

Build Your Own Says Chief Frings

Erects Home That Will Be One of Show Places on Ventnor Heights

Harry L. Frings, jovial chief of police of Ventnor, will hold a unique record in the realm of carpentry when he completes his three-story house on Ventnor Heights, which he is building alone and unassisted. Every nail that has been hammered, every brick that has been laid, every board that has been sawed, every shovel full of dirt excavated from the foundations, have all been done by Chief Frings.

And what is more, the chief refuses to permit any one to help him in his work, no matter how much of a friend is the volunteer, nor how strong the insistence.

"Any man can scrape a little money together and have carpenters erect a house for him, but what I want is a home built all by myself which I can point out with pride to the future generations as a monument of my own industry, and what is more—ouch," yelled the chief, interrupting himself as a misdirected hammer blow landed upon his thumb.

The residents of Ventnor Heights all stop as they pass by the house gradually nearing completion under the dextrous hands of Chief Frings, and call to him, offering to give him help as he struggles with an unusually heavy board; but he merely smiles a refusal, and with the agility of a man twice as young as himself, carries it up a ladder and nails it in its proper place.

When asked if he would have the house completed before the end of this summer, the chief replied that he feared not, but that he would keep right on working until the snow falls and prevents further labor. "I'll have it finished by next summer, all right," he declared, "and it will be one of the show places on the Heights."

Already the skeleton structure of the house has been erected, the window frames put in, and all four sides entirely enclosed. He is now preparing a precarious-looking scaffold that will make it possible for him to start his work upon the roof.

As soon as the chief gets through his duties at City Hall he rides over to the Heights as fast as his official car and the laws will permit, and starts work immediately on his building. He keeps right on hammering and sawing incessantly until the darkness compels him to stop. Then he goes home and no doubt dreams of his home that he is constructing all by himself.



The future of Brigantine Beach as a golfing center is suggested by the striking pose of this fair devotee of the links, Miss Peggy Collins, of Washington, D. C., one of the charming Collins twins of the Capital City.

The "snap" was taken by Mr. E. L. Swatt, of the William F. Shaw organization, between lot sales, and proves that it is possible to mix business with pleasure in the real estate field—especially in a live subdivision like Brigantine. The sand hill from which Miss Peggy is teeing off is almost in front of the Island Development Company's new bungalow on 32nd Street, South, which stands between Ocean Avenue and Brigantine Avenue facing Atlantic City. This is the first picture ever published of the first human habitation erected in the first allotment of the present Brigantine development. Boardwalk strollers can identify the new building by its red roof, plainly visible from the lighthouse section.

Natural Resources Made Beach Rich

Development of Ventnor and Margate Made Possible Only Through Transporting Material From Other Places

By CARL M. VOELKER

Conversion and transportation of natural resources have been the cause of the unprecedented rise in land values on Absecon Island. Perusal of authentic statistics covering a period of ten years show that sand banks are easily converted into gold value when the infinitesimal pebbles are transported in bulk to selected areas.

Pumping sand into low meadows increases its value only because of its location, the situation of the lowlands normally precluding value. Filling to grade by means of a sand dredge, however, simply transports a natural element from one place where its use is next to nothing, to a location for building sites.

Vast expanses of both meadow lands and sand dunes, having virtually no value, have been reclaimed in Ventnor, Margate and Longport. Brought to established grade, and provided with sidewalk and curbs, as well as public utility services, what was formerly only waste lands are now laid out in building lots, and in many cases are now most desirable home sites.

The price of lots in Ventnor and Margate is enormous. After paying a big price for a lot the owner, however, sees nothing but sand. While earth in itself has a slight value, depending upon the fertility of the soil, its value as land composing part of a subdivision or city block is determined by its desirability as a location for a home.

In order that various utilities may be available to the land owner it becomes necessary to transport iron from the mines. Of course the ore is not brought to the lot and merely laid upon it. Not until it has been converted into cast iron pipe does it possess any real value. By the same token we might well consider the cement used in the construction of sidewalks and curbs. Appropriate rock crushed by massive machinery into veritable dust becomes a most useful building adjunct. But the rock has little

value in its original state. Its use after conversion makes it valuable.

All these natural resources transformed into other forms combine to make land valuable. Then other resources are drawn upon and wood secured from the forests and metals taken from the bowels of the earth are shaped into material for building homes. With the erection of the structure the land values again increase.

Ventnor and Margate are transformations. These localities have become most valuable because of the transition of crude raw material into the various expedients incident to development. The former lowlands are now raised to a standard grade. The iron and stone have played an important part in the change.

It is of the extensive operations involved in the filling of the meadow and the leveling of the hills that we first think when we make comparison of the past with the present. Dredging companies and grading contractors have played a most important part in the development.

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unseen by the public represent thousands of dollars figuratively buried in the sand banks. Miles upon miles of sidewalks and curbs reflect the tremendous bulk of cement used to make desirable what was only a few years ago picturesque scenery.

Land values increase only in proportion to the use made of the land. Its use is dependent upon improvements. Farm lands do not fall in exactly the same category, but even there the use of fertilizer involves the same principle. Barren land is useless to man unless it is supplied with natural resources taken elsewhere.

Iron taken out of the ground in a raw state in other localities helps to make the land here better. Cement provides a permanent improvement destined to remain for many years.

Several thousand homes have been built along the lower beach during the past two decades. To estimate the value of the material placed underground would necessitate much statistical research. To arrive at a cost of all the lumber, hardware, copper, tin, zinc and other metals, as well as paint and plaster, predicated an extended survey.

It is manifest, however, to those who have been watching the growth of Ventnor and Margate,

that millions have been expended to provide homes in attractive surroundings. Residents of localities where the natural resources used here abound make their summer homes here, giving little thought that the iron ore taken from the mine near his winter abode has been transported in other shape to the seashore, where it provides a means of providing water for his use in his temporary residence.

Man makes use of natural resources for his comfort and pleasure. But he places them only where there exist other factors suitable to his desire.

Ventnor and Margate are so situated in proximity to the ocean as to invite people to come here and live. Healthful climate here

entices them, and pleasant surroundings keeps them here.

If one wants to really live, and live longer, the lower beach offers the ideal conditions to assure such a pleasing aspect.

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