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the state

Luxury home prices are sky-high

United Press International
DALLAS — When financier Douglas A. Means became executive vice president of Jim Williams Jr. Fine Homes, he felt the \$100,000-a-year executive would be the primary market for homes in a development on the Caruth family farm in north Dallas.

Means, however, has reconsidered, recognizing the plight of the "poor" hundred-grand-a-year executive — that he or she cannot afford a truly fine home in 1979.

Inflation, rising construction costs and the money market were the

problem. In the early stages, builder Jim Williams Jr. intended to build the 300 luxury homes at a cost of from \$125,000 to \$175,000 each.

That price tag has risen to more than \$275,000 per home since 1977, when ground was broken for the first part of the project.

"Those changes in costs are dramatic," Means said. "Take a two-bedroom, 3,500-square-foot French chateau as an example. In 1977 the home was targeted for a completed, turnkey price of \$175,000. It's on the market today at \$360,000, and the company is already over that budget by more than \$15,000."

The home, Means said, is worth every penny of it because of the quality of the workmanship and materials which have gone into it.

The roof, standing seam metal and flat-topped, cost more than \$30,000, twice the original estimate. Concrete, paint, steel, brick, wood flooring and hardware, he said, all have doubled in cost since the home was designed.

Mortgages are not available in amounts of more than \$200,000, so the purchaser of the French chateau at Caruth Homeplace will need to invest at least \$160,000 in cash. Assuming a \$200,000 mortgage at 11 1/4 percent, the buyer would pay a monthly mortgage of about \$2,000 for principal and interest, and \$2,500 when taxes and insurance are added.

"The 'poor' \$100,000 per year executive just can't swing that in most cases," Means said, "unless he has an extremely moderate standard of

living."

Means, however, said he is proceeding with 30 more homes costing more than \$300,000 each during 1980, and is confident every one will be sold before completion.

"Sixty percent of the buyers at Caruth Homeplace still pay cash for their homes," Means said. "And talk of a recession or downturn in the economy won't deter those purchasers who have that much cash to invest in non-capital assets."

Rising costs also have been felt in interior decorating.

In the French chateau, Means said, \$35,000 was budgeted for the interior — wood parquet flooring, wallpaper, decorative light fixtures, hardware, decorative plumbing fixtures, mirrors.

But, he said, walnut has the price, and the \$6,500 budgeted wood floors turned out to be a little. The imported antique was estimated to cost \$1,500. Carpet and wallpaper were budgeted \$6,000. But Means expects items to cost more than that amount.

"If buyers decide to use hardwood other than walnut, can hold the cost down," he said. "And if they opt for a painted bedroom rather than walnut, they can cut that cost over."

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Staff said to have ignored doctor's orders

Boy's death blamed on hospital care

United Press International
AUSTIN — State officials Wednesday acknowledged heavy doses of tranquilizers and inadequate medical attention led to the death of a 16-year-old autistic boy at Austin State Hospital in July.

A sealed report on the Department of Mental Health and Mental Retardation's internal investigation of the death of Michael Shipley indicates medical staff at the hospital failed to follow a doctor's order to monitor the teen-ager's vital signs

after an excessive dose of tranquilizer was administered.

An autopsy by the Travis County medical examiner showed the youth died from choking on his own vomit and a congenital heart defect.

The MHMR investigation indicated the drug administered to Michael causes uncontrolled vomiting and criticized hospital staff for failing to monitor what treatment, if any, was given to the critically ill youth in the four hours before he died on July 30.

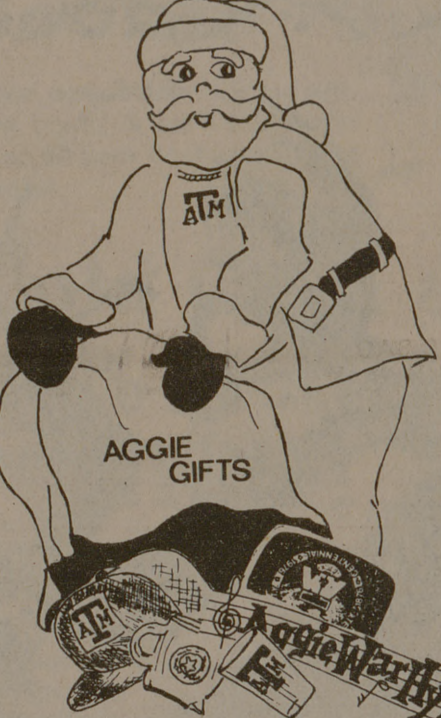
The state agency — on orders from

Attorney General Mark White — refused to release the report to the teen-ager's parents or reporter Dr. John Kavanaugh, state commissioner, Wednesday, firming the accuracy of news about the sealed report.

"It especially questioned the use of heavy dosages of thiorazine," Kavanaugh said.

The teen-ager's father, Michael Shipley of Houston, contacted hospital officials to find out about his boy's mother about their child's condition.

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Officer convicted of fondling woman

United Press International
HOUSTON — It took the jury seven minutes to reject fired policeman Philip Emerson's claim of a frame-up and convict him of oppression in the sexual fondling of a woman he had stopped on a traffic charge.

Emerson, 27, was convicted Tuesday of taking advantage of his position to sexually abuse a waitress, 23. He will be sentenced for misdemeanor Jan. 30 and could receive a year in prison and a \$2,500 fine.

Emerson, who still faces a second charge of forcing another woman into sexual relations, said he would file appeal.

The waitress testified she was in a car with two men when Emerson stopped them for running a stop sign. She said he ordered her out of the car and forced her to expose her breasts and drop her pants, explaining it was part of a search.

She said Emerson took her to the police station where he told her she would not charge her for possession of a pill he found in her purse. He ordered her to wait so he could take her home.

She said he took her to Memorial Park where he sexually propositioned her, sexually fondled her and asked, "Do you return favors?" She rejected the advance.

Emerson claimed the woman framed him and said fellow officers went along because he was black and married to a white woman. Prosecutors rejected "injection of the race issue" and said the issue was a "rotten police officer."

The teen-ager's father, Michael Shipley of Houston, contacted hospital officials to find out about his boy's mother about their child's condition.

The teen-ager's father, Michael Shipley of Houston, contacted hospital officials to find out about his boy's mother about their child's condition.

Wrong man charged with murders of pair

United Press International
KERRVILLE — Defense attorneys trying to save Donald Edward Smith Jr., 19, from death row for the alleged murder of two women said Wednesday they not only would prove their client did not commit the crime, but would name the person who did.

Defense Attorney Richard Mosty said he would produce a witness who allegedly heard another man confess to the murders of Molly Farr, 55, and her 25-year-old daughter, Tandy Bennett.

The Brady women were killed in their rural trailer home Aug. 2, 1978. Smith, 19, was charged with the murders after a long session of card-playing, but no one has been charged in that death.

Mosty said an Indiana man told Kentucky authorities another man already has confessed to the women's deaths.

The defense also indicated it would prove that Smith was in Worth the night of the slaying.

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