

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS

AND DISPOSITIONS

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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September 18, 2024  
Start: 11:17 a.m.  
Recess: 11:34 a.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH  
FLOOR

B E F O R E: Kamillah Hanks, Chairperson

COUNCIL MEMBERS:

Amanda Farías  
Oswald Feliz  
Christopher Marte  
Sandy Nurse  
Yusef Salaam

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS  
AND DISPOSITIONS

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A P P E A R A N C E S

Margaret Herman, Deputy Director of Research at  
the Landmarks Preservation Commission

Steven Thomson, Landmarks Preservation Commission

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2 SERGEANT-AT-ARMS: Good morning. This is a  
3 microphone check for the Committee on Landmarks,  
4 Public Sitings and Dispositions. Today's date is  
5 September 18, 2024, located in the 16th Floor  
6 Committee Room, recording done by Pedro Lugo.

7 SERGEANT-AT-ARMS: Good morning, welcome  
8 to the hearing on the Subcommittee on Landmarks,  
9 Public Sitings and Dispositions.

10 At this time, please silence all  
11 electronics and do not approach the dais. I repeat,  
12 do not approach the dais.

13 If you wish to testify, fill out a slip  
14 at the back of the room.

15 If you wish to testify online, you may do  
16 so at [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). That is  
17 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Please contact the  
18 Sergeant for additional information.

19 Chair, you may begin.

20 CHAIRPERSON HANKS: [GAVEL] Good morning,  
21 everyone. Another exciting day. Welcome to the  
22 meeting of the Subcommittee of Landmarks, Public  
23 Sitings and Dispositions. I am Council Member  
24 Kamillah Hanks, and I am the Chair of the  
25

2 Subcommittee. Today, I'm joined by my Colleagues,  
3 Marte, Nurse Salaam, Majority Leader Fariás.

4 Before we begin with today's agenda, I  
5 will remind everyone that this meeting is being held  
6 in a hybrid format. For members of the public who  
7 wish to testify remotely, we ask that you first  
8 register online, and you may do so now by visiting  
9 [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse) to sign up and then sign  
10 into the Zoom and remain signed in until you have  
11 testified.

12 For anyone with us today in person and  
13 wishing to testify, if you have not already done so,  
14 please see one of the Sergeants to fill out a  
15 speaker's card, and we will call your name at the  
16 appropriate time.

17 For anyone wishing to submit written  
18 testimony on the items being heard today, we ask that  
19 you please send via email to  
20 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Include the land  
21 use number and/or project name in the subject line of  
22 your email. Video and audio testimony will not be  
23 accepted.

24 I will remind members of the public that  
25 this is a government proceeding and that decorum

1 shall be observed at all times, and as such, members  
2 of the public shall remain silent unless called to  
3 testify.  
4

5           The witness table is reserved for people  
6 who wish to testify. No video recording or  
7 photography is allowed from the witness table.  
8 Further, members of the public may not present audio  
9 or video recordings as testimony, but may submit  
10 transcripts of such recordings to the Sergeant for  
11 inclusion in the hearing record.

12           On today's agenda, we have Land Use  
13 Number 148, Landmarks Preservation Commission's  
14 proposed designation of 1 Wall Street Banking Room  
15 Interior in Council Member Marte's District in  
16 Manhattan as a historic landmark as well as several  
17 votes.

18           We will now vote to approve Land Use Item  
19 143, Malcolm Shabazz Harlem Plaza. This project is in  
20 Council Member Salaam's District in Manhattan and  
21 seeks to facilitate the construction of one new  
22 mixed-use building, including two nine-story towers  
23 containing affordable housing units through HPD's  
24 Extremely Low and Low-Income Affordability program,  
25 ELLA, and the new community facility space for

1  
2 existing African Vendors' Market. The proposed action  
3 involves the designation of an Urban Development  
4 Action Area, approval of an Urban Development Action  
5 Area project, and disposition of City-owned lots.

6 We will also vote on Land Use Number 144,  
7 the designation of Willoughby Heart Historic District  
8 in Council Member Ossé's District in Brooklyn.

9 I would like to call on Council Member  
10 Salaam for comments before the vote. Council Member.

11 COUNCIL MEMBER SALAAM: Thank you, Chair.  
12 It is with great pride and anticipation that I sit  
13 here on the hearing for the Malcolm Shabazz Harlem  
14 Plaza. The proposed development represents more than  
15 just a new physical space in the heart of Harlem. It  
16 is a testament to our community's resilience,  
17 culture, and unwavering commitment to economic  
18 empowerment and social justice. The legacy of Malcolm  
19 X, a national and international treasure, continues  
20 to inspire generations and will be honored in every  
21 corner of this plaza. This project will serve as a  
22 vital hub for local businesses, entrepreneurs, and  
23 artists, ensuring that Harlem remains a beacon of  
24 black excellence and innovation. By providing much-  
25 needed affordable housing, commercial opportunities,

1  
2 and spaces for community gatherings, we are fostering  
3 a future that reflects the brilliance and diversity  
4 of Harlem's past while building new pathways for  
5 success. As someone who has lived through the  
6 transformative power of community support, I know  
7 that this development will stand as a reminder of  
8 what we can achieve together when we honor our  
9 history and invest in our future. The Malcolm Shabazz  
10 Harlem Plaza will not only offer economic  
11 opportunities but also serve as a cultural landmark  
12 that uplifts our people, keeps the spirit of Harlem  
13 thriving for generations to come. Thank you to  
14 everyone involved in making this vision a reality,  
15 and let us continue to work together to ensure  
16 Harlem's future as a rich, vibrant history. Thank  
17 you.

18 CHAIRPERSON HANKS: Thank you, Council  
19 Member.

20 Members of the Subcommittee, do you have  
21 any questions or remarks about today's items? Please  
22 let me know.

23 Hearing none, I will now call for a vote  
24 to approve LUs 144 and 143. Counsel, please call the  
25 roll.

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2 COMMITTEE COUNSEL: Council Member Hanks.

3 CHAIRPERSON HANKS: I vote aye.

4 COMMITTEE COUNSEL: Council Member Fariás.

5 COUNCIL MEMBER FARIÁS: I vote aye.

6 COMMITTEE COUNSEL: Council Member Marte.

7 COUNCIL MEMBER MARTE: Aye.

8 COMMITTEE COUNSEL: Council Member Nurse.

9 COUNCIL MEMBER NURSE: I vote aye.

10 COMMITTEE COUNSEL: Council Member Salaam.

11 COUNCIL MEMBER SALAAM: I vote aye.

12 COMMITTEE COUNSEL: With a vote of five in  
13 the affirmative, zero in the negative, and zero  
14 abstentions, the items are adopted and referred to  
15 the full Land Use Committee.

16 CHAIRPERSON HANKS: Thank you, Counsel. I  
17 will now open a public hearing for land use item 148,  
18 the proposed designation by Landmarks Preservation  
19 Commission of 1 Wall Street Banking Room Interior and  
20 Council Member Marte's district in Manhattan as a  
21 historic landmark.

22 Appearing today on this proposal is  
23 Steven Thompson, Landmarks Preservation Commission,  
24 and Margaret Herman, Landmarks Preservation  
25 Commission.



Those wishing to testify remotely must register online visiting the Council's website at council.nyc.gov/landuse.

Counsel, will you please administer the affirmation?

COMMITTEE COUNSEL: Panelists, would you please raise your right hand and state your name for the record?

MARGARET HERMAN: Margaret Herman.

STEVEN THOMSON: Steven Thomson.

COMMITTEE COUNSEL: Do you affirm to tell the truth, the whole truth, and nothing but the truth in your testimony before this Subcommittee and in answer to all Council Member questions?

MARGARET HERMAN: Yes.

STEVEN THOMSON: Yes.

COMMITTEE COUNSEL: Thank you.

MARGARET HERMAN: Good morning, Chair Hanks and Subcommittee Members. My name is Margaret Herman, Deputy Director of Research at the Landmarks Preservation Commission. Thank you for the opportunity to present our recent designation of the 1 Wall Street Banking Room Interior. Next slide.

1  
2 Completed in 1931, the Banking Room of 1  
3 Wall Street was conceived by architect Ralph Walker  
4 and muralist Hildreth Meier as the impressive  
5 reception room and banking hall of the Irving Trust  
6 Company. This extraordinary, elaborately tiled space,  
7 known as the Red Room, was the first of several  
8 interior collaborations between Meier and Walker.  
9 LPC's designated interior landmarks are special  
10 places that must be customarily open or accessible to  
11 the public, and the Commission has only designated  
12 123 interior landmarks throughout its history. At the  
13 public hearing on May 14, 2024, the building's owner  
14 and Community Board 1 spoke in favor of the  
15 designation, as did representatives of the  
16 International Hildreth Meier Association, the Art  
17 Deco Society, the New York Landmarks Conservancy, and  
18 the Historic Districts Council. No one spoke in  
19 opposition to the designation. Next slide.

20 1 Wall Street, a designated individual  
21 landmark, is located at the intersection of Broadway  
22 and Wall Street in the heart of Manhattan's Financial  
23 District. Next slide.

1  
2           The Banking Room occupies the north end  
3 of the first floor of the building. The landmark site  
4 is illustrated here, outlined in red. Next slide.

5           The 1 Wall Street building, originally  
6 Irving Trust Company Building, now known as the Bank  
7 of New York Building, was designated an individual  
8 landmark in 2001 and sensitively converted to  
9 residential and retail use in 2022. The stunning  
10 former Banking Hall interior is the building's  
11 original reception space and remains incredibly  
12 intact. Next slide.

13           Ralph Walker, the architect of 1 Wall  
14 Street, was a principal of Voorhees, Gmelin, and  
15 Walker. Walker was one of New York's most noteworthy  
16 designers of Art Deco high-rise buildings. Hildreth  
17 Meier was a highly talented and accomplished muralist  
18 proficient in a variety of mediums. Meier's  
19 impressive body of work includes painted and mosaic  
20 murals in churches and synagogues throughout the  
21 country as well as the rondelles on the façade of  
22 Radio City Music Hall. After 1 Wall Street, Walker  
23 and Meer next collaborated on the AT&T long-distance  
24 building lobby and later on several buildings for  
25 other corporations. Next slide.

1  
2                   Construction of 1 Wall Street began in  
3 1929 and was completed in 1931. The decorative  
4 concept was developed by Walker, who engaged Meier to  
5 work on the Banking Hall mural. Abstract designs were  
6 a departure from Meier's typically representative  
7 murals and mosaics. She collaborated with Perry Coke  
8 Smith to develop the color gradations and scale of  
9 the design. The aim of the designers was to create a  
10 room that was warm and inviting, contrasting with the  
11 cold marble of earlier banking halls. While there is  
12 a repeating motif throughout the room, its irregular  
13 shape means that each surface appears distinctive and  
14 unique. Each elevation was designated with an  
15 alphanumeric code that was stamped on individual  
16 tiles to indicate their installation location. Next  
17 slide.

18                   The Irving Trust and Bank Company and its  
19 successor firms occupied the building and continued  
20 to use the banking room until 2014. As you can see in  
21 these photographs, the room has had several different  
22 configurations over time. Next slide.

23                   The banking room's undulating walls and  
24 ceiling gleam with mosaic tile in warm colors that  
25 begin in red near the floor and fade upward to orange

1  
2 across the ceiling. These colored tiles are  
3 intertwined with gold patterns that create a striking  
4 verticality. The walls mimic the curved stone facades  
5 of the Art Deco skyscraper's exterior. Next slide.

6           The current owners undertook a full  
7 restoration of the former Banking Hall. The space is  
8 now being converted to retail use by the French  
9 company Printemps and is expected to open to the  
10 public in 2025. Next slide.

11           Representing the work of masters of their  
12 fields, the Banking Room of 1 Wall Street is a  
13 striking and rare example of an abstract mosaic  
14 interior by Muir and an elaborate stylistic departure  
15 from the typical stone-clad banking hall. Thank you.

16           CHAIRPERSON HANKS: Thank you very much.  
17 Now I would like to recognize any of my Colleagues  
18 who have any questions or remarks. Council Member  
19 Marte?

20           COUNCIL MEMBER MARTE: Yes, I'm fully  
21 supportive of this application. It's a beautiful  
22 building, and I want to thank the developer for  
23 always recognizing his building and the landmark  
24 potential for it, and they had an amazing event last  
25

1  
2 year where they put a plaque to recognize the history  
3 of the building as well.

4 CHAIRPERSON HANKS: Thank you so much. It  
5 is extraordinary.

6 Thank you. This applicant panel is now  
7 excused.

8 Counsel, are there any members of the  
9 public who wish to testify on this item?

10 COMMITTEE COUNSEL: No, there are not.

11 CHAIRPERSON HANKS: Okay, thank you. There  
12 being no other members of the public who wish to  
13 testify regarding Land Use 148 for landmarking of 1  
14 Wall Street Banking Room, this public hearing is now  
15 closed.

16 That concludes today's business. I would  
17 like to thank the members of the public, my  
18 Colleagues, Subcommittee Counsel, Land Use Staff, and  
19 Sergeant-at-Arms for your participation today. This  
20 meeting is now adjourned. [GAVEL]

21 We will be reopening the hearing for the  
22 vote. Please hold. I will call the vote to approve  
23 Land Use 144 and 143.

24 Counsel, please call the roll.  
25

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2 Before that, I would like to recognize  
3 we've been joined by Council Member Feliz.

4 COMMITTEE COUNSEL: Council Member Feliz.

5 COUNCIL MEMBER FELIZ: Good morning. I  
6 vote aye on all.

7 COMMITTEE COUNSEL: Thank you. The revised  
8 total is six in the affirmative, zero in the  
9 negative, and zero abstentions. The items are adopted  
10 and referred to the full Land Use Committee.

11 CHAIRPERSON HANKS: This meeting is hereby  
12 adjourned. [GAVEL]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date September 29, 2024