



SMART MOVES

Tips for young condo buyers

Universal Uclick

Luke Juday grew up in a spacious house in a quiet suburb. But at age 25 he and nearly all his friends live small in urban apartments. And they intend to never move to suburbia.

Ellen James Martin

"The suburbs are extremely boring," he

Juday says his strong preference for urban living mirrors that of many in his age group. How does he know? Because as a demographer for the University

of Virginia, he authored a new study titled "The Changing Shape of American Cities," which relies on census data to show how ever more young adults are gravitating to walkable town centers and cities.

"The trend is clear in every single U.S. city. I think it's a major cultural shift," he says.

Though many of Juday's friends are still renters saddled with a lot oaf student debt, he says some are beginning to buy property, usually in the form of condominiums, in the city, and he expects one day to follow

Fred Meyer, a long-time real estate broker whose clients include many of Juday's millennial generation, underscores their strong preference for urban living and their willingness to live in a condo to gain an ownership stake in the city.

SMART continues

TUDOR REVIVALIST IN DUKE PARK

Contributed Report by Rebecca R. Newsome, MIRM

For those with an appreciation for classic historical architecture, The James A. Smith House at 1417 Acadia St. in Durham is an absolute must-see!

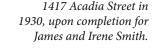
Designed by Rose and Rose Architects for James and Irene Smith in 1930, it was one of the first homes on Acadia Street in the heart of Duke Park, while also one of the last homes built before the Great Depression brought home construction to a standstill.

Still today, much of Duke Park features Tudor and Colonial Revival home

styles, with The Smith House a shining example of Tudor Revivalist charm.

Enchanting gardens greet guests with cathedral-canopied

80-plus-year-old oak and pecan trees standing guard along the front of the property. (These magnificent trees have not and will not be cut back by utility companies, as power lines run through the alley, not the street.) The yard is



surrounded with decorative black alumi-

num fencing, adding even more allure

to the lovely home, stone walkways and



Not surprisingly, the kitchen is the heart of The Smith House. It is completely remodeled to include all stainless appliances, a gas cooktop and custom cabinets with roll-out drawers, as well as

ACADIA continues



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