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NOVEMBER 2015

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design@aiabrooklyn.org
Gerald Goldstein, AIA
government@aiabrooklyn.org
Susana Honig, AIA
programming@aiabrooklyn.org
Pamela Weston, Associate, AIA
continuinged@aiabrooklyn.org

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CANNOT GET THEM STRAIGHT . . .



FEATURES

- 4 Industry Code Of Conduct
- 6 AIA Brooklyn Members Are Changing
- 7 Tour of the "OEM" Housing Prototype
- 8 2015 Brooklyn AIA Scholarship Foundation
- 8 Progress On Carbon Reduction Targets



DEPARTMENTS

- 3 Urban Design Committee Report
- 5 Industry Meeting Report
- 6 The Quotes Corner
- 9 Last Month Presenter
- 9 Upcoming Chapter Meeting
- 12 Calendar of Events



BROOKLYN ARCHITECTS SCHOLARSHIP FOUNDATION INC.

Formed to raise funds for awarding architectural scholarships to qualified persons and to advance the architectural profession. All members that are in good standing of the AIA/Brooklyn are automatically members of the Brooklyn Architects Scholarship Foundation Inc.

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EDITOR :

Anthony Marchese, AIA
vp@aiabrooklyn.org

CREATIVE DIRECTOR :

Allen Kushner
bigal1999@hotmail.com

ADVERTISING MANAGERS :

Anthony Marchese, AIA
vp@aiabrooklyn.org

CONTRIBUTORS :

John Gallagher, AIA
Gerald I. Goldstein, AIA
Anthony Marchese, AIA
Jane McGroarty, AIA
I. Donald Weston, FAIA
Pamela Weston, Assoc. AIA

Deadline for submission to the Pylon is the second Wednesday of each month.

Articles or notices may be submitted to the Editor by e-mail, fax or on disc. Handwritten articles or verbal comments are cheerfully received.

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In Cobble Hill at the former Long Island College Hospital, the Fortis Property Group issued a second as-of-right scheme (the first was issued in May 2015) with 529,000 sq. ft. of residential development plus an additional 253,000 sq. ft. community facility (student dormitory housing). Similar to Fortis's initial as-of-right proposal this appears to be another attempt to convince the community that Fortis's preferred scheme (requiring a rezoning) will be much better than an as-of-right scheme. So far the community is not convinced that the preferred scheme with 1,125,000 sq. ft. of residential development will be good for Cobble Hill. In a statement released on October 20, 2015 the Association stated that:

We recognize that change is inevitable, but from the beginning the community has consistently maintained that the buildings proposed were too tall and that the population density would overwhelm the existing neighborhood. Fortis agreed to enter into discussions with the help of Councilperson Lander. Unfortunately, they have steadfastly refused to significantly lower the height or scale back the density of the plans.

Not surprisingly, Fortis has designed the as-of-right option to be as distasteful as possible by placing the tallest tower close to the existing brownstone community and siting the parks in the shadow of the taller buildings. Even the facades of the as-of-right scheme are a dark gray glass, as opposed to the rezoning scheme facade of brick and stone with less glass. On Fortis's LICH Project website, one can take an anonymous survey about neighborhood parks, schools and affordable housing. Based upon the results, do we think the developer will move the parks to sunnier spots?

In September this year a Wall Street Journal article described potential concern by real estate investment trust and developers that the rapid influx of new housing could threaten to unbalance the Brooklyn market. According to the WSJ, a recent 'softening' in the market caused supply to outpace demand—a condition feared by developers when apartments go to market. The Downtown Brooklyn Partnership quickly countered the Journal's article contending that there is a "lack of available product today". There are some signs that developers are scaling back in size, or switching from condo to rental which may be a response to the perceived oversupply at the very high end of

the residential market.

When the Downtown Brooklyn Urban Renewal Plan was extended in 2004, the planning wizards assumed that the third largest business district in New York would be home to back office space for corporate computer facilities. The city was reacting to the exodus of many corporations to Jersey City and Hoboken in the late 1990's. Even at the time that the 'back office' plan was being debated, some people wisely observed that the back office boat had left and it was headed to overseas.

In the context of the emergence of residential development in downtown Brooklyn and in the adjacent residential communities, the city has yet to address the critical infrastructure needs brought on by a large new residential population. The Department of Education is reluctant to build new schools, seems to rely on developers to provide these spaces, and rents existing buildings to charter schools. In all of the projects cited, only one has a public facility—the BAM South public library. Keep in mind that community facilities are not necessarily places that are open to the public, like a park or a public school.

At a recent town hall forum in Brooklyn Heights Councilman Steve Levin, who represents a portion of downtown Brooklyn, said "We need more school seats, we need better transportation options, we need more affordable housing, and as far as I'm concerned, we need less luxury buildings."

The city has relied on Brooklyn Bridge Park to fill all of the open space and recreational need of downtown. While the Park is a wonderful amenity, it is extremely crowded and a distance from many of these projects, especially for the youngest and oldest citizens. Even with the addition of BB Park, the borough continues to lack open space when compared to other boroughs.

It is critical that New York City make a commitment to serious urban planning. If the population increases as predicted, we simply cannot postpone important decisions regarding our infrastructure and public services, nor does it make sense to leave them to the development sector in a piecemeal fashion.

We need action, not reaction!

- Jane McGroarty AIA



INDUSTRY CODE OF CONDUCT

STANDARDS FOR CONSTRUCTION PROFESSIONALS

ABUSE OF PRIVILEGES

In cases where a licensed, professional engineer, registered architect or Special Inspection Agency is found to have abused privileges, the Department may restrict or revoke the Professional's filing privileges.

FRAUDULENT OR ERRONEOUS INFORMATION – PROFESSIONAL CERTIFICATION AND OTHER LIMITED SUPERVISORY REVIEWS

After an administrative hearing, the Department may suspend a design professional's privileges to professionally certify design plans or submit plans under the Department's limited review programs if, he or she:

- Knowingly or negligently submitted an application that contained false information or is not in compliance with the applicable laws; or
- Submitted two professionally certified applications in a twelve-month period that are then revoked or demonstrate the design professional's incompetence or lack of knowledge.

SPECIAL INSPECTIONS

A registered Special Inspection Agency that performs inspections without appropriate accreditation or qualifications, or whose actions demonstrate negligence, incompetence or fraud may be disqualified from performing special inspections.

FALSE STATEMENTS OR FILINGS

It is illegal to knowingly or negligently submit any document to the Department that contains a material false statement. The Department relies on honest and accurate information to perform its obligations under the City's Construction Codes, Zoning Resolution, and other relevant laws. False statements can create a risk to people and property and such conduct will not be tolerated.

If, after an administrative hearing, a design professional is found to have knowingly or negligently made a false statement to the Department, he or she may be subject to a permanent ban from filing any documents with the Department. The matter may also be referred to a local or federal prosecutor's office for criminal prosecution.

NOTIFICATION OF DISCIPLINARY ACTIONS TO THE NEW YORK STATE DEPARTMENT OF EDUCATION

At the conclusion of a disciplinary action or pro-

ceeding for abuse of privileges, the Department will notify the New York State Department of Education of any ban, suspension, probation, fine or sanction of a registered design professional.

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7. The right to request and receive details of violations;
8. The right to view inspection results;
9. Language interpretation services and information provided in languages other than English;
10. The right to comment—anonously and without fear of retribution— about the performance or conduct of Department employees.

If you have witnessed or are aware of a Department employee or member of the public engaging in corrupt activities or criminal conduct, notify the Department of Investigation immediately.

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Department of Buildings Office of Internal Affairs and Discipline

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IADmailbox@buildings.nyc.gov

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83 Maiden Lane, 4th Floor
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www.nyc.gov/doi

Conflicts of Interest Board

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www.nyc.gov/ethics

October 8, 2015

DOB attendees: Ira Gluckman, Borough Commissioner; Kazimir Vilenchik, P.E., Deputy Borough Commissioner; Reda Shehata, R.A., Deputy Borough Commissioner; William Singer, P.E., Chief Plan Examiner; and Carlos Pineiro, Borough Manager

Plan Examination Appointments

Mr. Gluckman pointed out that the high rate of “no-shows” by applicants to plan examination appointments continues to impact adversely on the DOB and all other applicants as well. Mr. Singer explained that it is beyond the purview of the DOB to administer discipline those who repeatedly fail to show up for booked appointments. Discipline can only be administered by the City’s Law Department.

The DOB has implemented various rules and procedures to allow a limited number of appointments after which if there is still no approval, the architect or engineer-of-record is required to show up for plan examination appointments personally; filing representatives will no longer be able to meet with DOB officials.

The Department has also specified what constitutes “incomplete” or “insufficient” drawings. If the required presentation standards are not met jobs cannot be approved, Objections are issued, and the volume of plan examination appointments increases. The Department cannot have a situation where applicants are “Designing by Objection.” Mr. Singer stated that applicants should be able to deal with individual objections on individual AI-1 forms as a professionally-certified way of satisfying each objection, but should be limited to 3 or 4 objections or they become unintelligible.

John Scheschareg, FARA/Past-president of the NYC Architects Council, commented that the 20-minute plan examination appointments are insufficient for large projects. The 40-minute “double appointments” which were formerly available are no longer being given out. Mr. Singer explained that plan examiners dealing with New Building Applications and other complicated jobs are already booked through December. Once again the huge volume of no-shows and “incomplete” or “insufficient” submissions are

to blame. Presently, there are no plans to reinstate the 40 minute appointments. The question remains. What happens with large complicated projects?

Mr. Scheschareg pointed out that there are over 160 various application forms now being used by DOB. This situation has to be simplified. Mr. Singer explained that an electronic system is in the works that will be able to automatically provide links between all the forms required for a particular submission. Mr. Gluckman remarked that although this would be definite improvement, achieving that objective seems unlikely for the near future. Applicants will have to make certain that the latest version of the form is being used. Felix Tambasco, AIA, observed that in the past planned changes to forms and procedures were announced a minimum of several weeks before the changes took effect. Now the professionals only find out about the changes after they are already in effect. Why not go back to the former policy and inform the “filers” ahead of time?

***Q:** The current Special Inspection Agency registration procedure allows architects to register for special inspections. These inspections are actually required to be conducted only by engineers. Consequently, when a permit is applied for it will not be issued because the underlying special inspection was not conducted by an engineer.*

Discussion: Architects should never apply to perform a special inspection which they are not qualified to perform, and in the first place DOB should never allow architects to register for these special inspections.

***Q:** Professionally-certified Post-Approval Amendments (PAAs) need to be reviewed and approved by Doug McDonald prior to being accepted by DOB clerks for processing. The current list to see Mr. McDonald has been limited to ten walk-ins with no preference for licensed professionals. This makes it impossible to get to see Mr. McDonald. Why can’t a professional list be established? Or is there another process or option available in order to get professional certification of PAAs done more expeditiously?*

Discussion: Mr. Gluckman agreed that this procedure is wrong. Ordinary PAAs for Pro-Cert jobs should be approved by the clerks without any need for the applicant

to go to Mr. McDonald for prior approval. Mr. McDonald must be seen, however, whenever there is an “Audit Objection” on a Pro-Cert job. Mr. Gluckman will see to it that the present procedure will be changed to reflect this decision.

Payment of Fees to the DOB by Credit Card

Ida Galea stated that the DOB’s credit card machines do not work with the newly-issued dual credit/debit cards containing embedded computer chips. These cards require entry of a PIN Number. The DOB’s machines do not accept PIN Numbers.

Mr. Gluckman asked for Carlos Pineiro, our Borough Manager, to join the meeting and to address this subject. Mr. Pineiro confirmed that finding. The reason given was that at the time the credit card machines were obtained nobody was aware that they would not accept Pin Numbers and therefore could not be used with dual-use cards. The present machines cannot be modified, and so only those credit cards not requiring Pin Numbers can be used for payment of fees. Payment can still be made by checks or by cash. Debit cards can’t be used at the DOB.

Construction Division Signoffs

One attendee stated that Construction Division signoffs are being held up if sprinkler systems and/or standpipes are not signed off first. This is creating unreasonable delays. Why is this an issue for a construction inspector when they aren’t qualified or trained in these technical areas? Mr. Gluckman will investigate this issue.

Mr. Pineiro said that the C of O clerks cannot waive technical required items. For that, professionals still have to see an examiner. For example: The C of O clerks don’t know whether underpinning should be required or waived. They are administrative, not technical personnel.

Issuance of Permits Without Fees

Mr. Pineiro stated that applications for permits with no fees can be dropped off at Window 6 or at Vena’s office, where they will be approved immediately, without having to wait.

- Jerry Goldstein, AIA

"The major concern...was to create a monument which would have lasting significance and would be a landmark of our time...Neither an obelisk nor a rectangular box nor a dome seemed right on this site, or for this purpose. But, here at the edge of the Mississippi River, a great arch did seem right."

- Eero Saarinen (1910 - 1961)

"Because the beauty of the human body is that it hasn't a single muscle which doesn't serve its purpose; that there's not a line wasted; that every detail of it fits one idea, the idea of a man and the life of a man. Will you tell me why, when it comes to a building, you don't want it to look as if it had any sense or purpose, you want to choke it with trimmings, you want to sacrifice its purpose to its envelope..."

- Ayn Rand (1905 - 1982)

*"If you want happiness for an hour – take a nap
If you want happiness for a day – go fishing
If you want happiness for a month – get married
If you want happiness for a year – inherit a fortune
If you want happiness for a lifetime – help someone else"*

- Old Chinese Proverb

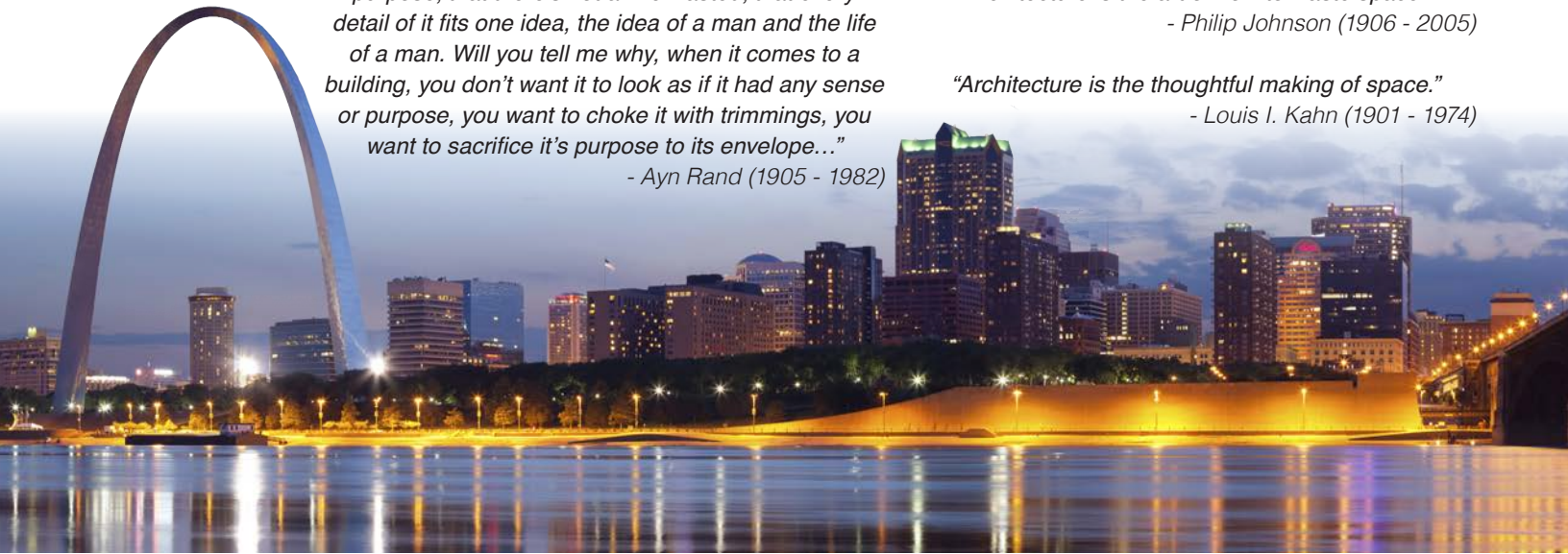
What is Architecture?

"Architecture is the art of how to waste space."

- Philip Johnson (1906 - 2005)

"Architecture is the thoughtful making of space."

- Louis I. Kahn (1901 - 1974)



THE AIA BROOKLYN CHAPTER MEMBERS ARE FOREVER CHANGING

Tarek Alam is now Ameritus AIA
Everald Colas is recently licensed
Sean Douty is recently licensed
Marshall Shuster is recently licensed
Maria Sieira, AIA has been reinstated

Since the last membership roster, there are 12 new AIA members and 19 Assoc. AIA members.
As follows:

Alberto Anastasio, AIA
Melissa Braxton, Assoc. AIA
Katalina Co, Assoc. AIA
Erinsson Colon, AIA
Kristina Cowger, Assoc. AIA
Travis Creighton, Assoc. AIA
William Erhard II, AIA
Zakiya Franklin, Assoc. AIA
Ninad Garware, AIA
Jennifer Gillette, AIA
Peter Hanby, AIA

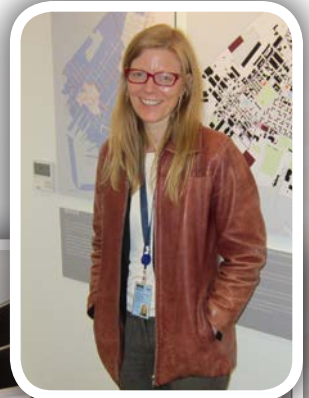
Xiaoke He, Assoc. AIA
Ben Krone, AIA
Valerie Jimenez, Assoc. AIA
David Miller, AIA
Ashley Murphy-Aqtash, AIA
Elizabeth Munson, Assoc. AIA
Christina Nguyen, Assoc. AIA
Seung Hwan Oh, Assoc. AIA
Adele Schachnrt, Assoc. AIA
Dishan Shah, Assoc. AIA
Nyssa Sherazee, Assoc. AIA
Lisa Silbermayr, Assoc. AIA
Micah Stroup, Assoc. AIA
Heather Tischler, Assoc. AIA
Matthew Scarlett, AIA
Sarah Strauss, AIA
Merope Vachlioti, Assoc. AIA
Alfia White, Assoc. AIA
Mike Yehezel, Assoc. AIA

TOUR OF THE “OEM” POST DISASTER HOUSING PROTOTYPE

The AIA group
(right)

OEM tour guide
Ms. Cynthia Barton
(far right)

Kitchen
(bottom right)



The “OEM” (Office Of Emergency Management) was kind enough to organize a tour of the buildings for our members. It is made up of three apartments: one 3-bedroom and two 1-bedroom. The sizes of the apartments range from 480-square-feet to 830-square-feet. The prefabricated modules that stack and combine to become the building are 12 feet by 40 feet and 12 feet by 28 feet. The site, next to OEM’s offices on Cadman Plaza East, measures approximately 40 feet by 100 feet.

Each apartment has an outdoor balcony, storage space, a kitchen, living room and bathroom, heating and cooling. One apartment is handicap accessible. The prototype will be “live in” tested by some of those who were involved in the project. Two of the city’s foremost academic institutions will conduct studies and evaluations throughout the next year: NYU-Polytech will study how well the prototype performs as a living space and Pratt Institute will look at the many ways buildings could be used in large numbers to restore neighborhoods, and enable communities to rebuild their lives.

AIA

Side elevation
showing long and
short modules





2015 BROOKLYN AIA SCHOLARSHIP FOUNDATION AWARDS

Five Architectural students will receive scholarship awards from the Brooklyn AIA Scholarship Foundation Inc.

The Brooklyn AIA Scholarship Foundation Inc. will award each of the five Architect Students with a scholarship award of two thousand dollars.

The awards will be made to each of the students at the Brooklyn Chapter Holiday Party which will be held on December 10, 2015.

The recipients of the awards are:

Connor Holies Cooper Union

Ryan MacCreaNY Institute Of Technology
- photo left, with faculty member

Robert Cody, AIA Chair of School of Architecture
Derek Roo-Jer Lee Parsons School Of Design

Shenier TorrieNYC College Of Technology

Danielle Kemble Pratt Institute



FIRMS REPORTING PROGRESS ON ACHIEVING CARBON REDUCTION TARGETS

The American Institute of Architects (AIA) has produced a report assessing the work of firms that are part of the AIA 2030 Commitment, a voluntary initiative to commit their practice to advancing the AIA's goal of carbon-neutral buildings by the year 2030.

This is a significant step in the right direction that showcases the strides being made by the design and construction community to reduce the energy consumption of buildings," said AIA EVP/Chief Executive Officer, Robert Ivy, FAIA. "But we are still a long way from achieving our ultimate goal of carbon neutrality. We hope that the progress outlined in this report can generate greater urgency to meet or exceed the outlined carbon reduction targets by architects and their clients.

The key findings from the AIA 2030 2014 Progress Report include:

- 140 firms submitted reports – a 41% increase from 2013
- 2.4 billion gross square feet (GSF) represented in this data – a 50% increase
- 4,354 projects have been accounted for in this report – a 78% increase
- 413 design projects are meeting the 60% carbon reduction target – a 3% increase
- 197 net zero energy projects – a 270% increase
- 22% average firm reduction in Lighting Power Density for interior projects – a increase of 3%
- 34% average Predicted Energy Use Intensity reduction reported by firms – a decrease of 3%
- 11% of total GSF meeting the current 60% carbon reduction target – an increase of 4%
- 53% of total GSF using energy modeling to predict operational energy consumption – a 13% decrease



LOOKING 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

General Meeting
Wednesday,
November 18
David Barth, AIA
of the **Building Survey Corp.**

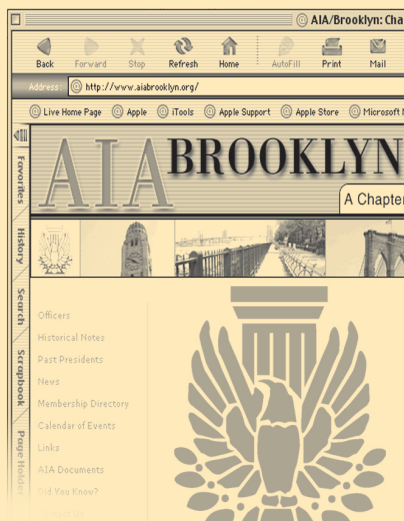
Topic:
"How to Measure a Building"

Borough Hall - Community
Room, 209
Joralemon Street, Brooklyn, NY 11201

Executive Meeting
Wednesday,
November 4

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

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last months presenter ...*

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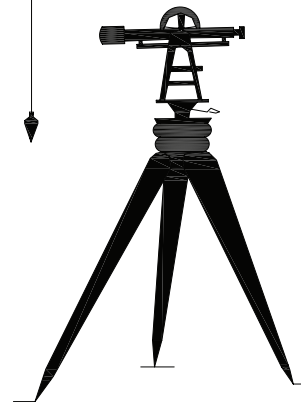
**AIA Contract
Documents.**

AIA.org/ContractDocs

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Brooklyn Architects
Scholarship Foundation

P Y L O N NEWSLETTER



UPCOMING CHAPTER MEETINGS

Nov. 18, 2015
Jan. 20, 2015

EVENTS CALENDAR ACTIVITIES

NEW ARCHITECTURE ON COOPER SQUARE, BOND ST. AND THE NEW BOWERY

*Sat 11.14.2015
10:30 AM - 1:00 PM*

Meet at Public Theater, 425 Lafayette St

Explore new architecture on Cooper Square, Bond Street, and the Bowery. Highlights include Fumihiko Maki's new Astor Place office building, Morphosis' Cooper Union (photo) academic building, new residential developments on Bond Street. SANAA's New Museum. Norman



Foster's Sperone Westwater Gallery, new hotels, and older landmarks in these historic NYC neighborhoods.
AIA CES: 2.5 LU | 2.5 HSW

SEAONY STRUCTURE QUEST

*Sat 11.14.2015
10:00 AM - 5:00 PM*

*Rose Auditorium on Cooper Union's
campus, 41 Cooper Square*

Structure Quest is an annual scavenger hunt throughout New York City that tests the participants knowledge about the history and engineering principals behind many of NYC's iconic structures. Teams of students and professionals compete to answer the most "clues" that direct them to various locations in the city.

We start the day with breakfast (and coffee!) and end with pizza where we announce the winners and best group photos. The event is a great opportunity to expand your knowledge of structures throughout the city and to introduce university students to our industry. We ask that you RSVP by November 9th so that we can order food appropriately.
<http://bit.do/StructureQuest2015>

ROOSEVELT ISLAND: 1970'S "NEW TOWN IN TOWN" TO FDR FOUR FREEDOMS PARK

*SUN 11.22.2015
11:00 AM - 1:30 PM*

*Meet at Roosevelt Island Tram Station on
Roosevelt Island*

View a sampling of buildings from four centuries on the island formerly known as Blackwell's Island, later Welfare Island and since 1973 Roosevelt Island—planned by Philip Johnson & John Burgee—culminating in the recently completed FDR Four Freedoms Park designed by Louis Kahn in 1973. Other highlights include the restored Blackwell farmhouse and Good Shepherd Chapel, James Renwick's Smallpox Hospital ruins, 1970s UDC housing by Johansen & Bhavnani and Sert, Jackson & Associates, and recent housing by Gruzen Samton, among other works.

Organized by:

AIANY Architecture Tour Committee
AIA CES: 2 LU | 2 HSW

2015 HOLIDAY PARTY

*At Liberty Warehouse
Red Hook Brooklyn*

Dec. 10, 2015 More details to follow.