



**Volume 8, 2022**  
September 15, 2022  
Publication Committee  
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Published by the Bronx Chapter AIA Publications Committee to highlight activities and information of interest to the Practicing Architect.

**\*Newsletter**

<u>Contents</u>	<u>Page</u>
I Current Activities:	
• Chapter Virtual Meeting Minutes of September 15, 2022	
II Related Articles and Education Opportunities:	
• Northwest Bronx Tour – 2 CEU Credits October 22, 2022 10:00am to 12:00pm DeWitt Clinton High School 100 W. Mosholu Parkway Bronx, NY 10468 Register: <a href="mailto:besnard@dzco.com">besnard@dzco.com</a>	
• AIA Conference on Architecture 2023 San Francisco, CA June 7-10, 2023	
III Next Chapter Meeting is Virtual Thursday, October 20, 2022, at 6:00pm	7
IV Appendix	8



September 15, 2022  
AIA BRONX CHAPTER MEETING MINUTES

Meeting began at 6:05pm.

Attendees:

Bill Caplan  
Sara Djazayeri  
Robert Esnard  
Antonio Freda  
Ken H. Koons, Sr.  
Ken A. Koons, Jr.  
Robert Markisz  
Julian Misiurski  
Matthew Rezkallo  
Bryan Zelnik

Guest

Toni Germie  
Architectural & Design Representative  
Benjamin Moore & Co.  
Long Island, Bronx & Westchester

Agenda / Discussion

1. Seminar:

Toni Germie, Architectural & Design Representative of Benjamin Moore & Co., presented a seminar on “Paint Technology: Chemistry & Performance” discussing; the function of the components of paints, distinguishing the different aesthetic/functional features of finishes, describing how a manufactures representative can assist in the preparation of specifications and to explain the benefits of current paint technology. Toni illustrated the seminar with slides and a running commentary. She emphasized the importance of understanding paint technology and how paint is created both will help the architect to effectively use paint.

Basically, paint is a chemical mix composed of basic ingredients-pigment (solids), a resin (binder), a liquid (wet ingredient), and additives (special characteristics). The paint liquid is a mix of chemicals that when applied, uses pigments to hide a surface, provide a color, and finally protect the surface painted. Most paints have a chemical Titanium Dioxide (TiO<sub>2</sub>) in them which primarily provides opacity and to give color to hide what’s underneath. The more TiO<sub>2</sub>, the easier the paint covers a surface and color. Resins hold the pigments of the paint together which can be made from;

**Latex**, known as water based,  
or  
**Alkyne**, known as oil based.

**Latex** has advantages of adhesion and is UV resistant and durable. However, **Alkyne** produces a solid surface, and penetrates into the painted surface.

However, depending on the type of use, both types of water and oil paints can be used for interior or exterior surfaces, with latex drying faster in approximately a few hours, with low VOL's, verses oil base which can take a day more or less to dry with high VOL's.

Toni described the basic difference of a Gloss, Sheen, and Flat paint finish. Gloss reflects more light, is durable although showing surface defects and imperfections. Sheen finish diffuses light (usually preferred for ceilings), hides surface imperfections and is easy to touch up. Flat paint reflects light the least as the pigment is exposed making the paint least durable.

Toni Germie concluded a summary of the Benjamin Moore Company which was founded in 1883. Its operations are unique among paint companies, as Benjamin Moore manufactures and produces all the components of this product in their plants. Finally, Toni after a question-and-answer period volunteered to assist members picking the appropriate paint for projects by reviewing environmental conditions, performance expectations as well as developing the required specifications/certifications, and describing the cost implications in member projects. Toni welcomes all questions and can be reached at:

Benjamin Moore  
Toni Germie  
Architect and Design Representative  
Long Island, Bronx and Westchester County  
Tel: 516-316-7928

2. Adoption of the July Minutes:

The July 21, 2022 meeting was an unusual "Strategy" Chapter meeting to review and to discuss meeting the needs of associate members as well as, facilitate their involvement in Chapter activities. At the meeting associates highlighted their issue of time conflicting with family life, working full time and studying for the license exam. The meeting went over alternatives of how the Chapter could assist them. The ideas resulted in an approach for the Chapter to assist associate members preparing for the exam. The Meeting Minutes attached to the September meeting notices included all these discussions. They were unanimously accepted with Sara Djazayeri making and Julien Misiurski seconding the motion.

3. Next Meeting Dates:

The Chapter secretary discussed how this fall has been harder to secure meeting sponsors for the Chapter to guarantee a CEU seminar discussion for each monthly meeting. Sponsors are tending to “opt” for in-person meetings and seminars rather than virtual meetings. This change seems to be the result of the Covid health issues becoming of less concern, combined with the architectural construction industry becoming a more in-person activity. The manufacturers and suppliers of architectural products seem more and more to prefer presenting their products and seminars in person. However, our Chapters’ virtual meetings have increased meeting attendance, as it is easier for members to attend from wherever they are, whether at work, at home or traveling. A short discussion resulted, with members agreeing, that for the time being, the Chapter will generally continue meeting virtually and perhaps try an in-person “gathering” to physically meet to see if physical attendance will be strong after two years of virtual meetings. With that idea in mind, Sara Djazayeri suggested the December meeting date should be scheduled as a “luncheon informal” holiday meeting. The Chapter gathering will not have a seminar to encourage in-person and personal interaction of Chapter members. Therefore, it was agreed the Chapter with the exception of December will continue to be virtual with next scheduled meetings on:

November 17, 2022	at	6:00pm	Virtual
December 15, 2022	at	12:00pm	(In-person Holiday Luncheon)
January 19, 2023	at	6:00pm	Virtual

4. DOB – Commissioner Eric Ulrich

Michael Goldblum was attending a memorial event and to participate in the September Chapter meeting, requested to be able to speak at the beginning of the agenda.

Michael reported that, Sara Djazayeri and he on behalf of the Bronx Chapter, attended a major meeting sponsored by the new DOB Commissioner Eric Ulrich, to “kick off” a 90-day Commission the day before this Chapter meeting. The Commissioner requested that the construction industry work with DOB to review DOB operations and processing issues. Earlier this spring, our President Sara Djazayeri had received an invitation from the Commissioner to attend a meeting of all AIA NYC Chapter Presidents where the Commissioner proposed this quick “Commission” idea, to take a short 90 days. His thoughts were to have an open discussion, quickly outline problems and then suggest possible solutions to improve DOB’s interaction with the construction industry. Michael reported on this first Commission meeting which the Mayor attended, highlighting the importance of the meeting. The gathering included DOB staff, industry representatives and AIA Chapters. There were approximately four hundred people attending to start this 90-day review process. The participants were divided and organized into small groups, to tackle specific complex issues and subjects that were outlined in a handout to the attendees.

(Appendix A – DOB Commission)

Michael and Sara indicated that if Chapter members had any issues/problems concerning DOB processing that they would like addressed, they should reach out/send an email to her with their thoughts. The hope is with the mayors' involvement, perhaps this new short effort; some changes could be developed, improving how the industry interfaces with DOB. The past two years of Covid saw the elimination of all in-person DOB contact. The current virtual interaction puts a tremendous strain on how everything was/is done at DOB. Sara had promised that any ideas she receives would be promptly forwarded to the appropriate committee for consideration. Members are hoping for the best!

#### 5. A New Chapter Initiative

Michael Goldblum then discussed the results of an initiative that was discussed in the May and approved at the June Chapter meeting to improve the Chapter Visibility by expanding its' efforts with CCNY's Architectural School by, having an "actual" Bronx government project that is scheduled to be built by the city, become a "studio course" at the Architectural School. Michaels' idea was to involve the NYC Design Development Agency (DDC), CCNY students and the Bronx Chapter as part of the studio class reviewing student solutions. The goal will be to, at the end of the term, select one or possibly two of the best designs. The city agency DDC could then include the student designs to be reviewed by the project development team, allowing the agency hopefully to benefit from the student's work. The hope would be to improve the actual design, to ultimately create a building that is well designed; sympathetic/relevant to the community it is to be built in. The CCNY and DDC have accepted this concept and in the next few weeks, DDC will choose a public project for a third/fourth-year design studio in spring 2023 term. CCNY chose Laura Weiner AIA, a teacher/studio leader, to work out the program and specifics to implement the studio. The initiative was discussed and well received by membership. It is hoped that it will ensure a successful initiative for the Chapter's visibility while at the same time help improve a public project, while assisting students to learn from an actual architectural experience.

In conclusion, Michael had two questions for the Chapter:

- Should the Chapter give a cash award to the student design selected to recognize and reward the student's effort helping with his/her educational costs?
- Are there any Chapter associates/members who would volunteer to assist in this initiative?

#### 6. Strategy Discussion

As briefly reviewed when the July minutes were approved, the July meeting resulted in a resolution to assist/involve associates by reaching out to the all NYAIA Chapters to see if we could join with them to assist Bronx associates. Therefore, the Chapter President, Sara Djazayeri wrote to the five plus Westchester + Hudson Valley AIA Chapters, about their educational programs to assist associates studying for the licensing exam. Most Chapters

responded, however, the Queens Chapter quickly and specifically encouraged Bronx Associates, by welcoming them to join Queen's study group. Since receiving this letter, Sara sent a note to Bronx Chapter associates asking for volunteers who are interested, to contact her. Sara's goal was to have our associates participate as a group to be more effective, not only in relating to the Queens Chapter, but any other invitations that could help/encourage Bronx AIA associates, overcome learning hurdles and/or some of the psychological barriers and pressures that the licensing exam creates.  
(Appendix B - Queens Chapter Letter)

To date, there have been three associates, Alvi Rahman Khan, Jerin Lisha and Linda P. Infante, who have responded. It is hoped that more associates who attended the July meeting, can join the effort, that will not only help each other, but the members in other Chapters who are working to make this licensing process as successful as possible for all participants.

## 7. Chapter Committees

- Chapter Tour

Bob Esnard reported that the Fall Tour, titled "Northwest Bronx" had been certified by National AIA two weeks ago. The Tour is worth 2 CEU credits, and will take place on October 24<sup>th</sup>, at 10:00am to 12:00pm. The idea is to continue the Bronx Chapter's exploration of the Northern portion of the Grand Concourse. Julian Misiurski, as the registered architect for the Tour will be joined by Roger McCormick of the Bronx County Historical Society who will lead the presentation. Roger and Julian are doing their second Tour together. It will focus on the work of Architect William H. Gompert, who designed many high schools in the city and the residential architecture of the Grand Concourse, composed of semi-fireproof masonry bearing wall buildings. It will conclude by viewing Tracy Towers, a Paul Rudolf, Mitchell-Lama middle income high rise residential building. The Tour will start and end at DeWitt Clinton High School at Mosholu Parkway.  
(Appendix C – Tour Details)

- Preservation of a Scarsdale Modern Residence

In 1949 Simon Zelnik, FAIA a Charter member of the Bronx Chapter, the father of our recently passed, Chapter Vice President Martin Zelnik and the grandfather of member Bryan Zelnik, designed a wonderful modern residential building at 78 Birchall Road, Scarsdale, NY. In mid-June, the residents of the surrounding community of the building contacted Bryan Zelnik to assist in saving it from demolition and to be replaced by two new residential homes. Bryan discussed this at the July meeting. He summarized his efforts in responding to the "demolition threat" with a very complete and professional defense of the building that included highlighting his grandfather's accomplishments, reputation, and architectural design. The Chapter unanimously voted to send a letter of support in the next few days. As next Tuesday, September 20<sup>th</sup> is the final meeting of the "Committee for the Historic Restoration" of Scarsdale on whether to allow the building to be demolished or not. Bryan and a few chapter members will contact the Westchester

Hudson Valley Chapter, to also request that they indicate their support to save this significant Westchester building.

#### 8. New Business

- Sara Djazayeri brought up an item for Chapter consideration as a possible future initiative. Sara this fall semester, will be a studio leader for a third-year design class at Pratt Institute. She found many students from the Bronx, as well as many women students at Pratt who are interested in the Bronx Chapter and willing to be involved in assisting and/or joining AIA efforts. The suggestion made was for them as Bronx residents, if they could be part of the Bronx Chapter award program. She questioned, perhaps the Chapter could support another Bronx Architectural student award, but this time for a Pratt student.
- This new award discussion reminded the members, that the Chapter has a commitment to continue with our last year's effort to provide Bronx student awards at City College this spring. It is hoped that members will again be involved and participate as many did last fall. It was a wonderful event that honored two third year student's efforts and publicly congratulated and also assisted them financially with a cash award.

The meeting ended at 8:50pm.

#### III. Next Meeting:

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

**Thursday October 20, 2022**

**IV Appendix**

<u>ITEM</u>	<u>PAGE</u>
<b>Appendix A - Appendix A – DOB Commission</b>	9
<b>Appendix B - Queens Chapter Letter</b>	10
<b>Appendix C - Appendix III – Tour Details</b>	11

# Appendix A

## DOB Commission



### Adams Commission: A Blueprint for a Better Buildings Department 90-Day Commission

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The New York City Department of Buildings (the “Department”) has convened a 90-day Commission (Commission) to be composed of members from the construction, real estate, labor, architectural, and engineering communities, public offices, and other interested stakeholders in order to facilitate specialized sub-committees that will recommend improvements to areas such as plan examination, permitting, inspections, enforcement, audit programs, digital information, and sustainability enhancements.

#### TIME COMMITMENT

Participants are expected to be available to attend all meetings and respond to email requests from Department of Buildings representatives. Participation work is on a volunteer basis. The Department cannot provide any compensation for work or travel.

#### SUB-COMMITTEE STRUCTURE

1. Plan Exam Review vs. No Plan Exam Required
2. Permitting Process
3. Development Process (includes Certificate of Occupancy)
4. Enforcement Operations (includes Issuances (SWOs, corrections, vacates) and Rescissions (SWOs, vacates))
5. Licensing
6. Violation Correction Process (includes Certificate of Correction)
7. Emergency Responses & Complaint Response
8. Maintenance & Periodic Reporting; Tenant Safety & Preventative Responses
9. Small Businesses & Small Properties
10. Audits & Professional Certification Program; 3rd Form of Filing
11. DOBNOW; Digital Processes & Digital Information
12. Sustainability

## Appendix B

### Queens Chapter Letter

From: **AIA Queens** <[aiaqueenschapter@gmail.com](mailto:aiaqueenschapter@gmail.com)>

Date: Fri, Sep 16, 2022 at 10:29 PM

Subject: Re: FW: President AIA Bronx- AIA ASSOCIATES/LICENSING

To: Gino Longo <[ginojr.longoaia@gmail.com](mailto:ginojr.longoaia@gmail.com)>

CC: Sara Jazayeri <[sara@studio360s.com](mailto:sara@studio360s.com)>, Frank Quatela <[Frank@quatela-architects.com](mailto:Frank@quatela-architects.com)>, Bob Esnard <[BEsnard@dzco.com](mailto:BEsnard@dzco.com)>, Christopher Fagan <[cfagan.arch@gmail.com](mailto:cfagan.arch@gmail.com)>

Hi All,

As Gino mentioned, we would welcome a time to chat to answer any other questions and give us a chance to identify opportunities for collaboration. I am sharing below the link to the Zoom registration for upcoming ARE Virtual Study Sessions. Please share with your EP members and anyone going through their licensure journey. We will also continue to tag AIA Bronx in upcoming social media posts to share. We all have a common goal of cultivating the next generation of Architects and welcome your collaboration in outreach, engagement, and participation.

Register in advance for this meeting:

[https://us02web.zoom.us/meeting/register/tZltceipqTssH9S-fdXMwAwBjyHWZC\\_wDLNU](https://us02web.zoom.us/meeting/register/tZltceipqTssH9S-fdXMwAwBjyHWZC_wDLNU)

After registering, you will receive a confirmation email containing information about joining the meeting.

I have also copied Christopher Fagan, our current QEPA Committee Chair who also serves as the AIANYS Representative to the Young Architects Forum.

Wishing you good health through all this,



Ruben Ramales, Assoc. AIA, NOMA

AIA Queens Chapter Executive Director

(347)840-0698

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On Fri, Sep 16, 2022 at 11:05 AM Gino Longo <[ginojr.longoaia@gmail.com](mailto:ginojr.longoaia@gmail.com)> wrote:

Hi Sara, all;

Great hearing from you.

The AIA Queens EP committee started these ARE review sessions a week before the Covid lock downs. Since then, they have been all virtual via Zoom.

Each session begins with a brief presentation on the topic or ARE section, followed by questions which are individually reviewed after everyone gets a chance to answer. Presenters are typically EP members who are in the process of taking their exams, which opens up good dialogue and study material sharing amongst peers. We've also had people such as Ben Norkin; creator of Hyperfine and I believe recently the creators of desk crits as presenters.

We'd love to collaborate with you and your chapter for these study sessions. Typically, the more attendees, the better the discussion. It's always great to get new ideas on how these sessions are structured and potential for how they can evolve.

I think it would be beneficial to set up a time for a zoom meeting so we can talk more.

-Gino

# Appendix C

## Tour Details

### Walking Tour of Northwest Bronx: Oct 22, 2022:

#### The Tour AIA BX 11 – 2 CEU: Section Code - 1

#### Tour - Northwest Bronx

Course Number - AIA BX 11

Session Code – 1

Session At a Glance

This session is Public

#### Description

The AIA and The Bronx County Historical Society will lead a walking tour of the Northwest Bronx neighborhood to review the architecture of its schools, housing, retail, and parks. The tour will begin at Dewitt Clinton High School on Mosholu Parkway, a major East/West Park Greenway, making stops at Lehman College, the Bronx High School of Science, the Fordham Business Center, the Edgar Allan Poe Cottage, and the upper Grand Concourse. Highlighted will be the impact of the “Garden City” and “City Beautiful” Movements in this portion of this successful mixed-use neighborhood. With the Bronx growing quickly after the WWI and the development of the IRT Jerome elevated Line and later the 1930’s the IND subway Line (Concourse Line), both fostered public and private development on and around the Grand Concourse area, on Fordham Road, the historic business center of the Bronx, and north to the Mosholu Parkway. The tour will focus on the work of the Architect William H. Gompert; who designed many high schools in the city. Dewitt Clinton High School, completed in 1929 in the Lombard Romanesque style, is one of Gompert’s most admired for its siting, open play areas, landscaping, and architecture. The group will then stop at the Bronx High School of Science to review the architecture and history of one of the Bronx’s new schools, then move to the Gothic and Modern architecture found at Lehman College. As the tour proceeds, the architectural history of apartment buildings in the area will be examined, with a particular focus on Art-Deco buildings and The Bronx’s apartment building boom between the 1920’s to today while discussing building regulations and the old and current zoning and life safety code and egress requirements. The group will proceed to Fordham Road and discuss the history of the commercial heart of The Bronx. Next, the group will walk north on the Grand Concourse to Edgar Allan Poe Cottage, the last permanent home of the famed American writer, a historic jewel of the borough, built in 1812 and the last example of a 19th century clapboard farmhouse, one of several that dotted Fordham village in the 19th century, but the last of its kind today. Included will be specific information about the design/construction of school buildings, parks, and the architecture as the neighborhoods evolved. The upper Grand Concourse residential buildings focusing on “luxury” Art-Deco designs as well as the many middle income apartment buildings, almost all constructed as semi fireproof masonry 5-6 story high elevator building. The tour will conclude as the AIA group will explore architect Paul Rudolph’s reinforced concrete high-rise modern building, the Tracey Towers, adjacent to Mosholu Parkway and Dewitt Clinton High School.

- Date and Time
  - This session **starts on Oct 22, 2022**  
This session **ends on Oct 22, 2022**  
This session **starts at 10:00 AM ET (UTC -5) Eastern Time**  
This session **ends at 12:00 PM ET (UTC -5) Eastern Time**
- Location
  - This session will be held at:  
DeWitt Clinton H.S.  
100 West Mosholu Parkway South,  
Bronx, NY 10468  
UNITED STATES
- Price
  - Architect member **\$20**  
Associate member **\$20**  
Non-member **\$30**
- Session Delivery Type
  - This course is an **In-person**
  - Session Capacity20
- Special Instructions
  - Tour will start and end at; DeWitt Clinton H.S. (Please wear comfortable shoes)
- Session Contact
  - Bob Esnard 917 318 7097 besnard@dzco.com

The End