

# DOWNTOWN



**20 YEARS LATER**

*Our Past, Present  
and Future*

**LARRY  
SILVERSTEIN**

*From Brooklyn  
to Downtown,  
A New York Story*

**BROADWAY SIGNS  
ITALIAN ART  
BEST SMALL PLATES  
GIFT GUIDE**



DOWNTOWN'S  
DOWNTOWN. ✨  
GET LOST. →  
FIND NEW YORK.



The Howard Hughes Corporation  
remembers those who lost their lives, both  
on that day and in the long wake of 9/11.  
We honor the sacrifices made, and the  
enduring strength and resilience of  
the Lower Manhattan Community.

THE SEAPORT  
FULTON AND WATER  
THESEAPORT.NYC

*Howard Hughes.*



*“Never bet against New York.  
This town always comes back—stronger than ever.”*

LARRY A. SILVERSTEIN  
CHAIRMAN, SILVERSTEIN PROPERTIES

# DOWNTOWN THE CREATORS



46

**ON THE COVER:** Larry Silverstein at Seven World Trade Center. Photograph by Andrew Matusik.  
**THIS PAGE:** Larry and Klara Silverstein at home. Photograph by Andrew Matusik. Photography assistant, James Maddox.



- 07 From the Editor in Chief
- 08 Contributors and Advisory Board
- 09 From the Founder

## HUMANS

- 10 Performers: Broadway SIGNs!
- 12 Producers: Matt Kapp and Mike Marcucci
- 14 Curator: Laura Mattioli
- 16 Entrepreneur: Ria Asmaeil

## CULTURE

- 18 Viewfinder: Shine On
- 20 Savoir Fare: Size Matters
- 24 Art: Sky Light
- 27 Urbanity: Fall Essentials
- 31 Public Space: From Darkness, Light
- 32 Arts Leader: Glow Up
- 34 City Plan: Downtown Rising
- 38 It's a Gift!



## LITTLE APPLE

- 42 Barclay's Spot

## FEATURES

- 46 A New York Story
- 54 To Shine Like the Sun
- 62 Her Name is Rio

## EN VOGUE

- 76 Hair with '70s Flair
- 79 Health: Something to Smile About
- 81 Timeless Beauty: Raising the Status QWO
- 84 Last Word: Dara McQuillan

# DOWNTOWN



**Deborah L. Martin**  
Editor in Chief

Creative Team **Glyph.NYC**  
Managing Editor **Linda Sheridan**  
Associate Editors **Noemi Florea, Dan Metz**  
Fashion Editor **Annaël Assouline**  
Food Editor **Fernanda Mueller**  
Fitness Editor **Lala Duncan**  
Music Editor **Mariana Agostini**  
Editor at Large **Mike Hammer**  
Multimedia Director **Andrew Matusik**  
Contributing Family & Lifestyle Editor **Jessica Rovira**  
Pet Editor **Dan Metz**  
Video and Production **Samantha Doria**  
Interns **Lindsay Fiedler, Marley Gifford**

|                     |                                 |
|---------------------|---------------------------------|
| <b>CONTRIBUTORS</b> | <b>TECHNOLOGY</b>               |
| David Cotteblanche  | Bradley Kirkland/<br>Stone Soup |
| Nicole Cyrese       | Amanda Dowis                    |
| Tuhin Das           | Ionut D. Baldazar               |
| Brian Duprey        | Matt Kapp                       |
| Mimi Lombardo       | Andrew Matusik                  |
| Andrew Matusik      | Mauricio Soto                   |

## BUSINESS

**Grace A. Capobianco**  
Chief Executive Officer/Publisher

Executive Vice President **John 'Cap' Capobianco**  
Executive Publisher, South Florida **Will Candis**  
Chief Financial Officer **Jeff Fields**  
Chief Operations Officer **Luigi Rosabianca**  
Advisor To the Publisher **Andy Wheatcroft**  
Finance & Tax Consultant **Meir Spear, CPA**

Copyright 2021 by Downtown Media & Production Inc. All rights reserved.  
Downtown (ISSN2164-6198) is published four times per year in Spring, Summer, Autumn and Winter for \$39 per subscription by Downtown Media & Production Inc., 380 Rector Place, Suite 15F, New York, NY 10280. Application to mail at periodical postage rates is pending at New York, NY, and additional mailing offices. POSTMASTER: Send address changes to Downtown, 380 Rector Place, Suite 15F, New York, NY 10280. Reproduction without permission of the publisher is prohibited. The publisher and editor are not responsible for unsolicited material. Return postage must accompany all manuscripts, photographs and drawings. To order a subscription, please visit [downtownmagazinenyc.com](http://downtownmagazinenyc.com). For customer service, please inquire at [info@downtownmagazinenyc.com](mailto:info@downtownmagazinenyc.com). To distribute Downtown, please email [info@downtownmagazinenyc.com](mailto:info@downtownmagazinenyc.com).

**Downtown Media & Production Inc.**  
[downtownmagazinenyc.com](http://downtownmagazinenyc.com)

PHOTOGRAPHY BY TUHIN DAS.



PHOTOGRAPHY BY: ANDREW MATUSIK (PORTRAIT); DEBORAH L. MARTIN (ONE WTC).

# AT LAST

**I HAVE BEEN PRIVILEGED**, over the past few years with *Downtown*, to stand at the higher reaches of 3 World Trade Center — the building designed by Lord Richard Rogers — and look out over the World Trade Center campus. We have been fortunate to do many photo shoots in that building and it is always a thrill, especially when we find ourselves up there at Golden Hour.

As the sun starts to go down, before the lights start coming on, the clouds and colors and buildings seem more fully reflected in the mirrored surface of the towers. Seen from the vantage point of the upper floors of 3WTC, the effect is surreal, as though you are in an immersive sunset video experience. But it is entirely real, and it is spectacular.

Even from ground level, this reflective display is dramatic. I once sat on a stone bench facing 4 WTC on a crisp fall day, and watched the sun sink below the horizon on the surface of that elegant structure, painting the reflected clouds and sky orange, then salmon, then bright pink and finally, the deepest shade of inky blue. The colors and shapes played out across the smooth façade, the edges of which disappear in the fading light, so that after a while it was hard to tell where the building ended, and the sky began.

This area, once defined by unthinkable tragedy, is now a beautifully designed space that feels vibrant and peaceful at the same time. The public plaza — which includes Santiago Calatrava's Oculus, the 9/11 Memorial & Museum, and now the reimagined Saint Nicholas Greek Orthodox Church and National Shrine, also by Calatrava — is a place where New Yorkers and tourists alike come to pay their respects to those we lost. It is also a place where the public can sit and have lunch, enjoy the view, and take a pause. It is surrounded by colorful murals by artists like Stickymonger and Hektad, and though it is encircled by massive buildings, the space feels intimate, familiar, and approachable. Unlike other such developments, it welcomes us.

On this highly charged, emotional piece of real estate, we New Yorkers have done what we always do. Though we may have had disagreements about what it should be at first, we came together to create something entirely new, at last. **DT**

**Deborah L. Martin**  
Editor in Chief

Follow me on Instagram  
[@debmartinnyec](https://www.instagram.com/debmartinnyec),  
[@downtownmagnyc](https://www.instagram.com/downtownmagnyc), and on  
[downtownmagazinenyc.com](http://downtownmagazinenyc.com)

# ADVISORY BOARD



**DARA MCQUILLAN**  
Chief Marketing & Communications Officer  
Silverstein Properties, Inc



**SAUL SCHERL**  
Saul Scherl is President of the New York Tri-State Region at The Howard Hughes Corporation. Scherl has more than twenty years of experience in the realms of retail, residential, hospitality, and mixed-use real estate.



**LUIGI ROSABIANCA**  
Longtime downtown resident and founding board member, Rosabianca lends his expertise on a wide array of subjects including real estate, political affairs, and architectural history, and is a frequent editorial contributor.



**CATHERINE MCVAY HUGHES**  
Member of CB1 for 19 years, Hughes spent eight of those years as its Chair, and for 13 years was Chair of CB1 World Trade Center Redevelopment Committee. Hughes has worked with agencies at the city, state, and federal levels.



**JEFF SIMMONS**  
Executive Vice President of Anat Gerstein, Simmons has spent three decades in private and public sector communications, previously serving at the Alliance for Downtown New York.



**SAMANTHA COX**  
Samantha Cox is Vice President, Creative, New York, at Broadcast Music, Inc. She also provides advice and supports myriad projects at the Center for Performing Arts at New York Presbyterian/Weill Cornell.



**FRANK CELENZA**  
Dual-certified in Orthodontics and Periodontics, Celenza teaches post-graduate studies at institutions such as New York University and Rutgers. He has offices in New York City, Scarsdale, and New Jersey.



**ELIZABETH VELEZ**  
President of the Velez Organization and a member of the Board for Catholic Charities, New York City Police Foundation, and the New York City Property Tax Reform Commission. Appointed to NY Stands with Puerto Rico Recovery & Rebuilding Committee, Velez was recognized as one of the "Manhattan Power 50."



**DREW NIEPORENT**  
A renowned restaurateur, "The Mayor of Wall Street" opened his first downtown restaurant in the '80s. Nieporent's Myriad Restaurant Group includes the TriBeCa Grill and Nobu.



**RORY MCCREESH**  
Rory McCreesh founded Duce Construction Corporation, specializing in designing and constructing high-end homes and apartments in Manhattan, Westchester, Connecticut and New Jersey.



**LAURA FORESE**  
Executive Vice President and Chief Operating Officer of NewYork-Presbyterian as well as an orthopaedic surgeon, Dr. Forese oversees a leading system in quality, safety, efficiency, and service.



**DR. AMY B. LEWIS**  
Dr. Lewis is a nationally renowned medical expert in cosmetic dermatology. A Yale School of Medicine grad, she has been featured in national media as a dermatology expert, and has built a premier private practice specializing in cosmetic and laser dermatology.

# CONTRIBUTORS



**ANTOINE VERGLAS** is known for his intimate, documentary-style photography, known as the "Verglas Signature." His work has appeared in publications such as *Elle*, *Vogue*, *Harper's Bazaar*, *GQ*, *Esquire*, *Maxim* and *Sports Illustrated*. He photographed the hair story on page 76.



**BRIAN DUPREY** is a New York City-based fashion and celebrity makeup artist. His clients include *Harper's Bazaar*, Michelle Lee of *Allure*, Kiss Cosmetics, and Macy's, to name just a few. He created the makeup looks for the fashion feature, on page 62.



**DAVID COTTEBLANCHE** has built a portfolio of work in prestigious salons, runway shows and editorial. He can be found behind the chair at FEKKAI SoHo. In this issue, Cotteblanche styled the fashion shoot on page 62, and the hair story on page 76.



**MATT KAPP** is an award-winning documentary filmmaker and writer who wrote and co-produced the acclaimed documentary *16 Acres*. He is currently working on a sequel (see page 12). He spoke to Larry Silverstein for our cover feature on page 46.



**MIMI LOMBARDO** is a freelance fashion editor, writer and stylist, who has worked for *T Magazine*, *Travel and Leisure*, *Departures*, and *Haute Living*. Currently she is represented by DeFacto Inc and is driven to create fashion images with talented photographers. She styled the Duran Duran-inspired fashion shoot on page 62.



**TUHIN DAS** came to the United States from India, and has been in New York since 2015. He started capturing the city from different vantage points, on special occasions. He also loves making photographs of landscapes, cityscapes, and architecture. He photographed Viewfinder on page 18.



**ANDREW MATUSIK** loves collaborating with talented stylists, models, and artists and is devoted to creating striking images through great composition and beautiful light. For this issue, he photographed Larry Silverstein for the cover and feature on page 46, and the Duran Duran fashion story on page 62.



PHOTOGRAPHED BY MORGAN MILLER; HAIR BY DAVID COTTEBLANCHE / NEXT MANAGEMENT; STYLING BY ANNA EL BENHAILOU-ASSOULINE; MAKEUP BY MARCIA BUSH; JACKET, SKIRT, AND SHOES BY THERRY MUGLER; JEWELRY BY BARBARA NOVAK; DIAMONDS BAG BY KHRIMA ELIAZOV

**Grace A. Capobianco**  
CEO and Founder  
Downtown Magazine

# LIKE A PHOENIX

**THOUGH SOME PEOPLE ONLY THINK OF WALL STREET** when they hear Lower Manhattan, the neighborhoods downtown are so much more than that eight-block stretch. In the 20th century the area became known as a world financial hub, crowded and busy from 9:00 to 5:00 pm but a ghost town once the workers went home to other neighborhoods. Today, it is a place to call home.

In this issue we are celebrating Larry Silverstein, an American businessman, born and raised in New York, and responsible for rebuilding the World Trade Center. Silverstein signed a \$3.2 billion 99-year lease on the Twin Towers just six weeks before the Sept. 11 attacks in 2001. He says, "It was probably the worst day of my life." But on September 21, 2001, Silverstein held a press conference to announce that he intended to rebuild the towers on the WTC site.

He did just that, investing millions of dollars to rebuild and revitalize Lower Manhattan beginning with the master plan for the new World Trade Center campus. What followed was new infrastructure, luxury residential buildings, schools, restaurants, shops, parks, museums, and soon, a performing arts center.

Post-pandemic, Lower Manhattan is still one of the city's fastest-growing neighborhoods. There's a certain kind of energy downtown, a vibe that is energetic and modern, yet historic also. Winding cobblestone streets remain in New York's oldest neighborhoods, mingling with soaring, modern skyscrapers, green spaces, and a magnificent waterfront. In this 24/7 neighborhood, residents happily walk or ride their bikes to work and home.

Lower Manhattan offers a sense of community not frequently found in a large city. It is a family neighborhood, yet it also has plenty of cool restaurants and bars, and a thriving art and music scene. We have everything at our fingertips: Chinatown, the Lower East Side, shopping at two malls—the Oculus and Brookfield Place—as well as stores like Tiffany & Co., Barnes & Noble, Whole Foods, and more.

We also have the still developing South Street Seaport, where you can take in a concert on The Rooftop at Pier 17 or grab a cocktail at an award-winning restaurant. The new Tin building from Jean-Georges Vongerichten and Howard Hughes will have six full-service restaurants, a bakery, and French brasserie, and a sushi and sake restaurant.

Twenty years after Mr. Silverstein made it his mission to rebuild, many talented developers followed suit. We will never forget what happened Sept 11, 2001, and we have the 9/11 Memorial & Museum to commemorate and honor those we lost. I encourage you to visit the museum, it will surely bring both tears and pride, and perhaps a new understanding of that terrible day.

At *Downtown*, we make it our mission to support this resilient area in every issue. As we look back at the past 20 years, and look forward into the future, we are so honored and grateful to everyone who participated in this special issue. And we are especially proud to include a letter from Governor Kathy Hochul on page 45, thanking Mr. Silverstein and recognizing our contribution to the neighborhood we call home.

Happy 90th birthday, Mr. Silverstein. **DT**

Follow me on Instagram  
[@gracedtm](#), [@downtownmagnyc](#),  
and on  
[downtownmagazinenc.com](#)

# SIGNS OF THE TIMES

*SIGNmation showcases deaf talent  
with Broadway SIGNs!*

by Dan Metz photography by Steve Thornton

**DEAF AND HARD-OF-HEARING AUDIENCE MEMBERS** recently gathered at Off-Broadway's Triad Theatre for Broadway SIGNs! theatrical showcase *R-E-S-P-E-C-T!*, featuring song, dance, storytelling, and more. In the front row, American Sign Language (ASL) interpreters voiced for deaf artists as they took the stage. Hosted by Mervin Primeaux-O'Bryant, the show featured performances by artists of all backgrounds, from Broadway's Treshelle Edmond and Amelia Hensley, to ASL rap performer and ASL instructor Gabriel Silva, to *Sunshine 2.0*, a performance troupe debuting from Rochester's National Technical Institute for the Deaf.

Broadway SIGNs! productions offer collaborations for deaf artists and Broadway talent to promote ASL and deaf culture in the performing arts. The showcase is a regular event, pulling together performers from the deaf and hard-of-hearing performance community. SIGNmation was founded in 1990 by Jo-Ann Dean, inspired by a stage door encounter with Tony-winning deaf actress Phyllis Frelich in New York City.

"She invited me to Deaf West Theatre," explains Dean. "Upon meeting incredible deaf and ASL artists, I sought a way to bring ASL into

mainstream culture, to give artists a platform and to promote the visibility of ASL on stage, in theatre, and in film, and champion accessibility to the arts." Dean is now a coproducer on *A Commercial Jingle for Regina Comet* starring Alex Wyse, Ben Fankhauser, and Bryonha Marie Parham with book and lyrics by Wyse & Fankhauser. As the story goes, two nobodies dream of writing one hit song for everybody, sung by one aging diva. The musical comedy lead producer Cody Lassen has opened doors to new producers and welcomes some of Broadway's first ASL-interpreted performances for the musical. Dean and SIGNmation welcome Wall Street to sponsor accessibility as stages reopen.

Edmond, 31, who has performed in Broadway productions of *Spring Awakening* and *Children of a Lesser God*, was given her own day of recognition in 2016 by the City Council of Los Angeles, which designated September 28 as "Treshelle Edmond Day." This year, she performed a one-woman show in New York City called "Light Up Within," which follows her journey to find her identity.

"It means the world to me that I was provided a platform to perform in American Sign Language," she says. "I love that SIGNmation believes

in culturally-accessible content for arts, theatre, film, and television to make sure everyone is included."

Gabriel Silva, who performed *Empire's* "Chasing the Sky" at the showcase, is also a father and teacher with the Sign Language Center, an educational program owned and run by Alan Roth and taught exclusively by deaf instructors. It is also a sponsor of Broadway SIGNs!

"I never planned to teach," he says, until Roth saw him perform and asked him to teach one class. "One class became two, and then three and four. It was like a new undiscovered talent that I didn't know I had." But Silva remains a performer first and foremost, including in LA with Dean's ASL Cabaret. This year marked his first Broadway SIGNs! performance. "I always knew I was talented," says Silva, "but I wasn't sure how to show the world. SIGNmation has given me a platform to grow as an artist and opportunities to meet and collaborate with other deaf artists." He continues, "I'm forever appreciative for Jo-Ann and everything she does for us as a community." **DT**

For more information, visit [signmation.com](http://signmation.com)

## RESOURCES

SIGNmation  
[signmation.com](http://signmation.com)

*A Commercial Jingle for Regina Comet*  
[reginacomet.com](http://reginacomet.com)

Sign Language Center  
[signlanguagecenter.com](http://signlanguagecenter.com)

New York Deaf Theatre  
[newyorkdeaftheatre.org](http://newyorkdeaftheatre.org)

Hands On  
[handson.org](http://handson.org)

New York Metro RID  
[nymetrorid.org](http://nymetrorid.org)

# CITY OF CHANGE

The sequel to the Downtown documentary—*16 Acres*—will show the dramatic changes in Lower Manhattan.

by Noemi Florea photography by Joe Woolhead

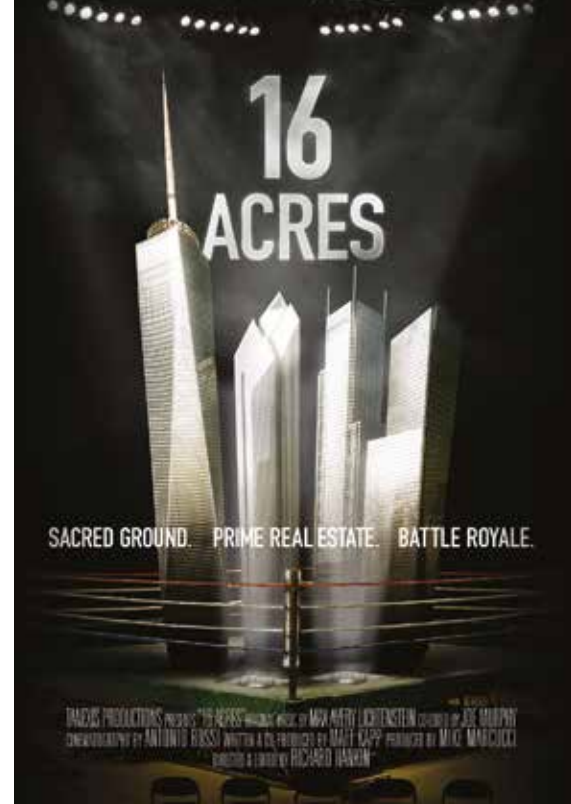


THE PRODUCTION TEAM behind *16 Acres*, Mike Marcucci (left) and Matt Kapp, are working on a sequel documentary.

**THOUGH THE TWIN TOWERS COLLAPSED IN ONLY SECONDS**, it took more than 10 years to rebuild One World Trade Center, once known as the Freedom Tower. Nearly another 10 years since the release of *16 Acres*, a documentary directed by Richard Hankin and produced by Mike Marcucci and Matt Kapp, and the cityscape continues to evolve, with the team now working on a sequel film.

In those first years following 9/11, it was unclear whether another World Trade Center would ever be built in Lower Manhattan. Contentions rose as many residents, family members, and friends of victims advocated against rebuilding on what they viewed as sacred ground. Larry Silverstein, having purchased the Twin Towers only six weeks before the attack, became a focal point for rebuilding tensions, and yet his determination and investment to erect a new World Trade Center campus is now recognized as a catalyst of

Lower Manhattan's revitalization today. *16 Acres*, released in 2012, detailed the events, discussions, and expectations at Ground Zero's 16-acre campus in the first 10 years following 9/11. From the first town halls hosted in Lower Manhattan to receive stakeholder input on rebuilding plans, to the push-pull of the architectural design and build process that continues today, the film navigates the many dynamics that come with building on "the most famous construction site in the world," as Marcucci calls it. Though Larry Silverstein has served as a driving force in restoring Lower Manhattan these past 20 years, *16 Acres* explores the considerable resistance he faced, both from the local community as well as heads of agencies. "A lot of New Yorkers really just tuned out. They weren't returning, it wasn't a very happy place. There was a lot of conflict, sadness," Marcucci recalls, pointing to local



reluctance to ever attempt revitalization following the aftermath of 9/11. As Kapp adds, "all you heard was bad news here."

Yet the documentary highlighted a distinctly New York-type resiliency that manifested through the prolonged design and build process for the World Trade Center. From the give-and-take between competing visions by master planner Daniel Libeskind and lead designer David Childs, to the extensive permitting and revisions mandated by the many agencies involved, the story behind Ground Zero is at once complex and yet steadfastly geared towards the ending we now know today: four World Trade Center towers, coupled with a 9/11 Museum and Memorial and a transportation hub built to draw people in. "If you're a New Yorker, you can't not want to be involved in the telling of this story," Kapp emphasizes.

Today, Marcucci and Kapp are working together to film a sequel to *16 Acres*, a documentary exploring downtown's historic past and inevitably bright future. "We're also going to look at the past and project the future a little bit, all based on what's happening now. So, it's the story of downtown, more than anything," Marcucci says.

Starting with what was known as "Radio Row" in the 1920s, to the future of living and working with downtown's changing demographics, the sequel sets out to offer a broad look at the history of Lower Manhattan while building on how recent events, such as 9/11, Hurricane Sandy, and COVID-19, will affect the culture here moving forward. Yet the two producers remain upbeat about downtown's future. Marcucci notes, good or bad, "there's always change. It seems downtown is destined for more of that."

*16 Acres* can be streamed on Epix, DirectTV, Paramount Plus, Apple TV, Amazon Prime, and Vudu. [16acresthesequel.com](http://16acresthesequel.com) **DT**



**WHETHER YOU LIVE HERE, WORK HERE, OR PLAY HERE, NEW YORK'S #1 HOSPITAL IS ALWAYS HERE.**

With state-of-the-art facilities and world-class experts from Weill Cornell Medicine, New York's #1 hospital is only two blocks southeast of City Hall. Access to our hospital and a large network of physician practices is just a short walk from your home or office in Lower Manhattan.

Located at 170 William Street. Find a doctor at [nyp.org/lowermanhattan](http://nyp.org/lowermanhattan) or call 855-969-7564.

**NewYork-Presbyterian**  
Lower Manhattan Hospital



# BREAKING THE BOX

*A celebration of Italian contemporary art in SoHo.*

by Linda Sheridan photography by Alexa Hoyer



**LAURA MATTIOLI**, founder and President of the Center for Italian Modern Art (CIMA) in SoHo, was born into the world of art collecting.

When she was an infant, her father, renowned art collector Gianni Mattioli as well as a personal friend of Italian futurist painter/sculptor Fortunato Depero, would sometimes open his home in Milan on Sundays for visitors to come and see his pieces. In 1948, he served as a consultant for a 20th-century modern Italian art show at MoMA.

By the early 80s, Mattioli took responsibility for her father's collection, considered to be one of the most important aggregations of Italian avant-garde and modern art. She is the main lender to institutions throughout the world, including the Peggy Guggenheim Collection in Venice, Italy.

"Italian artists in the 20th century, starting with the futurists, have to face the need to be contemporary in a world that is completely different — for technology, interest, also views of art... they have to find a way to be contemporary, but not forget their tradition. This is a problem that all artists in the world must face today. In the old days, politicians used art for power. Now, it's Twitter."

While Italy has long been heralded for its excellence in fashion and design, not enough is known about the significant role it plays in modern and contemporary art. It seemed only fitting that Laura would eventually begin a foundation in New York, one of the epicenters of the art world. CIMA, which opened in 2014, is a nonprofit exhibition and research center. Each year, CIMA receives applications from around the world and selects four artists for a six-month residential fellowship. "If we don't have a high standard of quality in what we show and what we propose, it's not easy to exist in a town such as New York," says Mattioli. CIMA is a member of the SoHo Arts Network in New York as well as the prestigious Association of Research Institutes in Art History (ARIAH).

Perhaps in a nod to her father, CIMA has the intimacy of a home — it even has a kitchen area where visitors can grab a coffee. Mattioli herself lives below the center in an elegant space also filled with paintings and sculptures from around the world, including Brooklyn sculptor Barry X Ball, British artist Tacita Dean, and others.

Now at CIMA through Nov. 13 is **Facing America: Mario Schifano, 1960-1965**. A self-taught artist from Rome, Schifano was a leading figure in Italian postwar art as well as a pioneer of Italian Pop Art. The exhibition focuses on Schifano's earlier years, including his first visit to New York in 1963 and his immersion into the New York art scene, surveying how his style developed beginning with his so-called "monochromes" of the early 1960s. The exhibit also includes a beautiful series of collaborative efforts with artists Andy Warhol and writer-poet Frank O'Hara, both close friends of Schifano.

Schifano's time in New York saw his work evolve into a more Pop style, with paintings of televisions, dense with layers of newspaper and enamel; pieces reminiscent of road signs; and the application of consumerist messaging as propaganda, such as through his *Koka Kola* satire piece. The exhibit is curated by former CIMA fellow Francesco Guzzetti, PhD.

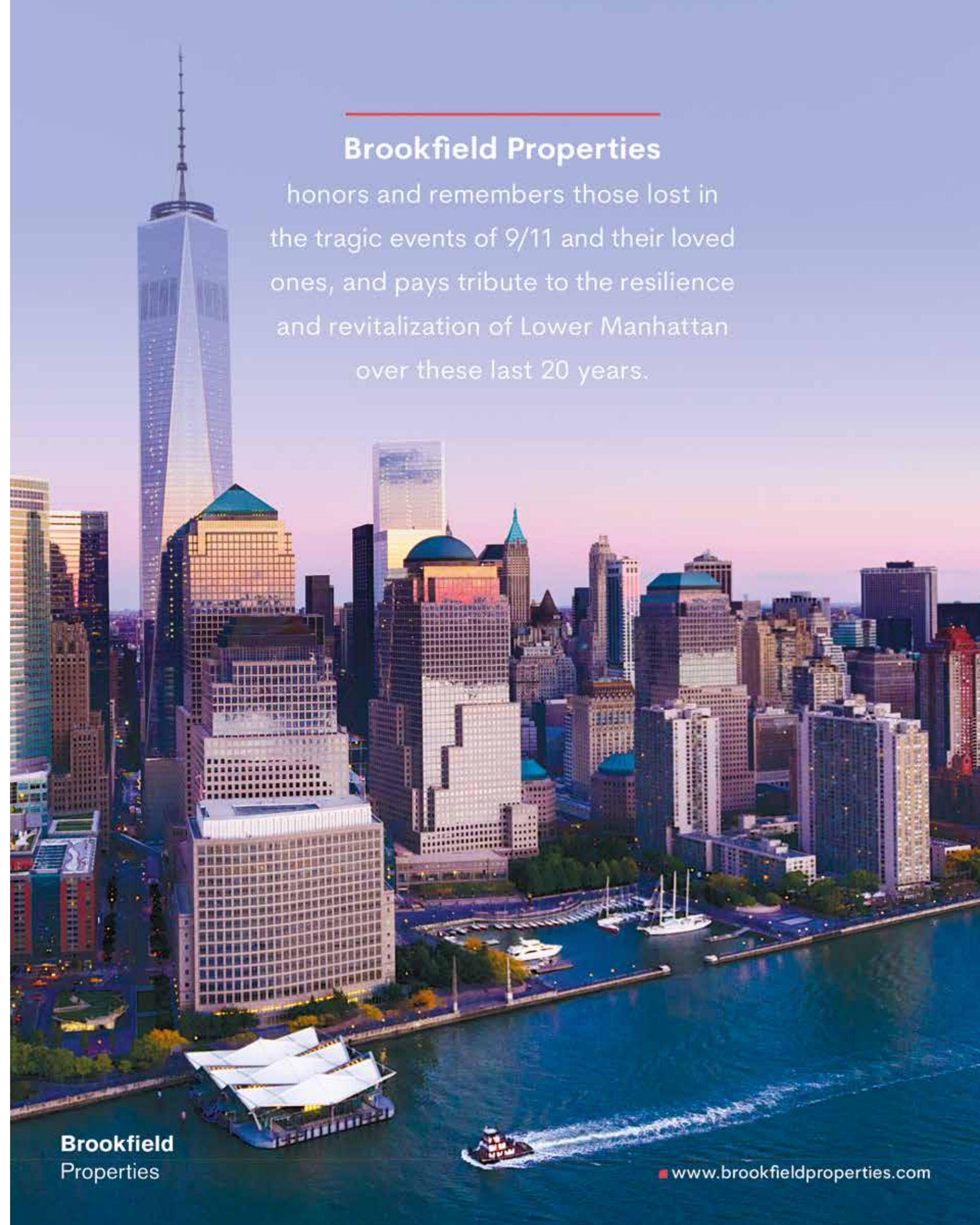
"He really became a part of this underground milieu," says Mattioli. Schifano also began tinkering with films and the music scene, befriending jazz pianist Thelonious Monk. He even started a band, The Stars of Mario Schifano.

In late October and November, CIMA will have special events in conjunction with the exhibit, including a weeklong symposium, jazz concerts, and more.

Next up at CIMA in the new year will be **Staging Injustice. Italian Art, 1880-1917**, featuring 15 artists including painters Angelo Morbelli, Emilio Longoni, Giuseppe Pellizza da Volpedo, sculptor Medardo Rosso, among others.

"Art makes you curious," says Mattioli. "It offers a fresh point of view. Many times, we put things into boxes," she continues. "We want to break open the box."

For more information, visit [italianmodernart.org](http://italianmodernart.org). **DT**



## Brookfield Properties

honors and remembers those lost in the tragic events of 9/11 and their loved ones, and pays tribute to the resilience and revitalization of Lower Manhattan over these last 20 years.

Brookfield Properties

[www.brookfieldproperties.com](http://www.brookfieldproperties.com)

# FRAME UP

*Ria Asmaeil creates the art surrounding the art.*

by Dan Metz photography by Donna Dotan

**RIA ASMAEIL DOESN'T FIT THE MOLD OF A HIGH-END FRAMER**, a profession dominated by men. "If you look at me," she says, "I have manicured nails all the time, [with] my hair and makeup done. You'll never think, 'There's a girl who's covered in sawdust at the end of the day.'"

Asmaeil handles some of the hottest art pieces on the market. Her job is to create a frame that matches and embellishes the art with a style that will hold up for decades. The goal, she says, is to create a frame that matches the painting and the owner so completely that it never needs to be reframed. That means a sharp taste in art and creative vision, but it also means power tools and heavy lifting. "My mantra is, 'Let me surprise you,' and people get taken aback by it. I'll surprise them with the results. I usually blow them away."

Asmaeil is a second-generation framer and a first-generation American. Her father told her stories about his work as he'd drive her to and from school, after which she'd help him in his shop. Her favorite childhood framing memory is from her adolescence: a customer walked into her father's shop to ask if he did French matting, a complicated and time-consuming style. He declined, and was then shocked when his 16-year-old daughter volunteered to do the job instead. She had never done French matting before, but that didn't stop her — seeing her father turn the job down compelled her to take on the challenge.

That rebellious streak also introduced her to her passion for urban pop art. As a family of framers living in Queens in the 1980s, her father's shop framed famous pieces for Jean-Michel Basquiat, Keith Haring, Andy Warhol, and other hot artists of the time. Her father, a Persian immigrant, was used to the classical art styles of his upbringing and never warmed up to the pop art aesthetic. He would tell young Ria that their art looked like something she would have come home with in elementary school. Yet she was captured by the graffiti and street art that surrounded her every day in New York City.

For Asmaeil, every aspect of the framing process matters, from the adhesive to the glass to the nail from where the piece hangs. When a client needed a frame for a mummy they brought back from Egypt, they went to her.

Thankfully, the pandemic didn't paralyze the art world. Asmaeil, along with three other women, opened 4 Flavors Art at a time while many galleries were still closed. The year 2020 yielded a flood of artistic expression around social justice, especially inspired by the Black Lives Matter movement and those in the urban art community. [4flavorsart.com](http://4flavorsart.com). **DT**



**MuddHouse Media** PRESENTS  
A DIVERSE PODCAST NETWORK

# TOP OF THE WORLD

LESSONS FROM REBUILDING THE WORLD TRADE CENTER




AVAILABLE NOW WHEREVER YOU GET YOUR PODCASTS

# SHINE ON

*New York City has borne everything  
from natural to man-made disasters,  
but nothing can dim the sparkle  
of our home place.*

by Deborah L. Martin photography by Tuhin Das



**IT IS ESTIMATED THAT HOMO ERECTUS LEARNED HOW TO CONTROL FIRE** approximately 2 million years ago, and ever since then, we've been drawn to the shining incandescence of manufactured light, like moths to a flame. From Paul Revere's candlelight code, warning of the approaching British troops, to Motel Six's "We'll leave the light on for you," light has been our beacon—a sign of strength and hope in a sometimes dark world. If you have flown into a New York airport at night, you've seen the lights of the city shining into the atmosphere. They fill up the dark horizon, and the hearts of every New Yorker spending time away from our city of dreams. Tuhin Das's photo of the skyline — anchored at the south end by *Tribute in Light* by Gustavo Bonevardi, John Bennett, and Paul Marantz—tells the whole story. In spite of our dark days, the light of New York City will always lead us home. **DT**

# SIZE MATTERS

*Small bites are big on flavor.*

by **Fernanda Mueller**

photography by **Jolene - Eric Medsker, Bessou - Dan Ahn, and Loring Place - Evan Sung**

**A CRISP, SATURDAY NIGHT IN FALL** is the perfect time to share several small plates, or *tapas*, with family and friends while enjoying a glass of wine, artisan beer, whiskey, or the best cocktails that New York City's restaurants have to offer. We've carefully chosen these downtown tapas spots to blow your mind with each bite and sip.



MERCADO LITTLE SPAIN offers a choice of four restaurants in one.



## MERCADO LITTLE SPAIN

Paella, jamon ibérico, gazpacho, and tapas: Spanish cuisine is renowned for its flavors, colors, and vibrant mixture, making it perfect for large meals while also enjoyed in small portions with a jar of sangria. Mercado Little Spain unites the traditional foods from all of the different regions of the country in one place.

The idea came from an informal talk between Chef José Andrés and Head Concept Chef Nicolas Lopez, and the restaurant officially opened in 2019. With four restaurants, a bar, kiosk, and shop each selling authentic Spanish ingredients under one tremendous roof, Mercado Little Spain is a must-go spot in Hudson Yards.

"It's not just a restaurant, it's an experience. It's more about introducing New York City, or the world - since NYC is the capital of the world - to Spanish culture through the food. You can find almost a little bit of everything from Spain. You can expect the unexpected," says Nicolas Lopez, Mercado Little Spain's Head Concept Chef.

At **Leña**, dishes are cooked in the traditional way of northern Spain and Cataluña. Everything from meats, fish, vegetables, and the beloved paella is cooked in charcoal. **El Chiringuito** is a casual outdoor restaurant serving drinks, tapas, salads, and sandwiches inspired by the oceanside bars of Spain. There's also a **Spanish Diner** that serves many dishes with eggs and tortillas. Lopez explains that in Spain, the restaurants that are most similar to an American diner serve homestyle food. "It's like your *abuela's* (Spanish for grandma) cuisine."

For those seeking to dive deep into the world of tapas, a trademark of the Spanish way of life and socializing, they'll have the opportunity to do so at **La Barra**. The traditional Chicken or Jamon Croquetas are highly recommended. People can also choose from a wide selection of wines, beers, and vermouths from around the country, or order a jar of sangria to share.

**Location: 10 Hudson Yards, [littlespain.com](http://littlespain.com)**

## JOLENE

Located in East Village where the once iconic Great Jones Cafe was, Parisian-inspired restaurant Jolene has snacks and appetizers for all kinds of tastes. The idea is simple: share a meal while drinking some good wine. Restaurateur Gabriel Stulman and his partner, Executive Chef James McDuffee, are bringing a sense of connection to the neighborhood, something we all need following a pandemic.

"The idea for the restaurant was to align the food more with the effort that we put into curating the wine selection. It was a response to how we wanted to eat. Smaller plates, simpler food, build a meal around a bottle of wine," says Executive Chef James McDuffee.

The menu features easy-to-share smaller plates like Arancini and Babaghanoush of roasted zucchini with toasted sesame seeds, salmon rillette, and trout roe with Ritz crackers. But if your hunger craves for more, the Crispy Chicken Milanese with artichokes, olive and lemon aioli is a good choice for an entree.

With a passion for Mediterranean food, Chef McDuffee has experience in a variety of acclaimed restaurants and different kinds of cuisines. For Jolene, he's bringing something that reminds him of his home.

"A meal isn't just a single dish that's yours, it's also the common rotatory of the table. It's all of these plates that you share. Where I grew up you didn't have a plate of food, you had a plate and all the food was laying down in the middle, and you would pass the food back and forth. I think that's a really engaging way to eat," says McDuffee.

**Location: 54 Great Jones Street, [jolene.nyc](http://jolene.nyc)**



## BESSOU

Bessou is a Japanese term for "second home," and that was the exact feeling that Maiko Kyogoku wanted her customers to have when they entered the restaurant. Coming from a family of restaurant owners, it's easy to notice that the business was in her blood. When opening Bessou, she succeeded in sharing her family's food traditions and giving it a modern touch.

"We take creative inspiration from the local ingredients and different cultures of New York City and infuse it into Japanese home cooking. In Bessou, you will be tasting familiar flavors in unfamiliar dishes that are actually comfort dishes in Japan," says Kyogoku.

Their signature dish is the Chicken Karaage, which is a Japanese-style fried chicken with Moroccan spices. Pair it with a sparkling sake, the traditional Japanese drink, and it'll taste like classic fried chicken with champagne, Kyogoku says. The restaurant's menu is seasonal with locally-sourced ingredients. It features several types of sake that go well with their variety of small dishes and sushi, such as the Salmon Crispy Rice and the Scallion Pancakes with pork belly, topped with spicy sesame and black garlic sauce. Going to Bessou makes for both a dining and drinking experience.

**Location: 5 Bleecker Street, [bessou.nyc](http://bessou.nyc)**





**GREAT JONES DISTILLING CO.**

A transportive experience full of New York history with whiskies and great food: that's what guests can expect from Great Jones Distilling Co., opening this fall. The restaurant's menu features dishes perfect for pairing with their three signature whiskies — the Great Jones Straight Bourbon, Great Jones Four Grain Bourbon, and Great Jones Rye — like the French Onion Soup made with Great Jones Rye, short rib, sharp cheddar, and Black Dirt Applejack braised bacon with creamy polenta and a spent grain tuile.

"I love the peppery citrus notes in the Great Jones Rye, for example, and love to contrast it with a luscious French onion soup iteration. It can also be used as a complementary sip with our kalamansi sorbet. Also, keep in mind that the whiskey pairings are used to play off of each other with each bite and sip for the ultimate indulgence," says Chef Adam Raksin.

What makes Great Jones interesting is how the chefs have incorporated whiskey throughout the menu. Bourbon is blended in apple compote for cheese plates, and the Four Grain is added to the au poivre sauce for the NY Strip Steak, for example. But what Chef Raksin says people should definitely try is the exclusive "Great Jones Washed Peggy" — a rind style cheese, washed with their straight bourbon.

**Location: 686 Broadway, [greatjonesdistillingco.com](http://greatjonesdistillingco.com)**



**LORING PLACE**

Having opened in 2016 in a historic 1848 building in the heart of Greenwich Village, Loring Place's design beckons you to enter the restaurant. The fresh, locally-sourced dishes and hand-crafted cocktails make you never want to leave. The seasonal menu features both small and large shareable dishes, spotlighting farms and farmers whom Chef Dan Kluger has gotten to know at the Union Square Greenmarket.

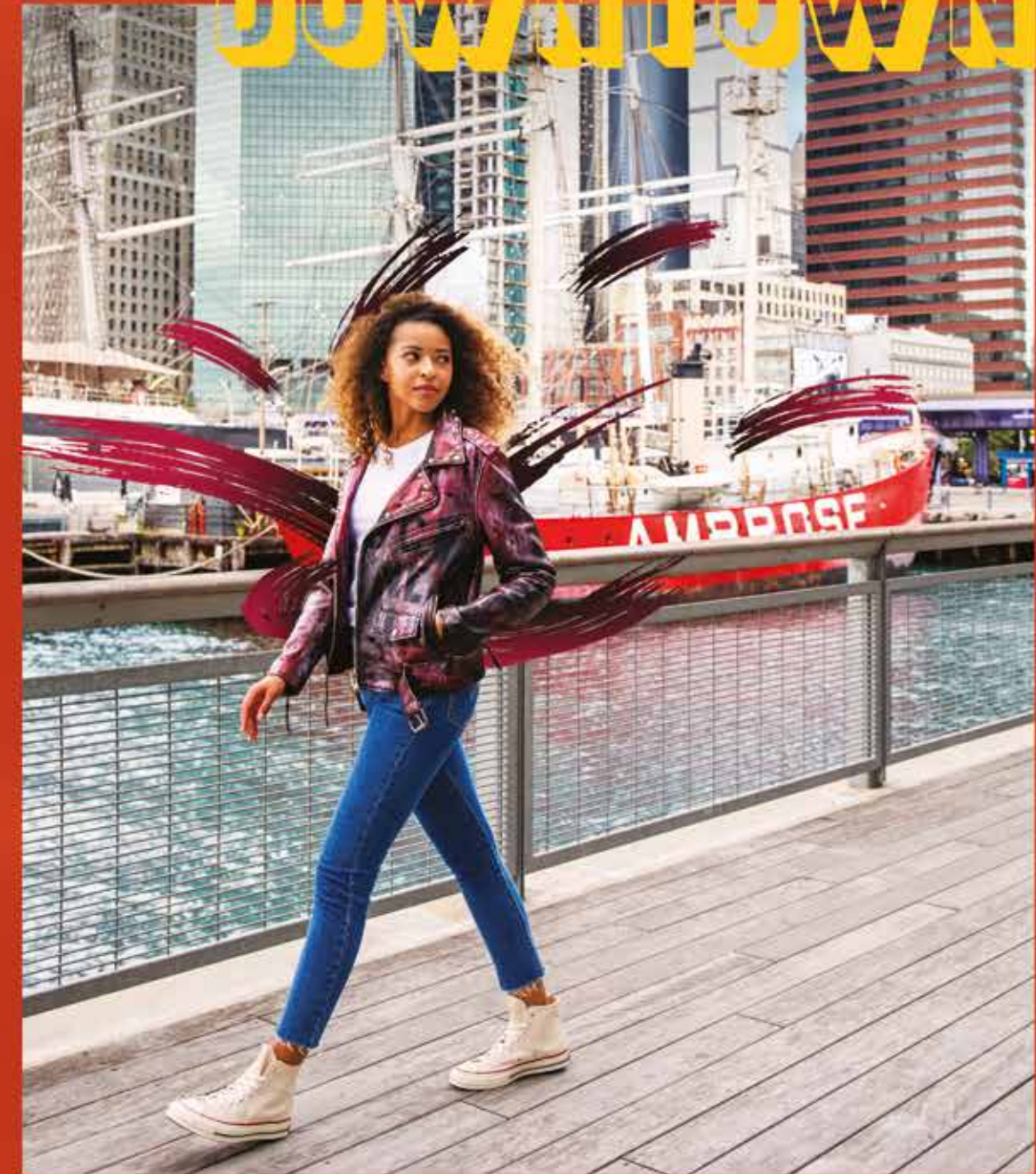
"I was enamored by the seasons of New York City and the bounty of the market. Walking from stand to stand and putting my hands on three or four great ingredients, using that as the inspiration for a dish, quickly became the way I liked to cook," says Chef Kluger, who has cooked in

some of New York's beloved restaurants, such as ABC Kitchen.

Using simple ingredients, he creates dishes with a complex layer of flavors, textures, and colors, like the Grilled Strawberry Salad with sungold tomatoes, cucumbers, and red wine vinaigrette. For the fall, Chef says customers can expect several dishes with ingredients such as butternut squash and brussels sprouts. The famous beets and zucchini "fries" are changing to butternut "fries," which he is always excited to bring back to the menu, says Kluger.

**Location: 21 W 8th St, [loringplaceny.com](http://loringplaceny.com)**

# DO YOU. DOWNTOWN



**DO MICHELIN STARS. DO DIVE BARS.  
DO 1776. DO 1776-FOOT VIEWS.  
DO SHOPPING. DO JAW DROPPING.  
DO IT ALL IN ONE PLACE.**



[downtownny.com](http://downtownny.com)



# SKY LIGHT

Twenty years on, *Tribute in Light* helps New York City heal.

by Noemi Florea photography by Joe Woolhead



PHOTOGRAPHY: Ann Foker

**IN NEW YORK**, art isn't limited to the galleries and theaters; it overflows into the streets, draping itself across the city's skyline. Architects, artists, social organizations, and New York's many public agencies each play a hand in building the immersive installations that speak towards some of today's most pressing topics.

New York-born architect and artist Gustavo Bonevardi is recognized for his many public projects exploring the impact local and global crises have on our population, and in New York today he is perhaps best known, along with creative partner John Bennett and lighting designer Paul Marantz, as among the artists behind *Tribute in Light*, an annual light projection commemorating the anniversary of 9/11.

Today managed by the 9/11 Memorial & Museum, *Tribute in Light* was conceived with the support of the Municipal Art Society as two beacons echoing the Twin Towers as they defined New York City's skyline. Though the two light beams don't represent the actual size of the towers, which were each an acre in size, the gap between the beams and the net acreage the installation occupies is approximate to the size of the towers.

"What we've settled on is to create not the buildings themselves, but the void between those," Bonevardi notes,

emphasizing "this tension between these two vibrating pillars." With the beacons of light reminiscing what the Twin Towers represented, Bonevardi adds that, "to my mind, it always seemed like the World Trade Center towers were sort of like a gateway, like a door to the city," symbolizing open arms to the millions passing through each year. In the twenty years that *Tribute in Light* has taken place, it has acquired a steadfast following that looks to those lights each year, recalling that same message the towers once represented.

Yet Bonevardi hopes that the installation looks less at what was, and more at what could be. The Freedom Tower now erected serves as a new vision for the city's reception of travelers and immigrants alike. Lower Manhattan more broadly has transformed from what was once a "beautiful and haunting" evening ghost town, as Bonevardi describes it, to a thriving neighborhood accommodating both residential and commercial tenants with a culture of arts, activism, shopping, and dining.

"I think that's what New York is, it's always fresh and new and vibrant," Bonevardi notes, adding that when it comes to downtown's future, "I expect it to be something unexpected. I expect to be surprised somehow. I mean, the city is constantly reinventing itself." His most recent proposal, *Missing*, explores what traces the COVID-19 pandemic left on cities through footsteps echoing the many who passed away these nearly two years. Whether through such unexpected displays of resilience or delicate works of art, Bonevardi and the many other artists across New York show that this city champions perseverance and adaptability above all, underscoring what it takes to be a New Yorker.

Learn more and view a selection of Bonevardi's works at [gustavobonevardi.com](http://gustavobonevardi.com). **DT**



PHOTOGRAPHY: Parker Calvert

## CONSTRUCTION TIME AGAIN

Over 20 years, artist Todd Stone finds inspiration in downtown's rebuild.

by Noemi Florea

**TAKE A TURN DOWN THE SOUTH CONCOURSE OF THE OCULUS**, a transportation hub and mall known for its radical, dove-like design along One World Trade Center, and find the NYC Culture Club, a gallery focused on opening the work of local curators and artists to the public, free of charge. To commemorate the 20th anniversary of 9/11 this past month, NYC Culture Club hosted Todd Stone, a World Trade Center artist-in-residence known for his cityscape paintings of New York, from its grand overlooks to the more everyday sights.

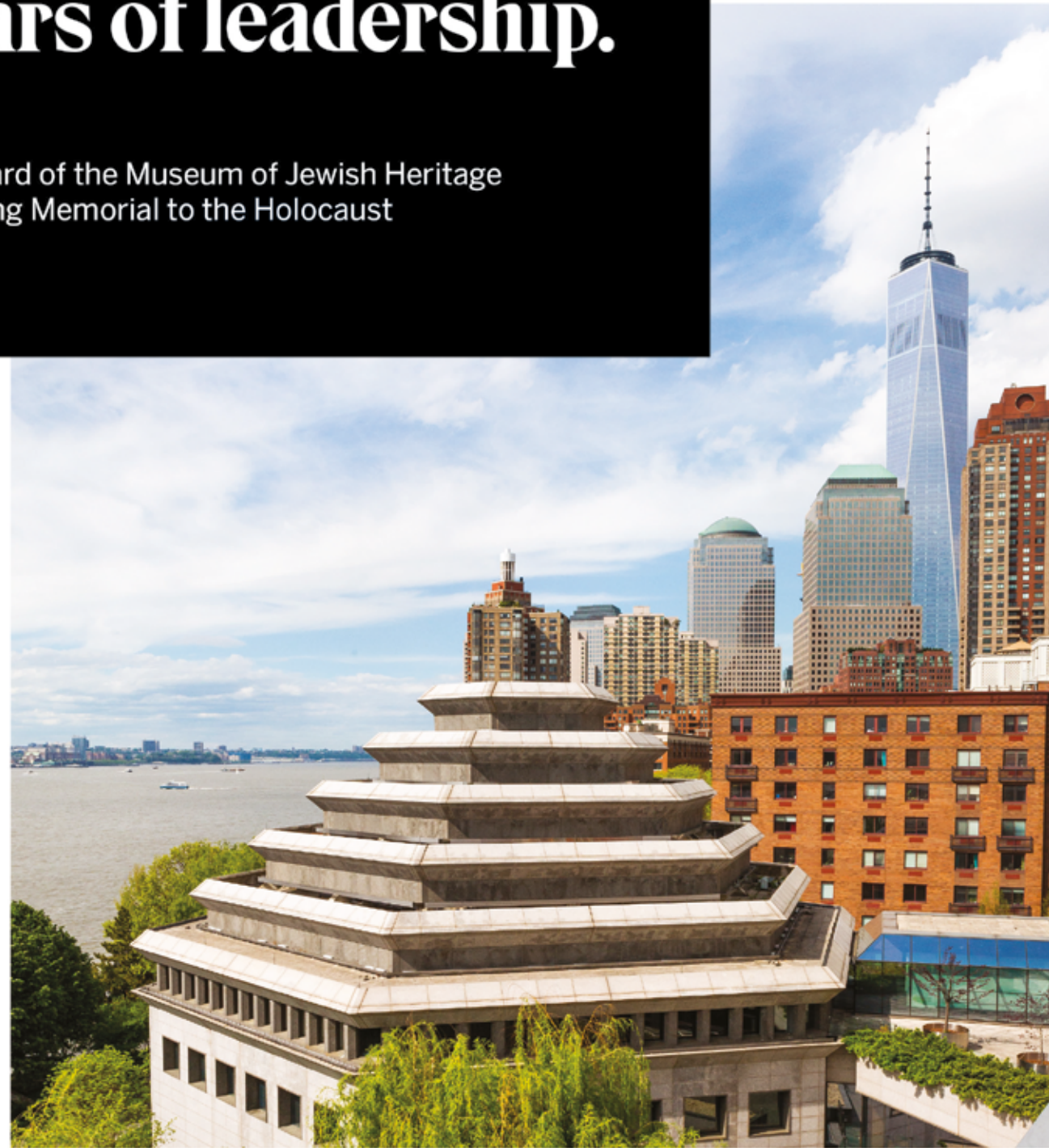
One of the few artists to live downtown since 9/11, Stone's work has captured the many construction sites around downtown, symbolizing a work-in-progress for Lower Manhattan as the neighborhood faces rebuilding, and ultimately regrowth. "My work is about everybody else's work," Stone states, speaking not only of the designers and architects, but also the construction workers who diligently put themselves on the front lines of rebuilding efforts. His show symbolizes not only a milestone passing in how he documents the neighborhood, but also the opportunity to initiate a conversation on the role Lower Manhattan plays in local and global perspectives of New York City. "The pictures are only half done until someone looks at them," Stone says, adding that for the people captured in his paintings, "I know that when the construction workers come in and see this work and see their work celebrated, it's meaningful to them."

As a downtown artist and stakeholder throughout the years, Stone holds a unique perspective on how the area has evolved and what the future might hold. Speaking about the impact of Larry Silverstein, his eponymous real estate firm Silverstein Properties, and the many companies that have since relocated to Lower Manhattan following 9/11, Stone emphasizes that, "they've created this extraordinary new city down here that maintains memories of what was here, but it's certainly looking to the future." Of the impact Silverstein himself had through his conviction to continue rebuilding, Stone calls Silverstein, "a visionary who said, 'Build it and they will come. Don't bet against New York.'"

Stone envisions Lower Manhattan as a "residential metropolis. I think people from all over the world, given half a chance, will come to live in this wonderful city," adding that, "whether people are working in their offices or working at home, I just see the future of urban life as being limitless." Stone plans to continue working and creating art, with his latest book, ***Witness II Downtown Rising***, released this year, featuring paintings of the neighborhood from 2001 through 2021. Learn more about his work at [toddstonestudio.com](http://toddstonestudio.com). **DT**

Larry, thank you for the over twenty-five years of leadership.

The Board of the Museum of Jewish Heritage – A Living Memorial to the Holocaust



# THE FALL ESSENTIALS

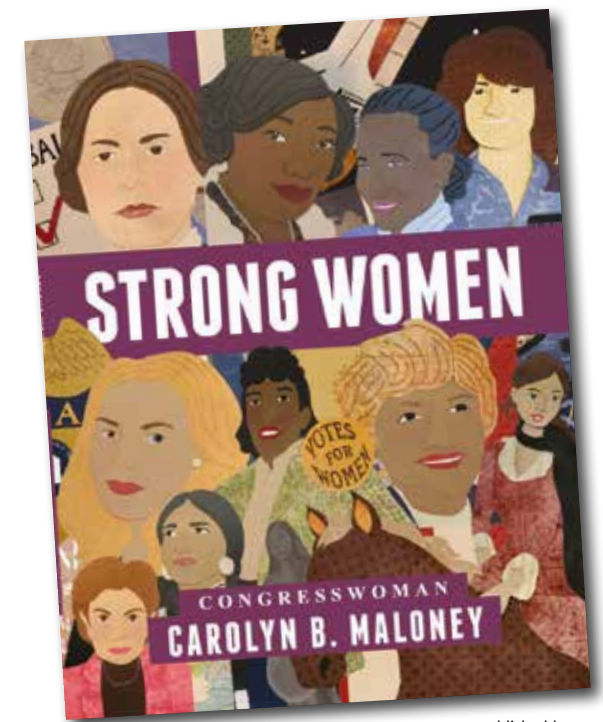
Books, exhibits, and shows.

by Linda Sheridan



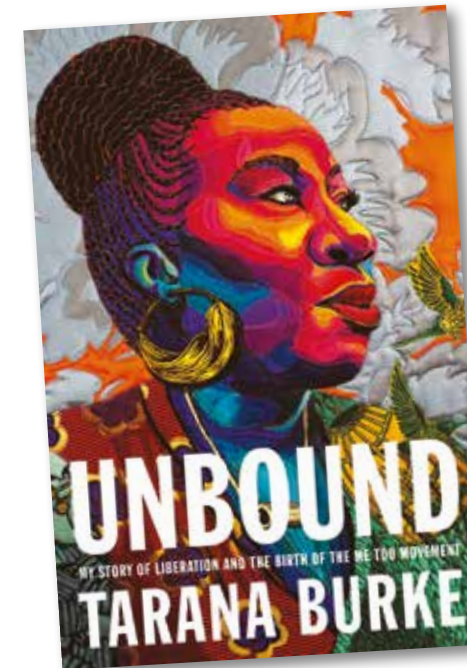
**BARRY MANILOW WRITES THE SONGS**

Legendary Brooklyn-born singer Barry Manilow and his longtime collaborator Bruce Sussman are working on a show: *Harmony: A New Musical*, will run seven weeks only, March 23-May 8, 2022, with tickets on sale now. It's the true story of comedian harmonists in 1920s Germany. The show, directed by Tony Award-winner Warren Carlyle, will be presented by the National Yiddish Theatre Folksbiene at the Edmond J. Saffron Hall at the Museum of Jewish Heritage. [nytf.org](http://nytf.org)



Published by Di Angelo Publications.

**STRONG WOMEN** Congresswoman Carolyn B. Maloney's new children's book, *Strong Women*, celebrates courageous women throughout history such as NASA's Sally Ride, former New York State Senator Olga Mendez, attorney Gloria Allred, and of course, Maloney.



By Flatiron Books.

**UNBOUND: MY STORY OF LIBERATION AND THE BIRTH OF THE ME TOO MOVEMENT**

Bronx-born activist Tarana Burke pens a powerful memoir about her journey and role in beginning of the #MeToo movement.



Credit: Universal Content Group with Variance Films

**THE WONDERFUL: STORIES FROM THE SPACE STATION** Sometimes we forget there are another six people living 250 miles above our heads. Drawing on a breathtaking archive and interviews with astronauts, cosmonauts, colleagues and family members, *The Wonderful: Stories from the Space Station*, is now out in theaters.



**SELF PORTRAITS OF OTHERS**, a solo exhibition of 25 new works by Julian Schnabel, is now being shown at the Brant Foundation Art Study Center, through Dec. 30. Created between 2018 - 2020, this series explores the evolution of Schnabel's artistic practice while making *At Eternity's Gate*, a film about the life of Vincent van Gogh. Admission is free. [brantfoundation.org](http://brantfoundation.org)

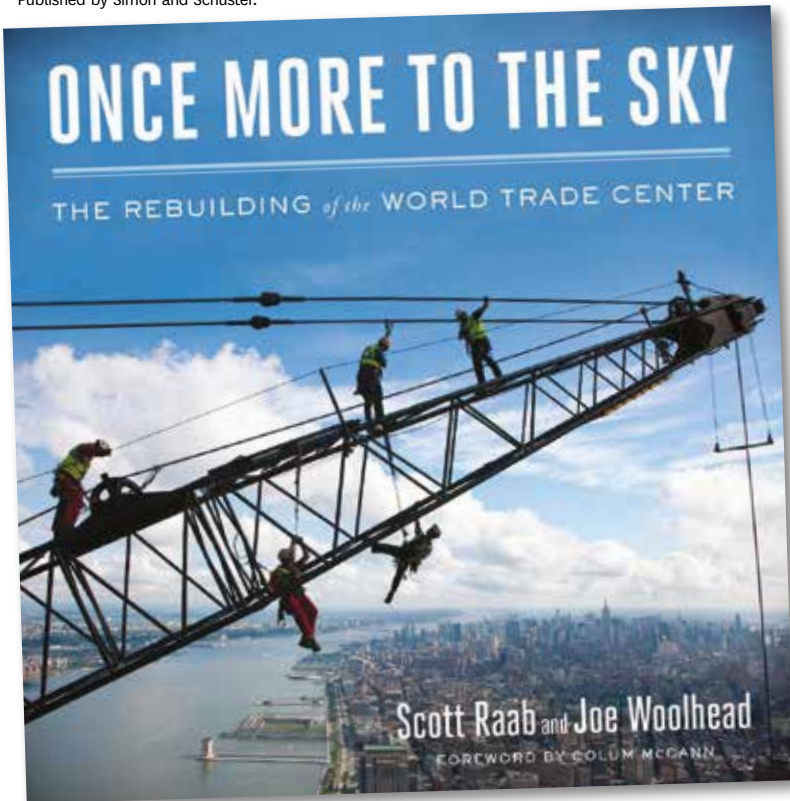
**NOTORIOUS RBG: THE LIFE AND TIMES OF RUTH BADER GINSBURG.**

Now open at the New-York Historical Society, this exhibition features archival photographs and documents, historical artifacts, and much more on the trailblazing Supreme Court justice icon. There are listening stations where visitors can hear RBG's delivery of oral arguments, majority opinions, and forceful dissents in landmark Supreme Court cases. You can even step into the justice's world and take a picture standing in a 3D rendering of the Supreme Court bench. The exhibit runs through Jan. 23, 2022. [nyhistory.org](http://nyhistory.org)



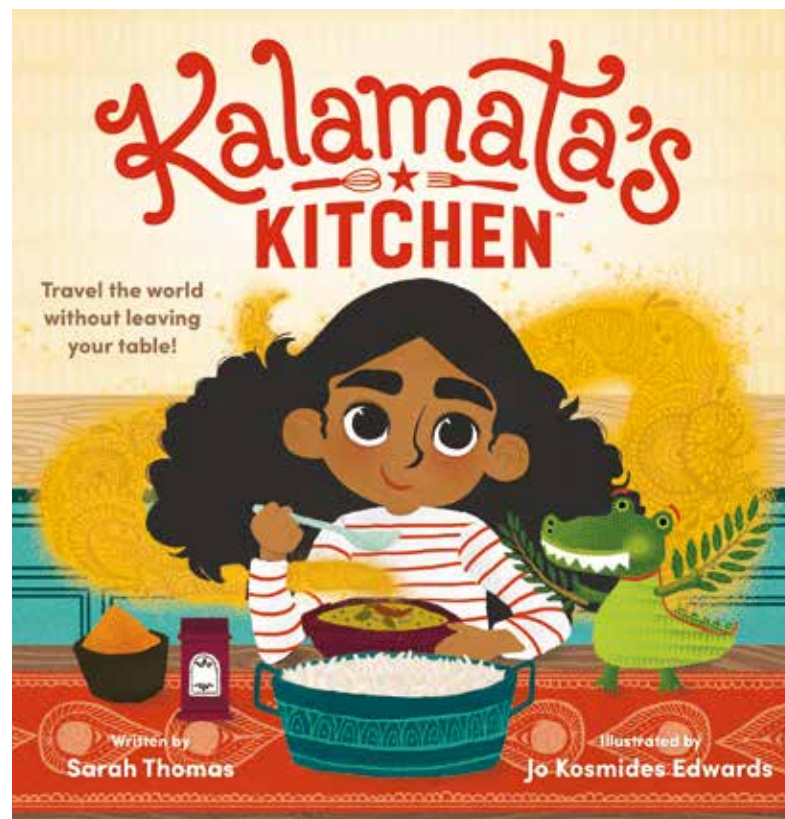
Photo: Courtesy Steve Petteway, Collection of the Supreme Court of the United States.

Published by Simon and Schuster.



**ONCE MORE TO THE SKY: THE REBUILDING OF THE WORLD TRADE CENTER**, is a stunning new book by Scott Raab and photographer Joe Woolhead offering never-before seen images from the rebuilding of the World Trade Center. Woolhead is the official photographer of the WTC rebuilding, working with Larry Silverstein and the National 9/11 Memorial & Museum.

**KALAMATA'S KITCHEN.** The new children's book, written by Derek Wallace and Le Bernardin's former sommelier, Sarah Thomas, and illustrated by Jo Kosmides Edwards, stars Kalamata, along with her pet alligator Al Dente, as she overcomes back to school jitters and tries new foods.



RALPHPUCCI



PATRICK NAGGAR AVAILABLE EXCLUSIVELY THROUGH RALPH PUCCI INTERNATIONAL  
 NEW YORK MIAMI LOS ANGELES  
[WWW.RALPHPUCCI.COM](http://WWW.RALPHPUCCI.COM)



# FROM DARKNESS, LIGHT

*St. Nicholas Greek Orthodox Church and National Shrine will be a beacon for the world.*

by Noemi Florea rendering by Santiago Calatrava Architects & Engineers

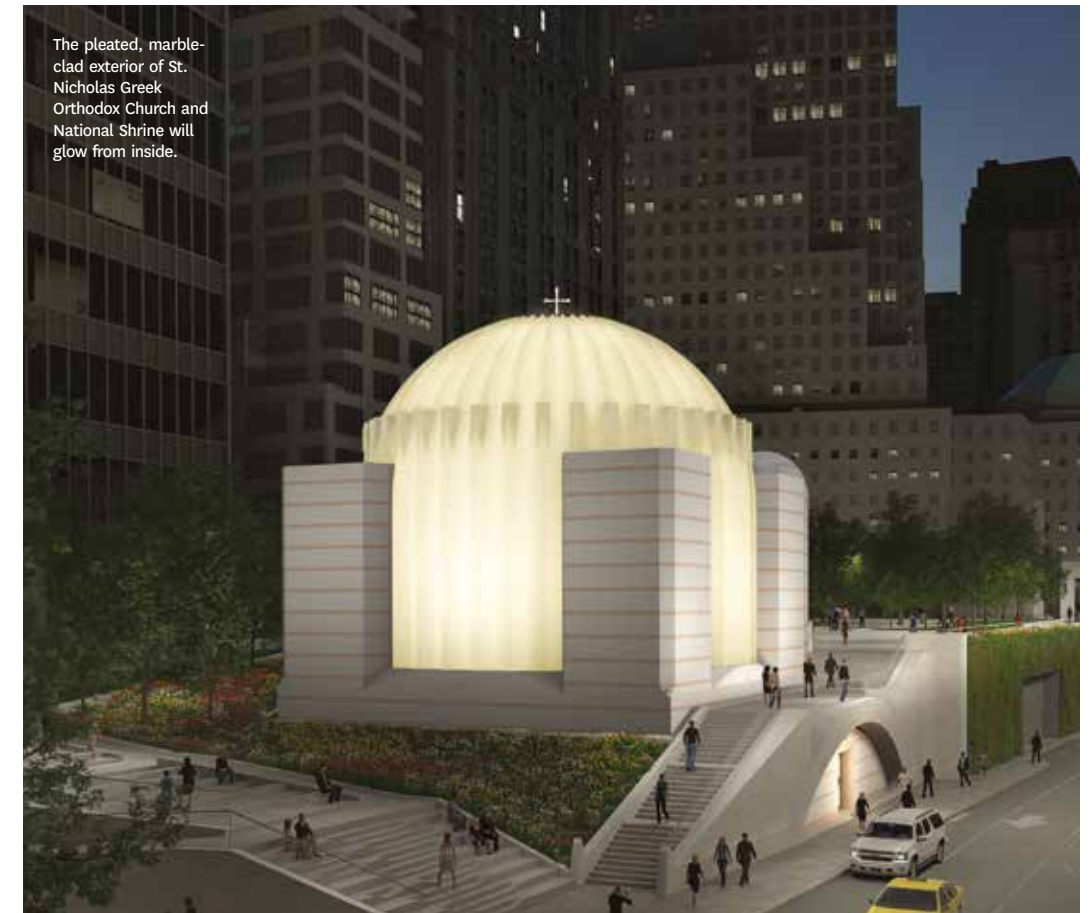
**FAITH CAN GUIDE US THROUGH EVEN THE MOST DIFFICULT OF TIMES.** On the evening of September 11, 2001, New York's collective faith shone through the rubble of the St. Nicholas Greek Orthodox Church, which, though destroyed, still served as a gathering place that day in downtown.

"The church is reflective of the lives lost, and the light that was lost. For us, every life is a light that shines in the world, and when we lost 3,000 souls we also lost their light," says Father Alex Karloutsos, Vicar General of the Church. Yet with faith came perseverance, and in a rebuilding process that lasted over 20 years, the St. Nicholas Greek Orthodox Church and National Shrine was redesigned, constructed, and is now set to open in April 2022.

"The rebuilding of St. Nicholas is a resurrection of those souls, the resurrection of those lives, and the resurrection of that light," Karloutsos says, adding, "as the St. Nicholas shrine lights up the world, we think about those souls, and their story, their lives. Their light is part of the St. Nicholas story for us."

The push-pull behind the church in its 20 years of rebuilding was similar to that of the World Trade Center, which faces numerous delays and permit challenges even to this day. Though the proposal was immediately approved by then-Governor George Pataki, there were seven to eight years of negotiations with the Port Authority, as well as another seven years of fundraising efforts which delayed construction until 2020.

Santiago Calatrava, the architect behind the World Trade Center transportation hub known as the Oculus, was selected as the designer for St. Nicholas following an invitation-only call for proposals. His design, which draws inspiration from the Hagia Sophia in modern-day Istanbul, pays homage to the roots of the Greek Orthodox Church while bringing in elements of light that give an impression of spiritual ephemerality. Karloutsos describes Calatrava's vision as though, "He felt that it should be like a candle, and as they say, 'Better to light a candle than curse the darkness.'"



The pleated, marble-clad exterior of St. Nicholas Greek Orthodox Church and National Shrine will glow from inside.

This past September 10, St. Nicholas Church also participated in the Tribute in Light to the 20th anniversary of 9/11 by casting blue light projections over its facade, with some key members of the church including Vice Chairman Michael Psaros helping to facilitate the first public event at St. Nicholas. "With the church lit up it will draw people to it, because people always move towards the light over darkness," Father Alex emphasizes.

When St. Nicholas Church opens to the public during Easter season in April 2022, it will act as a gathering place not only for worshippers, but for New Yorkers seeking to commemorate the history of Lower Manhattan. "We're going to be showing icons of the resurrection of St. Nicholas Church, which will recognize first responders,

firemen, Port Authority police, and the New York City police who were lost," Father Alex says, including that members of the public "will have an opportunity to meditate, to offer prayers, to reflect." Tours explaining the iconography and history of St. Nicholas, as well as a bereavement center offering counseling for individuals, will also be featured.

Looking towards the upcoming opening, Father Alex says, "we're very excited that we will help bring people together, not with hatred but with love, and with the ultimate symbol of forgiveness." **DT**

Follow the project's progress and learn more about the St. Nicholas Church and Memorial opening at [stnicholaswtc.org](http://stnicholaswtc.org).



**MUSEUM OF  
JEWISH HERITAGE**  
A LIVING MEMORIAL  
TO THE HOLOCAUST

**OCT 22–  
APRIL 29  
2022**

**BORIS LURIE**  
**NOTHING TO DO  
BUT TO TRY**

*Boris Lurie: Nothing To Do But To Try* is made possible by The Knapp Family Foundation, Patricia Askwith Kenner and Family, and other generous donors.

Special thanks to the Boris Lurie Art Foundation for its commitment to this presentation.

*Boris Lurie*  
BORIS LURIE  
ART FOUNDATION

# GLOW UP

*The Perelman Performing Arts Center will bring beauty and closure to downtown.*

by Dan Metz photography by Luxigon

**IN THE WAKE OF THE SEPTEMBER 11TH ATTACKS** on the World Trade Center complex, great architectural minds gathered around the devastation to rebuild. Nearly 20 years later, their plan is coming to fruition. The Ronald O. Perelman Performing Arts Center, or PAC, will mark the final construction effort in the decades-long project.

The building, a massive cube wrapped in translucent marble and laminated with insulated glass, will let in sunlight during the day and emit a visible glow from internal lights at night. The inside will feature three modular theater spaces and a rehearsal room, all with movable walls and seating, capable of 11 unique configurations to accommodate audiences of 99 - 1200 people. With the last steel beam placed this summer, the PAC is looking to host its first performance in 2023.

"I think it's extraordinary," says PAC Creative Director Bill Rauch, "that there was an impulse to include arts and culture as part of the rebuilding, and we kept that impulse alive and nurtured it."

The PAC was a cornerstone piece of the original 2003 recovery plan. The project was designed by the Brooklyn-based firm REX, replacing the earlier choice of Frank Gehry, in collaboration with theater designer Charcoalblue and executive architect Davis Brody Bond. Rockwell Group is handling the design of the restaurant and lobby space. The planners hoped that it would be the cultural lynchpin of the World Trade Center, helping to redefine Lower Manhattan as a cultural destination.

"In the planning for the recovery and rebuilding of the World Trade Center," says PAC president Leslie Koch. "[former] Mayor Bloomberg articulated the importance of integrating the arts into a vision for Lower Manhattan as a dynamic 24/7 neighborhood with workers, residents, and visitors.

"Now," Koch continues, "18 years after the World Trade Center plan was adopted, Lower Manhattan is thriving, with tens of thousands of residents, media, and technology firms joining the financial anchors of New York City and literally millions of visitors. As the city emerges from the pandemic, the

Performing Arts Center, with Mike Bloomberg as our chair, will again be both an icon and a catalyst of New York's resurgence."

The PAC is also dedicated to reaching out to the community, both locally and citywide. They hired Jenna Chrisphonte as their Director of Civic Alliances, charged with cultivating relationships with community-based organizations and groups, marginalized populations, and community officials across all five boroughs. They also hope that the building can be a resource to the local community. The first level will be accessible to the public, open until midnight every night. It will feature a cafe and bar, lobby area, dance podium, and performance art space, the latter two of which will periodically have free performances.

Rauch hopes that PAC will be a symbol of its surroundings and of human resilience. "Whether the art is tragic or joyful, all the work that we do is in celebration of humanity," he says. "There's a reason why [the PAC] glows from within." **DT**

For more information, visit [theperelman.org](http://theperelman.org).



SHINE ON The PAC's translucent marble walls will light up from the inside at night.

# DOWNTOWN RISING

*Executive Director Rick Cotton helps downtown sparkle with major transportation plans as the Port Authority turns 100.*

by Linda Sheridan

**IN THE PAST FOUR YEARS THAT RICK COTTON HAS BEEN EXECUTIVE DIRECTOR OF THE PORT AUTHORITY (PANYNJ),** he has faced the seemingly insurmountable challenges of both reshaping downtown's 16-acre campus while also helping locals and tourists alike get to where they need to go. Today, Lower Manhattan is no longer just surviving in 9/11's long-cast shadow; it's *thriving*. What was once a disjointed, cold construction zone is now a warm, vital part of New York's cityscape as well as a home to some of the largest corporations in the world, including Spotify, Uber, Moody's Corporation, Blue Wolf Capital, and many others.

Its population has grown significantly. Before 9/11, there were some 7,000 residents. Today, there are more than 25,000 downtown residents. Tourism has grown: before 9/11, there were only five downtown hotels. Today, there are more than 20.

Cotton initially worked in public interest, then served as a media lawyer for 25 years at NBC. "I left NBC at the end of 2014, when [former] Governor Mario Cuomo was elected to a second term. I thought about what I wanted to do and wound up working in the Governor's office on infrastructure projects. It was a new world for me," reflects Cotton. He officially became Executive Director of PANYNJ in 2017.

He certainly had his work cut out for him. "When I came to Port Authority, a great deal of progress had been made, but it still looked like a construction zone." He continues, "After [Larry] Silverstein finished Tower 3, there was debris, machinery to be removed. High priority was given to advance the campus to where it was moving faster toward completion. Make it as much as possible an appealing destination, not only for office workers, but the surrounding community."

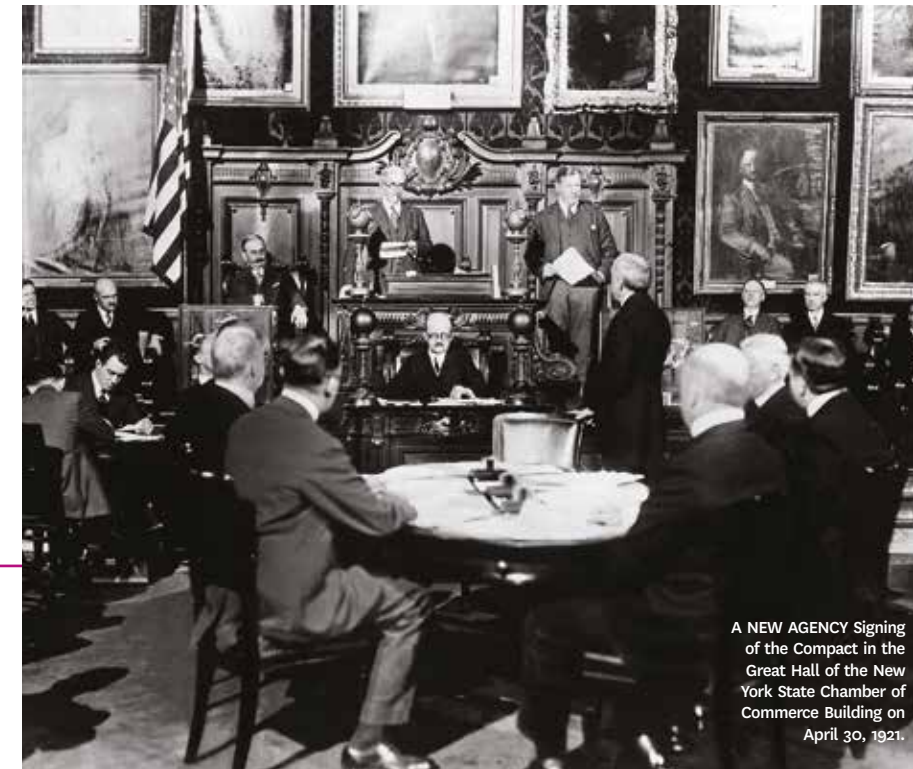
Less than two years in, significant progress was made, evident for all to see. "Everything was underneath—the infrastructure, exhaust fan, heating and cooling, machinery, industrial grade steel. It was unappealing, uninviting. In late 2018 - 2019, along with Silverstein, we came up with the idea to recruit street artists to create murals," explains Cotton. It was called The Mural Project.

The uplifting Mural Project featured works by the likes of Boogie Rez, Stickymonger, Ben Angotti, Hektad, Todd Gray, and others. The colorful pieces began to spread throughout the campus, cheering up residents and visitors alike. Next came Smorgasburg on Fridays, running through October 29 this year, as well as the Oculus Beer Garden and movie nights.

Then, in March 2020, COVID-19 almost instantly paralyzed progress.



**BREAKING GROUND**  
Construction on the Newark Airport passenger terminal begins.



**A NEW AGENCY** Signing of the Compact in the Great Hall of the New York State Chamber of Commerce Building on April 30, 1921.

**2013**  
4 WTC office building opens with 72 floors. Tenants include Spotify, MediaMath, SNY, Hudson River Trading, Morningstar, and others.

**2014**  
The 9/11 Memorial & Museum opens.

**2016**  
The Oculus, a spacious new transportation hub and shopping center designed by Santiago Calatrava, opens. Liberty Park, an elevated public park overlooking the 9/11 Memorial & Museum, after opens.

**2018**  
3 WTC office opens with 72 floors. Tenants include Blue Wolf Capital, Uber, Cozen O'Connor law firm, and others.

**2021**  
Moynihan Train Hall opens as an expansion of Penn Station, built adjacent to the old Post Office, James A. Farley Building.

Port Authority marks its 100th anniversary with a centennial time capsule placed at World Trade Center. It will remain there through the end of 2021. Also currently under construction: 2 WTC office building with 80+ stories; 5 WTC, an 80-story residential complex (69 residential/11 commercial); the Saint Nicholas National Shrine; and the Ron Perelman Performing Arts Center (PAC), scheduled to open in 2023.



**RISING UP** The Twin Towers open in 1973.



Rick Cotton, Executive Director, PANYNJ

## PORT AUTHORITY - THE FIRST 100 YEARS

### A TIMELINE

**1921**  
New York and New Jersey come together to share riverfronts on the Hudson and combine port activity. Through a special act of Congress, the Port Authority came into being on April 30, 1921. An interstate deal between New York and New Jersey was signed in the Great Hall of the New York State Chamber of Commerce Building on Liberty Street. Today, Southstreet Seaport is the second busiest port in the country and the largest in the East Coast. It dispatches \$200 billion worth of goods each year.

**1931**  
By the end of the agency's first 10 years, the Port Authority opened four new bridges - the George Washington, the Goethals, the Outerbridge, and the Bayonne.

**1932**  
Port Authority's multi-use Inland Terminal and Commerce Building opens.

**1937**  
Lincoln Tunnel opens, connecting New York and New Jersey.

**1940s-1950s**  
The development of five airports - John F. Kennedy Airport, LaGuardia, Newark, Stewart, and Teterboro.

**1950**  
Port Authority Bus Terminal opens.

**1956**  
Port Authority initiates new processes for loading ships. Adapting to using containers for shipping created thousands of port jobs, or jobs in factories near piers.

**1962**  
Plans take shape for developing the World Trade Center, originally to be built by the South Street Seaport on the west side waterfront. The Port Authority would build the WTC on land occupied by the Hudson and

Manhattan railroad terminal, with the development of PATH trains.

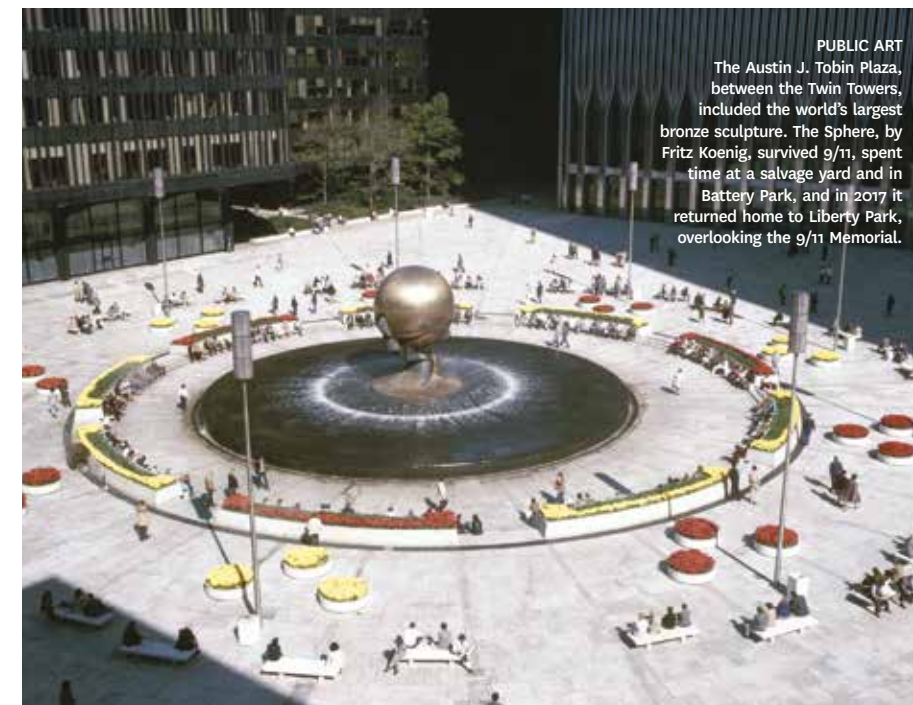
**1973**  
World Trade Center opens April 4, 1973, as a complex of seven buildings. Port Authority moves its Inland Terminal and Commerce headquarters there.

**2001**  
Larry Silverstein purchases properties of 16 acres campus, six weeks prior to 9/11. The Sept. 11<sup>th</sup> attacks saw the Twin Towers fall when two commercial planes crashed into each tower. There were an estimated 2,996 casualties, with roughly 2,606 from the Towers alone, in addition to deaths from a downed plane near the Pentagon and United Airlines Flight 93, downed in a field near Shanksville, PA.

**2005**  
The rebuilding of WTC begins. Larry Silverstein works with a team including master planner Daniel Libeskind and lead designer David Childs. Joe Woolhead is the official photographer of the rebuild. The Oculus has its groundbreaking. Sections of Greenwich and Fulton Streets are incorporated to extend WTC's campus to 16 acres.

**2006-7**  
WTC office building opens with 52 floors. Tenants include Moët Hennessey, Moody's Corporation, Mansueto Ventures, New York Academy of Sciences, and others.

**2012**  
Hurricane Sandy hits, and the Port Authority becomes the first public transportation agency to embrace The Paris Agreement, setting goals to reduce greenhouse gas emissions by 2025.



**PUBLIC ART**  
The Austin J. Tobin Plaza, between the Twin Towers, included the world's largest bronze sculpture. The Sphere, by Fritz Koenig, survived 9/11, spent time at a salvage yard and in Battery Park, and in 2017 it returned home to Liberty Park, overlooking the 9/11 Memorial.

PHOTOGRAPHY: COURTESY OF PORT AUTHORITY OF NEW YORK AND NEW JERSEY



**EARLY DAYS**  
The former Port Authority headquarters at 111 Eighth Avenue, which they occupied until the Twin Towers opened



The pandemic was “one of the most extraordinarily difficult periods Port Authority has gone through. Everyone faced enormous challenges. It’s affected personal, professional lives, shifting how we work, [concern for] health and safety of people at our facilities,” says Cotton. “The traffic levels declined last year during COVID; airports were down 98 percent.”

**THE FUTURE**

While business is now back to pre-pandemic levels, it’s not anywhere near 2019, when Port Authority saw record levels of traffic. “That enabled planned-on record levels of spending on airports, bus stations, commuter railroads. We generate all of our own revenues,” says Cotton. “The Port Authority was founded to be self-sufficient. [But] when revenues decline, we have to cut back capital spending. Fact is, past couple of decades, airports were subpar. But now, what we planned is rebuilding anew the first new major airport in the US in 25 years.”

The next decade promises mammoth rehaults for New York and New Jersey’s transportation hubs. “We’re going to drive more than \$20 billion in three airports over relatively 5-8 years,” vows Cotton. “LaGuardia should finish mid-next year; we’re about 10 months away. Newark Airport will have a major new terminal, a centralized retrocar facility, and a new parking area that should finish middle to end of next year.”

Right now, the AirTrain only serves JFK. Construction is underway for the AirTrain “reaching Newark and LaGuardia, finishing in roughly five years from now, 2026. JFK projects were delayed by COVID. We’re starting construction next year, which will take five to six years [before] opening.”

Also underway is the St. Nicholas Greek Church, which had some financial issues but is now back on track, slated to open in 2022. Then there’s the Ron Perelman Performing Arts Center, slated for completion in March 2023. Cotton is also proud about PANYNJ being green. “We were the first public transportation company to join the Paris Climate Accord. And we have a couple of Green Fleet Awards.” PANYNJ is looking to electrify 50 percent of the agency’s cars by 2023.

To mark the PANYNJ anniversary, The New York Historical Society pop-up exhibit, *100 Years of The Port Authority of New York and New Jersey*, will be on display at the World Trade Center Oculus throughout 2021.

“We are really becoming an energized, increasingly vibrant downtown community. We are well on our way.” **DT**



ON THE STREET Murals by artists including Todd Gray, Stickymonger, Hektad, and others, brighten the campus walkways.

PHOTOGRAPHY BY JOE WOOLHEAD

SPONSOR: MIP ONE WALL STREET ACQUISITION LLC, 767 FIFTH AVENUE, 21ST FLOOR, NEW YORK, NY 10013. THIS IS FOR INFORMATIONAL PURPOSES ONLY. THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. FILE NO. CDT17-0216. ALL ARTIST'S RENDERINGS ARE FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. FINISHES DEPICTED IN ARTIST'S RENDERING ARE NOT NECESSARILY INDICATIVE OF WHAT IS SPECIFIED IN THE OFFERING PLAN AND NOT ALL ITEMS DEPICTED IN ARTIST'S RENDERING ARE INCLUDED IN UNIT PURCHASE. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR.



**Macklowe Properties**

**ONE WALL STREET**

1WALLSTREET.COM

Proud to be in the heart of Downtown

CONDOMINIUM RESIDENCES

# IT'S A GIFT!

*Downtown's editors gathered the best and the brightest for the most festive time of the year.*



**HARRY BARKER VINTAGE STRIPE ORTHO LOUNGER DOG BED** When your doggie needs to rest a spell, this well-made black vintage striped lounger will cuddle and comfort him in style. It's eco-friendly and durable with a classic, timeless design. [harrybarker.com](http://harrybarker.com)



**SL RIEDEL STEMLESS WINGS** These ergonomic glasses are the perfect gift for any wine enthusiast, design lover or entertainer. [riedel.com](http://riedel.com)



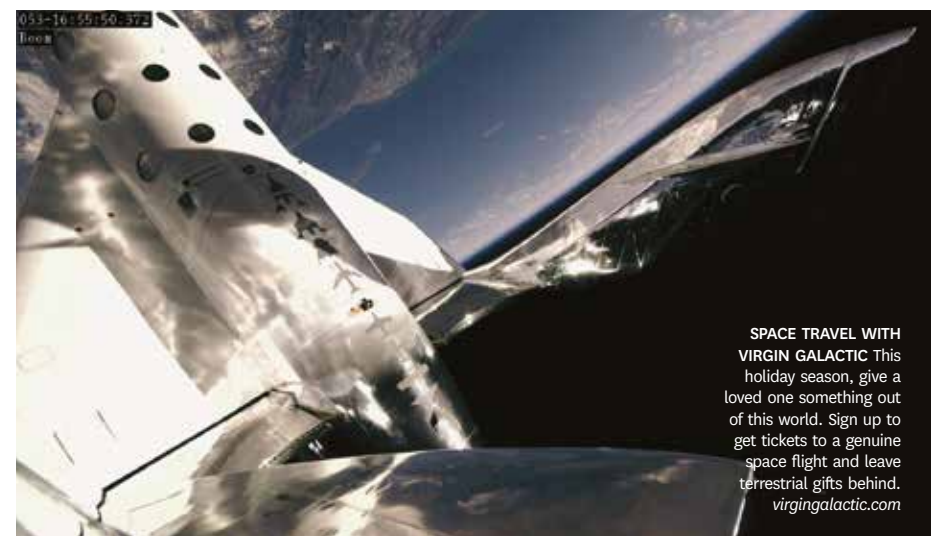
**RUN DMC KOKESHI DOLLS** Hip-hop and doll fans will want to add these super cool Kokeshi dolls of the iconic Run DMC trio, created by Sketch.inc for Lucie Kaas. [luciekaas.com](http://luciekaas.com)



**CLEAN AND SIMPLE** living comes at its best with a pair of canvas home shoes designed for comfort, style, and utility all at once. ABE's Canvas Home Shoes are crafted of the same "duck canvas" used in most sneakers, while the two-way design allows the shoes to be worn as either slippers or for the street. [rikumo.com](http://rikumo.com)



**FERRARI, TRENTADOC ROSÉ** Ferrari's new rose is a delicate harmony between the elegance of Chardonnay and the structure of Pinot Nero, with a refined bouquet of berry fruits. Perfect gift for visiting friends on the holidays. [ferraritrento.com](http://ferraritrento.com)



**SPACE TRAVEL WITH VIRGIN GALACTIC** This holiday season, give a loved one something out of this world. Sign up to get tickets to a genuine space flight and leave terrestrial gifts behind. [virgingalactic.com](http://virgingalactic.com)



**GRACE FARMS FOODS** in New Canaan, Connecticut works with the Grace Foundation non-profit to address various humanitarian issues. Their Joy of Two Gift Box makes a perfect holiday gift for a friend and includes a pair of each: their signature Salted Chocolate Chip Cookies, whole bean coffee, and two canisters of organic herbal tea. [gracefarmsfoods.com](http://gracefarmsfoods.com)



**BARTESIAN COCKTAIL MAKER** You can experience the quality ingredients and premium pours you'd expect from a cocktail lounge in your own home at the touch of a button! Customize the pour strength of the drink ranging from mocktail to strong, then simply press 'Mix!' [bartesian.com](http://bartesian.com)



**THE GOLDEN DOG CO. HANDMADE COLLAR & LEASH** This three in one genuine leather dog leash is fashionable and functional. Transform a single-loop leash into a hands-free one. XM, Sm, M, L. [thegoldendogco.com](http://thegoldendogco.com)



**NINJA FRYER MAX XL** A huge trend during the pandemic, air fryers are a fast, easy, and healthier way to cook, using up to 75 percent less fat. Cook and crisp 3 lbs of french fries, using little to no oil, in an extra large 5.5-qt basket. [ninjakitchen.com](http://ninjakitchen.com)



**UNCOMMON TERRITORIES OVERSIZED BEACH TOWELS** These luxurious reversible round cotton towels offer a sand-free weave, and at a generous 7-foot span there's plenty of room. Featured here is the Electric 80s model. [uncommonterritories.com](http://uncommonterritories.com)



**IROBOT ROOMBA 694** This holiday season, give yourself the gift of a break with a leading brand in home organization. [irobot.com](http://irobot.com)



**LE KOOL CHAMPAGNE** It's time for a celebration! Robert 'Kool' Bell of the legendary band Kool and the Gang recently launched Le Kool Champagne, an extension of his late wife Sakinah's vision. The champagne is made at Vineyard Maison Paul Berthelot in France. [lekoolchampagne.com](http://lekoolchampagne.com)



**ROAM LUGGAGE, THE JOURNEY SUITCASE** Roam around the world, with ROAM's new line of expandable luggage that will have you traveling in style, while offering up to 28 percent more space! Customize the colors of the front and back panels, the zipper, wheels, add a monogram for free, and more (there are countless color combinations!) [roamluggage.com](http://roamluggage.com)



**CLASSIC HARBOR LINE'S** Cocoa and Carols Holiday Cruise is a great way to get into the holiday spirit with coworkers or loved ones. The 1.5 hour cruise sets sail evenings from Chelsea Piers, and will include live musical performances, complimentary house-made cocoa and cookies, and a selection of beer, wine, and soda will also be available for purchase, plus spectacular views of New York City. [sail-nyc.com](http://sail-nyc.com)



**LARROUDÉ DOLLY CRYSTAL SANDAL** IN GRAY SUEDE Add some sparkle to your holiday wardrobe. With all-over eye popping sequins and a 4.5" heel, this suede-leather platform will ensure you're the life of the holiday party. [larroude.com](http://larroude.com)



**WONDER & WISE MINI CAMPER PLAYHOUSE** Kids can pretend to go camping with their friends, in this super cute retro camper. Approximate measurements: 55" x 36" x 43". It even has roll-up door and windows! [berdorfgoodman.com](http://berdorfgoodman.com)



**OCULUS QUEST 2 128 GB** Adventure at home with the Oculus Quest 2 virtual reality goggles. Explore and enjoy the future of gaming. [oculus.com](http://oculus.com)



**ANNIE SELKE'S PINE CONE HILL SHEEPY FLEECE 2.0 ROBE** will help you feel warm n' cozy in the mornings after the holiday festivities. Comes in a variety of colors. Pictured here in Juniper. [annieselke.com](http://annieselke.com)



**LEGO BOOST CREATIVE TOOLBOX FUN ROBOT BUILDING SET** Introduce kids to the creative world of coding with the best educational STEM toys to foster their curiosities. Construct Vernie the Robot to dance and more. Includes 847 LEGO pieces that kids can build and rebuild into 5 cool multifunctional models. Ages 7-12. [lego.com](http://lego.com)



**BALTIMORE BAG CO.'S** Leather Backpack is perfect for getting around the city. Available in multiple colors and textures, including cowhide, exotic skins, or lambskin. [bbcbags.com](http://bbcbags.com).



**HOURLASS CURATOR EYESHADOW COLLECTION** Your eyes will make a statement with this reusable palette, meant to be used interchangeably with other Curator shades. [hourglasscosmetics.com](http://hourglasscosmetics.com)



**GEOSAFARI JR. TALKING MICROSCOPE** Listen to wildlife and conservationist Bindi Irwin (daughter of renowned zookeeper Steve Irwin) sharing kid-friendly info about nature. 5x magnification. Perfect for kids ages 4-7. [educationalinsights.com](http://educationalinsights.com)



**MUJJO'S** luxurious case for the iPhone13 covers the bottom of the device, providing extra protection. The cases now come with a raised bezel around the rear camera, to protect the protruding lenses against scratches from abrasive surfaces. [mujo.com](http://mujo.com)



**WILD ONE PET CARRIER** This stylish carrier has a dual use leash/shoulder strap, and an interior cushion that folds out to become a comfortable dog bed. This airline-compliant carrier is the home away from home your dog deserves. Good for doggos up to 16 lbs. [wildone.com](http://wildone.com)



**LIND BLUE CLOUD SUNGLASSES** Handmade in Italy and reminiscent of a culture of peace and love from the 1960s, Carla Colour's Lind Blue Cloud Sunglasses are popular among artists and social leaders alike. Inspired by the folk rock music of Bob Lind, these glasses send a positive message in difficult times. [cartacolour.com](http://cartacolour.com)

# BARCLAY'S SPOT

by Dan Metz

**WELCOME TO SPOOKY SEASON!** We're back out on the streets and just in time: Get your costumes ready for the best party of the year, Barktoberfest on October 26th at the Seaport! Now's a time for being grateful, not just for our friends and family who got us through this pandemic, but for the opportunity to see our city in the fall light, with parks full of crisp, colorful foliage. To find out about my furry friends' plans for fall, I reached out to some of the coolest dogs in New York City. **Bentley** is a big, cuddly hound who's almost big enough to sit at the Thanksgiving table with his pawrents NYPD Captain Paul Zangrilli and attorney Bonnie Knel. **Lulu** is a Mini Goldendoodle and outdoor pup who loves exploring with pawrents Adam Taylor, a Senior Designer at Brunswick Group, and Alana Wolfe, a Surgical Physician Associate at NewYork-Presbyterian Hospital. **Asher** is a Cavalier King Charles Spaniel who loves visiting friends and family all over the country with pawrent Jennifer Pasiakos, brand marketer and executive coach. **Rio** is another Cavalier King Charles Spaniel who loves making trouble and hunting for acorns with pawrents Katherine Rivera, a structural engineer, and Eric Rafaloff, a software security engineer. Lastly, there's **Jelly**, a fashionista looking forward to trick-or-treating with pawrent Monica Yates, trauma healer and CEO of Monica Yates Health Ltd. **DT**



BARCLAY HUDSON,  
PAWBLSHER  
Follow me on Instagram  
@downtownbarclay

IF YOU'D LIKE TO MAKE A GIFT, EVERY DOLLAR HELPS!  
Visit [animalhaven.org](http://animalhaven.org) to donate.



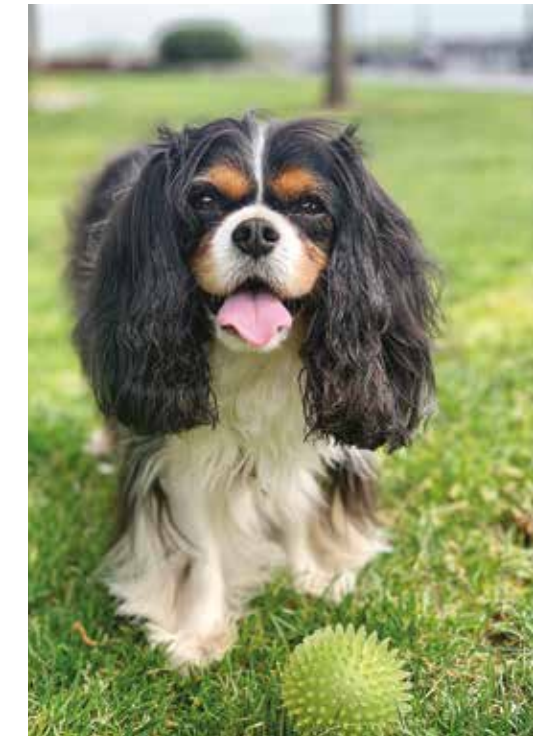
**JELLY**

"I'm excited about wearing all my new fall outfits! I have the best wardrobe from Maxbone."



**BENTLEY**

"I don't usually wear costumes. I'm almost 100 pounds, so it's hard to get them in my size."



**ASHER**

"My favorite toy is a little red lobster, so that's what I'm going to be for Halloween this year."



**RIO**

"There are so many new friends to meet with varying numbers of legs. I like to stop in my tracks and stare at people that I want to say 'Hi!' to. My pawrents say this is a bad habit, but I love the attention."



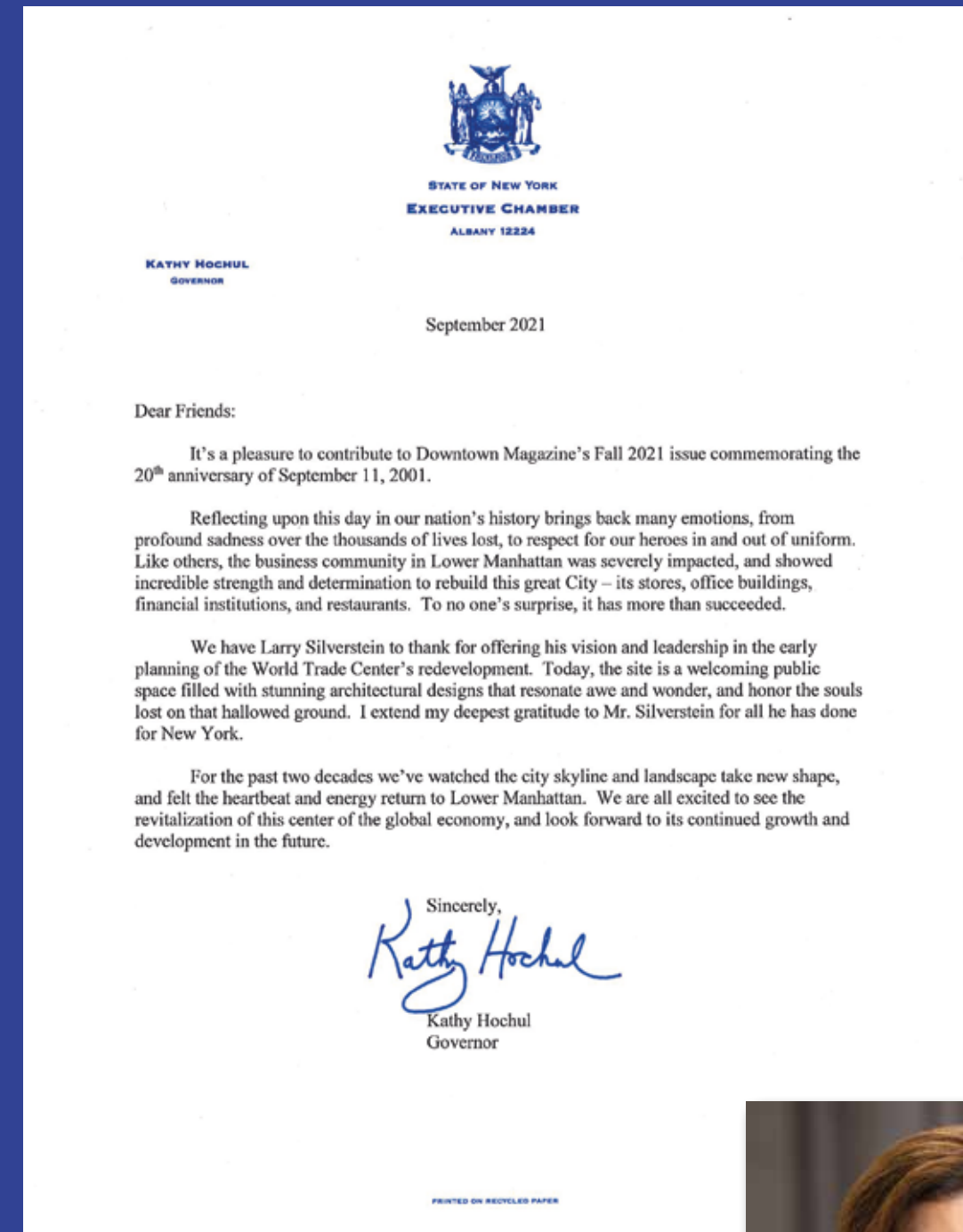
**LULU**

"I hope I get to go hiking in Acadia Park with my pawrents this fall. There will be so many colorful leaves to play with and eat!"

Proud to be a part of this resilient city and to work on Downtown Magazine, honoring those we lost on 9/11.

Glyph NYC — Design Agency  
www.glyph.nyc

**G L Y P H**



# THE CREATORS 2021







DOWNTOWN LIFE Larry Silverstein at home.

# A NEW YORK STORY

*Larry Silverstein has spent a lifetime shaping the New York City skyline. He isn't done yet.*

by Matt Kapp photography by Andrew Matusik

**“BUY CORNERS,”** Larry Silverstein replies without hesitation when asked what the most important lesson is that his father Harry taught him about the real-estate business. “If you buy a corner, you have frontages on at least two streets, right? And if you get lucky enough to be able to buy a block front, that gives you even more possibility.” Trained as a classical pianist, Harry had struggled to provide for the family during the Great Depression, eventually becoming a commercial real-estate broker to make ends meet.

Curious about the business, Larry went to work for his dad after graduating from NYU in 1952. “Something that hit me very early on,” he recalls, “is that I wanted to own something. I wanted to be an owner.” Lacking cash for a down payment, the Silverstein father-son duo took a page from Harry Helmsley and Lawrence Wien’s playbook, scraping together a syndicate of investors to buy their first property, a shabby industrial loft building on East 23rd Street, in 1957. It may not have been a corner property, but they made it work by converting it to office space and leasing it out to white-collar firms. “It was sink or swim,” Larry says of their first venture. “Failure was not an option.”

Silverstein, who turned 90 in May, still reports to the office almost every day, invariably dressed to the nines in a double-breasted suit with a colorful tie and matching pocket square, dispensing friendly salutations to everyone he passes along the way. But behind the elegance and old-school charm, the Brooklyn grit and street smarts remain. “It was not a

very luxurious existence,” he recalls of his upbringing on the top floor of a six-story walkup in Bed-Stuy, “which wasn’t nearly as trendy of a place as it is today.”

## THE REBUILDING

That Brooklyn grit would come in handy when it came to rebuilding the World Trade Center. When Silverstein acquired the Twin Towers in July 2001, he could never have imagined that within months they’d be gone—and he’d be stuck with a 99-year lease that obligated him to continue paying the Port Authority, which owns the site, \$10 million a month in ground rent. The lease also stipulated that he rebuild all the office and retail space that had been destroyed on 9/11.

To make matters worse, quite a few of the two dozen companies that had insured the towers—to the tune of \$3.5 billion—were refusing to pay Silverstein’s claims. It took five years of litigation and the intervention of New York governor Eliot Spitzer to finally move the needle. “I called him, and I said I can’t collect,” recalls Silverstein. “So, he brought them all to New York and told them, ‘The courts have found that these are your obligations, so if you don’t pay, you’re never gonna do business again in the state of New York.’” In May 2007, they finally agreed to pay Silverstein the \$2 billion he was still owed, marking the single biggest insurance settlement in history. A tidy sum indeed, but still not nearly enough to fully rebuild the Trade Center.

Despite the many professional battles, Silverstein says it was the “naysayers” who



STARCHITECT LIFE Pritzker-prize winning architects Fumihiko Maki, Lord Norman Foster, and Lord Richard Rogers, with Silverstein, in front of an architectural model of the World Trade Center campus. Maki designed 4 WTC, Foster's 2 WTC is expected to begin soon, and Rogers designed 3 WTC. PHOTOGRAPH BY JOE WOOLHEAD

personally affected him the most. "The negative voices kept telling me I would never succeed," he says. "No one will ever come down here. No one will ever rent space. Why are you wasting your time?" Yet he remained determined to rebuild. Not for personal gain—he stood to make little money from the effort and was already well beyond retirement age—but because otherwise would signal defeat. "If you don't rebuild it, then the terrorists have won, right? I absolutely couldn't let that happen." When pressed if there was ever a point at which he doubted that rebuilding office towers adjacent hallowed ground was the right thing to do, his answer is immediate and unequivocal: "Never."

#### NEW KID ON THE BLOCK

"When we bought the Twin Towers, this place was a ghost town," Silverstein recalls. "After six o'clock, you could roll a bowling ball down Wall Street or any place you wanted." But after watching the neighborhood evolve after 9/11—and after more than 30 years in the same Park Avenue apartment—Larry and his wife of 65 years, Klara, decided it was time for a change.

So, in 2018 they moved into a penthouse at 30 Park Place, one of his developments. The 82-story tower, designed by Robert A. M. Stern to look as if it could have been built a century ago, opened in 2016 and includes residences atop a Four Seasons hotel. "If you look far enough," Silverstein

*"[Downtown is] young, it's vibrant, it's enormously exciting. Should add ten years to our lives."*



OPEN FOR BUSINESS Silverstein at the opening of 3 World Trade Center in 2018, with CEO Marty Burger, President Tal Kerret, daughter Lisa, son Roger, and architect Richard Paul. PHOTOGRAPH BY JOE WOOLHEAD



A CAUSE FOR JOY Larry and Klara Silverstein, with their daughter Lisa and son Roger, pose with lawyer Leonard Boxer and the ceremonial keys to the World Trade Center in July 2001.

*“Something that hit me very early on is that I wanted to own something. I wanted to be an owner.”*



THE FUTURE Silverstein poses with the children of some of Silverstein Properties' employees on "Take our daughters and sons to work day," in 2013.

jokes about the view from his 80th-floor terrace, "you can see the curvature of the earth."

"Two things really tipped the scale in favor of moving down here," he explains. "Number one: my grandson said, 'Poppy, if you move down here, I'll show you how to go to work by skateboard every morning. It's two blocks, downhill, piece of cake.'" Number two was the rejuvenated neighborhood. "It's young, it's vibrant, it's enormously exciting. Should add ten years to our lives." Downtown's residential population has more than tripled since 9/11, and according to Silverstein, the area now has the highest work-live ratio in the country: 27 percent.

That ratio will soon tilt even more residential. Last February, the Port Authority awarded Silverstein—in partnership with Brookfield Properties and two other firms—the rights to build 5 World Trade Center on the site where

the plagued Deutsche Bank building once stood. The sleek 900-foot-tall tower, designed by Kohn Pedersen Fox, will feature more than 1,300 residential units, a quarter of which will be set aside for households earning less than 50 percent of the neighborhood's median income.

While significant obstacles to groundbreaking remain, so does Silverstein's trademark eternal optimism. Not only will the new tower be a model of energy efficiency and sustainability, he says, but "the firms that take office space at the new World Trade Center will be able to house their employees in the same campus if they want to, which is pretty damn unique, right?"

#### PRESERVING HISTORY

Silverstein's earliest memory of downtown is of the "extremely tall, very impressive buildings." Little did he know he'd one day own one of



LOVE STORY Larry and Klara Silverstein in the lobby of 4 World Trade Center.

them, 120 Broadway. Known as the Equitable Building, it became the biggest—if not the tallest—skyscraper in the world when it opened in 1915, occupying an entire city block between Cedar and Pine streets. It was so big that it spawned the city's 1916 Zoning Resolution, which limited new construction to a percentage of lot size to ensure at least a modicum of sunlight could reach the surrounding canyons.

When Silverstein bought the landmarked building in 1980, many of its historic details had been neglected, if not concealed outright. "The previous owner had no feeling, no sensitivity to the importance of historic landmarks," he recalls. "They hung acoustical drop ceilings without any kind of architectural detail at all. Added fluorescent lights and so forth. It was dreadful." So, Silverstein immediately set about renovating it, carefully restoring such original

details as the terra-cotta window frames and the lobby's Tennessee-pink-marble floor, and vaulted, coffered ceiling with carved rosettes. "It makes such a difference," he says. "Tenants appreciate what a detailed restoration can produce."

#### ART & COMMERCE

Something tenants also appreciate, Silverstein says, is art. When he opened the original Seven World Trade Center, in 1987, he immediately realized he had a big problem on his hands. "I looked at the lobby, and I said to myself, I've gone crazy." He explains that he had "fallen in love with" a particular carmen-red granite he'd personally selected from a Finnish quarry for the building's façade.

But he didn't stop there. "The entrance to the building? Carmen-red granite. The toilets? Carmen-red granite. The elevators? Carmen-red

granite. Everything! Carmen-red granite. The place looked like a mausoleum." He called Klara in a panic and asked her to come down and have a look for herself, hoping maybe she wouldn't think it was all that bad. "One look around and she said, 'You know what? Looks like a mausoleum.'"

They agreed the lobby could use some art to spruce it up, so they set about scouring the city for contemporary works large enough to adequately cover all that carmen-red granite. One of their first purchases was a fourteen-by-six-foot Roy Lichtenstein entablature. Works by Frank Stella, Ross Bleckner, and Alexander Calder soon followed. "We ended up collecting a whole realm of first-class contemporary art," he says. "That taught me something, that is art has a huge impact on people's attitude towards buildings, a very positive attitude. It made an enormous difference."

*“We ended up collecting a whole realm of first-class contemporary art. Art has a huge impact on people’s attitude towards buildings.”*



Art plays a bigger role than ever in and around the new World Trade Center campus. Not only are there remarkable lobby installations, like Jenny Holzer’s “For 7 World Trade” and Kozo Nishino’s “Sky Memory,” Silverstein even hired street artists Stickymonger, Ben Angotti, and BoogieRez to paint the corrugated metal walls that sheathe the base of what will eventually become 2 World Trade Center, now an entrance to the transit hub.

#### BACK TO WORK

“There’s been no shortage of naysayers all over again,” Silverstein replies when asked if he sees parallels between post-9/11 and post-pandemic downtown. “New York is done, finished. No one’s ever coming back. The office buildings are gonna be vacant. Fold up the tent and steal away into the night.” Not surprisingly, he’s as sanguine as he was after 9/11 about the

potential for recovery after covid. “Will it be 100% back to the way it was? No, I don’t think so. But people will come back. Of course. It’s gonna happen. So much comes out of talking together around the water cooler.”

And what does he think downtown will look like in another 10 years? “Well, whether I’m still around or not, the Trade Center will be done,” he says. “And what we will have put back is vastly superior, not just in terms of quality or architectural design. The parks, the neighborhood—totally transformed.”

“Buy corners” may have been the best professional lesson Harry Silverstein imparted to his son, but it’s this bit of wisdom that endures: “Whatever you do in your life, be truthful with people,” Harry told him. “And never equivocate.” Impeccable advice for an age where truth has become all too relative. **DT**



AT HOME Larry Silverstein at the piano, and with his wife, Klara, in their apartment atop the Robert A.M. Stern designed 30 Park Place.

*“Whether I’m still around or not, the Trade Center will be done. And what we will have put back is vastly superior, not just in terms of quality or architectural design. The parks, the neighborhood—totally transformed.”*

# TO SHINE LIKE THE SUN

*In the 20 years since 9/11, Lower Manhattan has changed and grown. We respect and honor the memories of those we lost and look towards a brilliant future in the city that never sleeps.*

*by Noemi Florea photography by Kirit Prajapati*



## **THERE'S NO DOUBT THAT DOWNTOWN HAS CHANGED**

exponentially these past twenty years. What used to be a financial district inhabited by office workers on weekdays, but was a ghost town on evenings and weekends, has now become a thriving neighborhood accommodating a mix of residents, businesses, and cultural centers. Where Battery Park used to be one of the city's best kept secrets, the waterfront and esplanade are now among the greatest recreation spots in Manhattan, frequented by joggers, bicyclists, and pedestrians at all

hours of the day. And where the attacks of 9/11 left devastation, today a space for reflection and peace honors those we lost, and forms a centerpiece for a thriving, beautifully designed campus that continues to grow and evolve.

Lower Manhattan's evolution didn't happen overnight, or by chance. It was steadfastly pursued by many of New York's stakeholders, from residents to business owners to the heads of agencies, and led by Larry Silverstein, who stood fast to his conviction to rebuild the World

Trade Center campus at a time when many believed the area should be abandoned. We spoke with the leaders of Lower Manhattan to look back at how downtown has changed these past twenty years, how Silverstein's work catalyzed the neighborhood we see today, and what its future might hold. **DT**

*To read the full interviews with New York's leaders, visit [downtownmagazinerc.com](http://downtownmagazinerc.com)*

A WORLD OF CHANGE In the 20 years since 9/11, Lower Manhattan has seen exponential change and growth. It is now a 24/7, live-work community that will continue to evolve into the future.

# A Neighborhood Evolves

*“It was a critical time for Lower Manhattan, and it was a time when people came together to rebuild our neighborhood... It became a live-work neighborhood during that transformation.”*

—Catherine McVay Hughes, Community Board 1 Member/Waterfront Alliance

*“What we’ve really seen Lower Manhattan evolve as, is a neighborhood that New Yorkers have rallied around... New Yorkers reclaimed their connection to downtown.”*

—Saul Scherl, President, Howard Hughes Corporation

*“The reality is, as we look back on it, Lower Manhattan not only came back, it came back stronger with a diverse population of people who work, but also live, in the area.”*

—Dr. Laura Forese, Executive VP and COO, NewYork-Presbyterian

*“Symbols of 9/11 are threaded throughout the site. It’s a very life-affirming place, but it’s also a place that remembers the past... A very powerful, maybe unspoken, quality of the entire World Trade Center site is that it is a place of secular spirituality.”*

—Judith Dupré, Writer, Structural Historian, Public Speaker

*“The evolution has been dynamic and has brought life back to Lower Manhattan. But more than that, with Larry Silverstein’s commitment to the Master Plan a wonderfully diverse neighborhood has emerged.”*

—Daniel Libeskind, Studio Libeskind

*“As we invested in Lower Manhattan’s recovery, the area has transformed, with the residential sector booming along with new hotels and retail, restaurants, shopping centers and a movie theater. It isn’t just visitors from afar, or residents looking for a home, but businesses that look to Lower Manhattan to succeed. The proximity to Brooklyn and its growth has brought more people downtown, as well as the growth of the cultural sector, including the Museum of Jewish Heritage - A Living Memorial to the Holocaust, which was the first museum in the area to reopen after the attacks.”*

—Bruce Ratner, Chairman of the Board, Museum of Jewish Heritage - A Living Memorial the Holocaust

*“A lot has contributed to Lower Manhattan’s revitalization over the last 20 years, but one of the most important factors has been the meaningful investment in transportation infrastructure. That, combined with the strength and vibrancy of Brookfield Place, the World Trade Center site, and the Seaport, will serve the area well for a long time to come.”*

—Ben Brown, Brookfield Properties Group



SENTINEL The Survivor Tree is a Callery pear tree that survived the 9/11 attacks. It was removed from the rubble and placed in the care of New York City Department of Parks and Recreation, who nurtured it until 2010 when it was returned to the World Trade Center Memorial site, where it stands today as a tribute to New York’s resilience and strength. Every year, the 9/11 Memorial gives seedlings from the tree to three communities that have endured tragedy in recent years.

# A Living Memorial

*“This space, which is a sacred space and a landmark, is also now part and parcel of the fabric of our city and of our nation. And it is a place that people are drawn to for reflection, for commemoration, and for inspiration... I really believe we are going to come back in full force and the memorial and museum will continue to be a meaningful landmark for the city.”*

—Alice Greenwald, President and CEO, 9/11 Memorial & Museum

PHOTOGRAPH BY JIN LEE



WATER VIEW Lower Manhattan, seen from the water, is an impressive sight.

## Healthy Balance

*“It’s our mission to continue to provide top notch health care to Lower Manhattan. We’re very privileged to be able to care for the local community, and we’re excited to evolve and to think about our city and our strategy on how we grow as a hospital, and to grow to meet the needs of our local community in the next 20 years.”*

—Juan Mejia, Senior Vice President and COO, NewYork-Presbyterian Lower Manhattan Hospital

*“Manhattan has lots of hospitals and health centers and physician services, but having something in your community is critical — and as the balance continues to evolve in terms of who’s going to work and live and be in Lower Manhattan, we want to be part of that.”*

—Dr. Laura Forese, Executive VP and COO, NewYork-Presbyterian

## A Human Spark

*“What Larry Silverstein took on after 9/11 was beyond inspirational... His focus, to me, was amazing on how he worked to rebuild and reshape Lower Manhattan’s skyline after 9/11.”*

—Saul Scherl, President, Howard Hughes Corporation

*“Larry is somebody I hold in the highest regard, and I respect his dominant spirit through all of this, and really through his professional career he has been extraordinary.”*

—Francis Greenburger, Literary Agent, Founder of Time Equities, OMI International Arts Center, and Greenburger Center for Social and Criminal Justice

*“I think all of us in the city and state owe Larry a debt of gratitude. He was driven to replace the structures that were eliminated in 9/11... He was just driven to be able to see the World Trade Center site rebuilt, and he did everything in his power and his organization to see that reach fruition... Larry is a unique individual who felt he had a mission to accomplish, and he didn’t let anything get in his way.”*

—Leonard Boxer, Chairman of the Board, Strock & Strock & Lavan

*“Larry’s vision was to create a better version of New York. That vision is now a reality. Today the new World Trade Center has come alive as a dynamic public space with timeless architecture — and is home to some of the city’s most exciting companies.”*

—Marty Burger, CEO, Silverstein Properties

*“Put simply, and yet profoundly, there would not be a Lower Manhattan renaissance without Larry Silverstein. The singular achievements that epitomize the southernmost point in NYC, and its ripple effect throughout the rest of the City, could only be realized through his vision, commitment, and leadership. He has changed the skyline to the waterline of this incredible center of New York.”*

—Elizabeth Velez, President, Velez Organization

*“Larry deserves a lot of credit. He believed in downtown and put his heart and soul into it. A lot of people would’ve walked away. Not Larry.”*

—Michael R. Bloomberg, 108th Mayor of New York City, founder of Bloomberg LP and Bloomberg Philanthropies

*“Larry’s vision and dedication for his city has led Lower Manhattan to an unexpected rebirth. His obsession for adding value to his neighborhood and the energy he brings every day is commendable. His passion, dedication, and love for New York is awe-inspiring, and we are proud to be working together on his dream.”*

—Thomas Carreras, Four Seasons Hotel New York Downtown

*“Larry Silverstein is the anchor and the foundation for the new Lower Manhattan. There were many ideas for the area in the days after 9/11 but Larry stood firm and guided the neighborhood into the showpiece it is today.”*

—Rory McCreesh, President and Founder, Duce Construction

*“After the tragedy of 9/11, Larry was presented with his future, to reimagine and lead the redevelopment of Lower Manhattan in tandem with the Port Authority and other key partners. Thanks to his intervention, the WTC campus is the epicenter for the rebirth of Lower Manhattan and is a catalyst for new life, new economy and new growth for the extraordinary city that is New York.”*

—Santiago Calatrava, Santiago Calatrava Architects & Engineers

PHOTOGRAPH BY DEBORAH L. MARTIN

# Bright Future

*“The World Trade Center will continue to be a hub for business, innovation, and human re-invention. New artists and artisans, techies, and influencers have made it a prime place to locate and to fully live. In the future, with all those brighter days ahead, I can only look up when I’m downtown!”*

— Joe Woolhead, Official Photographer, Silverstein Properties

*“Lower Manhattan is growing and becoming one of the most desirable places to live, work and play. I can only see that it will continue to establish itself as the number one spot to be in the Northeast.”*

—Captain Greg Freitas, The Great Boat Lift, Chelsea Screamer

*“I think that the sense of a true community will continue to grow as families experience downtown as a compelling and vital place to reside.”*

—Drew Nieporent, Owner, Myriad Restaurant Group

*“With the growth in telecommuting, biking, and walking to work, proximity between where people live and work matters more than ever, and Lower Manhattan is well positioned to capitalize on that. The opening of the Performing Arts Center in 2023 and continued growth of cultural and recreational opportunities will further draw people to the area. We’re bullish on downtown’s future”*

—Holly Leicht, Executive Vice President of Real Estate Development & Planning, Empire State Development (ESD)

*“Brookfield is thrilled to be joining Silverstein Properties, Omni, and Dabar in developing the final piece of the World Trade Center site, 5 World Trade Center. The development will add badly-needed housing, including hundreds of units of affordable housing, as well as ample community space in Lower Manhattan, and we are proud to be a part of it.”*

—Ben Brown, Brookfield Properties Group

*“Lower Manhattan seems poised for tremendous growth over the next 20 years, given current opportunities for expanded business districts, more diverse neighborhoods, and greater sustainability of the built environment. I see a more resilient Lower Manhattan in the next 20 years.”*

—Dawanna Williams, Dabar Development Partners LLC

*“No one has a crystal ball but one thing is certain. This community will continue to be a neighborhood with global resonance.”*

—Luigi Rosabianca, Operations Manager, Shield Advisory Group

*“Lower Manhattan’s residential community will continue to increase, as New Yorkers discover our impressive housing stock, restaurants and other amenities. The flexible commercial space will continue to attract a diverse range of industries, especially as companies reassess their workspaces in the wake of Covid. And there’s a lot of exciting new stuff to look forward to on the cultural front, particularly with the upcoming PAC, which topped out this year and is expected to open in 2023. It’s going to be a gamechanger for the neighborhood and the city as a whole.”*

—Jessica Lappin, President, Alliance for Downtown New York



REMEMBRANCE The 9/11 Memorial & Museum is a tribute to those we lost on that terrible day, and to the heroes who helped us recover.

PHOTOGRAPH BY AMY DREHER

*There’s an old saying that New York will be a great place if we ever finish it. And that’s the beauty of it - it’s always a work in progress. Lower Manhattan has been one of the most exciting spots in the world for about four centuries now, and I don’t think that’s changing anytime soon.”*

—Michael R. Bloomberg, 108th Mayor of New York City, founder of Bloomberg LP and Bloomberg Philanthropies





# HER NAME IS RIO

*Bright, primary colors and sharp looks  
inspired by Duran Duran's iconic 1982 video.*

*photography by Andrew Matusik Stylist Mimi Lombardo*

OPPOSITE, LEFT TO RIGHT: Multi-colored pleated gown and red pleated gown, Dennis Basso, [dennisbasso.com](http://dennisbasso.com).  
Tan twill suit, blue linen shirt, silk tie, Paul Stuart, [paulstuart.com](http://paulstuart.com). Sneakers, Golo, [golo.shoes](http://golo.shoes). Travel Cloth Suit, white linen shirt, Paul Stuart, [paulstuart.com](http://paulstuart.com). Tie, L.B.M. 1911, [nordstrom.com](http://nordstrom.com) and [yoox.com](http://yoox.com). Sport coat and pants, L.B.M. 1911, [nordstrom.com](http://nordstrom.com) and [yoox.com](http://yoox.com). Ludlow brushed twill shirt, Untuckit, [untuckit.com](http://untuckit.com).

THIS PAGE: Anjelica jumpsuit, Halston, [halston.com](http://halston.com).





Recycled poly ruffled asymmetric swimsuit, 8 by YOOX.

Shirt, Dsquared2, dsquared2.com.  
Tie, L.B.M. 1911, nordstrom.com.





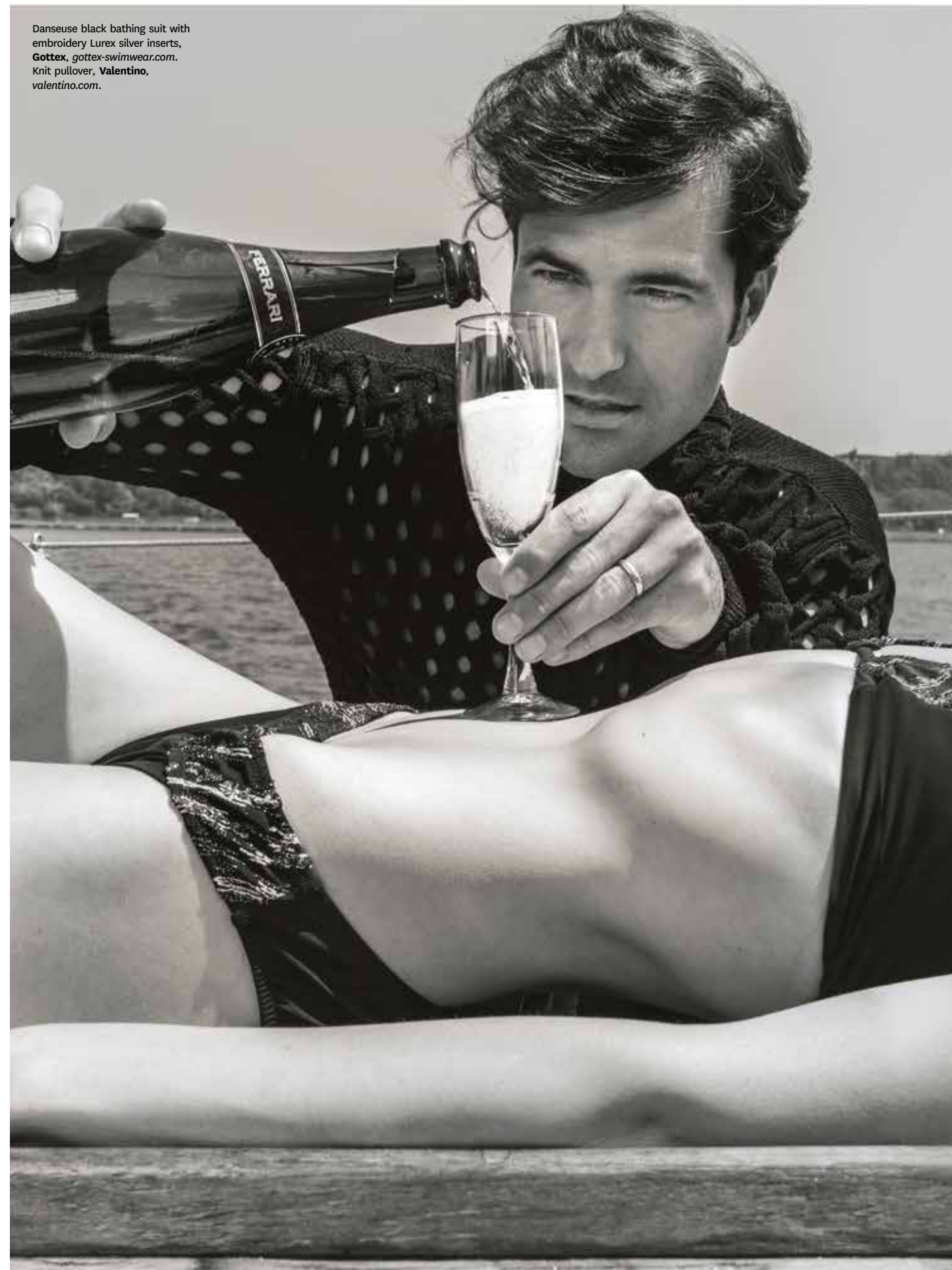
Short-sleeved men's shirt,  
Desigual, [desigual.com](https://www.desigual.com).



Beverly gown, Halston,  
[halston.com](https://www.halston.com).



Shock pink, silk velvet tulip dress with draped wings, Bibhu Mohapatra, [bibhu.com](http://bibhu.com). Watch, Rolex, [rolex.com](http://rolex.com).



Danseuse black bathing suit with embroidery Lurex silver inserts, Gottex, [gottex-swimwear.com](http://gottex-swimwear.com). Knit pullover, Valentino, [valentino.com](http://valentino.com).



Multi-colored pleated gown,  
red pleated gown,  
Dennis Basso, [dennisbasso.com](http://dennisbasso.com).



Suit, tie, **L.B.M. 1911**, [nordstorm.com](http://nordstorm.com) and  
[yoox.com](http://yoox.com). Linen shirt, **Paul Stuart**,  
[paulstuart.com](http://paulstuart.com). Berkley Flex Moc Toe  
Penny Loafer, **Florsheim**, [florsheim.com](http://florsheim.com)



Printed mock neck dress, Eleanor Small Bag, Tory Burch, [toryburch.com](http://toryburch.com)

*“And when she shines she really shows you all she can.  
Oh Rio, Rio dance across the Rio Grande.”*

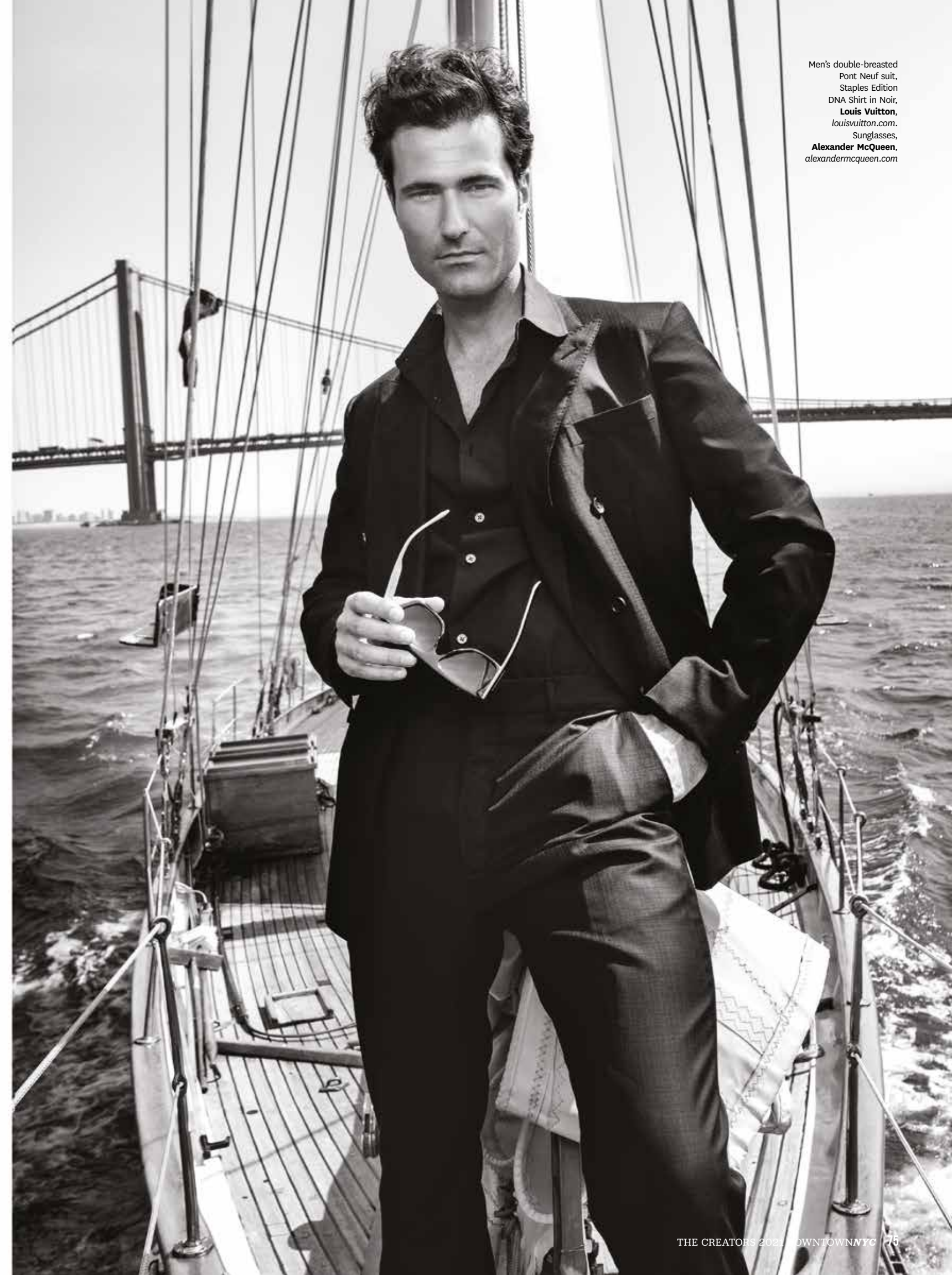


East Dane T-shirt, **Paul Smith**, [mrporter.com](http://mrporter.com). Suit pants, **L.B.M. 1911**, [nordstorm.com](http://nordstorm.com) and [yoox.com](http://yoox.com).



Ruched blouse with leather neckline, pleated skirt with leather waistband, **St. John**, [stjohnknits.com](http://stjohnknits.com)

**CREW CREDITS:**  
**Photography by:** Andrew Matusik, [matusikphotography.com](http://matusikphotography.com);  
**Photography assistants:** Steve Thornton, Mauricio Soto;  
**Stylist:** Mimi Lombardo;  
**Hair:** David Côtteblanche/FEKKAI, Nicole Cyrese;  
**Makeup:** Brian Duprey for MAC Cosmetics at Judy Casey;  
**Drone operator:** Sabastian Malanchuk;  
**Location:** North Cove Marina at Brookfield Place;  
**Models:** Emanuele Fiore, Jonathan Normolle, Alessandro Mele, Marina Downing, Ashley Smouter;  
**Yacht:** Shearwater, Manhattan by Sail, Captain Alan Fishbone.



Men's double-breasted Pont Neuf suit, Staples Edition DNA Shirt in Noir, **Louis Vuitton**, [louisvuitton.com](http://louisvuitton.com).  
Sunglasses, **Alexander McQueen**, [alexandermcqueen.com](http://alexandermcqueen.com)

# HAIR WITH '70s FLAIR

*Fall hair trends are playful with a nod to '70s style.*

by David Cotteblanche/Next Management photography by Antoine Verglas

**THE '70S ARE BACK.** We might be over glam rock and disco right now, but the styles they inspired are back in orbit. Maybe it's the feeling of revolution in the air. Maybe it's the time we spent in lockdown yearning for freedom. If you're looking to share in the celebration, then you're in luck. Here are three perfect looks for your hair — long, medium, or short — that will bring out your '70s soul with a modern twist.

## Long

Model: Bodhi

*This is our long look, a crimped wave with long layers, natural hair color, and long bangs. For the styling, I used Fekkai's Full Blown Volume Shampoo and then a 3-barrel curling iron and 1-inch brush for the curtain bang.*

## Medium

Model: Mnatalla

*This is a shorter look, a mid-length chop. For this, I used shea butter curl-defining cream and then created a long layered collarbone-length cut with a 1 ½ inch curling iron.*

## Short

Model: Clelia

*This last short look is a French bob with blunt ends. To get this look I used Fekkai's Apple Cider Detox, followed by a shampoo and rinse, and then blended the haircut at chin level, smoothing and straightening it with a flat iron.*

For more information or to make an appointment with David Cotteblanche, visit [fekki.com](http://fekki.com) **DT**



## Medium



## Short





# SOMETHING TO SMILE ABOUT

*Digital dentistry yields big changes.*

by Frank Celenza, DDS photography by Andrew Matusik

**WE ARE WELL ENSCONCED IN THE DIGITAL ERA.** Our youth have grown up immersed in it, and might not realize the dramatic transformations that have resulted. Older individuals (such as myself) have had to adapt and reconfigure accordingly.

The dental profession has certainly been forced to accommodate as well. The evolution has been at times painful, expensive, difficult, but also rewarding and necessary. What follows is the evolution of this individual's practice, which remains a work in progress.

It began years ago, with imaging. More specifically, X-rays. Moving away from film images to digital images posed so many advantages. Less exposure to patients from radiation made everyone happy, but that's only the beginning. Imagine the physical change in the dental office: no more developing, which saves time and eliminates the need to stock and dispense caustic chemicals. Images are produced nearly immediately and are viewed on a monitor, not held up to light or a lightbox. Sharing images between providers is greatly facilitated without the need to snail-mail anything. There's no limitation on the number of copies available. These features just scratch the surface. I haven't even mentioned the vastly improved quality of the image that results. Oh, and I no longer have a dark room.

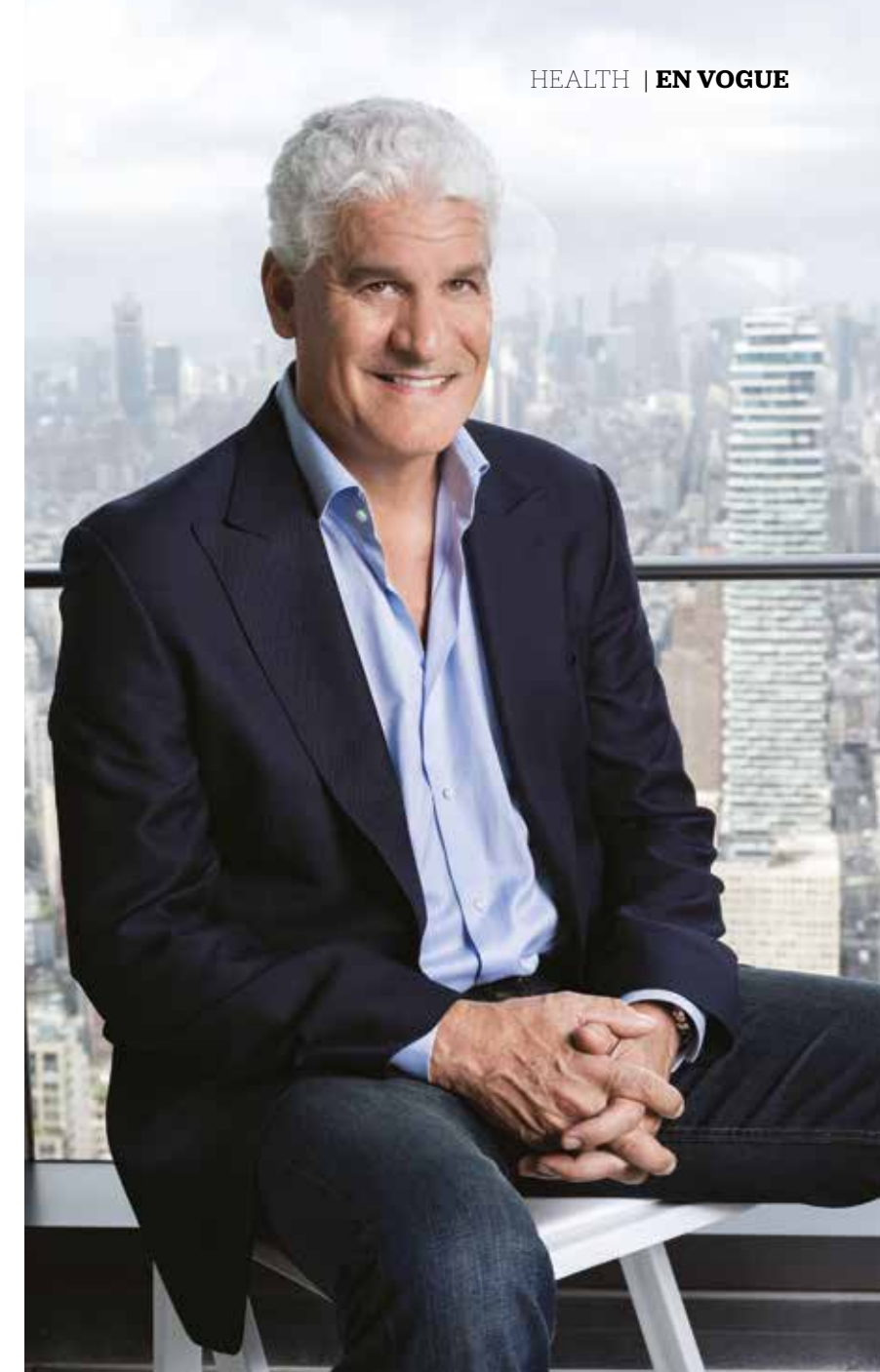
Imaging technology enables us to now view anatomic structures in three dimensions. The treatment planning capability that is afforded goes well beyond the scope of this discussion, but is quickly becoming the standard of care in areas such as implantology. In fact, it's become indispensable.

Next, at least for me, comes the paperless office. All patient records, communications, images, forms, and notes are now digital. But more importantly, no more bulky charts overflowing with paperwork. Everything is categorized, saved, and easily accessed in every room at any time, if not even remotely. It's now at my fingertips at all times, wherever I am.

Then, we moved into actual treatment modalities. As soon as it was available, I went to digital study models. No more stone casts occupying significant storage space, a precious thing in New York City. Stone casts also require a method of mixing, pouring, and trimming stone materials to produce the model. And forget about how it easy it was to damage them - digital models don't chip or break.

But those early digital models still came from a messy impression. So, the next step was the digital impression. We now capture a patient's teeth with an intra-oral scanner. It takes less than three minutes in the hands of an experienced operator, and forget about the mess, taste, and potential gagging. That's long gone. Again, no need for costly materials. Digital models are also permanent, so they can be retrieved and shared years later.

Then we get into manufacturing. Casting of dental materials for restorations with materials such as gold, alloys, and porcelains



always involved some degree of error, due to expansion coefficients and physical manipulation. Although the traditional casting equipment hasn't been eliminated entirely, sophisticated multi-plane milling machines are gaining popularity and even replacing the traditional dental laboratory. Many offices now have manufacturing capabilities right in house, saving time, money, and manpower.

Which leads to the whole 3-D printing technology. As another means of producing hard items (such as models, surgical guides, provisional restorations, orthodontic appliances), this technology has also developed and filtered down to where offices can house these devices on site. Again, more advantages, more progress.

As an orthodontist, I have embraced and helped develop the clear aligner revolution. Traditional braces are not yet a thing of the past, but they are no longer the only option. Invisalign was the original innovator of digital aligner orthodontics, but now, because of its efficacy and acceptance, many competitors have arisen.

Last year's pandemic has led to, if not forced, a new treatment modality with teledentistry. Many patients who were unable or unwilling to appear in person were given the capability to consult and visualize with their dentist virtually, when feasible. Time, effort, availability, and reassurance all benefited.

What's next? We're limited only by our imagination. For more information, visit [frankcelenza.com](http://frankcelenza.com). **DT**



## Apple Cider Detox

A modern refresh of Frédéric's iconic Apple Cider Vinegar collection as a nourishing, balancing purification ritual for scalp and hair.

SHOP FEKKAI.COM

# FEKKAI

# RAISING THE STATUS QWO

*Meet the only FDA-approved treatment  
for cellulite in hips and buttocks.*

by Amy B. Lewis, MD photography by Andrew Cajas

**IF YOU'RE READING THIS ARTICLE**, it's probably because you know the following: you want to improve your health and well-being; you want to start early with treatments to ward off the need for extensive intervention in the future; you're searching for preventative measures, or pre-rejuvenation to help your skin and body age better; you prefer non-surgical, minimally invasive alternatives that offer little to no downtime. If any of the above is true, read on for the latest in treating a common issue: cellulite.

A fast growing trend to treat everything from "the face to the fanny," QWO is the first and only FDA-approved prescription injectable treatment for moderate to severe cellulite in the hips and buttocks.

Cellulite is a localized alteration in the skin's contour mostly around the thighs, hips, and buttocks. Over time, three normal changes in the body can occur: fat cells get larger; skin gets thinner and looser; and the fibrous bands that connect the skin to muscle get thicker. A pattern emerges as the bands pull the skin down and push the fat lobules up, creating a surface that's lumpy, dimply, and bumpy, with peaks and valleys at its most severe.

Approximately 90 percent of women of all races and ethnicities, all shapes and sizes, are prone to cellulite, and it affects women in all age groups. Men are less affected because their skin is thicker than women's and their collagen bands under the skin connect to muscle differently, essentially eliminating bulging fat lobules.

We've all tried to improve the appearance of cellulite through weight loss, exercise, massage, and creams, or invasive cutting techniques with frustrating drawbacks and uncertain variable results. It has historically been a challenge to treat cellulite — until now.

Cellulite isn't harmful. Yet is it harmless? Treatment isn't necessary — or is it? A Harris Poll taken in 2020 found that 60 percent of women believe cellulite is their fault due to diet or lack of exercise, 77 percent of women spend time or effort dealing with cellulite, 57 percent of women feel judged because of cellulite, 64 percent feel self-conscious, 44 percent feel unhealthy, and 42 percent feel frustrated. Furthermore, 74 percent of women feel that no matter what they do, they'll always have cellulite and 77 percent of women wish their physicians would tell them more about treatment options that address the root causes of cellulite.

Cellulite is not only on your skin, it's on your mind, whether you're in front of the mirror, on the beach, or fully dressed. Not only is it in the foreground, so to speak, but it's lurking in the background, an irritant and distraction to your busy life.

While cellulite is not medically harmful, it does affect the health and wellness of mind and body. Fortunately, it's now treatable.

Three non-surgical QWO treatments of one injection lasting 10 minutes or less are given every 21 days. Injected enzymes known as *collagenase clostridium histolyticum-aes* target Type 1 and 3 collagen



Dr. Amy B. Lewis, MD

breaking down the "bad" collagen in the hardened, fibrous bands. The tension on the skin surface is released and fat lobules are freed to redistribute, ridding the peaks and valleys and smoothing out the skin.

My patients and I have gone from being pleasantly surprised to being very pleased with the results from QWO. It's safe to say that feeling better about yourself brings a positive outlook and a new sense of confidence. **DT**

For more information and to schedule a consultation, visit [amyblewismd.com](http://amyblewismd.com).

PROUD TO BE A BUSINESS  
SUPPORTING THE RESILIENT  
DOWNTOWN NEW YORK COMMUNITY.



**FOUR SEASONS**  
HOTEL  
NEW YORK DOWNTOWN



# Community at Hand

Through the exclusive **Inspire app**, customers can stay in the know about upcoming events, workspace reservations, neighborhood discounts, and up-to-date insights on the newest activations at their building and across the entire Silverstein Properties portfolio.



# Get Inspired

Silverstein Properties is delighted to announce that its customers can now enjoy all of the on-demand co-working spaces and in-building amenities throughout Silverstein's entire portfolio—nearly 16 million square feet of office and residential space across Manhattan, Philadelphia, and Los Angeles. Get seamless access to an unmatched range of spaces designed to enrich health and wellness, foster collaboration and culture, and create the perfect work environment to meet your needs on any given day.

## ENJOY EASY ACCESS TO:

-  In-person or on-demand fitness classes and wellness events

---

-  Exclusive discounts and VIP perks at local shops and restaurants

---

-  Reserve conference facilities and amenity spaces

---

-  Order meals directly to your office

---

-  Real-time subway and transit tracking



**Space to Work**  
Flexible, on-demand workspaces



**Space to Play**  
Amenity spaces to relax, refuel, and recharge



**Pre-Built**  
Turnkey spaces ready for move-in



**Built to Suit**  
Shape your space to your specs



# COMMUNICATION STATION

*Silverstein Properties' Dara McQuillan is on the air.*

*Interview by Dan Metz photography by Richard Drutman*

**THIS IS DARAC MCQUILLAN'S FIRST TIME HOSTING A PODCAST**, but storytelling runs in his blood. Born in Ireland to a playwright and an advertising executive, McQuillan has gone from being a journalist and writer to the Chief Marketing and Communications Officer at Silverstein Properties, where he oversees the firm's public relations, media, advertising, documentary, branding, events, and digital and social media activities. He has worked at Silverstein Properties for 18 years. According to McQuillan, hosting the podcast was a nice break, since he's usually the one answering questions when it comes to interviews.

Dara McQuillan has been the chief marketing and communications officer at Silverstein Properties for nearly 18 years and is used to answering questions. As the host of the limited series podcast *Top of the World*, he has enjoyed being in the interviewer's seat. *Top of the World* is an original 11-part documentary series made in collaboration with *MuddHouse Media*.

**What was the goal behind *Top of the World*?**

Each episode of *Top of the World* explores the rebuilding of the World Trade Center through the eyes of those at the center of the action. These people share lessons learned from the recovery after 9/11, the challenges downtown Manhattan has faced throughout the last two

decades, and the insights they've gathered about how the city and the country can better recover and rebuild after the pandemic.

**What was the inspiration behind the project, and why a podcast?**

As we approached the 20th anniversary of the 9/11 attacks, we felt it was important to reflect on our collective mission to restore, revitalize, and re-invent downtown, and examine how the lessons we learned can inform our response to the devastation wrought by the tragedy of the pandemic.

**How did you prepare for your role as a host?**

My father is a playwright and my mother worked in advertising (and I am Irish!), so storytelling is in my blood. At the beginning of my career, I was a reporter and a writer, and I worked for a few years in the film business. I've worked here at the World Trade Center for 18 years and had the good fortune of learning from the very best in the business — developers, architects, elected officials, even artists and musicians.

**Why is this podcast important?**

There is a whole generation of Americans who were born after 9/11, have no memory of that day, and don't know much about our 20-year effort to rebuild the WTC. This was an opportunity to create something interesting

and entertaining for them to learn about what happened here, and how our collective response can offer lessons to help the country recover from the pandemic.

**What was an important lesson you learned from the interviews?**

No matter what happens to it, New York — and New Yorkers — always come back bigger, better, and stronger than before. Of course, there are some very obvious differences between the events of 9/11, which unfolded over a span of 102 minutes, and the slow-motion crisis that is the coronavirus.

At the same time, there are lessons that we learned rebuilding the WTC that I believe can help the city, state, and country recover from the pandemic. It's important to have a vision and to clearly communicate that vision. You must surround yourself with people who share your values, and who are goal-oriented and mission-driven. The people around you need to believe in what you believe in. You have to tune out the white noise, don't get distracted, and have the courage of your convictions. And most important: never bet against New York!

*The Top of the World podcast was produced by MuddHouse Media and is available on all major podcast streaming platforms, including Apple Music, Spotify, Pandora, Stitcher, Radio.com, and more. DT*



**REMEMBER**  
**WHEN TWO TOWERS FELL,**  
**WE ROSE AS ONE.**

The hope, resilience, and unity we shared after 9/11 are more important than ever. Help pass these lessons on to a new generation by supporting the 9/11 Memorial & Museum, a sacred place of remembrance, reflection, and learning.

**9/11**  
**MEMORIAL**  
**& MUSEUM**  
20 YEARS LATER

**DONATE TO NEVER FORGET**  
**NEVERFORGETFUND.ORG**



# TIME EQUITIES INC.

(212) 206-6000 | [info@timeequities.com](mailto:info@timeequities.com) | 55 Fifth Avenue, New York, NY 10003

*We will never forget.*