

A report of
VILLAGE PRESERVATION:

**New Buildings Approved for Construction
Within the Greenwich Village Historic District
Since Designation**



Updated May, 2021

Introduction

This report catalogues new buildings approved by the New York City Landmarks Preservation Commission (LPC) within the Greenwich Village Historic District since its designation in 1969. Not all of the buildings were constructed. Included in this report are a map of the sites and a timeline of the approvals. Additionally for each building there are links to permits or other records where available and information pertinent to the applications.

Somewhat surprisingly, neither the LPC nor the Department of Buildings has a record of all new buildings approved within the Greenwich Village Historic District. In many cases, the LPC does not even have a complete record of approvals granted for sites within historic districts.

Given the increasing number of applications for new buildings within our designated historic district, the Greenwich Village Society for Historic Preservation felt it was critical to compile a comprehensive catalogue of all such approvals, to see when, where, and for what they were granted – whether we agreed with, disagreed with, or were ambivalent about those approvals. As we continue to work to preserve and protect the special architectural and cultural heritage of Greenwich Village, the East Village, and NoHo, such information will be invaluable in informing our efforts and educating the public.

Research in this report was based on GVSHP records, as well as Department of Buildings records and LPC records. In many instances, records could not be located and in those cases, estimates were made for year of approval.

Special thanks to Sarah Bean Apmann, GVSHP Director of Research and Preservation, and Teresa Spears for their work in compiling this report.

**Andrew Berman,
Executive Director**

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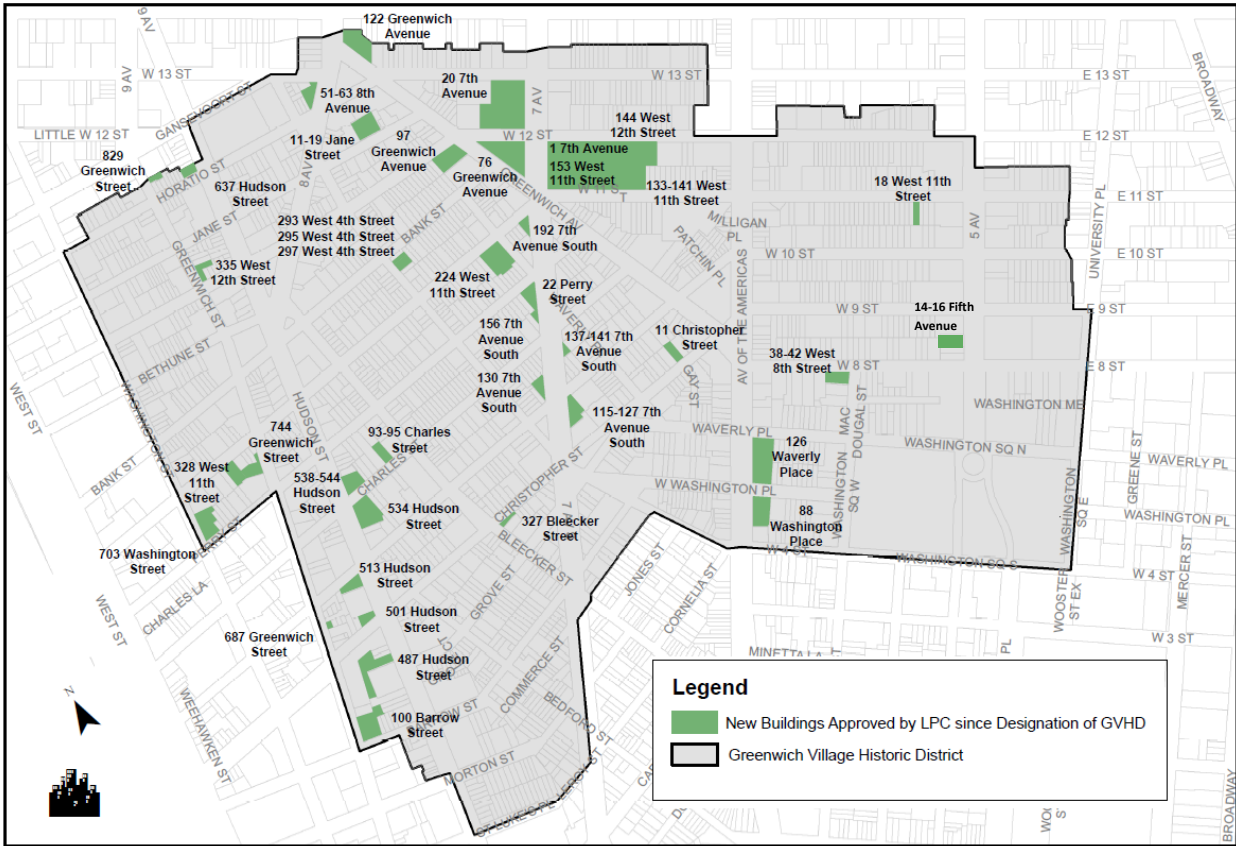
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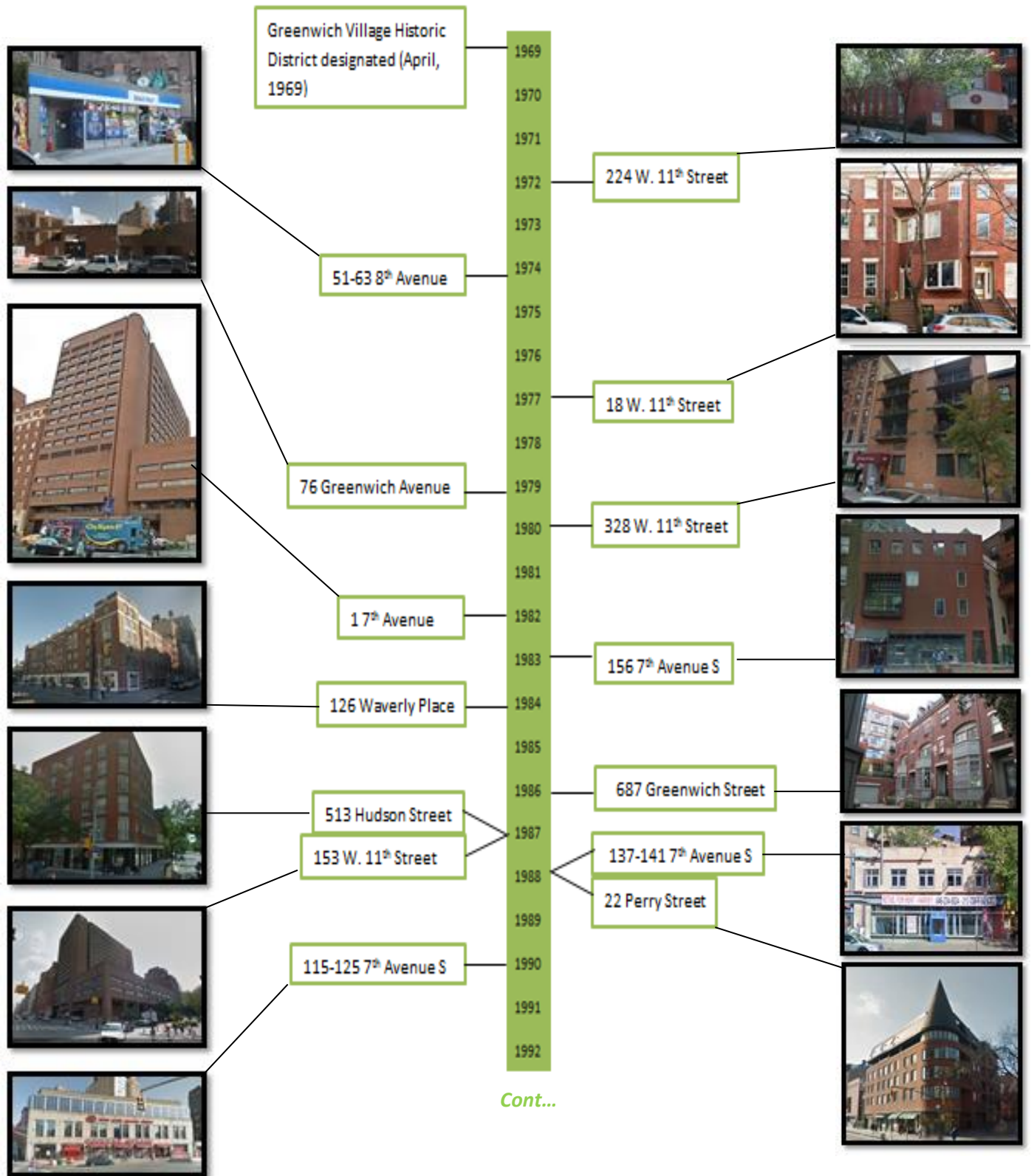
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New Buildings Approved by the Landmarks Preservation Commission (LPC) in the Greenwich Village Historic District

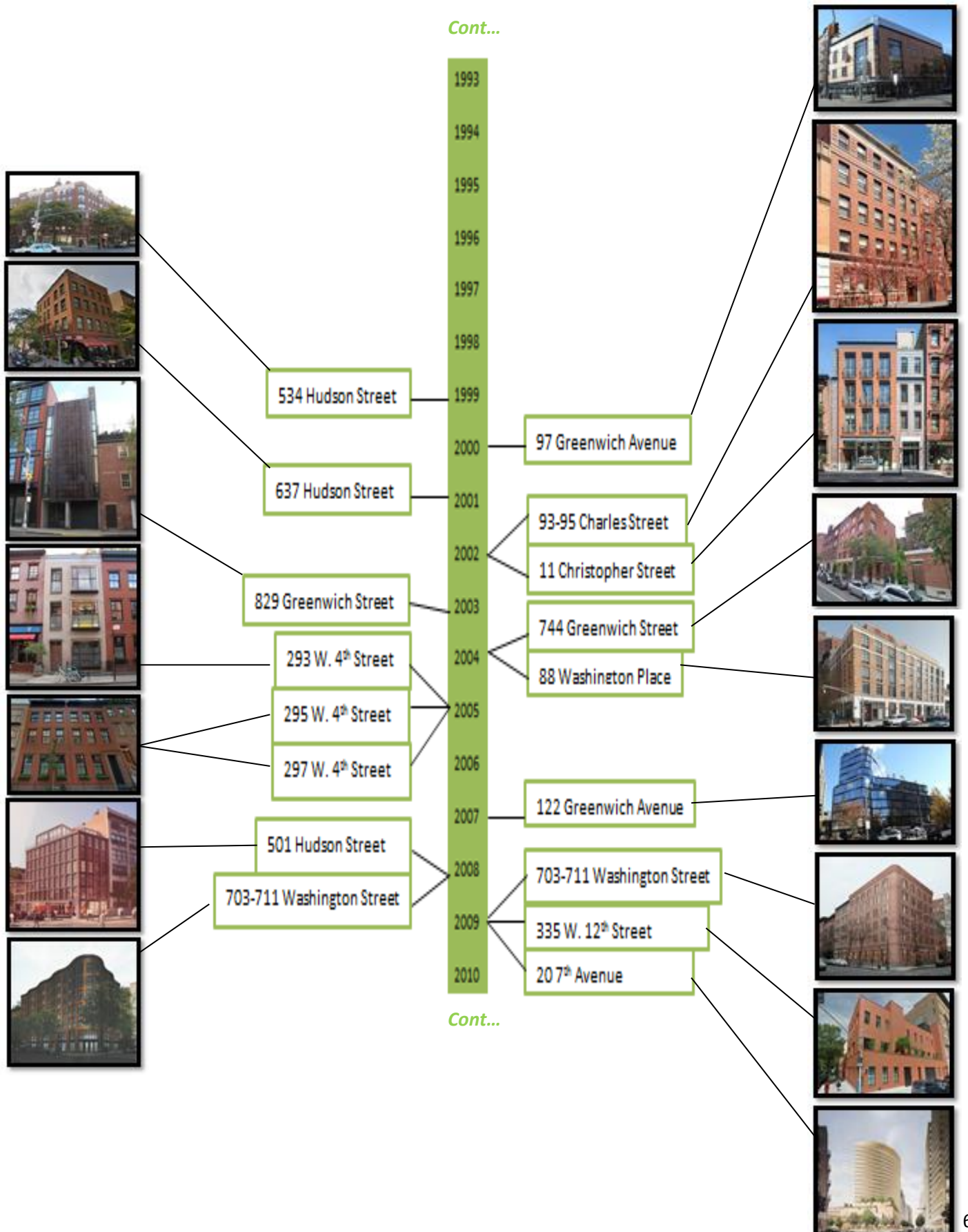
Since Greenwich Village Historic District (GVHD) Designation, April, 1969



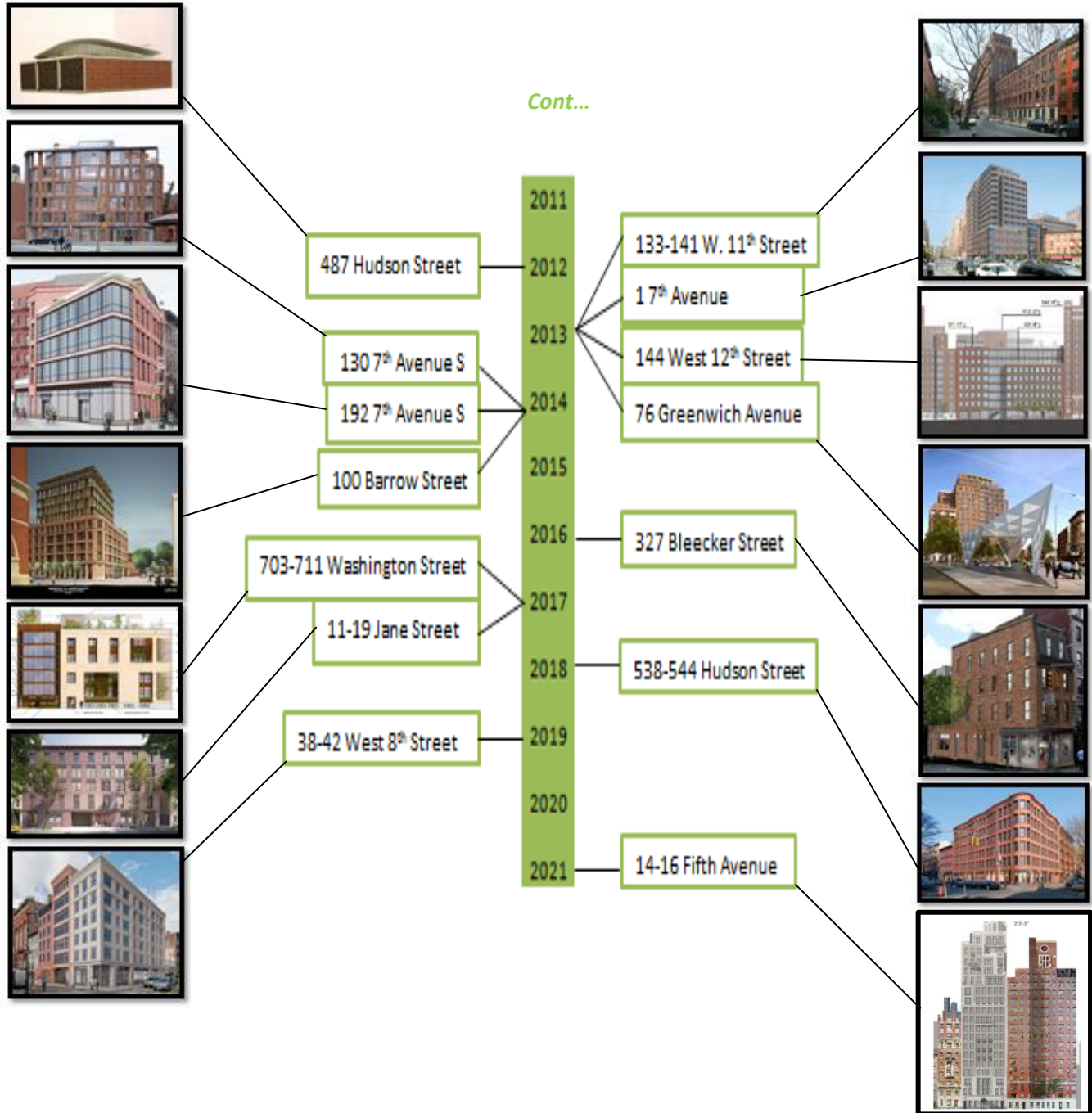
TIMELINE 1969-1992



TIMELINE 1993-2010



TIMELINE 2011 - 2021



St. John's in the Village Church

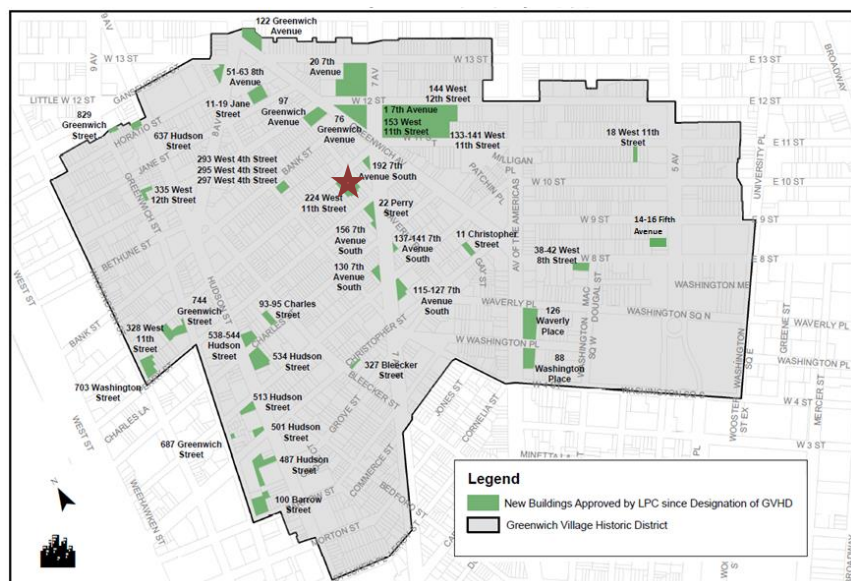
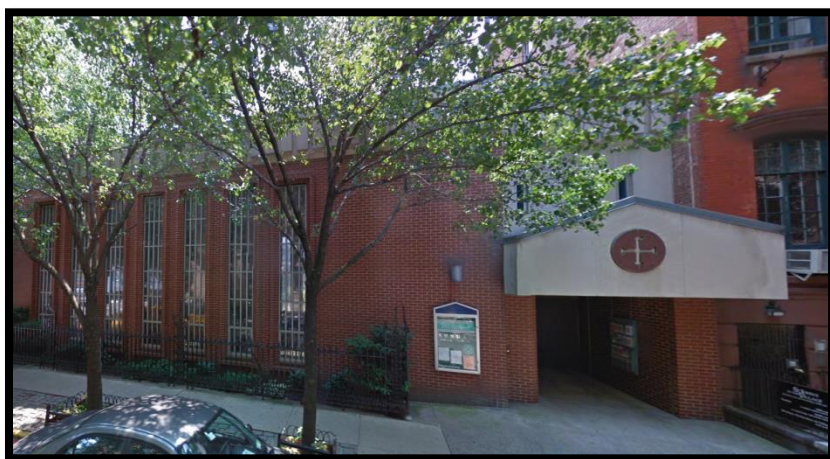
224 West 11th Street

(at Waverly Place)

Year of LPC approval: 1972

Link to [The Villager 8/24/1972](#) and [The Villager 4/18/1974](#)

Notes: In 1971 a fire destroyed the classical revival church which used to occupy this site and housed St. John's in the Village. It was replaced in 1974 by the current building designed by Edgar Tafel, a colleague of Frank Lloyd Wright.



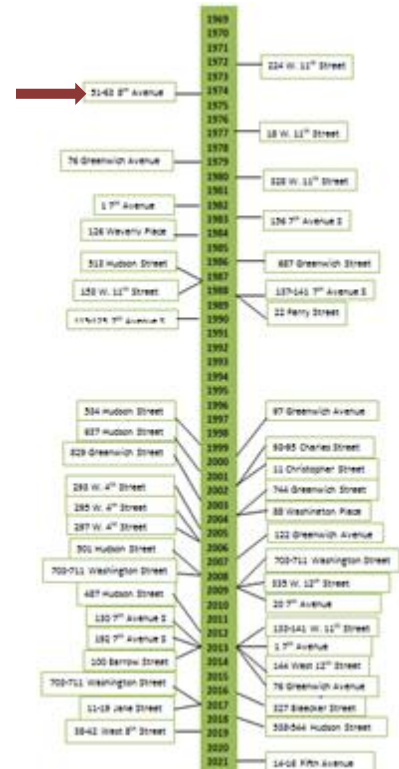
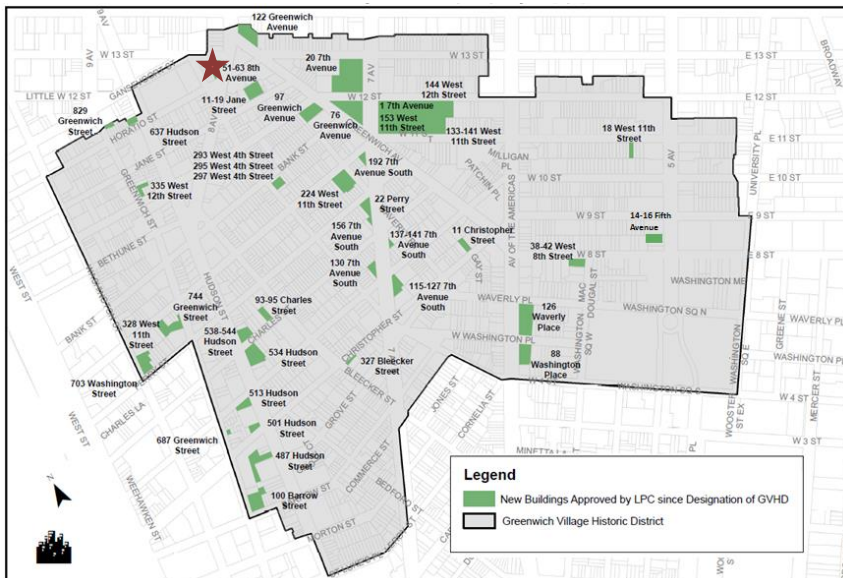
1969	
1970	
1971	
1972	224 W. 11 th Street
1973	
1974	
1975	
1976	
1977	18 W. 11 th Street
1978	
1979	
1980	328 W. 11 th Street
1981	
1982	126 Waverly Place
1983	
1984	126 Waverly Place
1985	
1986	687 Greenwich Street
1987	
1988	137-141 W. 7 th Avenue S
1989	
1990	22 Perry Street
1991	
1992	
1993	
1994	
1995	
1996	534 Hudson Street
1997	
1998	637 Hudson Street
1999	
2000	829 Greenwich Street
2001	
2002	283 W. 4 th Street
2003	289 W. 4 th Street
2004	297 W. 4 th Street
2005	
2006	301 Hudson Street
2007	703-711 Washington Street
2008	
2009	487 Hudson Street
2010	130 7 th Avenue S
2011	132 7 th Avenue S
2012	133-141 W. 11 th Street
2013	1 7 th Avenue
2014	144 West 12 th Street
2015	703-711 Washington Street
2016	
2017	76 Greenwich Avenue
2018	317 Bleeker Street
2019	338-344 Hudson Street
2020	
2021	14-16 Fifth Avenue

51-63 Eighth Avenue (at W. 13th Street)

Year of LPC approval: **c. 1974**

Link to [DOB Permits](#)

Notes: Based on historic maps, as well as demolition and new building permits on file at the DOB, this gas station structure appears to be a new building, constructed after the designation of the district.

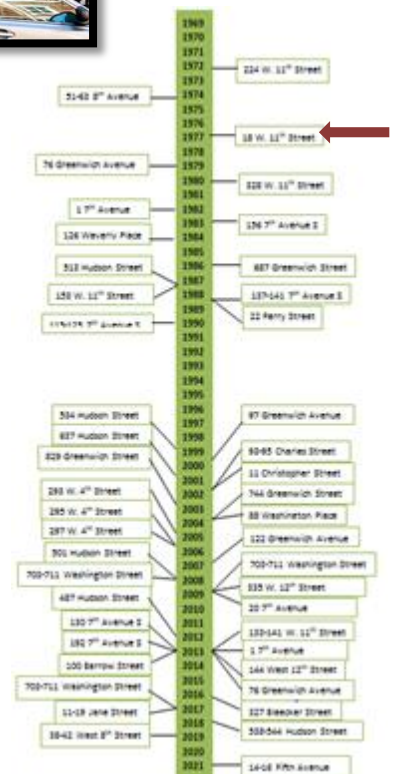
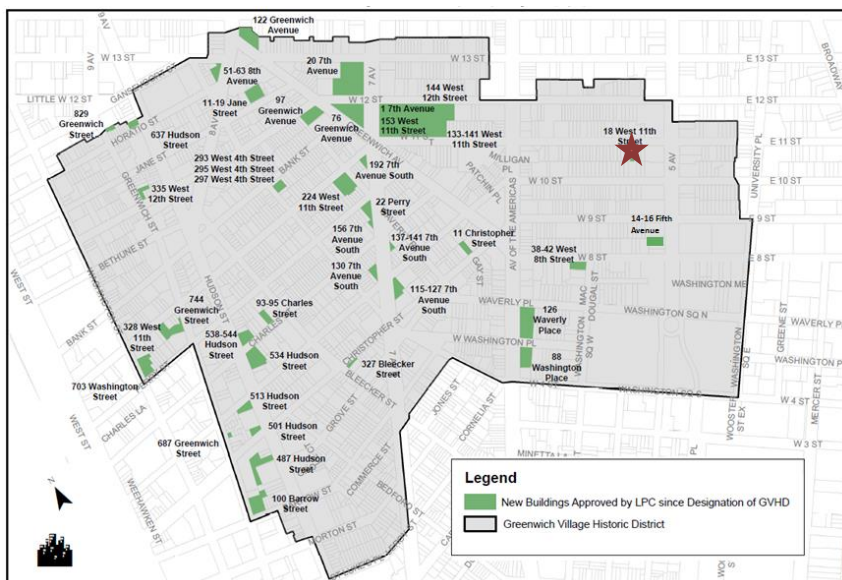


(between 5th and 6th Avenues)

Year of LPC approval: **1977**

Link to [DOB Permits](#)

Notes: Also known as the Weathermen House, this new structure was designed by the firm of Hardy Holzman Pfeiffer. It replaced a Greek Revival townhouse destroyed in 1970 by an explosion in the basement from a bomb-making lab by the radical, anti-government group the Weathermen.



76 Greenwich Avenue

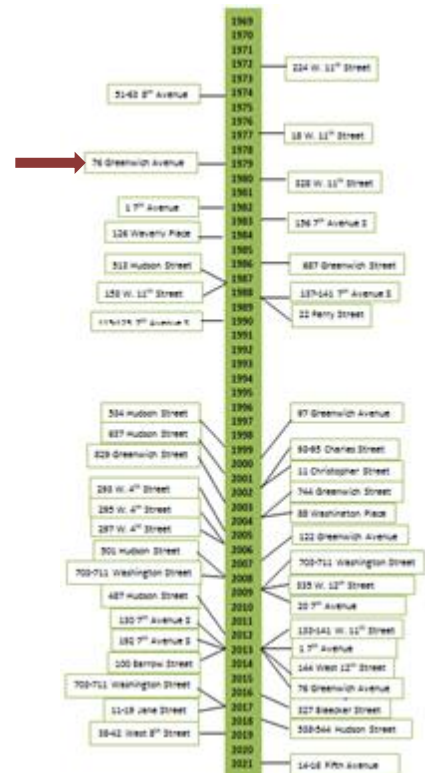
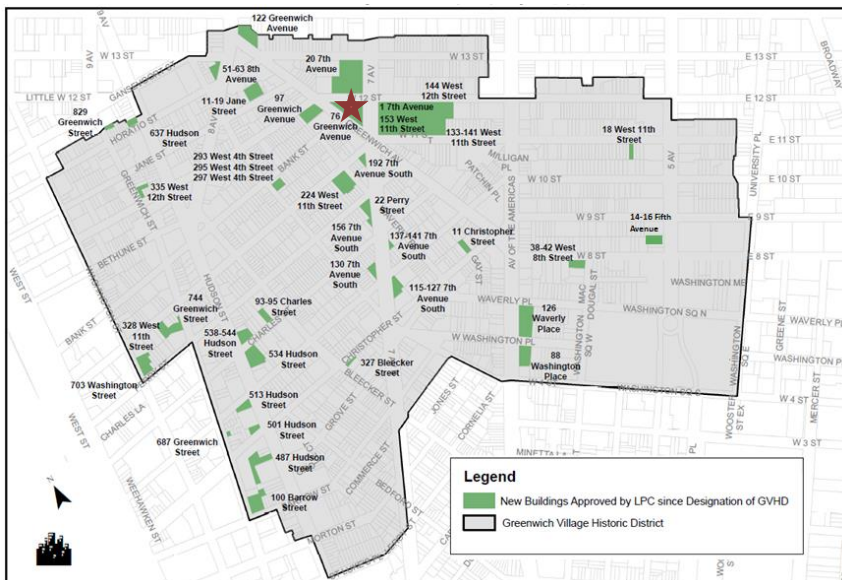
(between Seventh Avenue and W. 12th Street)

Year of LPC approval: **c. 1979**

Link to [DOB permits](#)

Link to GVSH [Landmarks Application Webpage](#)

Notes: Based on DOB permits, it seems that this building was approved c. 1979 by the LPC and was designed by Ferrenz & Taylor. In 2013, the LPC approved full demolition of the building at this site and approved plans for a park and AIDS memorial to take its place (see page 43).



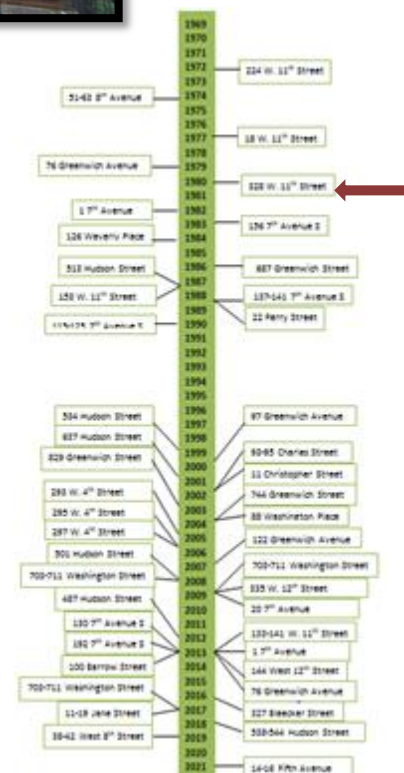
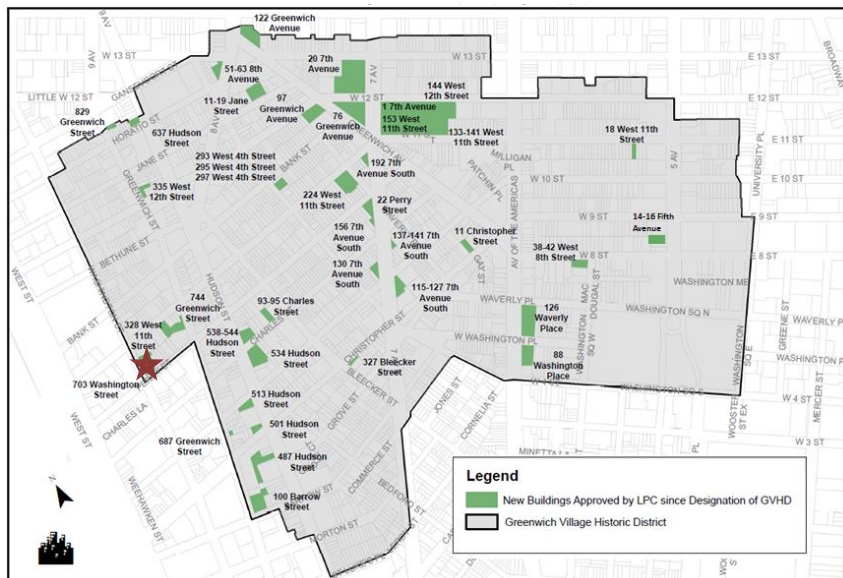
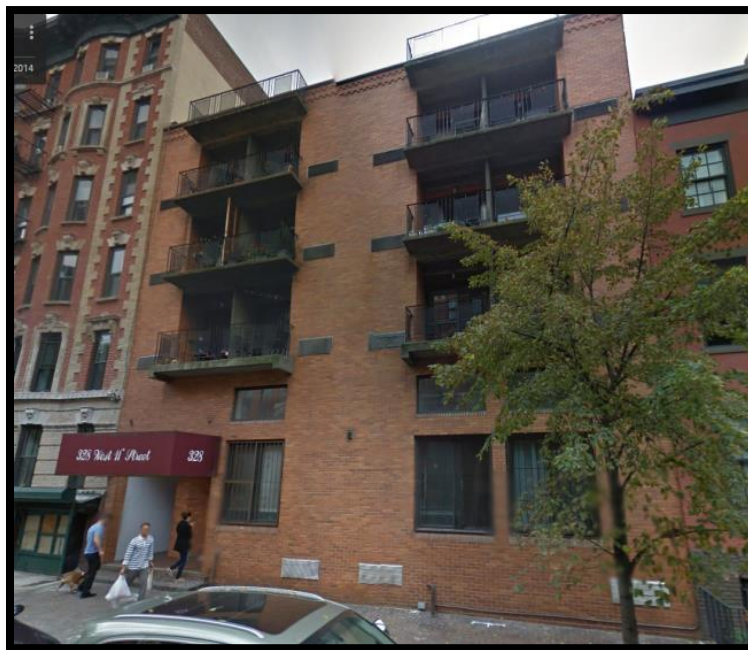
328 West 11th Street

(between Greenwich Street and Washington Street)

Year of LPC approval: c. 1980

Link to [DOB permits](#)

Notes: There are no permits online with the DOB or on file with LPC. Evidence is inconclusive as to whether this is a new building or one that was altered, but the differences between the façade described in the 1969 designation report for the Greenwich Village Historic District and the current façade would indicate that at least the current façade dates to the post-designation period.



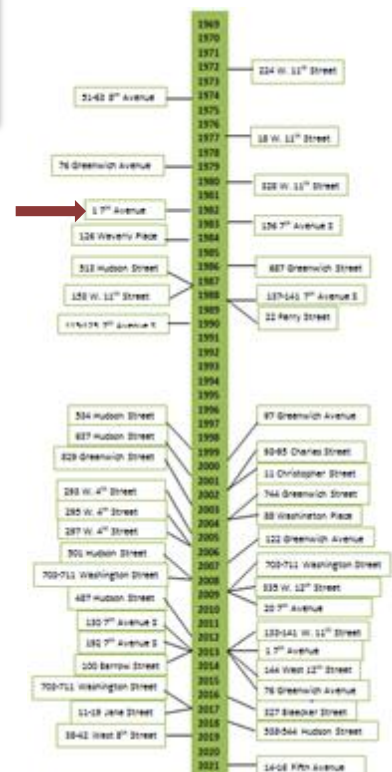
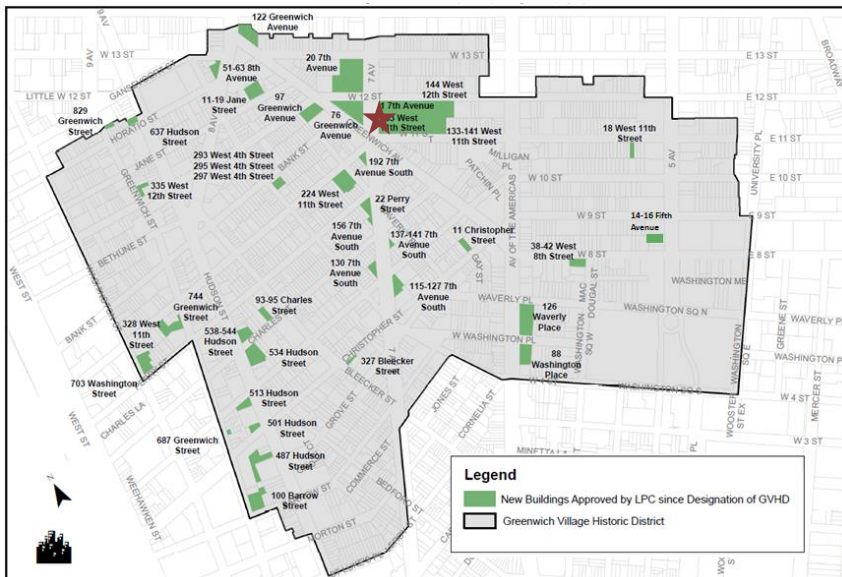
1 Seventh Avenue

(between West 11th Street & West 12th Street)

Year of LPC approval: **c. 1982**

Link to [The Villager 9/20/1979](#) and [The Villager 9/04/1980](#)

Notes: This was the St. Vincent's Hospital Coleman Building, designed by Ferrenz & Taylor. It was approved for demolition in 2013 as part of the Rudin residential redevelopment of the former hospital site (see p. 41 for the new building approved here).

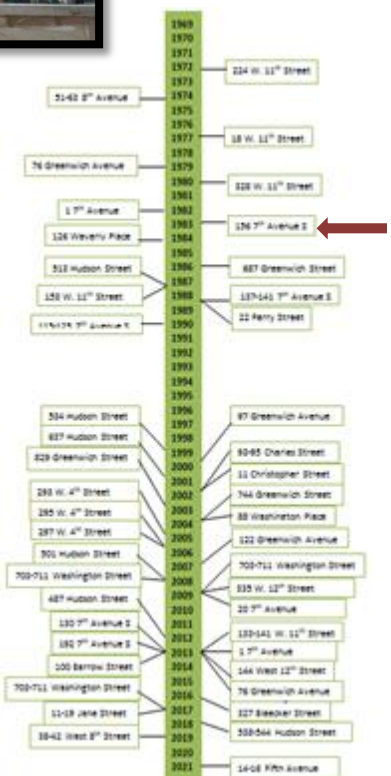
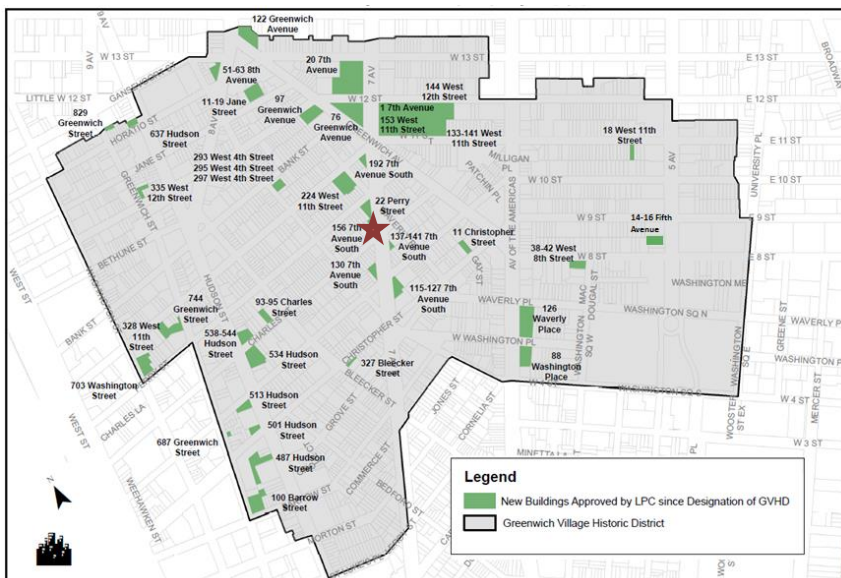
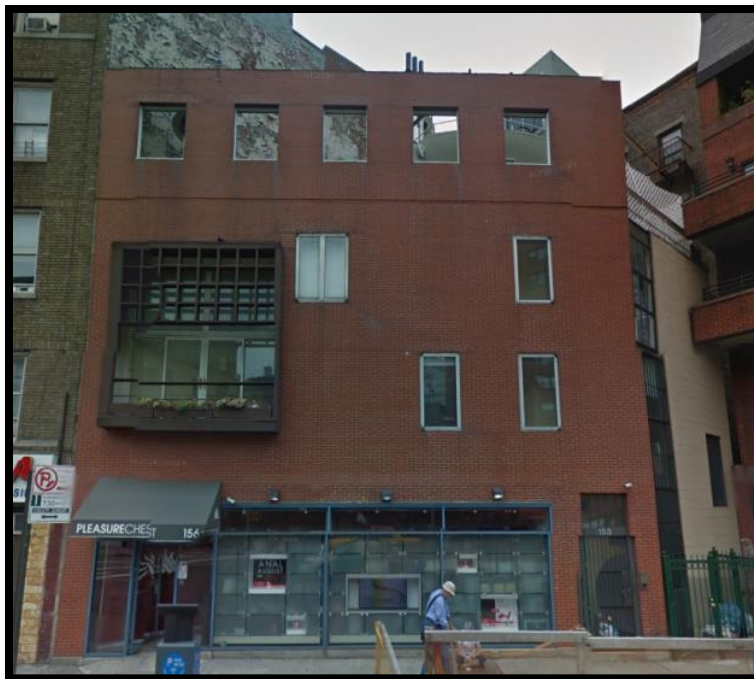


156 Seventh Avenue South (between Charles Street & Perry Street)

Year of LPC approval: c. 1983

Link to [DOB permits](#) and [The Villager](#) 11/17/1983

Notes: Although LPC permits could not be located, DOB permits indicate an approval date of c.1983 by the LPC for this four-story commercial/residential structure designed by Smith & Thompson.

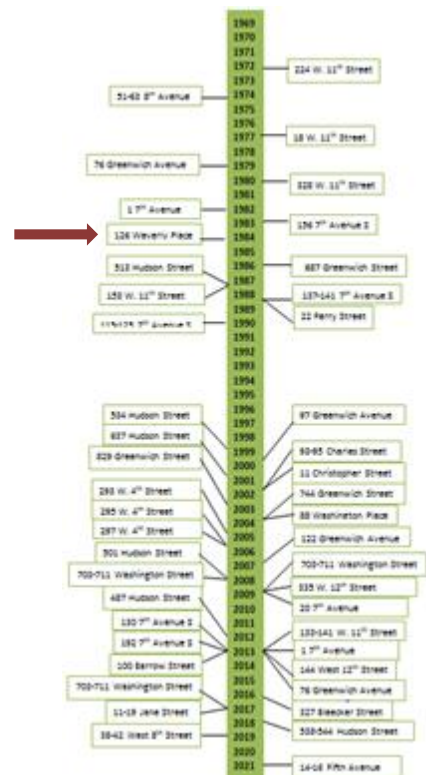
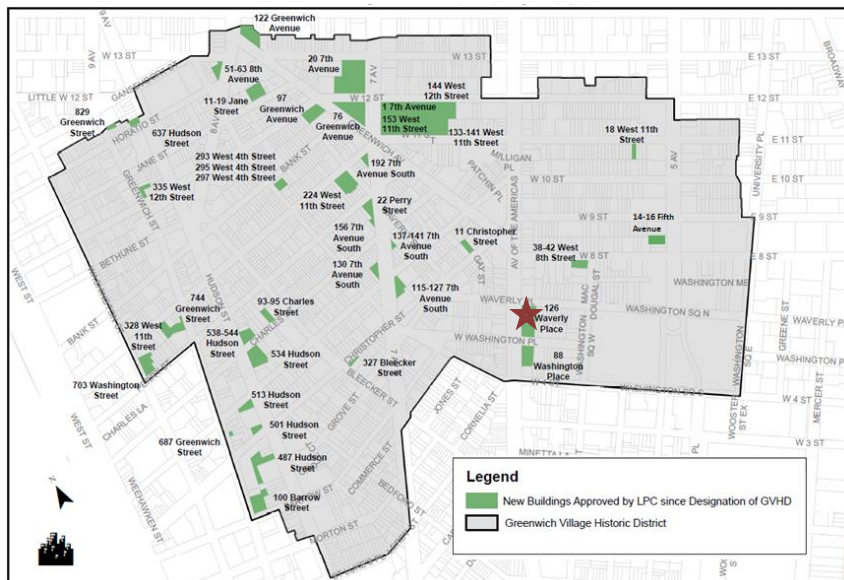


126 Waverly Place/89 Washington Place (at 6th Avenue)

Year of LPC approval: c. 1984

Link to [DOB permits](#)

Notes: DOB records include a new building permit from 1984. This residential building with retail spaces on the ground floor was designed by Polshek Partnership, and covers the entire eastern side of Sixth Avenue between Waverly Place and Washington Place.

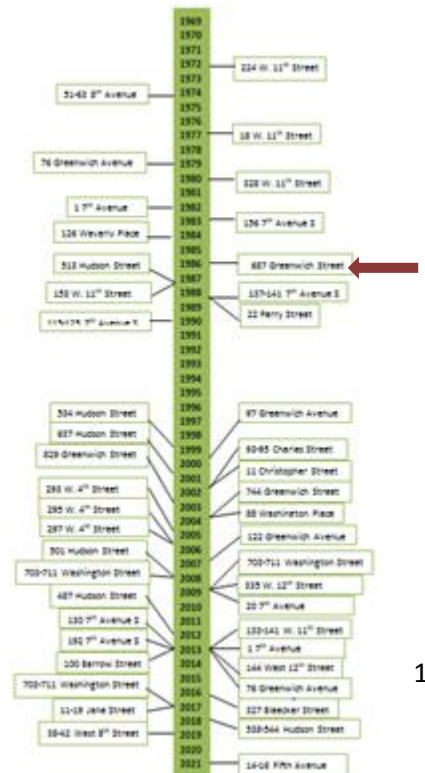
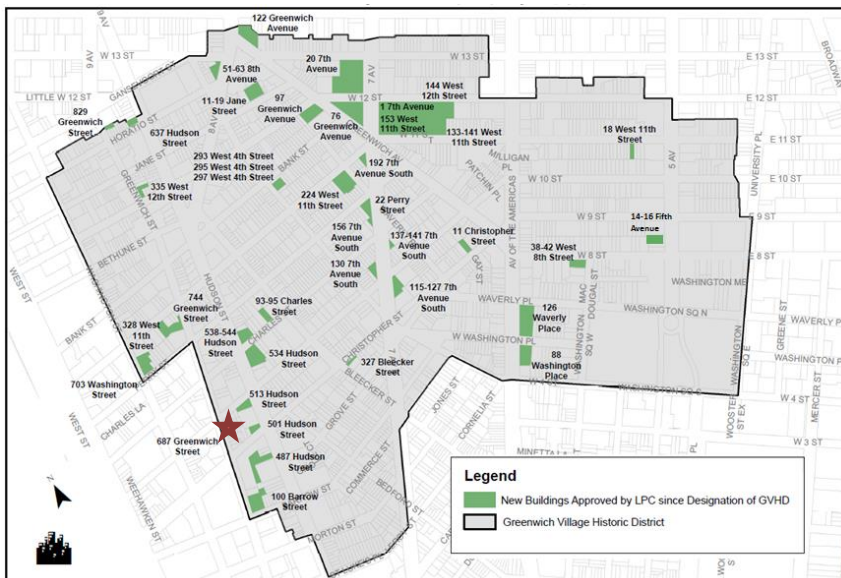


687 Greenwich Street (aka Greenwich Mews)

Year of LPC approval: c. 1986

Link to [DOB permits](#)

Notes: Built in 1986, these town houses were built as a residential enclave or mews on Greenwich Street south of West 10th Street, replacing a garage.

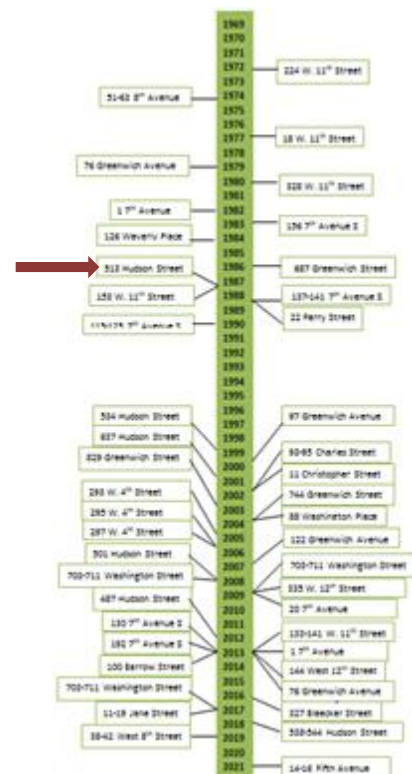
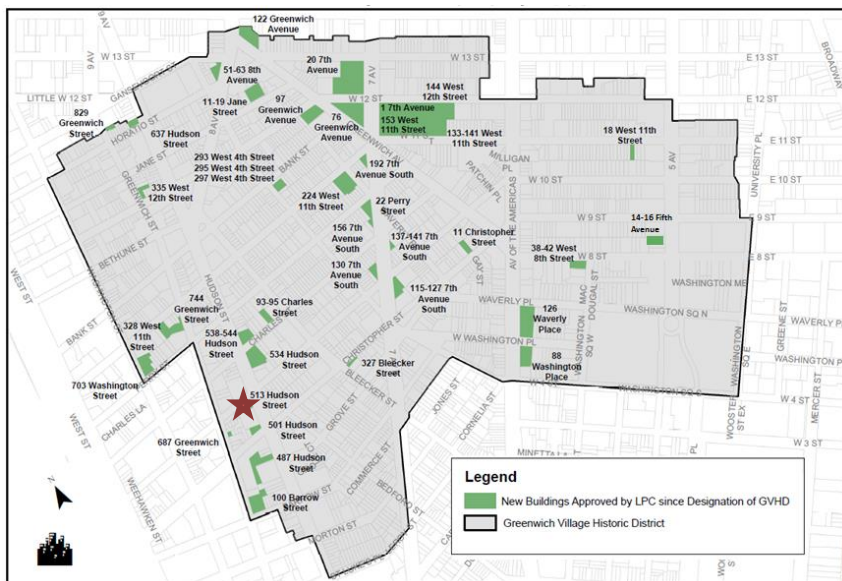
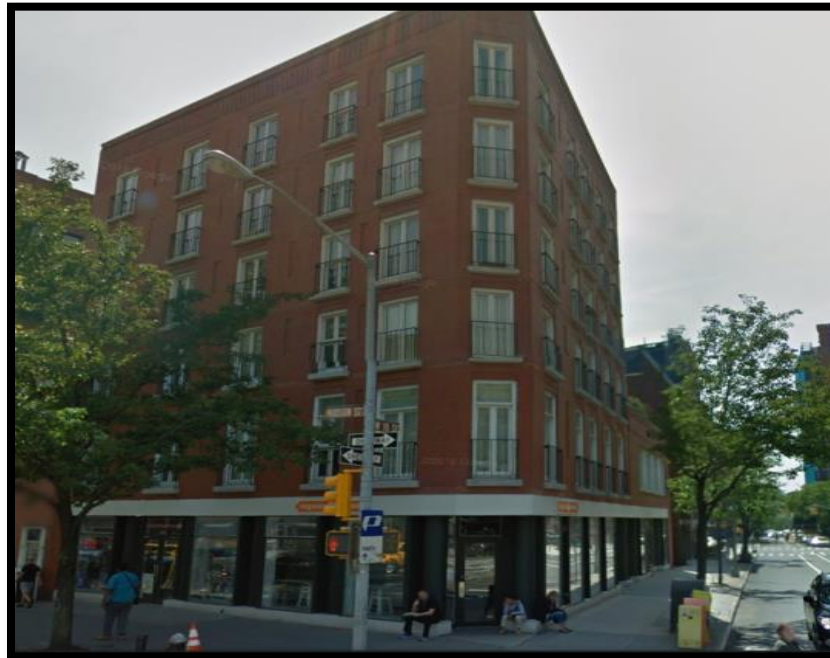


513 Hudson Street/248 West 10th Street (at W. 10th Street)

Year of approval: **c. 1987**

Link to [DOB permits](#)

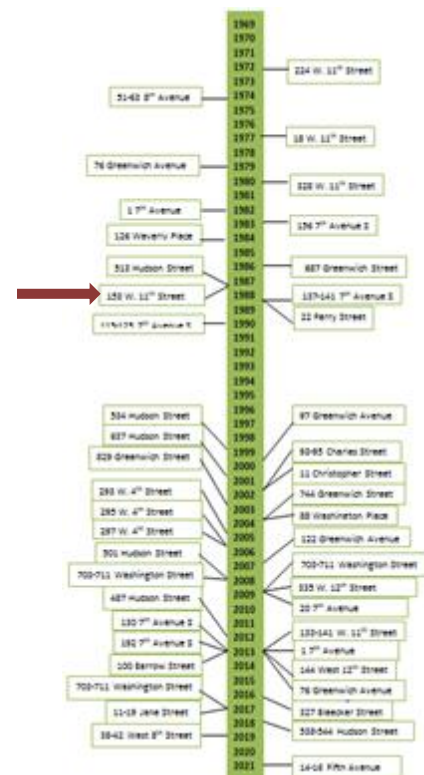
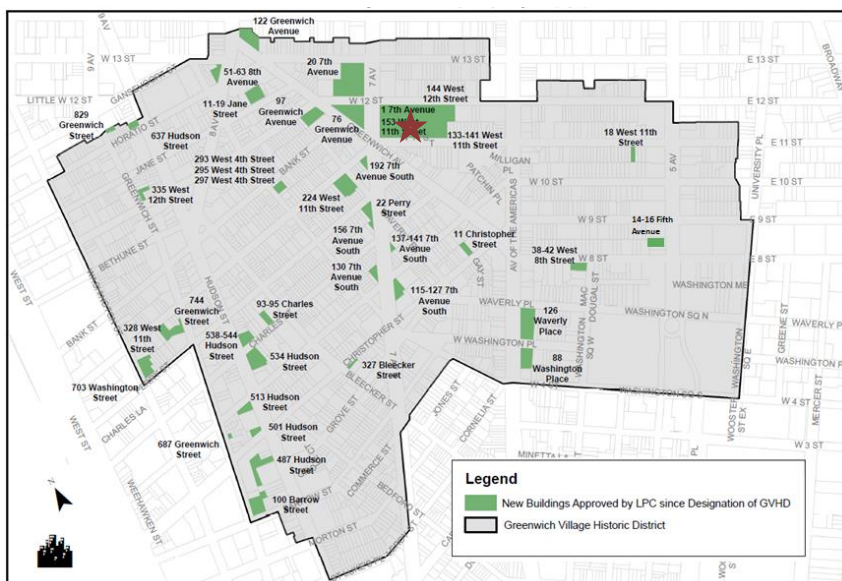
Notes: DOB records include a new building permit from 1978 that was amended in 1987 as well as a demolition permit from 1987. The LPC file for this address did include a copy of the final approval but correspondence indicates that the proposal was revised and pending approval by the LPC as of October, 1986. Renderings in the LPC file match the building that is seen today. It was designed by Norval White



153 West 11th Street (aka 1 Seventh Avenue)

Year of LPC approval: **c. 1987**

Notes: This is the St. Vincent's Hospital Link Building designed by Ferrenz & Taylor. It was approved for demolition in 2013 as part of the Rudin residential redevelopment of the former hospital site (see p. 41 for the new building approved here).



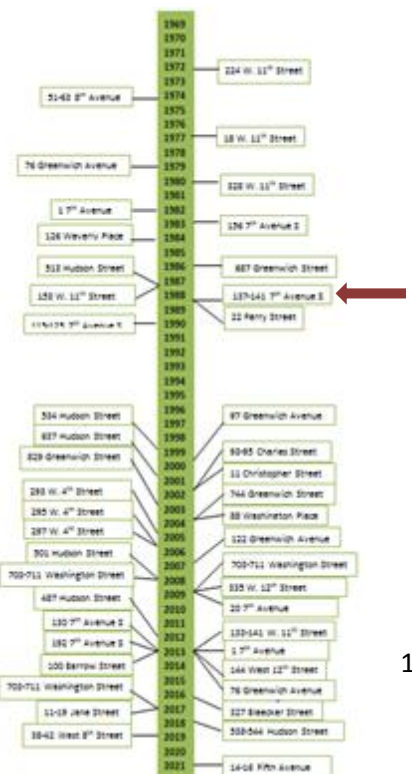
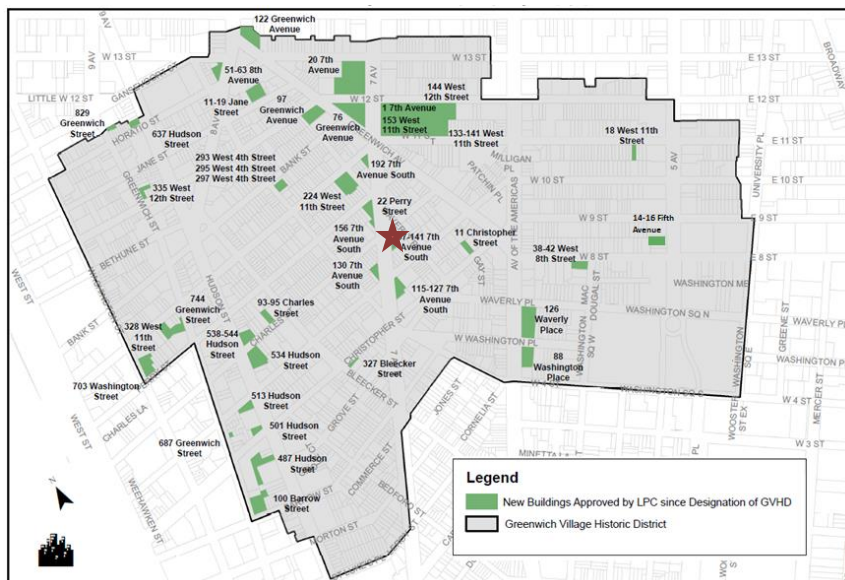
137-141 Seventh Avenue South (between West 10th Street and Charles Street)

Year of LPC approval: **1988**

Link to [LPC Certificate of Appropriateness](#)

Link to Village Preservation's [Landmarks Application Webpage](#)

Notes: The left image shows the building as approved by LPC in 1988. The image on the right is how it appears today, following an alteration designed by Platt Byard Dovell Architects approved by LPC in 2011 and completed c. 2012.

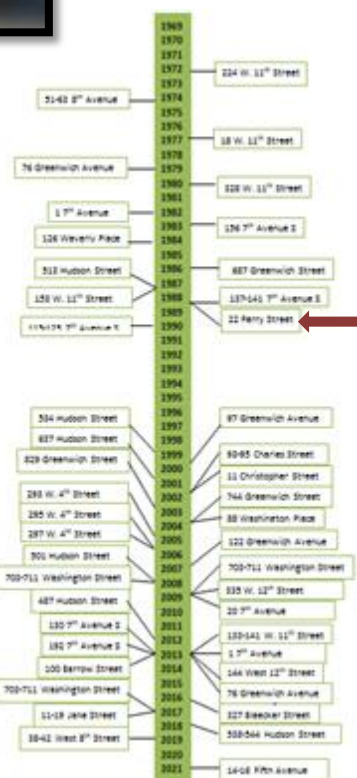
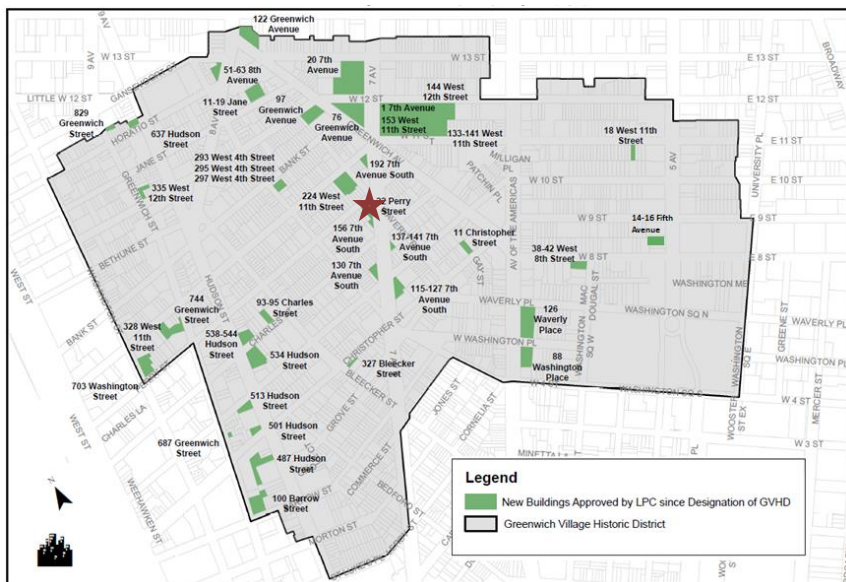


(aka 167 Seventh Avenue South)

Year of LPC approval: **c. 1988**

Link to [DOB permits](#)

Notes: DOB records include a 1983 new building permit as well as a 1988 demolition permit. No permits were found at LPC. This is sometimes referred to as the “Witch’s Hat” building, and was designed by Architects Design Group.



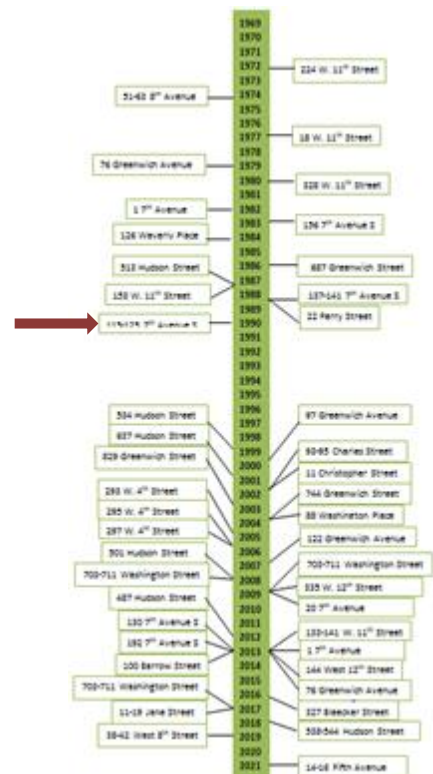
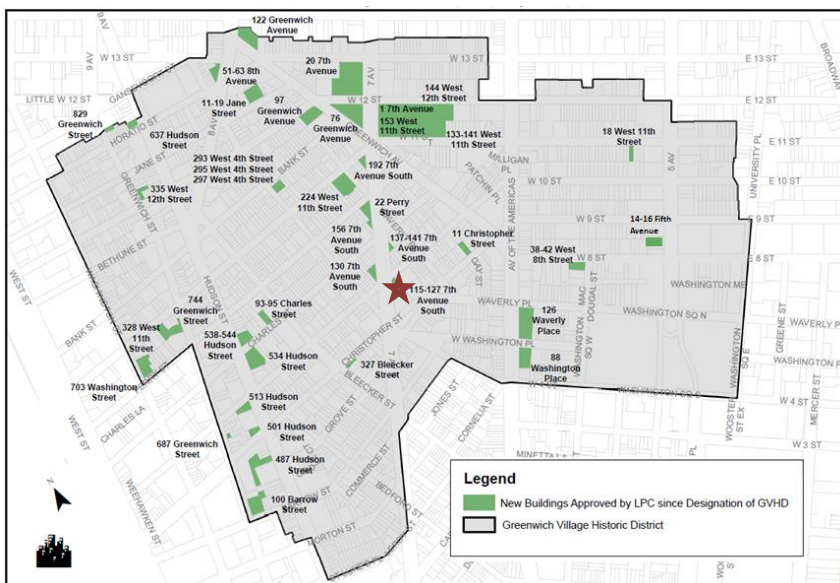
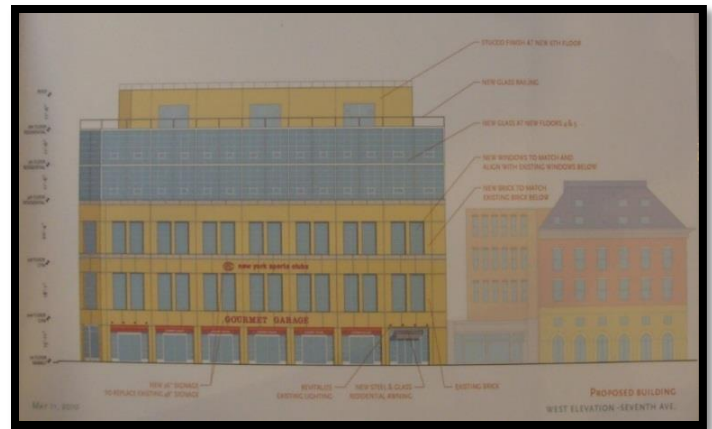
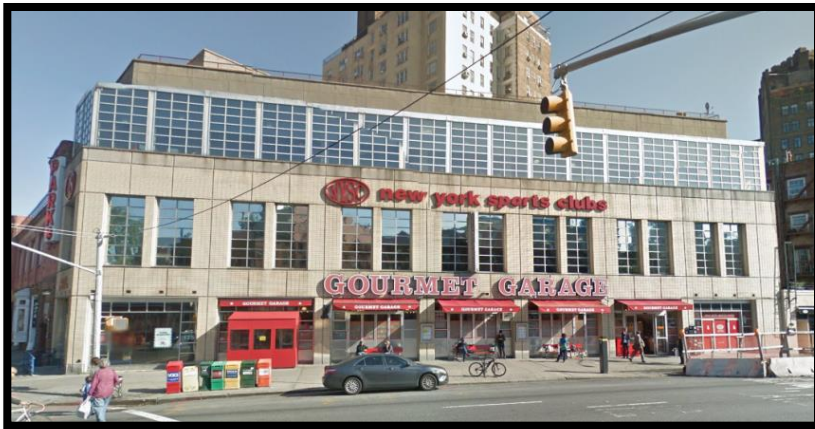
115-125 Seventh Avenue South (between Christopher Street & W. 10th Street)

Year of LPC approval: **1990, 2010**

Link to [DOB permits](#)

Link to Village Preservation's [Landmarks Application webpage](#)

Notes: Designed by Gruzen Partnership, 115-125 Seventh Avenue South was approved by LPC c.1990 and constructed between 1990 and 1994. In 2008 alteration permits were filed with DOB for enlargement of the structure. In 2010 the enlargement was approved by LPC but to date, has not been constructed. The left image is the current building approved in 1990. The image on the right is a rendering of the structure approved by LPC in 2010.

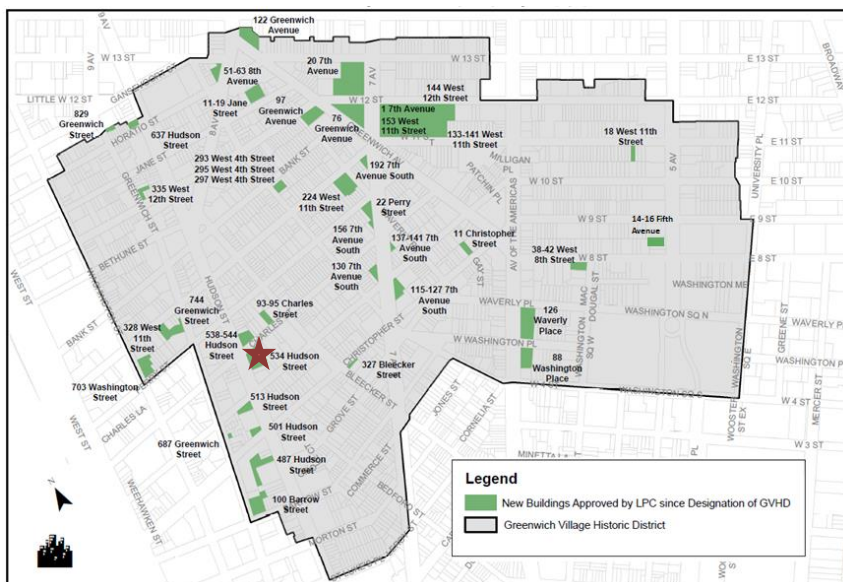


534 Hudson Street (at Charles Street)

Year of LPC approval: **c. 1999**

Link to [DOB permits](#)

Notes: This six story residential structure with ground floor retail was designed by Kossar & Gary Architects, and replaced a taxi garage.



51-62 8 th Avenue	1969	224 W. 11 th Street	1970
	1971		1971
	1972		1972
	1973		1973
	1974		1974
	1975		1975
	1976		1976
	1977	18 W. 11 th Street	1977
76 Greenwich Avenue	1978		1978
	1979	328 W. 11 th Street	1979
1 9 th Avenue	1980		1980
126 Waverly Place	1981		1981
518 Hudson Street	1982	136 7 th Avenue S	1982
158 W. 11 th Street	1983		1983
611-614 9 th Avenue E	1984	687 Greenwich Street	1984
	1985		1985
	1986	137-145 7 th Avenue S	1986
	1987		1987
	1988	22 Perry Street	1988
	1989		1989
	1990		1990
	1991		1991
	1992		1992
	1993		1993
	1994		1994
	1995		1995
534 Hudson Street	1996	87 Greenwich Avenue	1996
687 Hudson Street	1997		1997
829 Greenwich Street	1998	90-95 Charles Street	1998
288 W. 4 th Street	1999	11 Christopher Street	1999
185 W. 4 th Street	2000	144 Greenwich Street	2000
287 W. 4 th Street	2001	88 Washington Place	2001
301 Hudson Street	2002	122 Greenwich Avenue	2002
700-711 Washington Street	2003	700-711 Washington Street	2003
487 Hudson Street	2004	335 W. 12 th Street	2004
130 7 th Avenue S	2005	28 2 nd Avenue	2005
182 7 th Avenue S	2006	132-141 W. 11 th Street	2006
100 Barrow Street	2007	1 7 th Avenue	2007
700-711 Washington Street	2008	144 West 12 th Street	2008
11-18 Jane Street	2009	76 Greenwich Avenue	2009
58-62 West 8 th Street	2010	227 Bleeker Street	2010
	2011	538-544 Hudson Street	2011
	2012		2012
	2013	14-16 5 th Avenue	2013

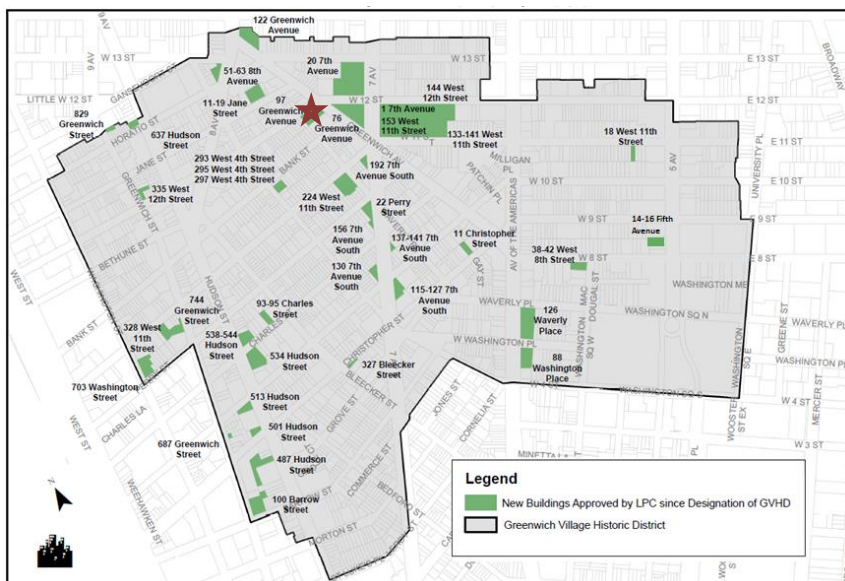
97 Greenwich Avenue

(at West 12th Street)

Year of LPC approval: **2000**

Link to [DOB permits](#)

Notes: This three-story commercial structure housing a gym replaced the Greenwich Theater, and was designed by Platt Byard Dovell Architects.

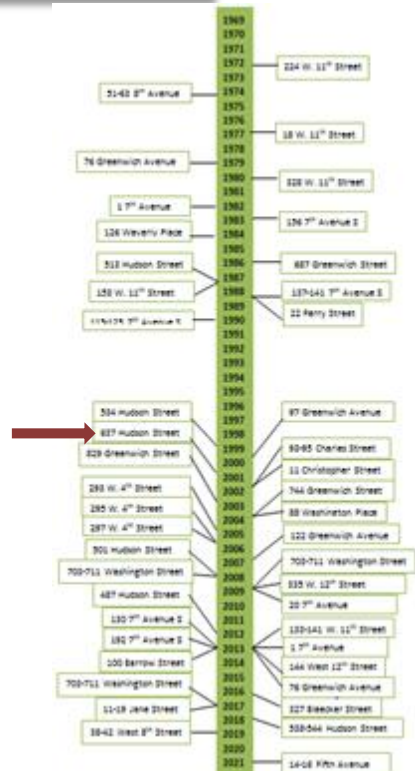
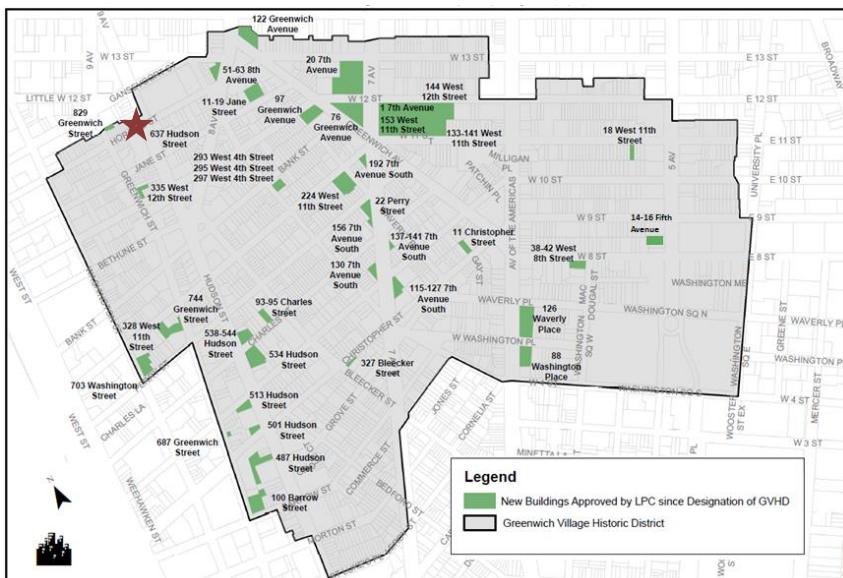


637 Hudson Street (at Horatio Street)

Year of LPC approval: **2001**

Link to [DOB record of LPC approval](#)

Notes: New building approval from LPC for this four-story residential and commercial structure, designed by Alexander Compagno, was received by the DOB in 2001.



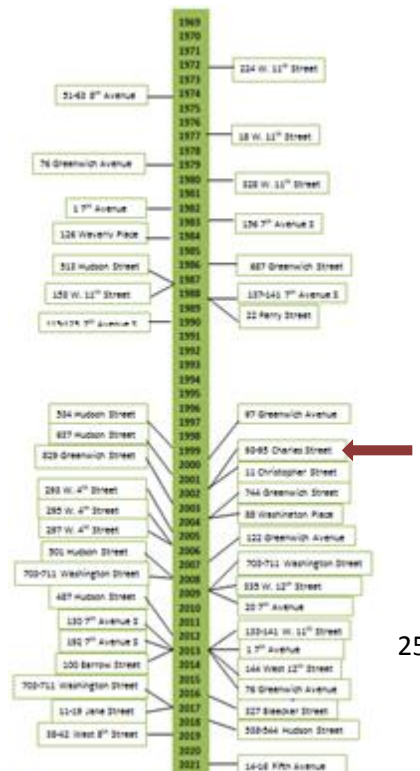
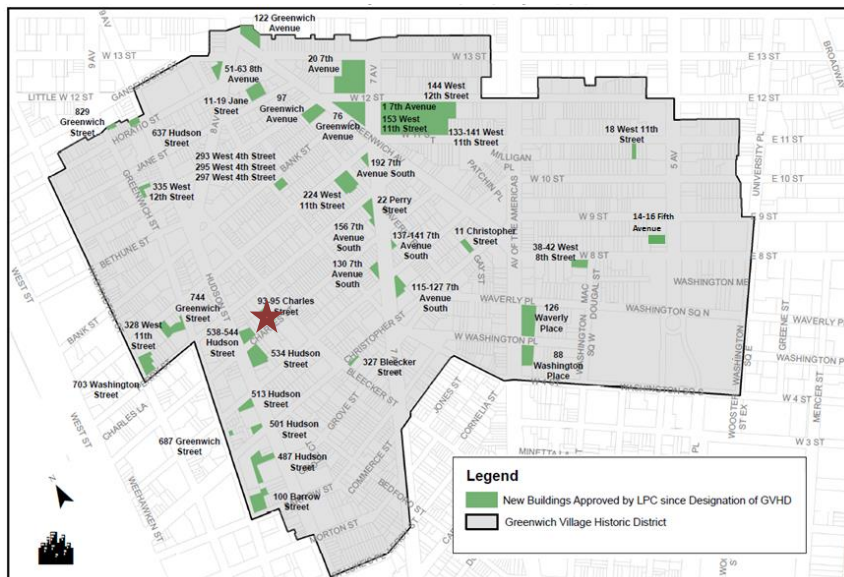
93-95 Charles Street

(between Bleecker Street & Hudson Street)

Year of LPC approval: c. 2002

Link to [DOB permits](#)

Notes: A 2002 demolition permit and post approval new building amendments from 2001 are on file with DOB for this five-story residential structure.



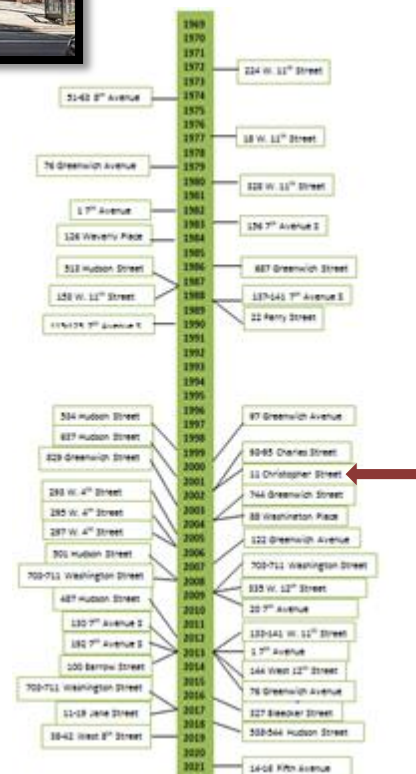
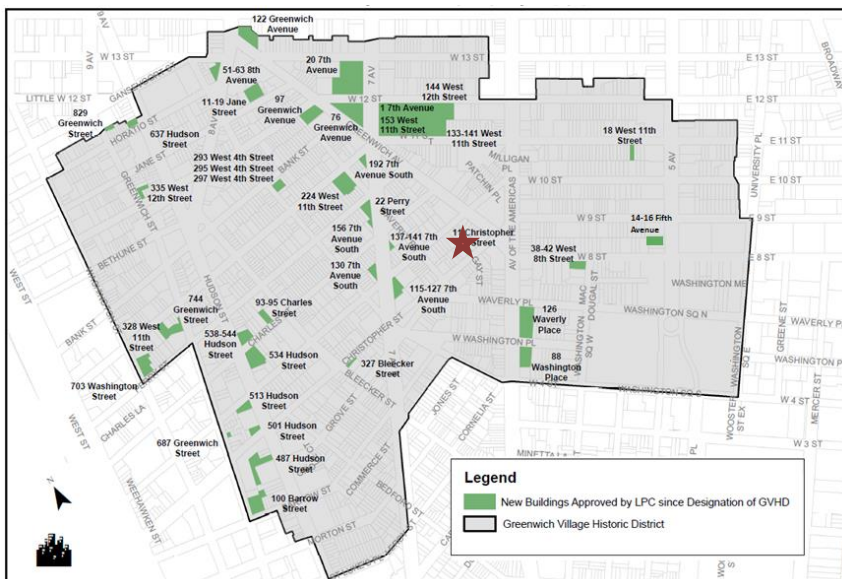
11 Christopher Street

(between Greenwich Avenue and Waverly Place)

Year of LPC approval: c. **2002**

Link to [LPC Certificate of Appropriateness](#)

Notes: This four story, residential structure with ground floor retail was completed in 2006 and designed by Richard Cook of Cook+Fox Architects. This structure adjoins a restored historic building at 134 West 10th Street.



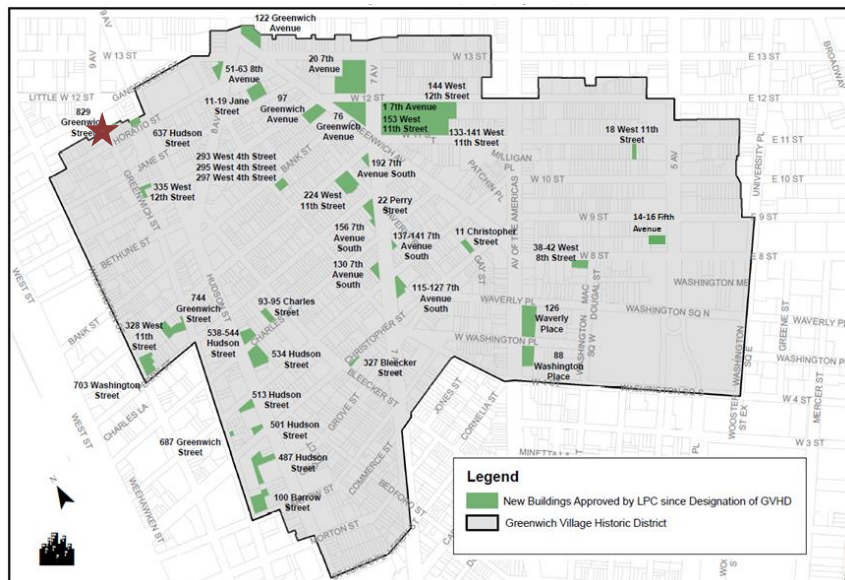
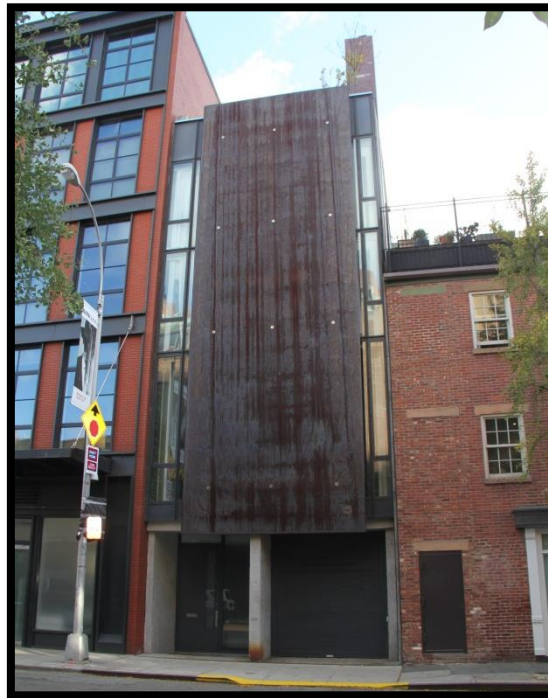
829 Greenwich Street

(between Gansevoort Street and Horatio Street)

Year of LPC approval: **2003**

Link to [DOB permits](#)

Notes: Technically this is an alteration of an existing one story building, but for all intents and purposes, this four-story single-family home is a new building. The structure occupies the northernmost site on Greenwich Street in the Greenwich Village Historic District, and was designed by Matthew Baird



51-62 8th Avenue	1969	
	1970	
	1971	
	1972	224 W. 11th Street
	1973	
	1974	
	1975	
	1976	
	1977	18 W. 11th Street
	1978	
76 Greenwich Avenue	1979	
	1980	328 W. 11th Street
5 7th Avenue	1981	
	1982	126 W. 7th Avenue S
126 Waverly Place	1983	
	1984	
512 Hudson Street	1985	
	1986	687 Greenwich Street
158 W. 11th Street	1987	
	1988	137-141 7th Avenue S
114-124 9th Avenue S	1989	
	1990	22 Perry Street
	1991	
	1992	
	1993	
	1994	
	1995	
	1996	87 Greenwich Avenue
304 Hudson Street	1997	
687 Hudson Street	1998	
	1999	89-95 Charles Street
829 Greenwich Street	2000	
288 W. 4th Street	2001	11 Christopher Street
285 W. 4th Street	2002	744 Greenwich Street
287 W. 4th Street	2003	88 Washington Place
	2004	
301 Hudson Street	2005	122 Greenwich Avenue
709-713 Washington Street	2006	
	2007	709-711 Washington Street
487 Hudson Street	2008	
	2009	133 W. 12th Street
130 7th Avenue S	2010	20 7th Avenue
185 7th Avenue S	2011	
	2012	133-141 W. 11th Street
100 Barrow Street	2013	1 7th Avenue
709-711 Washington Street	2014	144 West 12th Street
	2015	76 Greenwich Avenue
11-19 Jane Street	2016	
38-42 West 8th Street	2017	327 Bleeker Street
	2018	538-544 Hudson Street
	2019	
	2020	
	2021	14-16 Fifth Avenue

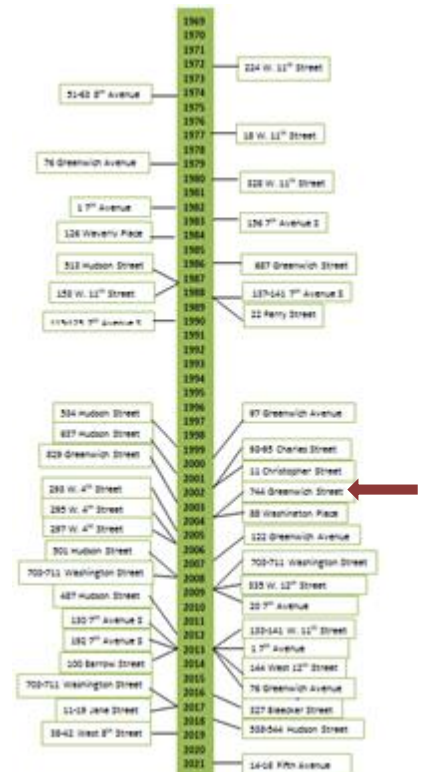
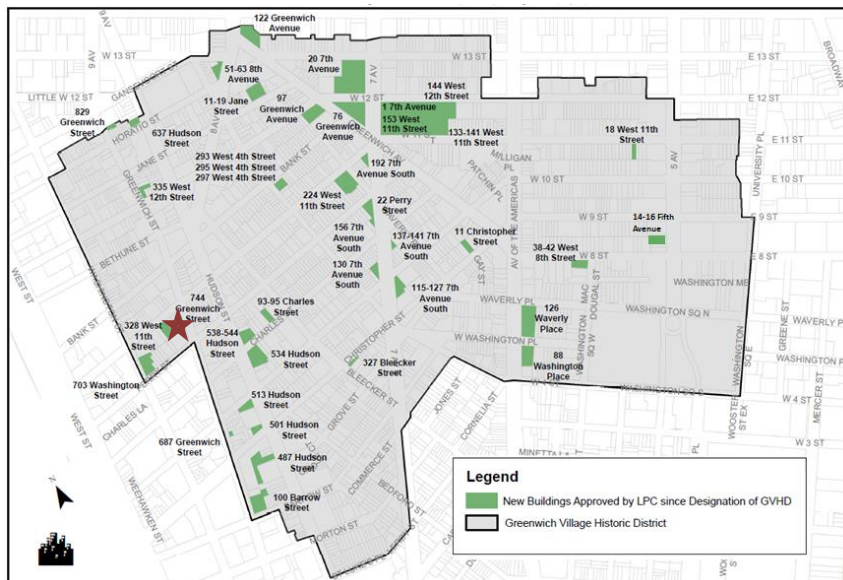
744 Greenwich Street

(between Perry Street & W. 11th Street)

Year of LPC approval: **2004**

Link to [DOB record of LPC approval](#)

Notes: The DOB received Landmarks approval for the construction of this new four-story residential structure with a courtyard in 2004, designed by the BM Design Group.

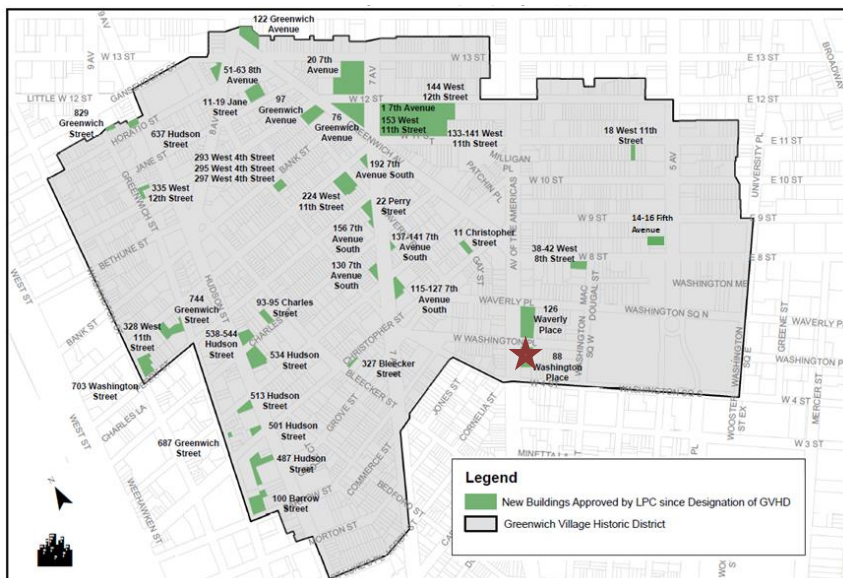


88 Washington Place (at Sixth Avenue)

Year of LPC approval: **c. 2004**

Link to [DOB record of LPC approval](#)

Notes: While this was technically permitted as an alteration, no trace of the preexisting two story commercial building remains on the exterior, and thus for all intents and purposes this 6-story mixed-use building is a new building. It was designed by SLCE Architects.

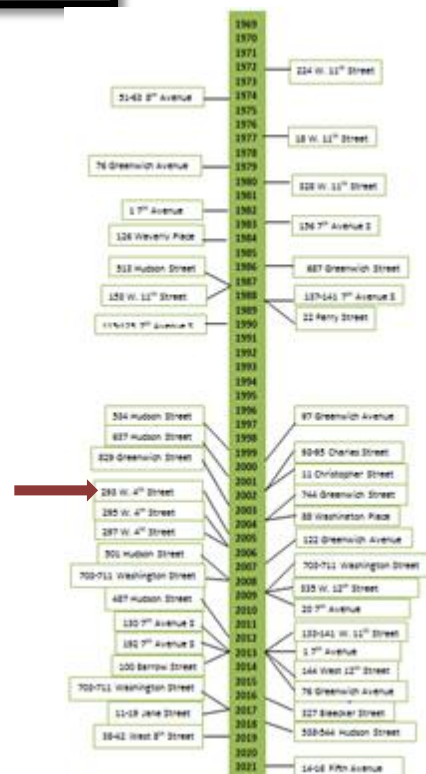
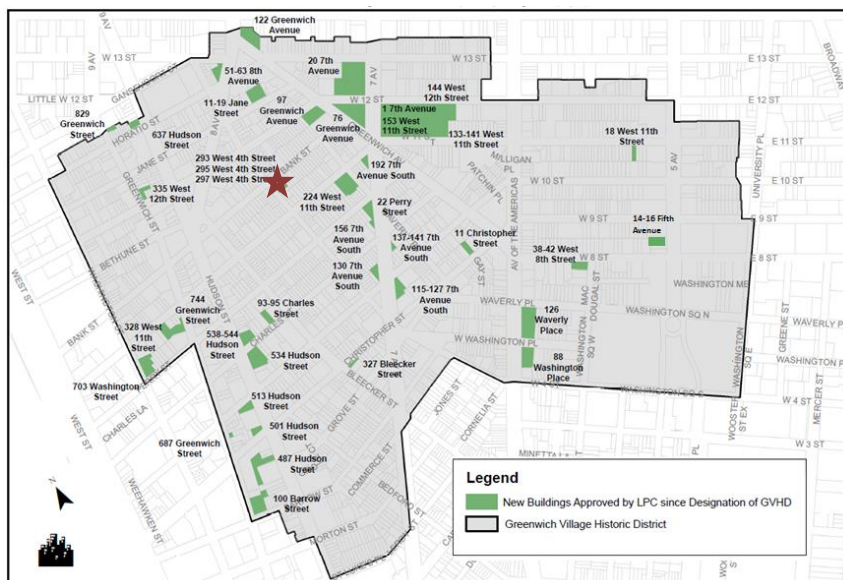


293 West 4th Street (between Bank Street & W. 11th Street)

Year of LPC approval: **2005**

Link to [DOB permits](#)

Notes: The three new row houses at 293, 295 and 297 West 4th Street were approved in 2005. All were designed by Ernst & Associates Architects.

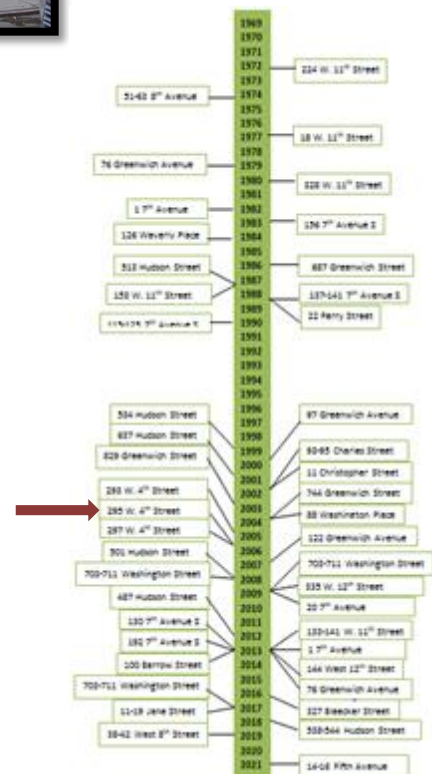
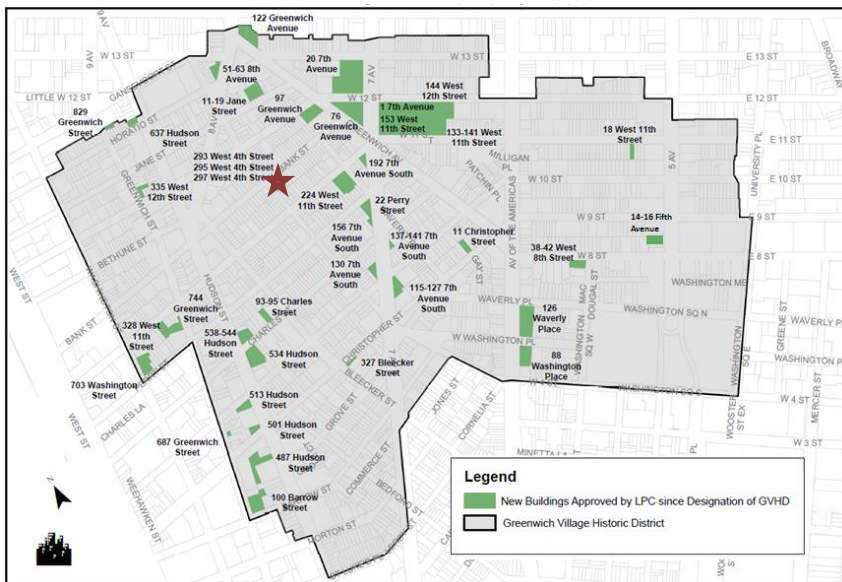


295 West 4th Street (between Bank Street & W. 11th Street)

Year of LPC approval: **2005**

Link to [DOB permits](#)

Notes: The three new row houses at 293, 295 and 297 West 4th Street were approved in 2005. All were designed by Ernst & Associates Architects.



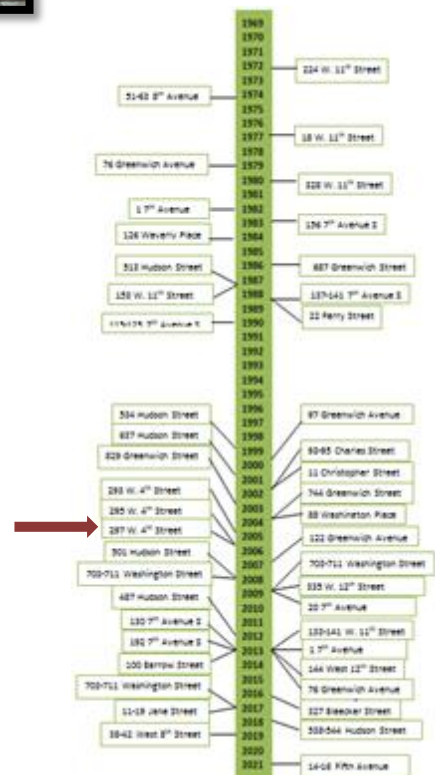
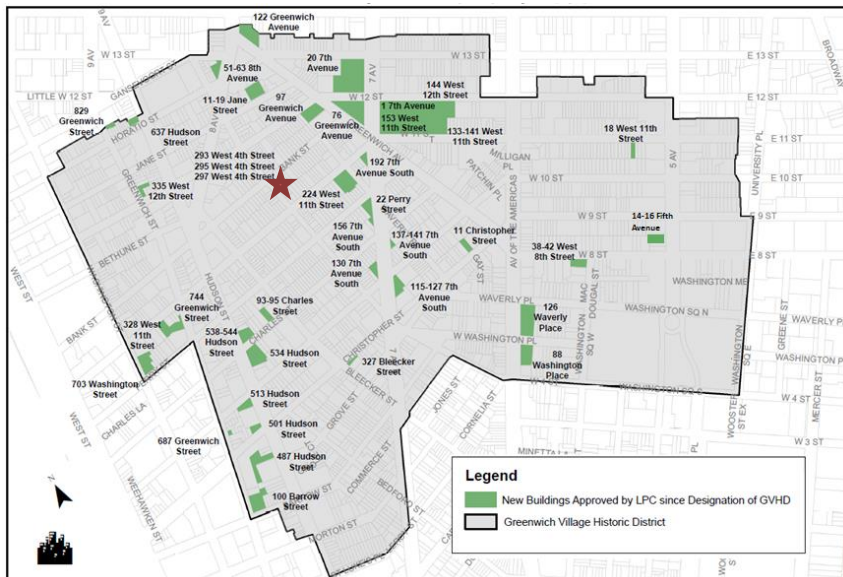
297 West 4th Street

(between Bank Street & W. 11th Street)

Year of LPC approval: **2005**

Link to [DOB permits](#)

Notes: The three new row houses at 293, 295 and 297 West 4th Street were approved in 2005. All were designed by Ernst & Associates Architects.



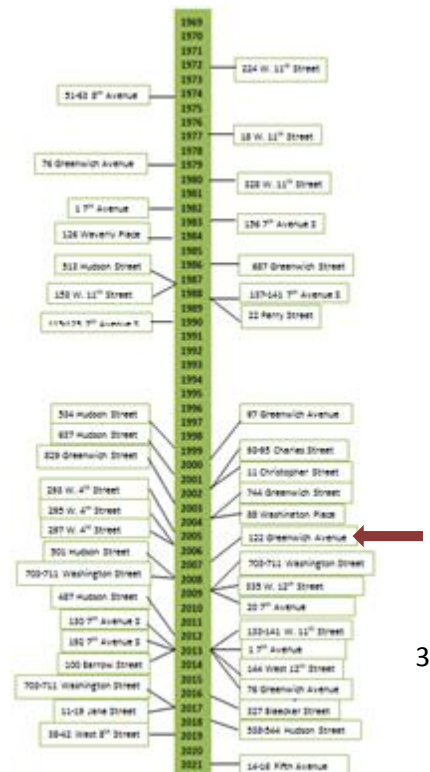
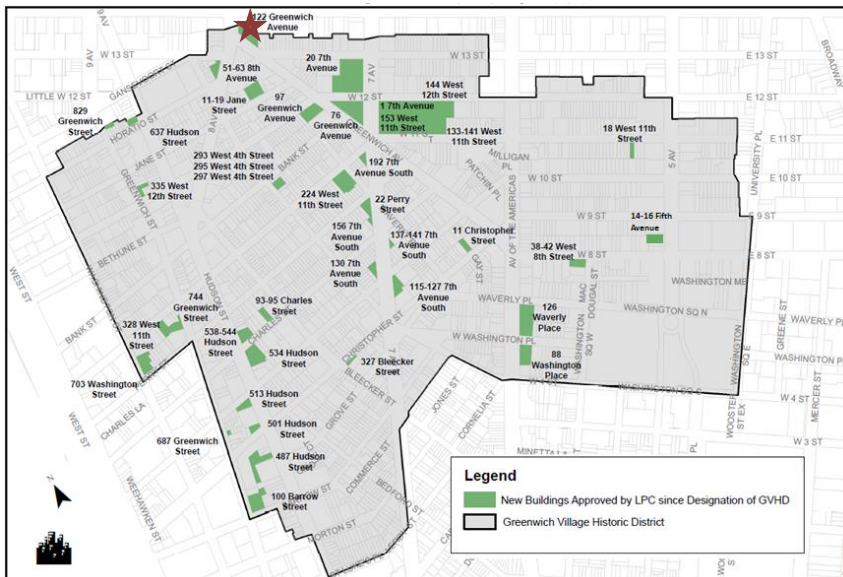
122 Greenwich Avenue

(at W. 13th Street)

Year of LPC approval: **2007**

Link to [DOB record of LPC approval](#)

Notes: Landmarks approval was received by DOB in 2007 for this 13-story, curving glass residential structure with ground floor retail uses. It is located on the northernmost lot in the Greenwich Village Historic District on the site of a parking lot and was designed by Kohn Pedersen Fox Architects.

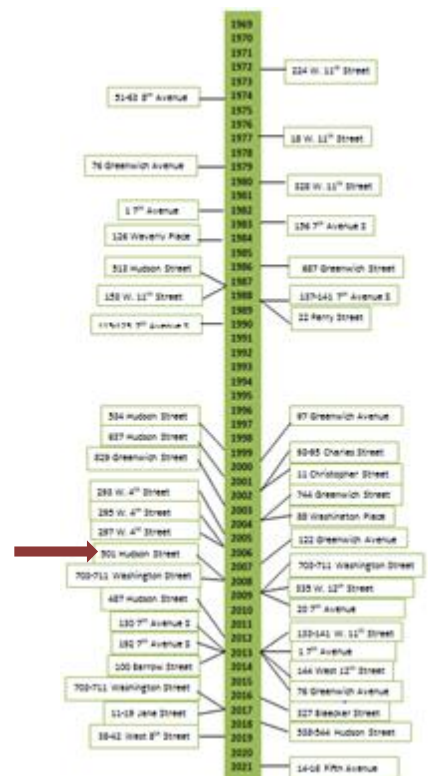
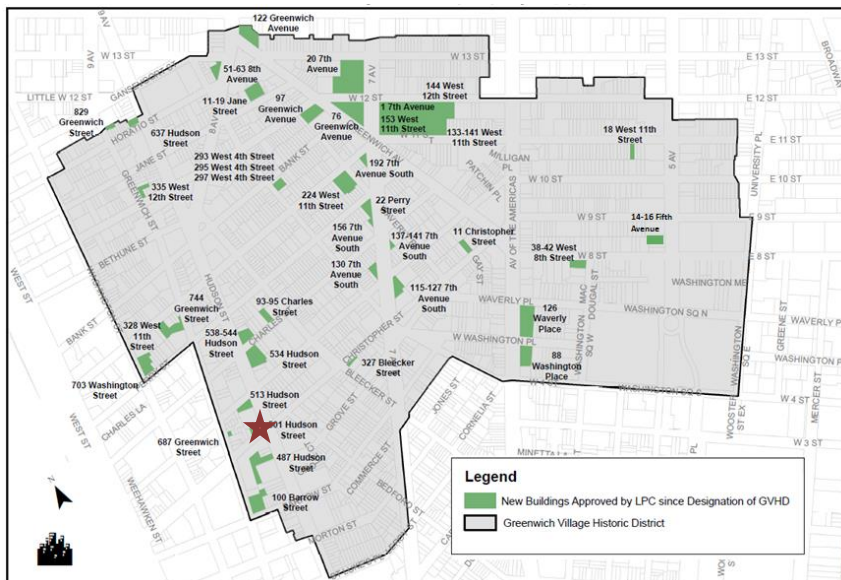


501 Hudson Street
(aka 131 Christopher Street)

Year of LPC approval: **2008**

Link to [DOB permits](#)

Notes: The image on the left depicts the proposed new building for this site approved by LPC in 2008 (minus the penthouse). In 2014 a letter was issued by the LPC for extension of the new building permit. To date, the new building has not been constructed and the image on the right shows the site today.



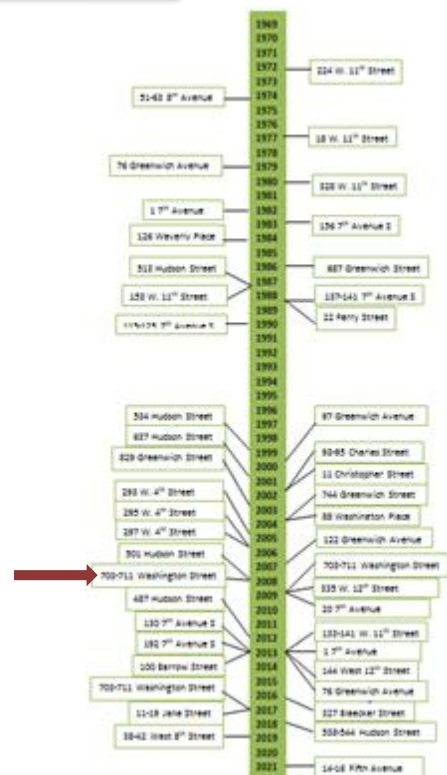
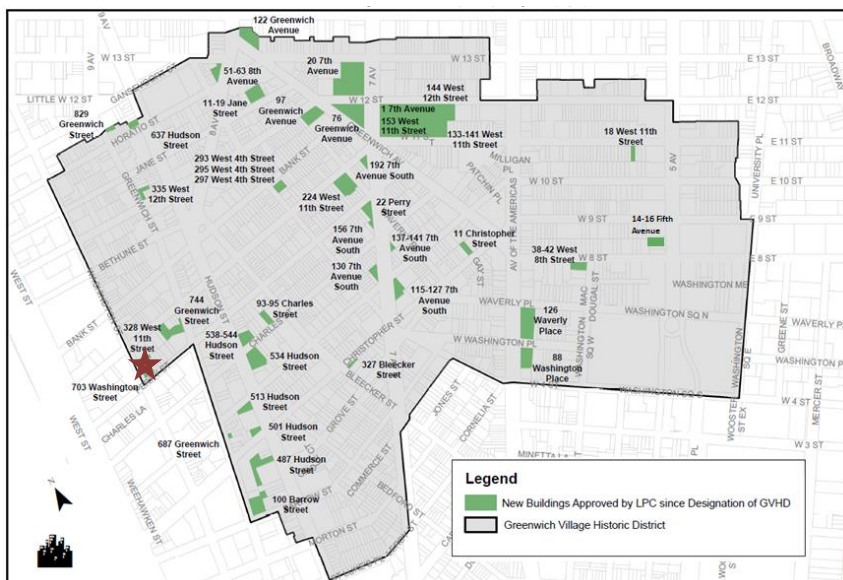
703-711 Washington Street (aka 145-149 Perry Street)

Year of LPC approval: **2008**

Link to [DOB permits](#)

Link to [LPC Approval](#)

Notes: LPC approved this proposal in 2008 for a seven story plus penthouse hotel designed by Morris Adjmi Architects. It was not constructed and two subsequent applications were approved in 2009 (see page 36) and in 2017 (see page 48).



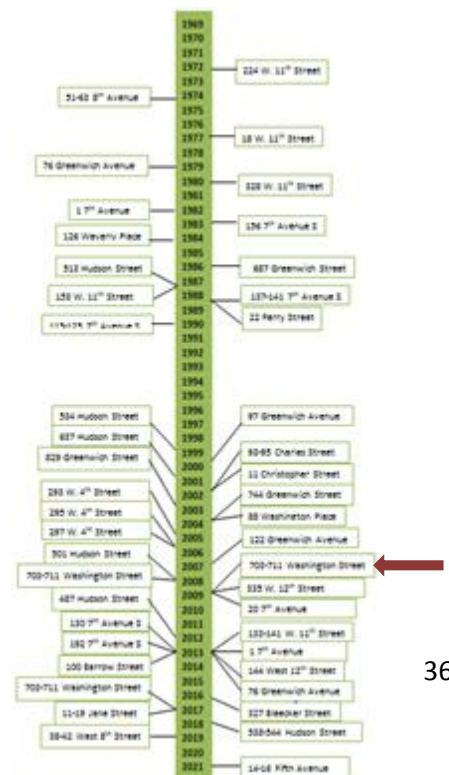
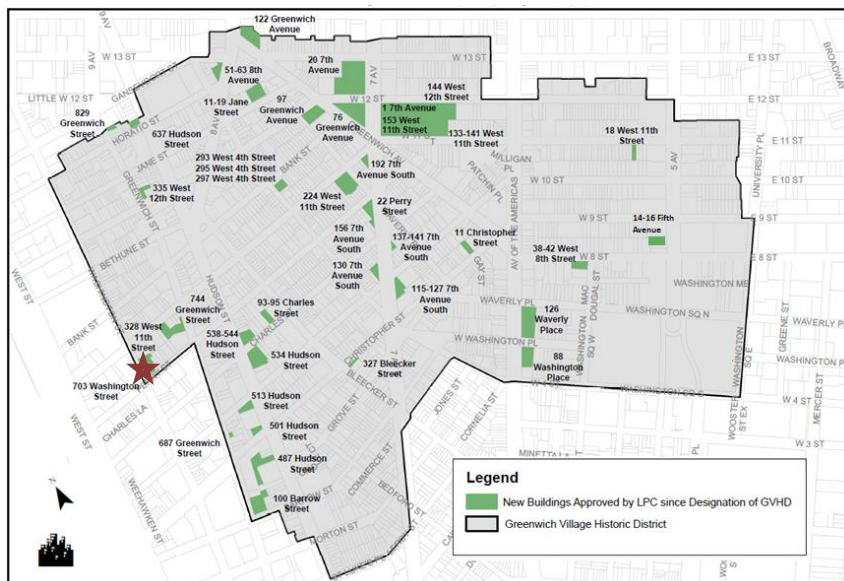
703-711 Washington Street (aka 145-149 Perry Street)

Year of LPC approval: **2009**

Link to [DOB permits](#)

Link to [LPC Approval](#)

Notes: LPC approved this proposal for a six story, multi-family residential structure and two five story town houses in 2009. They were designed by Helpen Architects. The structures were never built, and a new application was approved in 2017 for two new structures on the site (see page 48).

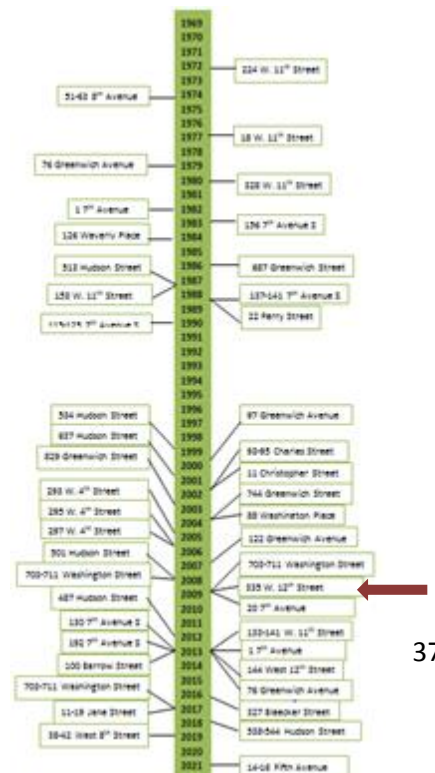
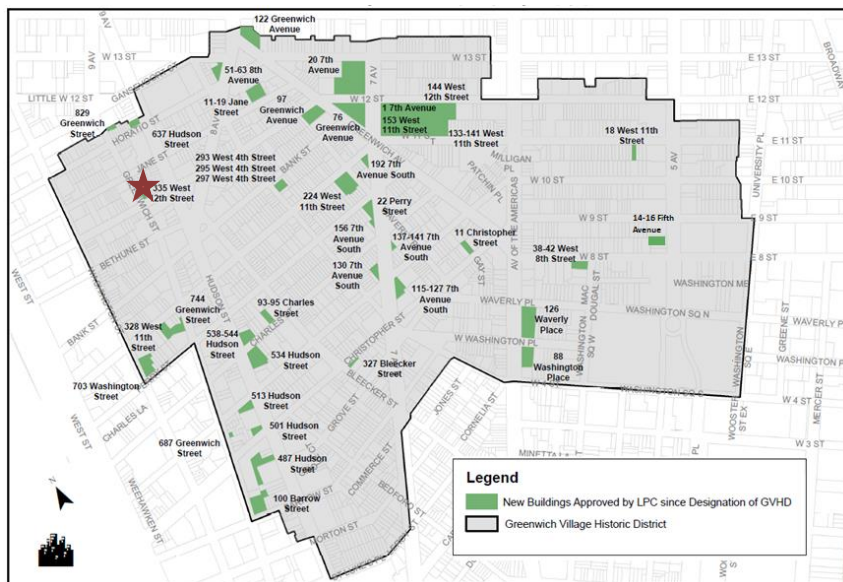
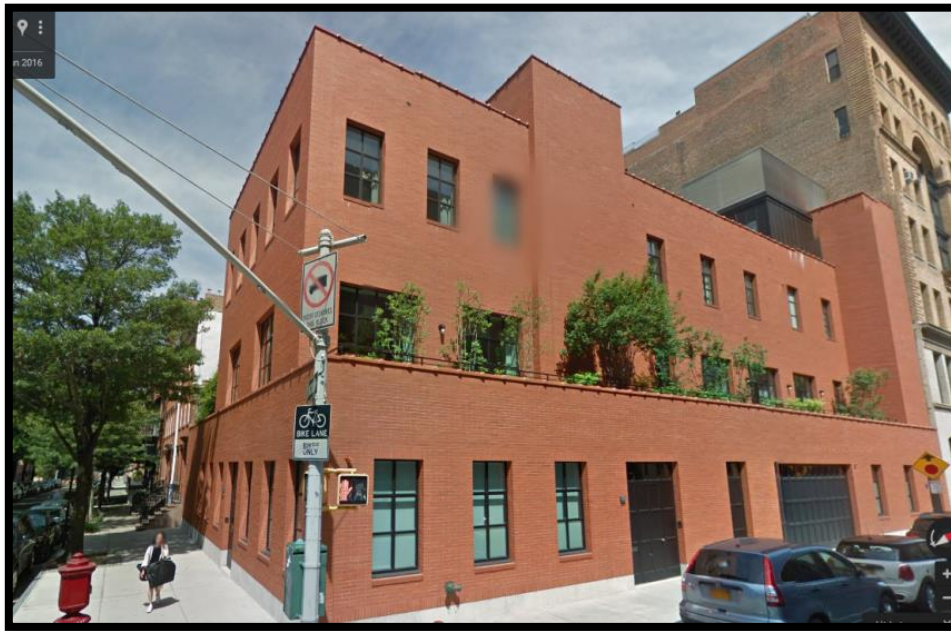


335 West 12th Street (aka 798 Greenwich Street)

Year of LPC approval: **2009**

Link to [LPC Certificate of Appropriateness](#)

Notes: Approved by LPC in 2009, this single family home was designed by Selldorf Architects.



20 Seventh Avenue

(between W. 12th Street & W. 13th Street)

Year of LPC approval: **2009**

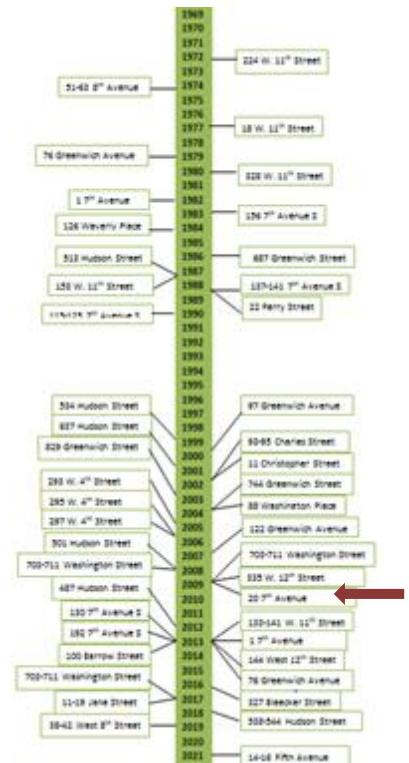
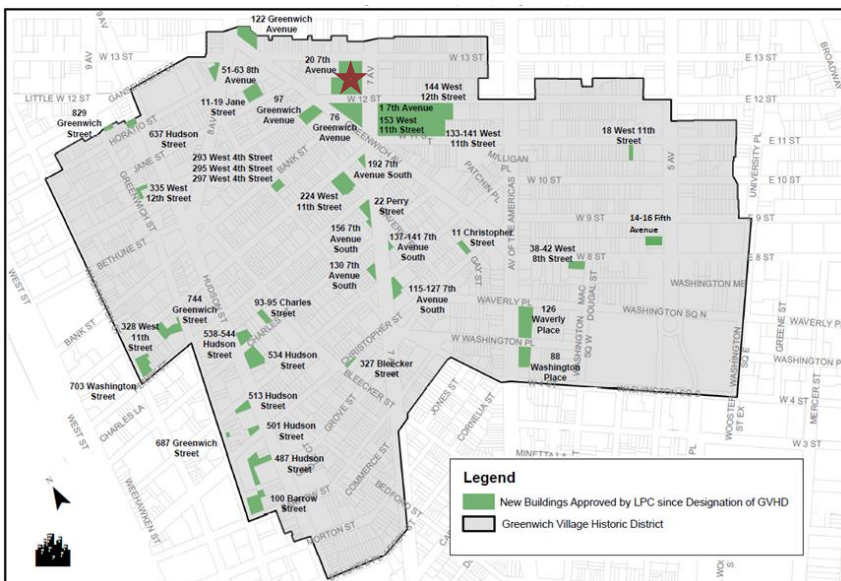
Notes: This was an unusual case in which LPC approved this new hospital building for St. Vincent's (shown here in two views) through a hardship process rather than through a certificate of appropriateness process. Ultimately, however, this building, designed by Pei Cobb & Fried was never constructed, and the existing building on the site, the Joseph Curren Building which dates to 1963, has been restored.



Seventh Avenue looking North



Greenwich Avenue Elevation



487 Hudson Street

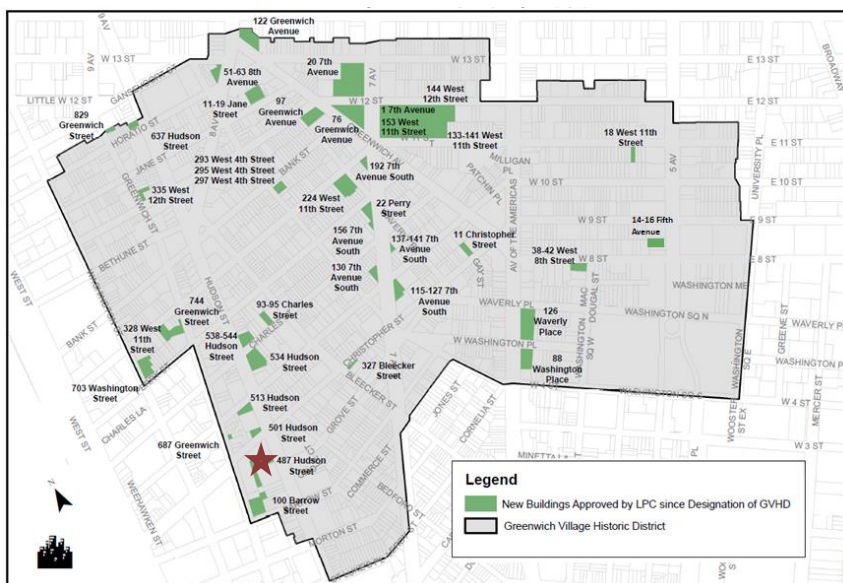
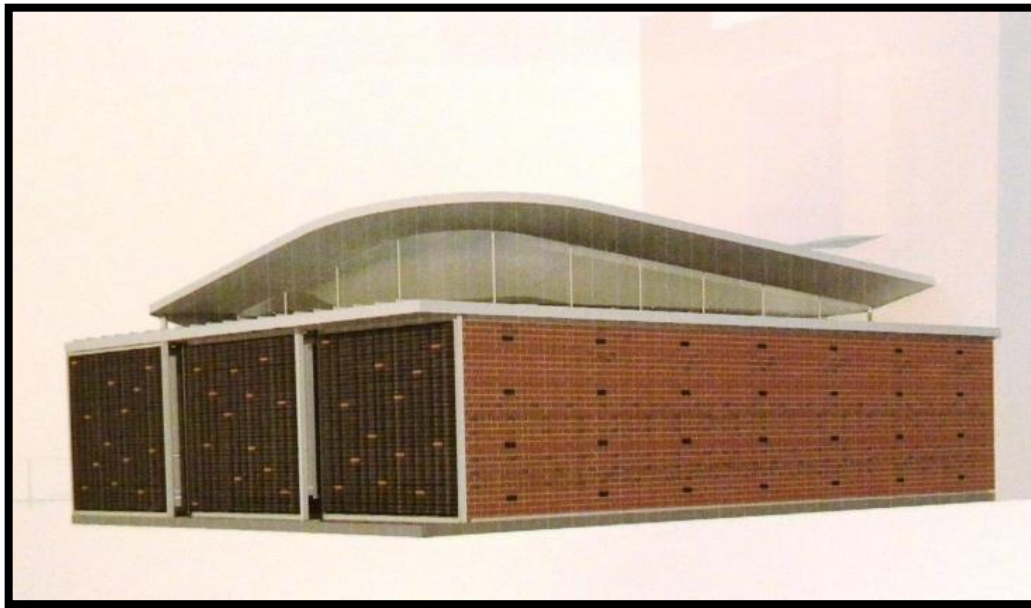
(between Christopher Street and Barrow Street)

Year of LPC approval: **2012**

Link to [LPC Certificate of Appropriateness](#)

Link to Village Preservation's [Landmarks Application webpage](#)

Notes: Part of St. Luke's school, this was an addition designed by Barry Rice Architects and approved by LPC in 2012. It was an addition to a building designed by Thomas M. Bell and built in the early 1950's with an adjacent playground.

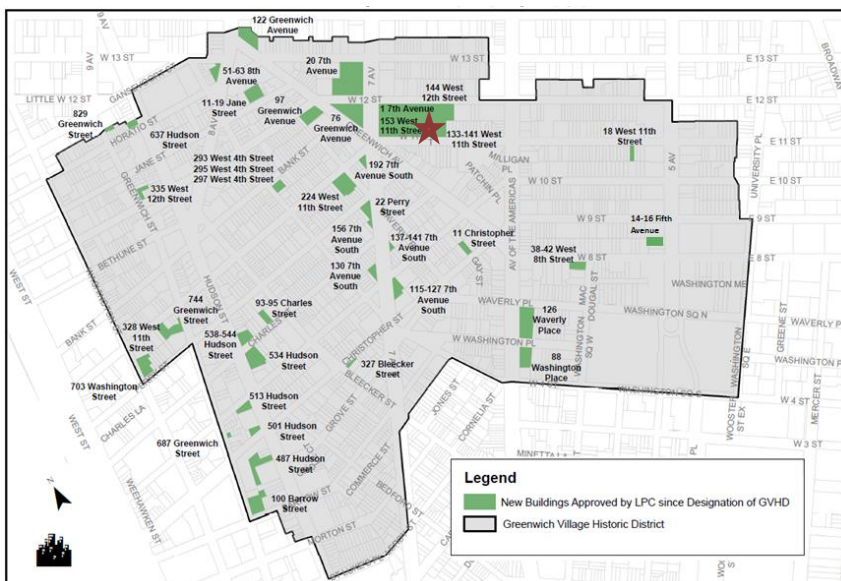


133-141 West 11th Street (between Sixth Avenue & Seventh Avenue)

Year of LPC approval: **2013**

Village Preservation's link to the [approved plan](#)

Notes: This row of new town houses (rendering shown here) was built in 2016 and designed by the firm of FX Fowle. This row replaced the Cronin Building, built in 1961 and designed by Eggers and Higgins.



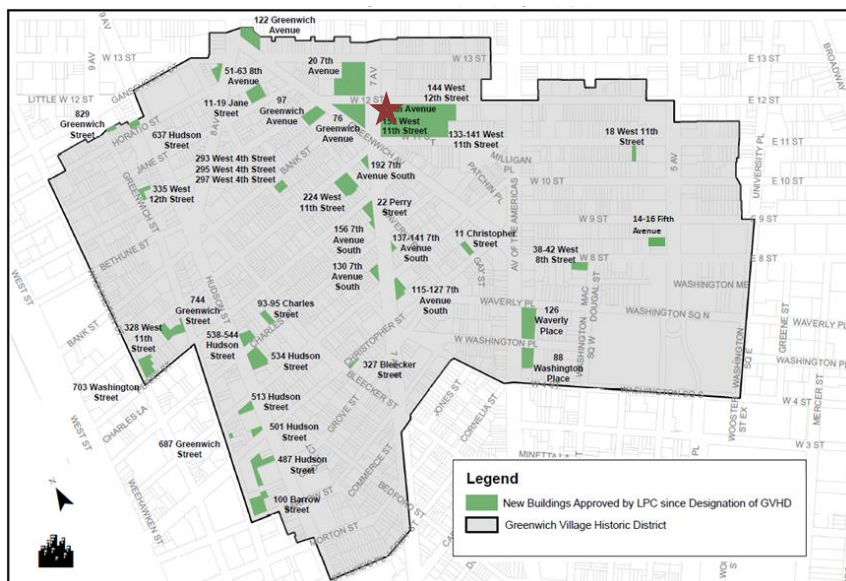
1969	
1970	
1971	
1972	224 W. 11 th Street
1973	
1974	
1975	
1976	
1977	18 W. 11 th Street
1978	
1979	
1980	
1981	328 W. 11 th Street
1982	
1983	126 W. 11 th Street
1984	
1985	328 W. 11 th Street
1986	328 W. 11 th Street
1987	328 W. 11 th Street
1988	328 W. 11 th Street
1989	328 W. 11 th Street
1990	328 W. 11 th Street
1991	328 W. 11 th Street
1992	328 W. 11 th Street
1993	328 W. 11 th Street
1994	328 W. 11 th Street
1995	328 W. 11 th Street
1996	328 W. 11 th Street
1997	328 W. 11 th Street
1998	328 W. 11 th Street
1999	328 W. 11 th Street
2000	328 W. 11 th Street
2001	328 W. 11 th Street
2002	328 W. 11 th Street
2003	328 W. 11 th Street
2004	328 W. 11 th Street
2005	328 W. 11 th Street
2006	328 W. 11 th Street
2007	328 W. 11 th Street
2008	328 W. 11 th Street
2009	328 W. 11 th Street
2010	328 W. 11 th Street
2011	328 W. 11 th Street
2012	328 W. 11 th Street
2013	328 W. 11 th Street
2014	328 W. 11 th Street
2015	328 W. 11 th Street
2016	328 W. 11 th Street
2017	328 W. 11 th Street
2018	328 W. 11 th Street
2019	328 W. 11 th Street
2020	328 W. 11 th Street
2021	328 W. 11 th Street

1 Seventh Avenue (at West 11th Street)

Year of LPC approval: **2013**

Village Preservation's link to the [approved plan](#)

Notes: The image is a rendering of the approved building in 2013 at this site, designed by FX Fowle. It replaced the St. Vincent's Hospital Coleman & Link Buildings, built 1984-1987 and designed by Ferrenz & Taylor (see pages 13 & 18).



1969	
1970	
1971	
1972	224 W. 11 th Street
1973	
1974	
1975	
1976	
1977	18 W. 11 th Street
1978	
1979	
1980	
1981	828 W. 11 th Street
1982	
1983	126 Waverly Place
1984	
1985	
1986	887 Greenwich Street
1987	
1988	137-141 7 th Avenue S
1989	
1990	22 Perry Street
1991	
1992	
1993	
1994	
1995	
1996	97 Greenwich Avenue
1997	
1998	
1999	80-85 Charles Street
2000	11 Christopher Street
2001	744 Greenwich Street
2002	88 Washington Place
2003	
2004	122 Greenwich Avenue
2005	
2006	703-711 Washington Street
2007	
2008	135 W. 12 th Street
2009	20 7 th Avenue
2010	
2011	133-141 W. 11 th Street
2012	1 7 th Avenue
2013	144 West 12 th Street
2014	76 Greenwich Avenue
2015	
2016	227 Bleeker Street
2017	
2018	538-544 Hudson Street
2019	
2020	
2021	14-16 Fifth Avenue

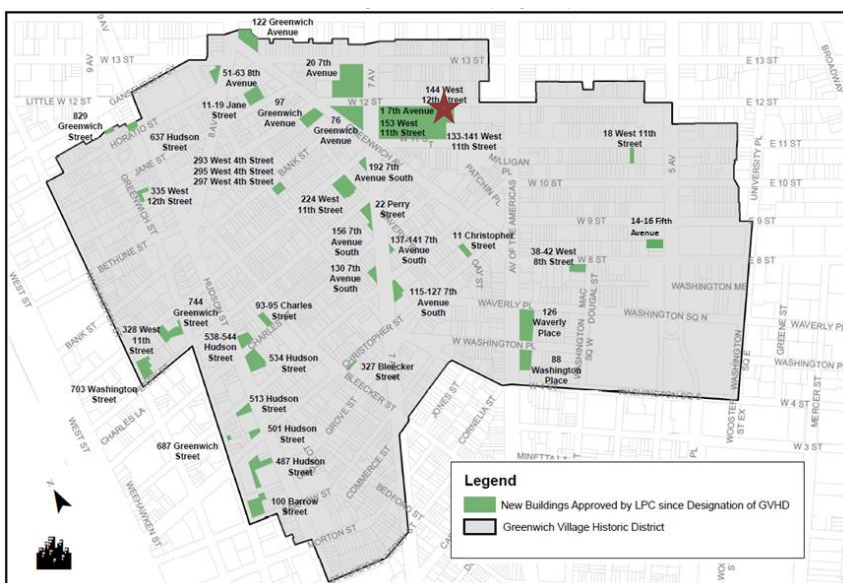
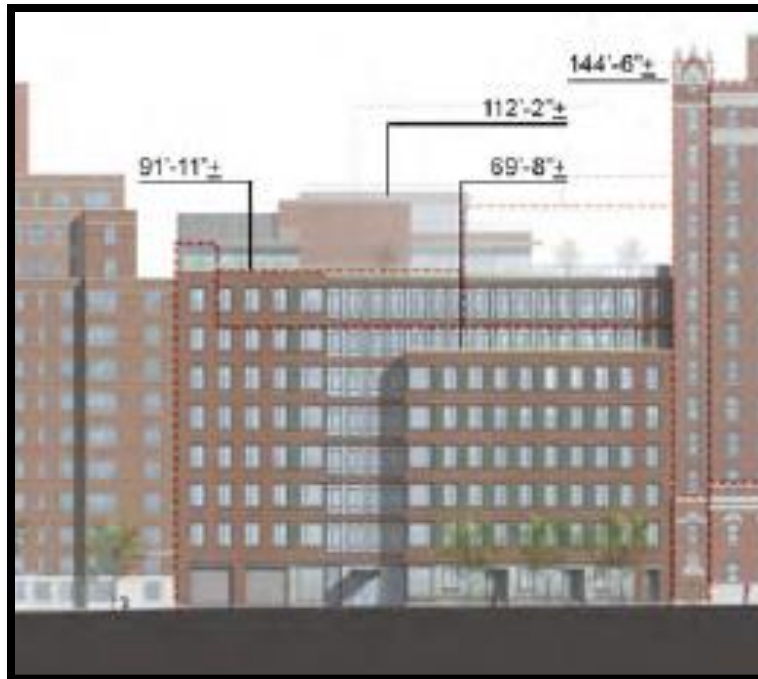
144 West 12th Street

(between Sixth Avenue & Seventh Avenue)

Year of LPC approval: **2013**

Village Preservation's link to the [approved plan](#)

Notes: The approved building designed by FX Fowle, rendering shown here, was not built, but was to replace the Reiss Building built in 1955 and designed by Eggers and Higgins. LPC later approved a plan to preserve and rehabilitate the Reiss building.



1969	
1970	
1971	
1972	224 W. 11 th Street
1973	
1974	
1975	
1976	
1977	18 W. 11 th Street
1978	
1979	
1980	228 W. 11 th Street
1981	
1982	126 Waverly Place
1983	126 Waverly Place
1984	
1985	887 Greenwich Street
1986	
1987	137-145 7 th Avenue S
1988	
1989	22 Perry Street
1990	
1991	
1992	
1993	
1994	
1995	
1996	
1997	97 Greenwich Avenue
1998	
1999	80-85 Charles Street
2000	11 Christopher Street
2001	744 Greenwich Street
2002	88 Washington Place
2003	
2004	122 Greenwich Avenue
2005	709-711 Washington Street
2006	335 W. 12 th Street
2007	22 7 th Avenue
2008	
2009	130 7 th Avenue S
2010	130-141 W. 11 th Street
2011	1 7 th Avenue
2012	144 West 12 th Street
2013	76 Greenwich Avenue
2014	227 Bleeker Street
2015	238-244 Hudson Street
2016	
2017	
2018	
2019	
2020	
2021	14-16 Fifth Avenue

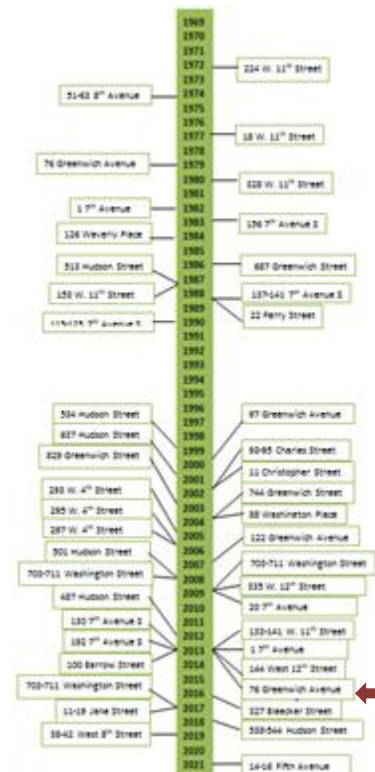
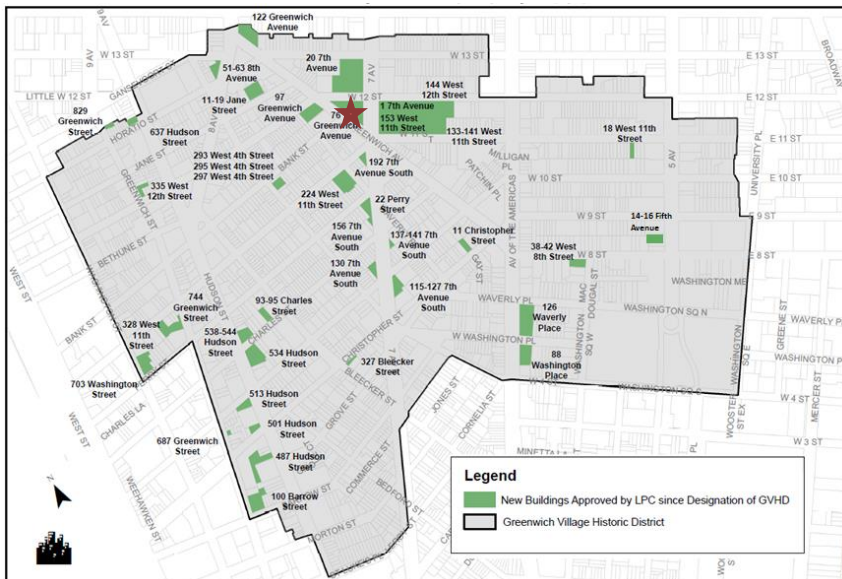
76 Greenwich Avenue

(between Seventh Avenue and W. 12th Street)

Year of LPC approval: **2013**

Link to Village Preservation's [Landmarks Application Webpage](#)

Notes: In 2013, LPC approved full demolition of the building at this site (see page 11) and approved plans for a park and AIDS memorial. The park and memorial were recently completed and are illustrated below.



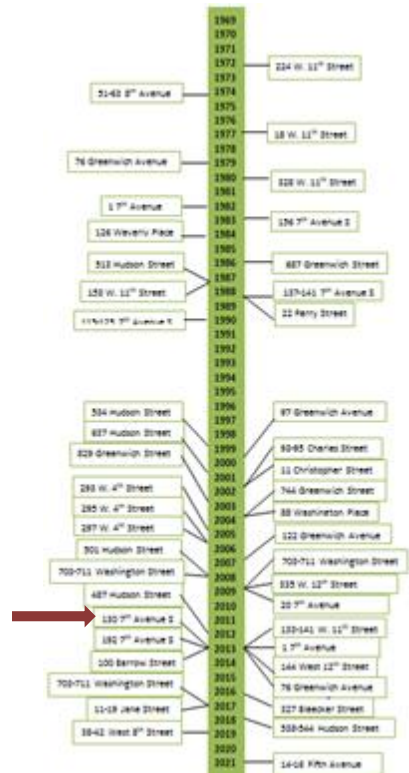
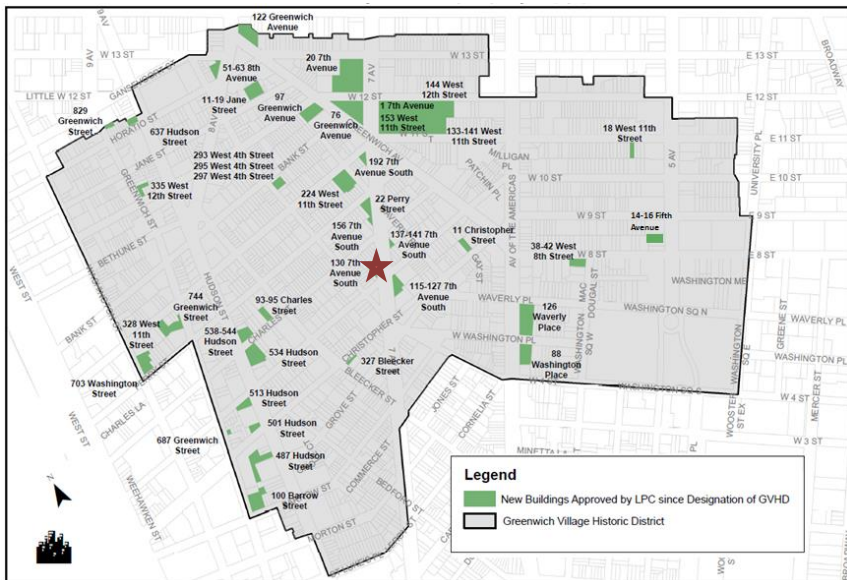
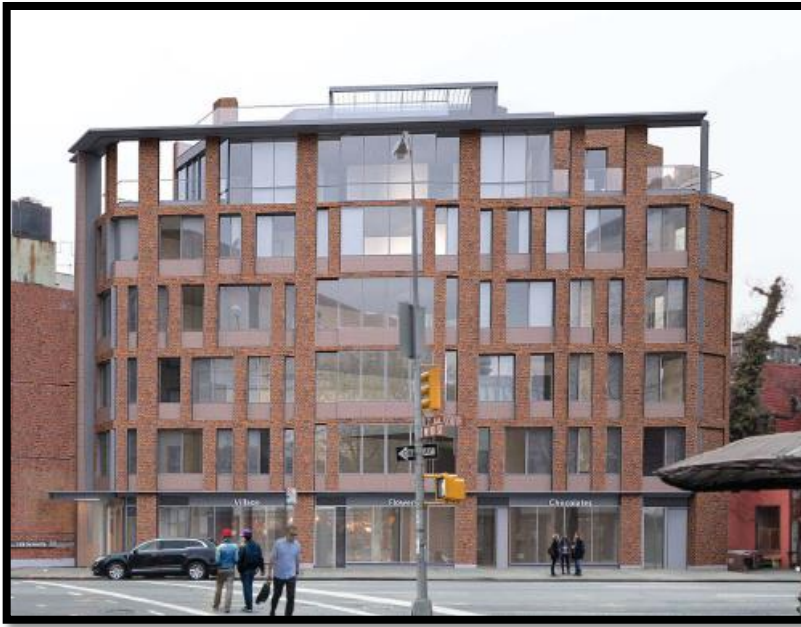
130 Seventh Avenue South

(between West 10th Street and Charles Street)

Year of LPC approval: **2014**

Link to Village Preservation's [Landmarks Application Webpage](#)

Notes: This seven story condominium designed by BSKS Architects was approved by LPC in 2014, rendering illustrated here.



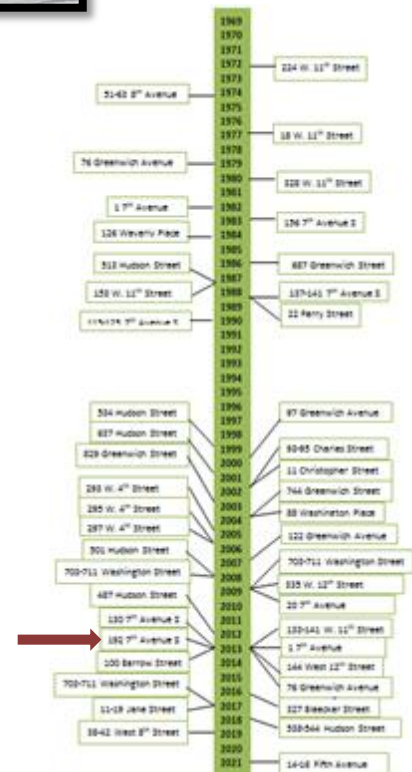
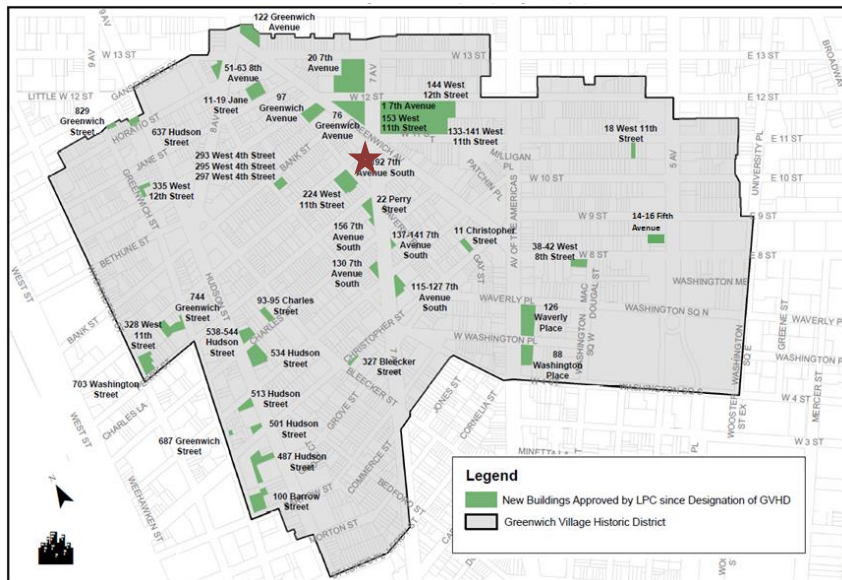
192 Seventh Avenue South

(between West 11th Street and Perry Street)

Year of LPC approval: **2014**

Link to Village Preservation's [Landmarks Application Webpage](#)

Notes: The approved new building designed by SRAA+ E Architecture & Engineering for this site is illustrated here.



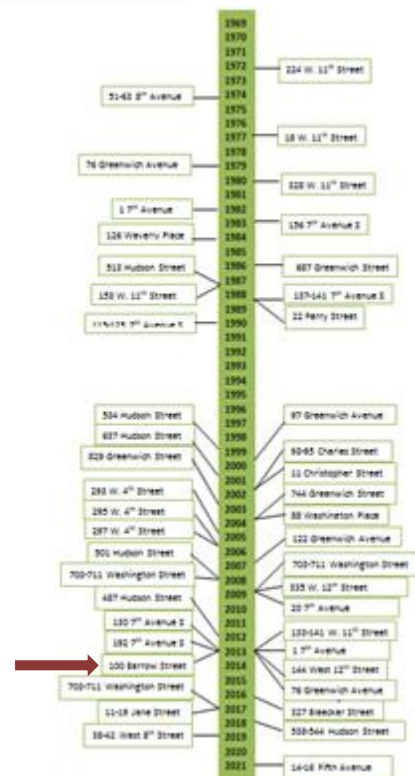
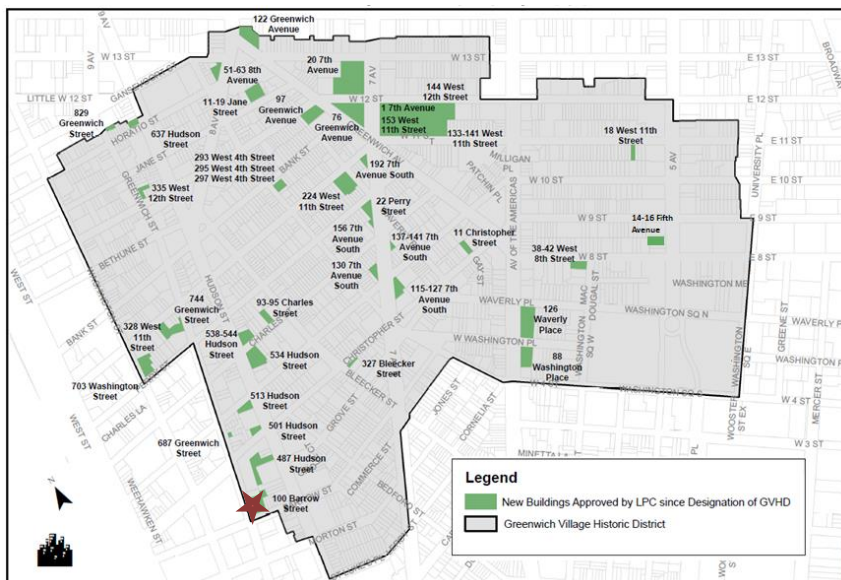
100 Barrow Street

(aka 643 Greenwich Street)

Year of LPC approval: **2014**

Link to Village Preservation's [Landmarks Application webpage](#)

Notes: LPC approved plans for a new building, designed by Barry Rice, on this former parking lot in 2014, rendering illustrated here.

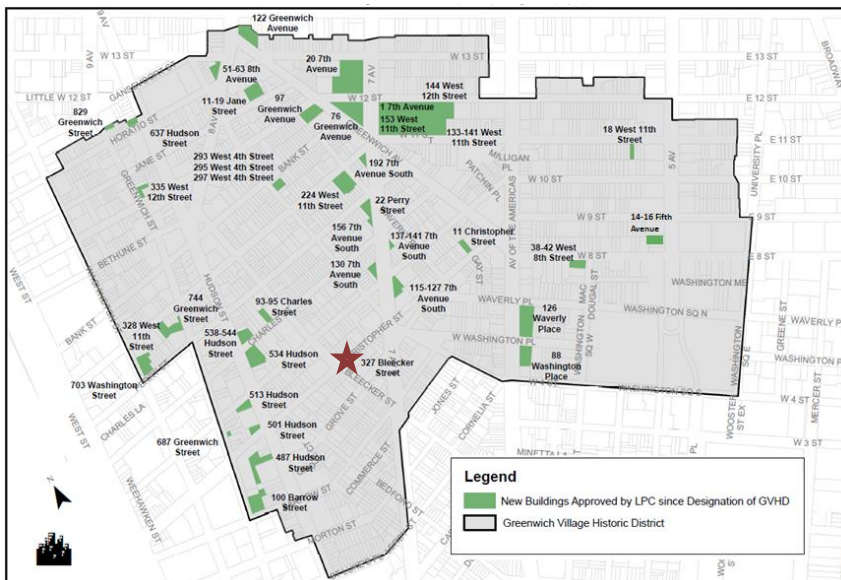


327 Bleecker Street (aka 88 Christopher Street)

Year of LPC approval: **2016**

Link to Village Preservation's [Landmarks Application webpage](#)

Notes: Originally this was approved as an alteration in 2011 by the LPC. However during construction it was determined that the building was too deteriorated to alter. The new building, rendering seen here, was approved in 2016 and designed by FSI Architecture.



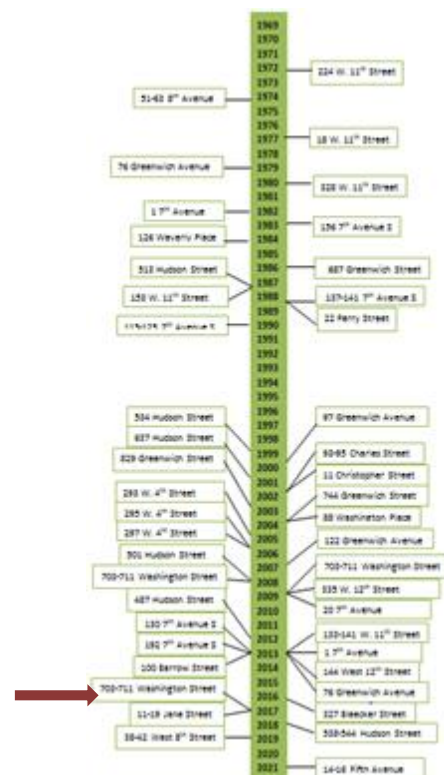
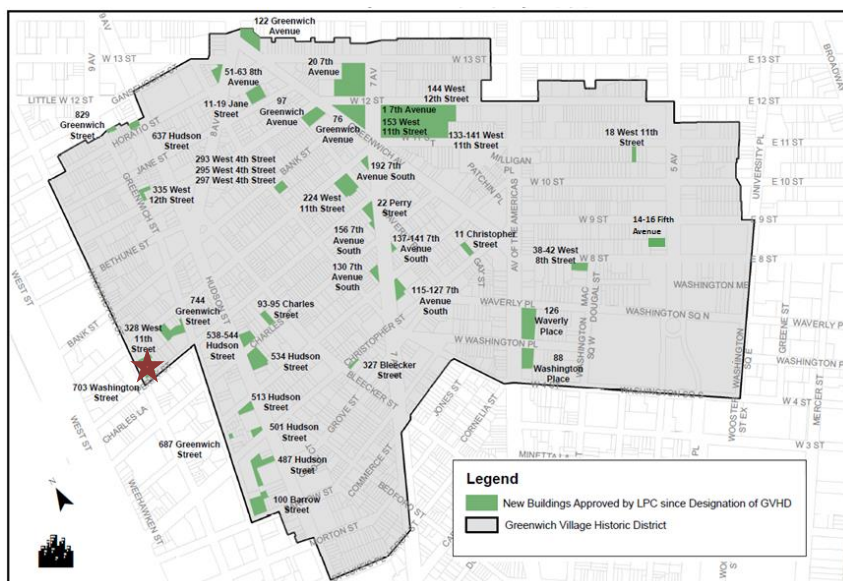
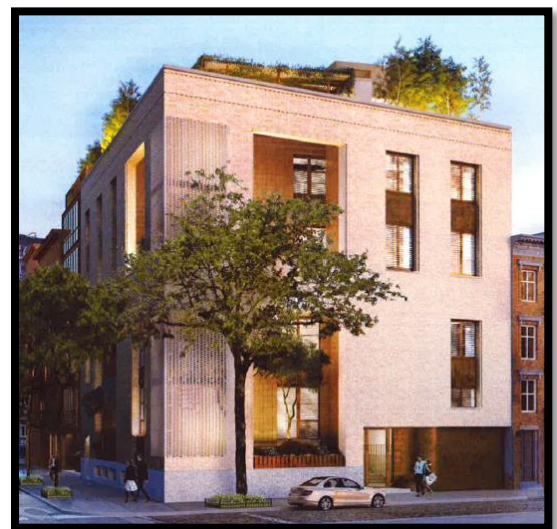
51-62 8 th Avenue	1969	224 W. 11 th Street	1970
76 Greenwich Avenue	1971	18 W. 11 th Street	1972
1 7 th Avenue	1973	328 W. 11 th Street	1974
126 Waverly Place	1975	126 7 th Avenue S	1976
512 Hudson Street	1977	687 Greenwich Street	1978
128 W. 11 th Street	1979	127-145 7 th Avenue S	1980
116-124 7 th Avenue S	1981	22 Perry Street	1982
	1983		1984
	1985		1986
	1987		1988
	1989		1990
	1991		1992
	1993		1994
	1995		1996
534 Hudson Street	1997	87 Greenwich Avenue	1998
687 Hudson Street	1999	80-85 Charles Street	2000
628 Greenwich Street	2000	11 Christopher Street	2001
288 W. 4 th Street	2002	144 Greenwich Street	2003
285 W. 4 th Street	2004	88 Washington Place	2005
287 W. 4 th Street	2006	122 Greenwich Avenue	2007
301 Hudson Street	2008	709-711 Washington Street	2009
709-711 Washington Street	2010	335 W. 12 th Street	2011
487 Hudson Street	2012	28 7 th Avenue	2013
130 7 th Avenue S	2014	1 7 th Avenue	2015
132 7 th Avenue S	2016	144 West 12 th Street	2017
200 Bannock Street	2018	76 Greenwich Avenue	2019
709-711 Washington Street	2020	327 Bleecker Street	2021
11-18 Jane Street		588-584 Hudson Street	
58-62 West 8 th Street		14-16 5 th Avenue	

703-711 Washington Street (aka 145-149 Perry Street)

Year of LPC approval: **2017**

Link to Village Preservation's [Landmarks Application webpage](#)

Notes: LPC approved plans for a very large, single family house and adjoining apartment house designed by Leroy Street Studio. Architect's rendering is shown here. The Washington Street facades of both buildings are on the left (the brown apartment building is on the left and the larger cream colored single family house is on the right) and the Perry Street façade of the single family house is on the right.

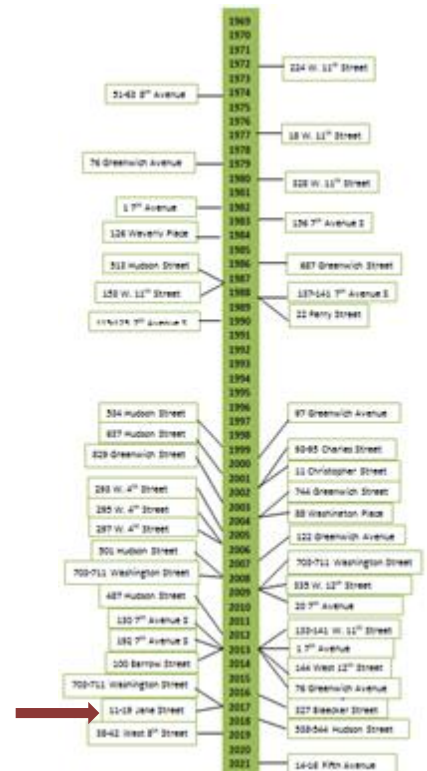
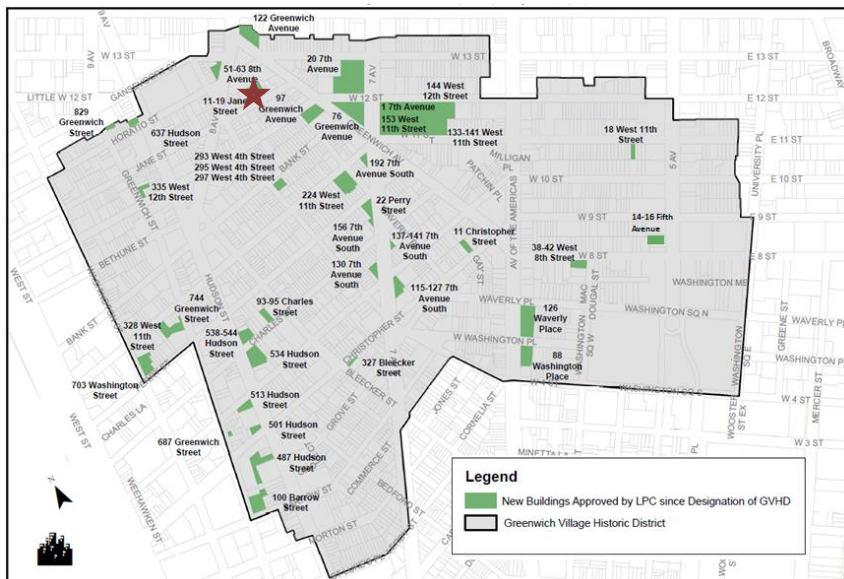
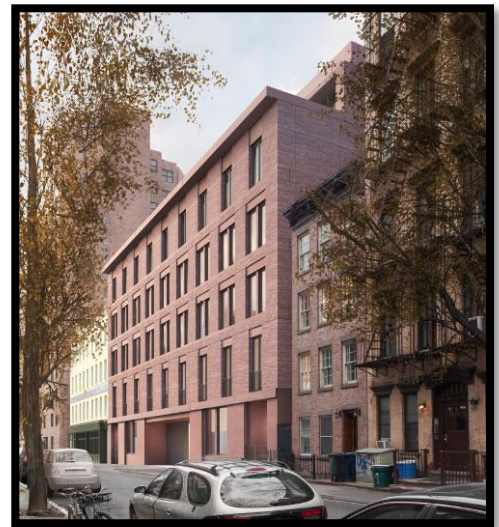


11-19 Jane Street (between West 4th Street and Greenwich Avenue)

Year of LPC approval: **2017**

Link to Village Preservation's [Landmarks Application webpage](#)

Notes: LPC approved plans for a condominium with six units designed by David Chipperfield at this location. Architect's renderings are shown here.

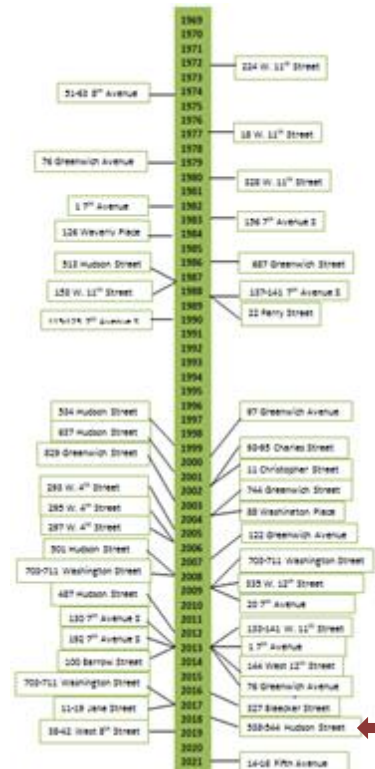
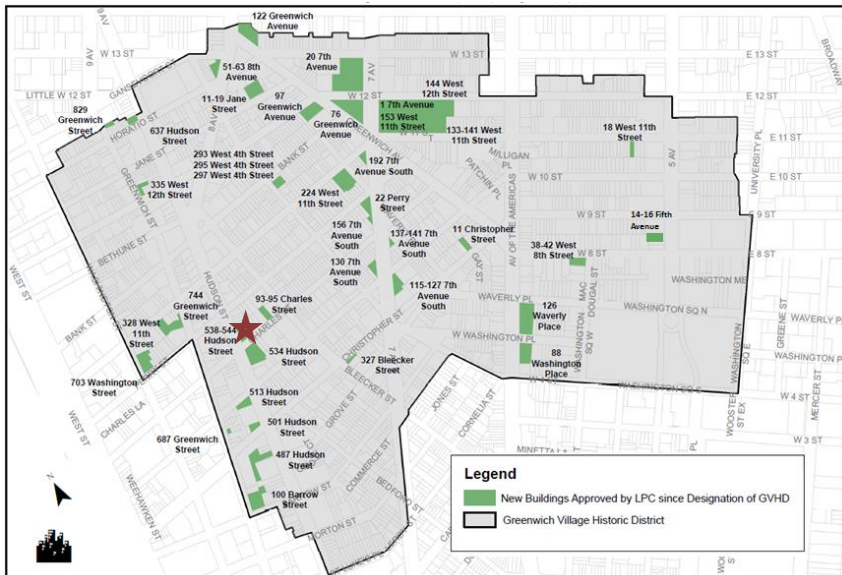


538-544 Hudson Street (at the corner of Charles Street)

Year of LPC approval: **2018**

Link to Village Preservation's [Landmarks Application webpage](#)

Notes: LPC approved plans for a seven story residential and commercial structure designed by Morris Adjmi at this location. The architect's rendering is shown here.

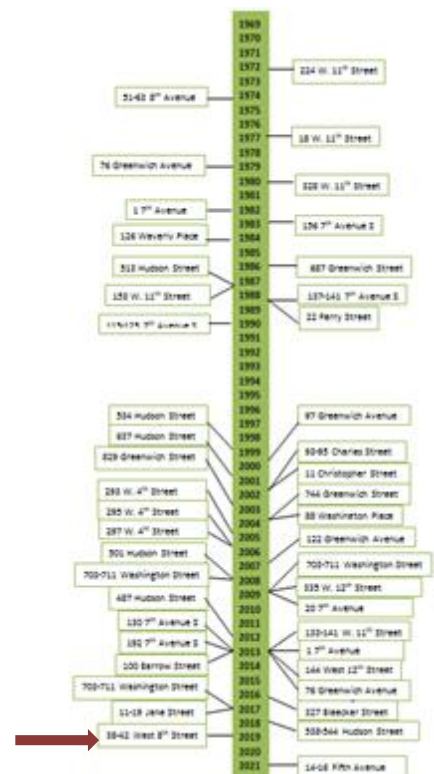
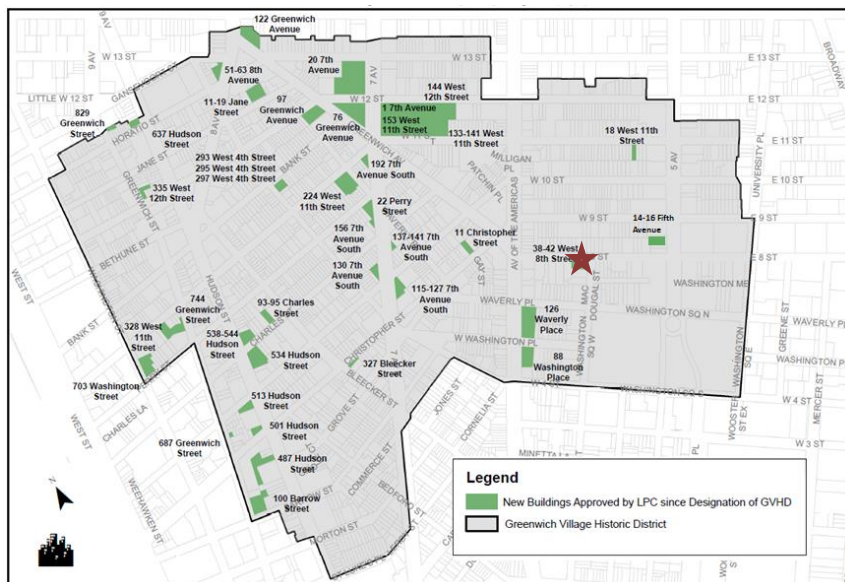


38-42 West 8th Street (aka 179-181 MacDougal Street)

Year of LPC approval: **2019**

Link to Village Preservation's [Landmarks Application webpage](#)

Notes: LPC approved plans for a condominium designed by Morris Adjmi on these two lots fronting MacDougal Street at the southwest corner of West 8th Street. Architect's renderings are shown here.



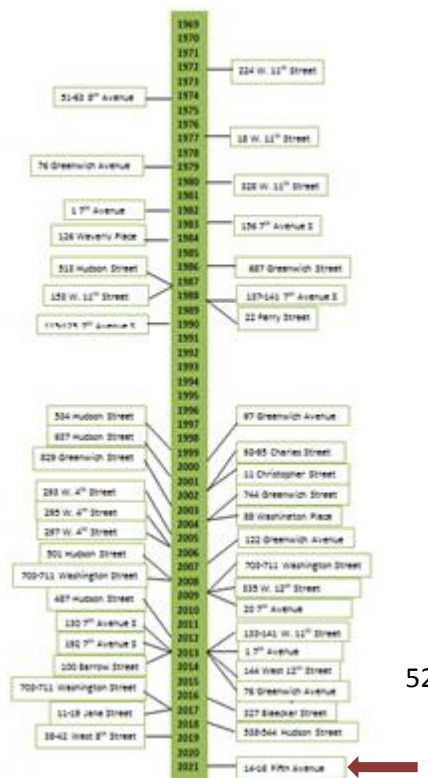
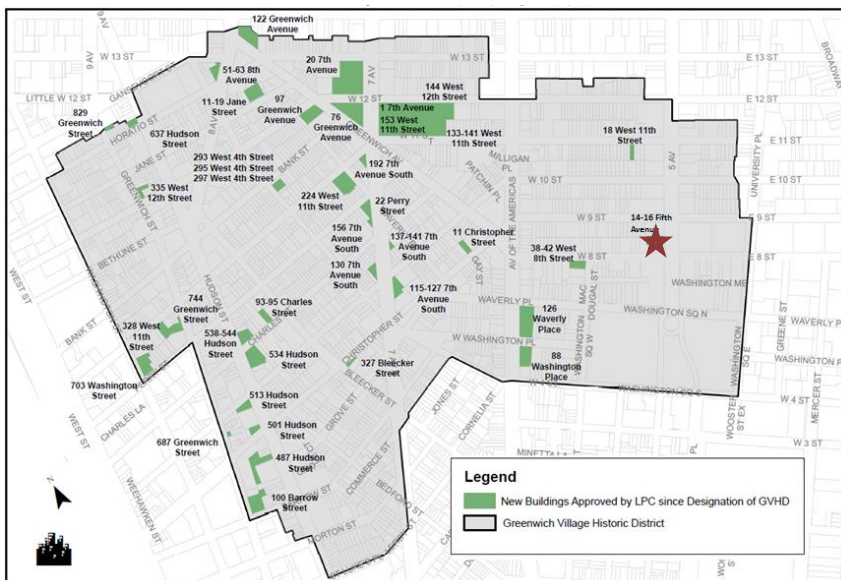
14-16 Fifth Avenue

(between West 8th Street and West 9th Street)

Year of LPC approval: **2021**

Link to Village Preservation's [Landmarks Application webpage](#)
 Link to Village Preservation's [Advocacy webpage](#)

Notes: LPC approved plans for a 213 foot 5 inch tower designed by Robert AM Stern Architects, West Hill Architects, and Acheson Doyle Partners Architects. Architects' renderings are shown here. The left image shows the eastern façade and the right image shows the view of 14-16 Fifth Avenue from Washington Square North. Village Preservation strongly opposed approval of the demolition of the 1848 buildings on this site.



Village Preservation was founded in 1980 to preserve the architectural heritage and cultural history of Greenwich Village, the East Village, and NoHo.



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