



AIA BRONX CHAPTER NEWSLETTER

Published by

Bronx Chapter AIA Publications Committee Info@studio360's.com

Highlighting activities and information of interest to the Practicing Architect

Events and Education Opportunities

- **AIA Bronx 2025 Fall Tour - Morrisania (2 CEU)**
October 25, 2025, 10:00AM-12:00PM
Moris High School
1110 Boston Road, @East 166 Street)
The Bronx, NY
besnard@dzco.com
- **2025 Women's Leadership Summit**
AEC Network of Women Transforming the Built Environment
November 3-5, 2025
Atlanta Marriott Marquis
265 Peachtree center Ave. NE, Atlanta, Ga. 30303
<https://www.aia.org/community/events/womens-leadership-summit-2025>
- **AIA Conference on Architecture & Design 2026**
June 10-13, San Diego
Save the date for AIA26! The premier AEC industry event in San Diego, California.

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I Current Activites



September 18, 2025

AIA BRONX CHAPTER MEETING MINUTES

The virtual meeting started at 6:06PM.

Attendees:

Antonio Freda
Bryan Zelnik
George Bulow
Hirinha Pena
Julian Misiurski
Jerin Lisha
Ken A. Koons, Jr.
Ken H. Koons, Sr.
Linda Pena
Matthew Rezkallo
Nico Zapata
Robert Esnard
Sara Djazayeri

Guest:

Shawn Maguire
Director of Sales
NDI Railings
717-381-0830
smaguire@hdirailings.com

Agenda

1. Seminar Presentation

As there was a technical issue with the internet connection, the seminar presenter Shawn Maguire director of Sales introduced himself and his company, HDI Railing Systems, founded in early 2002, as leading in providing pre-engineered modular and ornamental & decorative railing systems used in commercial and residential applications, hospitals, airports, offices, hotels, universities, libraries and museums. Shawn then outlined the presentation on designing guardrails and handrails, covering the design considerations, materials, structural needs, specifications, and building codes. He discussed the benefits of pre-engineered railing systems, including reduced liability, time, and costs, as well as customization options, and highlighted the advantages of powder-coated railings over wet-painted ones for colored finishes. He then described them.

The process of Stainless Steel Powder Coating of handrails was highlighted with its durability, color options, and environmental benefits, and discussed the advantages of stainless steel railings, including their long-lasting quality. He explained the differences between interior and exterior grades of stainless steel, recommending 316L for exterior applications and emphasized the importance of verifying the correct grade of stainless steel through mill certificates and shop drawings.

Structural Glass Railing Installation methods, mounting options, and specification processes were explained. The differences between wet and dry glaze options, recommending the dry glaze method with

disc locks for easier adjustments and repairs. Shawn also covered mounting options such as surface mount, side mount, fascia mount, core mounting, and weld mount attachments, highlighting considerations for concrete and steel structures. was described from ancient times to modern applications.

Shawn presented detailed requirements for stair and handrail specifications in both commercial and residential projects, covering topics such as minimum widths, handrail dimensions, and guard requirements. He explained the differences between IBC and NFPA requirements, and discussed the specific requirements for glass handrails and guards, including the need for laminated glass and compliance with ASTM E2353. Shawn also covered ADA requirements for handrails and ramps, emphasizing that ADA standards differ from building codes and are enforced through lawsuits rather than inspections.

Summary

Shawn Maguire concluded the presentation by reviewing the unique features and benefits of using **HDI Railings**. HDI is a leading manufacturer from their main production facility in Lancaster, Pennsylvania, they build and ship railing systems to job sites throughout the world. Whether private contractors crew or HDI's installation team is performing the installation, the railing system will be ready on time, within specifications, and of the highest quality. HDI emphasizes their products' durability, low maintenance, and sustainability. In response to a question Shawn indicated that manufacturing typically takes 8 weeks after a 3D scan is completed of the railing. He and members of his team are ready to provide resources for architects and designers, including a website with a visualizer, professional tools, and CAD details, to assist with projects in the New York region. His contact information is:

Shawn Maguire

Director of sales



HDI Railing Systems

Mobile 717.381.0830

www.hdirailings.com

2. Adoption of Minutes

The business portion of the meeting started with a short discussion of the internet connection issues that this meeting encountered and to always have Julian Misiurski the Chapter Vice President as co-host with the Chapter Secretary. The September meeting's Agenda was reviewed and the Secretary gave a brief overview of the April 2025 meeting minutes which were screen shared for review and discussion. As there were no comments on the minutes, a motion to adopt the April 2025 meeting minutes was made by Julian Misiurski, seconded by Bryan Zelnick. The June 2025 minutes were unanimously approved.

3. Schedule for Next Meetings

The scheduled dates of the next meetings were reviewed, and it was pointed out that the next two meetings will be virtual and unless there is a schedule change the December meeting is an in-person event. All members are invited to attend will receive invites indicating the location. Therefore, the proposed next meeting dates are;

October 16, 2025, 6:00PM – (Virtual)

November 20, 2025 6:00PM – (Virtual)
December 18, 2025 Holiday Luncheon -TBD
January 22, 2026 6:00PM – (Virtual)

4. AIA Fellowships

At March's meeting this year the chapter discussed having a Bronx chapter member elevated to AIA Fellowship status and that every year there is an annual deadline for any submission to be considered, which is within a few days. Sara Djazayeri the chapter president indicated she would like to apply for next years "class" and to be considered the Chapter must support the application.

In past meetings the chapter had discussed that most of the AIA Fellows have come from the larger chapters, with very few from smaller chapters such as ours. The process of applying and selection can go on for many years with significant efforts and costs. Since the AIA Bronx Chapter originated, it had one (1) Fellow in 1967. This member was Bryan's Zelnick's grandfather, Simon Zelnick. Mr. Zelnick. In addition to being our only Fellow, he reached this status twice.

After discussion, the board decided that it would be very positive for our chapter for her to be elected to fellowship status. Therefore, the Chapter secretary called for a motion to approve Sara Djazayeri's nomination for AIA Fellowship status. Nico Zapata made a motion to support the Nomination and Bryan Zelnick seconded the motion. It was then enthusiastically and unanimously affirmed. They directed the Chapter Secretary to send the recommendation to meet the deadline.

Sara thanked the membership for their help.

However, as Sara started the FAIA application process, she has learned there is a fee of \$450 to apply that it is extremely time consuming and most applicants have assistants helping to document, photograph, edit, etc. In Sara's case, she is doing the entire process independently. Therefore, as president she recommends that the chapter have a **FAIA Committee** to be co-chaired by Bryan which will encourage, and support members, with the goal to have five (5) FAIA Bronx Chapter fellows by 2035.

5. AIA Chapter Accreditation

Bob Esnard began an important AIA Chapter Accreditation discussion. Every four years, each AIA chapter is reviewed by AIA National to be approved as an acceptable chapter. To maintain AIA accreditation, each chapter must document that its members are practicing the profession and at the same time supporting its members. This will be the third time our chapter has applied for this detailed review for AIA Chapter accreditation. We have **always** succeeded in maintaining our accreditation. In summary, the accreditation process will require the chapter Executive Committee, composed of the chapter officers and directors, as well as the Chapter members to review and adopt its activities and services in the next few months. This review includes dues, meetings, minutes, educational development and participation with National AIA in the work and policies.

However, accreditation requirements have changed over the years. Currently, chapters must offer at least four (4) CEU courses each year. In the past, each chapter had to also offer 18 CEU credits and we have an agreement with AIA Westchester to meet the 18 CEU credits by sharing their credit offerings. Although we no longer need 18 credits, we have maintained the CEU credit agreement with the Westchester chapter because it serves both of our chapters well. Occasionally, our members receive invites to Westchester's CEU courses, they suit their individual needs.

Another change is an annual requirement to support members architectural designs. In the past, the chapter participated with other AIA organizations to satisfy this requirement. The chapter joined other boroughs, i.e. Brooklyn-Queens Design Awards, NYS 2024 Design Awards and/or annually showcasing our members. This year members were interested in maximizing their work and members are asked to submit

projects that will be posted and publicized on our website at the end of 2025. This initiative and posting would also account for our National AIA accreditation requirement to support architectural design as well give members the advantage of publicizing their designs on the chapter's website.

Appendix I - AIA Bronx 2025 Bronx Chapter Design Showcase

6. Women and Emerging Architects Committee

Sara Djazayeri introduces Leila Pena and the Woman and Emerging Architects Committee, (**WEA**), Leila updated us on the progress and plans for the committee. Despite hectic schedules, she describes that attendance has increased since the May beginning of the committee which were just Leila and Sara. Currently, 5 students are attending meetings. These students bring enthusiasm and ideas. Their consistent attendance is encouraging.

Leila explained that a meeting at Cooper Union with students is on the calendar to discuss an upcoming November event. In addition, a couple of professionals will be visiting to discuss starting an architectural firm. Moving forward, Leila is looking to create and build a schedule of presenters in the fall. It was pointed out that if the **WEA** committee has any presenters, the presentation could be converted into CEU credit seminar. She asks if any of the chapter members would like to speak, who may be interested in speaking, or has any suggestions to reach out to her at; pena.liela09@gmail.com.

7. AIA Bronx Chapter Morrisania Tour

Our fall tour will focus on the neighborhood of Morrisania on October 25th. Morrisania is one of the oldest and most historic areas in The Bronx, site of the Morris family's historic estate. The family produced two Founding Fathers and were seminal in the history of the United States, as well as playing outsize roles in the politics of both New York and New Jersey. The tour will focus on the historic Morris High School district of Morrisania, specifically on 19th and 20th century row houses. The tour will also focus on German immigration to the area in the 19th century, many German Beer brewers developing their plants in Morrisania at this time. In addition, the recent government redevelopment actives, in terms on zoning and public and private investment that increased residential and business construction and occupancy will be reviewed. Morrisania runs along NY Central Railroad, along the valley and Park Ave spanning from the south Bronx to the north Bronx. Many historic buildings are mixed with residential buildings as well as a tremendous number of industrial buildings. In fact, this is where the famous fire was burning during the Yankees' World Series game, hence the famous line from Howard Cosell "the Bronx is burning", broadcasting pictures of the fire in the Bronx. The tour will start at Morris High School and stop next at historic churches and apartments in the area, including Trinity Episcopal Church.

Appendix II - AIA Bronx Chapter Morrisania Tour

6. DOB – Update

Tony Freda reviewed some initiatives that the DOB has been working on over the last few months. DOB has held several borough industry meetings about standardizing plan submissions. In a short discussions members attended and discussed these sessions. Ken Koons thought that it might be more productive if the architects in each Boro could have in-person discussions with the Boro commissioner and his staff. Members thought that these officials were being discouraged and are only directed to have virtual contact with the industry. Tony indicated that involving the Architects Council due to their quasi-official contacts has occasionally been successful. However, Ken argued for direct engagement

with the Bronx office and we should try and write to reach out to the new Bronx building department commissioner. The members agreed to have Ken draft an introductory email to the Bronx building department, which Sarah would send for a response.

The issues around DOB filing fees and a few specific ongoing issues with DOB regulations were discussed. Tony and Ken shared experiences of excessive fee increases for building alterations, with Ken's mentioning a specific case where a 5'x7' bathroom renovation fee was quoted at \$30,000, which was more money than the renovation work. They also discussed difficulties of upcoming code upgrades focusing on energy efficiency, resiliency, and handicap accessibility requirements. The conversation also covered challenges with ADU (Accessory Dwelling Unit) approvals, where flood zone objections are being raised despite city council passing the legislation, with DEP expressing concerns about sewer capacity. This ADU legislation has **not** been appropriately analyzed in terms of the structural, egress and ventilation requirements so that government regulatory agencies can **practically** and **safely** administer its implementation

7. **New Business**

Reminder to all Members

Members are reminded and encouraged to support this chapter initiative to take advantage of the **AIA Bronx 2025 Bronx Chapter Design Showcase**, publicizing their 2025 work on the chapter's website. The deadline is October 24th, and all completed submissions will be Showcased.

8. **Adjournment**

As no additional new business was presented or issues raised, a motion to adjourn which was unanimously agreed to and the meeting concluded with the that internet issues will be behind us. Finally, a reminder that the next meeting will be virtual on October 16, 2025.

Therefore, the **September 18th, 2025**, meeting ended at **7:43PM**.

II **Next meeting:**

Thursday, November 20, 2025 @ 6:00PM

Virtual - ZOOM meeting link

<https://us02web.zoom.us/j/9948476766>

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Appendix I

AIA Bronx 2025 Bronx Chapter Design Showcase

9/24/2025



Bronx Chapter - 2025 Design Showcase

The Bronx Chapter is celebrating and highlighting the professionalism and sensitivity of Bronx architects' designs. All chapter members are invited to share their high-quality work to spotlight the unique variety of projects from firms of all sizes, ranging from new construction to rehabilitation, in New York City and beyond. These designs all have different goals but are produced with the advantage of being created by Bronx architects.

Submission Details

ELIGIBILITY

Architects must be a member of the Bronx Chapter

However, submissions can be:

- Structure, building or open space,
- Commercial, residential, or public use,
- Located anywhere,
- New, rehabilitated or proposed construction

INFORMATION REQUIRED

1. Designer's name
2. AIA status: AIA, Associates, etc.
3. Firm name (if any)
4. Email address
5. 1 - 3 JPEG images
6. Project's name, description and purpose
7. Project's status: concept, in construction, built, etc.

LIMITATION

One submission per architect or firm.

Only submissions that include **all** the Information Required will be published.

DEADLINE

All submissions must be emailed:

by **5:00PM October 24, 2025**

to besnard@dzco.com & wfctwo@earthlink.net

QUESTIONS

Bob Esnard, AIA

besnard@dzco.com / 917 318 7097

Appendix II

AIA Bronx Chapter Morrisania Tour

AIA Bronx 2025 Morrisania Tour



Morrisania Walking Tour

Course Number: AIA Bx 24

This course is **2 LU|HSWs**.

About this Course

The fall AIA Morrisania walking tour will focus on the neighborhood of Morrisania, one of the oldest and most historic areas in The Bronx, site of the Morris family’s historic estate. The family produced two Founding Fathers and were seminal in the history of the United States, as well as playing outsize roles in the politics of both New York and New Jersey. The tour will focus on the historic Morris High School district of Morrisania, specifically on 19th and 20th century row houses. The tour will start at Morris High School and stop next at historic churches and apartments in the area, including Trinity Episcopal Church. The tour will also focus on German immigration to the area in the 19th century, with a many German Beer brewers developing their plants in Morrisania at this time. In addition, the recent government redevelopment actives, in terms on zoning and public and private investment that increased residential and business construction and occupancy will be reviewed. During the walking tour, the architectural history of the area will be discussed with its profusion of Romanesque, art-deco, and Italianate design. Brutalism will also be discussed, and how it worked successfully the rebuilding of the historic area into a vibrant mixed use neighborhood. The tour group making a stop at the Morrisania Air Rights, a famous NYCHA complex between 161st and 158th Street.

Tour Specifics

Date	Saturday – October 25, 2025
Time	10:00AM – 12:00PM
Start and End	Morris High School 1110 Boston Road, The Bronx, NY 10456
Price	Architect Member \$20 Associate Member \$20 Non-Member \$25
Register	Bob Esnard besnard@dzco.com

The End