Between the Drink and the B.Q.E.

By JOHN F. REYNOLDS

A cynic might call this Moseyville. Ever since the Brooklyn-Queens Expressway and the Colosseum Battery Tunnel were built in the 1940s, courtesy of the powerful city planner Robert Moses, the residential area of South Brooklyn has been a pointy, scuffed island of a neighborhood cut off from adjacent areas.

In recent years, however, the soaring traffic of the expressway has been losing its force as a psychological barrier between the bustling Columbus Street District and the more affluent residential neighborhoods to its east, Cobble Hill and Carroll Gardens.

"It’s not a problem getting people to cross the B.Q.E. anymore," said Frank Mazzoni, an associate broker at Reilly Real Estate, who has sold real estate in the area for decades. "Year ago, people would say, ‘Frank, I can’t even buy a pair of socks; Frank, I can’t even buy a greeting card’; he said. “That’s probably still true here, but it’s not a problem because people don’t care about that as much as they value the seclusion and the distinctiveness of the neighborhood.”

Elliott Arkin, a sculptor, was one of those who moved to the area. He moved here from the East Village and has since converted his Studio 29, which is located on the second floor of a building that was once a factory.

The income map shows the value of the buildings in the Columbus Street District. With his daughter moving to a more affluent neighborhood, he was also excited by the highly regarded Public School 29.

In 2006, he and his wife, Deborah Winger, a dance teacher, paid $900,000 for a "gumby building" on the southeast corner of Hicks and Union Streets, a two-story structure facing the highway. The building had three commercial spaces on the ground floor, a ground floor, a ground floor, and the second floor had a first floor and a chimney sweeper.

The rental income made the equation work. "I basically have the New York federal court in a house, and the rent pays my mortgage," Mr. Arkin said.

And Mrs. Winger spent $1,000 renovating the upstairs two-bedroom unit and adding a glass sculpture studio. The room of painting trucks can be dark, but Mr. Arkin is at peace. "I literally own the building. It has some charm to it." He said the studio is the key to his success in the neighborhood. "You can’t go to the waterfront. It’s so quiet and peaceful."

Stranger connection: the Columbus Street District and public access accessible by the Mississippi River waterfront in the area. The bike and greenways on Columbus and DeGraw Street, and the Preservation Greenway Park, are accessible by foot and by bike.

The uncrowded, low-rise character of the district gives some blocks the feeling of an urban small town. Mr. Arkin and his family eat regularly at Pete’s Crocette, the catch-of-the-day restaurant that rents space donated by them. Next door, Mr. Arkin runs a vent-pocket gallery, through whose windows a sculptor has been seen at work on a statue of St. Valentine for an owner of the famous House of Pies and Calzone around the corner.

"It’s a great place to raise the kids," said Frank Galasso, who sells a real estate agent out of the Union Street row house, west of the B.Q.E., where he grew up in the 1970s and 80s. "You talk to your neighbors, and you might have a beer standing in front of your house."

THE DETAILS

What You’ll Find

The district is one of Brooklyn’s smallest neighborhoods, about 22 blocks between the Q.E. and the waterfront. Atlantic Avenue, to the Hugh L. Carey Tunnel (formerly the Brooklyn-Queens Expressway), is sixty percent of its 2,500 residents are black and 33 percent Hispanic, census figures show; African-Americans and Asians each account for about 30 percent of the population, and they live in a community with gay couples and has also been drawing young families.

Tact-award proximity to the waterfront, from which you can see the Fordham, is also its allure and its frustration. Much of the Columbia Street District was sold for developers to build an environmentally efficient "housinghome" with an elevator, Manhattan views, and garage-equipped with an electric car hook-up. Passive houses are highly effective installations and air-conditioned to minimize energy demand.

Mixed-use row houses with a retail space on the ground floor have been selling in recent years in the $4 million range, Mr. Galasso said, but when the next one comes on the market it is expected to go for far more. "It’s a $2 million, given the rising condo prices.

Two-bedroom row houses typically rent around $7,000 a month, he said. Rentals in near buildings like 295 Columbus in cost over $3,000.

A search on Streeteasy.com found just five properties for sale, and three are for rent.

What To Do

Good, comfortably located restaurants are close at hand. The Thai hot spot Pok Pok NY has toes down the block, Alonzo, which caters to the hipster crowd, offers a Griffiths picturesquely view of the street and Manhattan.

The Talley Theater and School of Music is a vibrant hangout offering burlesque and ukulele lessons.

The Condominium

The Columbia Street District has no sub-way. To the east, the F and G trains run along Smith Street, with station entrances at Carroll, President and Bergen Streets. The number M train runs through the neighborhood, and the F train is a half-hour ride.

The R68 bus passes Columbus, and the M22 runs downtown, in about 15 minutes.

The Schools

Parts of the district are zoned for two popular public elementary schools, P.S. 69 on Henry Street and P.S. 69 on Smith Street, with two elementary schools in the area.

Nearby middle schools include No. 447 in Boerum Hill, which got a 2 on its progress report, Public High Schools include the South Brooklyn Community High School in Red Hook, where SAT averages last year were 410 in reading, 418 in math, and 410 in writing, versus 424, 411, and 410 citywide.

The History

In the 1860s, when nearby Bergen Hill was "a popular resort for sport and recreation," this area was known as "the dream land of Colonies," which has 130 feet to the bridge at the end of Court Street, the natural corridor. It was wild, filled with Columbia Street, according to an 1856 Brooklyn Daily Eagle article.

ON THE MARKET

29 TIFFANY PLACE, $600
A four-bedroom town house with water views, listed at $1,605 million. (718) 725-0063

57 CARROLL STREET, $788
A one-bedroom town house with water views, listed at $788,000. (718) 491-6666

145 BACON STREET, $498
A two-bedroom town house with water views, listed at $498,000. (718) 339-0088

THE NEW YORK TIMES
Land of the Multi-No-Longer Family House

By JOHNN FREEMAN GUMB

EVEN within the rarified region of brownstone Brooklyn, where landmark protections abound and residences speak their own individual language, the scale of Cobble Hill is distinctive for its consistently intimate 19th-century feel. At the neighborhood's hub, the big green windows of Cobble Hill Park flanked by the century-old brownstones along the block of streets are the most memorable of the area's 19th-century charm. A mix of single- and multi-family homes, as well as a few townhouses, make up the neighborhood's architectural landscape.

On the tree-lined block of Warren Place, two rows of 11-foot-wide brick houses, built in 1789 as affordable housing, face each other with a splashing iron fountain. On Rome Street, a picturesque banded by lush greenery that provides a sense of community.

Cobble Hill is a noted neighborhood, its charm and history intact. Yet it has few high-rise buildings and little of the workaday rush one encounters on commercial blocks south of Atlantic Avenue. It "is called all the time from people asking where in the neighborhood is the first and last name of the neighborhood," said a san Francisco real estate agent, who has lived on Pacific Street since 2012, "and I say: It looks more the same." She has lived in the neighborhood for 12 years, and she says it has been the same for the past 20 years. As an example, Ms. Shalee cited three nearby town houses, long ago considered part of the neighborhood, whose original owners were lopped off the Paradisome and retained it as a brick or red-brick house.

The Schools

Public School 29 on Henry Street serves kindergartners through fifth grade and received a C on its most recent city progress report. The Brooklyn School for Collaborative Studies, in Carroll Gardens, teaches grades 6 through 8. It earned an A on its report; SAT averages in 2011 were 711 in reading, 755 in math, and 726 in writing, versus 615, 600, and 600 citywide.

Nearby private schools include two in Brooklyn Heights, Pakey Collegiate and Saint Amin's, where the 2012 SAT medians were 710, 720, and 720.

The Commute

Lower Manhattan is three stops on the F train from the Brooklyn Bridge subway station on Smith Street; the ride to Midtown takes about 36 minutes. The Borough Hall–Court Street station in Brooklyn Heights, a short walk from southern Cobble Hill, is served by the 2, 3, 4, and 5 trains.

The History

During the Revolutionary War, the British looted the top of Cobble Hill—a small hill near the current intersection of Atlantic Avenue and Court Street, so that it would not have a vantage point on their Brooklyn Heights headquarters, according to the landmarks panel.

Eating in Cobble Hill, Brooklyn

A four-course dinner at the historic Cobble Hill House, a recently converted cobble house, costs $120 per person, with a two-course dessert for $50 per person. For a two-course dessert, with a three-course dinner at the historic Cobble Hill House, a recently converted cobble house, costs $120 per person, with a two-course dessert for $50 per person.

On the Market

256 WARREN STREET, GARDEN UNIT

A one-bedroom with an open-plan space and brownstone co-op with its own garden, listed at $246,000.

98 STONE PLACE, 1/A

A three-bedroom in a two-family building, listed at $269,000.

The Flanks of Cobble Hill Park typify the area's small-town charm. The garages and bungalows on the edge of the parks have been restored. The said, in the Landmark at Strong Place, a converted cobble house, where the house was built in 1890, is for sale at $1,250,000.

Condos typically range from $500 to $850 per square foot, according to Ms. Shalee. As an example, she said, in the Landmark at Strong Place, a converted cobble house, where the house was built in 1890, is for sale at $1,250,000. At Cobble Hill Park, 35 percent of them, sold, are converted to 600 to 600 square feet, according to David Kramer, a principal of the Hudson Companies, the condominium's developer.

Co-ops are selling from $500 to $800 per square foot. Ms. Murray said. A search on StreetEasy found a few for sale of the six town houses in town. Ms. Murray estimates that sales this year have ranged from $500 to $600; last year they took $600 to $900. Two bedrooms in a white brownstone cost $1,500 to $1,550, she said.

What to Do

The area has a such a variety of spots to eat, drink, shop and photograph that Ms. Shalee sometimes doesn't venture elsewhere for days. When she needs something for her design and fashion blog, Casa Paper, she goes to a café on Court Street, where there are a lot of fashionable young ladies wearing really interesting outfits.

Although elegant arrivals like the Chocolate Room have invaded Court Street, the strip retains its small-town aura, with family-owned estate. Jim and Andy's market, a silver of a shop where produce is still weighed on hanging scales.

Smith Street's restaurant row, with its boutique charm is, offers an eclectic medley. The Moran's playground, in Brooklyn Bridge Park, has filled a need, although broken stones and a damaged surface have become an issue.
To the Heights and the Slope, Add ‘Downtown’

By C. J. Hughes

If one motto could be said to have guided all those responsible for the waves of development that are sweeping downtown Brooklyn over the years, it might have been “Think no small thing.”

The first land rush came in the early 1880s, after Robert Fulton’s regular ferry service began linking downtown with Manhattan. Many small suburban communities were transformed into lively, bustling neighborhoods.

A century and a half later, effects of “slum clearance” demolished many of those same castles. Buildings in places of some were sold to Casa Plata, a listing school in the area. Astor House and the C. J. Hughes

Not that other parts of New York haven’t undergone similar maneuvers. But to hear it is not to see it, and residents tell it, downtown Brooklyn has become an extremely popular and profitable retail area.

Courthouses have been closed and, together, the city owns 15,000 acres of land. In the 1890s, a dome-topped public building was razed for the main tower of the Brooklyn Law School, and the elevated tracks of the Bush Street line, which once curved past Borough Hall, were ripped down to make way for the new courthouse.

The area is thick with grade schools, and private and public. One offers for prekindergarten through fifth grade is Public School 1, on Flatbush Street. On state exams last year, 80 percent of its fourth-graders met standards in English, 71 percent in math. While 82 and 61 percent of its citywide.

A new middle school, open since the 2012-13 school year, is the new building on Flatbush Avenue. Its name is a nod to the neighborhood’s heritage, with “Estates of Green.”

On the Market

78 WINDSTROH STREET, $250K

A three-bedroom, three-bath co-op with views of the Brooklyn Bridge, listed at $250,000. (415) 431-5704

6004 FLANDERS PLACE, $200K

A one-bedroom, one-bath condo with steps to the street, listed at $200,000. (415) 405-8902

On the Market

774 AAMES STREET, $450K

A one-bedroom, one-bath co-op in the Brooklyn Heights, listed at $450,000. (718) 613-2079

The History

Walt Whitman, the poet, published his “Leaves of Grass” in 1855. The book was seen as controversial because it explored the themes of love and sexuality. He later expanded it to include a total of 196 poems and 228 pages.

The History

Walt Whitman, the poet, published his "Leaves of Grass" in 1855. The book was seen as controversial because it explored the themes of love and sexuality. He later expanded it to include a total of 196 poems and 228 pages.
Outlier Near the ‘Center of the Universe’

By JAKE MOONEY

WHEN Frank Galasso was growing up on Union Street in the 1960s, Red Hook had so many abandoned buildings that he and his friends used them as ‘clubhouses,’ running extension cords from nearby streetlights.

In Red Hook today, houses are much harder to come by. Condos sell for nearly $1 million—when available at all. Yet, though the area has a big-box furniture store, a destination supermarket, a number of waterfront properties, and a stretch of restaurants and boutiques, it retains some of the off-the-grid ambience that made it so attractive to young Greene Street real estate agents, recalls as part of his youth.

The neighborhood’s first traffic light was installed in 1976. But the Red Hook Green, a strip of landscaped public space opened on Van Buren Street in 2009. Others include a public housing development, a community garden, and a community center. One of the residents—more than 8,000 out of the 10,000 or so documented households—lives in the Red Hook Houses, a pair of public housing developments with 30 residential buildings, all in the Gowanus Expressway way. They include the most vocal proponents of the Red Hook Green, who opened a space onto Van Buren Street in 2009. But some are smarting.

What You’ll Find

A chunk of land covering less than half a square mile, Red Hook faces Governors Island to the northwest and the mouth of the Gowanus Canal to the southeast. The eastern border is the Gowanus Expressway. The main commercial district runs along Van Buren Street, the southern end of the Red Hook Houses.

Popular businesses include a bakery called Baked and a restaurant and bar called Hook & Anchor. Victoria Hagan, owner of the Greenhouse, which is opening an office on Van Buren Street, advocated to open the area as crowded with day-trippers on warm weekends and some ‘kind of retail’ in the winter winds.

Like many other residents, Ms. Hagan, who bought a house on Van Buren Street for about $550,000 in 2010, makes a point of patronizing local businesses year-round. There are no pockets of buying, most notably on Van Dyke, Colfax, and Duer Street, says Ms. Hagan, who says much of the area is an even mix of commercial and residential.

The Schools

The western half of the area is zoned for Public School 15 on Sullivan Street, which got a B on its most recent city report card, with 54 percent found proficient in English, 62 percent in math. To the east, there is the Red Hook Neighborhood School, which got a C, with 54 percent proficient in English, 53 percent in math.

Middle school includes the Brooklyn Secondary School for Collaborative Studies on Henry Street in Carroll Gardens, which serves Grades 6 through 8. Last year in the middle school, 38 percent were found proficient in English, 58 percent in math.

What to Do

Red Hook is near the Red Hook Houses on Bay Street, has baseball and soccer fields and a track. It’s popular in the warm months—both for athletics and for its Latin American food vendors.

A public pool across Bay Street is busy throughout the summer. Along the street, a number of city parks and playgrounds attract visitors from all over the city.

The History

Settled by Europeans in the 1600s, the area was named in part for the city of Holk, according to historian J.E. Brown. It was a busy shipping center from the mid-1700s to the mid-20th century, before most freight operations moved to New Jersey.

On the Market

206 VAN BUREN STREET

A two-story building with a store fronts on a three-bedroom one-bath unit, listed at $1,250 million.

(212) 489-5200

176 RICHARDSON STREET

A two-story building with a store fronts on a two-bedroom one-bath unit, listed at $500,000.

(212) 997-0700

80 LOURDAINE STREET

A two-bedroom one-bath condo with central air-conditioning, listed at $500,000.

(212) 997-0700
Tucked Between Past and Future

By JOSEPH FLAMBECK

On the north side of Prospect Heights in northeastern Brooklyn, construction workers are busy building the Barclays Center, the future home of the New Jersey Nets. On the neighborhood's south side, several of the borough's most venerable cultural institutions and attractions. And in between is an emerging neighborhood that is also a blend of the old and the new, the established and the emerging.

When Honey Moon Ubade and her husband were moving to New York from San Francisco in 2007, they knew they needed space. They had lived in Oakland before, but now with two young girls and several pets, they set their sights on Brooklyn. They ended up in Prospect Heights, buying a town house for about $1.3 million.

Some friends questioned the location. Mrs. Ubade, 43, said she had no regrets. "We were surprised that more people hadn't moved here," she said, "but that more people didn't see everything that surrounds it here."

Her home is just a few blocks from the Brooklyn Museum of Natural History, the Brooklyn Greenhouses, the Brooklyn Public Library, the Brooklyn Botanic Garden and Prospect Park.

Brokers and residents say that in the last decade there have been many families of new arrivals sharing Ms. Ubade's response to the area.

As Michael Ettelson, a partner at the Prudential Douglas Elliman Real Estate, put it, Prospect Heights "went from a neighborhood many people hadn't heard of to a place that a lot of people want to be.""Typical of buyers who have moved to the area, Ms. Ubade, who runs a S.E. U.S. and a nonprofit education program, arrived in 1997, having paid about $350,000 for a one-bedroom apartment. She has since made friends with his neighbors, "a number of whom have moved to the area for more than 20 years," she said. "It's just the kind of place where you stop, talk and chat with people," he said, "where people are on the street waiting to talk to you."

When Mr. Shames first arrived, he recalled, drug dealers could be seen roaming street corners. But those days are gone, he said, "a long gone era."

Major events in the 71st Precinct, which includes Prospect Heights, have dropped more than 80 percent in the past 10 years, according to data from the police, and more than 40 percent in the last decade.

Another big change is the Atlantic Yards development, Bruce G. Ratner's 22-acre residential and commercial project, which includes the Barclays Center and has many vocal critics. So far, several brokers said, the project has not substantially affected real estate prices. The market is scheduled to open in September 2012.

Atlantic Yards, Mr. Ettelson said, was a bigger concern among prospective buyers just five years ago, when all anyone talked about was the development was drawings and the like. Now, he said, "there are stochastic banks, but people are not necessarily concerned about it, but they feel more confident."

Because of the perception, the community decided to organize and formed the Prospect Heights Neighborhood Development Council. In the process, he and the group led a successful effort to designate a large section of the neighborhood, about 650 buildings in total, as a historic district.

But Gib Vecchi, the council's treasurer, said the group still has its focus on

Atlantic Yards, including the development's plans for affordable housing.

"We're just trying to ensure that we're delivering on the expected benefit," Mr. Vecchi said.

What You'll Find

In New York's neighborhood of Prospect Heights is across the street as it becomes a more desirable location. Prospect Heights' boundaries are not clear, especially on its east side. Still, its traditional boundary line is Washington Avenue to the north, Flatbush Avenue to the west and Atlantic Avenue to the north.

The neighborhood has about 12,000 residents, with blocks and white lines making up the vast majority, according to recent census figures. (Hancock makes up a much smaller part of the population.)

Prospect Heights is, however, the quiet and green space that makes it a desirable destination. Large parks and apartment buildings offer views of the city and the sea.

The housing is also quite mixed. Rows of brownstones can be found in the northwestern part of the neighborhood, where other spots, while larger apartment buildings line streets on the southern border. Town houses and apartment buildings of different sizes are interspersed throughout the area.

The most prominent new residential development is the Prospect Park Residence. The project of Honey Moon Ubade, who lives in a three-bedroom condo facing Prospect Park, was sold for $1.75 million. (718) 923-6027

The Schools

Public School 9 serves students in prekindergarten through fifth grade. Last year, 82 percent of fourth graders met standards in math, 63 percent in reading. Intermediate School 340 has about 375 students; last year 66 percent of its eighth graders met standards in math, 63 percent in reading.

The Commute

The area has subway stops leading in practically every direction. At its northwestern corner is the Atlantic Avenue station, which is 0.3 miles south of the Manhattan Bridge, 0.3 miles north of the Brooklyn Bridge, and 0.8 miles west of the Atlantic Terminal of the Long Island Railroad.

On the Market

355 Dean Street

A two-bedroom two-bath condo in a doorman building, listed at $999,900.

(718) 686-4468

418 St. John's Place

A two-bedroom one-bath co-op in a prewar elevator building, listed at $695,000.

(718) 338-4165

PHOTOGRAPHS BY MICK EGGLESTON/N Y DAILY NEWS
By SANDY SIFFTON

The Brooklyn Cruise Terminal on the Battersea Channel has picturesque views over the wide expanse of water. The vessel, which is 160 feet long and 52 feet wide, carries 500 passengers and 100 crew members. It is equipped with a gym, a restaurant, and a bar.

Friday
4 p.m.
A Waterfront Stroll
The cobblestone streets under the Manhattan Bridge are home to small shops and stylish eateries, including a coffee shop called Blue Bottle Coffee, which was voted one of the best coffee shops in the world by Forbes Travel Guide. For a quick bite, try the BBQ Rib BBQ (452 Water Street, Brooklyn, 718-528-2989), a restaurant that offers a variety of meats, including beef, chicken, and pork.

6 p.m.
Pretheater Dinner
Once you get there, it is not difficult to find a cozy, stylish restaurant. The Brooklyn Marriott offers a romantic candlelight dinner in its lounge. The menu includes a selection of appetizers, salads, and entrees, all of which are served with a glass of wine.

10 p.m.
Drink After the Curtain
Port Gracen is a small bistro that is perfect for a post-theater treat. The menu features a selection of wines and a variety of appetizers, including a delicious cheese plate.

5 p.m.
A Walk in the Park
The Brooklyn Botanic Garden is a great place to spend an afternoon. The garden is home to over 70,000 species of plants and is open year-round. It is located at 1000 Washington Avenue, Brooklyn, 718-696-3935. The garden is open daily from dawn to dusk.

9 p.m.
Breakfast Paradise
Tom's Restaurants in Prospect Heights has a cafe that is a perfect place to start your day. The cafe offers a variety of breakfast items, including eggs, pancakes, and waffles. The cafe is open daily from 7 a.m. to 2 p.m.

8 p.m.
Parks and Arts
The Brooklyn Museum is one of the largest museums in the United States. The museum features a wide variety of art from around the world, including a collection of African art.

10 p.m.
Visit a HipHop Club
Brooklyn is home to a number of hip-hop clubs, including the Prospect Park, which is known for its lively atmosphere. The club is located at 66 3rd Avenue, Brooklyn, 718-388-4848. The club is open daily from 8 p.m. to 2 a.m.

Sunday
10 a.m.
Dinner, Sleep, and Explore
Brooklyn is a great place to spend a weekend. There are many restaurants and bars to choose from, as well as a number of museums and art galleries. For a great breakfast, try the Blue Bottle at 452 Water Street, Brooklyn, 718-528-2989. For lunch, try the BBQ Rib BBQ (452 Water Street, Brooklyn, 718-528-2989) or the Brooklyn Marriott (718-528-2989).

12 p.m.
History in the Ground
Visit the Brooklyn Museum, which is located at 1000 Washington Avenue, Brooklyn, 718-696-3935. The museum features a wide variety of art from around the world, including a collection of African art.
New Cityscape, in Search of Green Space

By JAKE RUDDY

The best news first: Walking down the northern stretch of Fourth Avenue in Brooklyn, you will still have one of the highest buildings on the block and a clear view of the Manhattan skyline. But that doesn’t mean the view is any better than it was a few years ago. Today, you’re likely to find a new building or two in the same spot, and the view of the Manhattan skyline is now obscured by a new high-rise.

The avenue has developed in fits and starts — and that, some of its hundreds of new residents say, is just fine.

I’m not talking about a new building on the block that’s changing the way people see Fourth Avenue. I’m talking about a new building on the block that’s changing the way people see the Manhattan skyline.

Developers have brought a string of new residential projects, and the city has opened up new parks and plazas. The city has also embarked on a major effort to create new green space in the area. The new buildings and parks are changing the way people see the area. The new buildings and parks are changing the way people see the Manhattan skyline.

What You’ll Find

The avenue, Mr. Ruddyy said, has several distinct sections. The part from Pacific to Union Street has the highest density of new buildings. The part from Fourth Avenue to West Street has a mix of older buildings and new developments. The part from Fourth Avenue to West Street has a mix of older buildings and new developments.

What You’ll Pay

At the new buildings and for the remaining units in the area, prices range from $250,000 to $500,000. Two-bedroom units start at $300,000 to $400,000.

What to Do

In addition to the dozens of nightlife options nearby on Fourth and Third Avenues, there are more attractions than ever in Gowanus. The Bell House, a concert hall on Seventh Street between Second and Third Avenues, has a new neighbor, the nightclub Ultraviolet.

On the Market

560 Carroll Street, #1A
A two-bedroom two-and-a-half bath unit in a new condo, listed at $1,000,000.
(718) 780-8162

804 Fourth Avenue, #1D
A one-bedroom one-bath unit in a new condo, listed at $350,000.
(718) 780-8162

Old, Young

The entrance to Root Hill, a coffeeshop on Fourth Avenue, combines elegance with an industrial edge. Old and New York City are changing, and the city is changing too. And that’s just fine.

The commute

The R train runs locally, The N, the express train, runs on the same line, stops at Pacific Street before continuing on to Sunset Park. The F and G trains also serve the area.

The history

Fourth Avenue has been a street, in one form or another, since Brooklyn was founded. The area near the present-day Washington Park was part of the aftermath of the Revolutionary Battle of Brooklyn. After a century, the Brooklyn Rodgers played some of their earliest games on the same land.
The Little Town That Prices (Almost) Forgot

by JEFF VANDAM

THE Brooklyn waterfront, once that slumbering, inner-city area where artists and artisans lived and worked, bathing in cheap rents, old architecture and a sweet sense of isolation, is finally realizing that reality has changed. Thirteen-rate condominium towers and luxury conversions dot the Kings County quayline, their presence telegraphing a need for a higher income bracket.

So in Vinegar Hill, a neighbor- hood within the borough of Brooklyn, the change is not so much clearing the streets of the bums and the parking, you generally know who he is and your local doctor.

Many local artists and artists, living above the store. Mr. Evans-Cato, a car- tile, has an apartment upstairs from his studio, located directly behind the con- tinued since 1895, and a carpenter's friend does the same. A friend who makes furniture lives a short walk from his own work space, as does Adam Meschberg, an architect and president of the local neighborhood association. People like to stick around, it seems, and others want to find another way to live.

"Up to the mid-'60s," Mr. Meshberg said, "rents were low, and it was very, very, very quiet. Now we're in 2000, and it's coming on the radar."

For the most part, quiet still reigns above the cobblestone streets, save for the odd truck from the massive Con Edikon plant on the waterfront or from the El- nay, a bakery which is a popular area in the city. A good many of the neighborhood's residents do not notice the noise of the neighborhood, he said, "as well as how, sort of sleep in."

In the last year or so, the Vinegar Hill House on Hudson Avenue, a restaurant that opened in late 2008, has focused a spotlight on the neighborhood. The last place to eat on the street was a diner that closed in the 1970s, Mr. Evans-Cato said. The restaurant's fare is creative and unique, right now, bringing a hint of the past and a hint of the future.

There are also many new cafes and restaurants, including one理论 has it that the name was chosen to attract Irish immi- grants. It takes up all of 9 or 10 blocks and residents likely number no more than a few hundred.

They have something of a love-hate relationship with their neighbors in Dumbo, appreciating the many service- men and women who moved into the neighborhood. They have to be said, by uninvited commandeering of their property to make room for storage. Tears were shed over the loss of a historic house, but it was not as serious as they feared. Their neighbors in Dumbo, the property to make room for stor- age and office space. We get people who drive from the Upper West Side. Can't tell you how many times people just had no clue this was here.

What You'll Find

The neighborhood was named not for any unusual wellspring of vinegar but for a 19th century battle of the Irish Rebellions. One historical theory has it that the name was chosen to attract Irish immigrants. It takes up all of 9 or 10 blocks and residents likely number no more than a few hundred.

They have something of a love-hate relationship with their neighbors in Dumbo, appreciating the many service-men and women who moved into the neighborhood. They have to be said, by uninvited commandeering of their property to make room for storage. Tears were shed over the loss of a historic house, but it was not as serious as they feared. Their neighbors in Dumbo, the property to make room for storage and office space. We get people who drive from the Upper West Side. Can't tell you how many times people just had no clue this was here.

What You'll Pay

Buyers expecting Dumbo-like prices may be pleasantly surprised; values generally soften as one heads east from Dumbo, the Manhattan Bridge and east toward the Fort Greene, 240,000 studio in Vinegar Hill, for example, might go for $1.6 million at 100 Gold Street, a 10-unit development, three units in total, and prices for studios, one- and two-bedroom rooms range from $445,000 to $885,000.

Rents can also be much lower than in Dumbo, with many preservation groups having taken it.

The Schools

Vinegar Hill is home to one school, Public School 20. In 2009, 51 percent of third, fourth and fifth graders met standards in English, 71 percent in math.

Junior high students can be found at the Dr. Susan S. McKinley Secondary School at 165 Jay Street, and at the Fort Greene, 240,000 studio in Vinegar Hill, for example, might go for $1.6 million at 100 Gold Street, a 10-unit development, three units in total, and prices for studios, one- and two-bedroom rooms range from $445,000 to $885,000.

Rents can also be much lower than in Dumbo, with many preservation groups having taken it.

The History

Part of the original Dutch town of Brooklyn, Vinegar Hill was formed until its purchase in 1744 by the Sons of Liberty, merchants and traders who lived in the neighborhood. They called the area Barrow, then to attract summer visitors from Manhattan. It was later known as part of the federal government for use as a navy base. Vinegar Hill soon grew into a small village of villages and towns that catered to them (in 1837, nearly a quarter of all residents lived in such pattern as taverns and binnensteyds).

ONLINE COMMUNITY PROFILE

Demographic data, area maps, sales data and other information from Vinegar Hill:

www.nytimes.com/area/states/
The 360 From Here

By JAKE MOONEY

The view from the Brooklyn Heights Promenade, a tree-lined walkway that overlooks New York Harbor from its perch at neighborhood's edge since 1858, is almost the same as it was 60 years ago. The Lower Manhattan skyline, which towers above like a giant, seems close enough to touch, against a backdrop of clouds; tugboats push barges to and fro, and the tracks of the subway run underfoot on the candelabraed Brooklyn-Queens Expressway.

In the opposite direction, the vista includes the back gardens and balconies of the lucky few whose homes let them look out at the scene full time.

But for these residents, and for visitors, one aspect of the view from the promenade is very different: the adjacent pier along the Brooklyn waterfront, cleared of warehouses, is gradually being converted into Brooklyn Bridge Park.

In place of their bristles and pails are piles of paving stones and rows of trees waiting to be planted. The first section of the park, on Pier 1 next to Fulton Ferry Landing, is scheduled to open soon, with another, on Pier 6 at Atlantic Avenue, opening next fall.

Progress on the $350 million park has been hailed, and controversial among some neighbors. Still, it is a vast and dramatic new amenity for Brooklyn Heights, where change usually comes slowly and residents value the quiet elegance of the area's historic blocks.

"You come across the Brooklyn Bridge to 18th Street and suddenly there's this green lawn," says Lisa Detweiler, a member of the Brownstones Group and a resident. "For all of us who live in Brooklyn Heights, it's really exciting because we've all been hearing about it for the last 10 years."

Before moving to a new co-op building at the corner of Hicks and Montague Streets in August, her housemate, Nanette Jaffe, moved into the neighborhood and was "very excited, because they were opening at the same time."

The Heights, like many other neighborhoods in the city, has seen a fair share of late-night partiers and people going out to parties," Mr. Prinstein said of the area. "The area is evolving slowly, but surely."

In the Heights, there are many young professionals, and they're getting a few dollars cheaper. Also, the commute to their jobs in Midtown is longer, if only by 10 minutes.

They are getting to know neighbors, many of whom moved to the area 20 or 30 years ago, drawn by the same things that attract residents now.

"We feel like we know a lot more people, and we're more involved in the neighborhood than we were in the old place in three or a half years," Mr. Prinstein said.

What You'll Find

This grand-plan-shaped neighborhood is roughly 12 blocks deep, and about five blocks wide at its widest point. It is protected by the Brooklyn Heights Historic District, which was created in 1869 — the last in the city. It contains 1,050-foot-long block lines on both streets.

There is also a mix of brownstone homes with brick townhouses, and former carriage houses dotting the brownstone blocks.

The housing quality is beautiful," says Judy Starkman, the executive director of the Brooklyn Heights Association, which is celebrating its 100th anniversary this year. "Every 19th-century architectural style is represented here.

"It's very close-knit," she added. "It feels sort of like it's a neighborhood that's looked after.

The History

In the 1860s, local civic groups defended a proposal to route the Brooklyn-Queens Expressway along Hicks Street, through the heart of the Heights, and the promenade was built instead.

Community Profile

Demographic data, area maps, sales and slide show on Brooklyn Heights:
ynotica.com/realblowno
By JEFF VANDAM

AFTER 32 years in their house on Dean Street in Boerum Hill, Brooklyn, Mrs. Kopits and Roscoe Kopits decided last summer that it was finally time for a change of scene.

Their children were grown up, and work had just finished on their living-room ceiling, so the time seemed right.

They had the house for $42,000, when their broker then priced it at $42,000, they smiled.

After the sale, they could have gone somewhere far from the slyly, tree-capped streets of their old neighborhood.

Instead they relocated five blocks away. On State Street, an easy distance from all their friends and favorite restaurants, they found a roomy duplex condominium with a kitchen bigger than their old one.

Leaving the area that they had helped bring back from the dead was never really considered.

"Why would I want to move?" asked Mrs. Kopits, 65, who used to manage the office at the Brooklyn Museum. "I've invested a lot in this neighborhood."

Their investment, part of the countless hours of community effort to transform Boerum Hill from a place of rooming houses, drugstores and prostitutes to an elegant, family-friendly enclave, has paid off.

The Kopits' block of Dean Street was the one described in "The Finest of All", Jonathan Lethem's novel about the area in the 1970s. The Kopits have worked for decades, scaling row houses, clearing brush, and a persuade feeling.

That Boerum Hill is long gone; today it is clean state sidewalks, self-conscious cafes and neighbors who do more than merely say hello.

"I love the fact that people just drop in," said Stephanie Aucoin, an artist who lives with her wife, Kathleen Hackelt, and their two young boys in a house on Pacific Street.

"When you have a life where people just come over and knock on your door, that's something that I really, really like."

The improvements continue. On a recent walk through the neighborhood, you can find a stoop ceiling being replaced, a garden being dug up, a crew laying a new Viking stove.

And at the edges of the neighborhood, where zoning allows, developers have put up buildings that blend in with the local town house vibe.

The neighborhood's bountiful terroir is visible in Atlantic Avenue; it carries a significant amount of traffic and is home to the Brooklyn House of Deference, whose future has been a source of controversy. Many want it to be a museum of the city's history. But save for that noisy artery, the renovation noise and the conversation of neighbors, the streets are largely quiet — a cool calm that has yet to be compromised by a variety of independent boutiques and restaurants.

In the past, the Kopits would park the family car into the car and drive to Manhattan to find somewhere to eat.

"Now, we don't have to drive anywhere in town for interesting places," Mrs. Kopits said. "We just stay walking."

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What You'll Find

Even by brownstone Brooklyn standards, Boerum Hill is small; it has roughly 20,000 people, according to a 2020 neighborhood association survey. The exact street boundaries can be a subject of local disagreement, but the surrounding area is Cobble Hill, downtown Brooklyn, Park Slope and Gowanus.

The neighborhood is uniformly full of brownstones. Many blocks have untouched walls of tall red brick houses with the occasional outlier, like the artist Susan Ganglmeier's modernist facades on Wyckoff Street. In 2013, a small historic district was created; some would like to see it expand.

As for the sometimes fast-paced Atlantic Avenue, it has become an unlikely haven for independent shops and boutiques. Hip retailers have helped create a quirky shopping district, like Joan Adler, the home store; Blue Moon, the Hudson Valley ice creamery; and Ona, an arthouse shoe store that recently advertised an item called "Zen pants." Between Third and Fourth Avenues, Atlantic is home to Dead Eastern Consumer, at Perseus Crescent Kiddo Eastern Groceries and Makkah Islamic Clothing and tailoring.

There is shopping elsewhere, too. Boerum Hill Clinic is a trendy stretch of Smith Street as its core, and small cafes and stores are dotted throughout the neighborhood's interior, like the renowned Building on Bond and the Brooklyn Circus. On Fourth Avenue, bars like Cherry Tree and Pacific Standard have sprung up. There are also two Vietnamese sandwich shops.

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The Market

411 Pacific Street
A renovated townhouse town house
with a terrace and rental, $2,475
(718) 858-5600

Brooklyn Street
A two-unit townhouse
with ground-floor commercial space, listed at $1,450,000.
(718) 923-0637

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The Commute

Given its size, Boerum Hill is spelled with choices of public transit into Manhattan. Ten subway stops lie at the Atlantic Avenue-Pacific Street station at the eastern end of the neighborhood and six come into the Borough Hall/Court Street station, a few blocks north of State Street. The P and Q lines stop at the Bergen Street station, providing another travel option into Midtown (or via the G, into Queens).

The History

There was once an actual hill called Beurum, used strategically during the Revolutionary War, but it was renamed. As Brooklyn grew up, the neighborhood was part of an amalgam simply called South Brooklyn. The first of the Atlantic Avenue trains traveled was built in 1844. The area was developed by Charles Hoyt and Russell Berwin; two streets now bear their names. With the Brooklyn Bridge and trolleys came new life. Many of these immigrants.

After World War II, New York City, and the trolley in particular, began to decline. - Robert Allen, who prospered to this day.
LIVING IN/Greenpoint, Brooklyn

Polish Is Still Spoken, but Industry Is History

By JAKE MOONEY

There was a time, not long ago, in the grand scheme of things, when the only way to get across Greenpoint was by boat. In those days, as late as the mid-1800s, the area was separated from much of the rest of Brooklyn by marshland and flanked on the north and west by Newtown Creek and the East River. Overland crossings were few.

The marshes are gone long, of course, but there’s still a hint of Polish remaining. The only subway serving the neighborhood is the G train - the line that does not enter Manhattan. The gritty street that housed Greenpoint’s development even as recent real estate in Williamsburg was building. And although both neighborhoods’ waterfronts were redeveloped in the 2000s, the original tower that now line the river in Williamsburg did not stave out.

"I think it’s a little bit of a stretch putting luxury towers on the waterfront when you’re so far away from transportation," said Ward Dennis, the head of the land-use committee of Community Board 4, which oversees Greenpoint.

The neighborhood still feels the effects of its industrial past. Newtown Creek, once a buzzing industrial complex, turned to mud in 2006, and after a deal for residential towers fell through. And in between, two condominium developments recently converted to rentals, with the developer of the Viridian, going bankrupt.

Yet residents say the neighborhood’s quiet resulting in part from the speed bumps to high-end development has fostered stability, with Polish families and immigrant communities, many native to the Polish, who dominate - still firmly in place.

Diana Zelvi, a psychotherapist, bought a family house on Milton Street in 2001 with her husband, Jeff Harris, a commercial photographer. Ms. Zelvi, 49, said that, at the time, they were living in Prospect Heights and hoping for a quieter place, but real estate had been hard to find, and the couple moved twice before in Brooklyn, but they found it hard to raise their 20-month-old son in Greenpoint. And, Ms. Zelvi said, the house appreciated.

Mr. Zelvi notes the community as not bad.

"It’s actually really easy to get anywhere in Greenpoint," she said. Thinking that the B41 bus gets her to the L train in eight minutes, after which she likes three stops to her home near 40 Square. Ms. Harris’ studio is in

What You’ll Find

Though some Polish have moved to nearby Ridgewood, Queens, as rents rise, Greenpoint is still the city’s center of Polish life, with Polish-language signs on doctors’ and lawyers’ offices, pharmacies and photo developers along Manhattan and Nassau Avenues.

The eastern leg of the neighborhood, which stretches past McGolrick Park, home to many recent immigrants, and the descendants of many who came to Greenpoint decades ago. The center of the community is St. Stanislaus Kostka Roman Catholic Church, built in 1860, which has a soaring green brick steeple.

Recent arrivals of young people from other parts of the city, young people spilling over from Williamsburg, have made their mark on the neighborhood.

The Commute

The G train runs under Manhattan Avenue, stopping at Nassau and Greenpoint Avenues. Service cuts in recent years have helped to the formation of an advocacy group called Save the G.

To reach Manhattan, riders take the G north or south to a transfer point. Many residents of the southern end walk to Williamsburg, catching the L at Bedford Avenue and North Seventh Street.

Drivers can reach Midtown via the Queensboro Bridge, or downtown Manhattan using the Brooklyn Bridge.

On the Market

65 GREEN STREET, #13
A three-bedroom two-bath condo with a roof deck, listed at $1,105,000.

195 MONROE STREET, #2B
A two-bedroom one-and-a-half-bath duplex condominium near McGolrick Park, listed at $495,000.

1255 LORIMER STREET, #47
A studio co-op in the historic district, with a restored bathroom, listed at $295,000.

The History

In the 19th century, most residents worked in Greenpoint’s warehouses, factories and warehouses, one of which built the Monitor, the Civil War frigate. A local street is named for the vessel; its battle with the Merrimack is commemorated by a statue in McGolrick Park.
Multiple Identities Can Be a Good Thing

By JEFF VANDAM

F ort Greene has always been a favorite Fort Greene, one of the most revered brownstone districts in Brooklyn, to have an identity crisis, that time would be now.

Fort Greene is Brooklyn’s most eclectic community, hosting footloose with hip, minimalist restaurants. Or it’s a bastion of African-American pride and culture, a historic home to generations of black families. Or the art community of the borough, laying claim as it does to the multidisciplined Brooklyn Academy of Music (a.k.a. BAM). Or maybe it’s the new resent of the nouveau rich, with pricey brownstones and new luxury condominiums dotting the city. What new and old residents have found is that Fort Greene plays all of these roles with grace and aplomb. It is a bustling, hybrid whose state-of-the-art streetcar service runs through its historic streets. As you walk on Fort Greene, you’ll see the new homes sprouting up on every corner of the city to live here.

The old, neighborhood, though it’s just a little east, has graceful brownstones and the Fort Greene Park, with its beautiful gardens and the Fort Greene Museum, housing the historic home of the Fort Greene family that lived here.

What You’ll Find

The blocks that end at Fort Greene Park — especially South Pearl Street and Fort Greene Avenue — often dominate best-block lists, and most fort houses are usually surrounded in price only by those on Washington Street, with their own distinct character.

What You’ll Find

In its corner between downtown Brooklyn and the Brooklyn Navy Yard, Fort Greene is home to one of the most stunningly intact brownstone blocks. And it is also home to some of the most charming and distinctive restaurants and bars that you’ll find in the area.

What You’ll Pay

Pristine brownstones are hard to find. What available, they’re expensive — if not at least regularly found in Fort Green. There are some in the price range of $359,000 to $429,000. The average price of a two-bedroom is $759,000 to $829,000 before asking price. In new condos and luxury conversions, like One Hanson Place, prices per square foot run as high as $300 to $400; a two-bedroom, two-bath unit with 1,000 square feet and higher amenities is listed with a starting price of $1,065,000. Many brownstones and small apartment buildings have been divided into co-ops: one-bedroom range from $100,000 to $250,000, two-bedrooms from $100,000 to $250,000, $150,000, and even more.

The Commute

For those living in the western reaches of Fort Greene toward Flatbush Avenue, there are some short subway rides into Manhattan: the A, C, D, F, M, N, Q, R, 2, 3, 4 Lines are full of people. At the Atlantic Avenue-Fulton Street and/or DeKalb Avenue stations. Further east in the neighborhood, these are the A, C, D, F, M, N, Q, R, 2, 3, 4 Lines. There is also a bus route for foodies, a cultural pole, and a bastion of African-American pride.

The Schools

Brooklyn Technical High School, on Fort Greene Place at DeKalb Avenue, has one of eight city schools that accept only students who take the Special High School Admissions Test. Last year, SAT averages at Brooklyn Tech were 609 in math, 595 in reading and 683 in writing, versus 649, 418 and 426 statewide.

At Public School 20 on Adelphi Street, 79.9 percent of students were proficient in English in 2008, 84.3 percent in math, 61 and 60 citywide. The school got a C last year on its progress report from the Education Department. At the Ronald Edwards Learning Center, which got a B last year, 72.9 percent of students were proficient in math, 61.5 percent in English, versus 66 and 43 citywide.

The History

General Nathaniel Greene directed construction of Fort Putnam in 1776. The fort was later named for him, the park was designed in the 1890s by Calvert Vaux and Frederick Law Olmsted.