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DECEMBER 2015

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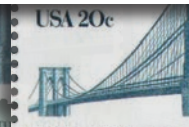
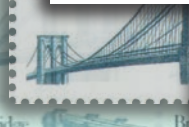
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BROOKLYN BRIDGE HISTORICAL STAMPS OF APPROVAL



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Ida Galea, AIA (is the 3rd female president of the AIA Brooklyn) is surrounded by nine past presidents.

**BROOKLYN
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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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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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ARCHITECTURE CAN HELP KIDS EAT HEALTHIER FOODS

Some schools have banned junk food. Some have added longer gym classes, new nutrition classes, or even required standing desks. But childhood obesity rates are still about three times higher than they were in 1980. Now schools are adding another tool to the fight for fitter kids: Architecture !!

architects have continued to use the healthy eating design guidelines in other school projects

A 1950s-era elementary school in rural Buckingham, Virginia was redesigned to help kids lose weight. The architects worked directly with public health researchers to change a long list of details based on current research, from designing a kitchen with dedicated storage space for local, seasonal fruit, to placing healthy meals at kids'-eye level in the check-out line. In a teaching kitchen, third-graders can learn to make healthy meals from the foods they grow in the school garden.



We all know statistics about the childhood obesity epidemic, and we all know that despite our best efforts working very intensely at the individual level—or even at the population level—we haven't made as much of an inroad as we really want to," says Matt Trowbridge, an associate professor at the University of Virginia, who helped create the design guidelines.

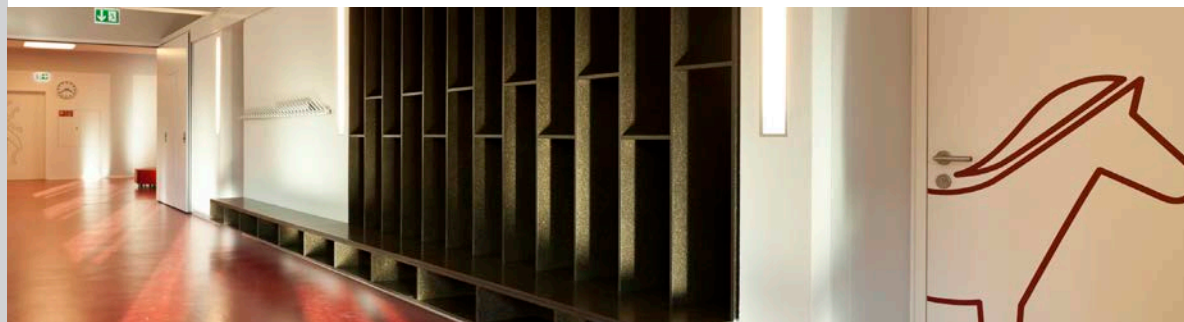
The design of a school itself might matter as much as something like a gym class. "The environments in which we live affect not just our behaviors, but our lifelong attitudes about things like healthy eating and active lifestyles," he says. "It's also clear that it's so much better to help prevent children from becoming obese than to try to help adults lose weight. So that makes school environments incredibly important."

Combing through all of the available studies on school design and healthy eating, they came up with a list of dozens design strategies architects can use. At the Virginia elementary school, one of the keys was making the commercial kitchen visible from the dining room, so students could watch as their lunch is made. Nearby, the teaching kitchen gives them a kid-safe way to learn how to make their own food, and a food lab was designed for food-related science experiments. design strategies architects can use.

Some of the design guidelines are more subtle, like placing salad bars near checkout stations, or deliberately adding space in a kitchen for preparing fresh food (and eliminating deep fryers). Beyond the healthy eating interventions, the school was also designed to keep kids more active, with features like inviting stairways, walking paths, and furniture that flexes as students sit. The school gardens also offer community space for growing food, so whole families can start eating healthier.

The guidelines are also free for other designers to use. A redesign can have a major impact; Sorensen points out that most school buildings are at least 50 years old, with "kitchens and cafeterias that have hardly been touched since the idea of school lunch came about in the 1930s."

AIA



THOUGHTS FROM A PRESIDENTIAL TWO YEAR JOURNEY

It is hard to believe that my two years as President of the Brooklyn Chapter are coming to an end. I am honored to have walked in the footsteps of so many exemplary past leaders of AIA Brooklyn.

The Brooklyn Chapter has grown substantially over the last couple of years and has reached an all time high of 500+ members. This surely could not have been accomplished without the dedication, sacrifice, energy and enthusiasm of the Executive Board. I would like to recognize them and applaud their efforts.

Anthony M., AIA - Pres. Elect/Pylon Editor
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Along with the Executive Board are the Committee Chairs who have also dedicated hours for the benefit of AIA Brooklyn.

David F., Assoc AIA - Emerging Professionals
Jane M., AIA - Urban Design 2015
Kimberly N., AIA - AIA Brooklyn CRAN
Jordan P., AIA - AIA Brooklyn HOME

Gaetano R., AIA - Sports
Dmitry S., AIA - AIA Brooklyn Webmaster
Donald W., AIA - Urban Design 2014

When I became President in January 2014 I asked myself...*"What would be the benefit of being an AIA Brooklyn member?"* My two year journey has led me to this answer.

KNOWLEDGE

AIA Brooklyn is a resource for Emerging Professionals and seasoned Architect members alike. The EP's bring a technological perspective to the profession and the seasoned Architect members bring a wealth of knowledge through experience. This sharing of information makes for well-rounded architects who advance the profession and are better able to serve our communities.

FAMILY

AIA Brooklyn is my extended family and I truly feel that the members are empathetic to each other. We have all built relationships as business partners or friendships that will last a lifetime. The AIA Brooklyn family understands the deadlines you are working toward and the struggles in maintaining a strong business. We are all here to help each other and to share ideas and of course complain (what kind of a family would it be without complaining). But at the end of the day someone heard you. Maybe your struggle or your deadline helped someone else get through a similar situation. Camaraderie among your peers is certainly invaluable.

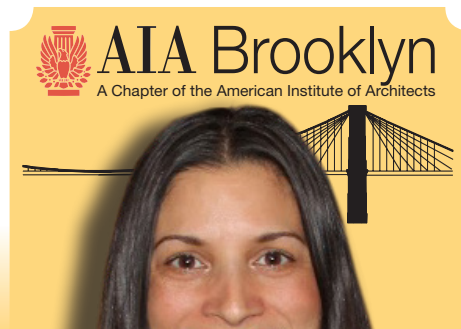
Upon *Knowledge* a house is built...

Upon *Family* it is inhabited.

I wish to once again thank the Executive Board and the Committee Chairs for their support of my goals and endless hours of service. But most of all I wish to thank all the AIA Brooklyn members as we would not exist without you!

Best wishes for a Happy Holiday Season and a Healthy New Year!

- Ida Galea, AIA
President 2014-2015



November 12, 2015

DOB attendees: Borough Commissioner Ira Gluckman, AIA; Reda Shehata, R.A., Deputy Borough Commissioner; and David Nussbaum, from the DOB's HUB Inspection Ready Program

Temporary Certificates of Occupancy

The first question was: *"Can we continue to get TCOs even when the building can qualify for a Permanent C of O?"*

Mr. Gluckman's answer was "No." He explained that if the building is ready for a Permanent C of O there should be no further issuance of TCOs. Too many buildings have been getting TCOs for many years for no apparent reason. If a compelling reason exists then Mr. Gluckman said that he will issue a TCO, but only for a very short period of time. The DOB prefers that new ALT 1 jobs be filed which comply with the latest Building Codes. One of the attendees stated that this could lead to problems. Mr. Gluckman replied that he's willing to deal with these situations on a case-by-case basis.

A question was asked about what could be done about delays in having TCOs issued when the issues are extremely minor and don't in any way affect safety. Once again Mr. Gluckman stated that he would deal with these situations on a case-by-case basis.

Filing Fees When Multiple Jobs Are Filed Simultaneously

In some cases multiple jobs are filed simultaneously, such as an NB and an ALT 2 where the ALT 2 work is included in the NB job. To charge a filing fee for this work twice doesn't seem right. Mr. Gluckman stated that if the applications are "linked" the fee for the ALT 2 job can be waived.

Plan Examiner Training

The question of whether Plan Examiners are being trained to understand the new "Zoning for Quality and Affordability" changes which have been proposed by the NYC Planning Commission

Mr. Gluckman's answer was *"No, they are not being trained."* The DOB doesn't train examiners for laws which are proposed

but which are not-yet-enacted.

"Vesting" With Respect to New Zoning

Question: *"When will a building under construction be considered 'vested' with respect to the new zoning?"*

Mr. Gluckman said that there are two kinds of vesting. One involves completion of footings and foundation walls. The other requires additional work, such as completion of footings and foundations below all columns and interior partitions in the Cellar.

Mr. Gluckman advised that architects personally go to the construction site and carefully photograph all footings and foundations in situations when the completion of this work is relied upon to establish compliance with zoning criteria. This is

of New York and the NYC Department of Parks and Recreation.

Plan Examination of "Life Safety Drawings"

Life Safety drawings must be clearly drawn with all needed citations and calculations. They should be self-explanatory. Plan examiners are presently examining Life Safety drawings, and then separately examining floor plans and all other construction drawings. They then double-check to be sure that the construction drawings and the Life Safety drawings are consistent. That procedure doubles the amount of time it takes them to examine a set of drawings.

Mr. Gluckman said that he will discuss this with his senior plan examiners so that their examinations can be streamlined without



important because in too many cases the underground masonry work seems to "disappear" before DOB personnel arrive and the status of the below-ground conditions are unknown.

Trees

Question: *"What's happening with respect to the endless delays caused by the Department of Parks and Recreation regarding the planting of trees?"*

Mr. Gluckman requested that we send him the article describing the City-wide problem and a brief letter describing how our jobs are affected. We should also include copies of the correspondence on this subject, between the Architects Council

affecting the quality of their work. Perhaps there should be special training regarding Life Safety drawings. These drawings should be located after the zoning drawings and before the construction drawings.

Self-Certification of Objections

It's not acceptable for applicants to list multiple Objections by number and then simply mark each one "Resolved" without any explanation. Each Objection should be listed on a separate AI-1 sheet, with a full explanation as to how the Objection has been cured.

- Jerry Goldstein, AIA

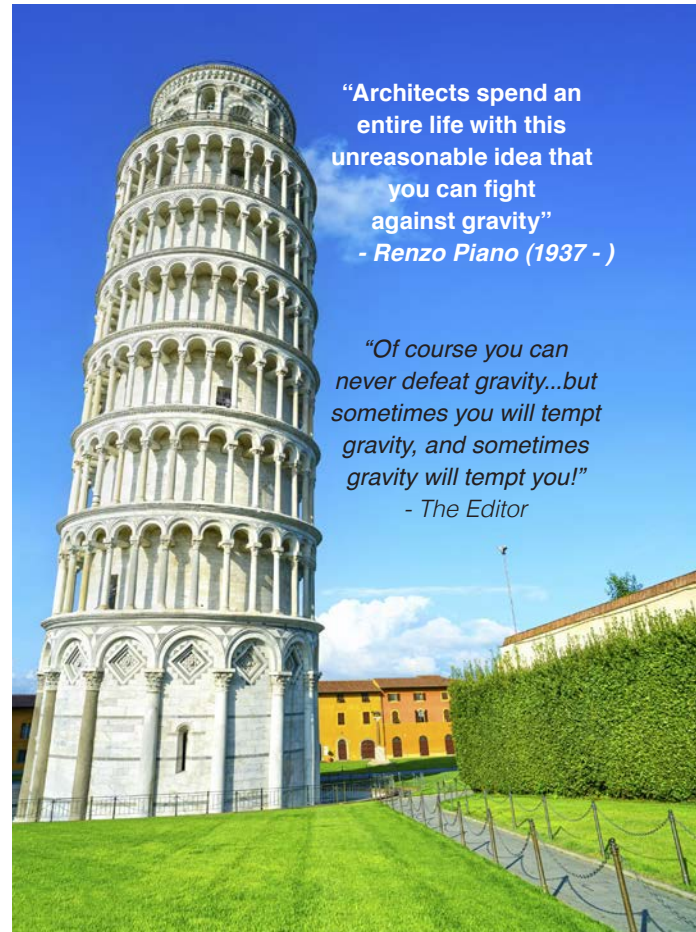
THE QUOTES CORNER

You say to brick, "What do you want brick?"
 And brick says to you, "I like an arch."
 And you say to brick, "Look, I want an arch too, but
 arches are expensive and I can use a concrete lintel."
 And then you say, "What do you think of that, brick?"
 Brick says "I like an arch."
 - Louis I. Kahn (1901 - 1974)

"Really, construction used to be just sticking up
 something in wood or stone and putting something
 else in wood or stone (maybe iron) on top of it:
 simple superimposition, you see?
 Now the Greeks developed this simple act of
 superimposition by way of innate tasteful refinement.
 The Greeks were true aestheticians. Roman builders
 too, when they forgot the Greeks and brought the
 beam over as a curve by way of the arch"
 - Frank Lloyd Wright (1867 - 1959)

"The sun with all those planets revolving around it and
 dependent on it, can still ripen a bunch of grapes
 as if it had nothing else in the universe to do"
 - Galileo Galilei (1564 - 1642)

"Pollution is nothing but the resources
 we are not harvesting.
 We allow them to disperse because
 We've been ignorant of their value"
 - R. Buckminster Fuller (1895 - 1983)



"Architects spend an
 entire life with this
 unreasonable idea that
 you can fight
 against gravity"
 - Renzo Piano (1937 -)

"Of course you can
 never defeat gravity...but
 sometimes you will tempt
 gravity, and sometimes
 gravity will tempt you!"
 - The Editor



A YEAR IN REVIEW



When NYC Department of City Planning presented this Zoning for Quality and Affordability Amendment at a monthly chapter meeting, and in a subsequent smaller follow-up meeting, the Department stressed that, in addition to the goals of quality and affordability, the amendment would clarify and clean-up the Zoning Resolution. It has not done that to the extent we had hoped. It has put another layer onto an already complex document. The Department of City Planning has also released a separate zoning amendment for Mandatory Inclusionary Housing as well as a Community Plan for East New York. All three are related toward a goal of producing new affordable housing.

The big surprise is that the ZQA allows

ing too many buildings with increased height and density begins to look like an R8 or R9X in terms of services required, increased traffic and lack of open space. The high increase in the so-called high-density residential zone, such as a 9X, could be an additional 45 feet. Zoning districts are created to regulate height, bulk and open space. When the Zoning Resolution provides too many exceptions and the nature of a district changes, the city services and planning frequently do not reflect this. The city needs a “zoning map” that shows actual height and bulk in order to do any legitimate planning before it encourages more density.

• The income qualifications are skewed toward to higher end of low-income thereby

market rate - an example of a program with poorly enforced regulations). This goal, to induce landlords to rent to “Fresh Food Stores” however laudable, does not belong in the Zoning Resolution.

• The amendment also reduces the amount of first floor transparency required from 70% where required, to 50%. We are not opposed to the reduction, per se, but have a larger question about the effectiveness of first floor transparency requirements. Architects and city planners have long known that storefront activity contributes greatly to urban street life. The interesting store display, the inducement of merchandise “on sale” in a window, the glimpse of tables in a restaurant, the activity in a beauty salon or barber shop are part of the mercan-



for additional height and FAR for buildings that have as little as 20% senior affordable housing. This was not the way it was presented by DCP. They stressed that the new zoning allowances were not for market rate housing, but would be only for senior affordable units.

The goal of providing affordable senior housing is one the Brooklyn AIA Chapter supports. We also support design flexibility and improving housing quality. However we have a number of concerns about the effectiveness and usefulness of the resolutions.

• In the context of the feverish luxury housing market, will this amendment possibly be able to induce developers to build senior affordable housing in lieu of luxury rentals or condos? Or will we end up with a few affordable units in taller more dense market rate housing?

• As a matter of planning policy, we question that additional height that would be allowed in certain districts. An R6—hav-

ing not serving the people who are the neediest. Under the East New York Rezoning, opponents have suggested

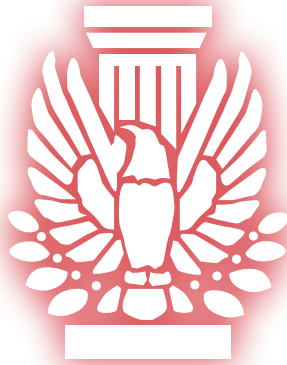
• There is a fear among some, that the allowance of higher buildings, especially in the contextual zones, will eventually become the standard for all types of housing, including fully market rate developments. Likewise, residents of low density neighborhood with R1 through R4 districts have concerns that zoning for senior affordable housing will come to their neighborhoods, changing the low-rise character.

• The provision for fifteen foot high first floors as an inducement for “Fresh Food Stores” seems reasonable. However we have concerns about the enforcement of such a restriction once the initial fresh food store is no longer a tenant. Landlords may be tempted by other tenants willing to pay higher rents than grocery stores can afford. (Some landlords of affordable apartments under the 421a program have ignored the restrictions and rented the apartments at

tile scene of a city that makes walking its streets so enjoyable. The glass storefronts we see today are too often covered with banal vinyl advertisements that contribute very little to the street scape. Rather than tinkering with the amount of transparency, is there a way to make it more beneficial to the way the city looks on street level?

• It may be true, statistically, that seniors have fewer cars and do less driving than the general population. However there needs to be further study to determine parking needs for senior housing; for example, do they require more visitors – medical care, social service and family visits? Anyone who drives in the Brooklyn transit zone (or uses public transportation, for that matter) is aware of the serious congestion that has come with development. City Planning or City DOT has not addressed this in any meaningful way. It seems premature to reduce the parking requirements in the absence of data that supports it.

- Jane McGroarty AIA



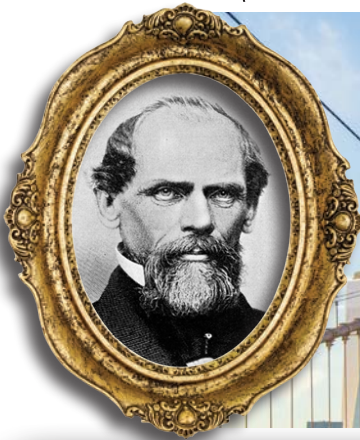
OUR NEWLY TITLED AIA MEMBERS

Our former Associate members are now newly licensed and members of the Brooklyn Chapter with all the rights and privileges of full vested members in good standing.

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 Luis Brown, Assoc. AIA
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 Anson Nickel, Assoc. AIA
 Yannik Neufang, AIA
 John Popa, Assoc. AIA
 Kimberlae Saul, AIA
 David Theisz, Assoc. AIA
 Charles Zweibach, AIA

IDA WISH I KNEW THAT (FACTS ABOUT IDA & BROOKLYN)



The Brooklyn Bridge was opened in the year 1883, the AIA Brooklyn Chapter founded a mere 11 years later in 1894.

Ida Galea, AIA is the 65th president and only the 4th woman to hold the office in the 121 years of the Chapter's existence.



ADDENDA FROM PRIOR ISSUES

The October 2015 issue of the Pylon incorrectly stated that Sarah Jacoby, AIA was a newly licensed architect member. In fact she has been a licensed architect member since 2012.

Addenda to last months article

Tour of the "OEM" Post Disaster Housing Prototype

Let us herewith give credit to those responsible for taking the project from the design concept to a first class habitation.

Architects: Garrison Architects, Brooklyn NY

Contractor: American Manufactured Structures and Systems

Fabricator: Mark Line Industries of Pennsylvania

Structural Engineers" Anastos Engineering Assoc.

Civil Engineers: Wohl and O'Marra, LLP

Photos of prototype by: "Andrew Rugge/archphoto"



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,
January 20

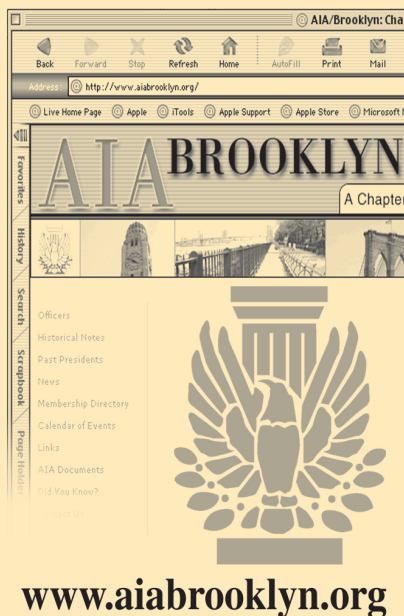
Topic:
*Helene Hardy Pierce, VP
Tech Services GAF Corp.*

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

Executive Meeting
Wednesday,
December 2

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

AIA Brooklyn Chapter website



LAST PRESENTER MONTH

*Many thanks to
last months presenter ...*

David Barth, AIA,
www .CADDrafters.com

The topic was:
"How to Measure a Building"



AIA Brooklyn Scholarship recipient
Danielle Kemble, Pratt Institute



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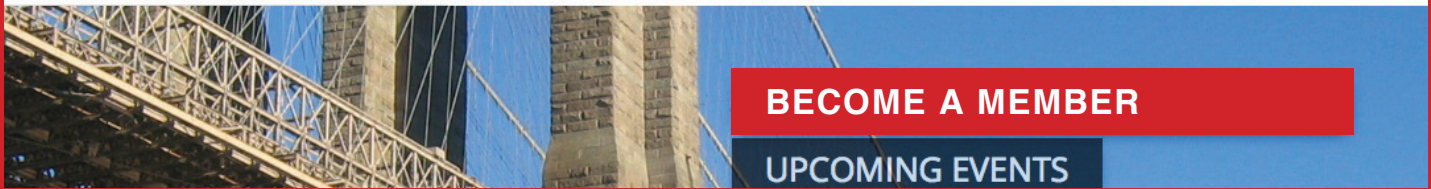
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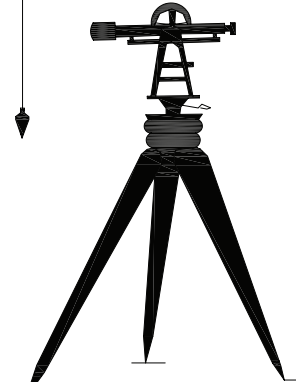
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N E W S L E T T E R

**UPCOMING
CHAPTER
MEETINGS**

Jan. 20, 2016
Feb. 17, 2016

EVENTS CALENDAR ACTIVITIES

THE EDGE OF PRACTICE

*Wed 12.9.2015
6 PM - 8 PM*

Seaport Culture District, 181 Front Street

In support of the 2015 AIANY Presidential Theme, "Dialogues from the Edge of Practice," the AIANY Interiors Committee presents a moderated panel discussion with three celebrated architects that have chosen to practice in areas at the edge the arena of traditional architecture.

OPENING OF "BARNES COY ARCHITECTS: 12 HOUSES"

*Fri 12.11.2016
5 PM - 8 PM*

*The Center for Architecture
536 LaGuardia Place, NY, NY 10012*

BARNES COY ARCHITECTS is celebrating the Holidays with a reception and exhibition, Barnes Coy Architects: 12 Houses, at the Center for Architecture Breakthrough Space Gallery. An exhibition catalogue, open bar and hors d'oeuvres will be available.

DISGUIISING BROOKLYN: FILM AND TV'S FAVORITE LOCATION

*Thurs 12.17.2015
6:30 PM - 8:30 PM*

*Brooklyn Historical Society
128 Pierrepont St, Brooklyn, NY 11201*

Brooklyn is known for many popular television shows and films throughout history. Many of the stories you see on the big and small screens often disguise Brooklyn to look like someplace else?

Join Jim O'Grady of WNYC as he talks to location scouts from popular TV shows like The Good Wife (photo) about the hows and whys of disguising Brooklyn.

FAMILY DAY @ THE SEAPORT: LIGHTHOUSES

*Sat 12.12.2015
Two Sessions:
11:00 AM - 1 PM
2 PM - 4 PM*

Seaport Culture District, 181 Front Street

For centuries, lighthouses have led the way for ships to safely enter harbors around the world. New York's harbor is no exception.

Learn about the historic lighthouses at South Street Seaport, then create your own lighthouse model with a working light to brighten your room at night.

BROOKLYN SEWERS: WHAT'S UP DOWN THERE?

*June 9, 2015 - May 29, 2016
www.brooklynhistory.org/exhibitions*

This exhibition tells the story of the creation of the Brooklyn sewer system through a historical look at four corners of Kings County: Flatlands, Bushwick, Coney Island and Fort Greene.

