

News from **VILLAGE** **PRESERVATION**

Greenwich Village | East Village | NoHo **SUMMER/FALL 2026**

ALSO INSIDE

Saving Landmarked
139 Thompson Street

Restoring Stonewall's
Pride Flag

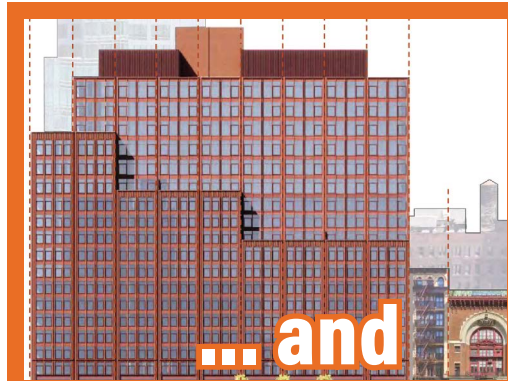
New Plaque, Jazz Map,
and Image Collections



Can we save these

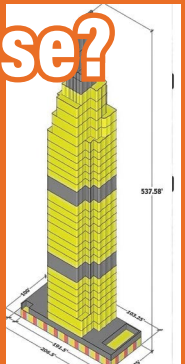


buildings ...



... and

stop or change these?



From the Director **Andrew Berman**

Spring and summer can be such wonderful times in our neighborhoods, and for Village Preservation. In May, we held our 25th Spring House Tour Benefit. More than 120 volunteers and six incredibly generous homeowners, not to mention countless beneficent sponsors, supporters, and local institutional partners, made the tour and reception a joyful celebration of our neighborhood's history and charm. It raised over \$250,000 for the organization, enabling us to continue our free programming, services, and advocacy work throughout the year.



great people, places, businesses, and institutions that make our neighborhoods so vital and unique. This year we honor the Remember the Triangle Fire Coalition; the 11th Street Bar at 510 East 11th Street; longtime neighborhood staple Tavern on Jane at 31 Eighth Avenue; Carlos "Chino" Garcia, co-founder of Charas/El Bohio; Jane's Exchange at 191 East 3rd Street; and St. Joseph's Soup Kitchen — an inspiring array of local leaders, nonprofits, service providers, and small independent businesses.

We have a lot to celebrate, but (as you'll read) many tough battles and hard work ahead. It's all part of preserving and celebrating some of the most special and irreplaceable neighborhoods found anywhere.

On June 10, our Annual Meeting and Village Awards also celebrate some of the

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Saving History, Housing, and Affordability at 139 Thompson Street

No. 139 Thompson Street is a Neo-Grec-style tenement built in 1875, which Village Preservation got landmarked in 2016 as part of the Sullivan-Thompson Historic District. Not long after designation, tenants began to report troubling conditions at the building. Repairs were not made, many residents were forced from their homes, and the building was eventually emptied of its 19 units, 12 of which were affordable rent-regulated units. Left to decay, the building

remained shrouded in scaffolding for years.

Early this year, the longtime owner, who'd received multiple buildings violations, filed an application with the Landmarks Preservation Commission (LPC) to demolish the building,

claiming it couldn't be repaired. Their proposed replacement would have had just six extra-large, ultra-expensive apartments.

Village Preservation adamantly opposed the application, holding a rally outside the structure with Councilmember Chris Marte, joined by tenant activists, fellow preservationists, and the community board. We organized a campaign from the public demanding the LPC reject the application, arguing the building could be repaired, pointing out the pristine condition of its near-twin neighbor at No. 137 which was

Speakers at a February 20 rally to preserve the building included Councilmember Chris Marte (at left) and Gary He of Youth Against Displacement.

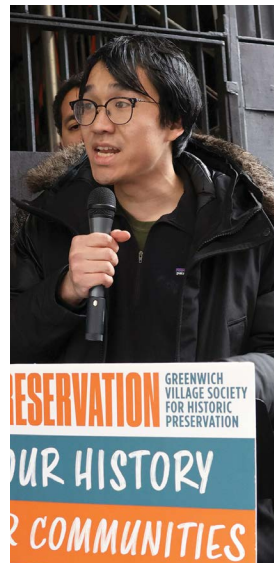


139 Thompson Street in better days

built concurrently with No. 139, and the dubious track record of the owner with violations and tenant complaints. An independent engineer who examined the building corroborated our evaluation.

We're happy to report the LPC agreed, rejecting the demolition application and demanding repairs instead.

→ villagepreservation.org/139thompson



Shedding Light on Candidates in Council, Assembly, and Senate Races

Open seats meant hotly contested local races for City Council, State Assembly, and State Senate this year. Village Preservation educated voters about candidates' positions on important preservation and development issues, through candidate forums and questionnaires providing information that in many cases couldn't be found elsewhere.

In March we held a preservation forum with all candidates for the special election to fill the 3rd Council District seat, vacated by Erik Bottcher, which was attended by several hundred people. Its video was viewed nearly 1,000 times. Candidate responses to our companion questionnaire were distributed widely and read by thousands more. Subjects covered included the Tony Dapolito Recreation Center, planned city developments at 388 Hudson Street and "Gansevoort Square," and a lack of landmark designations and



Glick



Kavanagh

enforcement of landmark regulations by the City in recent years. In early May, Carl Wilson was declared the winner for that seat, covering our neighborhood west of Sixth Avenue.

Primary elections are also being held to replace retiring state legislators Assembly member Deborah Glick and State Senator Brian Kavanagh. Candidate questionnaire responses in those races were also shared in advance of the June 23 election for those districts, which cover much of Greenwich Village, the East Village, and NoHo.

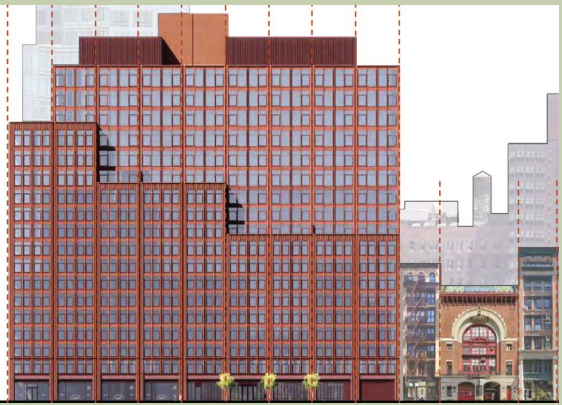
As a 501(c)(3) organization, Village Preservation cannot endorse or recommend candidates, but we can and do provide information on their records, positions, and perspectives to educate and inform the public.

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→ villagepreservation.org/cdforum2026

→ villagepreservation.org/NYSelect2026



Big Proposed Projects Imperil Historic NoHo Character

At 375 Lafayette Street, a developer proposed a 220 ft. tall, 228 ft. wide building mostly along Great Jones Street, where structures largely less than half that height and a fraction of that width predominate. The problems with the building's massive size were compounded by a monolithic, repetitive design, and huge, virtually unadorned "rear" and "side" walls that would be extremely visible from the north and east.

The site is currently a parking lot located within the NoHo Historic District Extension, which means new construction on the site is to be expected. But the Landmarks Preservation Commission (LPC) is obligated to ensure the design, including scale, is appropriate for the area. We've called for significant changes to massing, scale, and details. As we go to press, a final decision from the LPC remains outstanding.

A few doors east, a 275 ft. tall tower will be built just outside the NoHo Historic District, towering over neighboring buildings. Not content with this massive discordance, the developer sought and received permission from the LPC to

cantilever the building several feet over 354 Bowery, which is actually within the NoHo Historic District, thus requiring LPC approval. We strongly opposed this application, arguing the building's design made no attempt to relate to the district, and therefore shouldn't be allowed to extend into it, even by a few feet. While some Commissioners agreed, the majority approved.

Both projects were made possible by the 2021 SoHo/NoHo Rezoning, vastly increasing the allowable size of development in the area, which Village Preservation adamantly opposed.

→ villagepreservation.org/noho

Top: 375 Lafayette Street, from the south (left) and north. At right: the proposed cantilever over 354 Bowery.



Returning the Pride Flag to Stonewall

Village Preservation has a long history with the Stonewall Inn. In 1999 we were cosponsors of the application to place the site on the State and National Registers of Historic Places (the first ever based upon LGBTQ+ history), in 2015 we led the charge to have the building designated a NYC landmark, and in 2016 we supported the drive to have it named a National Historic Monument — the country's highest honor for a historic site.

So we were very disturbed when in 2025 the federal government erased all references to transgender people and history from its information about the site. Then earlier this year, when the National Park Service removed the Rainbow Pride flags



from the park claiming they violated federal policies, we sued, saying this erasure of history actually violated federal laws and policies. We're pleased to report that suit led to a settlement whereby the Feds agreed to permanently restore the Pride flag at Stonewall, and admitted it in no way conflicted with federal policies.

→ villagepreservation.org/lgbtq

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Nation's 250th Birthday Inspires Yearlong 'Revolutionary Village' Series

We're celebrating the Semiquincentennial with a series of programs and new educational resources under the banner of "The

250 years
THE REVOLUTIONARY VILLAGE

Revolutionary Village." These look back at our neighborhoods' role in and connection to the

Revolutionary War, but also and perhaps more importantly the vital role they played in shaping our country's culture, politics, and landscape in the 250 years since.

There may not be another 2 square miles

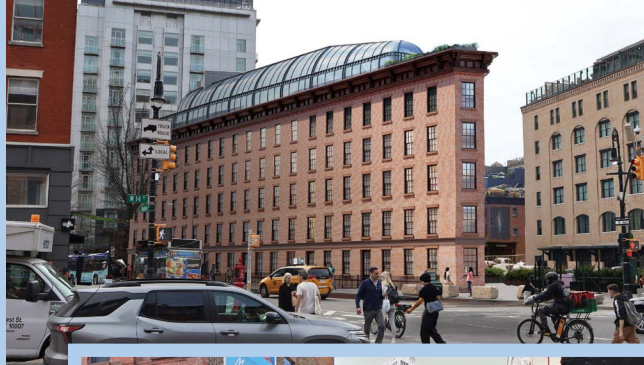
in the nation that have had as profound an impact.

The series includes ongoing lectures and presentations on the incredible musical, artistic, literary, political, architectural, and social movements which emanated from our neighborhoods. It also includes great new resources like our 100 Years of Jazz Map (see page 13), additions to our Children's Education Program focused on Revolutionary War history in our neighborhoods, and a wonderful ongoing performance series at The Bitter End curated by Richard Barone.

→ villagepreservation.org/village250

Iconic Meatpacking District Buildings Preserved, But Big Threats Remain

The “Triangle Building” at 675 Hudson Street (13th/14th Streets) is not only a longtime symbol of the Meatpacking District; it’s the neighborhood’s oldest industrial building (1849), and predecessor to the uptown “Flatiron” building by over 50 years. It was also landmarked in 2003 as part of the Gansevoort Market Historic District we proposed and secured. In May a developer proposed constructing an outlandish and highly visible glass spaceship-like addition atop the building. We led efforts against the proposal, which we’re pleased to report was denied by the Landmarks Preservation Commission (LPC).



We were also able to get the LPC to deny a similar application to construct another oversized and out-of-context addition atop the equally iconic 69 Gansevoort Street. That beloved Art Moderne structure, which we also got landmarked in 2003, housed the restaurant Florent from 1985 to 2008.



At 51 Little West 12th Street, we’ve been fighting a zoning variance to allow construction of an oversized 203 ft. tall tower at this site west of Washington Street. There the owner claims a “hardship” should entitle him to exemptions from the rules governing the size and types of development in the neighborhood, though no such actual hardship has been demonstrated. While a final decision hasn’t yet been rendered, the City has so far rejected most of their claims.

Our campaigns have prevented (from top) outlandish proposed rooftop additions to 675 Hudson Street and the former home of Florent at 69 Gansevoort Street, and an oversized tower at 51 Little West 12th Street.



West 12th and West Streets, advanced by the Adams Administration, remain on the books, but the new Mayor is yet to move on the proposal. We are fighting for a reduction of 50-75% in the size of the building and elimination of all luxury housing on the public land.

Plans for a 600 ft. tall tower including luxury condos on city-owned land at Little

Restoring Long-Neglected 34½ East 12th Street

Built in 1855 as the city's first school for girls, 34½ East 12th Street was the brainchild of Lydia Fowler Wadleigh, the great 19th-century educational reformer and advocate for women and girls. That rich history and its impressive Anglo Italianate design earned the building landmark status in 1998. But for nearly 20 years, it's been shrouded in scaffolding, barely used by the Police Department which controls the space. A deteriorating eyesore, its proud history has for too long been ignored.



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We're fighting to change that. Working with Councilmember Harvey Epstein and Community Board 2, we're demanding a plan for restoration of the building, and a conversation about its future and the best use of this unique public resource. Our public pressure campaign

is making some progress; the NYPD has finally pledged to seek funding for repairs. But a lack of details so far about timing, work, and future use means we've still got a ways to go to bring this landmark back.

→ villagepreservation.org/34-1-2-east12th

Photo: Dylan Chandler

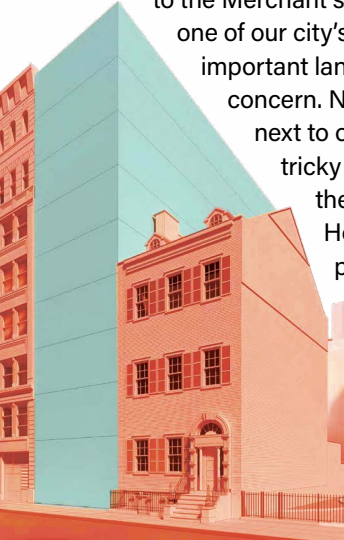
Protecting Merchant's House Museum

A proposed 105 ft. tall building next door to the Merchant's House Museum, one of our city's first and most important landmarks, is of great concern. New construction next to older buildings is tricky at best; because the Merchant's House is a perfectly preserved early 19th-century home with delicate plaster details throughout the interior, vibrations or

ground shifting from adjacent work can do irreparable damage. As a public educational institution, the potential for harm to the common good is vastly greater than usual.

The Museum says the proposed construction work would do extensive damage to their building, in spite of precautions the developer promises. Unfortunately, we've seen such procedures routinely overlooked or ignored, and just one slip could do grievous permanent harm here. At press time, no decision by the City on the plan has yet been made.

→ villagepreservation.org/merchants-house



Pushing Back on the 'YIMBY' Agenda: Deregulation that Harms History, Housing, and Affordability

Village Preservation is a leading voice against "YIMBY" policies promoting maximal deregulation of development, often under the false pretense of increasing housing affordability. In fact, the result is not only a loss of history and grossly out-of-scale and -character development; it's often a loss of housing and affordability.

Two recent developments illustrate this. At 16 Fifth Avenue, a recently completed 241 ft. tall tower contains just 14 super-luxury units, replacing a historic landmarked five-story building the City approved for demolition (over our strenuous objections) that had 20 modest units of housing, 10 of them rent-regulated and affordable. Worse, construction on the building led to damage to nearby 10 Fifth Avenue, making several tenants, including elderly rent-regulated ones, homeless for over a year. Virtually no penalties were imposed upon the developer.

At 5-11 West 13th Street, the City approved plans for a 538 ft. tall tower, the tallest ever built in Greenwich Village, with no affordable housing. It will contain about 30

super-luxury units unlikely to be permanent residences. New "City of Yes" zoning rules allow this, even though when proposing

the rules the City said they would encourage development on this site to be lower and more contextual, and take advantage of affordable housing allowances. Neither turned out to be the case, and in fact these new YIMBY-inspired rules encourage the tallest tower possible and discourage including affordable housing.

We've issued a series of reports highlighting how these deregulatory policies consistently fail to deliver on promises of affordability, as developers simply built huge units geared toward part-time residents in out-of-scale developments that contribute little to the neighborhood. We're also staging a series of programs with economists, planners, and other academics whose

research echoes our own findings, and urge a different approach than development deregulation to improving quality of life and affordability in our cities.



16 Fifth Avenue, at center (above), and Councilmember Harvey Epstein speaking at our April 23 rally to protest approval for the oversized 5 West 13th Street.



Fate of Historic Tony Dapolito Recreation Center Remains in Doubt

In spite of promises by candidate Mamdani to preserve and reopen the landmarked Tony Dapolito Recreation Center at Clarkson and Carmine Streets, the administration of Mayor Mamdani is yet to move on or commit to repairs, allowing the center to continue to deteriorate and remain closed while advancing plans for its replacement.

This in spite of the fact that at a press conference this spring we stood alongside our partners at Save the Public Recreation Center Downtown (SPRCD) to reveal that City documents secured through a Freedom of Information request showed that the city's own experts and engineers said the Center could be repaired and drew up a plan to do so, which has since been ignored. Last year we stood with SPRCD to reveal that the City allocated \$120 million to repair the building that was never spent. The building was landmarked in 2010 to honor its immigrant history and long record serving



the public, first as a bathhouse and then as a recreation center, renamed in 2003 for a beloved local community leader. Yet the City has still failed to commit to restoring the building, though they have also not yet made any of the moves to gain required approvals for demolition.

When running for City Council, Carl Wilson pledged to oppose demolition and fight for restoration of the building (see page 4). We intend to work with him to see that happen. The need to do so is

now more important than ever as the City continues to advance plans to build a new recreation center as part of the 388 Hudson Street development that seemingly would completely replace, rather than supplement, the Tony Dapolito Center (see next page).

Top and left: The community turned out for our March 29 rally to save the center.

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→ villagepreservation.org/dapolitorec

388 Hudson Plans Advance In Spite of Design Concerns, Affordability Questions

Mayor Adams' plans to develop a city-owned lot at Hudson and Clarkson Streets with a 400 ft. tall tower, including a replacement for the Tony Dapolito Recreation Center and ostensibly "affordable" housing, have moved ahead under the Mamdani Administration, despite big concerns on multiple fronts.

A major issue raised during the plan's "public engagement" process was ensuring the design was respectful of its surroundings as a transition point between Hudson Square and the Greenwich Village Historic District. The tall proposed tower resembling a cheese grater, more than double the height of many adjacent buildings and nearly 10 times the height of the landmarked houses it would face, received broad criticism for failing to do so. The building's size is also inflated by completely replacing the Tony Dapolito Recreation Center rather than merely supplementing it, in spite of clear community demands to repair and reopen the Center, and commitments (yet to be fulfilled) by candidate Mamdani to do so.

The "affordable" housing elements of the plan also raise serious questions. The City has thus far refused to provide any details on the terms of agreement with the developer to ensure the permanent affordability



of the housing, and so far has refused to consider measures like land deeds to enforce it. The developer has been named one of the 100 worst landlords in NYC by the Public Advocate for over 1,000 city violations and evicting dozens of low-income tenants. And the proposed levels of "affordability" for some units require incomes nearly double the median for NYC renters, stretching the definition of "affordable."

When running, newly elected Councilmember Carl Wilson pledged to work to improve the building's design to better relate to its context and require ironclad guarantees of



permanent affordability (see page 4). We intend to work with him to ensure he delivers on those promises. The public approval process should begin later this year.

→ villagepreservation.org/388-hudson

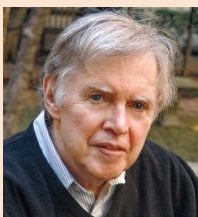
New Oral Histories Share a Century and Half of Village History

Our latest oral histories offer personal insights from two locals with over 75 years each in the neighborhood.

Carole Greitzer (1925-2026) helped found the influential Village Independent Democrats and end generations of Tammany Hall control of local politics, and through decades in the City Council helped blaze trails for women's rights and secure victories for preservation in the neighborhood.

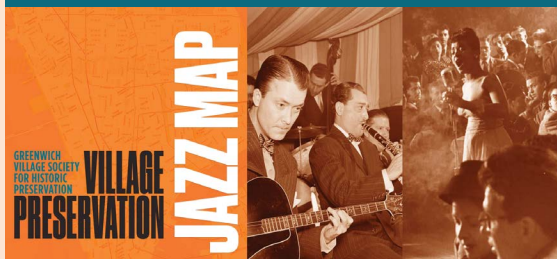


Author Tony Hiss has lived in the same Village apartment since 1947, and his oral history offers insights into both the change and continuity he's seen. An award-winning author and longtime staff writer at *The New Yorker*, his youth in the neighborhood was shaped by his father Alger Hiss' wrongful imprisonment for spying for the Soviet Union, which he recalls.



These are among over 70 oral histories we've conducted with leading artists, preservationists, business owners, and leaders in our community, including Jane Jacobs, John Guare, Jonas Mekas, and Mimi Sheraton, among many others. Access them all at villagepreservation.org/oralhistories.

Scan here
for links to
websites in
this issue



Jazz Map Marks 100 Years of Local Music History

Released for April's Jazz Appreciation Month and as part of our ongoing celebration of our nation's 250th birthday and our neighborhoods' role in shaping its history (see page 6), our new interactive Jazz Map shows over 100 sites from the 1920s to today where great artists lived, recordings were made, and performances were given. This first-of-its-kind resource lets you explore Greenwich Village, the East Village, and NoHo by decade, sub-genres like swing and bebop, types of locations, and keyword searches that will bring you to big names like Charlie Parker, Billie Holiday, and Charles Mingus, as well as less well-known but nevertheless profoundly influential performers, composers, producers, recording studios, and music venues. The map also allows you to construct and share your own tour, so you can guide others to your favorite jazz spots in our neighborhoods.



Whether you're a casual listener or die-hard aficionado, our deeply detailed new illustrated map, with illustrations and sound, will enlighten and delight you. Take a look at jazzmap.villagepreservation.org.

Historic Image Collections Showcase Neighborhoods in the 1980s

Two recent additions to our 5,600-piece historic image archive highlight our neighborhoods at a critical point in their evolution.

Peter Bennett's collection captures the East Village in the early 1980s in vivid, colorful detail, as grit and abandonment mixed with rebellion and creativity to



create a time and place like no other. A local bartender who befriended street punks and drifters, his lens caught rock stars, emerging artists, sidewalk performers, longtime merchants, ethnic enclaves, and kids playing in fire hydrants as part of the neighborhood's heady mix.



The historic image archive has added work by Peter Bennett (top) and Scott Laperruque (above).

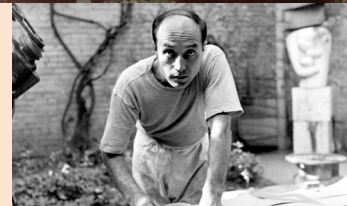
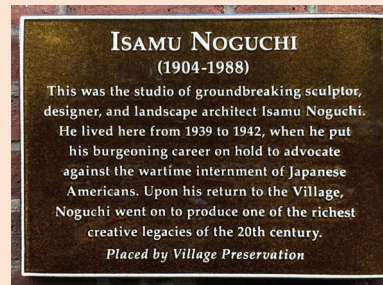
Photographer Scott Laperruque lived next to the new route for the Village Halloween Parade after it moved to Sixth Avenue in the early 1980s. During that time when it grew to the largest Halloween Parade in the world, Laperruque captured the creativity and anxiety of the era, on full and sometimes bawdy display. It's a window back to a time when the parade, and the neighborhood, were in a very different place in their ongoing arc of change.

View these and many more collections at villagepreservation.org/image-archive.

New Plaque Honors Isamu Noguchi

Our 28th plaque honored renowned sculptor and landscape architect Isamu Noguchi at his former residence and studio at 52 West 10th Street. Joined by the Noguchi Foundation and Museum and dozens of well-wishers, we saluted a pivotal location in his decades-long career shaping how we view space and form. The plaque and ceremony also noted his efforts to confront the internment of Japanese-American citizens during World War II, which intersected with his time here.

This joins dozens of plaques we've unveiled honoring local figures from Jane Jacobs to James Baldwin, Lorraine Hansberry to Allan Ginsberg, and locations like the Fillmore East and former NAACP headquarters. More at villagepreservation.org/plaque.



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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.

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Contribute \$1,000 or more, and receive an invitation to a special thank-you event at a unique Village location. Village Preservation is a 501(c)(3) nonprofit. All donations are tax-deductible to the fullest extent of the law.

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Acknowledgments

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VILLAGE PRESERVATION documents, celebrates, and preserves the special architectural and cultural heritage of Greenwich Village, the East Village, and NoHo. Follow us on social media:



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