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NOVEMBER 2017

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COMPLETING MY FRANK LLOYD WRIGHT BUCKET LIST



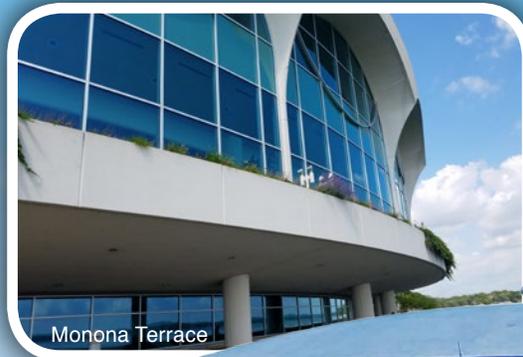
Monona Terrace

I unashamedly admit to being a fan of the work of Frank Lloyd Wright. I've had the good fortune to visit Taliesin West in Scottsdale, AZ, Marin County Civic Center in San Rafael, CA, the J.V. Morris gift shop in San Francisco, CA, and umpteen houses + Unity Temple in Oak Park, IL. I was really moved by a visit to the Imperial Hotel (restored façade and lobby) in Japan.

As such I had an item on my bucket list that need-

ed attention. Toward that end, I recently flew to Wisconsin to be immersed in his work. My first stop was in Milwaukee where I visited the Milwaukee Art Museum that was originally designed by Eero Saarinen (not nearly as impressive or iconic as his TWA Terminal). In 2001, Santiago Calatrava designed a pavilion addition to the museum with an incredible moveable screen of 217 foot wingspan. From the art museum, I drove to

continued on page 6



Monona Terrace



Monona Terrace



Annunciation Greek Orthodox Church

FEATURES

- 1 Completing My Frank Lloyd Wright Bucket List
- 5 AOB To Charge For CCD-1 And ZRD-1
- 8 Step Away From Your Drawing Table
- 8 Hurricane Harvey Relief
- 8 Scholarship Foundation Scholarship Recipient



DEPARTMENTS

- 3 Architects Council Report
- 4 Industry Meeting Report
- 11 Upcoming Chapter Meeting
- 11 Last Month Presenter
- 12 Calendar of Events



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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. Material printed in the PYLON is for informational purposes only and should not be relied upon nor acted on as legal opinion or advice.

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September 11, 2017

PRESIDENT'S REPORT

Sebastian D'Alessandro, AIA

Mr. D'Alessandro began an extensive discussion of the NYC Department of Buildings' proposed imposition of additional fees regarding Reconsiderations, Variations, and Appeals. He stated that the Architects Council has signed a letter that was sent to DOB Commissioner Rick Chandler about this subject, which was previously discussed at a meeting a year ago attended by Commissioner Chandler; Councilman Jumaane Williams, Chairman of the NYC Council Committee on Housing and Buildings; and representatives of the ACNY and other professional organizations. This was supposed to be a settled issue as a consequence of that meeting a year ago, so why did it suddenly come up again now? Why is the DOB reversing its position on this issue from last year?

CODE COMMITTEE

• **ROOFTOP AND TERRACE SPACES**

A Draft Memo is circulating saying that a new Certificate of Occupancy will not be required if the capacity of the rooftop and terrace spaces is fewer than 75 people.

DOB PROCEDURES COMMITTEE

Mark Kaplan, AIA

• If a property has open Violations the inspector who does the C of O inspection will not inspect for dismissal of the existing Violations when he or she does the C of O inspection. Violation inspections must be separately scheduled. They are separated because "Enforcement" inspections are handled separately from "Construction" (C of O) inspections as per DOB procedures.

It is our opinion that it would be far better in terms of efficiency if both types of inspections can be done simultaneously.

• **OLD/INACTIVE JOBS**

Old jobs which are inactive often hold up the issuance of a C of O. In order to withdraw these old/inactive jobs each one must first be reinstated, the architect for the C of O job must supersede the original applicants on each of the old/inactive jobs and must then request withdrawal of each of the old/inactive jobs. Only then will the DOB schedule inspec-

tions required prior to withdrawal of each of the old/inactive jobs.

The Architects Council feels that the building owner should be permitted by the DOB to simply request the withdrawal of the old/inactive jobs directly, and should be able to arrange for any needed inspections. Why would we as architects for the C of O job ever want to supersede the original applicants on these old/inactive jobs with all the work, time, expense and responsibility that would entail

• **EDUCATIONAL REQUIREMENTS FOR NEW BUILDING INSPECTORS**

The DOB wants to reduce the educational requirements for new building inspectors. A bill was introduced in the City Council, but no action has been taken to date. Evidently the DOB is unable to find properly qualified inspectors.

The ACNY is strongly against reducing the educational requirements for inspectors.

• **OVERRIDING CIVIL PENALTIES**

New forms are now in use for overriding Civil Penalties. Also, we must always submit an "Intake Form" when dropping off forms to the DOB in a basket-type format.

NEW BUSINESS

• **HOLIDAY PARTY**

The annual ACNY Holiday Party will take place this year on December 4th. The location is still to be determined.

• **NOMINATING COMMITTEE**

The ACNY Nominating Committee will be headed by John Schechareg, AIA. The slate is to be submitted at next month's ACNY meeting.

DOB / INDUSTRY MEETINGS

It was announced that the next DOB / Industry Meetings are to be held in Brooklyn on 9/21/17 and in Queens on 9/28/17.

• **Constituent Events**

It was announced that the AIA Queens Golf Outing will take place on 9/28/17.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

- Jerry Goldstein, AIA

September 21, 2017

Questions emailed prior to meeting:

Q 1. *I know the Brooklyn Development inspectors have accepted copies of plans on site, although the Plumbing Enforcement unit is not accepting and will shut down the job if original plans are not on site.*

Why are there two different sets of requirements regarding acceptable plans on site during construction and inspections?

Are copies of the approved DOB plans acceptable to be on site during construction and for inspections?

Plumbing unit is directed to accept copies of the original construction documents as long as the copies reflect all of the relevant demarcations clearly. If the above is not being followed, please let us know with specific job numbers.

Q 2. *What is the protocol for equipment use cards? How many cards should be submitted for sign off? Once submitted how do we obtain the approved equipment use cards?*

Follow-up: Commercial occupancy? *Commercial can be dry flood-proofed and, if so, then any permitted use can be installed below the DFE.*

DOB requires one set (to be scanned and uploaded in the virtual folder). If needs to, applicants can submit as many additional sets as they wish to be stamped and returned back to the applicants.

We request that when Equipment Use Permit cards (EUP) are submitted to the C of O unit with a PW4 attached (Alt2). There has to be a **Mechanical (MH)** work type on the application. Also, "**Mechanical system**" and "**Equipment use permits**" must be in the required items before the EUP cards and PW4s are stamped.

Once all required items are submitted including PW4, we will then stamp the EUP cards and PW4 with Borough Commissioner and DOB Commissioner's stamp.

Copies are made of the stamped EUP cards/ PW4 and we print out the Letter of Completion. Stamped Original EUP cards, a copy of the PW4 and Letter of completion are then ready to be picked up by the applicant/expeditor from the C/O counter.

If for any reason the LOC is disapproved, EUP cards and PW4 are placed in a rejection basket. They are not accepted as a required item until the applicant resolves the disapproval reason. Once the issues are fixed, we will take the EUCs from the basket and process them as normal and Sign off the job.

*For most ALT1 and all NB jobs it's a must to have EUP cards as a required item. For these types of jobs we can stamp the PW4 and the EUP cards before we sign off the entire job.

Each device must have its own card so the amount submitted depends on the number of devices listed on the PW4. Blank cards are picked up from the customer service counter. Once stamped, we send a copy to B-scan into the virtual folder.

- John Hatheway, AIA



PROPOSAL BY DOB TO CHARGE FOR CCD-1 AND ZRD-1 REQUESTING VARIATION OF CODES

The New York City Department of Buildings recently proposed a rule that would charge a \$1,000.00 fee whenever a current or prospective applicant requests a variation of the Codes, or a pre-determination or determination interpreting certain provisions of the Zoning Resolution or the Code. Appeals Determinations and appeal from such determinations would be charged \$2,500.00.

A hearing was held on September 14th, 2017 which was well attended by architects, engineers and other trade associates to voice their concern that this was a bad idea for multiple reasons as presented in a joint letter signed by the various design and construction organizations representing well over 10,000 members. AIA NY State also signed this letter. Furthermore, AIA National has made their concern know that it too felt it was a bad idea, a step rarely taken by a National Organization on local issues.

We are hoping that senior management will recognize that perhaps this is not in the best interest of building owners who should be encouraged to renovate their properties.

– Sebastian D'Alessandro, RA, AIA

- Request for a variation of the Construction Codes = \$1,000
- Request for a variation of the 1968 or prior Building Code = \$1,000
- Request for a variation of section 277.16 of the New York State Multiple Dwelling Law (MDL) for Article 7B buildings = \$1,000
- Pre-determination request with respect to the Zoning Resolution, Construction Codes or 1968 or prior Building Code = \$1,000
- Appeal after two reviews that consist of (1) a plan examination objection and (2) an affirmation of that objection = \$1,000

Appeal from:

- Denial of a request for a variation of the Construction Codes = \$2,500
- Denial of a request for a variation of the 1968 or prior Building Code = \$2,500
- Denial of a request for a variation of section 277.16 of the New York State Multiple Dwelling Law (MDL) for Article 7B buildings = \$2,500
- Pre-determination with respect to the Zoning Resolution, Construction Codes or 1968 or prior Building Code = \$2,500
- Appeal Determination = \$2,500



September 1, 2017

Rick D. Chandler, P.E.
Commissioner
NYC Department of Buildings
280 Broadway, 3rd floor
New York, NY 10007

Re: Proposed rule for additional fees (Section 101-03)

Dear Commissioner Chandler,

The American Institute of Architects (AIA) including New York state and local chapters, Society of American Registered Architects (SARA), Architects Council of New York (ACNY), American Council of Engineering Companies (ACECNY), and New York State Society of Professional Engineers (NYSSPE) totaling over 10,000 architects, engineers, construction and allied professionals, wish to voice our concern over the NYC Department of Building's proposed rule to introduce additional fees for processing variations, pre-determinations, appeal determinations and appeals.

Given the multiplicity and malleable nature of our construction, building and zoning codes, the need for clarification is both common and necessary in order to ensure the health, safety and welfare of the public. The NYC Building Code, for instance, acknowledges in Chapter 1 that when read in conjunction with the plethora of reference documents, including Directives, Memorandums, PPNs, Interpretations, and Buildings Bulletins, potential conflicts and contradictions often arise that require Commissioner interpretations to address all the varied and unique conditions frequently confronted while constructing or altering properties in New York City. We do not believe that additional fees, associated with interpreting code, should be required.

We understand the Department of Buildings has made this proposal in an effort to improve efficiency and to cover administrative costs. While we support these goals, more consideration should be given to the unintentional impacts of these additional fees, in particular:

- Affordable housing would incur additional costs and processing time. Innovative design solutions to reduce the costs of housing, often developed before they are incorporated into code and zoning, require more interpretation.
- Sustainable, energy-efficient buildings would incur additional costs and processing time. State-of-the-art technologies, often developed before they are incorporated into code and zoning, require more interpretation.
- Detrimental to small building and home owners seeking to undertake minor alterations and/or facing unique circumstances or constraints not anticipated by current codes. For example, home owners impacted by Hurricane Sandy in non-complying buildings would be severely impacted.
- Detrimental to small business owners and professionals whose work on smaller projects would be disproportionately impacted and slowed down compared with larger firms who are more equipped to process additional fees.
- Detrimental to renovation work of existing buildings (as opposed to new construction) which require more interpretation.
- Encourages the generation of more objections as a fee generating device for the Department of Buildings.

As representatives of the design and construction industry, we hope to continue our longstanding tradition of working with the Department of Buildings on positively impacting the physical and social qualities of our city. We are willing to work with the Department to improve efficiency and to lower administrative costs through innovative measures that increase transparency and collaboration between staff and professionals. Practical solutions include developing a searchable database of past approvals to avoid duplicative interpretations and developing a list of frequently asked questions or case studies that illustrate code clarifications.

Over the past years, we have been witness to a Buildings Department that has taken immense steps in terms of efficiency, transparency and service, and hope to continue that progress. Given the critical and timely nature of these proposed rule changes, we request the opportunity to meet with you and your staff at the earliest possible convenience to discuss further.

Sincerely,

Georgi Ann Bailey, CAE
Executive Director, AIA New York State

Sebastian M. D'Alessandro, RA, AIA
President, ACNY

Anthony Fasano, PE
Executive Director, NYSSPE

Antonio Freda, AIA
President, AIA Bronx

Adedosu Joshua, AIA
President, AIA Queens

David Piscuskas, FAIA
President, AIA New York



Calatrava Pavilion



First Unitarian Society Meeting House



First Unitarian Society Meeting House



Taliesin



Taliesin



American System-Built Homes #1

COMPLETING MY FRANK LLOYD WRIGHT BUCKET LIST CONT.

continued from page 1

the Annunciation Greek Orthodox Church by FLLW (one of his last commissions) (see photo). The church bears somewhat of a resemblance to the Monona Terrace Convention Center in Madison, WI. From there I drove to a street in Milwaukee with a row of American System-Built Homes by FLLW. They've been meticulously restored (see photos).

We then drove to Spring Green where we had tours of the Hillside Studio & Theater (see photos) and the House (see photo) he designed and called home.

After touring the Taliesen property we

drove into Spring Green to see a bank designed by his son-in-law, Wesley Peters.

The next day we drove to Madison, WI where we toured his First Unitarian Society Meeting House (see photos) and then toured his Monona Terrace Convention Center (see photos) which is built into Lake Monona.

Our last day we drove to Racine where we toured the SC Johnson Administration Building and Research Tower. Unfortunately photos were not permitted inside either building. The main hall in the Administration Building was truly impressive. The story was told that there was

skepticism as to the load-carrying capacity of the columns. They had to carry 12 tons. FLLW had them stack 80 tons on a mock-up column, which, of course remained standing.

That night the column came down with a force to damage a water main 6 feet below grade. On the Johnson campus there is an interesting circular glass building by Norman Foster. In the afternoon, we toured the Johnson Home, Wingspread (see photos) by FLLW. At 14,000 SF, it's the largest home he designed for a client

- Heywood Blaufeux, AIA
Photos: Heywood Blaufeux, AIA



STEP AWAY FROM YOUR DRAWING TABLE AND/OR COMPUTER

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Immerse yourself in the cultural and architectural heritage of Portugal and Southern Spain on a once-in-a-lifetime 15 day journey with Architectural Adventures. From historic Lisbon to lively Madrid, visit and explore 12 cities and two UNESCO World Heritage Sites while enjoying world-class accommodations and fine regional dining.

Contact: AIA - Cynthia Linnell (202) 626 7445

AIA LEADERSHIP INSTITUTE 2017 – REGISTER TODAY!

Join us November 16, for a powerful one-day leadership training event for architects. Earn up to 6.25 LUHSW by participating at one of our five Regional Venue locations. Learn essential leadership skills to take on a larger role in your firm and community.

Contact: AIA - Kimberly Yoho (202) 626 7451

MIAMI - ARCHITECTURAL JEWELS UNDER TROPICAL SKIES

Join Architectural Adventures this winter to soak in the amazing architectural and cultural wealth of Miami during this five-day small-group trip. Experience historical, architectural, and cultural bliss under tropical skies as we discover South Florida's historic neighborhoods and percolating art and architecture scene.

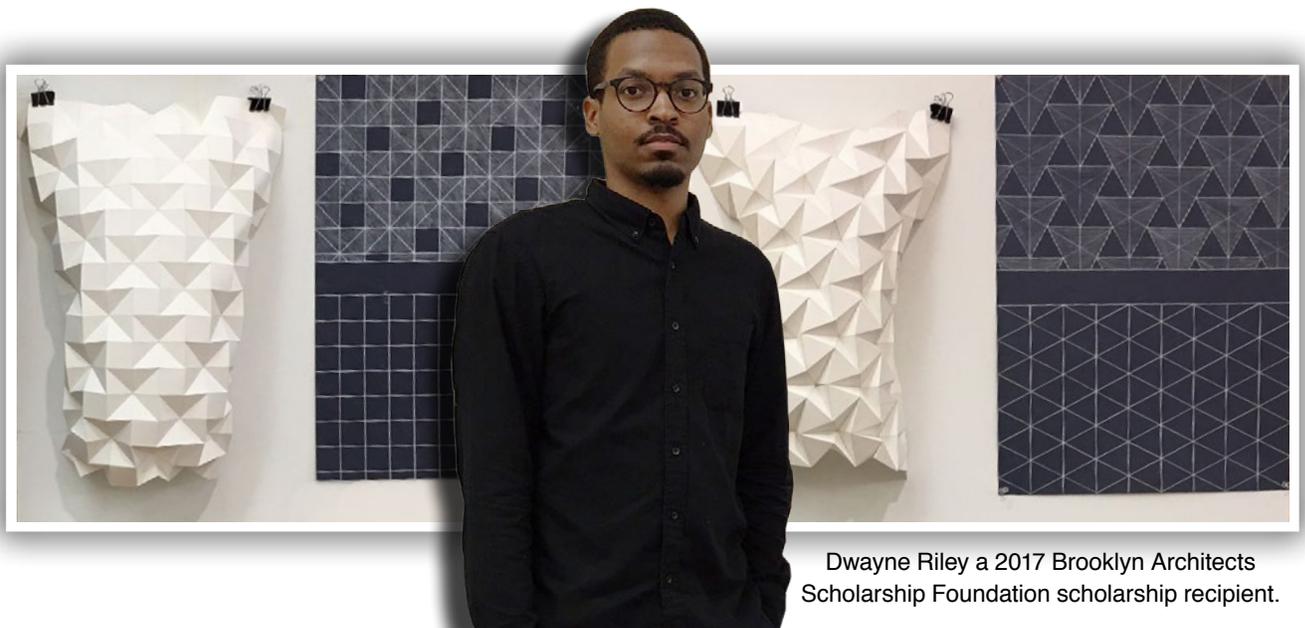
Contact: AIA - Cynthia Linnell (202) 626 7445

HURRICANE HARVEY AND THE CALIFORNIA FIRES RELIEF

Many of you have asked how you can help the struggling people affected by the devastation left after Hurricane Harvey and the California fires. The AIA is coordinating with local components, agencies and other building industry organizations on many different response efforts.

One of the best ways to support those affected is to donate to a trusted organization who can deliver resources to the region. Visit the link below to find out how you can help. www.aia.org/pages/145421-updates-from-aia-s-disaster-assistance-progr

AIA - Rachel Minnery



Dwayne Riley a 2017 Brooklyn Architects
Scholarship Foundation scholarship recipient.

LOOKING AHEAD

REGULARLY SCHEDULED CHAPTER MEETINGS

Unless otherwise noted,
all meetings are scheduled at:

Committee Meetings: 5:30 PM
Dinner: 6:00 PM
Program: 6:15 PM

General Meeting
**Wednesday,
November 15, 2017**

TOPIC: TBD
Brooklyn Borough Hall
Community Room, 1st floor
Joralemon Street, Brooklyn, NY 11201

Executive Meeting
**Wednesday,
November 1, 2017**

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

Correction – In the October issue of the Pylon we
showed a metric measuring tape instead of an
English measuring tape showing inches. We thank
our readers for calling this to our attention.

LAST PRESENTER MONTH

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

Thank you to our sponsor **David Goldenberg**
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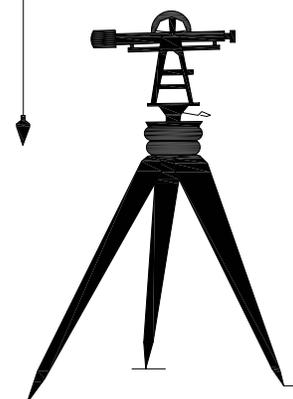
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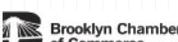
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P Y L O N NEWSLETTER



UPCOMING CHAPTER MEETINGS

Nov. 15, 2017
Dec Holiday Party

EVENTS CALENDAR ACTIVITIES

ARCHITECTURE AND DESIGN FILM FESTIVAL

November 1-5

<http://www.adfilmfest.com/>

AIA QUAD CONFERENCE

CT, NJ, NYS, PA

November 9-11, 2017

<http://quadconference.aianys.org/>

MORNINGSIDE HEIGHTS: INSTITUTIONAL ACROPOLIS

November 11, 1 - 3pm

Best known as the site of Columbia University, Morningside Heights is also home to the Cathedral Church of St. John the Divine, Barnard College, Teachers College, the Union Theological Seminary, the Jewish Theological Seminary, Riverside Church, St. Luke's Hospital and the Manhattan School of Music. Bounded by Riverside Park and Morningside Park, the elevated area boasts a great variety of notable institutional architecture spanning from 1842 to the present.

Meet at the Peace Fountain east of the intersection of West 111th Street & Amsterdam Avenue on the grounds of the Cathedral of St. John the Divine.

AIA CES: 2.0 LU | 2.0 HSW

*\$15 for AIA members;
\$20 for non-members*

THE CHANGING FACE OF NORTH MIDTOWN: CROSSTOWN BELOW THE PARK

November 12, 10:30am- 12:30pm

Much of the new construction in Midtown Manhattan has been, and continues to be, near the south end of Central Park.

This tour will traverse North Midtown from Grand Army Plaza to Columbus Circle. *Meet at north side of Pulitzer Fountain in Grand Army Plaza, Fifth Ave. and 59th St., across from Plaza Hotel.*

AIA CES: 2.5 LU | 2.5 HSW

*\$15 for AIA members;
\$20 for non-members*

DEBORAH BERKE

November 14, 7pm

The Great Hall

*The Cooper Union, 7 East 7th Street
New York*

Current Work lecture by Deborah Berke, who will present her firm's work followed by a discussion moderated by Nader Tehrani.

www.eventbrite.com/e/current-work-deborah-berke-tickets-37311032302

WEEN THE CLOCKS: THE ARCHITECTURE OF PARK AVENUE SOUTH

November 19, 11am - 1pm

Between the exuberant clock on the

façade of Grand Central Terminal to the modern interpretation of time on the façade at the terminus of Park Avenue South at 14th Street lies an encyclopedia of the architecture of New York City.

Meet at SW corner of 42nd Street and Park Avenue under the arcade of the Philip Morris Building.

AIA CES: 2.0 LU | 2.0 HSW

*\$15 for AIA members;
\$20 for non-members*

THE WELL-DRESSED WINDOW

November 29, 6pm

Designer Thomas Jayne joins Winterthur Design Associates' principal designer Sandy Brown in celebrating her new book *The Well-Dressed Window: Curtains at Winterthur*. Jayne and Brown will discuss Henry Francis du Pont's extraordinary taste and eye that has transformed interior design.

<https://www.nysid.edu/news-events/public-programs/news--events---public-programs---the-well-dressed-window->

AIA CONFERENCE ON ARCHITECTURE 2018

June 21 - 23, (ET)

Javits Center, 655 W 34th Street, New York, NY, 10001, US