

CELEBRATING OUR 54TH YEAR BOERUM HILL 2018



House & Garden Tour

SATURDAY, JUNE 2ND, 1-5 PM

Tour begins and ends at
THE BELARUSIAN CHURCH
401 Atlantic Avenue at Bond Street
Reception 4:30 - 6:00 PM

SPONSORED BY THE BOERUM HILL ASSOCIATION
WWW.BOERUMHILLASSOCIATION.ORG

1 77 BOND STREET Aaron Rubin & Jenny Chan



A sleek series of six-story homes, this property was developed by Adam America, designed by Ben Hansen Architect, and completed in 2017. It transforms 19th-century brownstone style for more relaxed 21st-century living. Each level serves a different family purpose, while the astonishing total of 4,100 square feet per home is loft-like. The amenities include dedicated garages connecting State Street to each residence; luxe kitchens with Gaggenau appliances and marble countertops; natural gas fireplaces, porcelain tile decks, and much triple-paned, nearly wall-high glass, flooding each level with natural light. Built to the lot lines (each 67 x 18 feet), the California-style interiors open onto four terraces, pierced with skylights to radiate the floors below. The top story is a one-room aerie that looks both east and west, over low-density Brooklyn to the Verrazano Bridge. Seen from the corner of State and Bond, the series including no. 77 is unified by its greenish-gray palette, the metal facings for its three dominant floors, and the warm-toned wood of its entrances. Yet the facades differ pleasingly in the relation between wide and narrow windows. Unity yet individuality: here's a bonus of a sensitively designed group of homes.

2 398 STATE STREET Dixon Properties



Not long ago Boerum Hill rentals were mostly garden apartments or duplexes in period brownstones. Now you can rent an entire house, like this four-story, high-end renovation by Dixon Properties. Slated for completion in September, the four-bedroom, three-and-a-half bath townhouse maximizes its sunny site on a 16 1/2 x 90-foot lot. Above the ground-floor garden are terraces on the parlor and master bedroom floors, plus a full roof garden with wet bar and wine coolers. Two steeples and a glimpse of the new State-Bond homes alone punctuate the southern views. Inside 398, the rooms have different auras: moldings and fireplaces add elegance to the living room and master bedroom; the kitchen with its two walls of custom cabinets and faux ceiling beams is country cottage chic; and the powder room's shiplap wall details and blue scallop-patterned floor tiles evoke summers at the beach. The other flooring is all environmentally correct hard woods from sustainable sources, provided by the Brooklyn-based firm Madera Trade. From the street, note that 398 and 396 State were born as twins, both built around 1910. Now 398 will again welcome single-family enjoyment.

3 551 PACIFIC STREET Nancy Schuh



It's 1968. You and your partner, priced out of the Village, follow the pioneering Brownstoners to Brooklyn, where you find a house on the outermost reaches of a neighborhood newly dubbed Boerum Hill. The house is chopped up into many rooms—it had been a bordello—and stripped of all historic detail. No problem: Connecticut salvage warehouses sell vintage doors, railings and fixtures for a song. While the 1851 exterior is preserved and embellished with shutters, the interior is gutted and recreated as a two-family home. Enter into the "doctor's waiting room," a formal front parlor in miniature that borders a double-height opening to the garden level. The current owner, a lover of Orientalia, makes good use of the stair's gallery walls to display four Ming dynasty paintings of the Ten Kings of Hell.

Downstairs admire the space-efficient kitchen with its backsplash of handpainted Spanish tiles and cabinetry designed to match antique cupboards. Along with an antique Franklin stove and vintage furniture, note the carved dining table and chairs, discovered in Mexico in the 1970s. The many photos of the Kennedys pay homage to the homeowner's late husband, AP reporter Joseph Mohbat, who covered RFK's Presidential campaign.

4 534 1/2 PACIFIC STREET Laurie Coots



Laurie's blog, www.girlsvsbrownstone.com, states her goals: buy a brownstone, live in it while renovating, earn income from a tenant. Not so novel perhaps, but this single woman finished her interior tear-down and reconstruction in two years, with appealing and witty taste, and in the narrowest house on this tour—13 feet, 8 inches wide. This ca. 1866 brownstone is full of space savers, and "reclaimed, repurposed, and new devices," says Laurie. Take, e.g., the Belle Epoque copper sink in the powder room, the drawer-style dishwasher and microwave, the slipper tub in the master bath, the sliding pickled oak doors concealing this and closets elsewhere, and the garden planters, sold as livestock watering tubs. Among the high-tech conveniences are in-floor heating of the parlor floor, LED lighting throughout, and quartz kitchen countertops "to resist my red wine." The new parlor design extends so smoothly that sixty souls once celebrated Thanksgiving there. Lessons from this "house whisperer"? Pick an overall palette—here grays and whites—then accent with pops of color. Allow for growth—on the southfacing garden façade is a "clip" for a future balcony.

5 430 PACIFIC STREET Sarah Curtis and John Petrini



Sarah and John's blended family savors the best of old and new in this 1850s Landmark, as well as the flexible living of its double-duplex interior. The parlor floor's openwork floral moldings and mint-condition matching fireplaces are original and Rococo Revival, but the space now flows to the dining-kitchen area and down to the garden. The kitchen countertops are a stone called Pietra Cardoza and the cabinets are bamboo, and the garden also has bamboo, but as a frothy grove. Gifts from Sarah's family include the Empire-era portrait of two sisters and the Chippendale-style mahogany high chest at parlor level, and the anonymous beauty by J. J. Hennings in a corner of the garden-level bedroom. Sarah's daughter enjoys the front bedroom downstairs with its original fireplace (her step-siblings are upstairs in the top duplex), while contemporary sparkle comes from three different, nature-themed wallpapers on this floor and in the half-bathroom off the kitchen. The most recent addition are the garden walls of eco-friendly ipe wood: their airy horizontal construction lends the garden a serene Asian air.

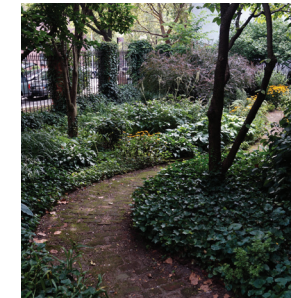
6 439 WARREN STREET Marc and Irina Tremitiere



This three-story home is one of a string of modest houses from the late 1800s that line a secluded block of Warren Street. When the current residents snapped up the house in 2000, the building was awkwardly divided into two small, dark apartments, and most historic detail had been lost. At 17' wide, the challenge was to add light and openness to the living areas. Using a design solution now common among new narrow in-fill town-

houses, the owner carved away almost half of what had been the parlor floor (the stoop had previously been removed), allowing light to pour in from above. The owner also made the house appear larger by setting trim-free doors flush with the walls, and using a pale gray-and-white palette throughout. Character was layered back in: Arches and columns carry the floor loads, wainscoting wraps each room, and an impressive fireplace mirror, assembled from salvaged mercury glass panels topped by a blown-up image of a favorite painting, adds a focal point. A chilly one-room extension became a miniature chateau kitchen with limestone counters and a marble-tiled floor warmed by radiant heat (leftover pieces were cut and laid in a herringbone pattern in the plywood-paneled powder room). Beyond the pale, French-inspired master bedroom (overseen by "Lord White," an auction find) are two colorful aeries for the children. As you leave, note the new Belgian block courtyard and the cast iron fence, reproduced from an historic mould found at a local ironworks.

7 WYCOFF-BOND GARDEN Corner of Wyckoff and Bond



The Wyckoff-Bond Garden is a 3800 sq ft. native and perennial garden at the corner of Wyckoff and Bond Streets. In the 1960s several frame houses at that site burned. Eleven years later neighborhood residents planned the conversion of this site into a community garden. The site was cleared and the fence built with unearthen bricks and fencing formerly dividing the BQE. Topsoil was hauled in, composting bins set up, and planting began. This with the support of the Trust for Public Land and the Council on the Environment of NYC. Our garden is a non-profit whose charter ensures that the site must remain a garden to benefit the community. Recently we have held music, art, photography events, a book exchange, and spring and harvest activities. As we evolve, we are working to open the garden on weekends and hold events to engage the community with a focus on young families & children.

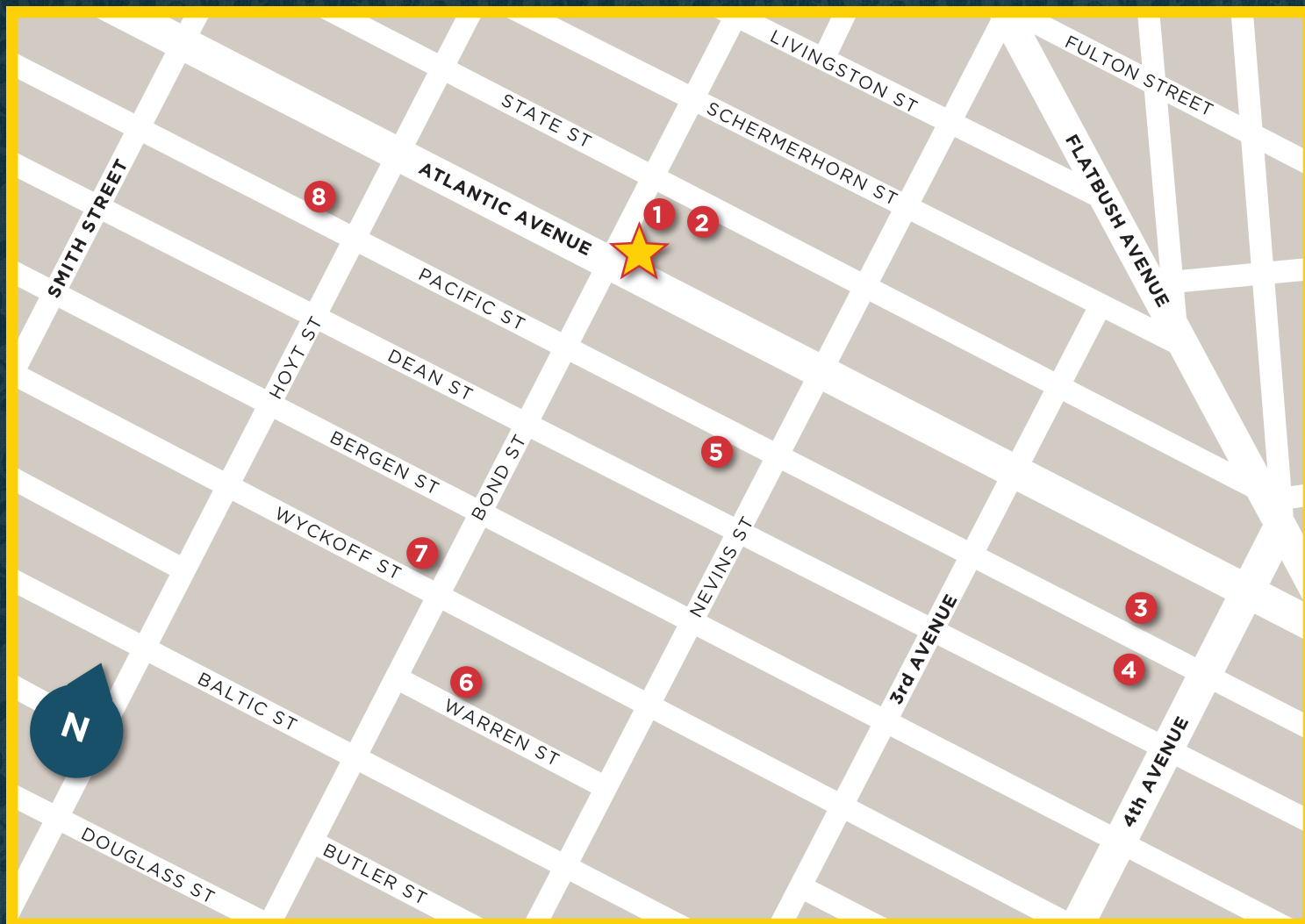
8 325 PACIFIC STREET Designed and Built by Philip Mendlow



This 25-foot-wide contemporary carriage house is one of four that were developed on the site of one of Boerum Hill's last vacant lots. Despite the deep setback and low profile, the home packs in almost 6000-square-feet of living area. Thoughtful design decisions pull all this space together: The elevator to the right of the entrance, for instance, goes straight to a bedroom suite on the top floor, lending private access to guests or in-laws. Another staircase beginning on the second floor effectively separates the private bedrooms from the public areas of the house. The kitchen/dining area is party-ready, with two dishwashers, two sinks and two ovens; oiled soapstone counters and white bronze cabinet hardware. Another large space downstairs, poised to become a home theater, playroom or gym, is illuminated by glass skylight panels set at ground level, a modern take on industrial-era vault lights. Radiant heat warms floors throughout the energy-efficient house, from the tiled foyer to the oak-floored kitchen and family rooms to the multi-marbled bathrooms, all six of them. Not to miss: the private garage.

The Boerum Hill Association is a volunteer organization of residents of Boerum Hill. We seek to preserve and enhance the unique qualities of our neighborhood through advocacy, education and community building.

Go to www.boerumhillassociation.org



BOERUM HILL

MAP KEY

 **THE BELARUSIAN CHURCH**
401 ATLANTIC

HOUSE & GARDEN TOUR

- 1** 77 BOND STREET
- 2** 398 STATE STREET
- 3** 551 PACIFIC STREET
- 4** 534 1/2 PACIFIC STREET
- 5** 430 PACIFIC STREET
- 6** 439 WARREN STREET
- 7** WYCOFF-BOND GARDEN
- 8** 325 PACIFIC STREET

HOUSE TOUR VOLUNTEERS
Chair – Howard Kolins

SELECTION COMMITTEE

James Crow
Emily Fisher
Ellen Gottlieb
Jim Kerby
Kim Soule
Lissa Wolfe
Sue Wolfe

ART DIRECTION
Laura Brodsky

COPYWRITERS
Anne Hoy and Ann Armbruster

PHOTOGRAPHERS
Francis Dzikowski and Steve Neiman

VOLUNTEER COORDINATORS
Lissa Wolfe and Hannah Mason

RESTAURANTS, BARS, & COFFEE

BETWEEN COURT & SMITH

GUMBO BROS
224 Atlantic Avenue
BRAZEN HEAD BAR
228 Atlantic Avenue
TWO8TWO - BURGERS
282 Atlantic Avenue

BETWEEN SMITH & HOYT

SOTTOCASA - PIZZA
298 Atlantic Avenue
SOUL SPOT
302 Atlantic Avenue
SIMPLE - POKE
311 Atlantic Avenue
FRENCH LOUIE
320 Atlantic Avenue
ABSOLUTE COFFEE
327 Atlantic Avenue
CLOVER'S GALLERY & CAFÉ
338 Atlantic Avenue

ON HOYT, OFF ATLANTIC

GRAND ARMY - RAW BAR
336 State Street
OAXACA - TACOS
75 Hoyt Street
BIJAN'S - PERSIAN FOOD
81 Hoyt Street
FAST & FRESH MEXICAN DELI
84 Hoyt Street
MILE END - JEWISH DELI
97A Hoyt Street

BETWEEN HOYT & BOND

GRANDMA'S HOUSE
364 Atlantic Avenue
COMMONS CAFÉ -
ORGANIC COFFEE
388 Atlantic Avenue

BETWEEN BOND & NEVINS

BEDOQUIN TENT
405 Atlantic Avenue
BACCHUS - FRENCH BISTRO
409-411 Atlantic Avenue
BETTY BAKERY
448 Atlantic Avenue

BETWEEN NEVINS & THIRD

HOLLOW NICKEL - BAR
494 Atlantic Avenue
POQUITO PICANTE
497 Atlantic Avenue
MASALA GRILL
501B Atlantic Avenue
HANK'S BAR
46 Third Ave at Atlantic Av-
enue

BETWEEN THIRD & FOURTH

NUNU CHOCOLATES
529 Atlantic Avenue
ST. GAMBRINUS -
CRAFT BEER JOINT
533 Atlantic Avenue
SUBWAY SANDWICH
572 Atlantic Avenue
HALAL INTERNATIONAL
574 Atlantic Avenue
DUNKIN DONUTS
578 Atlantic Avenue

NO PORK HALAL KITCHEN
50 Fourth Avenue
4TH AVENUE PUB
76 Fourth Avenue
PACIFIC STANDARD - BAR
82 Fourth Avenue

BETWEEN PACIFIC & DEAN

WILD GINGER - VEGETARIAN
112 Smith Street
KONDITORI - COFFEE
114 Smith Street

KYOTO

115 Smith Street
TEN-ICHI - RAMEN, POKE
116 Smith Street
BIEN CUIT - BREAD, COFFEE
120 Smith Street
PANDA DELIGHT
121 Smith Street
KI SUSHI
122 Smith Street

ON DEAN, OFF SMITH

ONE GIRL COOKIE -
COOKIES, CAKE AND COFFEE
68 Dean Street
BLUE BOTTLE COFFEE
85 Dean Street

BETWEEN DEAN & BERGEN

BAR TABAC - FRENCH BISTRO
128 Smith Street
HANCO'S - VIETNAMESE
134 Smith Street
MIA'S BAKERY
139 Smith Street
WANISA - THAI
142 Smith Street
DOMINO'S PIZZA
146 Smith Street

ON BERGEN, OFF SMITH

61 LOCAL - BAR
61 Bergen Street
NUMERO 28 PIZZERIA & CUCINA
68 Bergen Street
VAN LEEUWAN - ICE CREAM
81 Bergen Street
OJ ORGANIC JUICE
85 Bergen Street

BETWEEN BERGEN & WYCKOFF

DUNKIN DONUTS
148 Smith Street
CARUSO PIZZA
150 Smith Street
FATTY DADDY TACO
152 Smith Street

CARROLL GARDEN CLASSIC DINER
155 Smith Street
STARBUCKS
164 Smith Street

BETWEEN WYCKOFF & WARREN

UGLY DUCKLING
168 Smith Street
SSAM - KOREAN
170 Smith Street
CIBAO - LATIN
172 Smith Street
PANE E VINO - ITALIAN
172 Smith Street
BOAT - BAR
175 Smith Street
RED STAR SANDWICH SHOP
176 Smith Street
CAMP - BAR
179 Smith Street
BLACK FOREST
181 Smith Street

AT BERGEN & HOYT

BROOKLYN INN - LANDMARK
TAVERN
148 Hoyt Street

AT PACIFIC & BOND

BUILDING ON BOND - BISTRO
108-112 Bond St
ROBERT - BAR
100 Bond St

AT DEAN & BOND

RUCOLA - ITALIAN
190 Dean Street

BETWEEN DEAN & BERGEN

RICE & MISO
132 Nevins Street

AT BERGEN & NEVINS

DOT & LINE - COFFEE
253 Bergen Street