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Highlighting activities and information of interest to the Practicing Architect

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I Current Activities



April 18, 2024
AIA BRONX CHAPTER MEETING MINUTES

Bob Esnard calls to order the virtual meeting at 6:02PM.

Attendees:

Boris Baranovich
Sara Djazayeri
Robert Esnard
Antonio Freda
Nicholas Friedman
Linda Infante
Ken A. Koons, Jr.
Ken H. Koons, Sr.
Jerin Lisha
Julian Misiurski
Robert Markisz
Matthew Rezkallo
Bryan Zelnik
Nico Zapata

Guest:

Peter Restivo
J+J Flooring LLC
Sales Representative
o: 800.241.4586 x57978
m: +16314593142

Agenda / Discussion

1. Seminar Presentation: J+J Flooring

Peter Restivo, Sales Representative of J+J Flooring LLC, presented a seminar titled, “**Strategies for Returning to Work in Commercial Spaces**”. As there were some technical issues with the internet connection, the chapter secretary handled the slide presentation with Peter providing the audio from his cellphone. Despite the technical issues, the team persevered and initiated a dialogue and presentation of the seminar.

Peter reviewed the history of his company which was created recently in 2010 by Mr. Shaw, a 92 year old successful businessman, who had many year prior, created a major flooring company in his name, which was bought out by investors. Mr. Shaw worked in his former company for 10 years after the sale and when his “no compete” clause was over, left the company and created J+J Flooring LLC, which is currently the largest floor manufacturing facility in Georgia, the USA capital of flooring companies. From his plant they distribute flooring products all over the world.

Peter then began the seminar outlining how floors can be safe or dangerous depending on their use, as well as selection. The flooring objective of the seminar is to focus on the design, science, codes and facts to select the appropriate flooring for specific uses and building types.

The Learning Objectives are to:

- Explain back to work strategies in various commercial uses.
- Assess ways to achieve better infection control by selecting appropriate flooring.
- Fully understand the proper way to sanitize various floor coverings.
- Be able to successfully suggest workflow or path finding techniques, in order to achieve appropriate social distancing guidelines.

Peter Restivo discussed the importance of effective flooring strategies to prevent the spread of infection. He explained that contaminants can enter a room environment via footwear, and that soft surface flooring can prevent the redistribution of these contaminants into the air. He also noted that hard surface flooring can contribute to the spread of pathogens and emphasized the significance of the breathing zone, which is within a 10-inch radius of a person's nose and mouth, and how choice of flooring can impact air quality in this area.

The challenges of particle suspension on different surfaces were described, highlighting that soft surfaces retain particles longer and are more conducive to infection transmission, while hard, smooth surfaces allow particles to spread more easily. The Center for Disease Controls, (CDC's) organized housekeeping categories in carpet and rug cleaning. He emphasized the differences between cleaning, sanitizing, and disinfecting, and the unique challenges for each surface type, recommending the use of EPA-approved sanitizers like Vital Oxide or hydrogen peroxide for effective sanitization, along with proper ventilation and the use of a ph-neutral synthetic disinfectants for certain surfaces.

Appendix I - Diagrams of Pathogen Risk

Peter addressed the challenges of protecting commercial spaces and schools due to the COVID-19 pandemic. He emphasized the importance of social distancing and circulation in managing the spread of the virus and a healthy environment. He also discussed how flooring can be utilized to promote these principles through visual cues, installation patterns, and color. Various flooring designs were illustrated for different settings, including offices, retail spaces, and schools, which not only help in creating boundaries and one-way directional flow but are also timeless in design. These flooring designs could be adapted to suit different educational environments using various patterns and colors.

A textile flooring product was demonstrated with photos of high-traffic areas such as airports and schools designed for its durability and resistance to wear, brushing, and moisture. Also introduced was a new product for hard surfaces that mitigates moisture, prevents mold and mildew growth, and provides anti-slip properties to enhance safety in various settings like schools, medical facilities, and industrial facilities.

Peter concluded his presentation by illustrating J+J Flooring's products to be used in unique situations Peter showcased the company's range of luxury vinyl tiles (LVTs) on their website,

highlighting the product's durability, versatility, and design options. He explained that the LVTs, which come in 3mm and 5mm thicknesses, are easy to install and maintain, and are more cost-effective in the long run compared to traditional VCT, due to their lower maintenance requirements. Peter also highlighted the company's custom rug program, stock rugs, and carpet products, emphasizing their quality and wide variety of styles and colors. He also shared information about the company's manufacturing capabilities and buying power.

There was an interesting question and answer session. Members expressed the Chapter's appreciation of Peter Restivo's presentation and thanked him for a unique flooring discussion. Finally, Peter offered to assist architects with their projects and indicated that he will visit sites, offices and provide lunches if requested or necessary.

He requests and invited members to contact him at:

Peter Restivo

[J+J Flooring LLC](#)

Sales Representative

O: 800.241.4586 x57978

M: +16314593142

peter.restivo@jfflooring.com

2. Adoption of Minutes

For the March 2024 AIA Bronx Chapter meeting minutes, Bob Esnard the chapter secretary, asks if there are any changes to the minutes. There were none, and then a motion to accept was made by Julian Misiurski to accept the March 2024 meeting minutes and Linda Infante seconded the motion. With no opposition to the March minutes, they are approved and entered into the record.

3. Schedule of next meetings

The meeting schedule for the next meetings through September 2024 was reviewed. It was pointed out that in May the Chapter will have two **in-person** events; first the May 2024 meeting will be an in-person awards presentation sponsored by the Bendheim Studios at one of their mid-Manhattan venues as they have done the past. The second event will be the chapter's spring tour, Mott Haven -2 on Saturday that week.

The next Meeting Dates are:

May 23, 2024,	Awards - IN PERSON
May 25, 2004	10:00AM – 12:00PM (Mott Haven -2 Tour)
June 20, 2024,	6:00PM - (Virtual)
<i>None scheduled in summer, unless something comes up</i>	
Sept 19, 2024	6:00PM - (Virtual)

4. **Mott Haven - 2 Tour:**

The Bronx Chapter is sponsoring its first Tour this year, with the Bronx County Historical Society on May 25, 2024 at 10:00am – 12:00pm for 2-CEU Credits. The Tour will be led by Roger McCormack, the Bronx County Director of Education who will be supported by Julian Misiurski the chapter's most loyal tour guide. Julian made a few comments regarding the spring tour. The format will be similar as past walking tours. The historical society is very enthusiastic about our event. In fact, Julian tells us that a brief discussion was had in order to limit the time and extent of the walking tour. In the past, as Julian explains, the walking tours were long and some attendees had a bit of a problem completing the tour.

The tour of Mott Haven will earn attendees 2-credits and is a very pleasant, not long walk. The tour is all about the buildings in the historic district and is sure to be very interesting and informative. It is listed on our website and will take place rain or shine. The Tour will start and end, on Alexander Avenue at the northeast corner of 138th Street which is easily accessible from the #6 subway station at 3rd Avenue and 138th Street using the Alexander Avenue exit. Parking is available on the street.

Appendix II – Mott Haven -2 Tour

6. **Chapter Committees**

Student Awards

As Sara Djazayeri was in Milan Italy, Bryan Zelnik reported that both CCNY and Pratt Institute responded and have selected this year's Chapter Empowerment Grant Awardees. The awardees will receive a \$1,000 cash grant. Bryan indicated the chapter has invited the awardees and two family or friends to award presentation/celebration on May 30th, 2024.

Bronx Public Project/CCNY Studio Competition

Michael Goldblum was not able to attend today's meeting, however he reported that the competition is on schedule to be concluded before the Award Ceremony when the student team 1st Place \$1,000 and 2nd Place \$600 competition winners will receive their awards. The competition site is a triangular lot at Hunts Point at Longfellow and Holms Streets in the South Bronx. The program for the project is to design a neighborhood structure that will be mostly housing in addition to community/retail uses. The jury for this competition will be the AIA Bronx, the Borough president, dean of CCNY, and community members. The entries will be reviewed and awarded to the student teams.

Members were again reminded that the conclusion of the CCNY Studio Competition, the 1st and 2nd place winning teams will be given their cash prize together with the student empowerment awardees at the Award Ceremony taking place on Thursday, May 30th at 6:00PM. All members are invited to attend, as the evening is a good time to see each other in person, socialize and is always a lot of fun. Everyone is encouraged to come and enjoy a drink with a nice selection of hors d'oeuvres.

Appendix III - Annual Empowerment Scholarship and Competition Award Ceremony

Associate/License Exam

Linda Infante the head of the Bronx Chapter ARE Study group indicated that the second Associate/License Exam study session hopefully will be in June. For the June session, Bob Esnard will be presenting a session on “Cracks and A Case Study Façade Repair”. He will describe how to evaluate cracks and then illustrate a actual crack on the façade of a building that he and his company; analyzed, designed a solution and then rectified.

Linda and Bob confirmed they are going to make a date in June within the next two weeks. Linda will then publicize it and email all members. Also, she will attempt to get more participants by reaching out to other firms in order to get more than just associates.

Jerin Lisha who has been interested in attending and helping the chapter ARE study group efforts, indicated that she has been diligently looking for opportunities to publicize the study sessions, as well as future ones. Her efforts included reaching out to the AIA Westchester and Hudson Valley Chapter to learn if they would include our study group events on their calendar and/or newsletter. Unfortunately, at this time, they do not want to include AIA Bronx events because they feel their members will be confused with mixing their events with ours. Jerin will also try to work with Linda to finding a contact within the state or national AIA, so our study sessions could be included in their overview of upcoming events. As the discussion concluded, Linda emphasized that we should publicize the seminar and put the session information on the website early and announce it at a few meetings. She indicated that the June session would be 1-1.5 hours and attendees would get one 1 Continuing Education credit. Linda is planning to write up a flyer to be distributed and posted on line announcing the ARE study session date.

Appendix IV – Cracks – Case Study Façade Repair

7. DOB – Update

Tony Freda reported on the last Architects’ Council (ACNY) meeting which focused on many issues; however the most significant thing to him appears to be how DOB proposed new zoning housing rules, which will allow commercial, or semi-commercial, zoning in residential buildings with the purpose of creating offices in residential buildings. Tony indicated that in a lot of neighborhoods of single and two-family home owners would not want this type of zoning. Other chapter members agreed this zoning would; allow an office on the first or second floor of residential buildings changing the character of neighborhoods. The concern is that residential and commercial uses shouldn’t be mixed because there’s no control of the pedestrian and vehicle traffic that comes and goes.

On another DOB topic, Tony explained that there are applications not recorded on the DOB web site and people who filed had noticed that they were missing. With further research, Tony learned that these applications are not missing but the DOB changed the format and reordered and publishes them by year. Linda Infante said there was no notice that this change was to happen or that it has already happened. Looking back, she found that there was a red banner on the DOB website that wasn’t really noticeable. Tony agreed it is hard to read every small but significant modification of DOB rules, especially in a constant changing filing process. With so many things going on, within a construction project and business issues, an architect must pay attention to DOB actions at all times.

On the positive side, the City with the NY AIA Chapter, held a 1-hour AIA session on the new Landmark Preservation Commission (LPC) portal. The new portal was designed to be similar to the DOB's. A formal filing is LPC's attempt to make a complicated process easier. Portico is the name of the website, if you click on the link; you will get a short 5-minute explanation of the new site. Perhaps the best thing about the new portal, is that more of the tasks hopefully will be handled by LPC staff. If an architect has things that are by handled staff and all of the criteria are responded to, it is possible to be approved or have an issue acted on in about 30 days. In the past, that same process could take least 6 months because all issues included public "actions", hearings, Commission and or Community Board reviews. Only time will tell if this works!

8. New Business

Members were reminded there are three important events to take place before our next formal in June 2024

- **AIA Convention -Architecture 2024**

Washington, D.C. June 5-8, 2024

Members should note, on the first week of June, is the AIA National Convention, a 4-day event in the nation's capital. Our chapter always strives to send a representative. If any member interested, please contact the chapter President or Secretary. If a member has never gone before, it is a great experience to meet a lot of different people in the profession as well as visit Washington DC.

- **AIA Bronx Chapter Spring Tour Mott Haven-2 (2 CEU)**

May 25th, 2024 10:00AM-12:00PM

NE corner Alexander Ave. & 138th Street, Bronx, NY.

- **2024 AIA- Bronx Scholarship Awards Event**

May 30th, 2024 6:00PM-8:00PM

Bendheim Studios

150 East 58th Street (9thFl.)

New York, 10155

Bryan Zelnik reported the NY Supreme Court supported the Village of Scarsdale's decision to save his grandfather's and a chapter founding member's modern design from demolition. It is the final step in Brian's and the Chapter's fight, to preserve this important building, as well as Mr. Simon Zelnik's reputation. Bryan will add this information in a sentence or two, to add to the narrative on the chapter website.

A request was made by the chapter's website manager, Bill Caplan, who for many years has quietly and regularly, been doing a wonderful job, would like another chapter volunteer member to handle or at least significantly assist in the role. If someone is interest please contact Bob at; besnard@dzco.com .

8. Adjournment

As no additional new business was presented and a motion to adjourn is made by Linda Infante and,

The meeting ended at 7:33PM.

III. Next meeting:

Thursday, April 18th, 2024.

6:00PM Virtual meeting via ZOOM

IV Appendix

Appendix I Page 10
Diagrams of Pathogen Risk

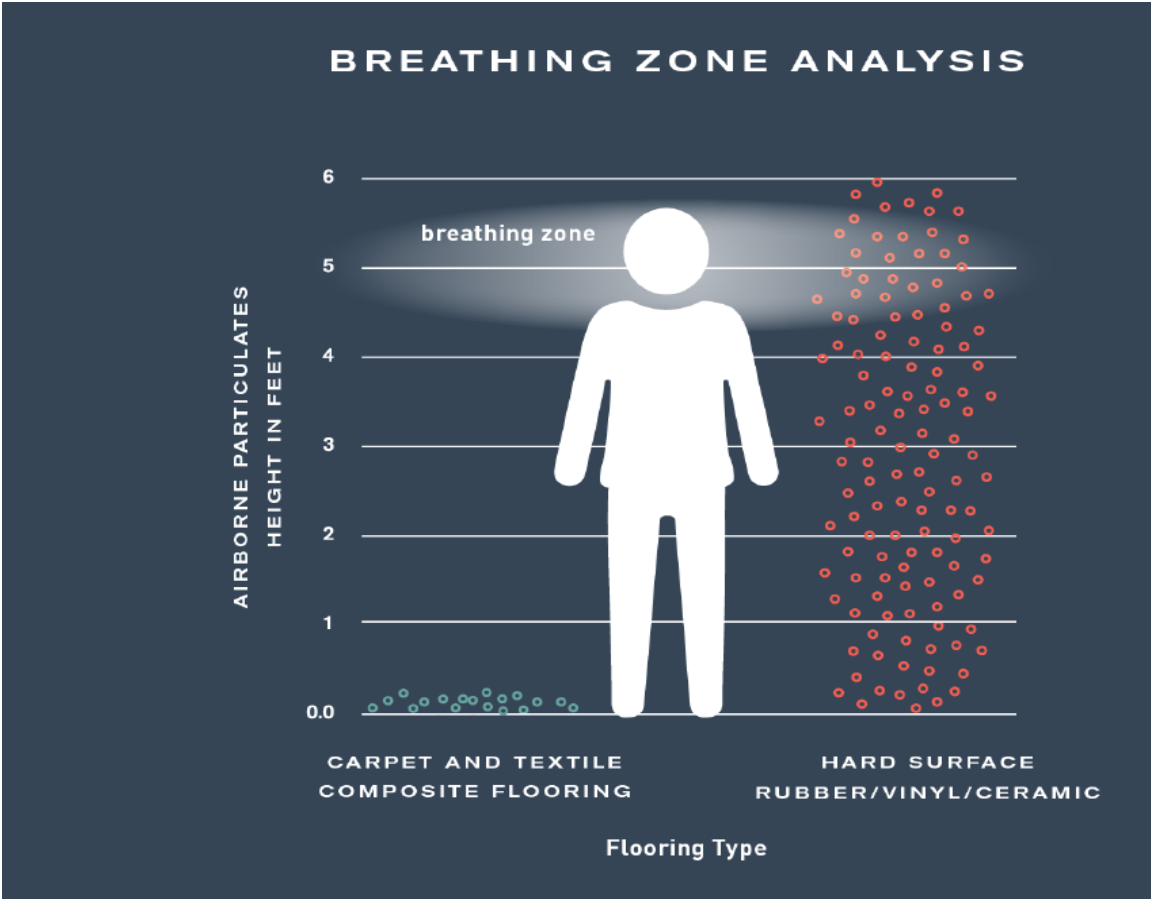
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Mott Haven -2 Tour

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**Annual Empowerment Scholarship
and
Competition Award Ceremony**

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Cracks – Case Study Façade Repair

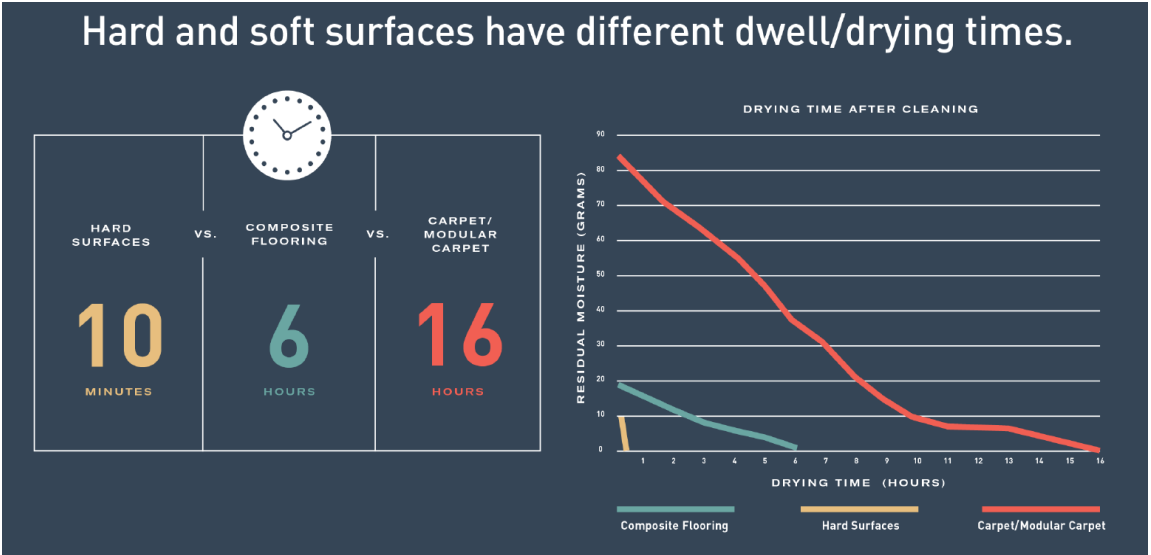
Appendix I Diagrams of Pathogen Risk

Breathing Particulates



Comparing Sanitizing Of Floor Surfaces

Hard and soft surfaces have different dwell/drying times.



Appendix II

Mott Haven -2 Tour



Course Session

- May 25, 2024 10:00 AM to 12:00 PM
- Rain or shine.
- This course is **2 LU|HSWs**.
 - Price Architect Member **\$20**
 - Associate Member **\$20**
 - Non-Member **\$30**

About this Course

Course Description The tour will be led by the Bronx County Historian from the Bronx County Historical Society, and an AIA Bronx Chapter Architect, will explore one of the first developed areas of the Bronx. Mott Haven's original rural and agricultural, uses over time, transitioned into residential and industrial activities. In 1841 Jordan L. Mott established the first Bronx industrial buildings with The JL Mott Iron Works. He and his family were very successful and became political leaders of this portion of the South Bronx, which they named Mott Haven. With the arrival of the railroad (today's Metro North Harlem Division), the Third Avenue Elevated Line, the IRT subway line and several bridge connections to Manhattan, growth and development followed. Today, this South Bronx neighborhood with its the three historic districts: The Mott Haven Historic, The Mott Haven East Historic and the Bertine Block Districts, and their surrounding blocks contain many residential, cultural, and industrial structures, is a unique mix of old/new architectural building types and styles. Mott Haven was always an active and vibrant residential and commercial area that originally housed immigrants of European background. In the 20th Century, the demographics shifted to include African Americans, and Spanish/Latin American residents. Changing industrial/commercial uses led the demolition for new buildings and community facilities eliminating some of the South Bronx's original 19th and early 20th Century buildings. However, many of the brick constructed block fronts retained their architectural integrity, all with 2 story row houses in Queen Ann and Romanesque revival styles. Some of the newer housing developments designs reflect these early architectural structures in a modern way, such as with Plaza Borinquen, as an excellent example of newly built low-rise multifamily complex. Older buildings have been modified to house more residents while conforming to the changing legal requirements of zoning, building and fire regulations that provide structurally safe living spaces, with two means of egress and appropriate light and air for their residents

Tour Start and End

- NE Corner, Alexander Ave. & 138th Street, Bronx, NY
- **For more information contact;**
Bob Esnard, AIA
besnard@dzco.com

Appendix III
Annual Empowerment Scholarship and Competition Award Ceremony

You are cordially invited to the
2024 AIA-Bronx

**Annual
Empowerment
Scholarship and
Competition
Award Ceremony**

Thursday, May 30th
6:00 - 8:00 PM

Artistic Tile
A&D Building
150 East 58th Street, 9th Floor
New York, New York 10155

Hors d'oeuvres and drinks will be served

Honoring students from

Pratt **Spitzer**
SoA School of Architecture

RSVP

Please RSVP by April 30th at
info@studio360s.com

Hosted by
Sara Jazayeri
President,
AIA Bronx Chapter
&
ARTISTIC TILE

AIA Bronx

Appendix IV

Cracks – Case Study Façade Repair

Course at a Glance

- Course Delivery Type **Live**
- This course is **1 LU|HSW**.
- Course Level This course is **Intermediate**

About this Course

The seminar describes the investigation of crack causes and the research and analysis to come to solutions and repairs. The Case Study concerns stabilizing the facade of a mixed-use New York City Residential, Retail and Garage 1991 building, built as a bearing wall 12 story precast concrete plank floor construction that economically allowed a repair to occur without relocating any of the building tenants. The Façade only exhibited movement indirectly through cracks appearing approximately 5 years ago on the underside of the planks +/- 12 inches parallel to the façade.

Prerequisite Knowledge:

Requisite knowledge; structural systems, precast concrete planks and masonry bearing walls.

HSW Justification:

Reviewing the structural caused issue and the remediation of an occupied building.

Learning Objective 1:

Discuss the function of precast concrete plank floor systems as a component of high-rise buildings.

Learning Objective 2:

Review the methods of securing a high-rise masonry facade to a precast concrete plank floor system.

Learning Objective 3:

Explain the risks associated with nonbearing masonry façade wall movement.

Learning Objective 4:

Review the alternative strategies to stabilize facade movement in an occupied residential building.

The End