SPORTSMEN'S PARADISE IN UPTOWN SKYSCRAPER

Glories of Backwoods and Sparkling Streams to Be Provided in Abercrombie & Fitch's $1,000,000 Madison Ave. Building

Trout fishermen need not trek to far away country sides to test their skill on the shiny elements of racing streams; fly casting enthusiasts need not wait for Sportsmen's Shows to come to Madison Square Garden; riflemen will not have to seek a range miles from New York to test their skill, nor will the lover of the backwoods have to travel away from his business to get the whif of firs and pines and talk with those wonderful men whose knowledge of the wilds makes them much sought authorities, for all these things are to be moved right into New York city—to the corner of Madison avenue and Forty-fifth street, to be more exact—where the Abercrombie & Fitch Company is to have a new building which will cost $1,000,000 to erect.

Eleven stories above the street level and fronting 100 feet on the street and 100 feet on the avenue, it will be the largest structure devoted to the outdoor hobbies of men and women to be found either in this country or Europe. Besides being a great building in point of proportions, the Abercrombie & Fitch Company proposes to make the building the talk of sportsmen in every corner of the world.

In order to do this they have ordered a big trout pool for the building; also tanks for fly casting; an armored rifle range, trophy rooms, guides' room, putting greens of turf, a camp site laid out with tents and paraphernalia and a dozen other outdoor features never before possible in an ordinary business building. It is the plan of the firm to make its place a metropolitan institution.

From the nature of the business that the building will house it affords the owner and the architect opportunity to give full expression to the sentimental and the picturesque. The Phipps Estate, owner of the property on which the building is to stand, will erect the building. Work will start about May 15 and the store is to be ready for occupancy early in February, 1917.

Plans have already been completed by Starrett & Van Vleck, architects. The Abercrombie & Fitch Company will occupy seven stories and the basement and the roof—the basement and the roof figuring prominently in the many features of the structure.

The architectural motives of the building follow the Italian Renaissance, with something of the Spanish in the details of the slight ornamentation to be used. An exterior of limestone for the first two stories will be surmounted by a shaft of light colored pressed brick, with simple terra cotta enrichment commencing at the tenth floor.

The store on the street floor will have a twenty-one foot ceiling and the whole interior will express in a dignified way the picturesque character of the business. The floor will be of Travertine stone and the walls of limestone.

At the rear of the store, along the north and west walls, will be a spacious mezzanine floor. The face of the mezzanine will display decorative panels representative of the various sports. Leaded glass panels, above the show windows, on the interior of the store, are to be utilized in like manner, with sporting scenes by well known artists.

The show windows have been carefully studied, with a view of making them the finest in the country. Many special accessories, such as running water and tanks, to permit the building of mountain scenes in which live fish may be seen, and marshes in which live mallards and teal may be shown, will be provided in these show windows. Special lighting will also be provided, for the reproduction of night scenes around the campfire, enabling sportsmen to visualize in these great show windows their equipment in its proper surrounding light.

The office building entrance will be on Madison avenue. The renting of the floors not to be used by the sporting company has been placed in the hands of the Douglas Robinson, Charles S. Brown Company.

Along the Madison avenue side of the basement will be the soundproof rifle ranges. Here sportsmen may try out their rifles and pattern their shotguns. It will be possible to hold target matches in these armored ranges, constructed to admit of firing the highest power rifles with perfect safety and without noise or vibration.

The novel roof will be surrounded by a high parapet which from the street will look very much like an extra story, or pergola. Along the Madison avenue side of the roof will be the fly casting tank, where the reels and flies may be tried under actual water conditions. Adjoining the pent houses will be the rendezvous for guides and sportsmen, fitted up like a lodge in the Adirondacks, with a log interior, a great stone fireplace at one end, a wide porch on the side, and hickory furniture. Here hunters may meet their guides and with the assistance of maps and other information at hand, plan their trips to the woods, the whole environment being designed to facilitate the booking and outfitting of those bound to the wilds.

The Abercrombie & Fitch trophy room will adjoin this guides' hall. The large open main roof will be devoted to a variety of the activities of the store. Camping outfits and tents of all kinds will be exposed to the elements to test their durability and fitness. Here also will be located the putting greens.

All except the following avenues in the district considered are 100 feet in width: Broadway below Thirty-fourth street has a width of 75 feet. All of Lexington avenue and that part of Madison avenue below Forty-second street also have a width of 75 feet. That part of Madison avenue above Forty-second and that part of Avenue A below Twenty-ninth street have a width of 80 feet. Vanderbilt avenue has a width of 60 feet. All the streets have a width of 60 feet except Twenty-third, Thirty-fourth, Forty-second and Fifty-seventh, which have a width of 100 feet.

On Fifth avenue from Thirty-second street to Fifty-eighth street the height of buildings is restricted to one and one-quarter times the street width, or to 125 feet. This is equivalent to a height limit at the street line of about ten stories.

The use districts in this section have been designed principally for the protection of the uptown shopping districts against industry and the preservation of the high class residential areas. The chief features of the use districts between Twenty-third and Fifty-ninth streets are: The protection of Fifth avenue against all factory buildings; the restriction of the entire area north of Thirty-fourth street between Second and Seventh avenues and most of the area north of Forty-second street between Seventh and Tenth avenues against manufacturing; the exclusion of factories below Thirty-fourth street from all the avenues between Broadway and Second avenue; the exclusion of factories from certain streets and avenues in the Chelsea section; the restriction of the Murray Hill district to exclusive residential use; the restriction of Park avenue north of Fiftieth street to exclusive residential use; the preservation of the streets between Fifth and Sixth avenues from Forty-eighth to Fifty-fifth street for exclusive residential use, and the protection of the streets between Lexington and Madison avenues from Fifty-first to Fifty-sixth street against both business and industry.

The section under consideration contains only two kinds of area districts—the "A" and "B" districts. The only difference between the area provisions of the "A" and "B" districts is with reference to the court and yard requirements in the case of non-residential buildings, and more particularly warehouses.

The "A" districts contain only the land in the vicinity of the waterfronts. On the North River it embraces the area west of the line formed by Tenth avenue, Twenty-ninth street, Ninth avenue, Thirty-third street, Tenth avenue, Forty-second street and Eleventh avenue. On the East River it includes the territory east of the line formed by Avenue A, Twenty-ninth street and First avenue. All of the area between these two lines is in the "B" districts.

In the "A" districts no building not used for residential purposes is required to have a yard. In the "B" districts all non-residential buildings are governed by like area provisions irrespective of the fact whether they are or are not warehouses.

Subject to these conditions and the provisions of the tenement house law, yards must increase in size with the height of the building, being not less than two inches in least dimension for every foot of height above the curb level. No yard is required behind any part of a building less than 55 feet from a street line. Courts, like yards, must also increase in size with height of building. The area of inner courts at any height is fixed at not less than the square of the depth of the yard required at that height. The least dimension of any court must at every point be at least equal to one inch for every foot of building height above the curb level. These provisions apply to both residential and non-residential buildings.

Irrespective of height all stores, factories and loft buildings may at present cover 100 per cent. of the lot area. Office buildings on interior lots may cover 90 per cent. of the lot area.

Three other hearings are planned for this week. To-morrow the first will be held, covering the district south of Twenty-third street. On Wednesday the section from Fifty-ninth to 125th street will be considered, and on Thursday the committee will take up the rest of Manhattan Island north of 125th street.

Robert H. Whitten, secretary of the city plan committee of the Board of Estimate, said yesterday that following the close of the public hearings on the tentative report the commission after considering the recommendations made and making such changes in its maps and plans as it deems desirable will promptly send its final report to the Board of Estimate. Upon receiving the final report of the commission the Board of Estimate will either refer the matter to its committee on city plan for report or proceed at once to hold public hearings before the full Board.

PLAN TO "ZONE" FIFTH AVENUE SECTION TO BE DISCUSSED

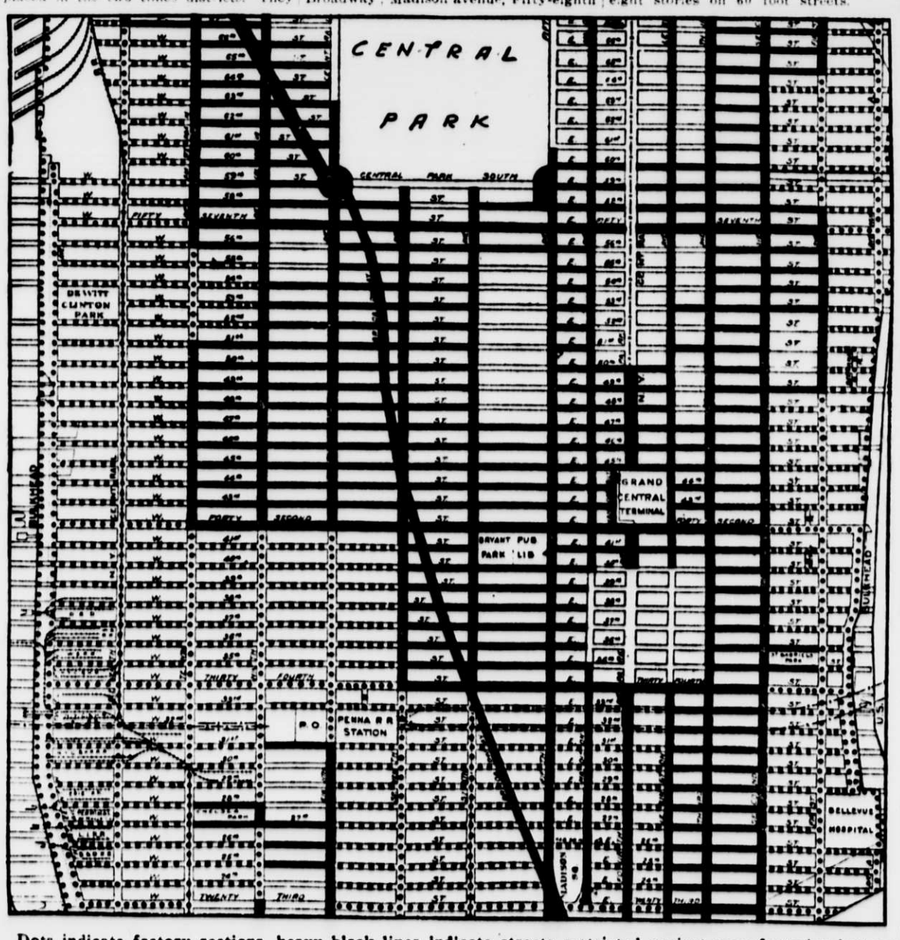
What is thought will be the most important hearing on the zoning and restricting plan will be held on Tuesday morning in City Hall, when the section between Twenty-third and Fifty-ninth streets will be considered. In this district are the great retail shopping zone, the Murray Hill residence district, the hotel and theatrical sections and the Chelsea district, for all of which interesting and far reaching plans have been prepared. It is through the approval of the plan for restricting the Fifth avenue shopping zone that retail merchants hope to keep that section free from factory buildings that the district may be retained forever as the shopping Mecca of this country.

Three classes of height limits have been provided for the district north of Twenty-third street. The limitation in each instance restricts the height of the building at the street line to a multiple of the street width. All the areas restricted to exclusive residential use are in the one and one-half times districts. Most of the intensively developed commercial and industrial areas have been placed in the two times districts. They include both waterfronts, the uptown manufacturing loft districts, the wholesale district, the retail districts, the theatre district and the hotel district. The only noteworthy business street not included in the two times district is Fifth avenue between Forty-second and Fifty-eighth streets, which is in the one and one-quarter times district. Exclusive of Fifth avenue and the four areas in the one and one-half times district enumerated below, the whole area between Twenty-third and Fifty-ninth streets is in the two times district.

The areas in the one and one-half times district are bounded by Tenth avenue, Forty-second street, Eleventh avenue, Fifty-ninth street, Eighth avenue, Thirty-first street, Seventh avenue and Twenty-third street; Lexington avenue, Thirty-fourth street, Madison avenue, Forty-first street, Lexington avenue, Fiftieth street, Fifty-ninth street, First avenue, Twenty-ninth street and Avenue A, Fifth avenue, Fifty-eighth street, Sixth avenue and Forty-sixth street, including the frontage on Fifty-seventh street to Broadway; Madison avenue, Fifty-eighth street, Fifth avenue and Forty-ninth street.

The result of the height districting in the two times district will be to limit the height at the building line at 200 feet on streets having a width of 100 feet or more, and on streets bordering on public parks. This is equivalent to a height limit of about sixteen stories. On 80 foot streets buildings will be limited to a height of 160 feet, on 75 foot streets to 150 feet and on 60 foot streets to 120 feet. These height limits are respectively equivalent to about thirteen stories on 80 foot streets, about twelve stories on 75 foot streets and about ten stories on 60 foot streets.

In the one and one-half times districts the height of buildings at the building line will be restricted to 150 feet on 100 foot streets, 120 feet on 80 foot streets, 112½ feet on 75 foot streets and 90 feet on 60 foot streets. These limits are equivalent to about twelve stories on 100 foot streets, about ten stories on 80 foot streets, about nine stories on 75 foot streets and about eight stories on 60 foot streets.



Dots indicate factory sections, heavy black lines indicate streets restricted against manufactories but not against commercial business. Blocks without markings restricted to dwellings or apartments.

BUEK TO DEVELOP SHIPPAN.

Well Known Dwelling Builder Turns to Country Development.

Development of Shippan Point Manor has been determined by Charles Buek, who took over the realty about a month ago from Samuel K. Jacobs in part payment for the property at the northeast corner of Lexington avenue and Fiftieth street. The Shippan property comprises about twelve acres on the west side of Shippan Point facing on Long Island Sound, for which $128,000 had been asked. Mr. Buek has been undecided until now as to what to do with this fine tract of land, the home of a number of well known business men.

He has concluded to continue the development of the property started several years ago, along lines which will probably bring him and his company as much credit as his dwelling operations in the residential section in this city east of Central Park. As a dwelling builder Mr. Buek is a past master and recognized as such by builders and home buyers in New York. Many fine dwellings on Fifth avenue and in adjacent streets are his work. His success in New York should not fail him in building country homes. In fact, there is reason to believe his handiwork in the country will be influenced by his building in New York.

He plans to sell the plots to folks whose standing is to his satisfaction and then erect homes for them, giving the new owners the benefit of his experience in dwelling construction for a minimum cost. The project is a hobby of Mr. Buek's, so to speak, and he is keen to have it prove popular.

The improvement of the property will be restricted to dwellings costing upward of $7,000. There are about thirty plots of from three to four lots each in the development still unsold. One of these parcels is to be the site of community buildings, which will include a Casino and other club features.

DIPLOMAT BUYS IN BROOKLYN.

C. J. Medzikhovsky of the Russian Embassy has purchased through Joseph P. Day a residence at the corner of Hicks and Joralemon streets, Brooklyn. He will alter the house to meet his wishes. The property is sold by Thomas H. Messenger, executor for the estate of Matilda McLane.

The Bulkley & Horton Company has sold 641 St. John's place, a two story brick dwelling between Franklin and Bedford avenues, for Mrs. Annie Farrell to a client for occupancy.

Frank A. Seaver has sold fourteen lots on the northeast corner of Twentieth avenue and Seventy-first street for B. Schwartz to an investor.

Charles E. Rickerson has sold 161 Underhill avenue, between Park and Sterling places, a three story and basement stone dwelling, for a client to Miss Grace O'Brien for occupancy.

O. L. and W. G. Perfect have sold an apartment house on Second street between Fifth and Sixth avenues for Mrs. Esther Kresch; for Mrs. Helen Blake the store property at Third avenue and Nineteenth street, and for Jacob Miller his apartment house on West Twenty-seventh street, Coney Island.

TIME OF COMPETITION CLOSES AT MIDNIGHT

Designs Must Be Delivered by That Time at The Sun Office---Winners of Prizes to Be Announced Next Sunday

THE SUN'S Country Home Competition closes at midnight to-night. That means that all designs to be submitted must be delivered by 12 o'clock at THE SUN office, 150 Nassau street, corner of Spruce street. Deliveries may be made at the business office on the second floor of the building.

It is essential that all contestants carry out the provisions of the programme calling for sealed envelopes containing the full name and character mark of each competitor; the name and address of the office in which he or she is employed, or the school at which the competitor is studying, and the signed statement that the design is of original conception. Competitors also are reminded to submit with their drawings descriptions of buildings, materials, &c., of not more than 500 words. These reminders are given to prevent a recurrence of what happens in most competitions: the omitting of these details in the hustle of cleaning up at the eleventh hour.

This is going to be a week of suspense for the competitors for the announcement of the prize winners will not be made until next Sunday. Much has to be done in the meanwhile. First it will be necessary to hang the drawings in a fitting place, where the jury, consisting of Burt L. Fenner, John Russell Pope and Breck Trowbridge, may have opportunity to select the four on which special honors are to be conferred. It probably will not be possible to have the designs hung and the jury assembled for their part of the work until after the middle of the week. Then it will be necessary to again arrange the designs for the exhibition to be held next week for the contestants and their friends.

Judging by past experiences, every contestant will call up THE SUN office on the telephone some time between tomorrow morning and Saturday night to learn if he is among the successful ones. To all such inquiries, the reply is going to be, "Look in THE SUN next Sunday."

From the number of plans already submitted it is estimated that the present competition will exceed even that of two years ago, when, according to the best information obtainable, more designs were entered than in any similar contest ever held in this section of the country. Requests have been received from architectural schools and students in many parts of the country for complete details of the result of the contest, one school having stated that the study of the plans of the last competition is now an interesting detail of the architectural course.

It has been suggested that in addition to the four money prizes to be awarded the jury might select a half dozen designs for "special mention." This is perfectly agreeable to THE SUN, and it will be pleased to give such credit if after deciding on the winners of the prizes offered, the jury will indicate which drawings they believe worthy of lesser honors.

Since the republication of the prize winners of two years ago, THE SUN has been deluged with requests for the name of designers, the applicants expressing a desire to employ them to design their homes. Indications are that home building in the suburbs is to have a more active season and THE SUN will feel well paid for its efforts in this competition if it can help its friends, the competitors, to gain good contracts.

DEAL FOR NEWARK DWELLING.

Louis Schlesinger has sold for Michael Cohen to Matthew J. Brady the three story frame dwelling at 22 State street between Plane and High streets. The property has a frontage of 25 feet and is 104 feet in depth.

FLATS FOR BRONX CONCOURSE.

Three five story apartment houses are to be erected on the plot, 93x180, at the southwest corner of Grand Boulevard and Concourse and 183d street, purchased recently by Spear & Sons. George F. Pelham has prepared the plans.

THE SUN'S COUNTRY HOME COMPETITION

$500 in Four Prizes Offered to Draughtsmen for Plans of House to Cost Not More Than $4,500

DRAUGHTSMEN:

THE SUN invites you to take part in a competition for floor plans and perspective for a country house which can be built at a cost of not more than $4,500. All designs submitted will be judged by a competent jury of professional men, and for the four designs selected by them as having the best qualities, judged from the terms of the competition, THE SUN will award prizes as follows:

First Prize	$250	Second Prize	$150
Third "	50	Fourth "	50

This competition is intended to provide a means for young draughtsmen to express their ideas regarding modern country home planning. It is the hope of THE SUN that through the expression of such ideas, gained from a study of present day requirements, a type of modern country home may be evolved which will answer the demand for a combination of attractiveness, comfort, stability and efficiency, all at reasonable cost.

No designs will be accepted from practising architects. In other words, this competition is limited to men and women employed as draughtsmen and draughtswomen in architects' offices. It is further limited to employees of firms whose offices are within the boundaries of Greater New York, Long Island, Westchester county, N. Y.; Hudson, Bergen, Morris, Essex, Passaic, Union, Middlesex and Monmouth counties, N. J., and Fairfield county, Conn., and the students of all architectural schools within these boundaries; students of the Society of Beaux Arts, New York city, and of the architectural schools of Columbia College, University of Pennsylvania, Harvard and Cornell universities and the Massachusetts Institute of Technology.

Terms of the competition are:

FIRST—The design must be for a two story and cellar all the year house. An attic may be included if desired. The building must be one that can be erected, exclusive of cost of land, in the suburban district of New York, for a cost not to exceed $4,500. It is assumed to have not more than 28,000 cubic feet of contents from the cellar floor. Included in the cost must be all charges for a complete building except for lighting fixtures and decorations. Plumbing fixtures, heating plant and wiring for lighting must be included.

SECOND—For the purposes of this competition the plot on which this house is to be erected is assumed to be level and of an area 100x100 feet. It is assumed that the ground is free of rock and can be excavated at the usual cost for such work.

THIRD—No limit is placed on the area of the structure and the materials to be used in construction except those of cost and size of plot.

FOURTH—It is assumed that the house designed will be for the use of three adults, two children and one servant.

FIFTH—All drawings shall be rendered in pen and ink and shall consist of a plot plan drawn to a scale 1-16 of an inch to a foot; a perspective of the front of the house drawn to a scale 1-4 of an inch to a foot on the nearest corner and plans of both floors drawn to a scale 1-8 of an inch to a foot. All drawings must be mounted on cardboard.

SIXTH—The plot plan must indicate the position of the house on the plot. For this purpose it is assumed that there are three adjoining plots each 100x100 in size, any two of which are assumed to be built on already. The competitive plan must show the proposed improvement of the third plot and its relation to the other two. This block plan must show approaches, paths, garage and garden details of one of them. Floor plans and perspective are to be of sufficient detail that finished plans can be made from them.

SEVENTH—All plans are to remain the property of the various contestants, but The Sun reserves the right to publish any or all of them without further compensation than has been stated above. Plans are to be returned to competitors as soon after the close of the competition as practicable. The Sun will take reasonable care of all drawings, but will not be responsible for any drawings lost or damaged.

EIGHTH—This competition is to be closed at midnight, March 26. All competitive drawings must by that time be received at the office of The Sun, 150 Nassau street, New York city.

NINTH—All designs are to be signed by a character selected by each competitor. Accompanying all drawings must be sealed envelopes containing full name and character mark of each competitor; name and address of office in which he or she is employed or the school at which the competitor is studying, and the following form signed by the full name of the competitor:

I (we) affirm that the design and plan submitted by me (us) in the The Sun's Country Home Competition, are of my (our) own original conception, and have not been adapted or copied from any other design or plan.

Signature.....

TENTH—Each competitor must submit with his drawings a description of his building, materials, &c., the description to be limited to not more than 500 words.

Judges of this competition will be asked to base their awards on the merits of the design to the material employed, the adaptability of the design, excellence of the plan and the possibility of production within the allowed amount.

HOUSES FOR THE SUMMER

VERMONT.

LAKE COTTAGES
On Shore of One of Prettiest Lakes in Vermont
IN "THE MOST DELIGHTFUL REGION OF EASTERN AMERICA"
From six to ten rooms, fully furnished; electric lights, modern plumbing, with hot and cold water, open fireplaces. **Complete Electric Ranges for Cooking**, constant electric service at extremely low power rates; clubhouse, vegetable and flower garden; tennis, bowling, furnished, motor-boats available; splendid mountain scenery. **Pure Mountain Spring Water**, beautiful drives, telephone, free delivery of mail, groceries, laundry, ice and all supplies near village of 2,000 inhabitants; boarding at clubhouse if preferred; best of reference. Price $185 to $350, May 20 to Oct. 15. Write for illustrated booklet. Address W. T. S., box 135 Sun office.

FOR RENT—SUMMER 1916
Private residents on Lake Lamoille, Morrisville, Vt., 1-4 mile from P. O.; 12 rooms, steam heat, fireplace, tub and independent shower with electric heat. Studio with north light; garage, piano, canoe. $375 season. D. H. SCRIBNER, Hyde Park, Vt.

ON SHORE OF THE PRETTIEST LAKE IN VERMONT.
In the heart of a balsa and pines forest, a modern eight room cottage, with 45 feet of porch, beautifully furnished, with large motor boat, spring water, garden already planted, use of cow and twelve laying hens; rent, $1,000, May 1 to Nov. 1. C. P. F., Box 134 Sun office.

LAKE ST. CATHERINE, VERMONT.
Two cottages, eight and twelve rooms, on the lake; bathing, row boats, fishing and hunting, porches, spring water. May 1 to November 1; rent, $150 to $300. Also a large farm house of twelve. All this property is on the State road. M. C. G., Box 153 Sun office.

NEW YORK—Long Island.

SHOREHAM COTTAGES.
Not suburban, real seashore and country as beautiful as Maine coast and only two hours from New York; select neighborhood; furnished country houses and cottages; electric light, pure water, beautiful grounds; a few good ones left. Handsome place for sale at bargain; fine bathing. SHOREHAM AGENCY, Room 59, 11 Wall St., N. Y. Power House Tel. 4-J Shoreham, L. I.

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FOR RENT—SUMMER HOME IN BERKSHIRE HILLS.
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FOR RENT—Furnished cottage or Bungalow, about 100 yards apart, overlooking Pocomo Harbor, large grounds; safe bathing and boating; attractive. Rent, $200 and $300; send for pictures and full particulars.
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B. M. Thornberg's Real Estate Office

MANGNOLIA TO LET for the season, fully furnished cottage, conveniently situated and suitable for large private family. For particulars address Mrs. C. S. HOUGHTON, Chestnut Hill, Mass.

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CAPE COD, MASS. } Ballston Beach Bungalows by the ocean surf; choice location. Moderate rents season. S. W. BALL, 195 B'way, N. Y.

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