



Published by the Bronx Chapter AIA Publications Committee to highlight activities and information of interest to the Practicing Architect.

Newsletter

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March 17, 2022
AIA BRONX CHAPTER MEETING MINUTES

Meeting began at 6:04pm.

Attendees:

Boris Baranovich
Bill Caplan
Ofe Clarke
Sara Djazayeri
Robert Esnard
Antonio Freda
Michael Goldblum
Alvi Rahman Khan
Ken H. Koons, Sr.
Ken A. Koons, Jr.
Robert Markisz
Julian Misiurski
Heidy Ovalle
Matthew Rezkallo

Guest

Kenneth Barry
Business Development Representative
NYC-Long Island-South Carolina
Andersen Windows & Doors

Agenda / Discussion

1. Seminar:

Ken Barry, representative of Andersen Windows & Doors presented a seminar on “Window Installation and Practices”. Ken introduced Anderson Windows development seminar as they discovered that many construction professionals who regularly select their products, do not understand how a window at a construction site is physically installed. The designer has an intellectual understanding of the installation but has never seen windows actually installed or know the necessary physical sequence of steps needed to properly/successfully install windows. The window insulation process starts with;

- 1) specifying a window for the appropriate wall construction,
- 2) designing the necessary details to allow the windows and doors to perform as intended,
- 3) direct or lead the project through the insulation process, and
- 4) identifying appropriate job site practices to minimize negative impacts on project schedules, budgets, and the product’s performance.

Ken illustrated the presentation with slides and answers to frequent questions that he has been asked on how to properly specify a window. A basic issue in window selection is to understand the climate and weather conditions at the site, as well as choosing the appropriate drainage or barrier

water control system. The architect should take leadership of the construction process to assure that any physical deviations at the site are being met by the construction team. Also, coordination with the site personnel and the owner is important to be sure what was detailed and specified is implemented. If there are changes, they should be explained, to be sure all parties understand what the final installation will be. In addition, the architect should document the process, to not have disagreements when the job is finished. Finally, best job practices at the site should always be followed, to assure windows and other manufactured building elements are protected, from other job work activity, that materials are clean and dry, windows are properly fastened to structure, properly shimmed with no bowed jambs, weeps are not blocked at the head and sill, and that backer rods are installed as needed prior to sealant application.

Another basic issue is to be sure wall and windows are properly joined and the fundamental issue of how water is handed will prevent water damage to the window and/or walls. The two ways to handle water are; A) the drainage method or B) barrier method.

- A) When water is denied access, as part of the drainage method it is assumed some water will enter the installation but will allow the water to easily drain to the exterior.
- B) On the other hand, the barrier method prevents the water from entering the wall or window by detailing the wall/windows to be integrated and repel all water.

Ken Barry reviewed the utilization of these two concepts in different wall and window types with several slides.

Ken concluded his presentation with a review of several residential, commercial, and high-rise projects and their unique installation issues. He encouraged Chapter members to contact him for assistance so that he or other members of the design, engineer and construction staff at Anderson windows could be involved to assist on projects. He can be contacted at:

Ken Barry
Andersen Windows & Doors
21 Randolph Avenue
Avenel, New Jersey 07001
Email: Kenneth.barry@andersencorp.com
Tel: 631-740-1792

2. Welcome New Members:

Since February 2022 AIA National added several new members to our Chapter. Two of the new member's that attended our March AIA meeting were:

- Heidi Ovalle attended and was welcomed to the Chapter and encouraged to participate in Chapter activities. It was pointed out that now, approximately 1/3 of the Chapter members are recent graduates. Associates are encouraged to get involved as Emerging Professionals (EP) with the Chapter which can assist them in achieving their State License.
- Alvi Rahman Khan, also a new member had attended "remotely" last month from the other side of the world. Today she looked much less tired, as she was in New York City and not far away with a 12-hour difference in time.

In addition, a member of the New York Chapter also attended.

- Michael Goldblum, was also welcomed, is a Bronx resident and his firm, "Building Studio Architects", is in Manhattan and he is doing significant work in the Bronx. Michael introduced himself and indicated that he would like to participate in his "home" Chapter

and looking to transfer his AIA membership from the New York Chapter to the Bronx Chapter.

3. Sara Djazayeri requested that before we start the business portion of the meeting, reported on an unfortunate development. Our Vice President, Marty Zelnik was very ill. Bryan Zelnik, his son, also a Bronx Chapter member, sent the Chapter an email this morning indicating that his father was not in good health and was “fighting for his life in a Florida Hospital ICU Unit”. Bryan is hoping for the best and requested that the Chapter members keep Marty in their prayers. Sara Djazayeri and Bob Esnard had written Bryan promising to inform Chapter membership, of Marty’s very serious health situation and promised their and the Chapter’s support, prayers, and sincere hopes for a recovery.

4. 2022 AIA Bronx Empowerment Program:

Sara Djazayeri again reviewed the Empowerment Program suggested last year by Ofé Clarke as an effort for the Chapter to assist Bronx resident architectural students. The Scholarship was approved to award two \$1,000 grants to upper year Bronx architectural students from the City College of New York (CCNY). As previously mentioned, the site for an award event on **April 7, 2022, from 6:00-8:00pm** is at:

The Fisher Paykel Showroom
150 East 58th Street, #361
New York, NY 10155
Reservations – Sara Djazayeri

The showroom will provide the studio space and Sara urged members, to sign up if they have not yet done. As the event is free, attendees should reserve their spot as the space can only hold +/- 35. She hoped that this event will allow members, after two years of covid restrictions, to get to see each other as well as meet new members, for the first time. As there will be additional invitations sent out, she also recommended members to send her the names of engineers, and contractors who may have assisted them in the last few years. She will also invite these consultants to the event to have them meet other Chapter members.

5. Proposed Chapter CEU Webinar on Climate Change:

Bill Caplan who authored, “Thwart Climate Change Now”, discussed at the last two meetings the idea and for the Chapter to host a virtual conference to Reduce Carbon in the Environment. Bill’s thought was to produce a free Virtual Seminar during a weekday lunch time for architects. At last month’s meeting, the Chapter supported, the idea for the Chapter to “publicly” make a positive statement to join the world movement for cleaner air and suggest how the construction industry can assist reducing Green House Gases in our country. The Chapter had submitted, and National AIA approved a Bronx Chapter course offering a 1-CEU Credit one-hour seminar, with a date to be selected within the next few months.

There was a short discussion on the technical issues on how to implement this seminar. The hope is to have more people attending the course, than normally attend a Chapter event. Valerie Brown, the AIA Westchester + Hudson Valley Chapter Executive was contacted to see if she and her chapter could help to mechanically and easily produce the invitation registration, the Zoom event, and then register the certificates. The idea is for the Bronx Chapter to produce the event, so that each attendee could automatically register, get acknowledgement of their attendance, participate in the seminar, and receive attendance certificates and/or credit on member transcripts, all done mechanically and in a timely fashion. Sara Djazayeri, Bob Esnard, and Bill Caplan will arrange a

Zoom conference with Valerie to work on details in the next few weeks to hopefully implement and schedule this initiative.

6. The Minutes of February 17, 2021 were attached to the January meeting notices for members to review. A motion to approve the February Minutes was made by Sara Djazayeri, which was seconded by Bob Markisz, and the February 17, 2021, minutes were unanimously approved.

As part of the approval discussion, the Chapter reviewed improving the participation of members. As a rule, over the 1½ hours of a normal meeting there are about 15-25 participants. However, sometimes many do not fully participate or be engaged by the discussions. A suggestion was made to try an alternative approach, where we might go back to a former Chapter practice when we had a meeting or a significant portion of the meeting first, and the seminar second. It was agreed to perhaps try at a future meeting, for first 30 minutes have the meeting, then schedule the seminar to see if participation and/or member interest improves.

7. Next Meeting Dates:

The next meeting dates will continue to be virtual as Members do not feel comfortable or safe, to participate in-person restaurant meetings at this time. Therefore, the Chapter meetings through June will continue to be virtual, and held at 6:00pm on:

April 21, 2022	at 6:00pm
May 19, 2022	at 6:00pm
June 16, 2022	at 6:00pm
September 15, 2022	at 6:00pm (Perhaps in-person)

8. AIA National Component Accreditation - Checklist for 2022:

Bob Esnard reminded the Chapter that all AIA Chapters will go through a “formal accreditation review” to supplement last year’s review, which required each Chapter be Accredited through a shortened “Checklist Review”. Starting in late spring and summer, the Chapter will participate in a much more involved submission and process to be re-accredited. It is hoped that more members will participate, making the effort less burdensome on Chapter officers in organizing the submission and responding to National AIA Questions.

9. DOB Update:

Tony Freda was unable to attend the meeting tonight. However, one big concern for Chapter members was who will be the new DOB Commissioner. The new Mayor, Eric Adams, has been slow in selecting his new commissioners. However, in the last few weeks there has been strong signals of movement by the mayor’s transition team. They are indicating that the mayor is planning on replacing the current DOB Commissioner, Melanie E. LaRocca by assigning her to a different agency. It is rumored that the transition team is looking to appoint a commissioner, with construction background and possibly a licensed Architect or Engineer. The Chapter is hopeful that this occurs and can bring the DOB process back to a more reasonable, practicable and personal level, to make a significant communication impact on the practice of architecture in NYC.

10. Chapter Committees:

AIA New York State

Julian Misiurski, the Bronx Chapter Director, attended a virtual meeting of AIA NYS Chapter Director representatives. Several items were discussed, and he summarized them briefly in an outline agenda (Appendix I page 10). The highlights were:

- The State Association, despite Covid issues, has operated with a surplus in its budget.

- Individual Membership was discussed, and the Bronx Chapter was highlighted as one Chapter that is receiving, over the last few years, new associate members. In the months of 2022, we had four members added and three of the four have attended a meeting. These new associate members were mentioned and welcomed in last months' meeting and minutes.
- However, the most significant point of the meeting for Julian, was a discussion of projects for each Chapter that the State has/will supported, for each Chapter. The Bronx Project, proposed in 2005 was the "The South Bronx Greenway Project" (Appendix II – page 11), was to provide a continuous bicycle and pedestrian trail along the waterfront whenever possible. Included in this concept was developing a pedestrian/bike path from Hunts Point to Randall's Island. Although Julian was not familiar with project, he thought it was an interesting idea and wanted to know if any of the older Chapter members were familiar with this Greenway Proposal. It seems that it was not a Bronx Chapter initiative, but an idea advanced and supported by community leaders and South Bronx community boards to provide green in neighborhoods where they were necessary, as well as, creating more open space to improve life for the Bronx Community. Chapter members were interested and supportive of the idea. Michael Goldblum although not familiar with the effort, suggested names of two community leaders who he thought might know about this incentive and may be interested in these Bronx open space ideas, Michael suggested we contact them to see their interest and/or get more information.

Julian concluded with a discussion on Emerging Professions (EP) statewide and that one of our Chapter Directors, Ofé Clarke, who is a Vice President of the State Association, was specifically mentioned and complimented during the state meeting.

Emerging Professionals:

As a result of Julian Misiurski discussion on the NYS-EP activities the Chapters, Ofé Clarke reported on her and the State EP activities statewide. She was asked if new Chapter associates could participate. Ofé indicated that, an AIA associate or anyone that graduated from Architectural School and is not licensed, could be EP member. There is no registration, and any associate can simply volunteer to participate. She indicated that in the last year or two, AIA NYS instead of simply meeting with each Chapter's EP representative, opened the meetings and activities up to all members. The concept is to involve as many associates as possible. They have started to regularly schedule Podcasts throughout the year. The podcasts take place during the work week, usually midday and have speakers and seminars discussing important subjects to beginning architects. The next podcast, which is open to all Bronx Chapter Associates will be Friday April 8, 2022 and would probably be at lunch time. She will develop a paragraph to include in the minutes and a day or so before the podcast, the Chapter will email all Chapter members the sign in information, exact time, and subject of the Podcast. Ofé urged all members to participate, come with questions, and looks forward to meeting the new members as well.

11. New Business

As no new business was raised, the meeting ended at 7:39pm.

IV. Next Meeting:

Due to the continuing health crisis the next meeting will again be Virtual on:

Thursday April 21, 2022,

at 6:00PM

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Appendix I

AIA NYS - “Highlights – Julian Misiurski, Director

AIANYS

AIANYS Meeting Held on 3/15/22 9:00am to 12:00pm

Highlights

1. AIANYS reported a surplus of \$599,029 for period ending 12/31/2021
2. Membership - The Bronx Chapter increased by 4 Associate Architects
3. Emerging Professionals - 1 podcast created (Ofe Clarke noted as being involved)
4. Livable & Sustainable Projects
 - Guide to NYS Livable & Sustainable Communities
 - Included projects from each chapter in the AIANYS
 - To incorporate design elements and promote livable, sustainable communities, such as mixed-use neighborhoods, sustainable buildings, green/open spaces and urban centers
 - The Bronx project was “The South Bronx Greenway Project”
 - A project that proposed a continuous bicycle and pedestrian trail along Hunt’s Point waterfront to Randalls Island.

5. Strategic Planning Initiatives

Education

- Conducting various courses/webinars for continuing credit
- Business practices, small firm symposiums, budding code webinars, safety assessment

Advocacy Efforts

- Lobbying
- Creating environments for architects to succeed
- Climate change
- Promote architects as trusted resources to be on boards, etc.

Business

- Infrastructure
- Liability Reform
- EDI & K-12 outreach (School presentations)

Climate Change Initiatives

- Will hold a May meeting workshop
6. Governance
 - Relationships with chapters to enhance relevance
 - Meeting with chapters
 - Meetings with chapter boards
 - Leadership Training & development
 - Develop best practices & Governance structure of the AIANYS

 7. East Coast Green Conference - 2 Days (Held with Pennsylvania and New Jersey)
 - Friday April 22nd - 9:30 to 5:30
 - Saturday April 23rd - 9:30 to 5:30

 8. Executive Committee Governance Review Task Force
 - Review of current By-laws
 - Balanced Board

 9. Extract of Membership numbers chart on next page.

Appendix II

AIA NYS – Projects

“The South Bronx Greenway Project”

The attached is only for the project.

For the full report with all the projects listed described see link:

[LiveableSustainable 08 final\[38668\].pdf](#)

Guide to New York State Livable and Sustainable Communities



AIA New York State

Guide to New York State Livable and Sustainable Communities

AIA New York State, Inc., (AIANYS) an organization of the American Institute of Architects, was awarded a grant by AIA National to develop this publication to assist New York State's municipalities in the development of livable and sustainable communities. This grant was awarded as part of AIA's nationwide "Blueprint for America: A Gift to the Nation" program, created to mark the 150th anniversary of The American Institute of Architects.

This guide features one project from each of the chapters of AIANYS. Each project incorporates design elements that promote livable, sustainable communities, such as mixed use neighborhoods with walkable destinations, sustainable buildings, green/open spaces, and urban centers.

The need for this guide emerged from the 2006 AIANYS Spring Symposium, "One New York State: Urban Policy and Regional Design." Elected officials participated in a panel discussion and identified issues that are most important and most pressing to them. These issues included: passing New York State's historic tax credit bill; advocating for a consistent policy for the state's cities; lobbying for repeal of the Wick's Law, which requires separate construction contracts for each trade on a public project; assisting cities with zoning and code changes, for example to allow residential use over retail stores; advocating for affordable housing legislation; and advocating for initiatives that will improve the quality of schools. Since then, AIANYS has been working with the legislature to move forward the legislative agenda on many of these issues.

As of 2008, two Green Construction bills, the state green building construction act and the green residential building grant program, passed both houses and were signed into law by Governor Paterson. The Historic Preservation Tax Credit and Smart Growth/Livable Communities passed both houses, but were sent back to the legislature for further review. Wick's Law reform went into effect July 1, 2008 with increased dollar amount thresholds.

Throughout this booklet you will see that architects engage in civic life, advocate for community enhancement and sustainable use of resources, protect our historic properties, and engage in urban and regional design.

The booklet represents an opportunity to begin to affect change in the general culture regarding urban sprawl versus Smart Growth and the preservation/revitalization of older urban or town centers. It is our hope that this booklet will be a practical guide to planning livable, sustainable communities throughout New York State.

Terrence E. O'Neal, AIA, New York Regional Director
Editor

Special thanks to:

Orlando T. Maione, AIA, AIANYS AIA 150 Champion
Edward Farrell, Executive Director, AIANYS
Stephanie Quirini, Director of Communications, AIANYS



Many thanks to the following people for helping put this book together:

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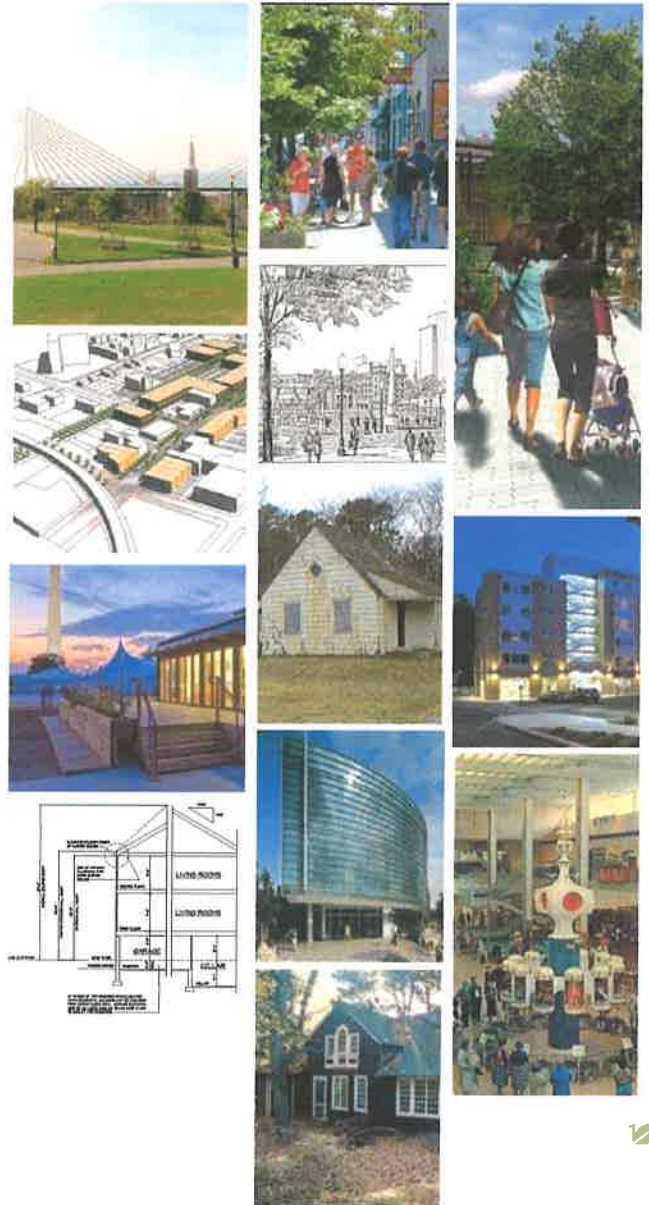
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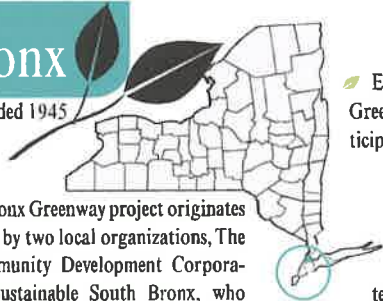


Cover image: Proposed view of 3rd Avenue, Brooklyn, NY (see page 5).



AIA Bronx

Founded 1945



The South Bronx Greenway project originates from efforts by two local organizations, The Point Community Development Corporation and Sustainable South Bronx, who sought to improve the quality of life within their community and proposed a continuous bicycle and pedestrian trail along the Hunts Point waterfront with a connection to Randall's Island. In 2005, the Mayor's office released the Hunts Point Vision Plan that set the stage for implementing a South Bronx Greenway by identifying this initiative as one of its primary goals. The proposed waterfront greenway will provide some of the first waterfront access to the South Bronx, connect to the City's existing and proposed greenway projects, create alternative means of transportation, improve air quality, and provide opportunities for compatible economic development. The Greenway will result in quality of life improvements for businesses and residents alike and demonstrate that industry and community can coexist through careful planning and design.

Guiding Principles

When it is built, the South Bronx Greenway will:

- Support Safe Connections: Create safe connections that promote a network linking people to places.
- Foster Community Economic Development: Create a Greenway that generates economic benefit and improves the quality of life.
- Improve Environmental Quality: Create a Greenway that promotes a restorative and sustainable environment.
- Promote Urban Health: Create a Greenway that nurtures physical interaction and well-being.

Encourage Long-Term Stewardship: Create a Greenway that encourages community-based participation in its management and maintenance.

Goals

In creating the Greenway plan, the project team was tasked with:

- Creating a continuous, safe path and bikeway along the waterfront
- Identifying appropriate sites for waterfront access
- Identifying an appropriate inland route where waterfront access is not feasible
- Integrating commuter bikeway needs and connectivity to the greenway system
- Identifying streetscaping and other design improvements that reduce conflict
- Improving air quality and water quality
- Utilizing a comprehensive planning process
- Creating a phasing plan
- Developing creative solutions for stewardship

Creating a South Bronx Greenway is not without its challenges. The project area is isolated from much of the Bronx's dense residential communities by the Bruckner Expressway and the Amtrak rail corridor, but within the peninsula there are pockets of vibrant residential neighborhoods and Hunts Point is a thriving industrial hub. The Hunts Point and Port Morris waterfronts lie within manufacturing districts and much of the waterfront is developed for industrial uses.

Although the complete vision of the South Bronx Greenway may take ten or more years to realize, it is significant that the first 6.9 miles of green streets and 4.7 acres of waterfront

can be operational by the year 2010 with funding already in place to commence several short term projects. Concurrent projects being undertaken by NYC DPR and NYC DOT are scheduled to be completed on or before that date. Taken together, these will result in 6 miles of green streets, and 9 acres of waterfront parkland within the near term.

Greenway Route

A safe and integrated network of streets and waterfront linkages is essential to the Greenway. The proposed connections create a series of loops of various lengths that offer users a choice based on their available time and level of physical ability. The routes travel along streets, easements and in the water to provide direct access to the waterfront from a variety of locations. These points of origin or destination include mass transit subway and bus stops, employment centers, and residential neighborhoods as well as significant cultural and educational destinations. Equally important is to establish connections to recreational facilities both within Hunts Point and immediately outside of the project limits. The network of streets are identified as greenstreets and 1.5 mile of waterfront perimeter as riverwalks.





HUNTS POINT LANDING

Hunts Point Avenue terminates at the confluence of the Bronx and East Rivers. Land use changes have altered the original diagonal street alignment, however, Hunts Point Landing is an appropriately named new waterfront destination recalling this historic connection to Hunts Point Avenue. Though it is a mapped roadway, it carries no traffic after the entrance to the Fulton Fish Market which occurs within the first 200 feet of its 825-foot length. Hunts Point Landing can be transformed into a 1.5 acre waterfront destination that will provide a variety of community activities and a diverse waterfront experience.

Today - Hunts Point Landing



Tomorrow - Hunts Point Landing

RANDALL'S ISLAND CONNECTION

Currently there is no easily accessible pedestrian or bicycle connection to Randall's Island from the South Bronx. The primary purpose of the Randall's Island Connection is to provide a safe, convenient and attractive connection between the South Bronx and Randall's Island. Due to the fact that it could serve as a regional greenway connector, the shared bicycle/pedestrian path is recommended to be wider than elsewhere along the South Bronx Greenway. The corridor is viewed as a place to move through at different speeds (walking, running, blading and cycling) and is not considered a place to linger, picnic or gather.



Today - Port Morris



Tomorrow - Port Morris pedestrian/bicycle path to connect to Randall's Island

Credits: AMT/CEOC