



ENORMOUS blooms of white, shades of pink, rose and red are produced freely on tall plants of Southern Belle, this new, hardy hibiscus.

New Hibiscus Is Hardy Hybrid

You know the picture in the travel advertisements of the girl on an island in the South Seas — the one in which she wears a hibiscus bloom behind her ear? Well, you can grow a hibiscus too, a hardy hybrid that will withstand northern winters, but you won't be able to wear a blossom behind your ear — they're all too big. Eight inches or more!

These huge blooms appear in white, pink, rose, carmine, crimson and deep red, many with a contrasting red eye, on four to five foot tall plants that you can grow from seeds.

If you start these indoors in January or February and tend them for a month until seeds sprout, then move the plants outdoors in May, plants will surely flower this year.

Sown outdoors, as soon as soil can be worked, they'll probably do the same but, since plants are perennials, if a plant or two fails to flower, you know they'll perform next year.

TO SHORTEN the time from planting to sprouting of seeds to a week or 10 days, soak seeds for 15 minutes in a concentrated solution of sulphuric acid, thoroughly wash with water and then plant them. This treatment breaks the natural dormancy or resting period of the seed, so it sprouts faster.

Because hibiscus plants have long tap roots, move seedlings while young to wherever they are to remain. Flowering in late summer, they can be used to give late season color among evergreens or spring-flowering shrubs.

They also are suitable for use in the back of a border with lower annuals or perennials in front.

When you see these massive flowers in your garden you will agree with the judges of the All-America Selections trials who have awarded this variety, named Southern Belle, a silver medal.

'Factory-Built Housing Only Hope . . . For All The People'

Factory-built housing will not be dramatically cheaper, but it will cause prices to level off while offering the only hope of adequate and economical housing for all the people, a University of Michigan authority said.

Prof. Karl G. Pearson told members of the Nebraska Realtors Institute that "1971 is housing's year — expect a 20 per cent increase in new housing units, easier credit and lower interest costs, and the largest production of factory-built housing on record."

Pearson, faculty member of the U-M Graduate School of Business Administration and director of real estate education, explained the economic advantages of factory-built housing on record.

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economic advantages of factory-built housing for a broad market.

"The keys for success for our housing goals are mass production, mass distribution, and mass erection," he said. "This will be realized by a move to industrialized housing and away from hand-craft methods, some of which date back to Biblical times and result in high unit costs and low volume output."

"Factory assembly has already yielded a reduction of 45 per cent in labor input, and the Department of Housing and Urban Development believes a 70 per cent reduction is possible."

Pearson pointed out that machinery can be substituted for expensive on-site labor. Complex jobs in the factory can be broken up and divided among semi-skilled workers, many of whom could be women.

"With centralized production control, standardization of operations, quality controls, weather-free production in and out of season, and less expensive labor, reductions in construction costs are bound to come," he declared. "With reduced construction time, construction loans will be for shorter periods, with resulting reductions in interest costs."

The U-M authority described some of the advantages of modules, the three dimensional units of industrialized housing that are finished at the factory and bolted together at the site.

"Metals and plastics can be used to a far greater extent, for they can be worked and shaped inside the factory with heavy equipment that cannot easily be brought to on-site construction. Steel and aluminum are being used even now for framing and floor joists, and plastics are being used for structural components. Metals have low maintenance characteristics and high strength-to-weight ratios, and they are adaptable to mechanization."

PEARSON SAID local building codes, often based on materials standards rather than performance standards, will pose barriers to the erection of factory-built housing.

to which we have been subjected. After all, the labor is not the only item of construction cost. There is also the cost of materials, interest, administration and overhead, together with the cost of the land on which the structure is to reside.

"Over and above these costs is that of transporting modulars to on-site destinations on flat-bed trucks, operation only during daylight hours."

The future for industrialized housing is one of growth, Pearson concluded, adding that the Department of Housing and Urban Development has predicted that by 1980 two-thirds of all housing — whether pre-fabs, pre-cut, components, sectional, or modular — will be factory produced.

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Remember that some pesticides lose their effectiveness in a year's time, so must be discarded at the end of each season.

One such is rotenone, widely used to control insects on vegetables since it is not poisonous to humans. It should be bought anew each year.

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THE ITCH to plant something as good as the soil can be worked can be satisfied on vegetables if you confine your efforts to annuals that like cool temperatures and will tolerate late frosts.

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