

P Y L O N

FEBRUARY 2012



American Institute of Architects
Brooklyn Chapter

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February 15, 2012  
March 21, 2012

## AIA LAUNCHES STALLED PROJECTS DATABASE

*A place where investors and architects and  
developers can connect*

The American Institute of Architects has launched its Stalled Projects Database, where industry leaders can connect with investors and re-start projects nationwide that make solid economic sense but which lack the financing needed to be finished.

The site will be a tool to help bring the two sides together. The AIA announced its commitment to building this database earlier this year as a participating member at CGI America, the first conference of the Clinton Global Initiative solely dedicated to economic issues impacting the United States.

By clicking on the gray box to the right on the top of the page, industry leaders can fill out a form and post information about their project. More than one project can be submitted. Industry leaders can also read about investors and find and make contacts.

By clicking on that same grey box, investors can fill out a similar form that provides the basic details about their company and the kind of projects in which they are interested in investing. Investors are welcome to remain anonymous if they wish, though they must complete the form in order to peruse stalled projects listed in the database.

Stalled Projects is an initiative of the AIA and is designed to help architects and their clients find a solution to the primary issue plaguing the design and construction industry –

access to credit.

The AIA makes no assurance as to the accuracy or legitimacy of any of the information entered by either investors/lenders or project owners. That is up to both sides to evaluate. Neither does the AIA rank the projects listed as to viability or any other criteria. We are simply acting as a forum for investors and architects/project owners/developers to meet and exchange information.

The AIA commitment comes as the design and construction industry is plagued by a continuing dearth of credit for otherwise credit-worthy projects. Almost two-thirds of architects responding to a recent AIA survey reported at least one project that is stalled due to lack of financing, despite record low interest rates.

The Clinton Global Initiative's Chicago conference convened diverse stakeholders - including CEOs of American companies and international companies with U.S. operations, national and local government officials, and leaders from the nonprofit sector – to identify effective ways to strengthen U.S. industries, unlock capital for innovation and entrepreneurship, advance energy efficiency, build clean energy infrastructure, and train Americans for the 21st-century workforce.

Topics covered during the meeting included education, green buildings, the healthcare workforce, manufacturing, rural development, service corps, small business growth, smart infrastructure and workforce training. **AIA**

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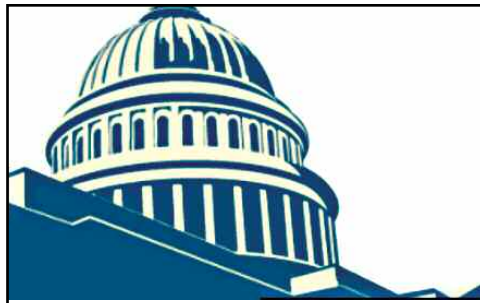
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## AIA Grassroots

2012 Leadership and Legislative Conference  
Washington, D.C. | March 7-10, 2012

### 2012 Grassroots Leadership and Legislative Conference: Mar 7 - 10, 2012

This year's 2012 Grassroots Annual Leadership and Legislative Conference will be an event to be remembered! Continuing the Grassroots tradition, this year's conference will provide component presidents and presidents-elect, component executives and component staff, members of the national board of directors, member communities and member group leaders, emerging professionals, AIA national staff, and other member groups with opportunities for continuing education, networking, advocacy, celebrations, leadership skills development and knowledge sharing among members and groups within the AIA family.. **AIA**

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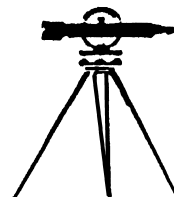


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# COMMUNITY PLAZA IN NEW LOTS TRIANGLE IS THE LATEST IMPROVEMENT

The opening of the New Lots Triangle Plaza, a community-requested public space implemented through DOT's NYC Plaza Program is

designed to enhance neighborhood streets and local businesses. The pedestrian triangle was previously surrounded by conflicting and intimidating streams of

traffic on Ashford Street and Livonia and New Lots Avenues. Requested by the merchants association and supported by Brooklyn Community Board 5's transportation committee, the initial changes have calmed traffic, reduced pedestrian and vehicle conflicts, created a brighter, larger pedestrian-only public space, eased access to businesses and transit and laid the groundwork for a future capital project to make the plaza permanent.

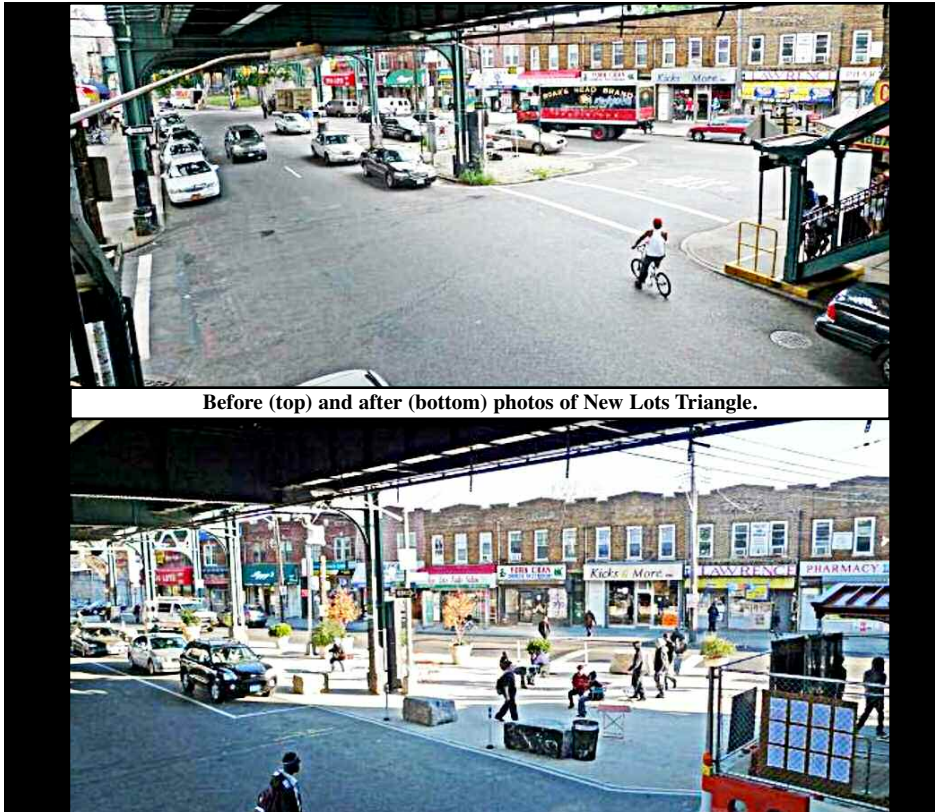
The merchants association is responsible for the 3,800-square-foot plaza's cleaning and maintenance and hopes to introduce a destination-making green market and other programming at the location.

"A community plaza invites local residents with a place to sit, and it's also a red carpet for local retailers who depend on foot traffic," said DOT Commissioner Janette Sadik-Khan. "Enhanced public space is not just a quality of life amenity, it's an investment strategy that retail corridors from Midtown to the Bronx Hub to New Lots have recognized."

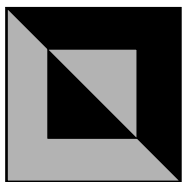
"The mission of our organization is to revitalize and beautify the area," said New Lots Avenue Triangle Merchants Association President Eddie Di Benedetto. "We worked closely with the DOT to make this plaza a symbol of revitalization and we will continue our efforts to make the Triangle area the crown jewel of our community."

Through the NYC Plaza Program, DOT works with local non-profit organizations to build neighborhood plazas in areas with few parks and open spaces, helping achieve a key goal of Mayor Michael R. Bloomberg's PlaNYC agenda

*(Continued on page 11)*



Before (top) and after (bottom) photos of New Lots Triangle.



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# BOROUGH HALL SKYSCRAPER HISTORIC DISTRICT APPROVED

The New York City Landmarks Preservation Commission unanimously approved the designation of the Borough Hall Skyscraper Historic District, a collection of 21 architecturally distinctive office buildings constructed in the late 19th and early 20th centuries in the vicinity of Brooklyn's Borough Hall as the City's 26th historic district.

"The cluster of tall office buildings that form the district had a central role in Brooklyn's development and illustrate an important chapter of New York City's history," said Commission Chairman Robert B. Tierney. "These skyscrapers of their day gave Brooklyn not only a commercial heart, but also a new skyline."

The first wave of commercial development in the district came in the 1850s along and near Court Street, after the completion of the imposing Greek Revival-style Brooklyn City Hall (now Borough Hall and an individual New York City landmark) in 1848. Most of the stores and commercial structures were low-scale buildings that reached only four stories. After the Civil War, these buildings were replaced by taller ones as insurance companies and financial services institutions arrived in the neighborhood. One of the buildings built in this period is the

**Franklin Building** at 186 Remsen St. It was completed in 1887 with 7 1/2 stories and named after the Franklin Trust Company, one of its early tenants. Designed in the Romanesque Revival style with a muscular round-arched entrance and rock-faced stonework, the building was designed by the Parfitt Brothers, one of Brooklyn's most successful architecture firms in the late 19th century.



186 Remsen St

Spurred by a population increase and transportation improvements, building heights in the district continued to rise in the 1890s. The tallest and perhaps the most important was the massive 13-story **Temple Bar Building**, at 44 Court Street, which was built on speculation and named for the lawyers whom the developers hoped would occupy its 300 offices. The building, featuring three prominent curved copper cupolas, was designed by George L. Morse, a well-known architect of Brooklyn skyscrapers [*and former Brooklyn AIA president, 1896-1898 - Ed.*], and executed in the Beaux-Arts style. It was completed in 1901, three years after Brooklyn was consolidated into Greater New York, and was hailed as the borough's tallest building



44 Court Street

A number of similarly sized buildings were constructed along Court, Joralemon and Montague streets in the early 20th century, when the City began planning for a new Municipal Building. Although that building wasn't completed until 1926, its anticipated construction was viewed as a signal that the area was ready for more development. The first of the new and larger buildings constructed during this period was a 22-story limestone, granite and brick Colonial Revival style building at **32 Court St.** It was designed by the well-known architecture firm of Starrett & Van Vleck, and com-



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210 Joralemon St



pleted in 1918, surpassing the Temple Bar Building as Brooklyn's tallest building.

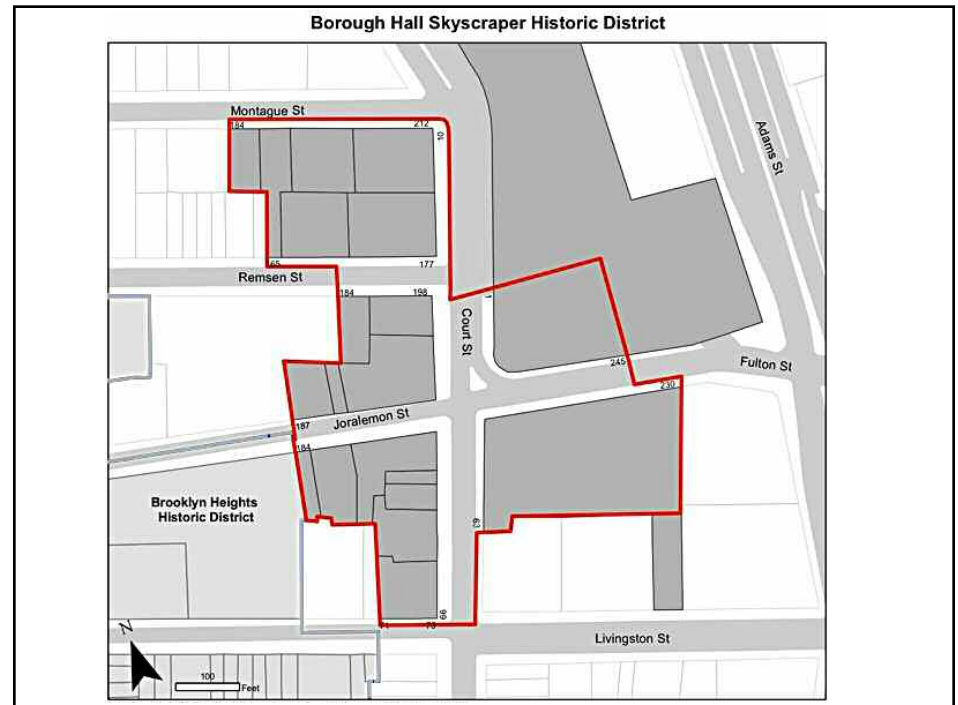
The 1920s saw the completion of three buildings at least 30 stories or taller along Court Street, forming the borough's definitive skyscraper row. Each structure, located at **Court and Montague**, **Court and Livingston** (the **Brooklyn Chamber of Commerce Building**, aka **75 Livingston**) and **Court and Remsen**, features setbacks, slender towers and architectural detailing in the neo-Romanesque and neo-Gothic styles rival-

ing those completed at the same time elsewhere in New York City.

In the 1950s and 1960s, the area surrounding the district was redeveloped, as more than 300 buildings were demolished to make way for several superblocks consisting of housing projects, government buildings and a large park at Cadman Plaza. Two buildings within the district's boundaries date from this era: a c. 1960 Modernist four-story building at **200 Montague St.** and a c. 1962 12-story Modernist office tower at **175 Remsen St.** **AIA**



32 Court St



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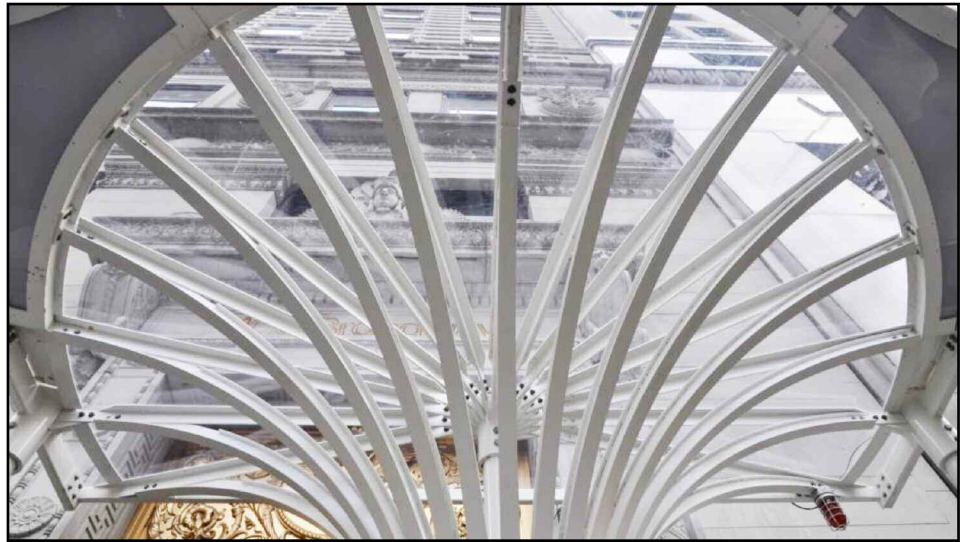
75 Livingston St



# URBANSLED

## WINNING DESIGN INSTALLED

On December 7, 2011, Mayor Bloomberg and Commissioner LiMandri unveiled the first prototype of Urban Umbrella, the winning urbanSHED International Design Competition design, at 100 Broadway in Lower Manhattan. The design was created by Andrés Cortés R.A. and Sarrah Khan P.E. of the design firm Agencie Group and Young-Hwan Choi. **AIA**



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# TWA TERMINAL ~ EERO SAARINEN, AIA ~



I had the great pleasure of touring the former TWA Terminal designed by Eero Saarinen at the John F. Kennedy International Airport. The tour was part of the openhousenewyork (OHNY) annual weekend tour in October.

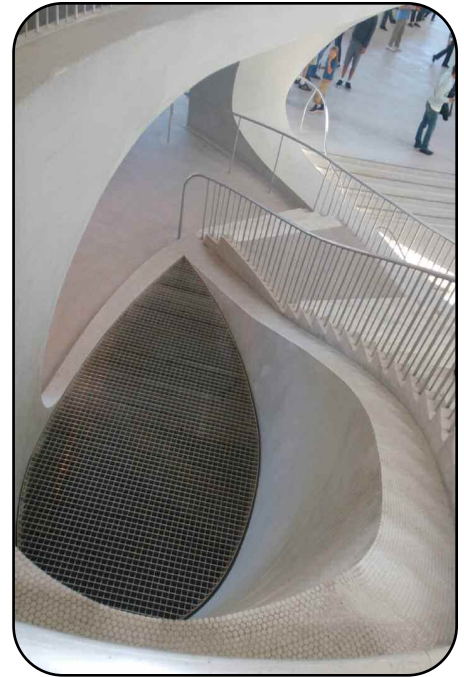
The building was completed and originally opened in 1962 and was to embrace the clients' vision "the spirit of flight". With its massive concrete free flowing curves its resemblance to a bird in flight is impressively apparent. The building ended operating as a

terminal in October 2001 due to TWA's continued financial decline in the 1990's. The buildings' interior as well as exterior was designated as a landmark in 1994.

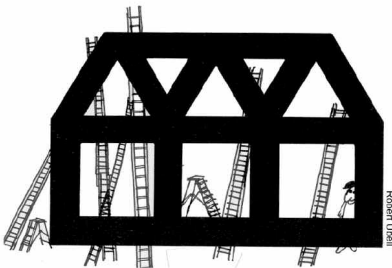
The building is under restoration and the lobby, flight tubes and the mezzanine

have been restored to date. Many areas still remain untouched and the re-use of the building is yet to be determined. The restoration project is being spearheaded by the Port Authority of New York and New Jersey and Beyer Blinder Belle Architects and Planners.

- Ida Galea, AIA



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# PROMULGATION DETAILS FOR 1 RCNY 3616-05

THIS RULE BECAME EFFECTIVE ON JANUARY, 15, 2012.

## STATEMENT OF BASIS & PURPOSE

This rule amendment is promulgated pursuant to the authority of the Commissioner of Buildings under Sections 643 and 1043 of the New York City Charter.

Pursuant to Section Q104.1 of the New York City Building Code, this rule establishes the technical standards for the installation of fire department connections as per NFPA 13R, *Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height*, 2002 edition, for purposes of applying such referenced standard in the City of New York in relation to sprinkler system design.

The original standard, as modified and adopted, requires fire department connections for sprinkler systems designed for Group R-2 and R-3 occupancies in accordance with the standard. This rule removes the requirement for Group R-3 one- and two-family dwellings as such connections are not used under standard operating procedures of the Fire Department of New York City. The removal of this requirement also reduces an unnecessary cost burden on one and two-family homeowners.

The fire department connections for sprinkler systems are typically used by the fire department to increase the water pressure within a sprinkler system. However, for one- and two-family dwellings, the domestic water supply can

provide adequate pressure to the sprinkler system, and the fire department will not use the fire department connections even if they are provided in sprinkler systems serving one- or two-family dwellings. The rule reduces the cost burden on these homeowners by removing the requirement to install fire department connections within the sprinkler system.

Subchapter Q of chapter 3600 of Title 1 of the Rules of the City of New York is amended by adding a new section 3616-05, to read as follows:

**§3616-05 National Fire Protection Association ("NFPA") 13R amendment relating to exemption from Fire Department connection requirements in one and two-family residential buildings.**

Pursuant to Section 28-103.19 of the New York City Administrative Code, paragraph 6.6.4 of NFPA 13R-02, as modified by Section Q104.1 of the New York City Building Code, is amended by adding language at the end of the paragraph to read as follows:

**Exception:** Fire department connection is not required for installations in one and two-family dwellings. **AIA**



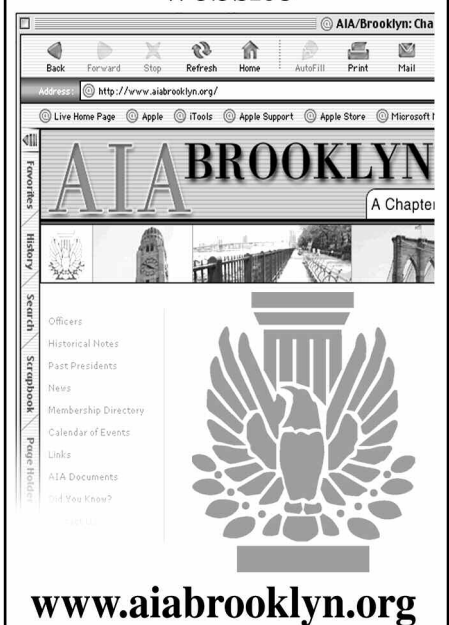
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## AIA Brooklyn Chapter website





# JANE'S CAROUSEL

Jane's Carousel was made by the Philadelphia Toboggan Company in 1922. The Carousel has been fully restored back to it's original historic condition. The classic three row machine consisting of forty-eight elegantly carved horses and two splendid chariots has been open to the public since September 16th, 2011 in Brooklyn Bridge Park. The Carousel sits between the Brooklyn and Manhattan Bridges, overlooking the East River. It is enclosed in a magnificent acrylic Pavilion designed by French architect Jean Nouvel. This enables the Carousel to be open to the public all year long. The pavilion itself is a 72' x 72' steel frame structure with fixed acrylic panels on the North and South facades and operable industrial-grade folding doors on the East and West.

The Carousel was in poor condition when purchased in 1984 at an auction by Jane and David Walentas. Jane began the vigorous restoration process in her studio in 1984 in the DUMBO section of Brooklyn. Her tasks included hand scraping away 62 years of paint with an X-acto knife to reveal the original carvings, colors and designs. All her discoveries were documented through photographs, color matches and detailed drawings enabling the repainting of the Carousel to be as original as possible. It has been completely rewired with 1200 bright lights, illuminating the acrylic enclosure visible from across the river.

The Carousel and the Nouvel commissioned Pavilion are a gift from the Walentas family to the people of the City of New York.

photo: Jake Dobkin/Gothamist



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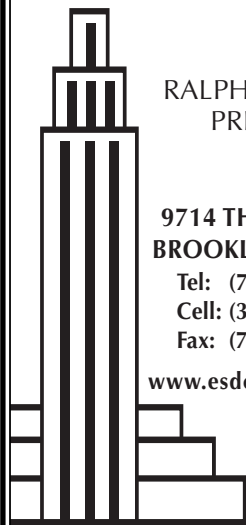
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# CHANGES TO AIA CONTINUING EDUCATION REQUIREMENTS

On Dec. 9, 2011, the AIA Board of Directors voted to modify the AIA's calendar year continuing education requirements to maintain the professional life-long learning standard. These changes are to ensure that AIA members master new knowledge and skills to meet the changing requirements of the profession.

Beginning this year, AIA members will be required to complete 12 hours of HSW education annually; previously 8 HSW hours were required. The total number of continuing education hours required remains unchanged at 18 hours, which includes 4 hours of sustainable design (SD) education. The AIA Board will re-evaluate the SD requirement later this year.

The AIA continually strives for the highest quality and professional standards for architectural continuing education, and is committed to offering enhanced educational opportunities for members. Increasing the HSW requirement from 8 to 12 hours per year will raise the level and quality of the AIA's continuing education programs and the professional development of architects.

It sets a higher standard for continuing education that further distinguishes AIA members.

Additionally, the value and credibility of the AIA's CES transcript services combined with the increased HSW requirement enables AIA members to fulfill state licensing requirements for most states.

The new HSW requirement goes into effect January 2012 and AIA members should fulfill their total 18 hours of continuing education during the calendar year.

## SELF REPORTING CHANGES

In 2011, the AIA Education Committee closely reviewed our policies and recommended changes to the self reporting process. Aligning closer with many state licensing boards' practice, AIA members will no longer be able to self-report HSW courses for credit. Many states will not accept any self-reported credits for license renewals. AIA members will need to complete HSW credits by taking qualifying courses from registered AIA CES providers, and the

providers will report HSW courses for members to receive HSW credits.

With the AIA reviewing, approving, and auditing all course content qualifying for HSW, members will benefit from greater consistency and quality assurance in continuing education. Members can still self-report credits that they earn, but they will appear as learning units on their transcripts in 2012. Through January 31, 2012, AIA members will be given a grace period to self-report any remaining HSW or HSW/SD credits from 2011.

Starting on January 1, 2012, members must attend courses through an AIA CES registered provider to receive HSW credit on their AIA Discovery transcript. Providers will be responsible for reporting HSW credits to be posted to member transcripts. For courses offered by a provider outside the AIA network, members should work with their state licensing board to determine if courses meet the standards for health, safety, and welfare education.

Check your CES transcripts [log-in required] online. For more information, contact [aiaamembercareces@aia.org](mailto:aiaamembercareces@aia.org) **AIA**

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TRIANGLE *cont.***

*(continued from page 3)*

that all New Yorkers live within 10 minutes of quality open space. New Lots Triangle is a busy and growing retail and transportation hub at the entrance to the No. 3 train where local civic leaders and merchants initiated the request for a more attractive entrance to the dozens of nearby businesses, including diners, salons, a drugstore, a travel agency, a deli and many others. The plaza was created by joining an 800-foot traffic triangle with nearby sidewalks and the staircase to the New Lots train station, where passengers previously had to exit the station practically into traffic. There were 14 injuries, including five to pedestrians, at this location between 2006 and 2010. Merchants report that the plaza is having an immediate impact on business by encouraging pedestrians to linger longer in the area and visit businesses, boosting the local economy.

The New Lots Plaza features chairs and seating as well as a 100% recycled-materials surface that is both skid resistant and reflects light to brighten the area. Granite blocks and planters with trees and shrubs help create a safe perimeter. The B6 bus was rerouted from Ashford to Cleveland streets to allow for the Ashford Street closure between New Lots and Livonia avenues, and to make a simplified, safer turn for bus drivers with the new traffic pattern. **AIA**

**Use Original**

**AIA Documents.**

**AIA Contract Documents  
Are the most fair  
and balanced to all parties**

— The majority of contractors  
surveyed agree that fair and  
balanced contracts are an  
important consideration

— Two-thirds of owners surveyed  
agree our contracts are the  
most fair and balanced for all parties

**(718) 222-0322**

**LOOK AHEAD**

**REGULARLY  
SCHEDULED CHAPTER  
MEETINGS**

**Unless otherwise noted, all meetings  
are scheduled at:**

Committee meetings: 5:30 PM  
Cocktails: 5:30 PM  
Dinner: 6:00 PM  
Program: 7:00 PM

**Wednesday,  
February 15, 2012**

**Presenter:**

Flossie Mohler  
&  
Scot Andersone  
of Miller Edge Inc.

**Special Guest Appearance:**

Carlo A. Scissura, ESQ.,  
candidate for 2013  
Brooklyn Borough President

**Location:**

US Army Garrison  
Fort Hamilton  
(Fort Hamilton Army Base)  
Building #207  
Brooklyn, NY 11252

**Wednesday,  
February 1, 2012  
at 6:00 PM**  
AIA Executive Meeting

**Location:**

T B A

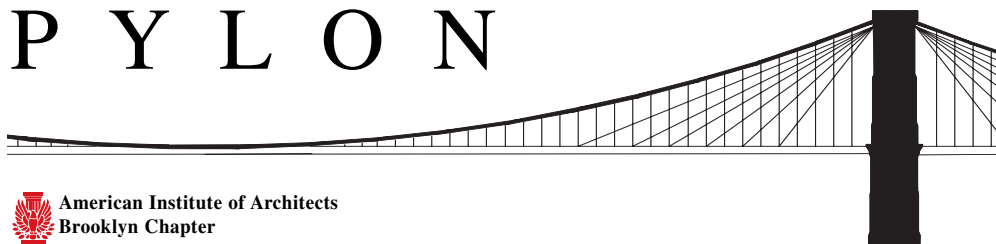
**AIA learning unit credit and  
certificates towards NYS  
mandatory continuing education  
will be given for each program.**



# P Y L O N



American Institute of Architects  
Brooklyn Chapter



**American Institute of Architects - Brooklyn Chapter**

**1359 81st Street, Brooklyn, NY 11228**

## MESSAGE BOARD

### SAVE THE DATE!

Brooklyn Architects Scholarship Foundation, Inc.

### Biennial Dinner Dance

Wednesday, March 28th, 2012

*Honoring*

**Richard Ferrara, RA, AIA**  
Lifetime Achievement Award

**Gerald I. Goldstein, RA, AIA**  
Advancement of the Architectural Profession Award

**John Gallagher, RA, AIA**  
Distinguished Achievement Award

**Ira Gluckman, RA, AIA**  
Distinguished Service Award

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