

Lefferts Manor ECHO

{ SPRING 2024 }

**THE 50TH ANNUAL
PROSPECT LEFFERTS GARDENS
House & Garden Tour**

Sunday, June 2, 2024 Noon-5PM

HOSTED BY **The Lefferts Manor Association**
TICKETS: \$30 IN ADVANCE AT:

Ix Cafe 43 Lincoln Rd.

Awesome Home 653 Flatbush Ave.

DRINK 492 Flatbush Ave.

Trixie's Pet Food Supplies 575 Flatbush Ave.

Little Mo Wine & Spirits 1125 Nostrand Ave.

ONLINE: Go to [eventbrite.com](https://www.eventbrite.com) and search for **PLG House**
OR Scan the QR Code below

TICKETS: \$35 ON TOUR DAY AT:

Ix Cafe 43 Lincoln Rd.

It will be PLG's 50th house tour and it's expected to be a "golden" experience for all. Eight homeowners have stepped up to the plate to create a diverse lineup of interiors for you to enjoy.

AND visit the lush backyard refreshment stop to enjoy what "The Lefferts Lounge" has to offer... live music, wine tastings and cocktail demonstrations. Something for everyone!
(Note: No children under 12 except infants in front packs only)

FOR MORE INFORMATION VISIT: leffertsmanor.org
E-MAIL: leffertsmanorassoc@gmail.com
FACEBOOK: [PLG House Tour 2024 #plghousetour](https://www.facebook.com/PLGHouseTour2024)



House Tour 50: What's On View

By **Roberta Woelfling**

After a five-year hiatus, the Prospect Lefferts Gardens House & Garden Tour is BACK! It will be PLG's 50th house tour and we expect it to be a "golden" experience for all. We are very pleased that five of the houses slated for the ill-fated 2020 tour, as well as the host for refreshments, once again agreed to participate. Three other sets of homeowners stepped up to the plate to round out the roster. As the presence of house tours diminish around Brooklyn, PLG's is still going strong. This is a testament to the community-minded character of our neighborhood.

We encourage our neighbors to come out and support this event. It's fun running into people you know while walking down the sidewalks, or chatting with homeowners as you stroll through their fabulous homes. We hear from many outsiders that our tour is the friendliest. Of course, we already know this!

This year's tour has a compact footprint so there'll be plenty of time to see everything and enjoy street views in between. It extends from Lincoln Road to Rutland Road and from Flatbush to Rogers Avenues.

Here is a taste of what you'll see on tour...

A 1901 three-story brownstone by architect Axel Hedman hosts tons of intricate wood detailing on the parlor level that is integrated with a new modern kitchen and deck off the back. It also includes a charming ground floor apartment that has stunning original features.

A large freestanding frame house designed in 1924 by Bly & Hamans that features an amazing leaded-glass sunroom and stained-glass windows throughout. This home has been completely renovated. The 3rd floor studio space with exposed beams and the fun basement with glass fronted sauna

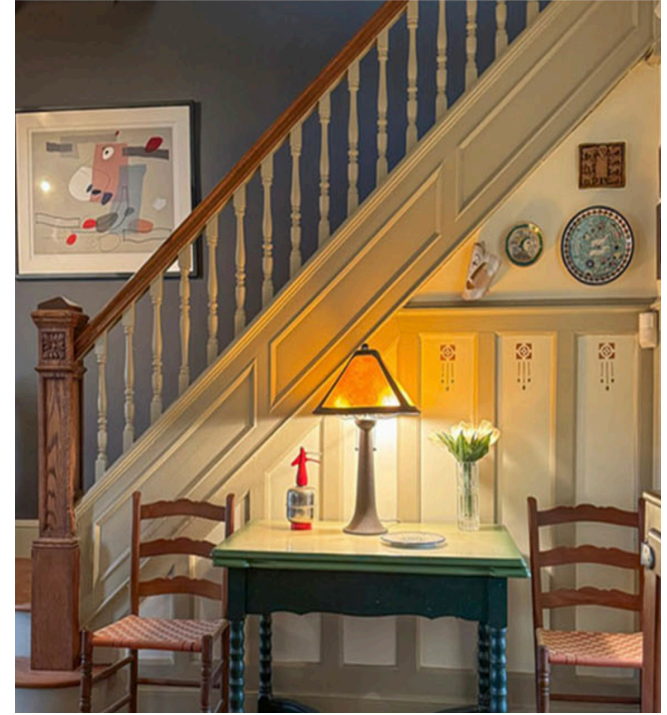


Photo: Martin Friedman

are to be envied. This year is its 100th birthday!

A limestone rowhouse that is one of many in a row designed in 1909 by Axel Hedman. Inside, the soft color scheme and intriguing art collection make you sigh, and the huge kitchen window frames a view of the backyard crab apple tree. Don't miss seeing the radiators in this house!

A 1899 brick & stone rowhouse design by George Lawton is decked out with surprises. The dining room with windows on 3 sides is wonderfully sunny. The wallcoverings on the ground floor are noteworthy as is the large "rustic" family room that opens to the backyard. You might also see a surfboard or two!

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2024 PROSPECT LEFFERTS GARDENS HOUSE TOUR

Stoop Talk: The Beauty of PLG

Two real estate salespersons who own homes on Midwood II discuss the beauty of Lefferts Manor architecture and the draw of PLG

By **LM Echo**

We sat on the stoop with two PLG homeowners/Midwood 2 residents who are also licensed real estate salespersons, Compass Agent Margherita Bonanno and Corcoran Agent Melissa Smith, to discuss the beauty of living in PLG and what it's like these days to become a neighbor in our community.

How did you end up in PLG?

MS – We were living in Park Slope (which was where I grew up) when we were looking to buy a house. It was 2011 and we kept getting priced out everywhere. Fortunately, my in-laws were in the process of downsizing, and they ultimately sold us their house on Midwood Street. So we, like many in this neighborhood, kept the house in the family.

MB – My husband first looked at a house on Rutland I in 2010. It was beautiful but ultimately, we decided against it as it was just the two of us and too much space. We ended up moving to the neighborhood in 2017. We were looking for a house near Prospect Park. Once we parked our car on Midwood Street and entered the house, I knew that this was going to be our home.

How have you seen the neighborhood change since you have been here?

MS – New apartment buildings have attracted a younger generation, which I think contributed to some of the new spots that have appeared over the past few years from

Flatbush up to Nostrand for coffee, cocktails, dinner, etc.

MB – Yes! More apartment buildings and more construction!

As a Real Estate agent, what's your take on the neighborhood?

MB – It's a great neighborhood to raise your children in. We are so close to the Park, Botanical Gardens, Zoo and the subway. I love how it's diverse and how families have lived here for generations. I also feel like everyone looks out for one another.

MS – Agreed! The tight-knit community, beauty of the architecture, and proximity to subways and the park, continue to make PLG an attractive place to call home. Few houses come to market, and when they do, the properties move quickly. Home "flipping" developers have definitely discovered our little haven, and hopefully that will not disrupt what we have here.

What are you looking forward to with the upcoming House Tour?

MS – Well, definitely seeing the variety of design among the different houses. I always get ideas for sprucing up my own house. But also, it's exciting to bring new people into our neighborhood who have not explored PLG. It's good for local businesses (and for us agents)!

MB – I'm looking forward to seeing all the houses on the tour. Many of our houses on the outside look similar but

once you step inside you really get a sense of everyone's different style and personality.



Photo: Martin Friedman

Color, Color, Color! The Fabulous Kitchens of Rutland Road

By Pam Glaser

Rutland Road neighbors Mary & Ed Miller and Martin Friedman & John Musco are four of the many Manor residents who are generously sharing their homes during the 2024 Lefferts Manor House tour. While they both have charming homes full of historic details, personal collections and art works for you to enjoy, their kitchens will likely be particularly memorable.

Mary shared that when she and her husband Ed bought their home back in the 1980s "it was true that I didn't love the Formica, or the particle board shelves that shed particles, or the stainless steel sink that was stained, but it was perfectly functional. We went through one stove, two dishwashers, several refrigerators and uncounted floor coverings, until forty years later our son encouraged us to redo the kitchen while we still might have a few years to enjoy it. This is the reason we have children."

Mary understandably dreaded the disruption construction might entail, and the number of choices she would have to make if she embarked on a renovation, but she ended up getting great advice from a variety of sources. For example, she learned through her son that Pennsylvania-based Blue Star brand ranges -- because of their signature star-shaped pattern of the gas flame -- were more energy-efficient than the circular burners most of us are used to seeing. But the revelation was learning that Blue Star will finish appliances any of 190 colors. Mary and Ed's architect helped them choose the Capri Blue that now makes Mary happy every time she looks at it. Mary took her cousin's suggestion to paint the cabinet interiors yellow, another "happy color." And inside the cabinets are displayed Mary's Fiestaware, in even more colors.

Mary says: "Color, color, color! The whole shebang makes me happy. Why did I wait so long? People ask if I cook more now, and the answer is no, I have always cooked. But now I enjoy it so much more."

When Mary and Ed's renovation was complete, many neighbors stopped in to "ooh and ahh," including Martin and John. And the seed was planted! Martin says "When we moved to our house 26 years ago, we did our first



Photo: Martin Friedman

kitchen renovation; an upgrade from a nonfunctional 1920s kitchen to a 90s sensibility. After 23 years, it still looked great, but wasn't wearing or functioning well. When Mary and Ed renovated their kitchen during COVID, we took one look at the result and decided it was time to redo the design of our kitchen. "Keeping up with Millers," we went with similar appliances, but with our favorite color, Flame Red."

Here is your opportunity to check out the blue and red kitchens! You, too, may be tempted to go home and reconsider your kitchen's color palette.

Behind the Facade

By Roberta Woelfling

What's behind the facade of this Maple Street beauty you ask?



Photo: Martin Friedman

Well, besides calm and well composed interiors... radiators.

Very large radiators.

There is a huge one under the window in the dining area, and what's remarkable is that there is an even bigger one upstairs in the main bedroom. It's hard to believe that they ever made them this size!

These beasts, as well as the other original radiators in the house, were removed and sent to a shop to be sandblasted

to clean off the 6 to 7 layers of paint that had accumulated over the last century+. They were then powder coated in a slightly metallic, gunmetal grey to give them new life so they last another 100 years!

To note, it took five guys more than three hours to get that massive radiator back up the stairs to the second floor! They claimed it weighed as much as a Cadillac. For reference, a 1959 Cadillac Eldorado Seville Coupe weighed 5050 lbs and a 1970 Cadillac Fleetwood Eldorado IV weighed 4800 lbs.

Hmm, that's one hefty rad!



Photo: Martin Friedman

THE GREAT PLG STOOP & SIDEWALK SALE
Saturday, June 8, 2024 11am-4pm
CLICK QR CODE FOR DETAILS



House Tour 50

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A semi-detached house of pale-yellow brick & limestone was designed by Axel Hedman in 1904, has been carefully renovated to create a modern home that keeps its period detail. The basement is an entertainer's dream with a glass-fronted wine cellar & bar, and the multi-zoned side & back yards are an extension of this.

A Romanesque revival brownstone designed in 1898 by Robert Dixon looks like it stepped off the pages of a British design magazine. The interiors are full of quirky "stuff" that is immaculately composed. Check out the black and white, geometric wallpaper and the vivid red flooring of the lower entry.

Two side-by-side neo-Renaissance brownstones designed in 1910 by Brooklyn architect Benjamin Driesler are on display so you can compare & contrast. Though they started out with the same layout and original detailing, it's interesting to see how houses evolved differently over the years. Both recently renovated their kitchens. One sports a palate of grays with vibrant red appliances, the other has soft yellows and appliances the color of the Mediterranean. It's been playfully coined "the Battle of the Kitchens."

AND when you need a break, take advantage of the refreshment stop. "The Lefferts Lounge" will offer tourgoers a place to relax in a lush backyard, wet their whistle and enjoy some live entertainment arranged by PLG Arts. Take in a wine tasting or cocktail mixing demonstration. There'll be something for everyone!

3rd Annual PLG Arts Fest Now 2-Day Affair

By LM Echo

In a departure from previous years, the third annual PLG Arts Fest 2024 will take place on two days this year: Saturday, June 22, and Sunday, June 23.

On Saturday, June 22, 35 visual artists will exhibit and sell their work from 1-5 pm at BKLYN Commons, 495 Flatbush Avenue. Family art making is available from 2-4pm with teaching artists. Artists of visual media including watercolors, oils, photography, and graphics from all corners of Brooklyn will demonstrate their creativity and answer questions from viewers about their work. Admission is free.

On Sunday, June 23, 2-7 pm, 3 bands will perform at Gaia NoMaya, 510 Flatbush Ave: The Rafael Rosa Trio, 2-3:30; singer KJ Denhart and her band, 4-5:30; and the Marianne Solivan Quartet; 5:30-7. A performance from 12:30-1:30 for children is in the planning stage.

Check out further developments of the Arts Fest 2024 at the PLG Arts website: plgarts.org.



Photo: PLG Arts



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LEFFERTS MANOR ECHO

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David Flumenbaum

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