

PYLON



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AIA BROOKLYN

FALL 2019

PYLON

FALL 2019

EDITOR

John H. Hatheway Jr., AIA

COVER

Autumn, Brooklyn, New York City by Vivienne Gucwa

For future issues, we welcome submissions from our members that further our goal of supporting and guiding our community. Articles and notices may be submitted to the editor at secretary@aiabrooklyn.org. Material printed in the Pylon is for informational purposes only and should not be relied upon as legal opinion or advice.

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THE PROFESSION AND PRACTICE OF
ARCHITECTURE IN THE BOROUGH OF
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
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AIA
Brooklyn

AIA Brooklyn has had an exciting year celebrating our Quasquicentennial year (125th Anniversary).

From tours to Committee Events to the CXXV Gala, 2019 was a year filled with relevant happenings that were a testament to the principals that have charted the course for the chapter over the past 125 years.

The newly elected Executive Committee has already begun preparations for 2020:

- AIA Brooklyn is planning more Continuing Education courses to keep you learning about topics to help you and your practice.
- We will continue the popular tours that were at the center of the 125th Year celebration.
- Free A.R.E. courses and study materials will continue to be offered to help get you licensed.
- We will continue to have social gatherings, mentoring, and much more to bring together Brooklyn Emerging Professionals that want to network and grow within the profession.
- We will continue advocating for the profession and our members through conversations with our representatives in Albany and Washington DC. In NY City, we'll continue working with the Architects Council of New York (ACNY) to directly address with the DOB Commissioner issues relating to the DOB, Building Code, Zoning, etc.
- The Monthly General meeting gives us the opportunity to develop a network of architects that solidify working relationships and friendships. The meetings will continue having discussion panels on timely topics.
- Our website, www.aiabrooklyn.org, also got a new look this year and will continue to get better and better in 2020. We hope you continue to visit the site so you don't miss out on calendared events, announcements, and be sure to check out the recently launched 'Find an Architect' page, where the public can find an Architect to suit their needs.

There is always much more going on at AIA Brooklyn and it's our hope that you will take advantage of your membership by attending these events. If you would like to see something offered, let us know! Call, email, or talk to us at an event. All ideas are considered.

May you all have a wonderful Holiday Season and a very Happy New Year!

**VINNY, JOHN, JANE, DAVID, PAM, KIM, MARSHALL, RAY (EXECUTIVE COMMITTEE)
AND ALL THE COMMITTEE CHAIRS**



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Join us to experience the past, present, and future of the built environment in breathtaking settings around the globe in fully-planned, expert-led, immersive small group tours. You don't have to be an AIA Member to join, but if you are, tours qualify for AIA LUs.

Be the first to know about new tours! Sign up to receive our emails and tour catalog at architecturaladventures.org/aiachapters.



Residential trends survey for firm leaders

JESSICA MENTZ | (202) 626 7487

The AIA's Home Design Trends Survey is a recognized resource for emerging trends in residential design. We need firm leaders to respond to the survey to help us better track trends. Through HDTs you can use data to track trends and plan for future business conditions.



Take the survey at
surveymonkey.com/r/RYH7WYK

Best Practice – AIAU Small Firm Series

AMANDA JENNINGS | (202) 626 7372

The AIA national Small Firm Exchange has selected the courses in this new AIAU series to make the most of your time by providing you actionable tools, resources, and knowledge to grow your small firm into the prosperous business you envision.



Learn more at
aiau.aia.org/small-firm-series

New Architectural Adventures Catalog – Just Released!

CYNTHIA LINNELL | (202) 626 7445

Browse through the new Architectural Adventures 2020 tour catalog to discover breathtaking architecture and culture in destinations hand-picked by architectural experts including Cuba, Egypt, Japan, Brazil and more. Whether you are an architect or an architectural enthusiast, join us on these adventures and make memories that will last a lifetime.



View new catalogue at acdpages.aia.org/rs/926-JCZ-725/images/ArchAdventuresFallCatalogAug2019.pdf

Along the Dutch Waterways – Spring 2020

CYNTHIA LINNELL | (202) 626 7445

TOUR DATES: APRIL 3–11, 2020

EARN 12 AIA LUS (3 OF WHICH ARE HSW CREDITS)

Don't miss your chance to experience the waterways of the Netherlands and Belgium during a seven-night cruise with Architectural Adventures. Discover Old World cities, picture-perfect towns and centuries of history and culture.



Learn more at
architecturaladventures.org/destinations/2020-dutch-waters01

Welcome New Members!

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Congratulations Newly Licensed Members!

Jonathan A. Scelsa, AIA
Joshua Andrew Lowrance, AIA
Molly Ariel Izatt, AIA

PAST EVENTS FROM THE FALL QUARTER

WOMEN IN ARCHITECTURE COMMITTEE
OCTOBER 3, 6:30–9:30PM
PORCELANOSA, INDUSTRY CITY

An Evening Conversation

With Andrea Steele, Founder of Andrea Steele Architect

CRAN COMMITTEE
OCTOBER 7, 5:30PM
BEN HERZOG ARCHITECT

Marketing for Architects

The CRAN committee hosted a discussion on Marketing for Architects at the office of Ben Herzog Architect.

Guest Speaker: Iva Kravitz

GENERAL MEETING
OCTOBER 9, 6:30PM
BROOKLYN BOROUGH HALL

AIA Brooklyn General Chapter Meeting

"Montrose Morris and Frank Helmlé—Two Sides of the Architectural Coin" Panelists: Suzanne Spellman and Jane McGroarty, AIA "Unofficial Historian of AIA Brooklyn." 1 LU.

OCTOBER 27, 11:00AM–1:00PM
BROOKLYN NAVY YARD

Brooklyn Navy Yard Tour

For 165 years, the Brooklyn Navy Yard built some of America's most famous fighting ships, from sailing frigates to aircraft carriers. Today, the Yard is home to hundreds of manufacturing, technology, and creative businesses, providing thousands of jobs to New Yorkers across a wide range of industries. All tours were offered in partnership with the Brooklyn Navy Yard Development Corporation. 2 LU HSW.

EMERGING PROFESSIONALS COMMITTEE
OCTOBER 30, 6:30PM
68 JAY STREET

1st Brooklyn Architecture Firm Crawl

As a part of our year long Quasiquicentennial (125th Anniversary) celebration of the AIA Brooklyn Chapter, the AIA Brooklyn Emerging Professionals Committee hosted their 1st Annual Brooklyn Architects Firm Crawl.

Participants met at 68 Jay Street Bar for Happy Hour then began the tours at the Office of Jordan Parnass Digital Architecture. See page 12 for details.

CONTINUING EDUCATION COMMITTEE
NOVEMBER 1, 2:00–6:00PM
SOUTH OXFORD SPACE

2019 Fall Lecture Series: Designing to Combat Climate Change

Presented by Nick Shaw of 475 Building Supply; Jeff Schwane, PE Senior Engineer at Carbon Lighthouse and Pallavi Mantha, Senior Consultant Energy and Sustainability at Arup; and Living Building Challenge as a Response to Climate Change, Presented by Molly Freed, Senior Policy Specialist of the International Living Future Institute. 1–4 HSW CEU.

Happy Hour networking event followed at Der Schwartze Koelne. See page 7 for details.

CRAN COMMITTEE
NOVEMBER 12, 6:00PM
MATTER OF ARCHITECTURE

Affordable Housing

The CRAN committee met at the office of Matter of Architecture for a presentation by Elissa Winzelberg, FAIA, Director for Design and Construction for Breaking Ground.

Contact: cran@aiabrooklyn.org

GENERAL MEETING
NOVEMBER 20, 6:30PM
BROOKLYN BOROUGH HALL

AIA Brooklyn General Chapter Meeting

"Dreaming About Energy" A discussion panel with panelists Chris Benedict, Architect with specialization in the design of exceptionally energy efficient buildings; Greg Hale, NYSEDA Senior Advisor for Energy Efficiency; McGowan Southworth, Entrepreneur fascinated with the social dimension of energy as a community asset.

DECEMBER 3, 4:00–5:30PM
SIMS MUNICIPAL RECYCLING

Sims Municipal Recycling Tour

AIA Brooklyn members saw a 21st century recycling facility located on the Brooklyn waterfront designed by Annabelle Selldorf of Selldorf Architects. The facility processes over 20,000 tons per month of metal, glass, and plastic recyclables collected by the NYC Department of Sanitation. The facility is made almost entirely of recycled steel and is a model of good design and forward thinking sustainability. The tour included a lecture, an exhibit, and the tour of the recycling facility.

GENERAL MEETING
DECEMBER 11, 6:30PM
PARK SLOPE CENTER FOR SUCCESSFUL AGING

AIA Brooklyn General Chapter Meeting

Change of venue! AIA Brooklyn members celebrated the end of the AIA Brooklyn Quasiquicentennial Year at the last general meeting of 2019.

Voting for the next AIA Brooklyn Board also occurred, wine and refreshments served.

UPCOMING AND RECURRING EVENTS IN THE WINTER QUARTER

See www.aiabrooklyn.org for full calendar of events and future announcements.

EMERGING PROFESSIONALS COMMITTEE
EVERY TUESDAY, 7:00–8:30PM
DELSON OR SHERMAN ARCHITECTS

A.R.E. Study Session

Contact: Nicole Gangidino at ngangidino.arch@gmail.com

EVERY 3RD WEDNESDAY, 6:30PM
BROOKLYN BOROUGH HALL
209 JORALEMON ST, BROOKLYN 11201
UNLESS NOTED OTHERWISE

AIA Brooklyn General Chapter Meetings + Discussion Panels

UPCOMING DATES

| | | |
|--------|--------|--------|
| Jan 15 | Apr 15 | Sep 16 |
| Feb 19 | May 20 | Oct 21 |
| Mar 18 | Jun 17 | Nov 18 |

EVERY 2ND THURSDAY, 2:30PM
BOROUGH COMMISSIONER'S OFFICE

Brooklyn DOB Industry Meeting

Meet with the Borough Commissioner to discuss NYC Code, DOB Procedures, etc..

No need to RSVP. If you have questions, email Ida Galea at galea.arch@gmail.com and have your questions discussed and answered by the Commissioner. 1 CEU.

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Giuseppe R. Anzalone, AIA

Reza (Ray) Khamcy, PE

Joseph J. Smerina, AIA

Design to Combat Climate Change

November Program

ARTICLE AND PHOTOS BY MARSHALL SHUSTER, AIA, NCARB,
PRINCIPAL AT MESARCH STUDIO, DIRECTOR OF CONTINUING EDUCATION, AIA BROOKLYN



It is undeniable that the most pressing issue that we all face as architects is the impending climate crisis caused by global warming. The world's leading climate scientists have warned that we have only 12 years to limit global warming to 1.5C and that urgent and unprecedented changes must be made in order to reach that target.

According to a UN Global Status Report on the environment published by the International Energy Agency, buildings and the construction industry account for 39% of global CO2 emissions. (Agency, 2017) When looking specifically at New York City the building industry accounts for a staggering 71% of CO2 emissions.

At the 2019 AIA Annual meeting in Las Vegas, AIA Brooklyn delegates voted in favor of a resolution to support urgent climate action to exponentially accelerate the decarbonization of buildings and the built environment. The American Institute of Architects is committed to addressing the crisis and taking a lead in the building industry. AIA Brooklyn will continue to increase our commitment to the dissemination of knowledge in order to help our members fight this battle on the front lines.

On November 1st, we provided a program that explored three subjects in the climate change battle. It was a well-attended presentation, with over 20 members in attendance, that included lively discussions and some debate! First, **Nick Shaw** of **475 Building Supply**, a passive house certified consultant and builder who specializes in a variety of high-performance building techniques, presented "High Performance Gets Real." He described attributes of high-performance building, the known challenges of material use in high performance buildings and what is meant by a systems approach and how it differs from conventional approaches. He also emphasized the important role of data collection in the evolution of high performance building best practices.

A "Blueprint for Fossil Fuel Free Buildings" was presented by **Jeff Schwane PE**, Senior Engineer at **Carbon Lighthouse** and **Pallavi Mantha**, Senior Consultant Energy and Sustainability at **Arup**. The goal of reducing GHG emissions 80% by 2050 ("80x50") is generally recognized as the target to avoiding the worst effects of climate change.

They emphasized that, as architects and engineers, our building design choices play a large role in whether or not this goal is attainable. They argued that carbon reductions at such a scale are only possible through drastic decreases or elimination of fossil fuel use in most sectors of the

economy. And, as the electricity sector becomes cleaner through increased use of renewables and smart grid technologies, it provides a pathway to transition from fossil fuel use to electricity in new buildings. The presentation provided an overview of the pathway toward 80x50, information about local law 97 and the Climate Mobilization Act in NYC, the transformation to a clean electricity grid. Advice for building designers on how to decarbonize designs through electrification led to healthy follow-up discussions.

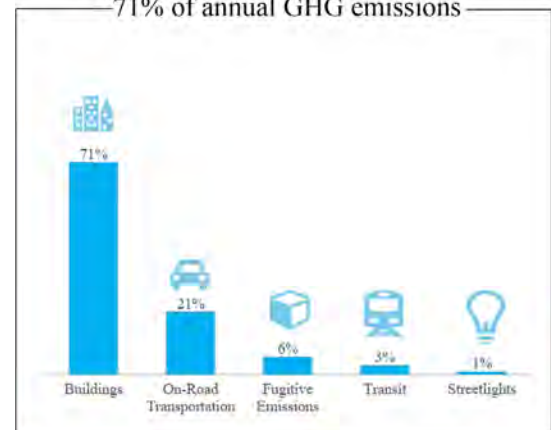
Finally, **Molly Freed** described in detail The Living Building Challenge, which is the world's most rigorous proven performance standard for buildings. Molly, who is a Senior Policy Specialist of the **International Living Future Institute**, gave examples of how people from around the world use this regenerative design framework to create spaces that, "like a flower, give more than they take." The International Living Future Institute's mission is to lead the transformation toward a civilization that is socially just, culturally rich, and ecologically restorative. Their mission is premised on the belief that providing a compelling vision for the future is a fundamental requirement for reconciling humanity's relationship with the natural world. And her presentation was compelling, indeed. She explained that the Living Building Challenge encourages the creation of a regenerative built environment and that the Challenge's certification program promotes an advanced measurement of sustainability in the built environment. It can be applied to development at all scales, from buildings—both new construction and renovation—to infrastructure, landscapes, neighborhoods and communities. ■

UN World GBC Global Status Report 2018

Buildings generate nearly 40% of annual global Greenhouse Gas (GHG) emissions



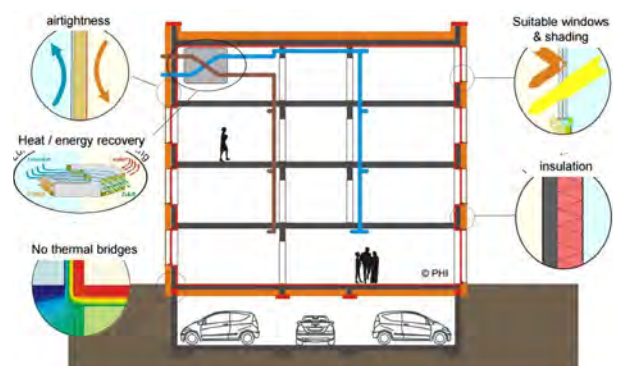
In NYC, buildings generate 71% of annual GHG emissions



Graphic by Arup

Integrated Methodology: Passive House

@foursevenfive | www.foursevenfive.com | 800-995-6329



Graphic by 475 High Performance Building Supply

Emissions cap for buildings over 25,000 sf

Aims to reduce building emissions by 40% by 2030 and 80% by 2050

ARUP

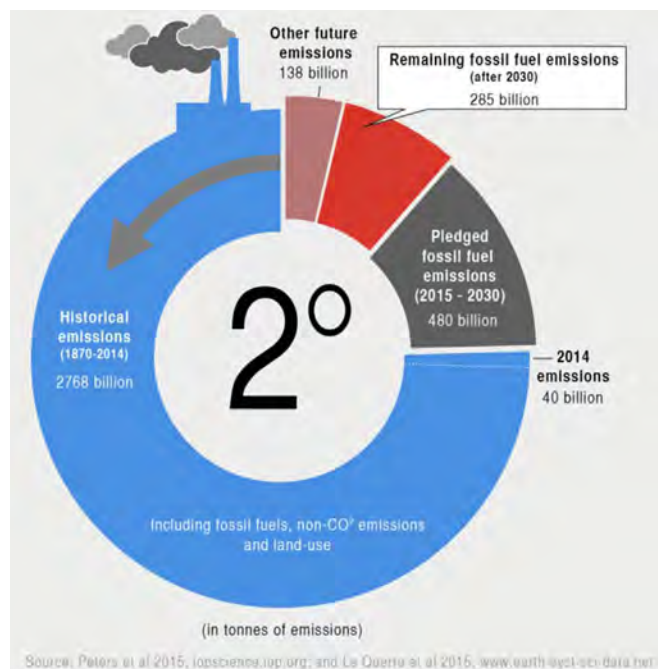
Limits carbon emission levels for buildings over 25,000 sf

Emission limits based on occupancy group of the building

Financial penalties for building exceeding allowed emission levels

Emission trading system study by 2021 & renewable energy credits (RECs)

The Carbon Budget



Summary Matrix

The 20 Imperatives of the Living Building Challenge: Follow down the column associated with each Typology to see which Imperatives apply

| | LIVING BUILDING CHALLENGE 3.1 | | | <div>Imperative omitted from Typology</div> <div>Solutions beyond project footprint are permissible</div> |
|--------------------|-------------------------------|-------------|----------------------------|---|
| | BUILDINGS | RENOVATIONS | LANDSCAPE + INFRASTRUCTURE | |
| PLACE | | | | 01. LIMITS TO GROWTH |
| | SCALE JUMPING | | SCALE JUMPING | 02. URBAN AGRICULTURE |
| | | | SCALE JUMPING | 03. HABITAT EXCHANGE |
| | | | | 04. HUMAN-POWERED LIVING |
| WATER | | | SCALE JUMPING | 05. NET POSITIVE WATER |
| ENERGY | | | SCALE JUMPING | 06. NET POSITIVE ENERGY |
| HEALTH + HAPPINESS | | | | 07. CIVILIZED ENVIRONMENT |
| | | | | 08. HEALTHY INTERIOR ENVIRONMENT |
| | | | | 09. BIOPHILIC ENVIRONMENT |
| MATERIALS | | | | 10. RED LIST |
| | | | SCALE JUMPING | 11. EMBODIED CARBON FOOTPRINT |
| | | | | 12. RESPONSIBLE INDUSTRY |
| | | | | 13. LIVING ECONOMY SOURCING |
| EQUITY | | | | 14. NET POSITIVE WASTE |
| | | | | 15. HUMAN SCALE + HUMANE PLACES |
| | | | | 16. UNIVERSAL ACCESS TO NATURE + PLACE |
| | | | SCALE JUMPING | 17. EQUITABLE INVESTMENT |
| BEAUTY | | | | 18. JUST ORGANIZATIONS |
| | | | | 19. BEAUTY + SPIRIT |
| | | | | 20. INSPIRATION + EDUCATION |



1. The Financial Aspect of Architecture Firms

SEPTEMBER 5, 2019

The CRAN Brooklyn chapter met at the office of CWB Architects, located at 45 Main Street in Brooklyn. Sixteen members were present for a Presentation by Yotam Kedem of Precise Financial Management.

2. Marketing for Architects

OCTOBER 7, 2019

The CRAN Brooklyn chapter met at the office of Ben Herzog Architect, located at 247 Prospect Avenue in Brooklyn. Iva Kravitz of the Iva Agency presented different strategies on how to market yourself or your firm.

3. Affordable Housing

NOVEMBER 12, 2019

The CRAN Brooklyn chapter met at the office of Matter of Architecture, located at 540 President Street in Brooklyn. Attendees heard a presentation by Elissa Winzelberg, FAIA, Director for Design and Construction for Breaking Ground.

4. Maximizing Fun at Work

DECEMBER 10, 2019

The CRAN Brooklyn chapter met at Dirty Precious, located at 317 Third Avenue in Brooklyn. Attendees had a discussion on how to find fun in your work day.

Boro x Design Exhibit

Partnership between AIA Chapters: Brooklyn, Queens, Bronx, and Staten Island

EXHIBITION PREVIOUSLY ON VIEW SEP 29-DEC 29, 2019
CURATED BY RUBEN RAMALES AND DAVID FLECHA

ARTICLE AND PHOTOS PROVIDED BY RUBEN RAMALES

An exhibition of the projects recognized for outstanding architectural design for 'BQDA', a program of the American Institute of Architects. Inspired by the memories of celebrating Brooklyn-Queens Day as a kid, and AIA values today, this exhibition celebrates the power of architecture and design throughout the Boroughs of Brooklyn, Queens, Staten Island, Bronx and beyond.



How the Emerging Professionals Committee is Helping Architects Thrive

AIA Brooklyn's First Architect Firm Crawl

ARTICLE BY TALISHA L. SAINVIL
PHOTOS PROVIDED

AIA Brooklyn's Emerging Professionals Committee is helping architects thrive in the county of kings. Over the past 15 years, Brooklyn has become the new frontier to be conquered by young professionals, growing families, the new 'Wall Street' type and of course, hipsters. One aspect of Brooklyn life that has remained the same is that it's still a great place to start a small business. Architects are notorious for being bad business people (you know how creative types can be) but that hasn't stopped many of us from hanging our own shingle. With the ever increasing popularity of Brooklyn and with so much new construction going on to accommodate newcomers to the borough, it can be daunting for a smaller Architectural practice to feel like they're still standing on a firm foundation (pun intended) amidst all

of the larger firms that are getting the work and also moving their offices to Brooklyn.

As an AIA Brooklyn Emerging Professionals Committee (BKEP) co-chair, I am a licensed Architect who started her own firm just about a year ago. I'm also a woman on a mission to use my platform to help other smaller firms; especially minority and woman owned firms; continue to thrive despite the insurgence of larger, well known firms into Brooklyn. AIA Brooklyn membership is replete with small firms and it's important to have a voice, like the AIA Brooklyn Emerging Professionals Committee (BKEP), that can help unite the Brooklyn Architectural community, connect the people of Brooklyn to their environment and help all of us navigate through

this changing landscape together.

In an effort to kick off this initiative, the AIA Brooklyn Emerging Professionals Committee held its first Brooklyn Architect Firm Crawl on Wednesday, October 30, 2019. A total of 5 firms in the popular DUMBO neighborhood of Brooklyn participated in the firm crawl that also included a happy hour at 68 Jay Street Bar. The Firm Crawl drew over 60 RSVP's and each firm was gracious to let us wander around their office and take a peek at some of their work.

The evening started at **Jordan Parnass Digital Architecture** located at 68 Jay Street. The firm Principal, Jordan Parnass, gave us an overview of a Passive House retrofit in Sri Lanka. Participants were then able to see how technology and architecture play equal roles in the firms' culture.

Our next stop was **OPerA Studio Architecture**, a multi-disciplinary firm located on the 9th floor at 68 Jay Street. This small firm with big ideas is led by Principal Thomas Barry who presented a few of the firm's projects and philosophy alongside associate, David Barr. Also front and center was Bob Barker, the office dog. The following office on the tour was **JAM Architecture** at 20 Jay Street, led by Joseph McGuier and Megan Prime. Members of the tour walked into a bright, plant-filled office with a great view of the Manhattan Bridge right outside the window. Asha Llewellyn and Andrew Pharis presented two of the firm's projects while the two Principals gave us an idea of how they manage the firm.

The fourth stop of the night was at **Delson or Sherman Architects**. We walked into a loft-like office and were immediately greeted by the artwork of Elodie Blanchard. Jeffrey Sherman and Perla Delson gave us a brief history of their firm and explained how they balance Art and Architecture so that one is never without the other. The final stop of the night was at the office of **Guerin Glass Architects**, located on the top floor at 20 Jay Street. This small office packs a big punch with its projects, philosophy and roof top deck. With projects in Hawaii, Mexico, Costa Rica and NYC, this firm has proven that they know a thing or two about relaxing spaces... did I mention the roof deck?!

At the end of the night and the end of tour, what I realized is that camaraderie is an important part of what we do. We often work in solitude and are so focused on what's on our own desk that we sometimes forget to look up. As a small but impactful industry, I firmly believe that we are better together and that we should be making it more of a priority to collaborate, share and gather as we all literally shape the world around us.



Jordan Parnass Digital Architecture

Jordan Parnass Digital Architecture (JPDA) is an award-winning multidisciplinary practice combining sustainable architecture, interiors, interactive environments, branding and experience design.

Since the firm's founding in 2000, we have produced over one hundred and fifty projects worldwide, ranging in size and type from small residential units to multi-story retail fit-outs, complex public sector projects and ground-up new construction. JPDA currently participates in the NYC Department of Design and Construction's (DDC) competitive Design and Construction Excellence program.

As Certified Passive House Designers, we are committed to the design, engineering and execution of projects with significant reductions in



primary energy use and extremely high levels of occupant comfort for all New Yorkers, regardless of socioeconomic status.

Our design philosophy is to bring passion and commitment to creating innovative, sustainable architecture and built environments for end-users. Each project sensitively engages with the urban context and it's based on a foundation of holistic sustainability. Our designs prioritize occupant comfort and healthfulness, along with flexibility and adaptability of spaces to quickly respond to the evolving needs of our clients. jpda.net

OPerA Studio Architecture

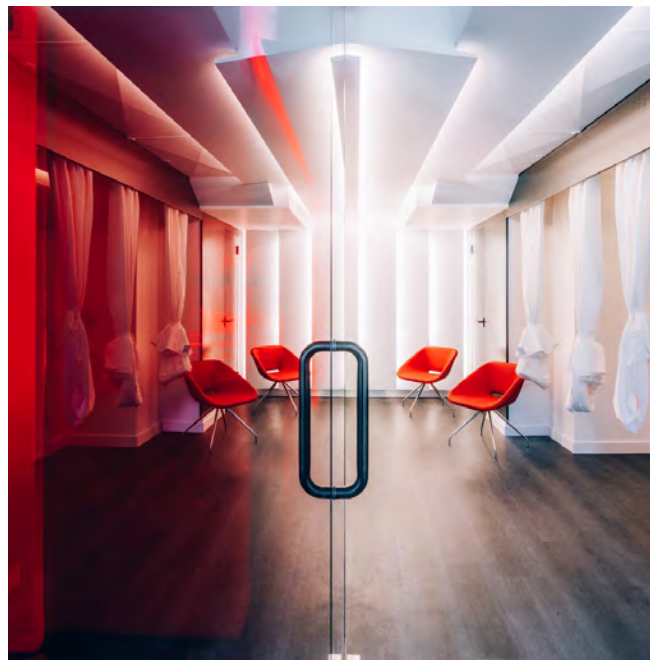
OPerA Studio is a full service architecture and design firm located in Brooklyn, New York. OPerA stands for Operative Practice Architecture, a design methodology wherein form is generated through the creation of systems, with a primary emphasis on how a system operates or performs to suit the needs of a project. We start by looking at how a thing is made—how typologies and can be appropriated and redefined to serve a project. A formal system is embedded with a compositional and tectonic logic that can respond to a specific project's requirements. Built-in flexibility and variation allow it to meet specific performance requirements as it is deployed, particularly as a response to site and interior environmental conditions.

Our services span the length of a typical project, from initial feasibility studies to material and finish selections, through to the conclusion of the construction phase. During the design phase we work closely with the

client, our consultants, and as early as possible with contractors and fabricators. We provide fully detailed construction documents including all interior design and material specifications. During construction we meet weekly with contractors on site to ensure that each aspect of the design is realized properly. Pre-design services include full code and zoning analyses and feasibility studies to determine a project's potential. We often provide initial review of development sites prior to purchase.

Our project types range greatly in scale and program. For residential work, we are designing multiple mid to high end renovations and additions to apartments and townhouses,

including apartment combinations in condominiums and co-ops. We are working with several developers on residential investment proper ties, including new single and multi-family dwellings. Our commercial work includes retail storefront spaces, office renovations, an art gallery and studios, boutique medical offices, and a mixed use commercial building. We're constantly exploring and experimenting and use the office as a creative laboratory for architectural design research. **opera-studio.com**





JAM Architecture

JAM Architecture is a Brooklyn-based architecture & design firm specializing in townhouse and apartment renovations and restorations. Led by two architects with a combined 25+ years of experience working in NYC, we are a full-service firm offering a comprehensive scope of services from schematic design through

construction administration throughout New York City, the Hudson Valley and Long Island.

We believe in keeping the best of what's old, thoughtfully introducing the new and only starting over when you must. Renovating is always a challenge, but it doesn't have to be painful. We believe professionalism, technical expertise, clear communication and a dose of humility

are the antidotes. We have a lot of fun working as architects and want our clients to have fun, too. jambk.com



DELSON or SHERMAN ARCHITECTS PC

DELSON or SHERMAN ARCHITECTS PC is a Brooklyn design firm founded in 1999 by Perla Delson and Jeff Sherman. Widely published for its modern architectural additions to historic buildings, the firm's diverse portfolio combines clean, understated detail with careful space planning. We have a reputation for innovative design, rigorous involvement during construction, and meticulous bid documents. But these are only means to our goal—spaces that support and inspire the people who use them.

In place of a signature style, the firm focuses on the unique opportunities of each project. We address site-specific concerns with fresh ideas while incorporating proven solutions into new contexts. By coupling elegant modernism with traditional materials, our work has a sense of inevitability. Our designs feel as though they have always belonged to the site.

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Landmarks Preservation Commission Streamlines Application & Approval Processes

ARTICLE BY JANE MCGROARTY, AIA
PHOTOS FROM THE LPC PERMIT GUIDEBOOK

The New York City Landmarks Preservation Commission has updated its Permit Application Guide on the form of a new comprehensive handbook, **LPC Permit Guidebook: How to Get Staff-Level Approvals**. The guidebook together with new application forms are a result of new rules and amendments that were adopted last year. The subtitle of the guidebook “How to Get Staff Level Approvals” is a signal that the Commission’s goals is to increase the number applications approved by staff. In the service that, the new guidebook is intended to provide applicants with as much information as possible before an application is submitted. The requirements, standards and application process have been organized into a single, well designed book. In fourteen color coded chapters, the guidebook covers virtually every possible category of landmark projects, including Window and Doors, Excavations, Sidewalks, and Additions. It contains excellent graphics and details to aid potential applicants planning restoration or new features to a landmarked building.

The distinction between a standard application that can be handled at staff level and an application that requires a public hearing is not entirely clear in the Guidebook; and this question will need some further clarification. The addition of the Post Approval form is a welcome change for owners and architects who had struggled with what was a haphazard non-system in the past. Overall, it is apparent that the Commission is moving in the direction of more transparency, efficiency and helpfulness to architects and their clients. ■

The introductory part of the book explains the Permit process with details on the revised applications types:

STANDARD FORM

Interior or exterior work or to correct or legalize a LPC violation

FASTRACK FORM

Interior and select exterior work

EXPEDITED CERTIFICATE OF NO EFFECT FORM

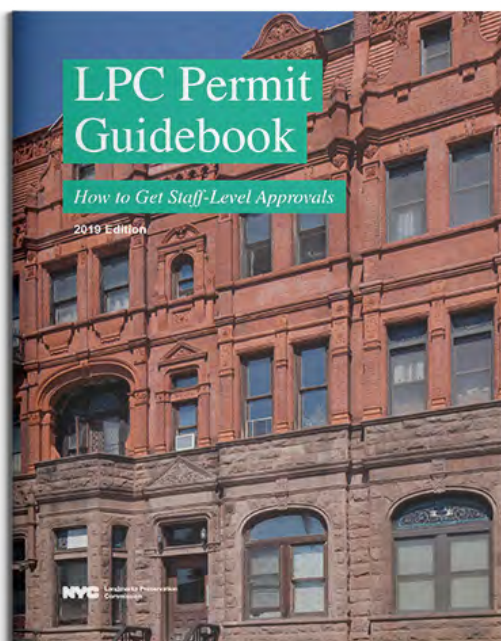
Select interior work only

POST APPROVAL FORM

To amend or sign off previously approved work or to submit drawings for a Certificate of Appropriateness.



To read or download the new Permit Guidebook, visit www1.nyc.gov/assets/lpc/downloads/pdf/LPC-Permit-Guidebook.pdf





The Hegeman

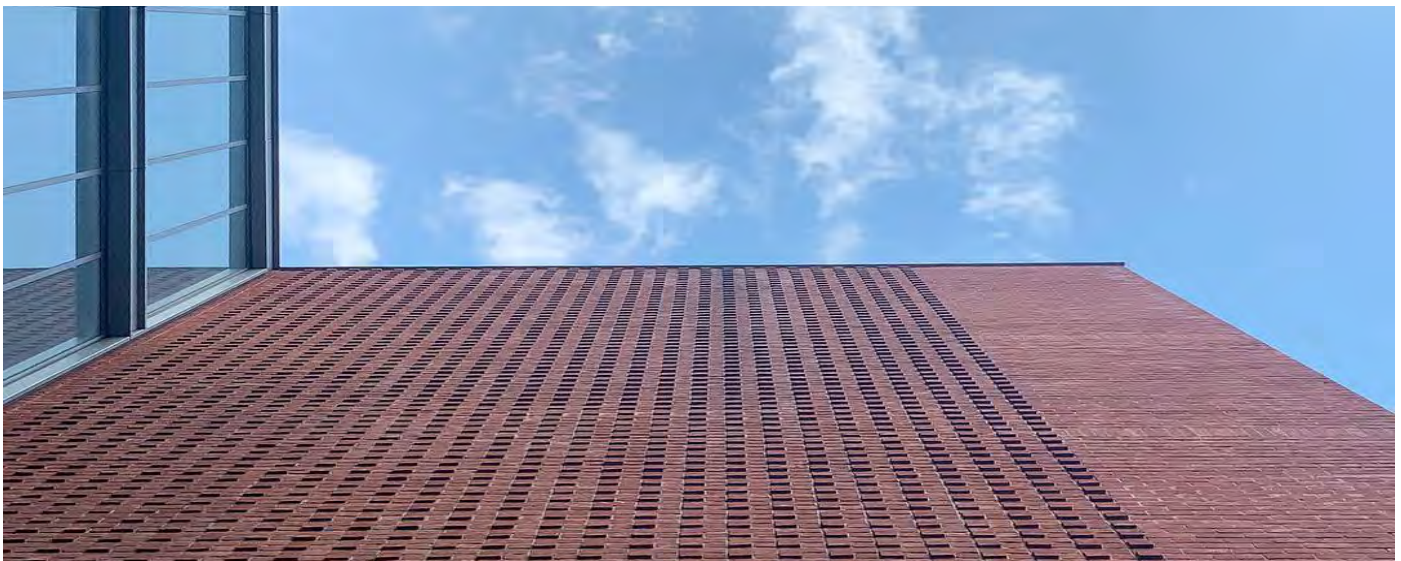
An Affordable Luxury for Lower Income Residents

ARTICLE AND PHOTOS BY SARAH KAVANAGH

In a city that is becoming increasingly expensive and expansive, buildings like the Hegeman, are beyond necessary. During a tour with AIA Brooklyn I learned the project was spearheaded by Breaking Ground, an organization founded in 1990 with the intention of providing a new model of permanent supportive housing that now operates nearly 4,000 units of housing in New York City. Designed by COOKFOX Architects as one of the first projects developed under Breaking Ground’s “Green Campaign”, this LEED Silver certified context-conscious crimson red brick building boasts 161 apartments aimed at providing housing to people in need. The design achieved LEED status by implementing 3,400 square feet of

greenery on the roof, a super-insulated envelope, rooftop solar panels for on-site power generation, and ultra-high efficiency condensing boilers for hydronic heating. All apartments, in keeping with sustainable, forward-thinking building practices, are finished with non-toxic materials and Energy Star rated appliances. The architects strove to create a complex as impressive as Breaking Ground’s mission, the “ultimate goal to provide beautiful homes that allow formerly homeless and low-income individuals and families to establish lives of dignity and security in housing.”

Situated at 39 Hegeman Avenue between Amboy and South Boyland Streets in Brownsville, Brooklyn,



the Hegeman provides 100 of the 161 studio apartments for formerly homeless individuals and the remaining units for low-income working adults who are at or below 60% of the area median income. Paired with this housing is a plethora of on-site social services that aim to help people off the streets and provide them with the tools to maintain stable housing. Breaking Ground offers case management, recreational activities, and self-sufficiency workshops, and gives residents a lease and a sense of permanency when they move into their new home.

Their clear vision that “home is more than four walls and a roof” translates from words to reality throughout the Hegeman, as the

partnership with COOKFOX Architects has resulted in a building with a gracious, accessible lobby, light filled hallways, well composed apartments, and ample outdoor space with a garden for residents. The stippled brick pattern and deep windows with pronounced metal frames create shadows that lend an air of stability and permanence to the building’s facades. Due to the nature of its program, the building originally made surrounding neighbors nervous; however it is now arguably one of the most attractive buildings on the block.

In touring the Hegeman, I was struck not only by the success of the design but also by the importance of Breaking Ground’s mission. As the city of New York takes on the task of

developing housing more responsibly, a good deal of low-income housing developments with passive house standards are surfacing with more architecture firms—Curtis + Ginsberg Architects, RKTB Architects, FXCollaborative, and Dattner Architects, to name a few—dedicated to addressing the housing crisis. The aspect of interweaving rehabilitation and permanent support into the building program is really what makes the Hegeman, and Breaking Ground, so unique. If we as designers are really looking to make a difference not only in the built environment but also the social environment, we should consider Breaking Ground and their buildings a worthy role model. ■

CXXV Gala

A Quasquicentennial Celebration

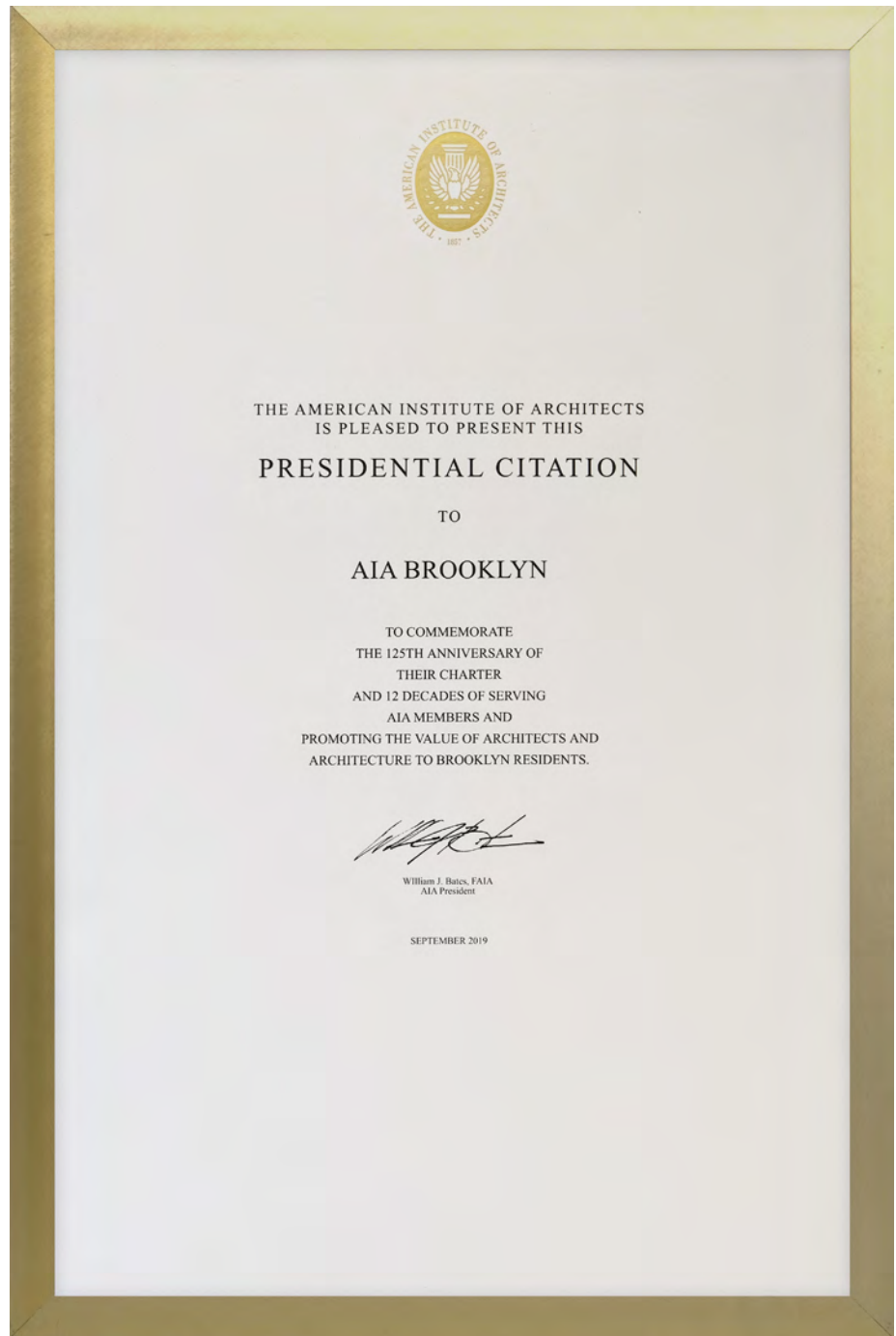
ARTICLE BY PATRICK O'NEILL
PHOTOS BY GIL VAKNIN PHOTOGRAPHY

The quasquicentennial celebration (that's 125 years to us laypersons) of the Brooklyn Chapter of the AIA was held this past September 18th. Members and their guests showed up in their best for a night of drinks, music and all-around bonhomie.

Dinner and dancing were held inside the Brooklyn Botanic Garden's Palm House while pre-dinner drinks were had just outside on the Lily Pool Terrace. The evening was brisk but pleasant, and the slight chill in the air was countered by the warmth in everyone's spirit as they reunited with old acquaintances, made new friends and professional connections, and enjoyed to the fullest the freedom of an open bar.

The party moved indoors after about an hour and a half and as the guests entered the Palm House they were greeted by a lovely space, reminiscent of a Victorian greenhouse that had been beautifully decked out for the night's celebration. After settling into their seats, lines quickly formed for food, which was both plentiful and delicious. The fare included a wide assortment of finger foods and small dishes representing a wide range of culinary styles. Quite a few guests managed to heap their plates high with a bit of everything before carefully navigating their way back to their table to eagerly tuck in.

Eric Adams the President of the Borough of Brooklyn presented a Proclamation declaring September 18, 2019 as "American Institute of Architects Brooklyn Chapter Celebration Day in Brooklyn, U.S.A."



Jessica Sheridan, AIA, AIA 2019–2021 At-large Director, presented an AIA Presidential Citation to Commemorate the 125th Anniversary of the Chapter's Charter and 12 decades of serving AIA members and promoting the value of architects and architecture to Brooklyn residents.

It was during the meal that a cadre of former Brooklyn Chapter Presidents and honorees took the time to speak about their experiences as president and their thoughts on the

Chapter; past, present, and future. They included: I. Donald Weston, FAIA (represented by Pamela Weston, his daughter); Carl I. Puchall, AIA; Gaetano Ragusa, AIA; John Gallagher; Ann Falutico, AIA; Barbara Smith Mishara, AIA; Glenn V. Cutrona, AIA; Peter Mugavero, AIA; Dmitriy Shenker, AIA; Sebastian M. D'Alessandro, AIA; Giuseppe R. Anzalone, AIA; Ida Galea, AIA; Vincent S. Nativo, AIA.

Following these speeches, John Hatheway, the current AIA Brooklyn



Vice President, threw his hat into the ring for the position of president and gave a speech outlining what the Chapter meant to him and his vision of the Chapter's future.

At this point all the attendees had finished their dinners and were just wrapping up coffee and dessert. With everyone's desire for food and speeches more than sated, the music was turned up to conversationally prohibitive levels and the rest of the evening belonged to those

lighthearted and light-footed members who braved the dance floor.

In all, it was a beautiful evening at a beautiful venue and credit should be given to the organizers for their hard work putting it all together and pulling it off without a hitch. And credit should be given to the Chapter for its continued existence for one hundred and twenty-five years, which is no mean feat. Membership appears to be strong and, by all accounts, should only be growing stronger in the

coming years. There were a decent number of young people attending as well, and while they probably weren't entirely representative of the Chapter's membership overall (something tells me most budding architects still wet behind the ears from school would not put a quasiquicentennial celebration at the top of their list of things to do on a Wednesday night) it would be nice to see more young people attending events. ■





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