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SPRING 2018

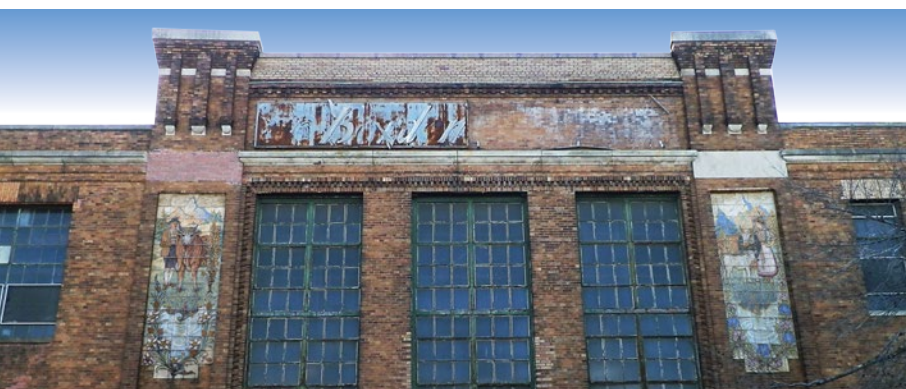
Saving History In East New York

December 5, 2017 turned out to be a momentous day for Zumilena Then and Farrah Lafontant of Preserving East New York (PENY). The New York City Landmarks Preservation Commission (LPC) declared the Empire State Dairy in East New York an official New York City landmark. Designed by architects Theobald Engelhardt and Otto Strack, the Dairy was completed in 1915. It is a simplified classic brick building notable for the large tile murals on the exterior. It has been thirty-six years since the Commission designated East New York's other landmark, P.S. 108. This public school was built in 1895 in the Romanesque Revival style by architect James W. Naughton.

The neighborhood has been home to African Americans and Latinos of modest means since the 1950's. Various programs to revitalize the area have faltered from lack of funding or commitment by government. Most recently the Mayor's office has selected East New York for higher density zoning to spur new development that would mandate a certain percentage of affordable housing. The local real estate market has become overheated with speculation and properties are being sold for development. In 2015 a neighborhood landmark, the East New York Savings Bank was sold and subsequently demolished to make way for a large commercial project.

Enter Zumilena Then, a young woman from the neighborhood who has a Bachelor's degree in architecture from Pratt Institute. Zumilena has an appreciation for the scale, the texture and the history of her neighborhood. Ms. Then was appalled that a building designed by Richard Upjohn Jr. could be torn down without any public review. She formed a local advocacy group, Preserving East New York (PENY) and began a survey of the important unprotected buildings within the neighborhood. She garnered a team of dedicated volunteers to raise community awareness of the architectural and cultural significance of buildings in the neighborhood.

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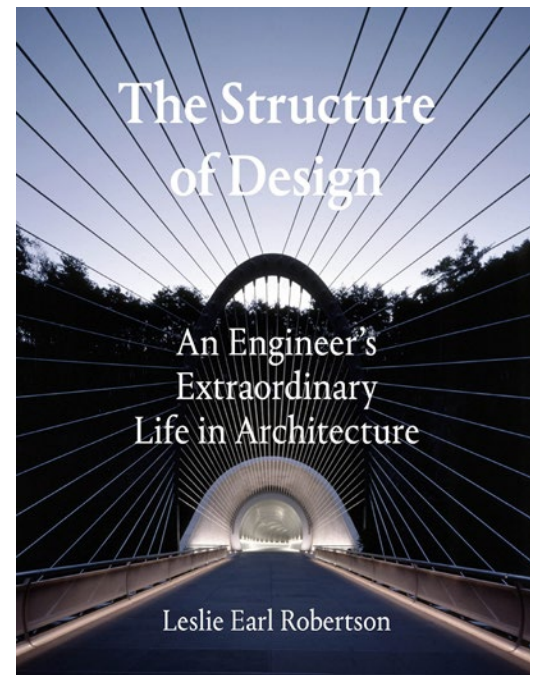
Partial view of the Empire State Dairy, showing one of the unusual tile murals.

Photo: Allen Kushner

BOOK REVIEW

The Structure of Design: An Engineer's Extraordinary Life in Architecture

By Leslie Earl Robertson
Monacelli Press, 2017



Cover Image: Miho Museum Bridge
Shiga Prefecture, Japan. Courtesy of Shinji Shumekai

If you've heard of Les Robertson, you probably know that he was the engineer who designed the structure for the twin Towers at the World Trade Center. Les has written a book, *The Structure of Design*. It is a fascinating memoir by an accomplished yet modest man with a wry sense of humor. There are enough photographs in this weighty book to keep one interested but the real treasure is the story of a talented man of many dimensions. One of the best descriptions of Les comes from one of his bosses, George Runciman, who introduced Les during a client meeting as "Les Robertson, my California screwball."

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2018 UPCOMING CHAPTER MEETINGS

Wed., May 16, 2018

Wed., June 13, 2018

Wed., Sept. 26, 2018

Wed., Oct. 17, 2018

Wed., Nov. 15, 2018

Check our website
for changes
www.aiabrooklyn.org

AIA BROOKLYN HOLIDAY PARTY Liberty Warehouse, Red Hook



PYLON

EDITOR: John H. Hatheway, AIA vp@AIABrooklyn.org
ART DIRECTOR: Allen Kushner

For future issues, we welcome submissions from our members that further our goal of supporting and guiding our community.

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WELCOME The Pylon in 2018

Have you ever shared your copy of the Pylon with your family or friends? I expect not; I certainly haven't. While AIA Brooklyn has always strived to make the Pylon relevant to our members, that has not necessarily translated into a publication that others outside our profession might find interesting. When I was young, there were always issues of Advertising Age on the coffee table, courtesy of my father. Since advertising was something I encountered every day, I found many of the articles an interesting behind-the-scene view into workings of that world. Depending on how much one gets out of the house, I imagine, the general public encounters architecture at least as frequently as advertising. More in urban settings, less in rural ones, but always there in some form. It is our hope that, like good trade publications, we can spark some interest in "our" world that makes us all more engaged.

If we are successful, it will be both a worthwhile community service, and a benefit to our sponsors in terms of increased readership and influence. Their support makes our chapter's work possible – the continuing education programs offered, shared knowledge communities, monthly meetings and programs, design awards, governmental lobbying, collaboration with other chapters – and profession stronger. Changes will be rolled out over the coming year but here are a few important things you may note in this issue. The format and graphics are updated; the masthead is consolidated and moved off the front cover; short clips of building news are found under "Heard on the Street"; and interviews with new members.

Another change is the method and frequency of distribution of the Pylon. You are receiving this edition via email, in pdf format. In the future, I hope we can move toward a true web-based publication that is easily accessible anywhere, at any time, with clickable links to article references, sponsor websites and product information, and related stories. The Pylon will be distributed on a quarterly basis this year so that we can invest more time in obtaining relevant articles that will find an audience beyond our members. In this regard, I welcome from you subject suggestions for articles and articles that you may wish to contribute – a book review, a report on a design competition, a local urban design issue – anything that can be of interest and benefit to our community.

I hope you enjoy and share this edition of the Pylon.

- John Hatheway, AIA (vp@aiabrooklyn.org)

INDUSTRY MEETING REPORTS

December 21, 2017

Questions emailed prior to meeting:

Several Sprinkler Related Questions

Q 1a. *Townhouse in historic district currently configured as 2 family*

- *building has no C of O*

- *building has I-card indicating 3 family (1932)+*

- *building has rear fire escape*

Q: *In order to use building as a two family is it necessary to obtain a new C of O and install sprinklers?*

A: If there is no completed action or applications in BIS to prove otherwise, new C of O required. The proposed conversion represents change of occupancy from R2 to R3, therefore as per BC 901.9.2 and BC 903.2.8, sprinkler system need to be installed throughout the building.

continued on page 4

INDUSTRY MEETING REPORTS continued

Q: Will a building wide sprinkler system be required or can fire escape serve as 2nd means of egress ?

A: Yes, sprinklers system will be required, regardless of fire escape preserved or removed.

Q: If a sprinkler system is required will it be permitted to remove the fire escape?

A: If building occupancy changed from three to two family, building can be equipped with one means of egress BC 1021.2 (2008) or BC 27-366 (1968)

Q 1b. Townhouse

- building has C of O for 3 family configuration (2016 for filing from 2012)

- building has sprinkler system in cellar + stairway only

Questions:

- if using building as a two family is it necessary to obtain new C of O (see TPPN 3.97 concerning apartment combinations)

A: YES, due to such change caused building occupancy change (R2 to R3). In addition, TPPN 3 of 97 specifically prohibits combining apartments in Alt 2 application, by altering means of egress from the floor. It wouldn't be practical to create a duplex without closing part of egress from stairs.

Q: Will the change to the number of units require sprinkler system to be upgraded to building wide system?

A: Since this is change of occupancy – sprinklers coverage needs to be extended throughout the building.

Q 2 Why was the Professional Walk-in list eliminated?

There is only one list with 12 spots, which was filled by 8:45 AM on November 28, 2017.

A: This practice has been changed in December, and at this time the applicants arriving prior to 11AM received priority in service, and remaining slots are being filled with expeditors. After 11AM, applicants still can get on the list, but without priority in service. At this time there is no need to increase number of slots since all 12 have been serviced within 45-50 minutes (observation week of 12/15/17). Standby(s) are allowed, but not always available. The attendee must strictly adhere to the scope of walking list requirements.

Discussion: The walk in list opens at 10:30am. Applicants are seen between 11am-12pm & filing reps are seen from 12pm-1pm.

Q 3. When E ticket is obtained and states that 0 people are waiting why does it take 40 minutes to be called to the window?

A: It should not take more than 10 minutes to be called unless the previous person has an issue and is taking longer than anticipated. If it takes longer see the borough manager office. As a follow up via email, Bernalyn Jones spoke with the borough service managers and application processing supervisor regarding monitoring the Q-matic to ensure the situation does not happen again.

Q 4. Does an "open" covered exterior egress stair count as zoning floor area, which is more than 50% open?

The exterior stair is 4 stories, not located in any yard, located more than 10' from a lot line, is open on 3 sides with open railings & open mesh on the side and cover on the above as required by building code.

A: Awaiting answer from zoning code specialist.

Q 5. Status of Coat rack in waiting area?

A: Bernalyn Jones put in a request with 280 Broadway. As a follow up via email, after checking on the status of request from 280 Broadway Bernalyn Jones was told that the racks are not kept in stock and she should order. An order will be placed within the next week.

Q 6. Is it possible to have a lecture on navigating DOB NOW filing system?

A: Ira Gluckman sent request to Manhattan.

Q7. DOB:NOW: BUILD

Attendees had comments regarding the DOB:NOW:BUILD platform.

A: William Singer suggested we create an aggregate comment email and send it to his attention. Attendees were asked to send any comments to galea.arch@gmail.com.

January 18, 2018

Questions emailed prior to meeting

Q1. A gas barbecue on a roof requires it to tie more than 10 feet from any combustible material. Is an EIFS / stucco parapet considered combustible material?

A: EIFS/stucco (although is commonly cross-referenced is not

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The Structure Of Design continued

Les's book tells of his serendipitous path through life. By his own admission he was a terrible student in school but could conceptualize forms and shapes. And he excelled at mechanical drawing. He dropped out of high school and joined the Navy at sixteen. The GI Bill enabled Les to study at the University of California, Berkeley where he majored in math and electrical engineering.

On his first job as an electrical engineer, Les met a structural engineer who became his mentor, encouraging him to become a structural engineer. Les studied at night and by age thirty he was a partner in a Seattle engineering firm – Skilling Helle Christiansen Robertson. In his book Robertson provides insight into structural design and includes elegant sketches, structural load diagrams and details to illustrate structural concepts and design solutions.

The book begins with an overview of projects done over a span of nearly 60 years by Robertson himself or by Robertson and his wife and partner, Saw Teen See. It is a remarkable compendium of some of the most celebrated modern buildings and could be a spectacular book all by itself.

In 1962 Detroit base architect Minoru Yamasaki was chosen to design a World Trade Center in NYC. A year later Les Robertson's Seattle firm won the commission for the structural design of the Center. Les, just 35 years old, opened a New York branch of his firm to oversee the project; and eventually started his own office, LERA (Leslie E. Robertson Associates).

Les worked with many of the best architects including I.M. Pei, Philip Johnson, Aldo Giurgola, Gunnar Birkerts and Minoru Yamasaki. The book reveals the strong relationships Les developed with architects as they collaborated to connect structure and design in buildings and bridges.

The chapter on September 11 is painful to read. Les's profound grief over the loss of life and the destruction of the buildings hovers just below the surface. He writes "it would be good to conclude this journey in a positive mood, but it is hard to do so." He goes on to suggest that from the events of September 11 we have learned the most important of all lessons: that the sanctity of life rises above all other values.

Robertson has lived his values of working toward peace and human rights and against war. He was a long time Board member of the NY Chapter of Architects Designers and Planners for Social Responsibility (ADPSR-NY). He and Saw Teen have marched and protested. They have also chartered many buses to Washington D.C. so that colleagues and students could demonstrate opposition to nuclear proliferation, the Iraq War, or support of environmental responsibility in the nation's capital.

This is a book that will delight professionals and laypeople alike. It comes from the author's heart, written in straightforward prose with humor and humility.

- Jane McGroarty, AIA




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Saving History In East New York continued

The Historic Districts Council, in 2016, recognized PENY as one of the “Six to Celebrate” for its preservation efforts and in 2017 awarded PENY for their accomplishments with a “Grassroots Preservation Award.”

Zumilena Then will be the first to tell you that PENY is not a NIMBY (not in my back yard) organization. They understand that

Some of the artistic tile murals.



Photos: Allen Kushner

development is coming to East New York and the surrounding area. They feel that preservation can be a positive force to drive economic development by creating jobs and protecting neighborhood structures and landmarks. “Development does not have to erase history”.

The demolition of Our Lady of Loreto Roman Catholic Church in October last year was blow to the community advocates, such as PENY and the Brownsville Cultural Coalition, who were unsuccessful in persuading the Diocese of Brooklyn to rethink their plan to raze the church and build affordable housing. Our Lady of Loreto had a very special place among neighborhood Italian Americans because it was built in 1908 by Italian laborers and craftsmen for a community that did not always feel welcome in the German and Irish Catholic churches. The community secured an affordable developer who proposed to build affordable housing and save the church by converting it into a cultural center. The Diocese deemed its own plan “shovel-ready” and claimed that the community plan was under financed.

PENY has identified over thirty-five buildings for individual landmarking within the rezoning area and urged LPC to revisit the potential historic district they once surveyed in 1977 bounded by Wyona Street, Pitkin Avenue, Van Siclen Avenue and Dumont Avenue. A few of the notable structures include the Holy Trinity Russian Orthodox Church on Pennsylvania Avenue and the Grace Baptist Church on New Jersey Avenue, a striking Gothic Romanesque banded brick edifice. The Magistrate’s Court built in 1929 in a classical style has been adaptively repurposed for functions throughout the years since 1962.

The future of East New York should be planned collaboratively with respect for the existing residents and history, with an understanding of both market forces and government obligations to communities, especially ones that are not affluent. And let’s not forget that up-zoning is not planning!

- Urban Design Committee

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INDUSTRY MEETING REPORTS continued

the same type of material) and widely varied in composition and design, The EIFS considered combustible until it can be proven otherwise. EIFS design and installation governed among other laws, by Section 26 of 2014 Be (Plastic materials) and therefore must be tested as per applicable ASTM tests. With that, providing EIFS installed with all required inspections (As per chapter 17) and information available on flame spread index (no more than 75) and smoke developed index (no more than 450) it may be considered part of fire resistant assembly.

Q2. *As of January 28, 2018 the DOB will start requiring fees to be paid for determinations. Please discuss and clarify new determination rule. When an examiner asks for "commissioner approval" for design layout (i.e. double height space, attended parking, 3 plumbing fixtures in cellar or any other questionable layout, or cost of a project) will that require a determination with the new fee to be paid or can we just use an A-1 from?*

A: A1 is sufficient and being currently utilized. Similar to BC approval of attended parking.

Q3. *With DOB NOW the owners are required to register each of their buildings. When registering the owner on the DOB NOW system, can the owner use the same email address for each of the buildings, similar to using the same telephone number and mailing address. For example I have client who owns 19 buildings, with 19 different company name, can he use one email address AcmeDOBnow@gmail.com. When registering each building on the DOB NOW?*

A: The same owner (or a management company acting on behalf of the owner), may use the same email address for more than one building.

Q4. *Coat rack in waiting area?*

A: On Order

Q5. *Is a fire protection plan approval required for TCO?*

A: In general-YES, but in some instances, BC office may issue an approval with additional requirements, such as installation of fire guards, limited occupancy (area, floors, population, etc) Issue is in order for fire protection plan to be approved by the fire department, first the fire safety plan must be approved by the fire department, when a fire safety plan is also required.

The fire safety and evacuation plan is required in circumstances when the project qualify under conditions as set in FDNY Code Section 404. In particular is required for occupancies, as listed below, but not limited to the following:

- Group A occupancies
- Group Band M occupancies with over 500 occupants on one floor, or over 100 occupants on floors other than street level
- Group H and I occupancies
- Group R1 occupancies
- Buildings with atrium and containing Group A, E, M occupancies
- Buildings greater than 6 stories and 75' in height, excluding R2 occupancies.

The problem is a fire safety plan requires the staffing information

which is generally not available until several months after the building has been occupied.

A: We understand that Fire Protection Plan can't be approved without required fire safety and evacuation plan, for TCO purpose, options discussed in question #5 above may be considered.

Q6. *When renovating an existing structure at what cost threshold does Appendix G apply?*

A: RCNY 3606-01 establish cost threshold for application of appendix G for projects filed in special flood hazard areas. In particular, any application equal or exceeding \$40,000 in cost shall include calculation of the market value of the structure and cost as described in the rules. The calculation shall establish if repairs, alterations, or improvements constitute substantial improvement.

As per G201 "substantial Improvements" -any repairs, addition, improvements of a building the cost of which is equal or exceeds 50% of the market value of the structure before the repair or improvements started.

Is there a specific time frame for which all application costs are added together to calculate the cost threshold?

A: The calculations must include cost of the given application, regardless of the time it takes to complete and the cost of all other work to be performed during the same period (including minor alterations and ordinary repairs)

Q7. *Is Appendix G compliance required in the case of a VERTICAL enlargement, NON-SUBSTANTIAL IMPROVEMENT, to a pre-FIRM detached one-family building in an AE Flood Zone, R3-1 zoning district?*

A: G102.10 established, that as long this is not a substantial improvement vertical extension doesn't trigger compliance with Appendix G, providing this improvement is not deemed as increase in degree of noncompliance, what is highly unlikely for a vertical extension.

If the situation above does in fact require compliance with Appendix G, then is there any way to NOT fill in an existing cellar?

A: Compliance with Appendix G is strictly enforced, and elimination of the cellar will be required.

Q8. *I have a question about a new rule regarding the allowed material for flues for low-pressure hot water boilers. Maybe it was issued as a bulletin. My engineer follows the Mechanical Code Section 802.3 referring to installation of vent systems:*

"SECTION MC 802 VENTS 802.3 Installation. Vent systems shall be sized, installed and terminated in accordance with the vent and appliance manufacturer's installation instructions."

The manufacturer of the boiler in question says that CPVC is an approved vent material for their boiler, but my contractor says that there is a new rule that doesn't allow CPVC for boiler vents. The new rule only allows stainless steel. I'd like to know if that's true, and what is the bulletin or code section.

Answer: Plastic piping is allowed providing that meets below standards. (SECTION FGC 502 - VENTS - see page 8 for full text)

Q9. *There are new bulletins stating that the plumbing and electrical sign offs for CO are now done electronically. However,*

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2017 Ends With A Joyful Gathering!

Our end of the year General Meeting and holiday Party on December 13 had one hundred and forty guests. It was held at Liberty Warehouse, an elegant and wonderful venue with beautiful views of the harbor and clear views of the Statue of Liberty and Downtown Manhattan.

We honored the Custom Residential Architects Network (CRAN) for the enthusiasm with which they have participated in the CRAN Committee, their collaboration, sense of community, support of each other, sharing resources, and above all in volunteering their time.

We also honored four of our most active Emerging Professionals (EP): David Flecha, Associate AIA (Co-Chair EP Committee); Nicole Gangidino, Associate AIA (Co-Chair EP Committee); Noshin Apurba, Associate AIA; and Josette Mathew, Associate AIA; for setting the highest of leadership standards in running and organizing events for AIA Brooklyn's members especially the Emerging Professionals and above all for volunteering your time.

We were joined by Adedosu Joshua, AIA (AIA Queens President), Willy Zambrano, AIA (AIA Queens Past-President), Ruben Ramales, Associate AIA (AIA Queens Managing Director), Jacklyn Tyler, AIA (AIA WHV President-Elect), Teresa Marboe, AIA (AIA WHV Secretary), Jake Rivlasi, AIA (AIA Long Island President), Joseph Loccisano, AIA (AIA SI President), Frank Martarella III, AIA (AIA SI Vice President), Sebastian D'Alessandro, AIA (ACNY President), Gaetano Ragusa, AIA (ACNY Treasurer), Gerald Goldstein, AIA (ACNY Director),

Raymond Peebles, AIA (ACNY AIA Brooklyn Representative), Raymond Mellon, Esq. (ACNY Legal Counsel).

The Brooklyn Architects Scholarship Foundation awarded scholarships to Jamie Cardinale (New York Institute of Technology), Solomon Oh (The City College of New York), Dwayne Riley (Parsons School of Design), Michele Runco (Pratt Institute), and Katherine Sullivan (The Cooper Union).

We thank our sponsors Gamill Engineering, Marvin Windows and Doors, Kamco, and A.E. Greyson & Co. who have helped our Chapter so much over the years.

We wish you all a successful, peaceful and healthful 2018!!

- Susana Honig, AIA



CONGRATULATIONS TO THE RECIPIENTS OF THE 2017 BROOKLYN ARCHITECTS SCHOLARSHIP AWARDS

(L-R) Professor Robert Cody (accepting award for Jamie Cardinale) - NYIT, Dwayne Riley – Parsons School of Design, Solomon Oh – CCNY CUNY, Dean Gordon Gebert – CCNY CUNY, Katharine Sullivan – The Cooper Union, Professor Merisha Veledar – The Cooper Union, Michele Runco – Pratt Institute, Professor Christian Lynch – Pratt Institute.

EMERGING PROFESSIONAL HONOREES:

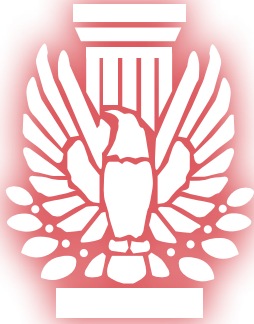
(L-R) Noshin Apurba, Assoc. AIA; David Flecha, Assoc. AIA; Nicole Gangidino, Associate AIA; and Josette Matthews, Assoc. AIA.



All holiday photos: Jessica Fleischer

CRAN COMMITTEE HONOREES: (below)

CRAN Committee Honorees – Kimberly Neuhaus, AIA accepting the honor certificate for the Committee.



Welcome New AIA Brooklyn Chapter Members

Janny Baek, AIA
Ronald Bielinski, AIA
Lisa Boral, AIA
Christopher Brokaw, AIA
Marcus Carter, AIA
John Cerone, AIA
Luigi Ciaccia, AIA
Nathan Colkitt, AIA
Ann Coombs, AIA
Tom Coronato, AIA
Andrea Fisk, AIA
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Scott Johnson, AIA
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Daniel Kimicata, AIA
Alexander Korsmo, AIA
Zhaklin Krasnokutskaya
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Christopher Taurasi, Assoc AIA
Jose Tijerina, Assoc AIA
Alexandra Ward, Assoc AIA
Alexandros Washburn, Assoc AIA

**CONGRATULATIONS TO OUR
NEWLY LICENSED MEMBERS!**

Romero Chambers, Jr., AIA
Jose Cruz, AIA
Leslie Nardini, AIA
Christina Ostermier, AIA
John Popa, AIA
Michael Rozas, AIA
Otto Ruano, AIA
Maria Sfinarolakis-Kokolis, AIA
Nyssa Sherazee, AIA
Hillary Zhao, AIA
Emily Zimmer, AIA

Please see select interviews with new members on page 12.

INDUSTRY MEETING REPORTS continued

we cannot seem to request plumbing and electrical sign offs for CO online. Is the system active as per the Bulletin?

A: The system is active. Not sure if you're getting an error message? But there is a link in the Service Notice that brings you to the DOB NOW: Inspections Resource page, you should choose "Electrical and Plumbing – Requesting Sign Off for TCO or C of O", which would walk you through how to do it.

The actual link to the guide is:

www1.nyc.gov/assets/buildings/pdf/electrical_and_plumbing_requesting_sign_off.pdf

10. With the re-zoning that occurred to accommodate low cost housing, what are the guidelines in handling some accordance with Section 503.

502.3 Vent application. The application of vents shall be in accordance with Table 503.4.

502.4 Insulation shield. Where vents pass through insulated assemblies, an insulation shield constructed of steel having a minimum thickness of 0.0187 inch (0.4712 mm) (No. 26 gage) shall be installed to provide clearance between the vent and the insulation material. The clearance shall not be less than the clearance to combustibles specified by the vent manufacturer's installation instructions. Where vents pass through attic space, the shield shall terminate not less than 2 inches (51 mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed vent system shall be installed in accordance with the manufacturer's installation instructions.

502.5 Installation. Vent systems shall be sized, installed and terminated in accordance with the vent and appliance manufacturer's installation instructions and Section 503.

502.6 Support of vents. All portions of vents shall be adequately supported for the design and weight of the materials employed.

502.7 Protection against physical damage. In concealed locations, where a vent is installed through holes or notches in studs, joists, rafters or similar members less than 1Y, inches (38 mm) from the nearest edge of the member, the vent shall be protected by shield plates. Protective steel shield plates having a minimum thickness of 0.0575 inch (1.463 mm) (No. 16 gage) shall cover the area of the vent where the member is notched or bored and shall extend a minimum of 4 inches (102 mm) above sole plates, below top plates and to each side of a stud, joist or rafter.

UL - Underwriters Laboratories Inc.

333 Pfingsten Road

Northbrook, IL 60062

Standard reference number

Title Referenced in code section number

February 15, 2018

Q1. *Will Brooklyn DOB accept a drawing set for zoning review*

only or are they now requiring a full submission of architecture, structure + MEP drawings?

No.

An application with a drawing set [of only zoning and/or with architecture drawings] is an incomplete application—see:

A. NYC DOB AC 28-104.7 and BC 107.2; and

B. NYC DOB Publication Drawing Standards for Plan/Work Applications: Checklist of Graphic Standards, "Drawing sets for new buildings and alterations."

Q2. *My question is in regard to keeping a project within the 110% threshold of requiring a New Building or a Major Alteration as defined by code.*

The existing upper roof slab is a fully structured concrete slab. We are planning to increase the structural capacity of this slab by way of adding carbon fiber reinforcing both below and on top of the slab, is that counted towards the 110% of what would be considered "existing floor surface area", since we are just increasing the strength of the existing concrete slab similar to sistering wood beams as per BB 2016-12 section II. 4.?

II. 4. Strengthening any structural support, including sistering floor joists or other modifications to the floor or roof assembly, whenever the existing structure is to remain and carry load, will be included in existing floor surface area. (See Example 4.)

Major Alteration: Reinforcing a floor plate adding new re-bars or joists shall not be considered as a new floor plate to calculate 110% enlargement. Only remove and replacement of floor plate including structural support system shall be considered as a new floor plate.

Please see AC 28-101.4.5 and BB# 2016-12:

Q3. *Why has there been an increase in jobs being sent to SEP Audit at time of "sign-off request" even though these are jobs with plumbing (which was inspected and signed-off) and having gone thru a regular Dir 14 Examination?*

The plumbing unit in Brooklyn has NOT instituted any new process of review or audit; therefore any increase might be circumstantially.

SEP audits applications filed under the limited-review Directive 14 choice of filings. SEP goal is to curtail the abuse of Applicants Self Certification and Directive 14 privileges. There has been no change in the Unit's selection guidelines for audits; therefore any increase is circumstantial.

Q4. *Initial plan exam objections issued with respect to paperwork or applications not B scanned. Why are the applications removed from the folder at pre-filing? Can the applications remain with the folder until 1st plan exam review at which point then the plan examiner can put in the B scan basket once he/she has reviewed. This is not the protocol city wide. Bernalyn will bring this to the attention the Executive Director of Borough Operations, for review and input.*

Q5. *The Brooklyn PAA's submission process is terrific! Can they expand the procedure to accept payment and the approval, (for Pro Cert apps at least) so we can avoid that 2nd trip to the DOB?*

INDUSTRY MEETING REPORTS continued

The expansion of this process was discussed in the past but there will be no changes made in the foreseeable future.

Q6. If a townhouse (originally built prior to 1938) located in a manufacturing district was deemed an unsafe building in 1997 is it permitted to maintain the residential use at this time or must the building now be occupied only by uses permitted in manufacturing districts?

No structural alteration shall be made in a building occupied by non-conforming use but ordinary repair is permitted.

ZR 52-22 Structural Alterations (reprinted below)

No structural alterations shall be made in a #building or other structure# substantially occupied by a #non-conforming use#, except when made:

- (a) in order to comply with requirements of law; or
- (b) in order to accommodate a conforming #use#; or
- (c) in order to conform to the applicable district regulations on performance standards; or
- (d) in the course of an #enlargement# permitted under the provisions of Sections 52-41 to 52-46, inclusive, relating to Enlargements or Extensions,

7. Construction Superintendent Questions:

7a. At what point of the Project Phase can the Construction Superintendent be released from Her or His responsibilities without jeopardizing the status of the work permit ? If all safety sensitive activities have been done, and only interior partitions, plumbing, electrical and drywall activities are left to be done prior to Final Inspections and Sign off, can the Construction Superintendent be released?

All work must be substantially completed before the CS is released from a job.

Q7b. What is the procedure for a Construction Superintendent to request to be released from a Project while the work permit is still in effect and must remain in that status to facilitate interior finishes and inspections prior to sign off?

To request a release, send email request to CSuper@buildings.nyc.gov. We will evaluate the request and reach out to the contractor. The contractor should provide a letter from the AOR indicating what work remains to be done.

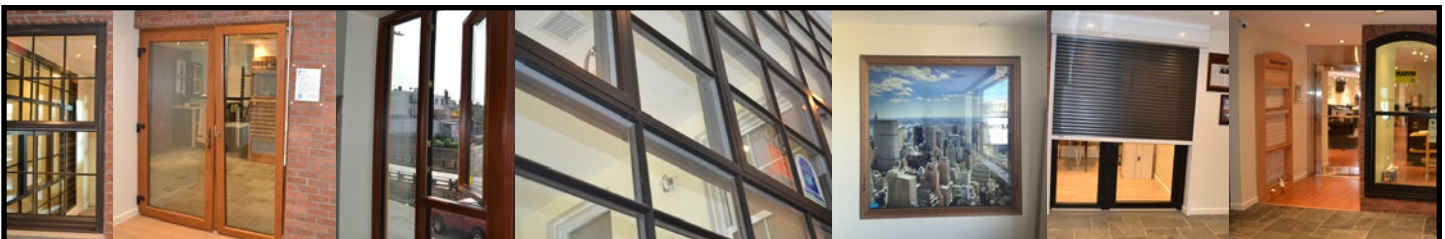
Q7c. If a Construction Superintendent is signed up for a project such as a New Building that may have construction activities suspended or delayed, but need to have the work permit in effect so as to keep the project open, can that Construction Superintendent take on responsibility for another project that could be completed before work begins or resumes on the larger new building, although the smaller building may cause the active project count to exceed 10?

As long as a CS is designated on an active permit, that permit will be counted against the 10 job threshold.

Q7d. Is there a procedure for the Construction Superintendent to informing the Buildings Department that construction activities for one or more projects have been suspended or substantially completed and that signing up for another project will not exceed the 10 projects limit where work will be going on?

As long as a CS is designated on an active permit, that permit will be counted against the 10 job threshold. To request a release, send email request to CSuper@buildings.nyc.gov. We will evaluate the request and reach out to the contractor. The contractor should provide a letter from the AOR indicating what work remains to be done.

- John Hatheway, AIA



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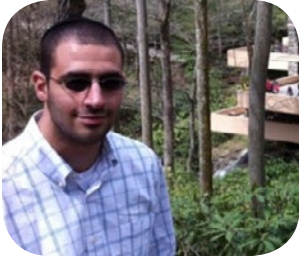
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NEW AIA BROOKLYN MEMBERS INTERVIEWED

Ariel Akrab – Technemotion Design



Q. What motivated you to become an architect?

A. Ever since I could remember. I have always loved designing, and buildings. At a very young age I would say I wanted to be an architect. My mother was a major motivator.

Q. What type of work are you most interested in?

A. I am not sure yet, I love all architecture.

Q. What has been your biggest challenge since becoming an architect?

A. My biggest Challenge since becoming an architect is starting my own practice.

Q. What did you like best about architecture school?

A. The best part of architecture school, was meeting other students with similar goals, and passions.

Q. Any criticisms of the architecture educational process?

A. I am always learning about architecture, but in terms of the school I attended. I can say although it was 9 years ago since

I was in school, my criticism would be that there where a small number of professors that didn't respect the students and thought too highly of themselves.

Q. What are your professional goals?

A. My professional goals are, to run a successful architecture practice where we can satisfy our client's needs fully and create great works of architecture.

Q. Who do you consider to be some of your favorite architects?

A. Some Of my favorite Architects are Frank Lloyd Wright, Louis Kahn, Antonio Gaudi, Mies Van der Rohe, Eero Sarrinen, Le Corbusier, Richard Meier, Frank Gehry.

Q. Do you have a favorite building or city?

A. My Favorite Building is Falling Water. My favorite City, New York.

Q. What do you hope to get out of your AIA Brooklyn Chapter membership?

A. What I hope to get out of my AIA Brooklyn Chapter Membership is to meet likeminded professionals, as well as some of the other benefits of being a member.

- Pamela Weston, Assoc. AIA

William P. Nathans – Associate | Assistant Director of Healthcare



Q. What motivated you to become an architect?

A. My father. He wanted to become an architect but couldn't go to college. I grew up in a household full of art and creativity. When I discovered FLW, I was hooked.

Q. What type of work are you most interested in?

A. All kinds; Art Nouveau's flowing lines and curves as well as juxtaposed angles. Boxes of varying sizes filled with light and air...

Q. What has been your biggest challenge since becoming an architect?

A. Clarity of communication and being able to bring it all together, form, function, budget and profit.

Q. What did you like best about architecture school?

A. I went to Pratt Institute in Brooklyn, it was great having unfettered access to NYC. The freedom and the collective spirit seem to stick in my mind though.

Q. Any criticisms of the architecture educational process?

A. I'm not involved with it today. As a Pratt student, we had access to NYC and lots of artists, it was great. Lots of potential collaboration. That should be fostered as we learn to solve prob-

lems and borrow information, data and solutions from other fields to help create potential solutions to today's issues.

Q. What are your professional goals?

A. I've been doing healthcare architecture for 30 years. I've had some impact on the institutions and facilities i've consulted with. It's a great position to be in. I would like to continue to be a contributing member of the architectural community.

Q. Who do you consider to be some of your favorite architects?

A. Architecture magazine recently ran an article on mass architects and the way they're thinking about problems and solutions and a new business model - good stuff. Otherwise, the usual, some of Wright, Mies, Corbu. But then there's Paolo Solari as well. Diller Scofidio, and designers of and at Ideo.

Q. Do you have a favorite building or city?

A. New York City, Paris is nice. The Chrysler building? Have you been to the mall at the Calatrava? Interesting....

Q. What do you hope to get out of your AIA Brooklyn Chapter membership?

A. Brooklyn is great. It's still about neighborhoods, although that's changing. It may be nice to get back to my roots like when I was at Pratt. Brooklyn has a lot to offer and it's still evolving.

- Pamela Weston, Assoc. AIA

ARCHITECTS COUNCIL REPORT

January 8, 2018

The President's first agenda item was the new DOB Rule of Fees for Certain Services signed by Rick Chandler on December 21, 2017. ACNY, along with other members of the professional community and the City Council attended meetings with DOB to hopefully stop or modify the rule. During the meetings, the DOB seemed to be amenable to modifications; nonetheless the rule was signed with very slight modifications to the original proposed rule. Members feel the DOB timed the enactment while City Council was in re-organization mode after the November elections and while new committees and chairs of the City Council were being assigned. The new Rule is effective on January 28, 2018.

ACNY will request meetings with City Council and make introductions with the new committee chairs from the outgoing Chair of the Buildings & Housing Committee. Members are hoping that the New DOB Rule of Fees for Certain Services could be delayed until the new chair of the City Council Building & Housing Committee has a chance to review the Rule.

The fees will not apply to 1 to 3 family homes. DOB objections will get the opportunity to be reviewed once by the DOB Examiner's supervisor/superior prior to fees being charged.

The President is hoping that the DOB will be transparent and allow access to the objections and interpretations of the Code since there is a fee for this service.

ACNY will request that we are kept on the list and be informed a Proposals introduced in City Council.

The President's reminded everyone that the new DOB Rule of Fees for Certain Services went into effect on January 28, 2018. Members believe it is the DOB's job is to interpret and administer the Code and that objections shouldn't incur fees, but

pre-determinations should incur fees. Brooklyn DOB interprets the rule to mean fees will be necessary for Determinations. The steps to take before the fee is charged should be a.) resolution at the Examiner Level, b.) review with assistant Chief Plan Examiner, c.) appointment or walk-in meeting with Chief Engineer, d.) AI-1 submit to the Commissioner. One, two and three family homes along with low income housing are exempt from fees.

Legislative Impact Committee – A meeting was held with ACNY members (Raymond Peebles, Robert Strong, Mark Kaplan and Victor Han) and Councilman Jumaane Williams on January 23rd, 2018. Members met to update City Council and keep dialogue with new Chair of the Housing and Building Committee Robert Cornegy. ACNY is willing to assist Councilman Cornegy with matters regarding the DOB. Items discussed were a.) TPPN – reminding that Architects are not the correct person to certify but should be the contractor and/or the owner's responsibility. Since the DHCR data base is not available to the public a separate form should required for owners to certify/verify the occupancy of their property prior to issuance of permits, b.) Fees based on square footage for all work would expedite approvals saving the DOB and Professionals time and money. Fees are currently calculated arbitrarily, c.) Reinststitute quarterly meetings with Professionals, the DOB/Commissioner and City Council so problems could be addressed, d.) Allow Zoning only reviews.


Intro #1745 re: Green Buildings – update energy standards and fossil fuel standards. Discussions were held on practicality of the standards – Can all buildings be upgraded? Will owners upgrade or simply pay fees for failure to upgrade?

- Jerry Goldstein, AIA

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PROUD MEMBER:

Ridgewood Reservoir



Ridgewood Reservoir
Current Photo: NYC H2O

In 1859 the independent city of Brooklyn built a new reservoir at the far end of Kings County to satisfy the growing needs of the rapidly expanding population. Ridgewood Reservoir, as it was called, was ultimately not able to meet the water needs of Brooklyn. A clean water supply was one of the factors that convinced the city of Brooklyn to become part of the Consolidated New York City in 1898. The Ridgewood reservoir was closed in the 1950's when new NYC reservoirs were built in the Catskills.

By the late 1980's the reservoir was mostly drained, beginning a natural process of change uninhibited by outside interference. A new dense forest with unique flora and a freshwater pond that is home to waterfowl have flourished in the former basins of the reservoir. Although closed to the public, some people visited this hidden gem, much like the intrepid visitors to the High Line in Manhattan before it became a public park.

A local nonprofit, NYC H2O, that provides education program on New York City's water system and ecology, took an interest

in the future of the Reservoir. They instituted a program to bring Brooklyn and Queens students to Ridgewood Reservoir to experience NYC's water system and understand the significance of clean water.

Matt Malina, executive director of NYC H2O led the effort to save the reservoir by submitting an application to the New York Historic Review Board to add the Ridgewood Reservoir to the New York State Register of Historic Places. On December 7, 2017 the Board voted unanimously in favor of the application. The application has wide support from elected officials in Brooklyn and Queens, including from the Brooklyn Chapter of the American Institute of Architects.

Following on the New York State designation, the National Park Service acted quickly and placed the Ridgewood Reservoir on the National Register of Historic Places. The designation by both the state and the national government protects the reservoir from development and gives the stakeholders an opportunity to advocate for its future.

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PAST MONTH'S PRESENTERS

Many thanks to the past month's presenters ...

January

Chris Levy - Rockfon
www.rockfon.com



February

Alvin Ubell - Mastering the Media



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CHAPTER MEETINGS

Committee Meetings: 5:30 PM
Program: 6:30 PM

Wednesday, April 18, 2018

Brooklyn Borough Hall
209 Joralemon Street, Brooklyn, NY

Wednesday, May 16, 2018

Brooklyn Borough Hall
209 Joralemon Street, Brooklyn, NY

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

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P Y L O N NEWSLETTER



UPCOMING CHAPTER MEETINGS

April 18, 2018
May 16, 2018

EVENTS CALENDAR

FROM FULTON FERRY: BUILDING DOWNTOWN BROOKLYN

*September 28, 2017 - Spring 2018
New York Transit Museum
Boerum Place & Schermerhorn St,
Brooklyn, NY 11201*

Traces the roots of Downtown Brooklyn all the way back to 1642, when the first commercial ferry slip between Long Island and New Amsterdam opened at the end of Old Fulton Street. Using archival photographs and objects from the Museum's extensive collections

BKEP + ASLANY SPEAK. EMERGING YOUR OWN PRACTICE

*Tuesday, April 17, 2018, 7 pm – 9 pm
Alliance of Resident Theatres
38 South Oxford Street*

LINK: <https://www.facebook.com/events/147406459289964/>

BROOKLYN + QUEENS DESIGN AWARDS

Registration is Open

Winners Announced Week of May 7
People's Choice Awards Voting
April 9 - May 6, 2018

AWARDS GALA June 27, 2018
Terrace on the Park, Queens
<http://goo.gl/CPBysw>

“CRAM SERIES: PASSIVE HOUSE” 4 CEUS

*May 3, 2018, Noon-5pm
Union Pool, 484 Union Avenue, Bklyn, NY*

CRAN MEETINGS (Custom Residential Architects Network)

*April 12, 2018, 6pm RSVP
Yun Architecture
1000 Dean Street. Ste 400, Bklyn, NY
May 3, 2018, 6pm RSVP
Cwall Architecture
123 Mererole Ave., Bklyn, NY*

GORDON MATTA-CLARK: ANARCHITECT

*November 8, 2017 - May 6, 2018
The Bronx Museum of the Arts
1040 Grand Concourse
Bronx, New York 10456*

Known for his monumental cuts, holes, apertures, and excisions to the facades of derelict homes and historic buildings in New York, New Jersey,

Chicago, and abroad, His work conveys a potent critique of architecture's role in the capitalist system.

LOBBY DAY

May 7, 2018, Albany, NY
Contact administrative director
@ AIABrooklyn.org to register

BROOKLYN DESIGNS

*May 11 - 13, 2018
Brooklyn Museum 200 Eastern Parkway*
Presented by
Brooklyn Chamber of Commerce
<http://bklyndesigns.com>

BKEP Event Dates:

*June 2018 (Date TBD):
BKEP Speak/Workshop with ORLI+
July 2018 (Date TBD):
Architects Band Together*

AIA NATIONAL CONFERENCE ON ARCHITECTURE BLUEPRINT FOR BETTER CITIES

*June 21 - June 23, 2018
Jacob Javits Convention Center*
Register now at :
<http://conferenceonarchitecture.com>

A'18 DATES/EVENTS TO NOTE:

- June 20, 2018: ME101 - Candidate Speeches 1:30pm- 2:30pm
June 20, 2018: ME103 - Regional Caucus: Central States, Florida/Caribbean, Michigan, New York, Northwest and Pacific, & Virginias Regions 2:45pm - 3:45pm
June 20, 2018: EV201 - A'18 Opening Night Celebration 6:00pm - 8:00pm
June 23, 2018: A'18 Day of Service (various locations in NYC)