

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

GREENWICH  
VILLAGE SOCIETY  
FOR HISTORIC  
PRESERVATION **VILLAGE**  
**PRESERVATION**

April 2022  
[villagepreservation.org](http://villagepreservation.org)

# 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 city's 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, Village 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 Village Preservation records, as well as those from the Department of Buildings and LPC. In many instances, records could not be located and in those cases, estimates were made for year of approval.

**Andrew Berman**  
**Executive Director**



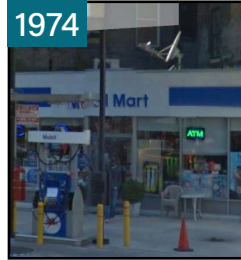
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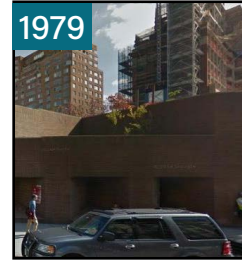
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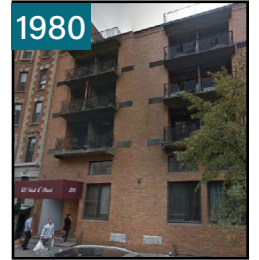
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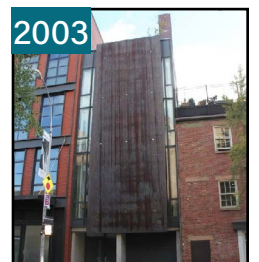
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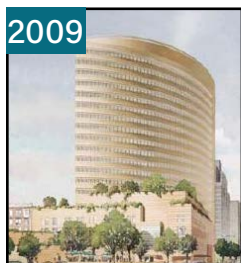
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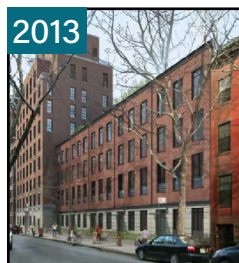
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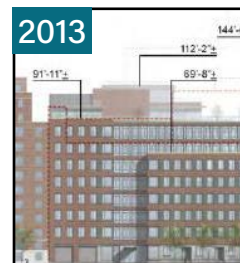
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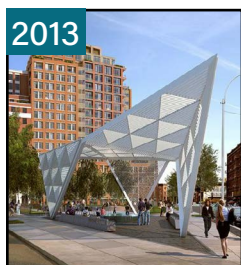
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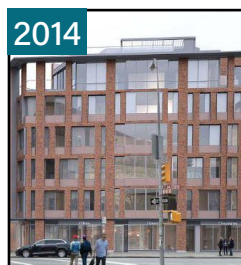
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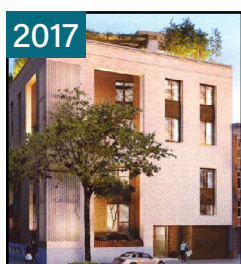
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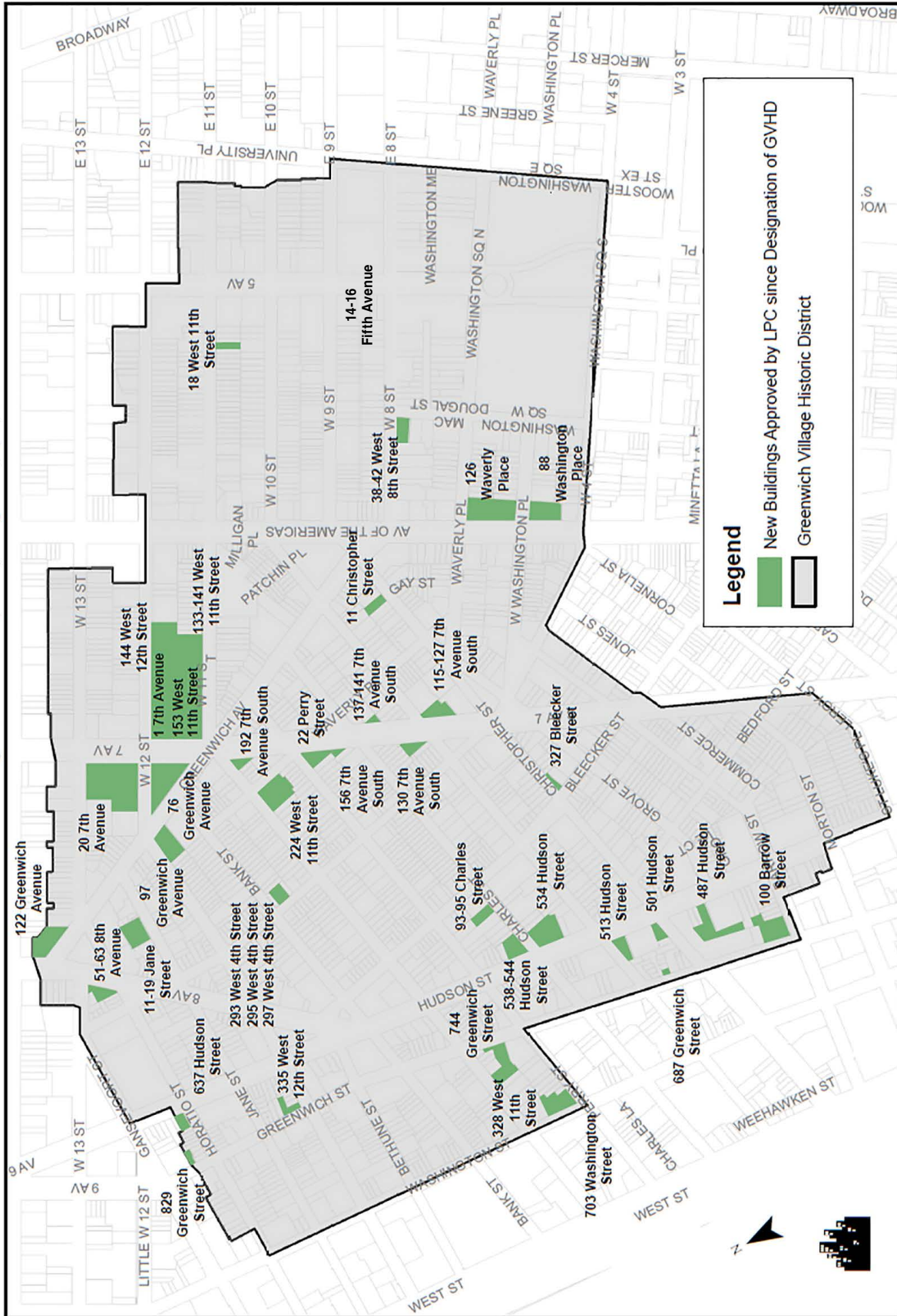


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# Map of New Buildings 1969–2021



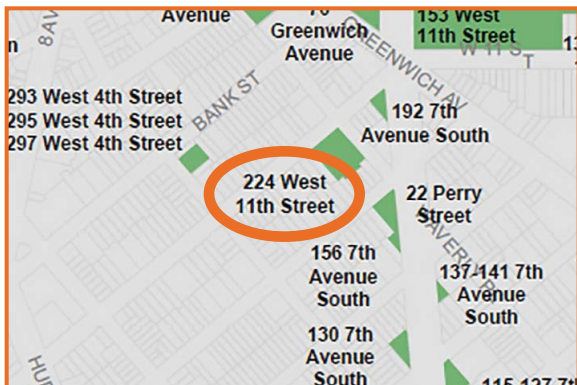
since designation of the Greenwich Village Historic District by the Landmarks Preservation Commission in April 1969

# St. John's in the Village Church

LPC OK  
1972

**224 West 11th Street**  
(at Waverly Place)

In 1971 a fire destroyed the classical revival church that 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.



[Link to The Villager, August 24, 1972](#)

[Link to The Villager, April 18, 1974](#)

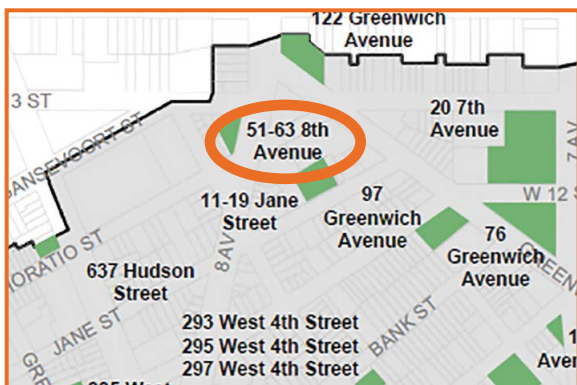


LPC OK  
circa  
1974

# 51-63 8th Avenue

at West 13th Street

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.



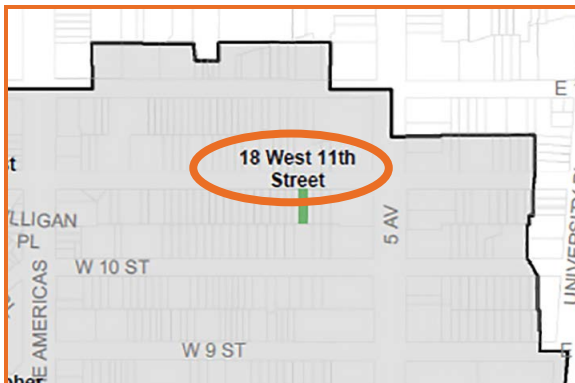
[Link to DOB Permits](#)

# 18 West 11th Street

LPC OK  
1977

between 5th and  
6th Avenues

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.



[Link to DOB Permits](#)



LPC OK  
1979

# 76 Greenwich Avenue

Based on DOB permits, it seems that this building was approved ca. 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 41).

at West 13th Street



[Link to DOB Permits](#)

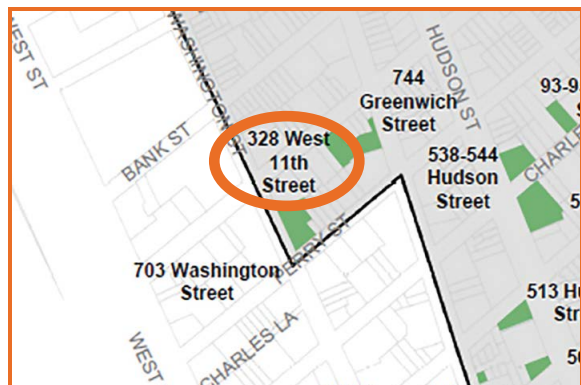
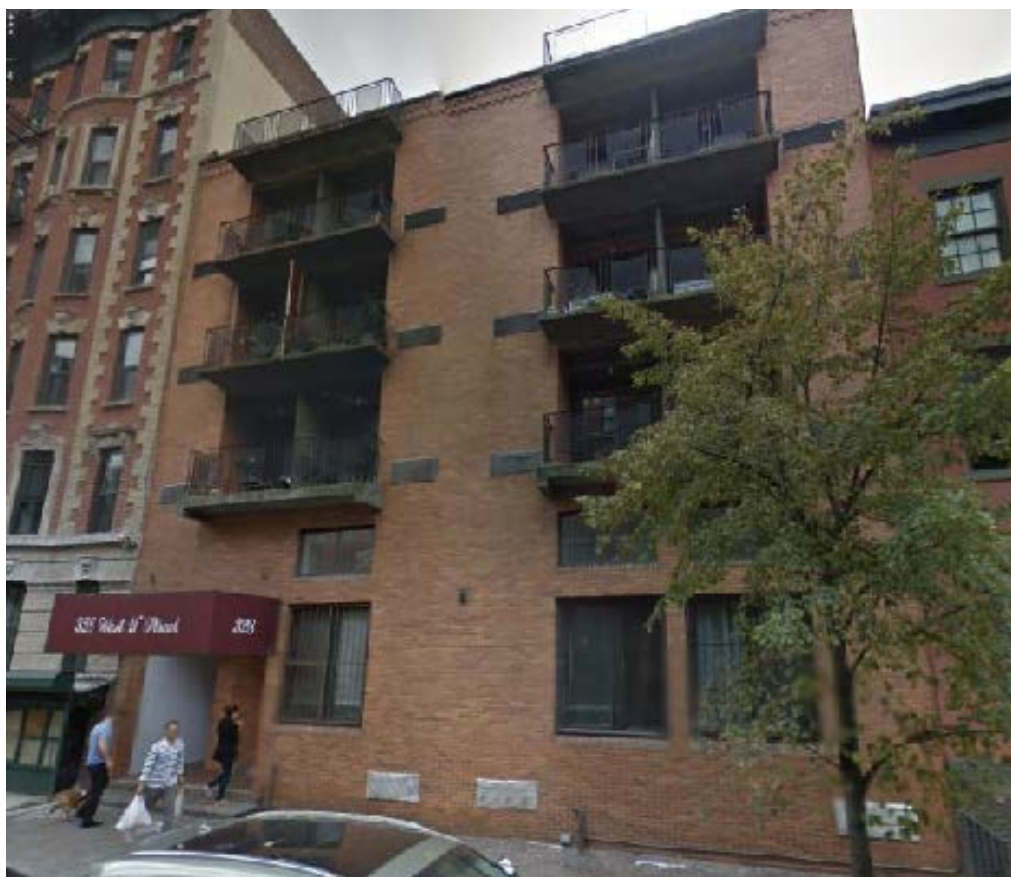
[Link to Village Preservation Landmarks Application Webpage](#)

# 328 West 11th Street

LPC OK  
1980

between Greenwich and  
Washington Streets

There are no permits online with the Department of Buildings nor on file with the Landmarks Preservation Commission. 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 postdesignation period.



[Link to DOB Permits](#)

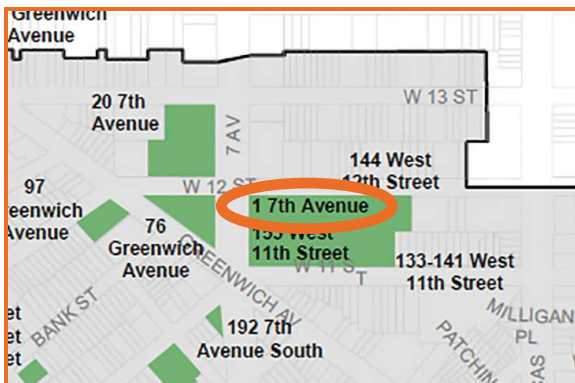


LPC OK  
1980

# 17th Avenue

between West 11th and  
12th Streets

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 page 39 for the new building approved here).



[Link to \*The Villager\*, September 20, 1979](#)

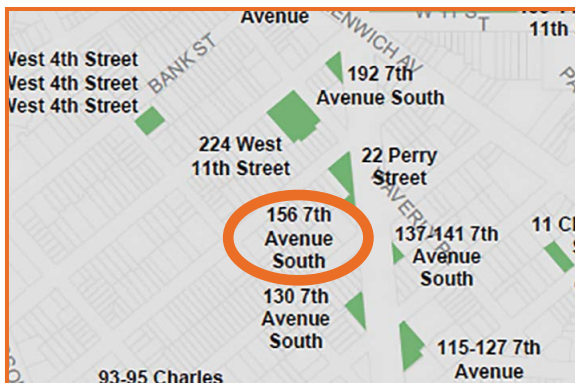
[Link to \*The Villager\*, September 4, 1980](#)

# 156 7th Avenue South

LPC OK  
1983

between Charles and  
Perry Streets

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



[Link to DOB Permits](#)

[Link to \*The Villager\*, November 17, 1983](#)

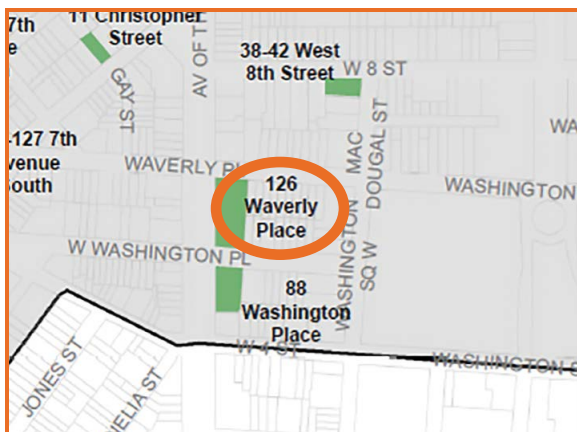


LPC OK  
1984

# 126 Waverly Pl/89 Washington Pl

at 6th Avenue

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 6th Avenue between Waverly Place and Washington Place.



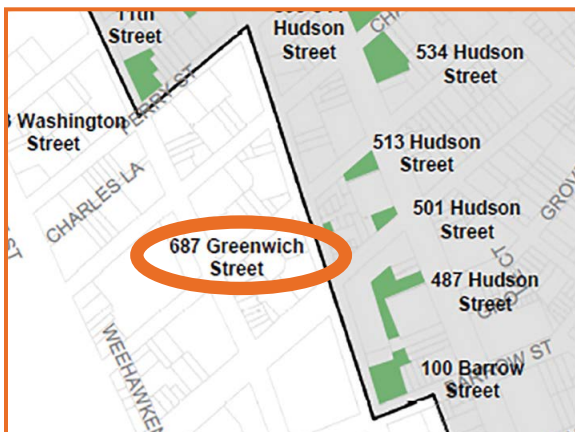
[Link to DOB Permits](#)

# 687 Greenwich Street

LPC OK  
1986

aka Greenwich Mews

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.



[Link to DOB Permits](#)

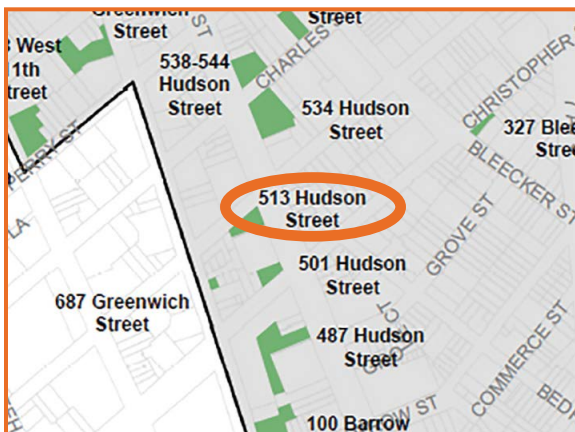


LPC OK  
1987

# 513 Hudson St/248 West 10th St

at West 10th Street

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



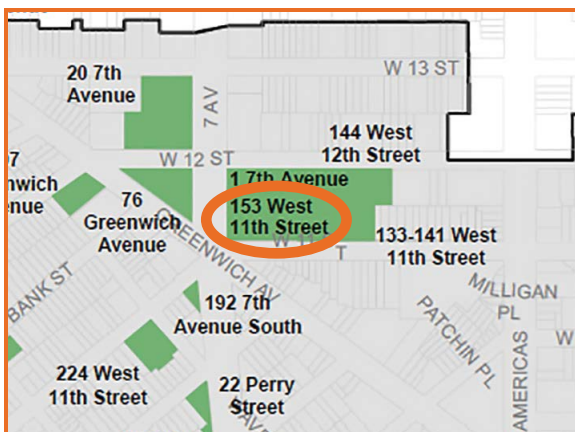
[Link to DOB Permits](#)

# 153 West 11th Street

LPC OK  
1987

aka 1 7th Avenue

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 page 39 for the new building approved here).



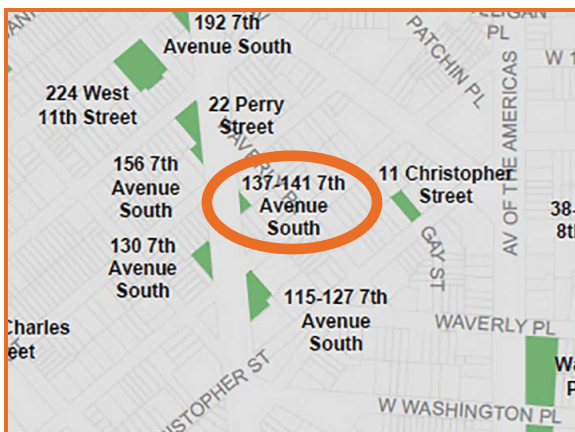


LPC OK  
1988

# 137-141 7th Avenue South

between West 10th and  
Charles Streets

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 circa 2012.



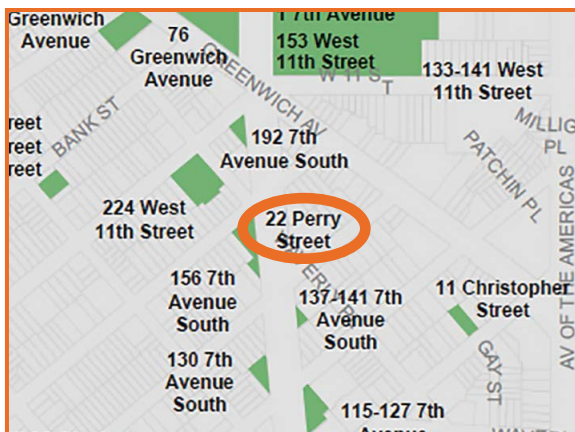
[Link to Village Preservation's Landmarks Application Webpage](#)

# 22 Perry Street

LPC OK  
1988

aka 167 Seventh Avenue  
South

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.



[Link to DOB Permits](#)

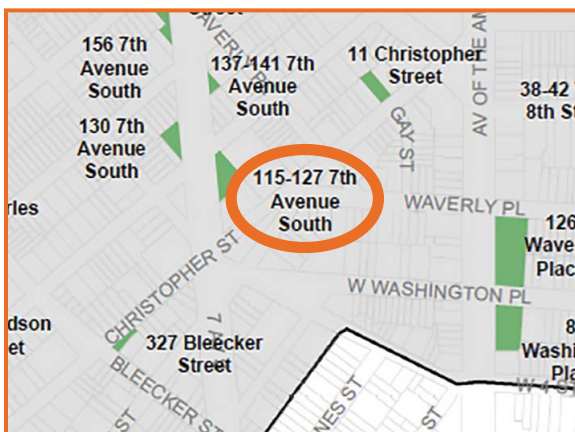
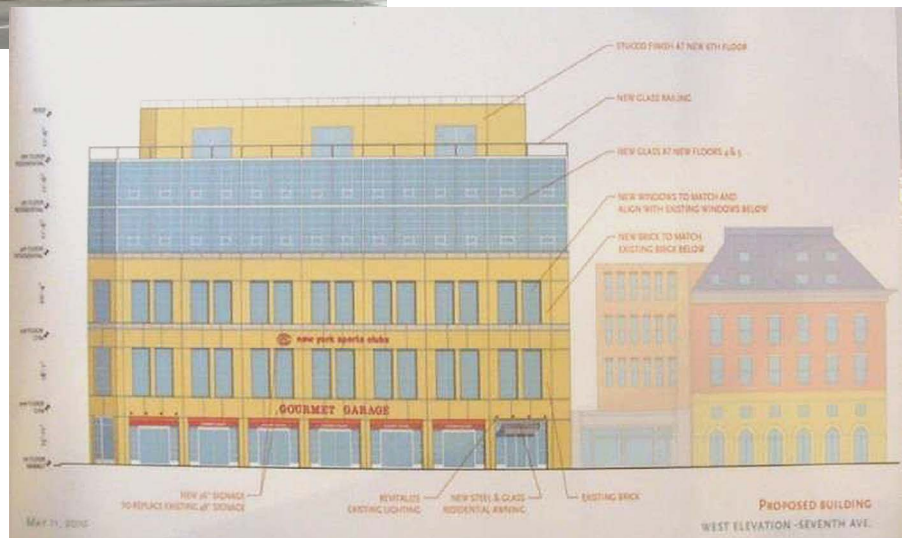
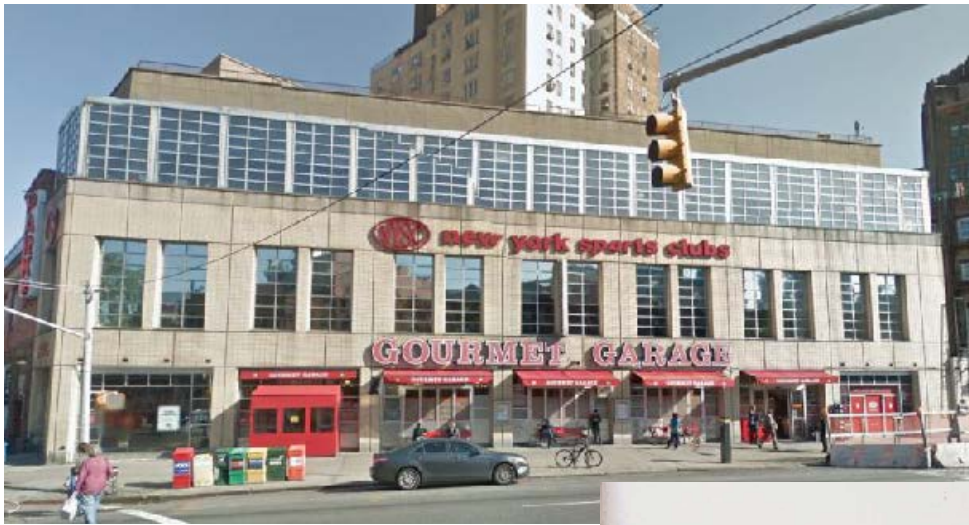


LPC OK  
1990  
2010

# 115-125 7th Avenue South

Designed by Gruzen Partnership, 115-125 7th 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.

between Christopher and  
West 10th Street



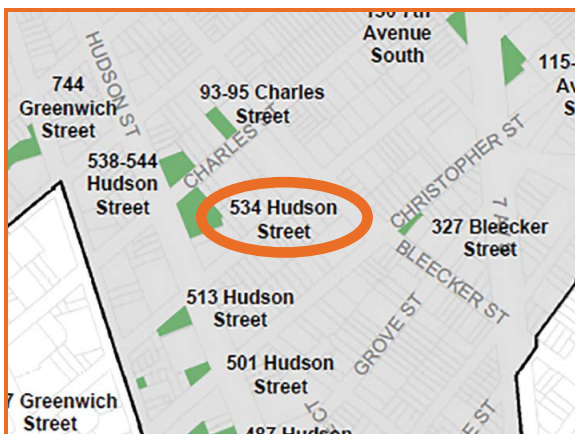
[Link to DOB Permits](#)

# 534 Hudson Street

LPC OK  
1999

at Charles Street

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



[Link to DOB Permits](#)



LPC OK  
2000

# 97 Greenwich Avenue

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

at West 12th Street



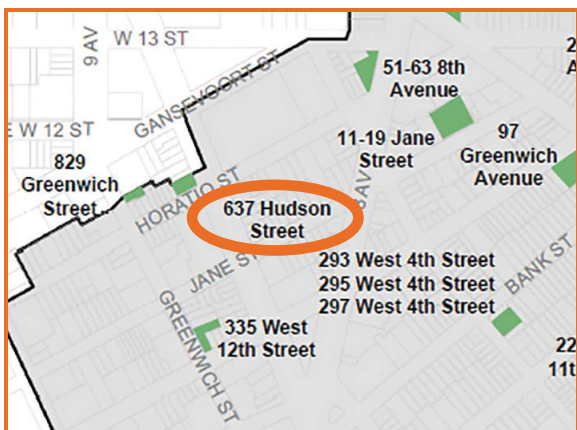
[Link to DOB Permits](#)

# 637 Hudson Street

LPC OK  
2001

at Horatio Street

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



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

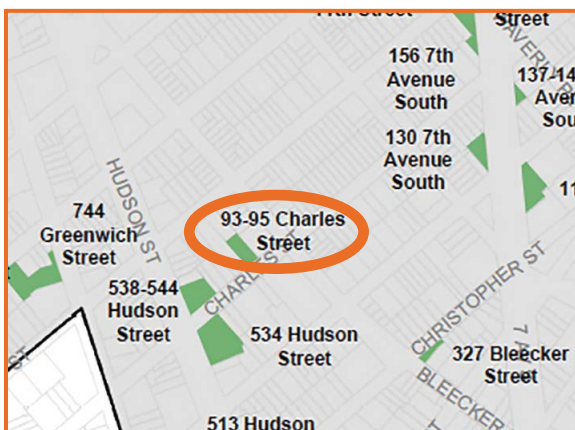


LPC OK  
circa  
2002

# 93-95 Charles Street

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

between Bleecker and  
Hudson Streets



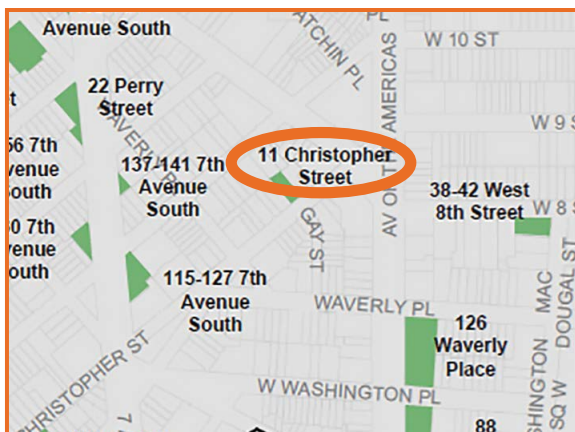
[Link to DOB Permits](#)

# 11 Christopher Street

LPC OK  
circa  
2002

between Greenwich  
Avenue and Waverly Place

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.



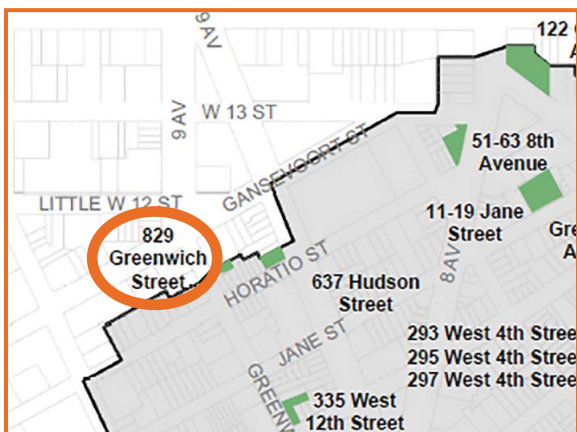


LPC OK  
2003

# 829 Greenwich Street

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.

between Gansevoort and  
Horatio Streets



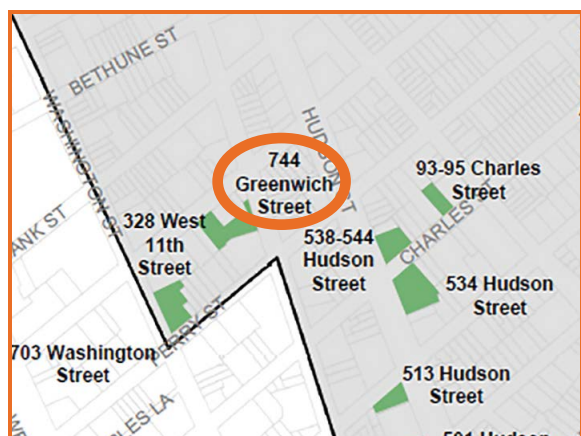
[Link to DOB Permits](#)

# 744 Greenwich Street

LPC OK  
2004

between Perry and  
West 11th Streets

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.



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

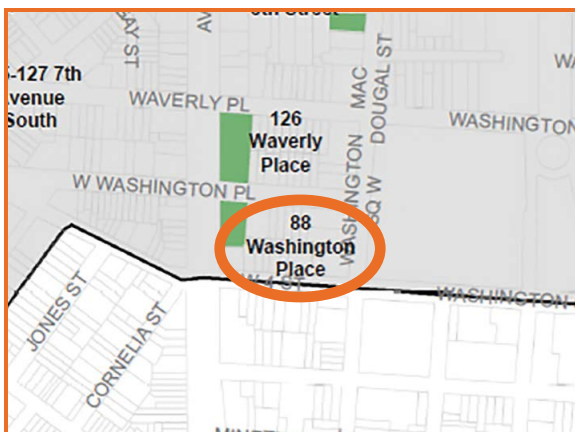


LPC OK  
2004

# 88 Washington Place

at 6th Avenue

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



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

# 293 West 4th Street

LPC OK  
2005

between Bank and  
West 11th Streets

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



[Link to DOB Permits](#)

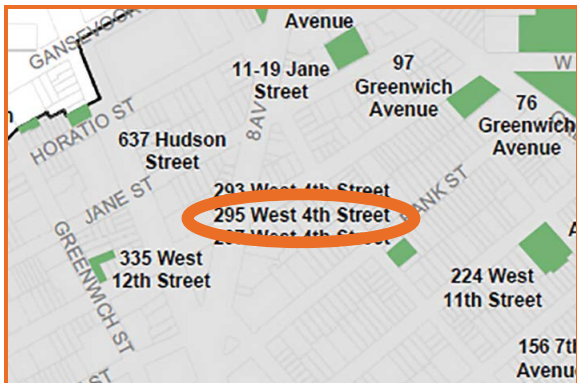


LPC OK  
2005

# 295 West 4th Street

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

between Bank and  
West 11th Streets



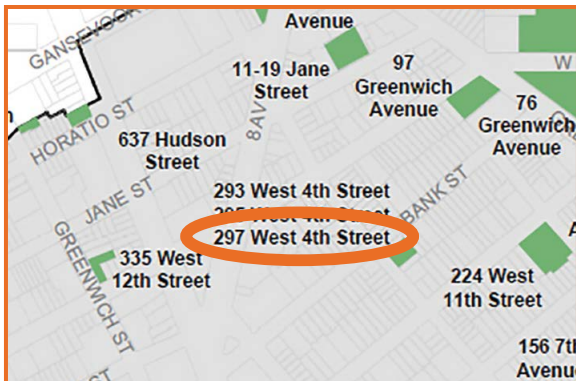
[Link to DOB Permits](#)

# 297 West 4th Street

LPC OK  
2005

between Bank and  
West 11th Streets

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



[Link to DOB Permits](#)

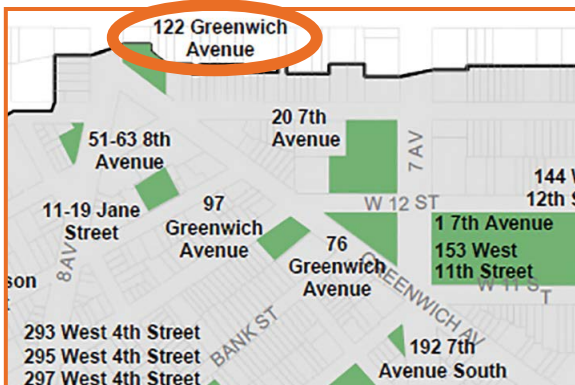


LPC OK  
2007

# 122 Greenwich Avenue

at West 13th Street

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.



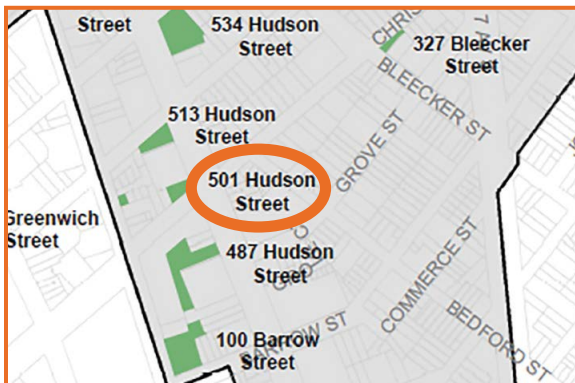
[Link to DOB record of LPC approval](#)

# 501 Hudson Street

LPC OK  
2008

aka 131 Christopher Street

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.



[Link to DOB Permits](#)

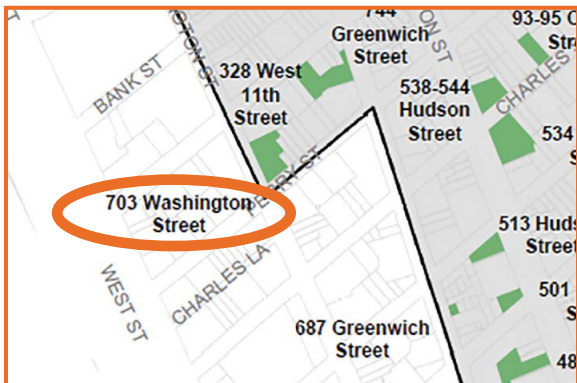


LPC OK  
2008

# 703-711 Washington Street

aka 145-149 Perry Street

LPC approved this proposal in 2008 for a seven-story-plus pent-house hotel designed by Morris Adjmi Architects. It was not constructed, and two subsequent applications were approved in 2009 (see page 34) and in 2017 (see page 46).



[Link to DOB permits](#)

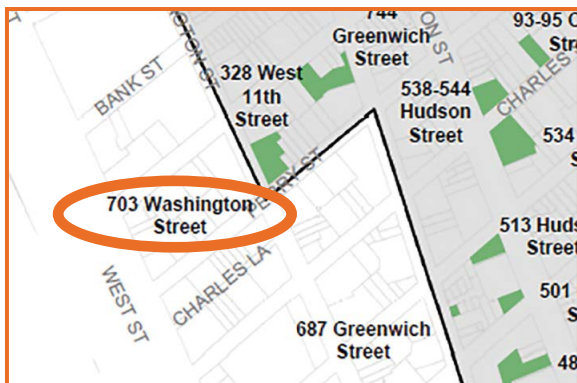
[Link to LPC Approval](#)

# 703-711 Washington Street

LPC OK  
2009

aka 145-149 Perry Street

LPC approved this proposal for a six story, multi-family residential structure and two five-story town houses in 2009. They were designed by Helpert Architects. The structures were never built, and a new application was approved in 2017 for two new structures on the site (see page 46).



[Link to DOB Permits](#)

[Link to LPC Approval](#)

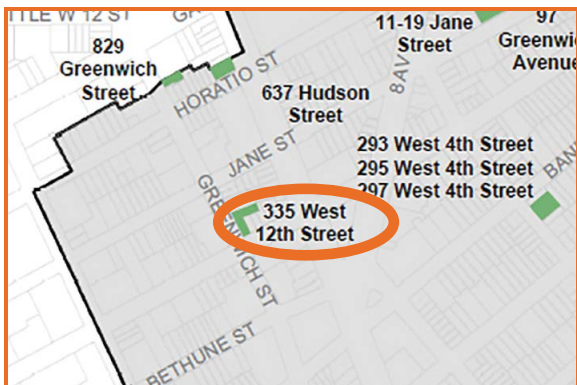


LPC OK  
2009

# 335 West 12th Street

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

aka 798 Greenwich Street



[Link to LPC Certificate of Appropriateness](#)

# 20 7th Avenue

LPC OK  
2009

between West 12th  
and 13th Streets

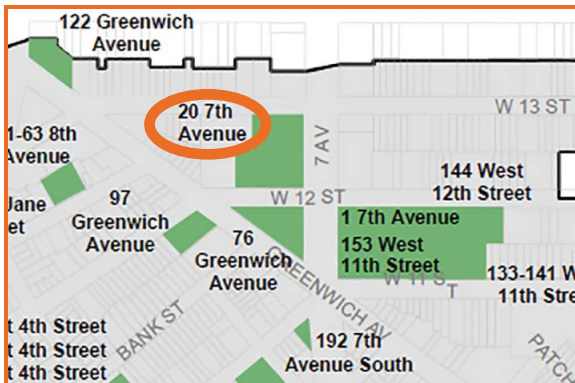
This was an unusual case in which LPC approved this new hospital building for St. Vincent's (shown here in two views) through a hardship process rather than through a certificate of appropriateness process. Ultimately, however, this building, designed by Pei Cobb & Fried was never constructed, and the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



Seventh Avenue looking North



Greenwich Avenue Elevation



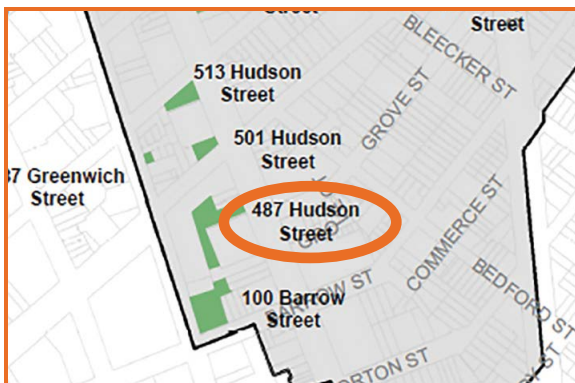
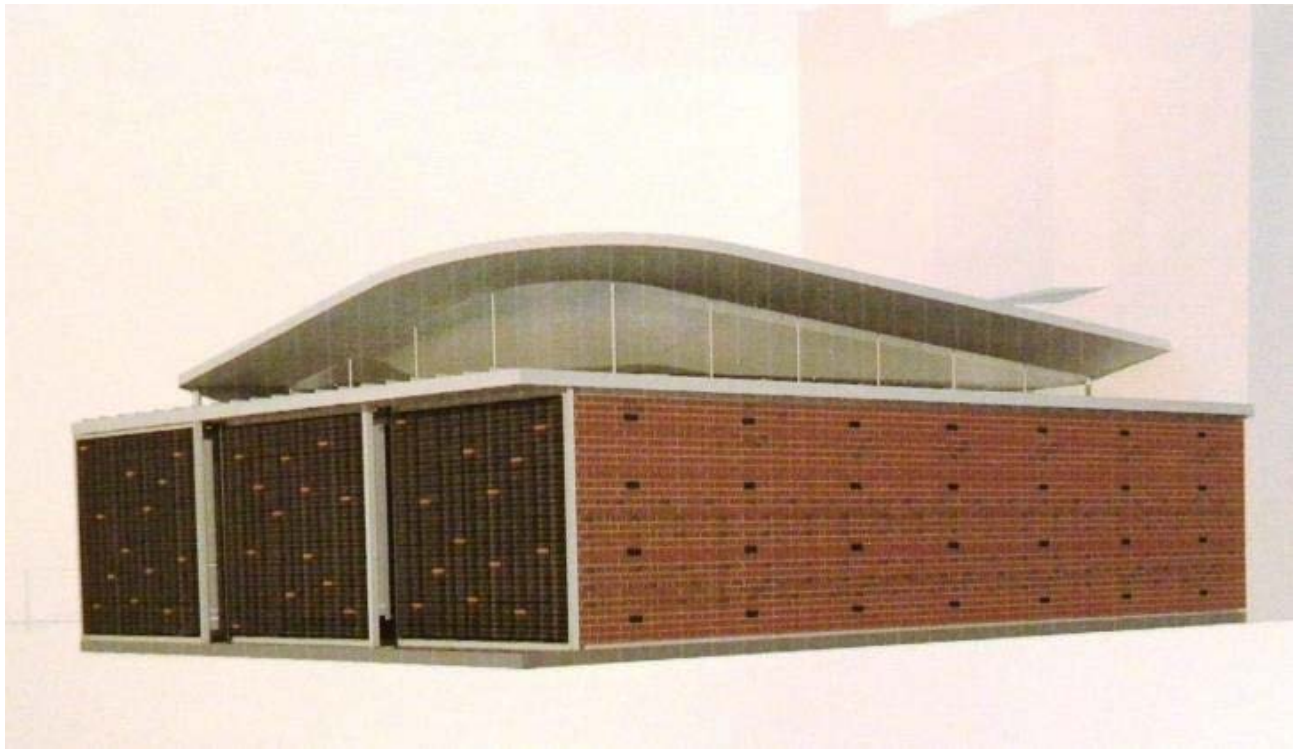


LPC OK  
2012

# 487 Hudson Street

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 1950s with an adjacent playground.

between Christopher and  
Barrow Streets)



[Link to LPC Certificate of Appropriateness](#)

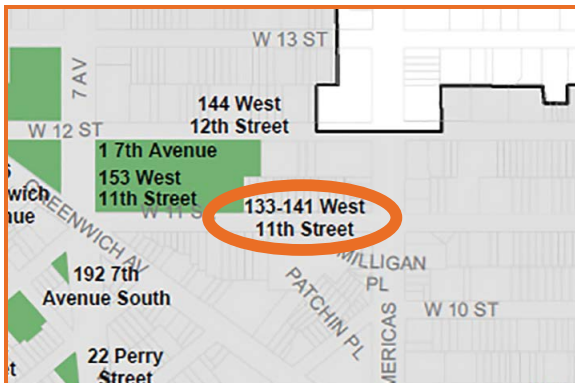
[Link to Village Preservation's Landmarks  
Application webpage](#)

# 133-141 West 11th Street

LPC OK  
2013

between 6th and  
7th Avenues

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.



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

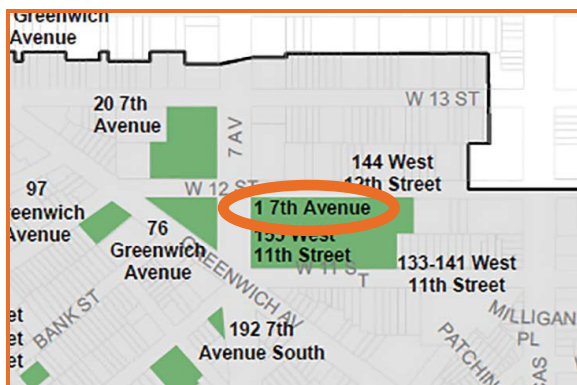


LPC OK  
2013

# 17th Avenue

at West 11th Street

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 1984-87 and designed by Ferrenz & Taylor (see pages 11 and 16).



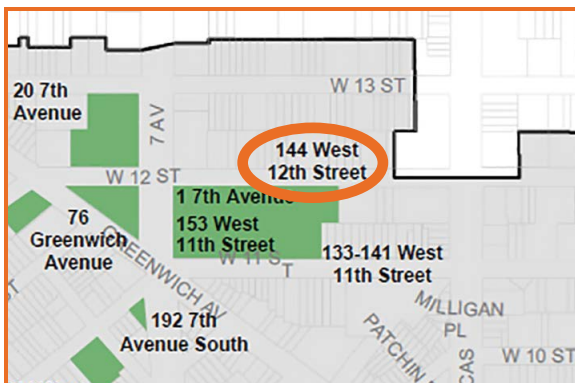
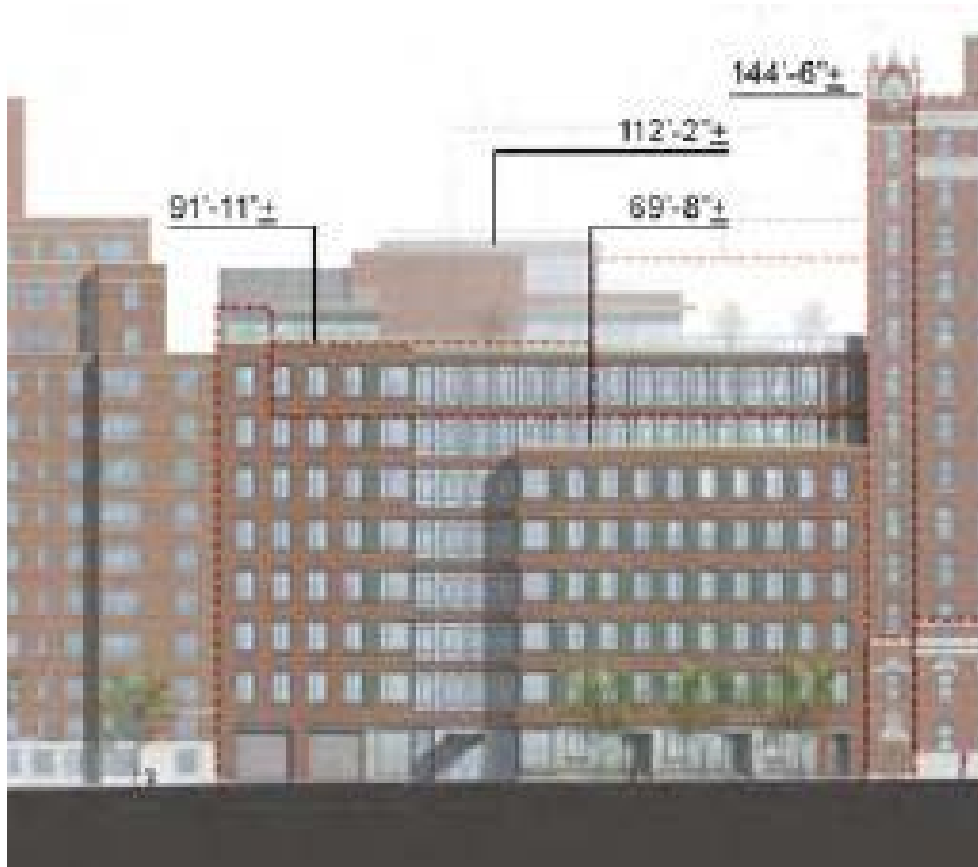
[Village Preservation's link to the approved plan](#)

# 144 West 12th Street

LPC OK  
2013

between 6th and  
7th Avenues

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.



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



LPC OK  
2013

# 76 Greenwich Avenue

In 2013, LPC approved full demolition of the building at this site (see page 9) and approved plans for a park and AIDS memorial. The park and memorial were recently completed and are illustrated below.

between 7th Avenue and  
West 12th Street



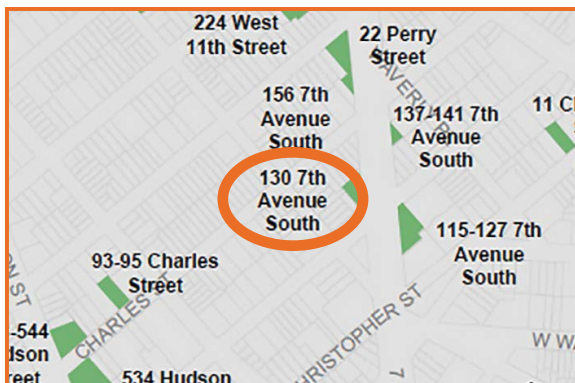
[Village Preservation's link to the approved plan](#)

# 130 7th Avenue South

LPC OK  
2014

between West 10th Street  
and Charles Street

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

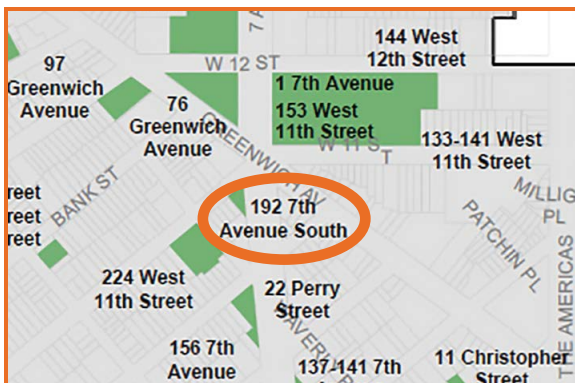


[Link to Village Preservation's Landmarks Application Webpage](#)



# 192 7th Avenue South

**between West 11th and  
Perry Streets**



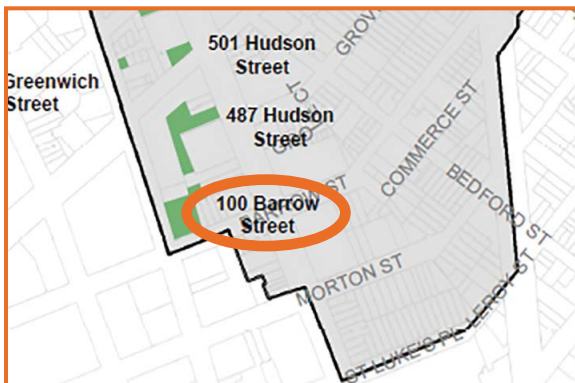
**[Link to Village Preservation's Landmarks Application Webpage](#)**

# 100 Barrow Street

LPC OK  
2014

aka 643 Greenwich Street

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



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

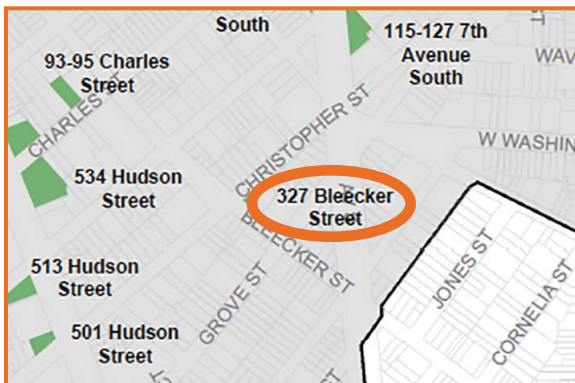


LPC OK  
2016

# 327 Bleecker Street

aka 88 Christopher Street

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.



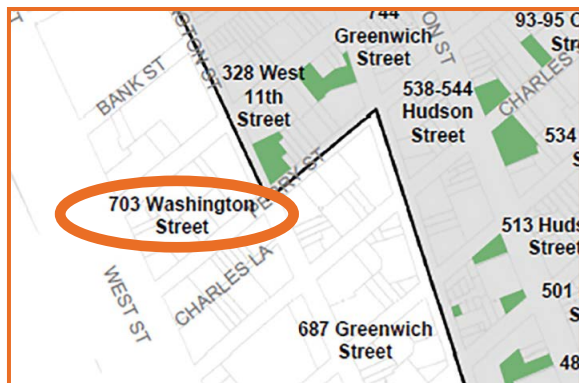
[Link to Village Preservation's Landmarks Application webpage](#)

# 703-711 Washington Street

LPC OK  
2017

aka 145-149 Perry Street

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.



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

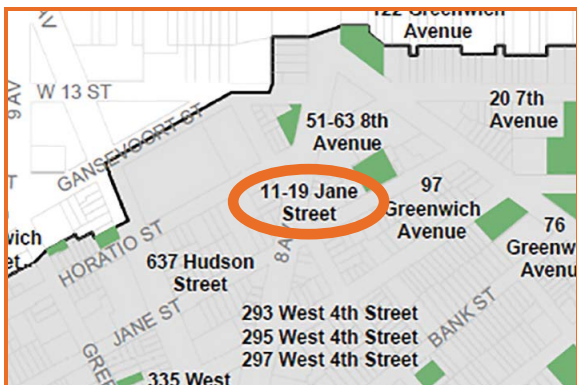


LPC OK  
2017

# 11-19 Jane Street

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

between West 4th Street  
and Greenwich Avenue



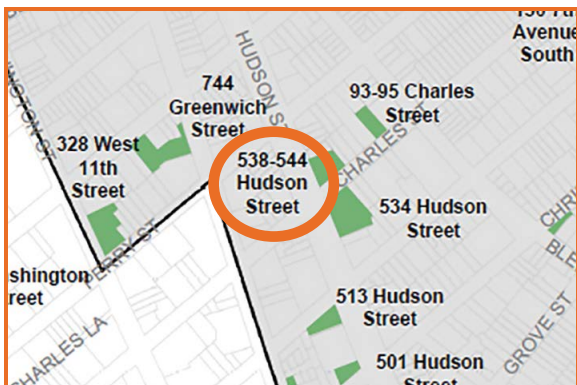
[Link to Village Preservation's Landmarks  
Application webpage](#)

# 538-544 Hudson Street

LPC OK  
2018

at Charles Street

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.



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

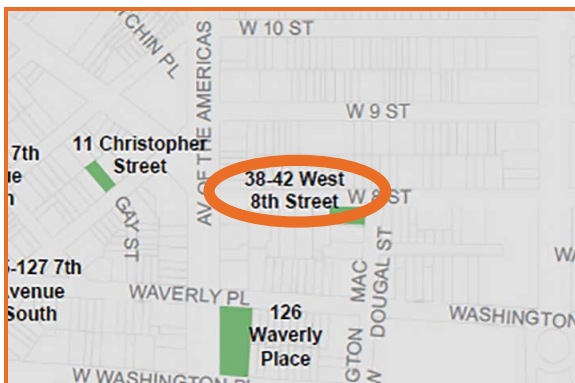


LPC OK  
2019

# 38-42 West 8th Street

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.

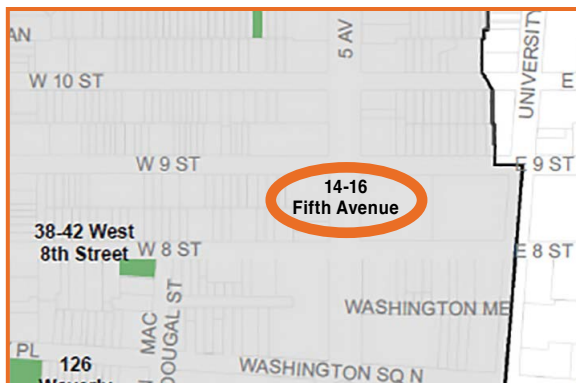
aka 179-181 MacDougal Street



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

LPC OK  
**2021**

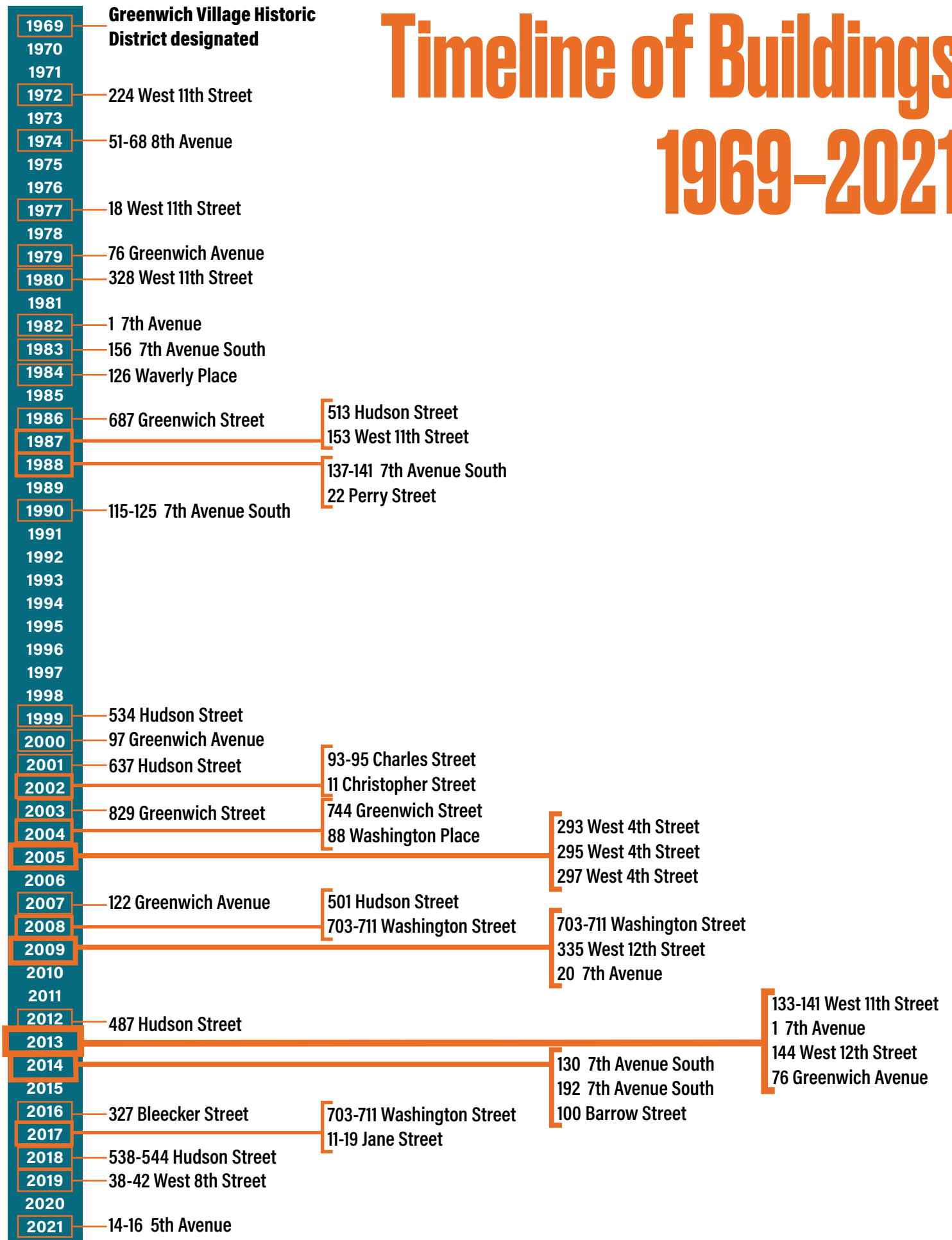
LPC approved plans for a 213-foot-5-inch tower designed by Robert AM Stern Architects, West Hill Architects, and Acheson Doyle Partners Architects. Architects' renderings are shown here. The left image shows the eastern façade and the right image shows the view of 14-16 5th Avenue from Washington Square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



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



# Timeline of Buildings: 1969-2021



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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