good financing available.

FAMILY HOME: 1900 sq. ft. of comfortable living - 3 BR, 2 Bath - Large porch and an extra lot for outdoor enjoyment. All this and a full basement - \$37,200.

HENDERSONVILLE: Spacious home on golf course. 2 bedrooms, 2 baths, with 2,200 square feet of living space. Site alone is worth half of sale price. REDUCED \$39,500.

HOMESITES: Glen Cannon, Grandview, and Morningside. Also one near Highway 64.

17 ACRES in East Fork with springs, creek and pond site. \$19,000. Terms available.

42 acres on Lions Mtn. Road in Catheys Creek Township. \$46,000.

8.29 acres of beautiful wooded land with views, water. \$22,000.

BUSINESS OPPORTUNITY: Former lumberyard and building supply with retail sales building, storage shed, two acres of land and railroad siding. \$27,500.

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