

THE CHESS PLAYERS' CORNER

PROGRESS MADE IN CHAMPIONSHIP CONTEST.

Manhattan Take Much Interest in Tourney—Some Surprises—College and Consolation Chess—Another Great Player Dead—Problems and Answers.

In the annual championship tourney of the Manhattan Chess Club much progress was made during last week and the players and members are thoroughly enjoying the play, which, as may be well imagined, is of more or less interest according to the players engaged in any particular game.

Next in order is Marshall with four wins to his credit, which he secured from Rosenblatt, Ettlinger, Hanham and Field. The latter, however, practically made a present to Marshall, who had a "dead lost" game at one stage of the game.

Table showing chess scores for various players including Marshall, Rosenblatt, and others.

Appended is a selection of games from this tourney. The following is the record to date: Marshall, 4; Rosenblatt, 3; Ettlinger, 2; Hanham, 1; Field, 1; ...

Table showing chess problems and solutions, including White to play and Black to play.

White to play and win. This and other problems published in the Chess Column, is dedicated to Alvin O. White of this city.

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PROFIT IN STREET VAULTS

BUILDERS TAKING ADVANTAGE OF AN OLD ORDINANCE.

Thousands of Dollars Annually Gained by Private Owners From Land the City Owns—Many Rental Based on Assessed Valuations Recommended.

If you were going to put up a tall building somewhere in this town where ground space is at a premium, and you had an opportunity to add an extra floor to the building for a nominal sum, thereby increasing your annual rent roll by from \$10,000 to \$25,000 without increasing your taxes or materially swelling the cost of construction and of maintenance, would you take advantage of the opportunity? Undoubtedly you would.

That is just what shrewd builders have been doing in New York city for the last ten or fifteen years, thanks to one of the city ordinances that has kept alive an antiquated system of granting street vault privileges. A long time ago, before the business districts of Manhattan became cramped for space that buildings were run up thirty or forty stories above the sidewalk and ran down three or four stories below ground.

The original purpose of the ordinance was to provide space for engines and boilers in business buildings and factories, for vaults and store rooms in banks and insurance offices, for ovens in bakeries and for coal bins in private houses.

When the era of skyscrapers arrived, however, and rentable space in certain neighborhoods brought in returns of several dollars a square foot annually, builders saw an opportunity for great profit to themselves in street vault grants.

Today private owners are making thousands of dollars annually out of land that belongs to the city. The municipality itself receives no share of the profits because of the trifling amount of ground.

For example in the Hick Building, at the northeast corner of Broadway and Twenty-eighth street, the space below the street level brings in \$1,200 a year. If it were not for the area afforded by the vaults the owners of this building would find it difficult to rent the basement for \$25 a month.

Then there is the case of the Flatiron Building, a structure that has attracted widespread attention because of the narrowness of the plot on which it stands. From a width of 85 feet on Twenty-second street it narrows down to a sharp angle on Twenty-third street.

On the side of Fifth avenue the building is surrounded by sidewalks that are of unusual width. Beneath the street level is a restaurant which is leased at \$100 a month. It extends far out beneath the sidewalk on all sides. Perhaps one-half the floor space in this restaurant is derived from street vaults priced at \$100 a square foot.

Nearby is a new business building that stands on the site of the old Fifth Avenue Hotel. It occupies the entire block front on Fifth avenue between Twenty-third and Twenty-fourth streets and runs back over 200 feet on Twenty-third street.

SELECT APARTMENTS.

ABOVE 14TH ST., WEST SIDE.

The occupants of the Belmont are, almost without exception, people that have lived in New York's best apartments.

The reason is obvious. Nowhere else can be found such luxurious appointments, such wealth of artistic beauty in decoration, and such exclusive features for housekeeping apartments.

The location at Broadway, Amsterdam Av., 86th-87th Sts. is the most convenient and attractive on the Upper West Side.

W. H. DOLSON & CO., Asts. 2364 Broadway, at 86th St. Phone 14409 Riverside.

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CITY REAL ESTATE.

BOROUGH OF BROOKLYN—FOR SALE.

Prices Go Up Feb. 1 MANHATTAN BEACH ESTATES

The Manhattan Beach Estates Company has given the Official Notice that they will positively, substantially increase prices.

All Lots West of Ocean Av. FEB. 1, 1910, at 12 noon

Only 325 of these lots which are in the center of active building of all year bungalows and residences are left. More than \$500,000 worth sold in four months.

10% cash will secure you a contract. In 30 days no one can buy similar property unless he pays substantially more than you have paid.

My Advice To You Buy Before Feb. 1

INSPECT this select, fully improved, ALL-YEAR OCEAN RESIDENTIAL PARK.

NOTE—That the owners, water supply, gas, electricity, telephones, paved streets, curbs, sidewalks, are there now—and No Assessments for these improvements.

TRANSPORTATION—From Brooklyn, elevated roads, from Broadway, by Subway and elevated to L. I. R. R. at 94th Street, via L. I. R. R. and the Pennsylvania Tunnel.

ON THE PROPERTY. PHONE 920 CONEY ISLAND.

REAL ESTATE FOR SALE WEST-CHESTER COUNTY.

PARK HILL

On-the-Hudson "THE SUBURBAN BEAUTIFUL" Is the Homeplace of Many New York Business Men.

Why don't you look into the question of Home-buying or Home-building at Park Hill? The terms of purchase are easy.

The Quiet Dignity of Park Hill is the Result of Twenty Years' Careful Development.

Send for the Park Hill Booklet American Real Estate Company Room 553, 527 Fifth Avenue, New York City.

CITY REAL ESTATE.

Landlords Back Rents

Collected, no charge unless successful. STANBARD ADJUSTMENT CO. Flatiron Building, Tel. 5334 GRAMMY.

REAL ESTATE FOR SALE.

FREE CATALOGUE OF SPLENDID BARGAINS. R. B. CHAFFIN & CO., Inc., Richmond, Va.

FURNISHED APARTMENTS WANTED.

WILL RENT furnished apartment 2 rooms or less for three months; West Side. FICKLING, 304 West 40th St.

NEW JERSEY REAL ESTATE FOR SALE.

RESIDENCES, Farms, at Bonton or Morris County. E. J. CASHILL, Bonton, N. J.

FURNISHED ROOMS TO LET.

A UNIVERSITY PLACE, top-notch Washington Square, elegantly furnished rooms, central location; references; private residence; centrally located.

AGENTS WANTED.

AGENTS WANTED for a high class "Country Club" in the State of New York.

SITUATIONS WANTED—MALE.

YOUNG MAN with high school education; experienced in all lines of work.

PIANOS AND ORGANS.

WINTEROTH PIANOS 105 E. 14th St. & 24 W. 125th St.

THE REAL ESTATE MARKET

GILT EDGE INVESTMENT PROPERTY IN FINE DEMAND.

However, There is Little Trading in the Tenement Sections—Meanwhile the Tradesmen There Are Now Prosperous and Will No Doubt Soon Begin to Buy.

Last week's trading in real estate was identical in character to that which has prevailed now for some weeks.

The Chapin Home for the Aged and Infirm, following the example of similar organizations that have been forced to move away from the middle East Side because the land they occupy has come to be too valuable for tenancy by charitable institutions, has decided to dispose of its site in the block bounded by Third and Lexington avenues, Sixty-sixth and Sixty-seventh streets.

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During the present month there has been a substantial increase in the proportion of investment buying. Builders have been able to turn over new apartment houses and mercantile constructions, and quite a number of costly buildings and sites for people's residences have been bought by investors.

Some of the most notable real estate transactions of the month were the purchase of the site of the new Long Island City Hotel, a large and high ground overlooking Jamaica, L. I.

The Windsor Land and Improvement Company has sold in Valley Stream to De Wolf and E. R. Warner a plot of 40,000 sq. ft. on Long Island City.

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Not a few professional operators are of the opinion that such property will be in demand for some time to come.

Private Sales. LENOX AVENUE.—Max Marx has sold the block front on the west side of Lenox avenue, from 141st to 142d street, a plot 190 by 100, to Joseph Golding, a plot 190 by 100, six story flats on the site.

Manhattan Beach Estates Prices to Be Raised. Joseph P. Day, sales agent for the Manhattan Beach Estates, has been formally notified by the company that a substantial increase in the prices of all lots west of Ocean avenue will be made.

Sales at Malba. The Realty Trust sold at Malba last week the plot fronting 140 feet along Powell Cove and extending to the north side of the Point Circle, on the site of the proposed building a Colonial dwelling to cost \$175,700.

GRAND VIEW

S. W. Cor. St. Nicholas Av. and 185th St. Outlook Unobstructed, Reduced Taxes, Concessions on Rent, etc.

At 13 East 36th St., NEAR 37th AV. Usually attractive Apartment, two large rooms, bath, newly decorated; exceptionally well furnished; electric light, telephone, maid service. Apply on premises.

CHAPIN HOME TO MOVE OUT

PLANS TO SELL ITS VALUABLE SITE IN SIXTY-SIXTH ST.

The Proceeds of the Sale Will Cover the Expense of Erecting a New Building Where Land is Less Expensive—Apartment Houses to Rise on Its Old Site.

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BUSINESS CHANCES.

(47) An opportunity. An established Real Estate and Accident Insurance Company offer for sale \$12,000 of stock in the City of New York.

(48) EXCEPTIONAL. Offer for sale a "Great Deal" of stock in a New York Corporation, incorporated under the laws of New York.

(49) INVESTIGATE. Offer for sale a limited number of shares in a New York Corporation, controlling valuable patents for the invention of a new kind of liquid.

(50) A PRODUCEING Oil Company. This company is producing oil in the State of New York, and is offering for sale a large amount of stock.

(51) INVESTMENT. Offer for sale a limited number of shares in a New York Corporation, established in 1890, manufacturing cast iron pipes.

(52) VALUE of 6% bonds of Pioneer Mining, Mining Power and Tunnel Company is based on five million dollars of assets.

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