

The 58th Annual Park Slope House Tour!



Photo by Annie Schlechter

The 2017 Park Slope House Tour, a self-guided tour organized by the Park Slope Civic Council, returns Sunday, May 21. Seven beautiful homes will be on view from 12 noon to 5:00 PM. Day-of-Tour tickets and House Tour Brochures will be available at the Starting Point - Poly Prep Lower School at 50 Prospect Park West and 1st Street. Following the Tour at 6:00 PM will be a Lecture by architect/historian Francis Marrone at the Berkeley Carroll School at 181 Lincoln Place.

Highlights of Homes on the Park Slope House Tour

The parlor floor of an **1898 Romanesque Revival home** pictured above features a lovely pier mirror and bench in the entryway, as well as elaborate red-oak fretwork dividing the parlor from the library. Doll houses add to the charm of the daughters' bedrooms and a treehouse presides over the back garden. A gut renovation of a **circa-1875 Italianate home** has resulted in a dramatic contemporary interior. The open spacing of the parlor floor is accented by elegant flowing details and a handsome stairway with custom 'pool-cue' railings. Contemporary artwork is a hallmark of a **1907 Neoclassical home**. On the parlor floor are works by

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President's Letter ... A Fond Farewell

Eight years ago – still in my infancy as a Civic Council trustee – I was asked to write an editorial for this publication and was granted cart blanche on the topic. Naturally, my first thoughts were about the neighborhood. Why do I live here? Why was I drawn to this community? Why are others relocating in droves, and do they even know why? Not surprisingly, I titled the piece, "Why We Live Here," wherein I tried to deconstruct exactly what it is about Park Slope that's brought us national attention as a model livable community.

In the editorial, I recalled a movement that began in the early 1980s called The New Urbanism, and cited two master-planned communities, one in Florida and one in South Carolina. As I wrote, world-class architects and urban planners have come up with newly minted versions of our very own neighborhood. We walk to school and subway. We have remarkable diversity of people, goods and services. By restor-

continued on page 2

A Win for Community Organizing

At the end of March, Avery Hall Investments (AHI), purchasers of the 5th Ave Key Food store property, and 10 community organizations (the "Community Stakeholders Group," of which PSCC was an early member) reached an agreement on a development plan for that property. The agreement ensures that area neighbors will have a 22,000-square-foot, full-service supermarket and 41 new units of affordable housing. The proposed supermarket is a bit smaller than the current Key Food, but larger than most area supermarkets and twice as big as the 7th Avenue Key Food. In the agreement, AHI also agreed to offer a 20-year lease on the supermarket and work with the community to find an operator that's a good fit for the needs of area residents.

The conditions of the agreement have been worked on for more than a year, with strong support from local elected officials. In addition to housing the supermarket, the two buildings planned for the site will have a total of 165 units with 25% set aside as affordable housing (41 units out of 165). Of those units, 16 will be set aside for very low-income families (earning no more than 40% of area median income, or AMI; about \$36,000 for a family of 4), with the remainder at a mix of 60%, 80%, and 100% of AMI.

Other provisions of the agreement include working with neighbors on traffic-safety improvements, offering an opportunity to provide feedback on design and a process for addressing construction impacts.

The project still depends upon several regulatory changes being made under a timetable set forth in the agreement, including a modification to the Baltic Street Urban Renewal Plan and an amendment to the related Land Disposition Agreement. Additionally, the now-expired 421-a legislation (a tax-abatement program) must be replaced with a program that is comparable to the legislation previously in effect, and there must be an HPD regulatory agreement governing the affordable units. The AHI project will require a vote of the City Planning Commission (CPC) and it is expected that the CPC will refer the proposal to Brooklyn Community Board 6 for review and comment.

The Community Stakeholder Group was organized by the Fifth Avenue Committee (FAC) and New York City Council Member Brad Lander, and is comprised of the Boerum Hill Association, Families United for Racial and Economic Equality (FUREE), Gowanus Houses Tenants Association, Park Slope Business Improvement District, Park Slope Civic Council, Park Slope Neighbors, Park Slope North HDFC, Warren Street Houses Tenants Association, the Wyckoff Gardens Residents Association and FAC.

The formal press release, a letter of endorsement by local elected officials and the text of the agreement can be found on the Civic Council website.



Community positions voiced at meetings with AHI developers last Spring

President's Farewell, continued from page 1

ing and preserving rather than replacing and rebuilding our historic architecture, we are the epitome of "green." Our 585-acre park is a concert hall, a sports complex and a refuge for picnickers, readers and kite flyers. We know our merchants, and we care about the viability of their businesses. We sit on our stoops and talk to our neighbors; we give them gardening tips and watch their children grow up.

Eight years later, I've learned we're not quite as diverse as we should be, our shopkeepers are struggling under rising rents, and not everyone is interested in sitting on the stoop, unless glued to a cell phone.

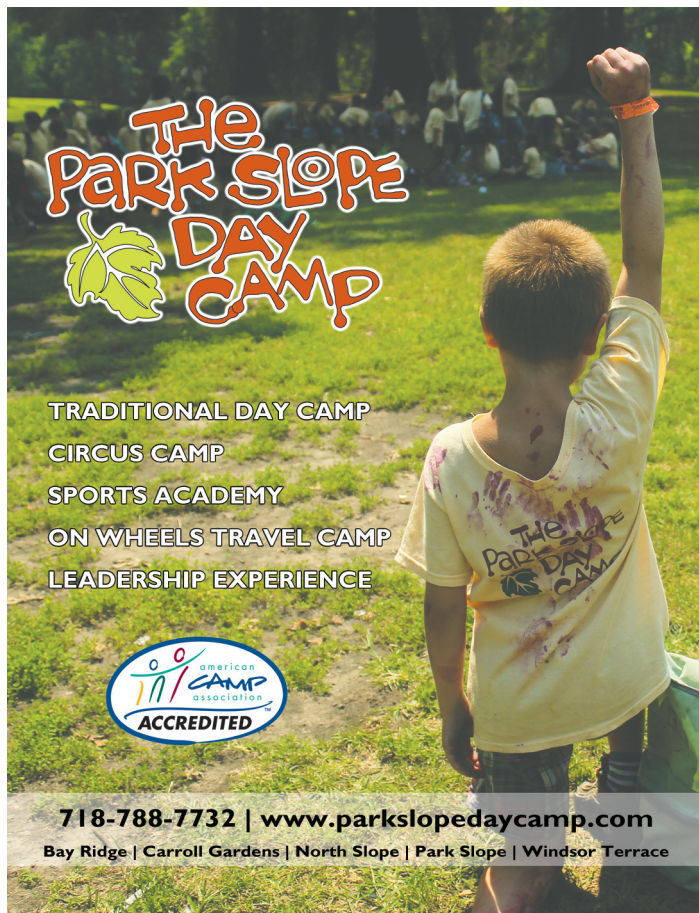
But here's what I've also learned: Advocacy takes creativity, energy, a critical mass of level-headed articulate people and the resilience and fortitude to push through and with bureaucracy and sometimes unwilling opponents. And advocacy WORKS. We are not a neighborhood that "lets the chips fall where they may." We care about our neighbors, their houses, our retail stores, our schools and green spaces, and our fellow travelers whether they're on foot, riding bikes or in cars.

And collaboration is the ONLY way to effect change. Gilly Youner, my co-president, could not have been a more stalwart and supportive partner; the Executive Committee is dedicated and responsive; and this Board of Trustees has seized issues and projects and brought them to fruition with good humor and heart. It has been an absolute honor to serve on the Civic Council, and as I hand the presidential gavel to the next administration, I do so with great confidence and optimism.

Think about a community so extraordinary it's where the best minds in urban planning come to steal their best ideas. This is OUR community. We have chosen to live here. Take stock. Volunteer. Participate.

REALLY live here.

With very best wishes,
Judith Lief
president



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Chiclet Mansion and 14th Street Block Association Awarded Prestigious Ortner Honors



Photo by John Casson

Gargoyles adorn the ornate sandstone, terra cotta, brick and brownstone facade of the newly restored exterior of the Chiclet Mansion located at the corner of Eighth Avenue and Carroll Street in Park Slope

At the February meeting of the PSCC, President Judith Lief presented two 2016 Evelyn and Everett Ortner Preservation Awards, chaired by former trustee, John Casson.

The award for Exterior Restoration was granted to new owners Tina and John Novogratz, who had purchased the decrepit Chiclet Mansion, and Christa O'Malley Horrigan, the architect of record for its rehabilitation, for restoring its handsome ornate exterior, gargoyles included. The mansion had been designed by C.P.H. Gilbert as a home for Thomas Adams, the inventor of Chiclet Chewing Gum and the coin-operated automatic gum dispenser. As a result of the renovation, the Chiclet Mansion remains the finest example of residential Romanesque Revival Architecture in New York City.

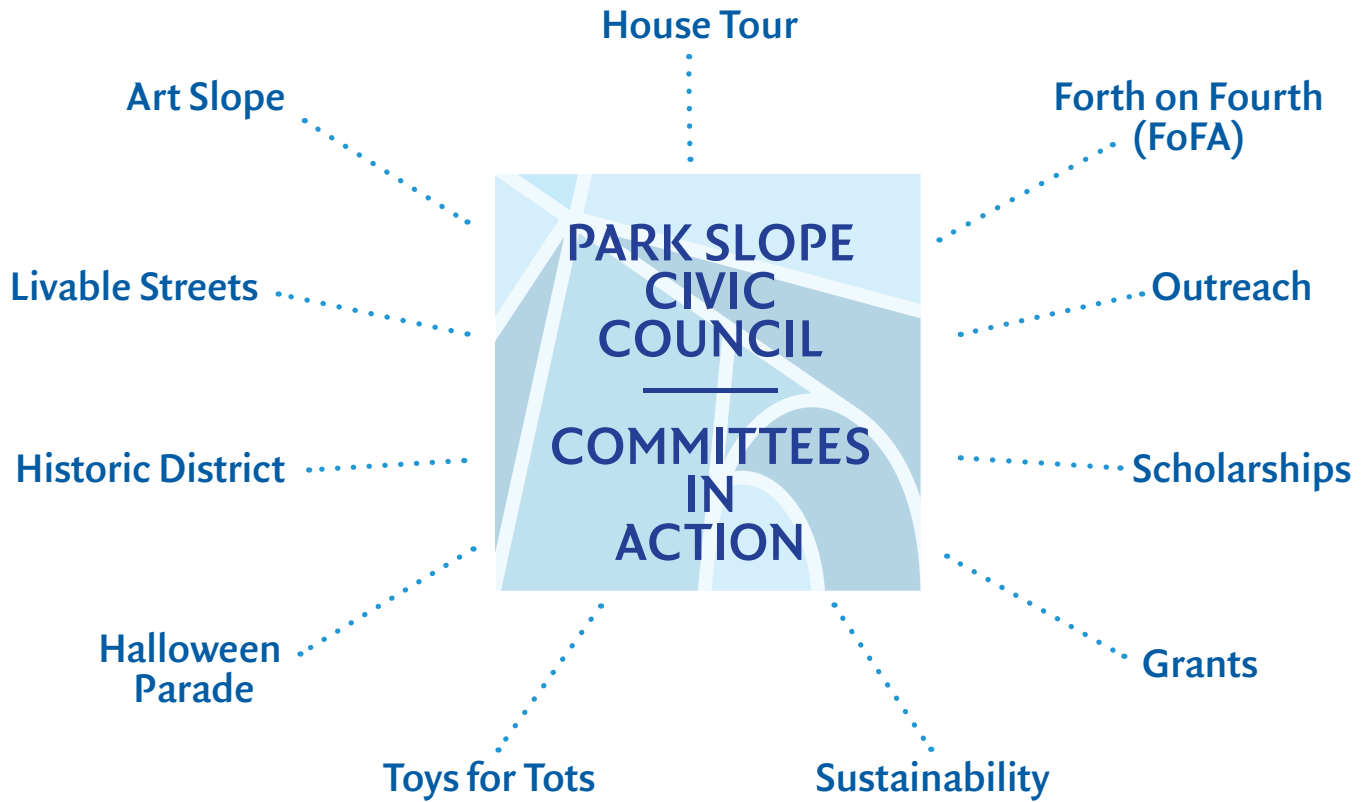
The 14th Street Block Association received the Neighborhood Intervention award for initiating a successful effort to protect the appearance of their block and the circle that Olmstead and Vaux designed to be a primary portal to Prospect Park.

A real estate developer had announced plans to convert the Pavilion Theater and an adjoining structure into a large, unattractive luxury condominium apartment building with underground parking and retail stores. The block association responded by marshalling widespread community opposition to the plan, leading the Landmarks Preservation Commission to order the developer to revamp the project to be more compatible with the appearance and scale of neighboring historic structures. Recently, the developer's plan was abandoned, and the theater was leased to Nitehawk Cinema.

The Ortner Awards Program's objective is to (1) encourage renovations, rehabilitations and expansions of existing buildings and erections of new buildings that are compatible with Park Slope's original architecture; (2) motivate individuals and groups to intervene in order to protect the appearance of our historic neighborhood; and (3) increase community awareness of the importance of preserving the architectural character of Park Slope. Tarzian Hardware sponsors the Awards.

More details about the 2016 Ortner Awards can be found on the Park Slope Civic Council website at parkslopeciviccouncil.org/2016-evelyn-everett-ortner-preservation-awards/

Get to know your Park Slope Civic Council & Get Involved! Visit our website to contact committee chairs



Our *NEW* Mission Statement

The Park Slope Civic Council promotes the health, vitality and character of the Park Slope neighborhood and advocates for the interests of residents, businesses and others with a stake in the community.

BECOME A MEMBER, STAY A MEMBER AND SUPPORT YOUR COMMUNITY!

A strong membership makes us a strong organization. Join or renew now and help us nurture, defend, celebrate and invigorate this community we call home!

Make your check payable to The Park Slope Civic Council and mail with this form to:
Box 172, 123 Seventh Ave., Brooklyn, NY 11215, or sign up online at www.parkslopeciviccouncil.org

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Enclosed is my check for:

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- Business/Professional: \$100
- Benefactor: \$250
- Non-Profit/Organization Partner: \$50
- Student/Elder Community (65+): \$25
- Other: Contribution of \$_____

JOIN! RENEW! DONATE! VOLUNTEER! LEARN MORE! parkslopeciviccouncil.org

Like us on Facebook and follow us on Twitter!

Old House Stories



ABOVE LEFT - Sealy and Timothy Gilles on a scaffold in a bathroom in their Park Slope “fixer upper,” with demolition tools and beer, 1973; **ABOVE RIGHT** - Sealy and Tim in the same room, now a kitchen, in their renovated brownstone, with grandchildren and wine, 2017

Civic Council Trustee Timothy Gilles and his wife Sealy came to Park Slope from the Midwest right out of college. After a couple of years as tenants, they bought a Garfield Place brownstone in 1972, which Tim cites as an example of his motto in life: “You’d rather be lucky than smart.” Much is written about the supposed farsightedness of brownstoners of that era, but Sealy and Tim say their “vision” only went as far as their next, small paychecks. Like many who bought fixer-uppers in those days, the Gilleses had more time than money, so they rented out rooms to friends and embarked on multiple renovations one floor—or even one room—at a time. They soon learned that a house takes a village: an architect across the street gave structural advice, their former landlady recommended local tradespeople, and friends helped build cabinets, snake BX cable and clean up a collapsed plaster ceiling. “Dumpster diving” from other nearby renovations provided a source of doors, lumber and salvageable period hardware. After a decade of shifting living configurations and constant renovations-in-progress, career stability (Sealy as a University professor and Tim as a public-relations executive) and a growing family made it both possible and necessary to finish an owners’ triplex with a deck leading to the garden and a floor-through rental, and to hire contractors—all based in Brooklyn—to finish the work.

Today, Tim and Sealy are both semi-retired and enjoying their grandchildren. Asked about moving to the Sunbelt, they quote a woman interviewed on TV during the depths of the mid-1970’s fiscal crisis: “When you leave New York, you don’t go nowhere.”

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Has your home suffered water damage and you suspect mold contamination? Do you have health concerns as a result?

For the past ten years EnviroBliss has been the leading specialist in indoor air quality and remediation. Located in the heart of Park Slope at 325 Flatbush Avenue, Pierre M. Cajuste and his crew specialize in the least toxic and effective treatment of water damage to homes and offices. In contrast with conventional mold remediation firms, EnviroBliss uses non-toxic products that have stood the test of time, which not all green products do. Their vision is to enable sustainable cleaning using the least toxic methods in order to enhance the quality of overall life. EnviroBliss promotes cleanliness in all surroundings to ensure safety, home health, comfort and productivity. Their mission is to boost higher productivity through high skilled engineering in the removal of mold and other indoor inhabitants that threaten the safety of the environment of millions of homes and businesses throughout the tri state area.



Pierre is licensed and highly experienced in mold remediation. He has spent over 20 years performing all levels of hygienic maintenance, and refurbishment work on heating, ventilation, and air conditioning (HVAC) systems. Pierre is also certified by the ACAC, American Council for Accredited Certification, formerly known as the American Indoor Air Quality Council. EnviroBliss only staffs experienced, licensed technicians. They supply cleaning solutions that bring value to their clients whether at home or at the workplace. EnviroBliss' concern is to make the lives of all their clients stress free and as smooth as possible. For the past decade EnviroBliss has worked with countless families with individuals that suffer from asthma, bronchitis, allergies, and other respiratory diseases that are extremely susceptible to mold and chemicals. Expect the best quality HEPA filtered vacuum cleaners and the latest in least-

toxic methods that capture and remove suspended micro particles left behind after conventional remediation. EnviroBliss can assist your family to a healthier home, as they have with so many other individuals and families.

May Dooley, mold inspector and owner of EnviroHealth Consulting, Inc., says of EnviroBliss: "Pierre has worked with many of my mold inspection clients. These individuals largely come through doctors' referrals and tend to be very sensitive to mold. Invariably they comment on how accommodating and detail-oriented he and his workers are. A recent comment from a couple living in Manhattan was, 'Pierre is amazing! We are so happy with his work!' I have worked with Pierre for over ten years, since the company was founded in 2007. Clients even beyond the tri-state area, as far away as Pennsylvania and Delaware, have spoken highly of his work. I relax when I know that EnviroBliss will be on the job."

What clients have to say on **YELP** about EnviroBliss:

- "A fantastic job of removing the mold by hand, so I didn't have to breathe in any chemicals. I have not suffered from any mold-related illness since [they were] here several years ago. I call [EnviroBliss] whenever I see any kind of discoloration in my home to see if it's mold, and [they] always tell me honestly when it isn't!"
- "[They are] very meticulous and super clean...Mold remediation is not a pleasant process, but EnviroBliss makes it as smooth as possible."

Give a call with your questions and concerns. Pierre will be glad to speak with you.

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Meet our Trustees - *In Their Own Words*



S. J. Avery

Park Slope has been my home for over 40 years, although my neighborhood (between 4th and 5th Avenues) was not considered part of Park Slope when I moved here. Vaguely aware of the Park Slope Civic Council for years, my involvement began when the Civic Council supported my neighbors in our attempt to preserve the historic and beautiful PS 133, which was a beloved neighborhood anchor (tinyurl.com/mr7aamd). That attempt was not successful, but it sharpened my understanding of how architecture contributes to a sense of place and the need to protect those buildings that give character to a neighborhood. It also propelled me into an active role on the Council where, as a Trustee, I worked on projects like the successful campaign to save the Pacific Branch Library from demolition.

At the time when I became a Trustee, PSCC was beginning to focus on Fourth Avenue and how to improve it. The resulting committee, FOFA (Forth on Fourth Avenue) has provided a terrific venue for hands-on work, organizing, and opportunities to strengthen relationships and partnerships with nearby groups, such as the Fifth Avenue Committee, Gowanus Canal

Conservancy and Arts Gowanus. I'm very proud of the work we have done (safety, greening, street art, better streetscape, local forums), and like to think that FOFA has helped PSCC to "stretch."

As a retiree from a career in health care and nonprofit management, I now jump at every chance for international travel.

FORMER TRUSTEE

Clem Labine

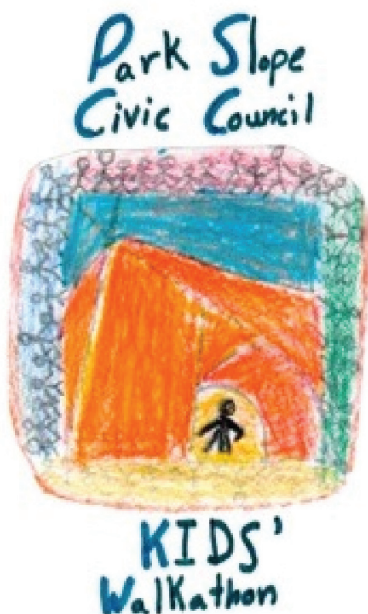
When and why did you move to Park Slope? I moved into the Slope in 1967 because I wanted to live in the city to avoid a long commute to my job at McGraw-Hill in mid-town Manhattan. I had a family of 6 to house (including a mother-in-law) plus assorted gerbils, cats and hamsters and thus needed a house that was big and cheap. Amazingly enough, Park Slope brownstones were CHEAP in 1967. Little did I realize that buying the brownstone would change my entire life.

What is it you love about the community? I agree with the American Planning Association when it named Park Slope one of the 10 best urban neighborhoods in the country. Most of one's needs are within walking distance – and mass transit connections are great. (We own a car but use it only a few times per month.) Amenities are fabulous: Prospect Park, the Library, Brooklyn Museum, restaurants, shopping...

Why did you join the PSCC? Block associations are not as numerous as they used to be. (It's been years since our block of Berkeley Place had one.) So for me, the PSCC is the "block assoc" for the entire community – an organization of like-minded people who join together for civic betterment. Joining the PSCC allows people to really feel and function like citizens.

What do you think has been your most valuable contribution? I suspect founding and running the Old-House Journal in Park Slope for 15 years was my biggest contribution. It provided employment for quite a few folks... and helped nurture the brownstone revival movement. OHJ provided brownstone renovators moral support and the feeling that "we're all in this together."

What changes in the neighborhood excite/dismay you? What excites me most is that the physical scale of the neighborhood has changed so little. The establishment – and then expansion – of the Park Slope Historic District was an achievement that didn't attract a lot of publicity, but has been of huge importance. When we see the rapacious development taking place in other unprotected parts of Brooklyn, we can be grateful that far-sighted PSCC members have preserved the special character and human scale of much of Park Slope for future generations.



Join the Fun! at the 2nd Annual Park Slope Civic Council Kids Charity Walkathon

Our annual Brooklyn Kids Charity Walkathon will be held on Friday, May 12 at 4:30 PM at the Grand Army Plaza entrance to Prospect Park. This is an opportunity for elementary, middle and high-school students to participate in a local charity event and build civic spirit. Brooklyn kids doing something for other Brooklyn kids!

We're working with the student bodies in our local schools to organize this event and all donations will go to CHiPS – a local Brooklyn soup kitchen and shelter for homeless women and their children.

Families, parents and guardians are encouraged to participate as well. Everyone will walk the top loop of the park. After the event, you can picnic in the park, hit one of our local restaurants or head home to enjoy your Friday night plans.

Donations can be made by cash or check or by credit card through a link on our Civic Council website. Any amount truly helps and we're hoping to raise \$2,500!!

Click here to donate!

EXPO GOWANUS



The Park Slope Civic Council is joining the Gowanus Canal Conservancy (GCC) as a sponsor of **EXPO Gowanus**, a neighborhood carnival of art, science and toxic waste, focused on environmental issues in Gowanus and surrounding neighborhoods.

This year's all-ages EXPO will celebrate the Gowanus community and the work of protecting and restoring our canal and watershed. EXPO Gowanus will be held on **Saturday, May 20, 11:00 AM - 5:00 PM at Thomas Greene Park on 3rd Avenue and Douglass Street.** Join them for art-making, activism, dance and music performances, food, sports and volunteer stewardship. Students from local schools will showcase their investigations about Gowanus water quality, green infrastructure, climate change, and other important local issues.

GCC is a community-based non-profit organization that serves

House Tour, continued from page 1

Brooklyn artist Haena Kang and Manhattan artists Neil Powell and Jeffrey Rothstein. In the beautiful kitchen is banquette seating with a custom zinc top table. In the parlor of this **1895 Neo-Italian Renaissance home**, now hosting guests through Airbnb, a large pier mirror, additional fretwork and exquisite plasterwork are on view. A handsome deck overlooks the Japanese garden with waterfall and pond. Upstairs, the Blue Room and Red Room are beautiful guest spaces. The tenants' apartment on the garden floor is also on view. The ground floor apartment of an **1896 Neoclassical co-op apartment building** has recently undergone a major renovation during which two walls between the kitchen and living room were removed. The result is a sleek contemporary space for modern living: open, airy and full of light. The parlor floor of a **Neo-Grec home built in 1883** features two beautiful marble mantelpieces, lovely original moldings and a new bathroom and laundry finished with handmade encaustic tiles from Morocco. Downstairs, there is a living room with a custom steel and glass rear wall, lateral skylights and a lovely powder room. Magnificent woodwork, stained glass pocket doors and a wonderful musical sculpture are highlights of the parlor floor of this spacious home, built in **1899 in Neo-Italian Renaissance** style. The stunning kitchen features Viking Professional double ovens, zinc countertops and a double island with Olympian white Danby marble.

Proceeds from the House Tour support the Civic Council Grants Program. Read more about the Tour at parkslopeciviccouncil.org/house-tour-2017/.

as the environmental steward for the Gowanus Canal Watershed. They vision the evolution of an open, clean and alive Gowanus Canal and Watershed with accessible, connective open space; clean water, soil and air; and vibrant ecological, business and cultural activity. PSCC has worked in the past with GCC on Civic Sweeps and many projects related to Fourth Avenue greening. Learn about and get involved in issues facing the waterway and neighborhood while having a fun day in the park!

Go to gowanuscanalconservancy.org to learn more.

CALENDAR OF EVENTS

April 29th Saturday, 11am-3pm	5th Avenue Family Festival Puppetry Arts brings costumes, outdoor play, and games to this annual festival.	5th Ave At 4th Street
May 21st Sunday, 12pm-6pm	The Fabulous Fifth Avenue Fair Famous Street Fair shopping, eating and drinking	5th Ave Between Sterling and 12th Streets
June 10th Saturday, 11am-5pm & evening parade	Brooklyn Pride Celebrate this annual event at the Pride Festival followed by an evening parade	5th Ave Sterling to 9th Streets
June 21st Wednesday	Make Music NY Music fills the sidewalks of #theother5th and watch out for the marching band!	5th Ave Dean to 18th Streets
July 15th & 29th Saturday 5pm-9pm	Summer Strolls South Slope's loved block party with a Doggie Fashion Show, a Shakespeare Performance, outdoor fun, outdoor restaurants and a pop up park.	5th Ave 12th to 18th Streets
August 19th & 26th Saturday 5pm-9pm	Summer Strolls North Slope's fun block party with a Pizza Eating Contest, outdoor fun, outdoor restaurants and a pop up park.	5th Ave 19th & 26th Streets



For Event Details Go To
parkslopefifthavenuebid.com
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Upcoming Events

April 23 - Civic Sweep annual Spring beautification event, check-in on 5th Avenue, between 3rd and 4th Streets, 10:00 AM to 2:00 PM rain or shine; bring your unwanted electronics for recycling by the Lower East Side Ecology Center, learn about the Gowanus Canal Conservancy and get free plants from the Greenbelt Native Plant Center

April 29th - Park Slope Armory YMCA Healthy Kids Day, free community event with healthy and fun activities for the whole family, 361 15th Street

April 29th through August - street fairs , neighborhood strolls and festivals are free and fun for all, sponsored by the 5th Avenue BID; see details on p.7 and at parkslopeciviccouncil.org

May 4th and the 1st Thursday of every month (except June, July & August)- Park Slope Civic Council Board Meeting at The Old Stone House in Washington Park (check website beforehand to confirm), 7-9:00 PM; Scholarship Awards ceremony and Lovgren Community Awards announced at the **Annual Meeting on Thursday, June 8**, open to all

May 12th - 2nd Annual Park Slope Civic Council Brooklyn Kids Charity Walkathon starting at 4:30 at the Grand Army Plaza entrance to Prospect Park, proceeds to be donated to CHiPS; check back at our website closer to the event for more details

May 16th & 3rd Tuesday of every month (except July & August) - Office Hours at Parish Bar, 223 7th Avenue from 7-8:00 PM; meet up with PSCC trustees and neighborhood folks

May 20 - Expo Gowanus 2017 Neighborhood Carnival at Thomas Greene Park on 3rd Avenue and Douglass Street, 11:00 AM to 5:00 PM, celebrates the Gowanus Community and the protection/restoration of the canal and watershed

May 21 - 58th Annual Park Slope House Tour, self-guided tour of seven beautiful, historic Park Slope homes, noon - 5:00 PM kicks off at Poly Prep Lower School at 50 Prospect Park West and ends with a lecture at Berkeley Carroll School at 181 Lincoln Place at 6:00 PM; tickets are required and can be purchased for \$25 in advance at area merchants or online at www.brownpapertickets.com/event/2912528 or for \$30 onsite on the day of the tour

Updates and info at www.parkslopeciviccouncil.org



Established 1896 as the South Brooklyn Board of Trade.
Incorporated 1938.

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Erica Stauffer, *Treasurer*
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Meredith Little, *Membership Secretary*

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The Park Slope Civic Council is a 501(c)3 organization

**Look Out for News on Art Slope 17's
upcoming Film and
Pop Up Art Events**

Plans are Underway!

