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

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

Legend
- New Buildings Approved by LPC since Designation of GVHD
- Greenwich Village Historic District
TIMELINE 1969-1992

Greenwich Village Historic District designated (April, 1969)

51-63 8th Avenue

18 W. 11th Street

323 W. 11th Street

156 7th Avenue S

687 Greenwich Street

137-141 7th Avenue S

22 Perry Street

115-123 7th Avenue S

Cont...
TIMELINE 1993-2010

1993
534 Hudson Street

1994
637 Hudson Street

1995
829 Greenwich Street

1996
293 W. 4th Street

1997
295 W. 4th Street

1998
297 W. 4th Street

1999
501 Hudson Street

2000
703-711 Washington Street

2001
97 Greenwich Avenue

2002
93-95 Charles Street

2003
11 Christopher Street

2004
744 Greenwich Street

2005
88 Washington Place

2006
122 Greenwich Avenue

2007
703-711 Washington Street

2008
335 W. 12th Street

2009
207th Avenue

2010
Cont...
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.
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.
18 West 11th Street
(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 GVSHP 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.
22 Perry Street
(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.
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.
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 Helpern 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.
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.
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.
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).
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.
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 BKSK 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.
**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.
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.