



The Future for Landmarking in Our Neighborhoods An Agenda for 2026 and Beyond

Greenwich Village, the East Village and NoHo contain some of the densest concentrations of landmarked buildings in our city, though vast and critical areas of our neighborhoods also lack landmark protections — especially the farther east you go, and the closer you get to 14th, West, or Houston Streets, or Broadway. We have some of our city's earliest designated landmarks (from

1965, when landmarking began) and some of our most recently designated (50 West 13th Street, 2024), some of our city's oldest landmarks (44 Stuyvesant Street, 1795), and some of its youngest (University Village/Silver Towers, 1967).

But within this rich diversity of historic sites are significant challenges, gaps, and pitfalls.

From the Director

Andrew Berman

In 2026, our nation celebrates its 250th anniversary. This should serve as a time to reflect upon who we are and what we value as a country. And a clear understanding of our history should inform that process.

We plan to contribute to that conversation with a series of programs and new resources reflecting the tremendously important role our neighborhoods played in shaping our nation. That includes helping to birth the concept of religious liberty in America and serving as the site of the first free Black settlement in North America in the 17th century, as well as profound contributions to the arts, literature, music, and social, political, and civil rights movements in the 19th and 20th centuries.



There's scarcely a facet of American life and culture that hasn't been deeply influenced by people and movements connected to our neighborhoods. From the writers who mythologized the American West to artists who envisioned new ways of looking at the canvas; suffragists, civil rights leaders, labor champions, immigrant advocates, and LGBTQ+ trailblazers all called these neighborhoods home. Whether it was the birth of punk or the death of censorship, our neighborhoods led the way. 2026 is a good time to remind ourselves, and the world, of what a transformative role neighborhoods like ours can play.

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in this issue

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On the Covers The Hotel Albert, South of Union Square, photo by Dylan Chandler (front); 14 Gay Street and 44-54 Ninth Avenue/341-45 West 14th Street (back).

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Will Mamdani Honor His Campaign Pledge and Save the Dapolito Center?

During the Mayoral campaign, Village Preservation and many of our allies called on all the candidates to pledge to repair, modernize, and reopen the long-neglected, landmarked Tony Dapolito Recreation Center at Carmine Street and Seventh Avenue South. Mayor Adams, over widespread community opposition, had advanced a plan to destroy the center, and replace it with a new “Aquatics Center” no one asked for or wanted.

As a candidate, Mayor Mamdani heeded that call and publicly pledged to honor prior commitments to restore the building, for which \$112 million had been allocated but never used. Instead, with the approval of the City Council, Mayor Adams secured \$52 million to demolish the building.

Since the election, we’ve generated thousands of letters to Mamdani calling on him to honor that pledge and develop a plan to restore the Center. We’ve also called on our local elected officials to do the same, including Councilmember Erik Bottcher, Congressman Dan Goldman, and Borough President Brad Hoylman-Sigal. As we go to press, Bottcher has done so (which is critical, since he also supported Mayor Adams’ funding request to demolish the Center).

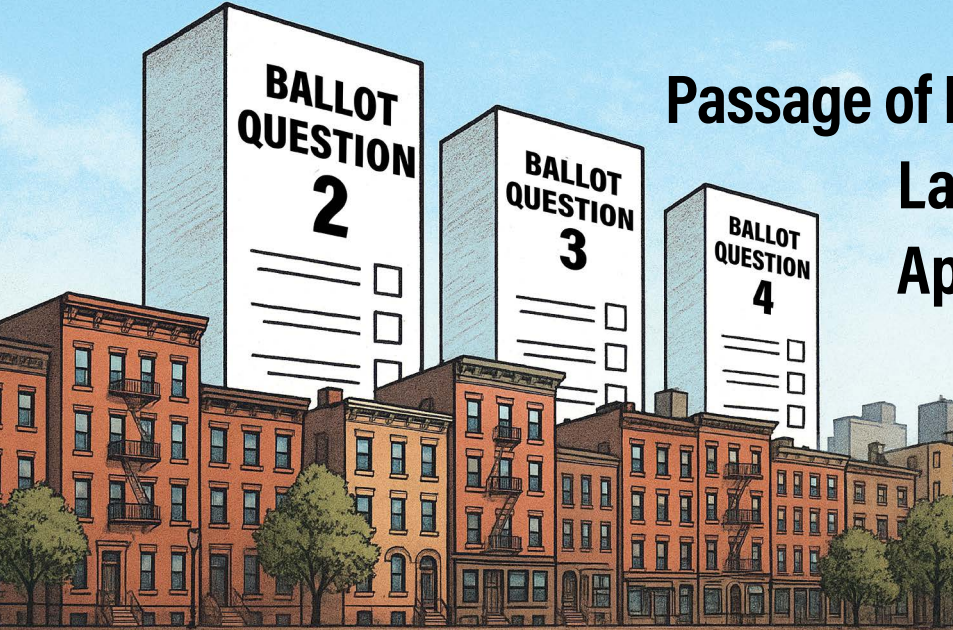


Mayor Mamdani can drop Mayor Adams’ demolition plan and finally bring this beloved public recreation center back to life. It’s been closed for over five years, as Mayor Adams’ administration consistently failed to fulfill promises to repair and restore it, letting its condition deteriorate markedly. Because we were able to get the building landmarked in 2010, even the Mayor can’t demolish it without the permission of the NYC Landmarks Preservation Commission (LPC).

But the LPC is largely controlled by the Mayor, who appoints its members, and the Mayor can typically get the Commission to follow his wishes. Should the LPC approve an application to demolish the Center, it would set a terrible precedent for and endanger nearly every older landmarked building in our city in need of repairs.



Our rallies in June (above) and October (lower left) showed the breadth and depth of support for restoring the Center.



Passage of Ballot Measures Changes Landscape for Land Use Approvals in New York City

dent both agree, the rezoning can be approved over the objections of the City Council, which also loses its power to modify such rezonings.

However, if a Community Board is determined to be among the bottom 20% citywide for producing new “affordable” housing over the last five years, even the Borough President’s approval isn’t needed — the Mayor gets sole discretion to implement a broad range of rezonings. And the determination of the bottom 20% doesn’t count any affordable housing built more than five years ago, and doesn’t count rent-regulated housing as “affordable” — potentially penalizing community boards on rather specious bases.

Among elected officials, local Councilmember Chris Marte and Council Speaker Adrienne Adams opposed these measures, while local Councilmember Erik Bottcher, former Comptroller Brad Lander, and new Comptroller Mark Levine supported them.

Measures like these are typically passed based on false promises of helping affordability that never come to pass. For example: the first new development in our neighborhoods under “City of Yes,” which made similar promises, is a planned 538-ft.-tall all-luxury condo development at 5 West 13th Street (page 6). The first planned development under new allowances passed last year allowing ultra-high-density development is the proposed 600-ft.-tall tower in the Meatpacking District (next page).

Several ballot measures proposed by Mayor Adams’ Charter Revision Commission were approved by city voters, permanently altering the way land use approvals will occur. Village Preservation strongly opposed three of them, as did many unions and tenants groups, along with many local political and civic organizations. But the publicly financed Charter Revision Commission, along with several groups backed by Big Real Estate and business interests, waged a relentless campaign to sway voters with a misleading message claiming the measures would “fast track” affordable housing development. The reality is quite different.

Among other changes, the measures will now allow any developer to increase the size of a residential development by 30% with just the approval of the Mayor. This comes on top of the roughly 40% increase in size allowed for most new developments thanks to the recently passed “City of Yes.” Large-scale neighborhood-wide rezonings no longer require City Council approval. If the Mayor and the Borough Presi-

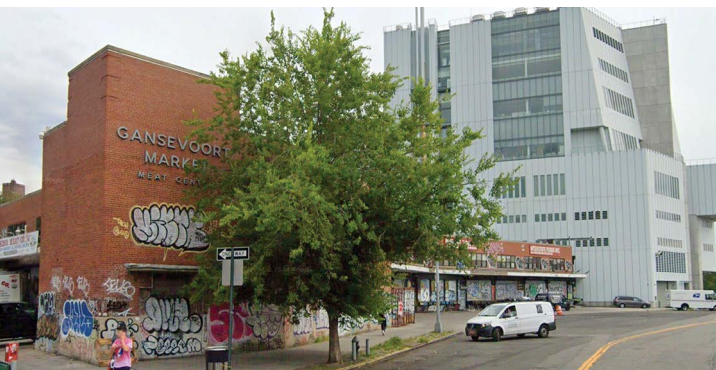


Part of Village Preservation’s public education campaign against the ballot measures.

Meatpacking District Megatower Plan Up in the Air

Just before the election, Mayor Adams chose a developer for his plan to build a 600-ft.-tall tower on public land just north of the Whitney Museum, at Little West 12th and West Streets. The height would make the tower by far the tallest anywhere in or near Greenwich Village. Rising straight up for 60 stories, it would be one of the densest developments ever in New York City — twice as dense as the Empire State Building!

Village Preservation has pushed back on this plan from the beginning. The tower would consist largely of super-luxury apartments, which have no place on public land (an unspecified number of the units would be “affordable,” with as-yet-undefined levels of affordability, which could mean requiring incomes of double the median for NYC). The proposed height is outrageous and completely out of character for this neighborhood. We have consistently demanded a dramatic reduction in height of 50–75%, no luxury housing whatsoever, and affordable units that are truly affordable and guaranteed to stay that way permanently.



MORE INFO: villagepreservation.org/gansevoort-square

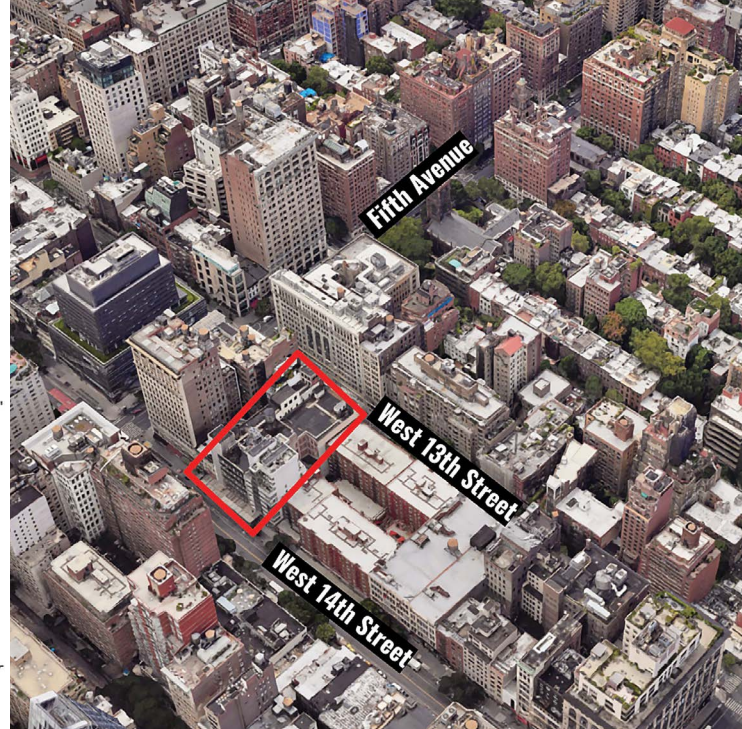
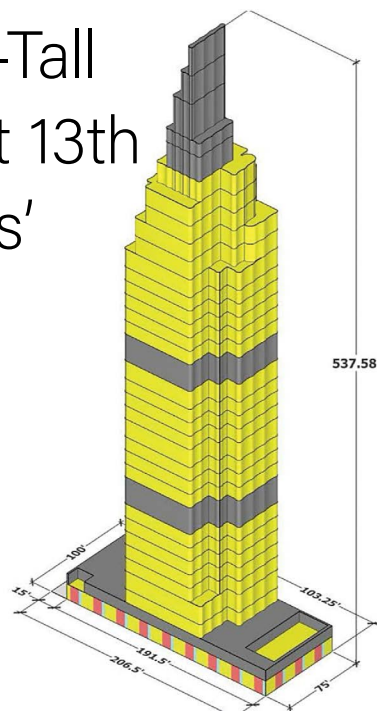


With Mayor Adams out of office, the fate of the plan remains unclear. We’re calling on Mayor Mamdani to completely rethink the project within the parameters we’ve described. Whatever plan he advances will need the approval of the City Council, which will give considerable deference to local City Councilmember Erik Bottcher, and Manhattan Borough President Brad Hoylman-Sigal. We’ve called on both to urge Mayor Mamdani to reconsider the plan, and make clear that they won’t support luxury condos, outrageous height, or fake affordability. Neither have yet publicly opined upon the plan to the new Mayor.

Rendering by Village Preservation showing the planned tower in scale relative to its surroundings.

Left: The current site, next to the Whitney Museum.

Planned 538-ft.-Tall Tower at 5 West 13th Tests 'City of Yes'



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Provisions of 'City of Yes' would let developers build significantly larger luxury condo developments than currently allowed, without affordability or public benefits.

A vastly out-of-scale tower planned for 5 West 13th Street (just west of Fifth Avenue) tests the premises of the "City of Yes" citywide rezoning plan passed in 2025 with promises of making our city more affordable. Here the developer claims these new rules allow construction of a tower with just 30 or so huge super-luxury condos in a tower that's almost double the height of the tallest building in the neighborhood. The tower would include no affordable housing, and no public amenities or benefits whatsoever.

Village Preservation strongly opposed multiple key provisions of "City of Yes" that allow developers to build significantly larger luxury condo developments than longstanding rules allowed, without requiring any affordability or public benefits in return. Local Councilmember Chris Marte was also a strong opponent of "City of Yes" and voted no, while local Councilmember Erik Bottcher voted yes.

If the planned development conforms to zoning rules, the City is legally obligated to issue the building permits that the developer has applied for at 5 West 13th Street. However, working with neighbors and zoning experts, Village Preservation has filed a zoning challenge, making the argument that while "City of Yes" does allow ever-larger luxury condo developments in our neighborhoods, this one actually fails to meet certain key requirements of the zoning regarding street walls and setbacks. The City cannot issue permits for the new building until our challenge has been reviewed and decided.

A decision has yet to be made as this newsletter went to press. Even as "City of Yes" allows for increasingly out-of-scale development in our neighborhoods, we are using every tool available to us to argue that this particular planned tower fails to meet even those meager requirements.

Above: rendering (courtesy George M. Janes & Associates) and aerial view, with the planned development site in red.

MORE INFO: villagepreservation.org/5west13th

Fighting to Save the East Village's Most Holy Redeemer Church

Houses of worship embody much about a neighborhood's history, and are often where significant events profoundly shaped surrounding communities. There are few places where this is as true as the East Village's Most Holy Redeemer Church.

With roots in waves of immigration dating back to the 1840s, the church was once one of the largest in the city and one of its tallest structures. The current structure dates to 1851, with a dramatic renovation and makeover in 1913. First serving primarily German immigrants, over time the church's composition reflected the shifting demographics of the neighborhood, bringing in worshippers from Southern and Eastern Europe and then Latin America.

These were not the church's only claims to fame. A devastating fire at its school led to pioneering reforms in fire safety measures that remain with us today. And the church was the site of significant innovations in the use of electricity in ecclesiastical structures as well as the introduction of Gregorian chants at Catholic churches.

Unfortunately, there are strong indications the church's days may be numbered. Regular masses there have been halted, and other moves have occurred that typically precede closure and sale. In response, we're working with congregants and fellow preservation organizations to secure landmark designation, and we've authored an extensive proposal for landmark designation that was submitted to the city's Landmarks Preservation Commission (LPC).

The good news: In response, the LPC said the church "may merit consideration for landmark designation" — an unusually positive response and candid admission of the site's significance. However, all too frequently, even when acknowledging the importance of a site in this way, the LPC still fails to act and allows buildings like these — especially churches and other houses of worship — to be lost. So we are building support from the public, elected officials, and community leaders to push the new administration to support landmarking.

MORE INFO: villagepreservation.org/holyredeemer



Left: Interior of Most Holy Redeemer Church, 173 East 3rd Street, via Flickr/Eden, Janine and Jim

The Future for Landmarking In Our Neighborhoods

An Agenda for 2026 and Beyond

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Areas lacking landmark protections

While we're proud of the extensive landmark designations found throughout our neighborhoods (over 1,300 of which we helped secure), some critical historic sites and areas remain unprotected. The westernmost blocks of our neighborhoods mostly lack landmark protections, and that's where particularly outrageous proposals such as for a 600-ft.-tall tower on

Little West 12th Street can be found (see page 5).

South of Union Square (between Fifth and Third Avenues, and 9th and 14th Streets), we see a huge gap in landmark designations, even though this area is incredibly rich in history connected to civil rights, revolutionary arts movements, the film and publishing industries, and beautiful architecture. While we have been able to gradually expand landmark protections in this area to more buildings, most remain unprotected, and the city has thus far resisted our campaign for a historic district designation encompassing the area.

The East Village also has broad swaths

lacking in landmark protections. While the neighborhood has two very small and one medium-sized historic district, vast areas embodying its rich immigrant and cultural history are left unprotected. Village Preservation has been working with fellow East Village and preservation organizations to get the Landmarks Preservation Commission to follow through on unfulfilled commitments made years ago to expand landmark protections in the area.

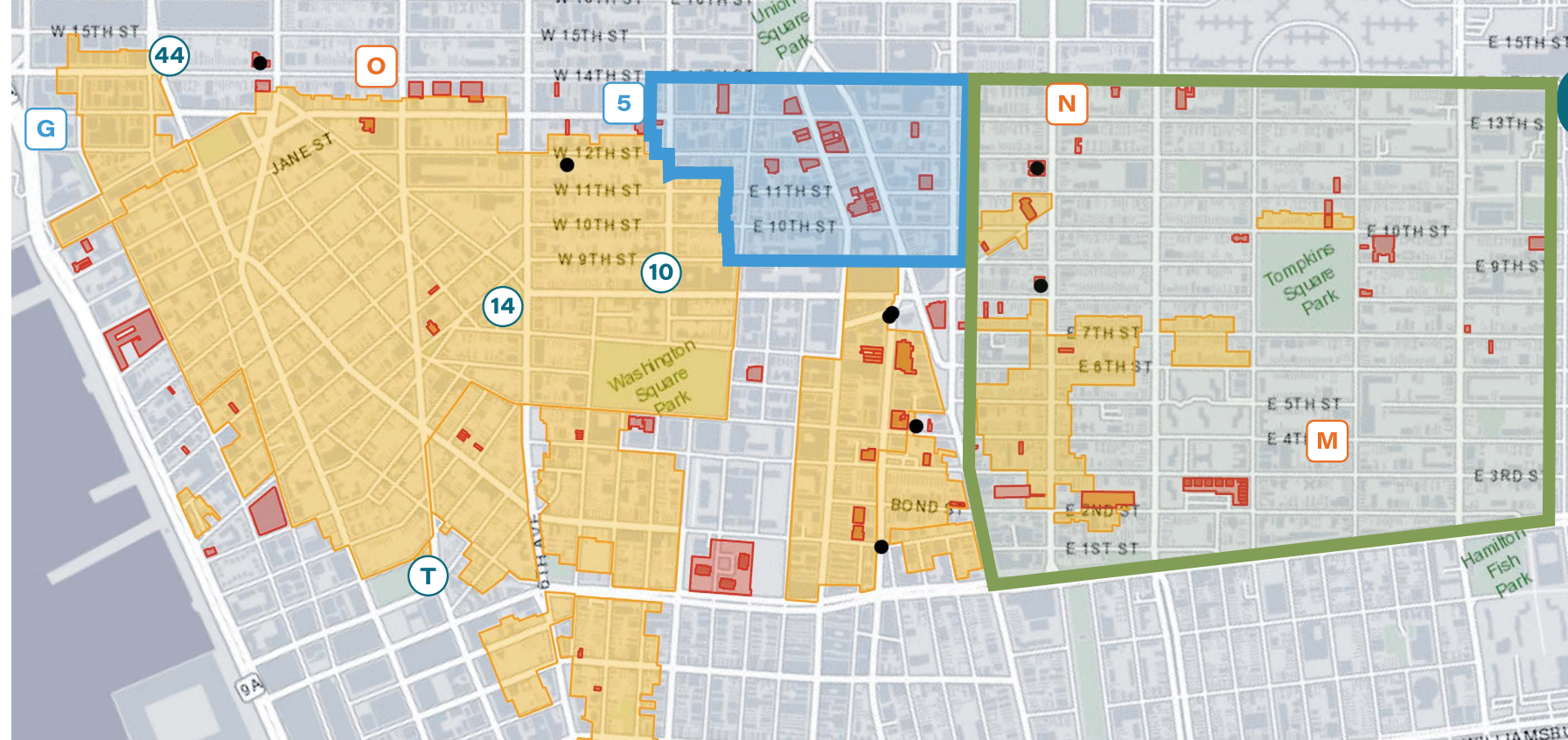
Much of our current work focuses on seeking to extend landmark protections to sites that are both currently endangered and reflect previously overlooked and underrepresented histories. This includes Our Lady of Guadalupe Church at 229 West 14th Street, New York's first Spanish-language church; and the New York Eye and Ear Infirmary at Second Avenue

and 13th Street, the oldest specialized hospital in the Western Hemisphere and the second oldest hospital in NYC, where tremendously important strides were made in care for people with hearing and visual impairments. Both are currently endangered, like Most Holy Redeemer Church (see page 7).

Our analysis has shown that Mayor Adams has designated fewer landmarks on an annual basis than any Mayor since landmarking began in 1965. His very few designations tended to focus on already-protected or not endangered buildings, while ignoring those lacking protections and facing immediate threats. A top goal we have for the new administration will be to get the Mayor to prioritize saving endangered historically significant buildings again, and to extend protections to these vulnerable areas.

Failing to maintain landmarks protections

A growing problem has been the City's failure to protect landmarked buildings, and even to approve their demolition. An 1827 landmarked house at 14 Gay Street was demolished in 2022 after illegal work compromised its structural integrity. Another landmarked building at 10 Fifth Avenue was structurally compromised in 2023 due to LPC-approved work nearby at 16 Fifth Avenue, resulting in elderly, rent-stabilized tenants being forced from their homes for two-and-a-half years until repairs were finally made. Nine early 19th-century landmarked houses at the northeast corner of 14th Street and Ninth Avenue were largely demolished after LPC-approved work rendered them unsafe. In each case, neither the developer nor the City were held responsible in any meaningful way for these egregious actions.



GUIDE

Historic Districts

Individual Landmarks

South Of Union Square

East Village

landmarks in waiting

- M** Most Holy Redeemer Church
- N** New York Eye and Ear Infirmary
- O** Our Lady of Guadalupe Church

demolished, damaged, or threatened landmarks

- 14** 14 Gay Street
- 10** 10 Fifth Avenue
- 44** 44-54 Ninth Avenue/351-55 West 14th Street
- T** Tony Dapolito Recreation Center

proposed out-of-scale development

- 5** 5 West 13th Street
- G** Gansevoort Square

Among the sites we're seeking landmark designation are Our Lady of Guadalupe (top) and the New York Eye and Ear Infirmary (1904, courtesy the Museum of the City of New York).



MORE INFO: villagepreservation.org/reform-landmarking

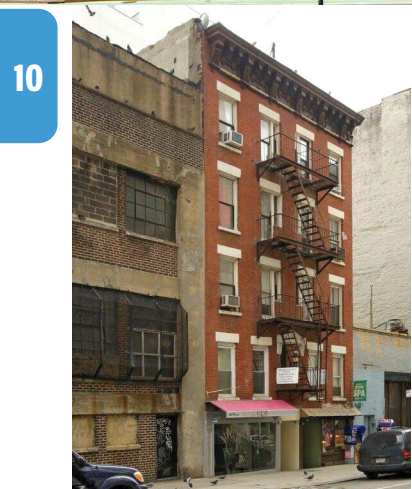
Highlighting SoHo/NoHo Rezoning Failures

We've continued to closely monitor the results of the 2021 SoHo/NoHo rezoning. Forced on our communities over widespread objections, it was based on promises and projections we strongly contested at the time. Publicizing the results is important not just to prove that our contentions were correct and the City's were wrong, but because further rezonings of this kind are likely to be proposed in our neighborhoods in the years ahead, and similar highly flawed assertions are likely to be their rationale.

Four years into the 10-year period for which projections were made about the impact the rezoning would have, zero units of housing have so far been produced (as compared to hundreds in the four years prior to the rezoning, and the 700-plus units of housing that should have been produced by now based on predictions). Similarly, zero units of affordable housing have been produced, compared to the approximately 200 that were predicted by now.

But the discrepancies are far worse in other areas. The City promised no existing rent-regulated affordable housing would be destroyed to make way for new development; we've identified eight units in two buildings that have (and there's likely much more), meaning the rezoning has so far destroyed more affordable housing than it's created. Three developments in the pipeline under the rezoning are 100% super-luxury, including a single-family mansion and multilevel apartments with in-unit pools — even though we were told that all new residential development would contain some affordable housing. Also contradicting promises, one project being developed segregates all affordable units into a separate “poor building,” violating the City's promise of integrated, mixed income development.

So far, the only completed developments under the rezoning have been luxury office or retail, one on a site where the city promised affordable housing.



Under the rezoning, rent-regulated housing has already been lost at 43 Bleeker Street (top) and 32 Thompson Street (now demolished).



So far the only two developments completed under the rezoning are luxury office space and retail, at 360 Bowery (right) and 430 West Broadway (above).



MORE INFO: villagepreservation.org/sohono

New Interactive Maps: Greenwich Village Historic District and French Flats

We recently introduced two wonderful new interactive maps that guide you through fascinating layers of our neighborhoods' histories.

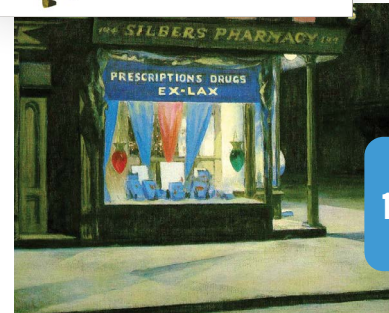
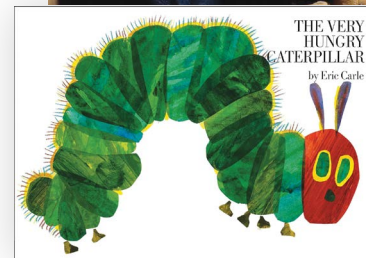
Our revamped Greenwich Village Historic District map updates and builds on our 2019 map celebrating the 50th anniversary of landmark designation of the area. It adds new illustrations, information, and a sleeker and more accessible format. The map includes "Then and Now" photos of all 2,200 buildings in the district with links to historic information for each, including date of construction, architect, and style.

From there, it offers more than two dozen themed tours allowing you to explore the rich history of one of New York's oldest and largest landmarked districts, including Black history, great writers, women's history, artists' haunts, LGBTQ+ history, immigration, Jewish history, music venues, Edward Hopper's Greenwich Village, and churches of the Village. Each tour is beautifully illustrated with deep dives into the

stories behind sites where history was made and unique architecture continues to charm.

We also launched a new map offering a guide to French Flats found throughout Greenwich Village, the East Village, and NoHo. These earliest of middle- and upper-class apartment buildings first appeared after the Civil War, and completely transformed housing in our neighborhoods and city. Apartment living, once the province solely of the poor and working class, became an acceptable and even desirable way of life for all New Yorkers, and our neighborhoods are particularly rich in examples, many hiding in plain sight. Designed in some cases by New York's most celebrated late 19th-century architects, these innovative structures brought European elegance and sophistication to a city just emerging as a world capital of culture and commerce.

These two latest maps are among dozens we've produced allowing you to explore our neighborhoods' unparalleled architectural, cultural, and social history.



From James Baldwin to Bob Dylan, Eric Carle to Edward Hopper and more, history comes to life in local homes and other sites throughout the redesigned Greenwich Village Historic District map.



Among the buildings featured in our new French Flats map are, from left to right, 11 West 11th Street, 84 Grove Street, and 80-82 Perry Street.

MORE INFO: villagepreservation.org/our-maps

New Oral Histories: Music, Theater, and the Village

Richard Barone was the frontman of pioneering indie rock band The Bongos and a Village resident for nearly 50 years. His music, writing, teaching, and performing have been steeped in the Village's musical traditions. Richard's oral history discusses his mentor, Tiny Tim, the 1970s and '80s music scene here and in Hoboken, and the books, musical collaborations, and performances he's organized that celebrate our local legacy.



photo: Michael Stahl

Writer, actor, radio producer, and theater historian Janet Coleman authored *The Compass: The Improvisational Theater That Revolutionized American Comedy* and *Mingus/Mingus: Two Memoirs*. She is a founding producer of the Loft Theatre Workshop and co-hosts a "live salon of the arts" on WBAI. Her oral history covers time with Charles Mingus and the improv jazz scene in Greenwich Village, early years of the Loft Theatre Workshop, and recollections of the Village in the 1950s and '60s.



Village Preservation maintains 70 oral histories with figures connected to our neighborhoods' history, from Jane Jacobs to David Amram, Ralph Lee to Mimi Sheraton. Explore them all at villagepreservation.org/oralhistories.

Videos Expand Our Reach

Videos are an increasingly ubiquitous and powerful way to share ideas and information and engage the public. To meet this challenge and seize this opportunity, we've grown our communications staff, adding Gaël Evers, who's been expanding our video production.

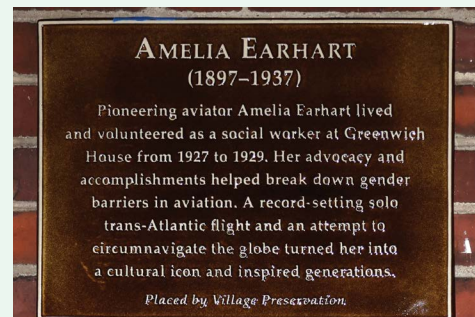
As a result, Village Preservation is now on TikTok (villagepreservation.org/tiktok) where, as on Instagram, YouTube, and other platforms, you'll see an ever-growing number of videos we've produced, covering everything from urgent advocacy campaigns to entertaining stories about neighborhood history and architecture. And we continue to post dozens of videos each year of our public programs for you to enjoy and learn from at your pleasure.



New Plaque Honors Amelia Earhart

We recently unveiled our latest plaque, honoring aviation pioneer Amelia Earhart at her former home at Greenwich House, 27 Barrow Street. Before embarking on her aviation career, Earhart lived and worked there as a social worker, immersing her in the philosophy and practices of this progressive settlement house that helped undergird her trailblazing career and accomplishments.

This is our 27th plaque celebrating historic sites in Greenwich Village, the East Village, and NoHo. Prior ones mark the homes of Jane Jacobs, James Baldwin, Allen Ginsburg, Martha Graham, Charles Mingus, and Lorraine Hansberry, and the sites of the Fillmore East and former NAACP headquarters, among other locations. More at villagepreservation.org/plaque.



Historic Image Archive Additions: Life in the 1950s, '60s, and 9/11

We're proud to share our latest historic image archive collections on our website.

Maia Farish's new collection shows a touchingly personal account of growing up in Greenwich Village in the 1950s and 60s — swimming in the fountain at Washington Square Park as a toddler, hanging out in the park with friends as a teen, attending P.S. 3, playing outside the White Horse Tavern, and visiting her mother's good friend Jane Jacobs at home.

New collections donated by artist Annie Shaver-Crandell and Danielle Sevier offer very personal views of how our neighborhoods experienced and responded to the terror attacks of 9/11. They captured vigils, flags, murals, missing persons signs, makeshift memorials, and pleas for peace, tolerance, and donations in the wake of the deadly assault on our city.

Our historic image archive contains 5,500 images in over 70 collections, most donated by the public. Ranging from the late 19th to the early 21st centuries, they highlight life in our neighborhoods and noteworthy landmarks throughout NYC. View them all at villagepreservation.org/image-archive.

in brief



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The historic image archive has added work by Annie Shaver-Crandell (top); and Maia Farish (bottom row).



Acknowledgments

Village Preservation gratefully acknowledges grants in support of our work from the Achelis & Bodman Foundation, Anonymous, Craig Newmark Philanthropies, Dalio Philanthropies, the Kaplen Brothers Fund, the Lynne Waxman Foundation, the Mertz Gilmore Foundation, the Morris and Alma Schapiro Fund, NYC Department of Cultural Affairs and NYC Council Members Erik Bottcher and Christopher Marte, and the NYS Council on the Arts.

We also gratefully acknowledge in-kind donations from Bonsignour, Burgerhead, the Cherry Lane Theatre, Kristina and Daniel Gerschel, Gourmet Garage, Jefferson Market Garden, La Lanterna, L'Antica Pizzeria, Poets, Travelers, and Friends, and Some Good Wine.

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Visit Our Blog

Check out *OFF THE GRID* for fun and fascinating glimpses into our neighborhoods' hidden history, eye-catching architecture, and colorful characters: villagepreservation.org/blog.

Changes to Landmarks

See the latest applications for changes to landmarked properties in our neighborhoods, as well as hundreds of past applications, at villagepreservation.org/lpc.

Get with the Program!

See all our upcoming lectures, book talks, panel discussions, and other programs, as well as thousands of videos and pictures from past programs, at villagepreservation.org/programs.

Did You Know?

Village Preservation has secured landmark designation of over 1,300 buildings, including 11 historic districts and district extensions and scores of individual landmarks, and zoning protections for nearly 100 blocks, from the Hudson River to Avenue D. See villagepreservation.org/accomplishments.

Explore

View thousands of historic photos in our historic image archive on our website at villagepreservation.org/images; dive into hundreds of sites of historic significance in our neighborhoods on our Greenwich Village Historic District Map, Women's Suffrage Map, and Greek Revival architecture map, and explore the history of more than 3,000 buildings and themed tours on our East Village Building Blocks site — all at villagepreservation.org/resources.

Get Involved!

Volunteer, host a "friendraiser," or have us speak to your building, block association, or community group: villagepreservation.org/getinvolved.

Support Preservation: *Join Us!*

Your support makes Village Preservation a more effective preservation leader. Contribute \$1,000 or more, and receive an invitation to a special thank-you event at a unique Village location.

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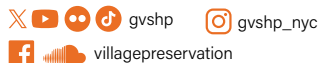




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Also ...

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