

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

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

July 2026
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.

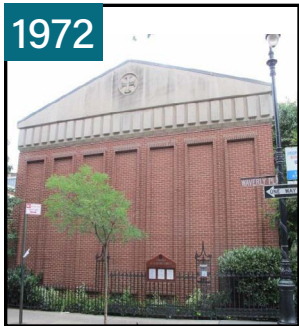
Research in this report was based on Village Preservation records, as well as those from the Department of Buildings and LPC. In many instances, records could not be located and in those cases, estimates were made for year of approval.

Andrew Berman
Executive Director

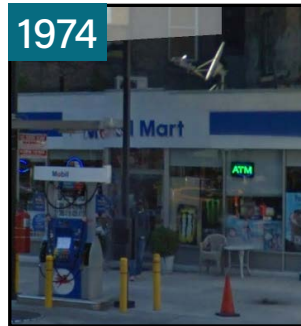
Table of Contents

Map of New Buildings **p. 7**
since Historic District designation in 1969

Buildings in Chronological Order



1972
224 West 11th Street
p. 8



1974
51-63 8th Avenue
p. 9



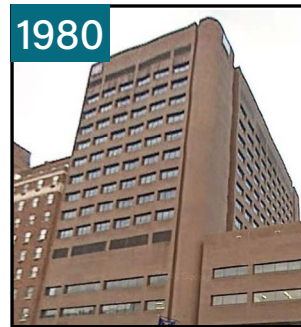
1977
18 West 11th Street
p. 10



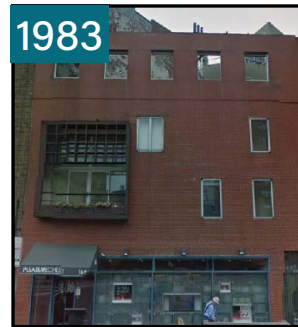
1979
76 Greenwich Avenue
p. 11



1980
328 West 11th Street
p. 12



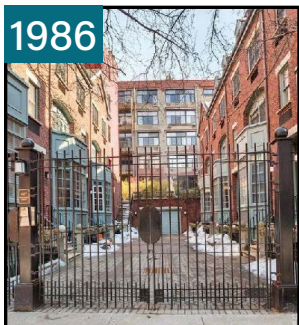
1980
17th Avenue
p. 13



1983
156 7th Avenue South
p. 14



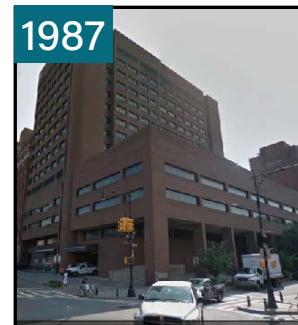
1984
126 Waverly Place
p. 15



1986
687 Greenwich Street
p. 16



1987
513 Hudson Street
p. 17



1987
153 West 11th Street
p. 18



1988
137-141 7th Avenue
South **p. 19**



1988
22 Perry Street
p. 20



1990
115-125 7th Avenue
South p. 21



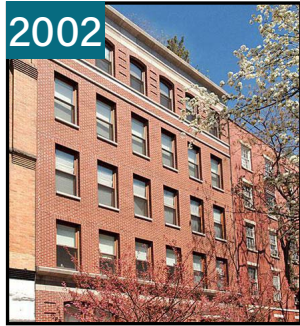
1999
534 Hudson Street
p. 22



2000
97 Greenwich Avenue
p. 23



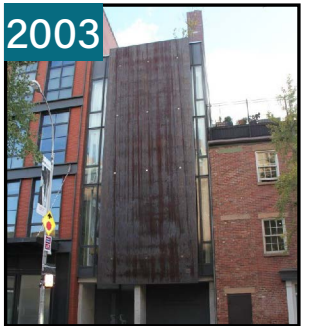
2002
637 Hudson Street
p. 24



2002
93-95 Charles Street
p. 25



2002
11 Christopher Street
p. 26



2003
829 Greenwich Street
p. 27



2004
744 Greenwich Street
p. 28



2005
88 Washington Place
p. 29



2005
293 West 4th Street
p. 30



2005
295 West 4th Street
p. 31



2005
297 West 4th Street
p. 32



2007
122 Greenwich Avenue
p. 33



2008
501 Hudson Street
p. 34



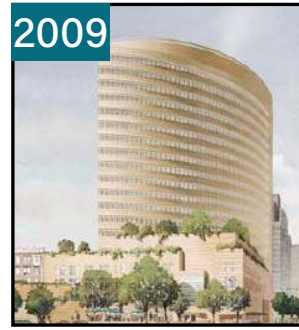
2008
703-711 Washington
Street p. 35



2009
703-711 Washington Street **p. 36**



2009
335 West 12th Street **p. 37**



2009
20 7th Avenue **p. 38**



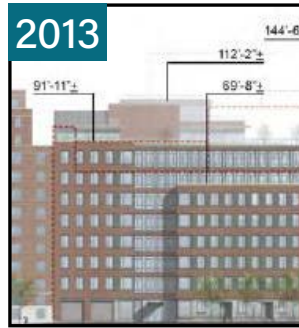
2012
487 Hudson Street **p. 39**



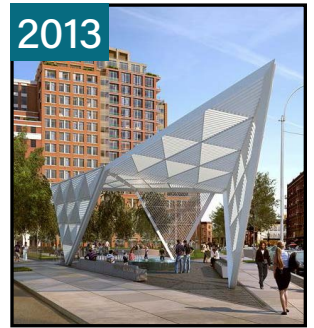
2013
133-141 West 11th Street **p. 40**



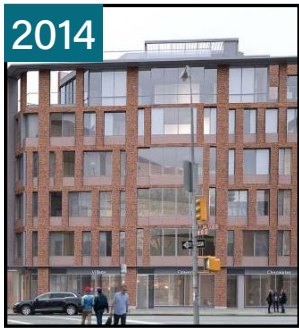
2013
1 7th Avenue **p. 41**



2013
144 West 12th Street **p. 42**



2013
76 Greenwich Avenue **p. 43**



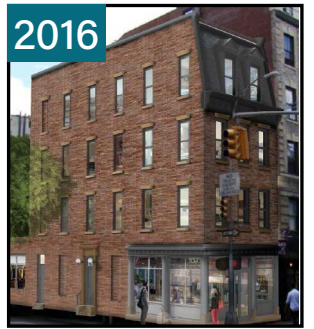
2014
130 7th Avenue South **p. 44**



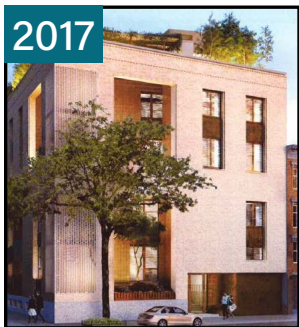
2014
192 7th Avenue South **p. 45**



2014
100 Barrow Street **p. 46**



2016
327 Bleecker Street **p. 47**



2017
703-711 Washington Street **p. 48**



2017
11-19 Jane Street **p. 49**



2018
538-544 Hudson Street **p. 50**



2019
38-42 West 8th Street **p. 51**



14-16 5th Avenue
p. 52



44 West 8th Street
p. 53



497 Hudson Street
p. 54

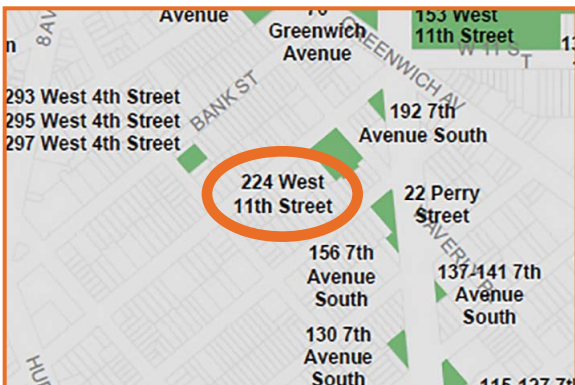
Timeline of Buildings: 1969-2025p. 55

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](#)

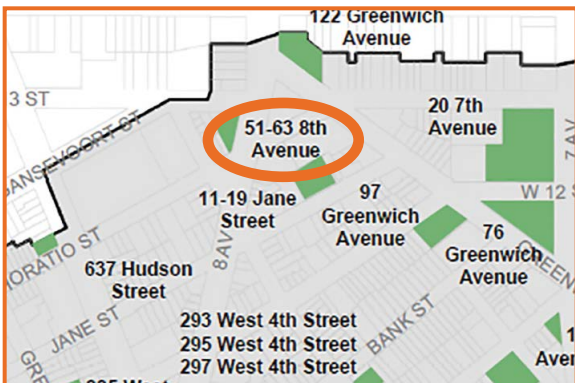
[Link to The Villager, April 18, 1974](#)

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.



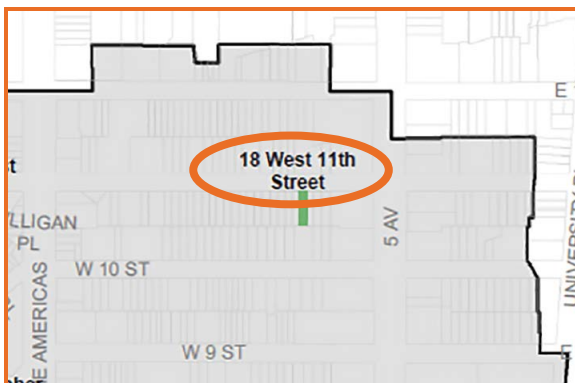
[Link to DOB Permits](#)

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.



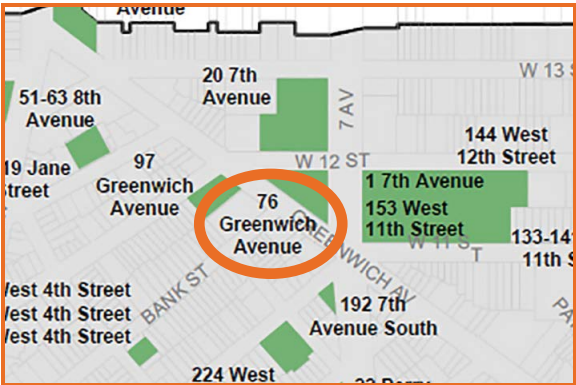
[Link to DOB Permits](#)

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](#)

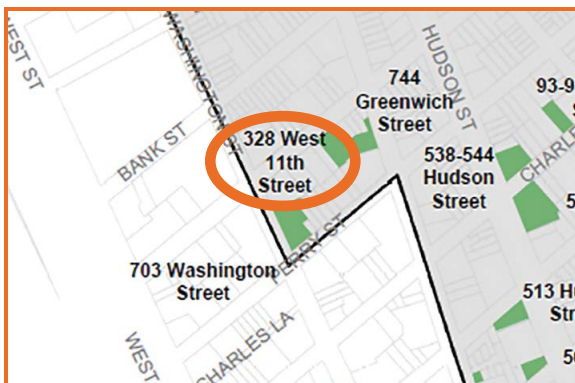
[Link to Village Preservation Landmarks Application Webpage](#)

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.



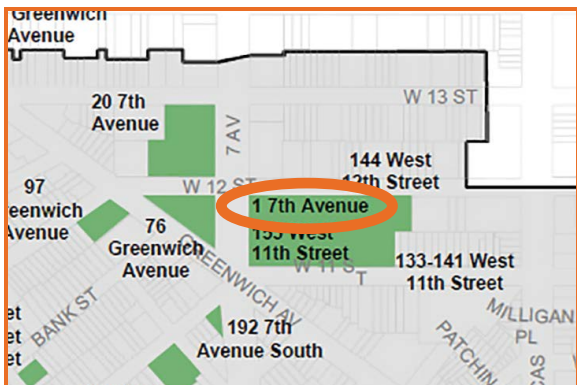
[Link to DOB Permits](#)

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](#)

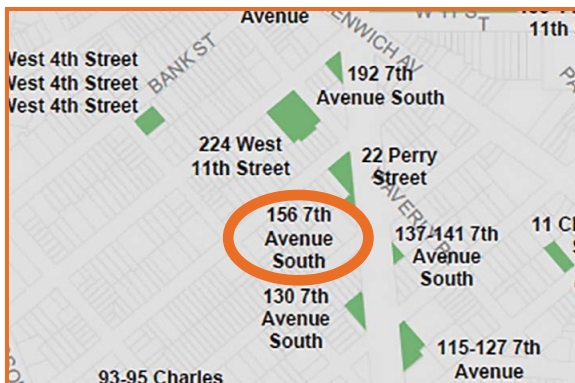
[Link to *The Villager*, September 4, 1980](#)

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](#)

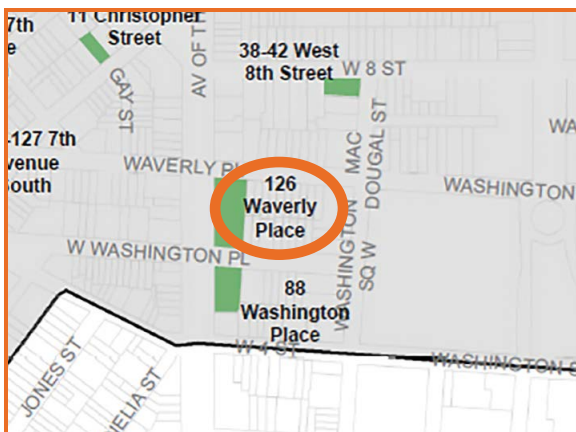
[Link to *The Villager*, November 17, 1983](#)

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.



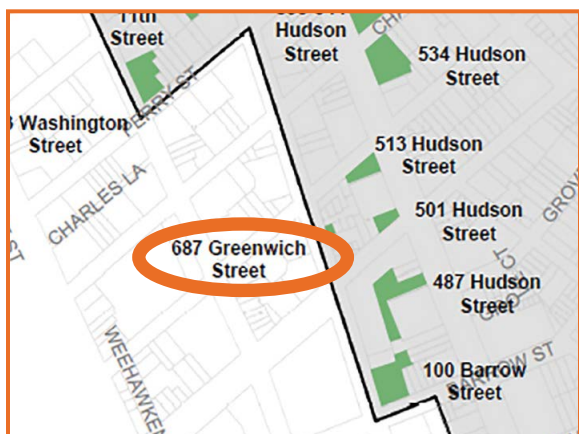
[Link to DOB Permits](#)

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.



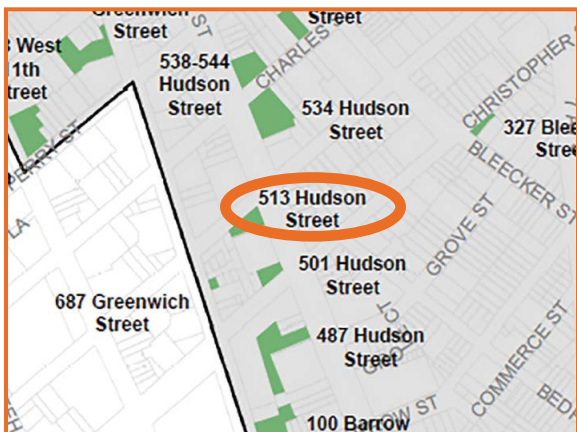
[Link to DOB Permits](#)

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



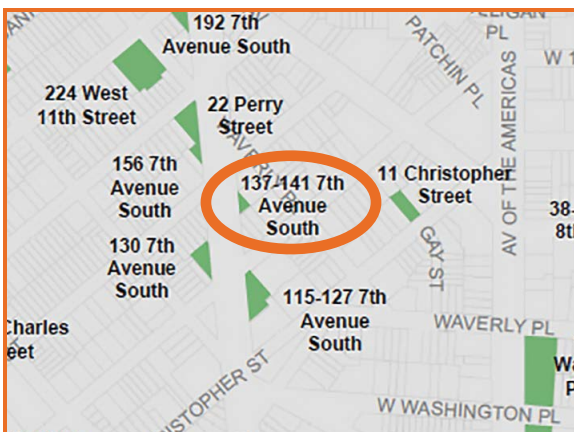
[Link to DOB Permits](#)

LPC OK
1988

137-141 7th Avenue South

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.

between West 10th and
Charles Streets



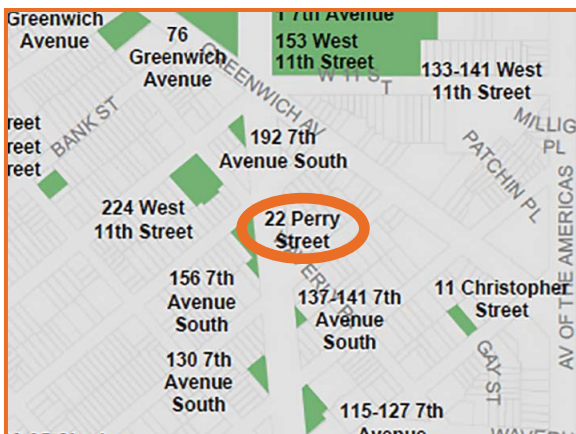
[Link to Village Preservation's Landmarks Application Webpage](#)

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.



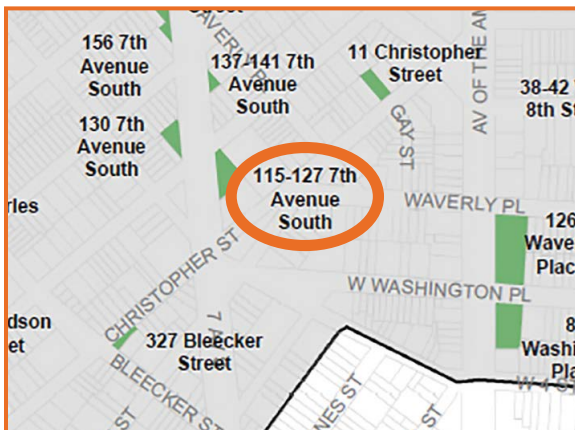
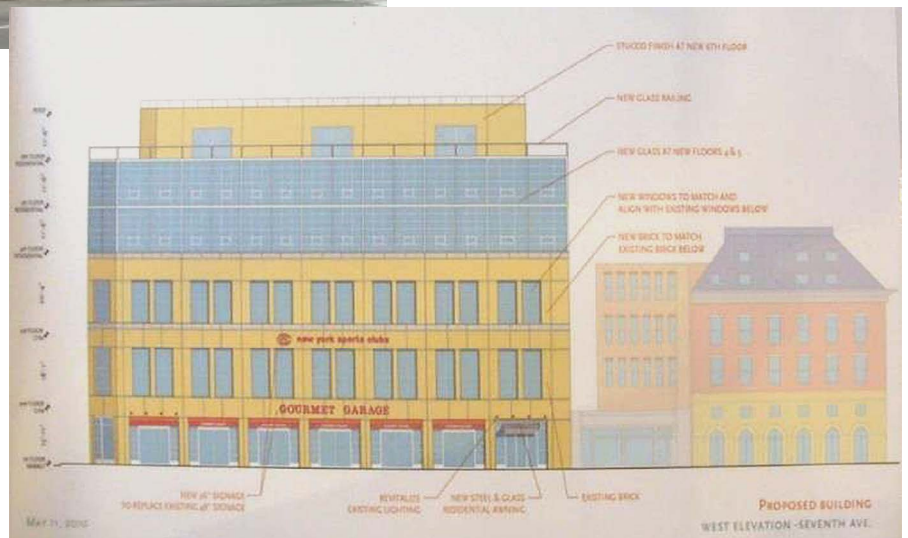
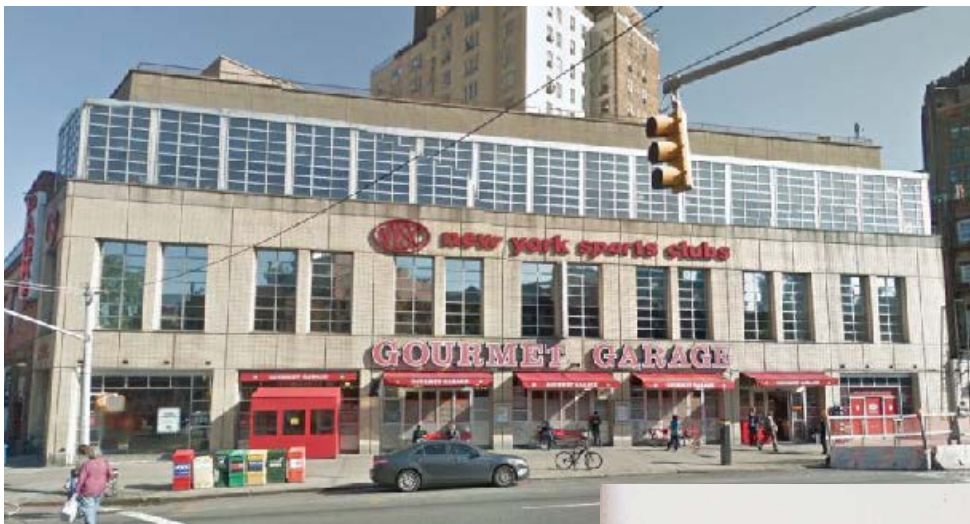
[Link to DOB Permits](#)

LPC OK
1990
2010

115-125 7th Avenue South

between Christopher and
West 10th Street

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.



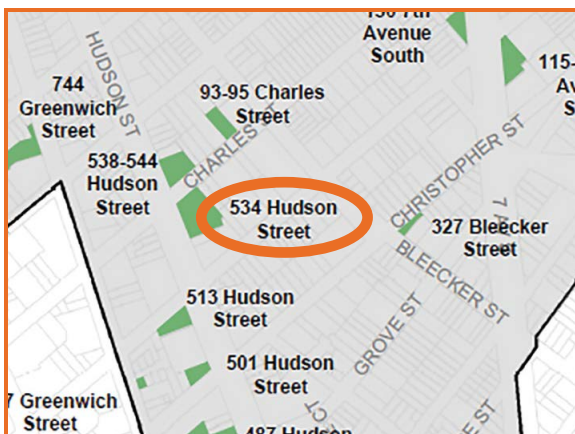
[Link to DOB Permits](#)

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



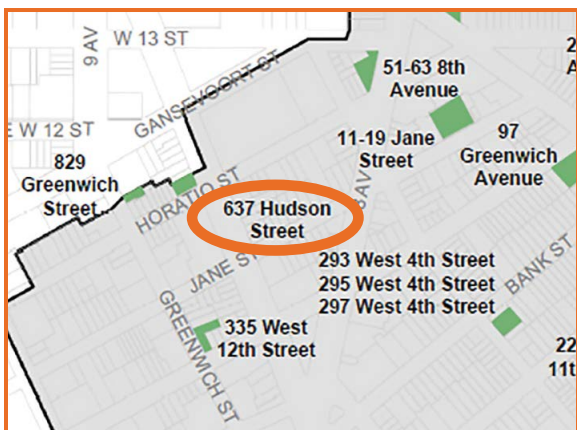
[Link to DOB Permits](#)

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.



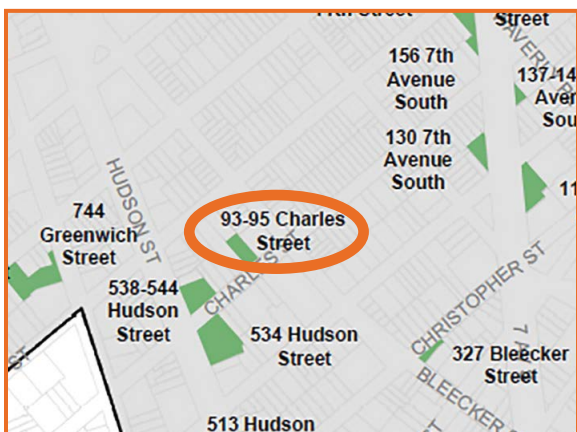
[Link to DOB record of LPC approval](#)

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



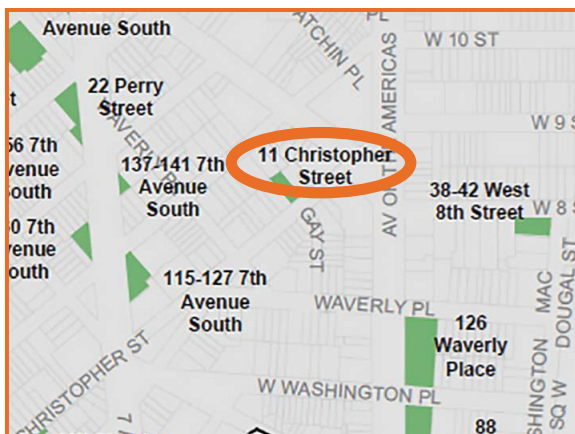
[Link to DOB Permits](#)

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.

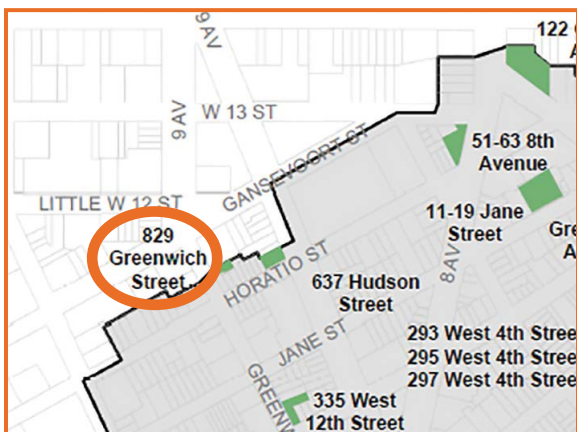


LPC OK
2003

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



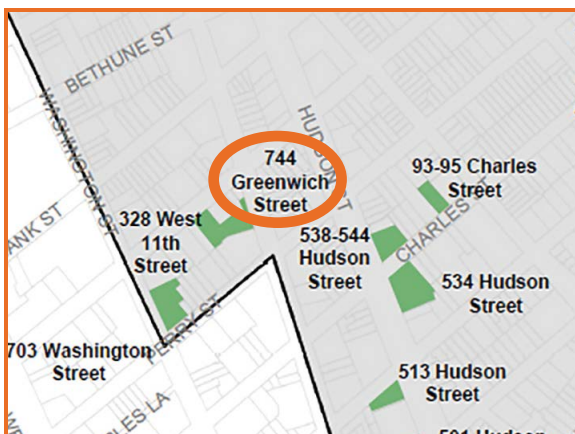
[Link to DOB Permits](#)

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.



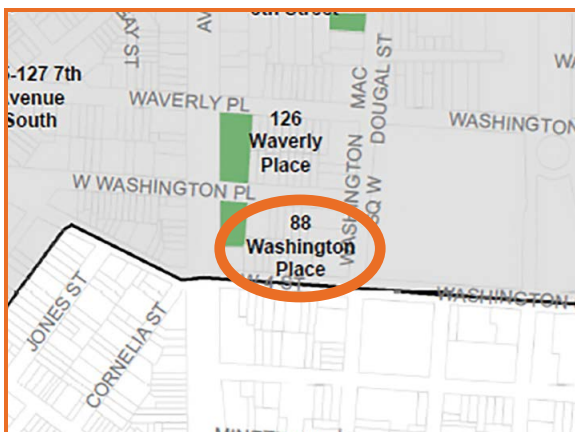
[Link to DOB record of LPC approval](#)

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.



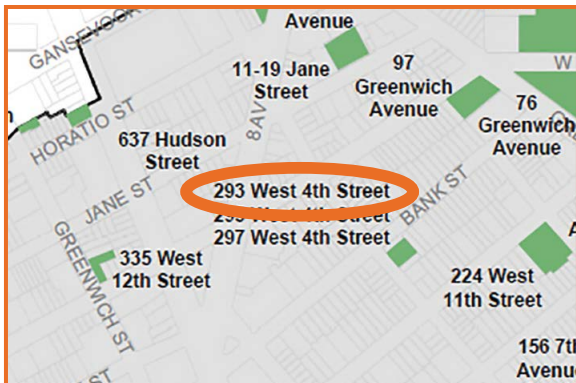
[Link to DOB record of LPC approval](#)

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.



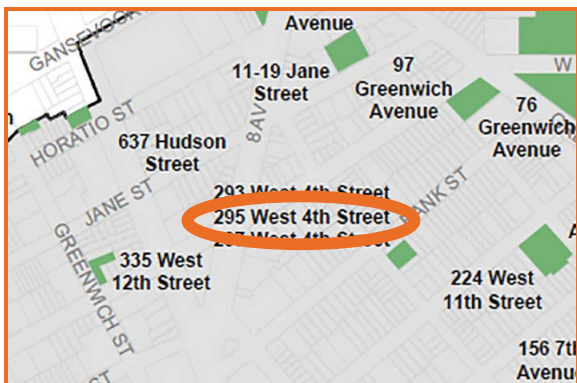
[Link to DOB Permits](#)

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



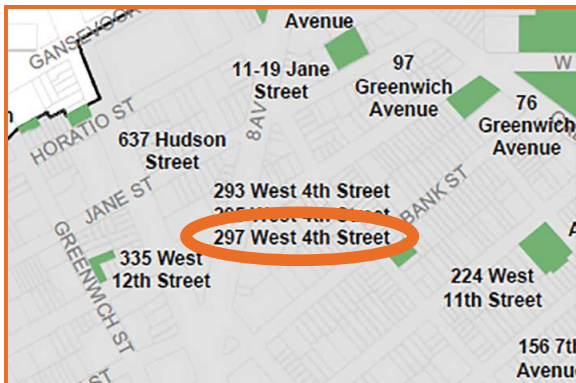
[Link to DOB Permits](#)

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.



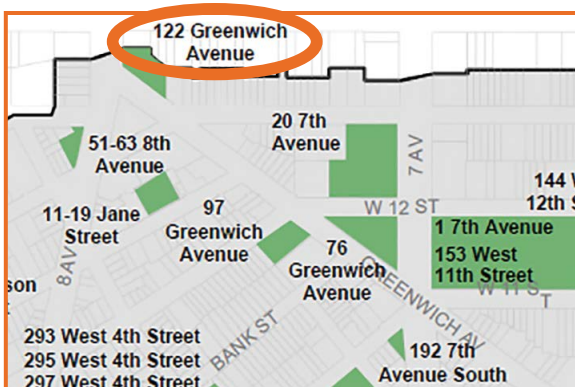
[Link to DOB Permits](#)

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.



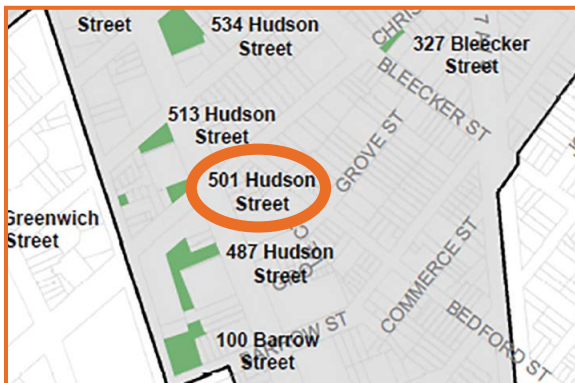
[Link to DOB record of LPC approval](#)

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.



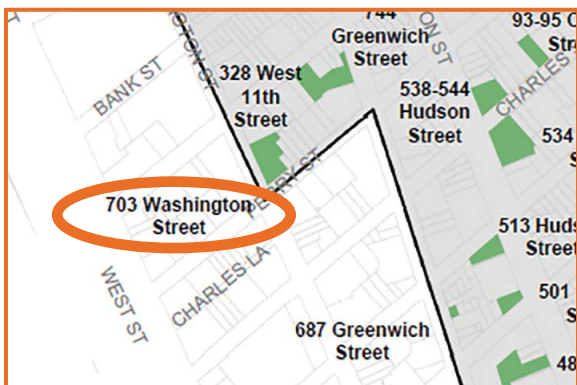
[Link to DOB Permits](#)

LPC OK
2008

703-711 Washington Street

aka 145-149 Perry Street

LPC approved this proposal in 2008 for a seven-story-plus penthouse 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](#)

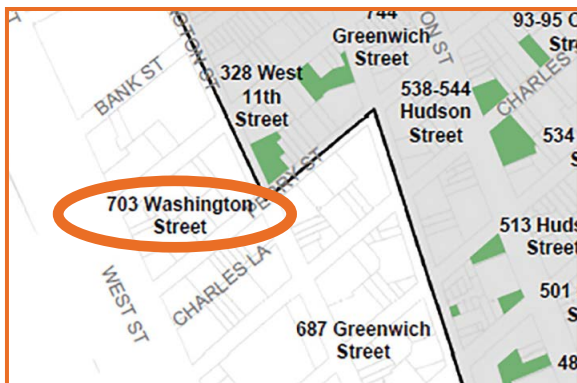
[Link to LPC Approval](#)

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 Helpern 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](#)

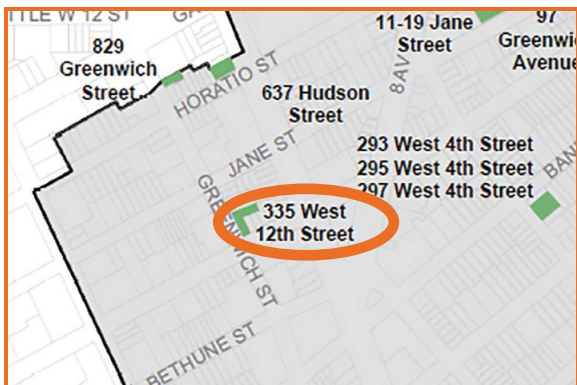
[Link to LPC Approval](#)

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

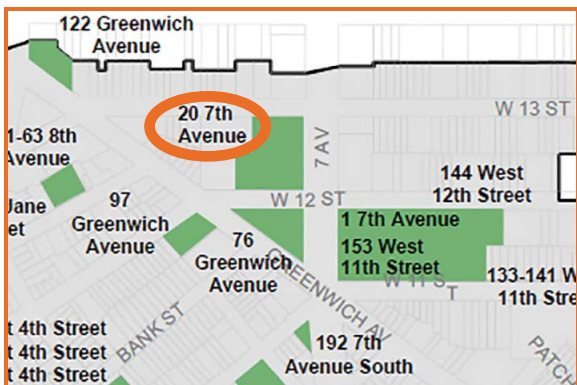
This was an unusual case in which LPC approved this new hospital building for St. Vincent's (shown here in two views) through a hardship process rather than through a certificate of appropriateness process. Ultimately, however, this building, designed by Pei Cobb & Freed was never constructed, and the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



Seventh Avenue looking North



Greenwich Avenue Elevation

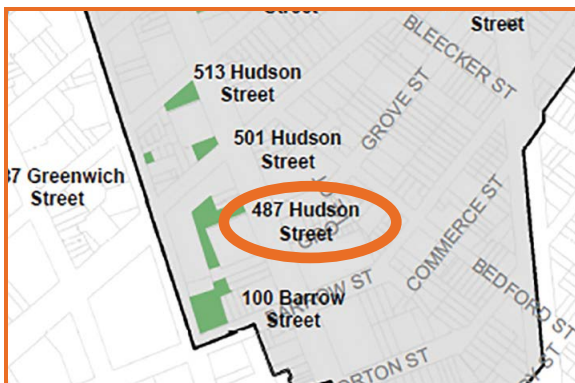
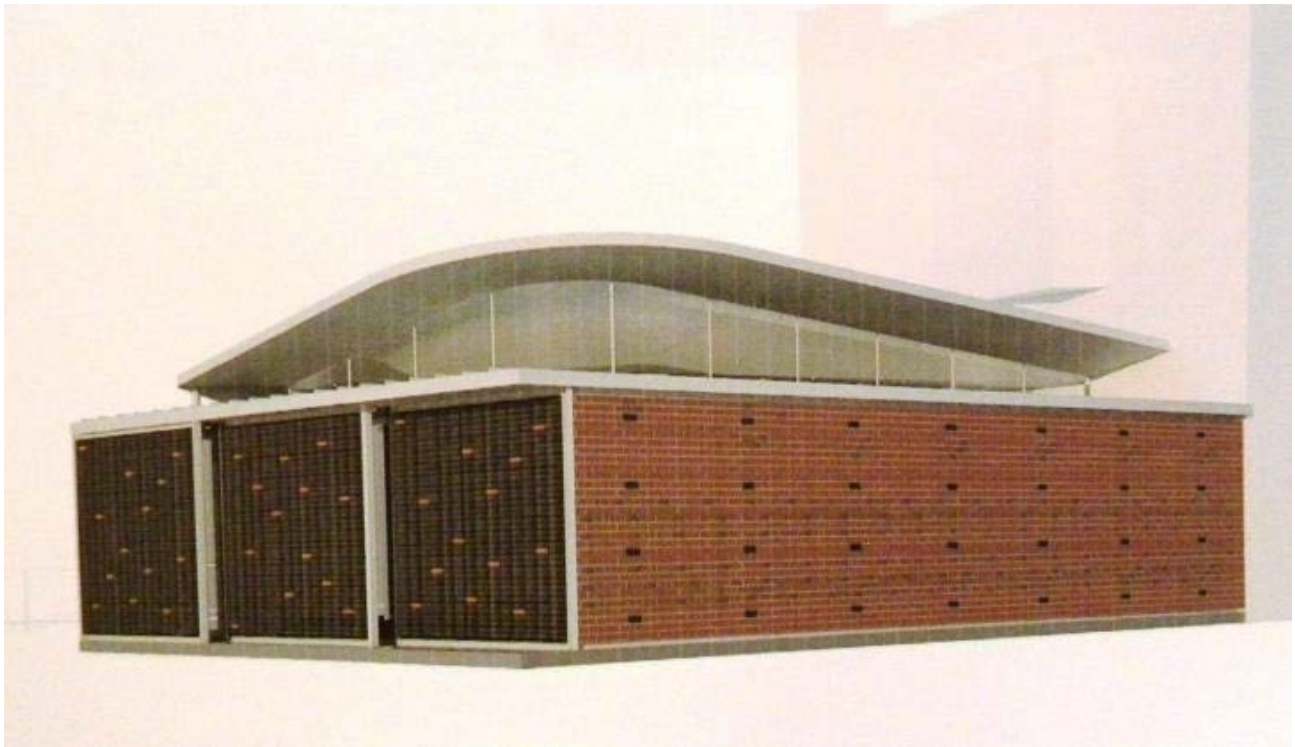


LPC OK
2012

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](#)

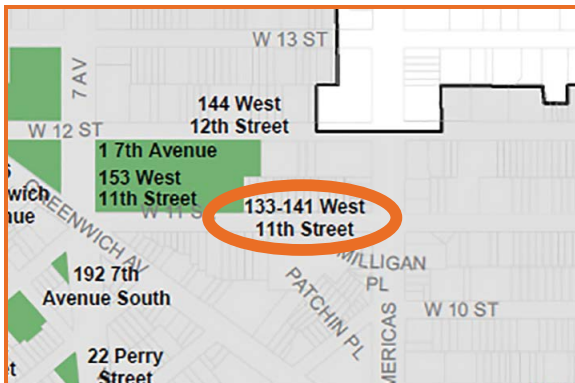
[Link to Village Preservation's Landmarks Application webpage](#)

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.



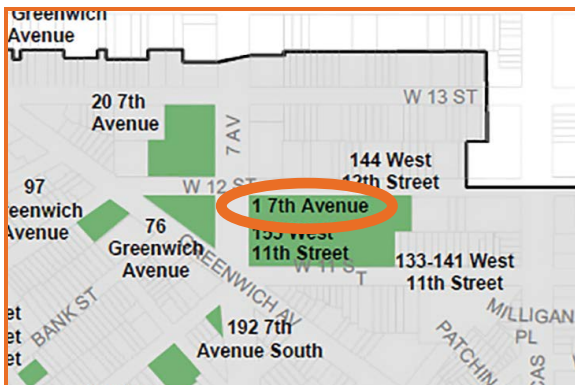
[Village Preservation's link to the approved plan](#)

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).



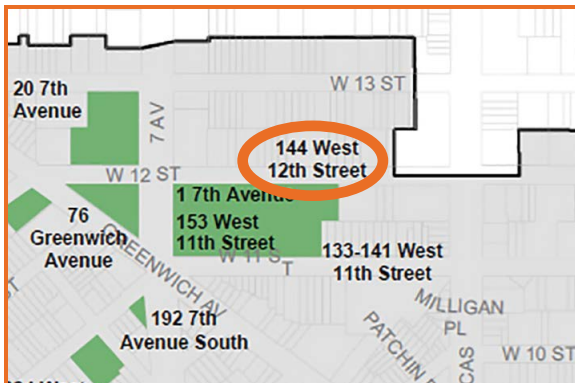
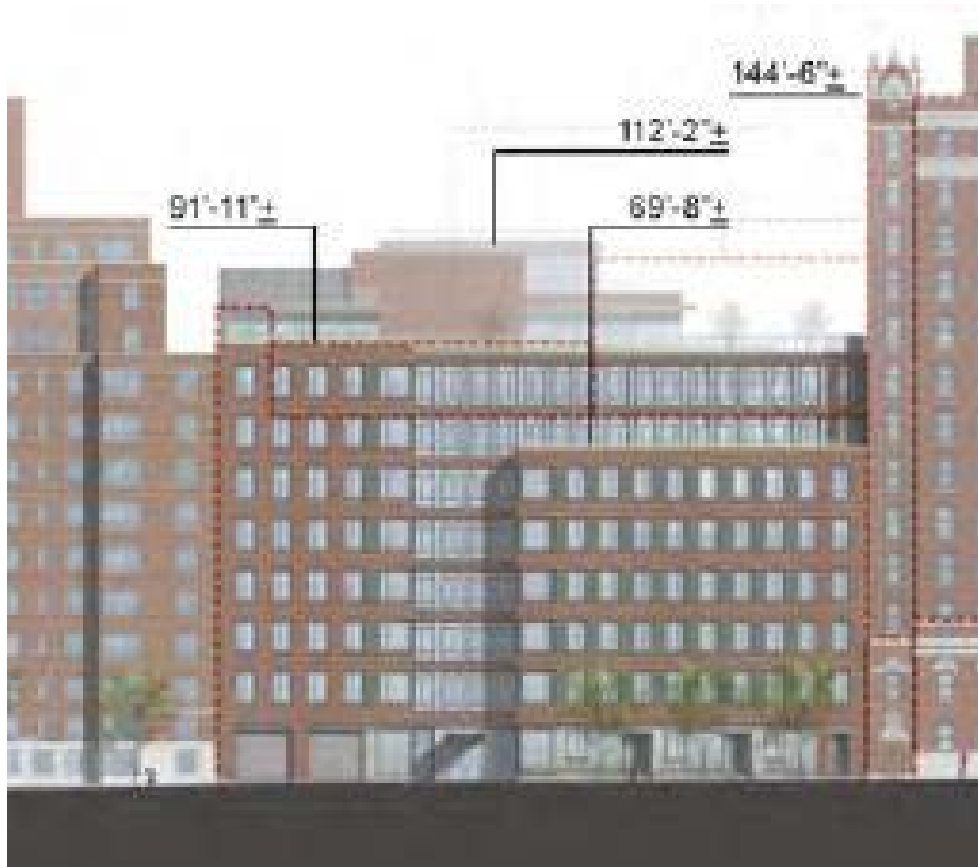
[Village Preservation's link to the approved plan](#)

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



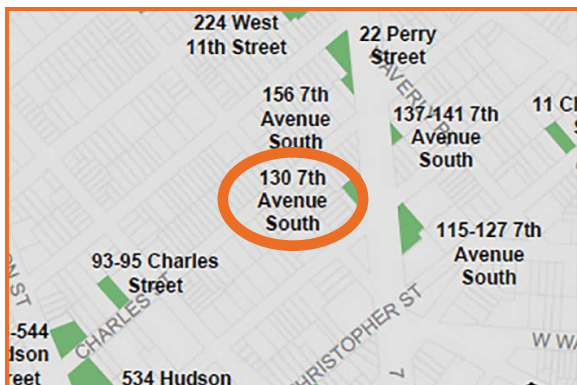
[Village Preservation's link to the approved plan](#)

130 7th Avenue South

LPC OK
2014

between West 10th Street
and Charles Street

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



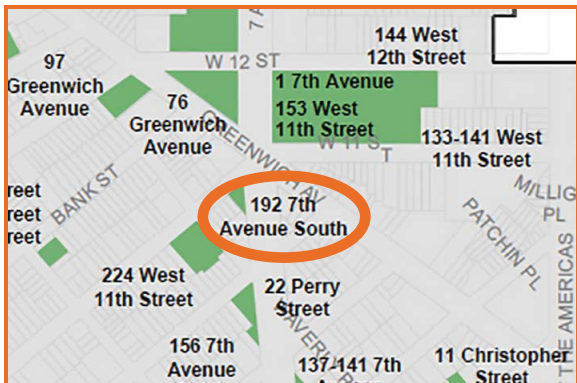
[Link to Village Preservation's Landmarks Application Webpage](#)

LPC OK
2014

192 7th Avenue South

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

between West 11th and
Perry Streets



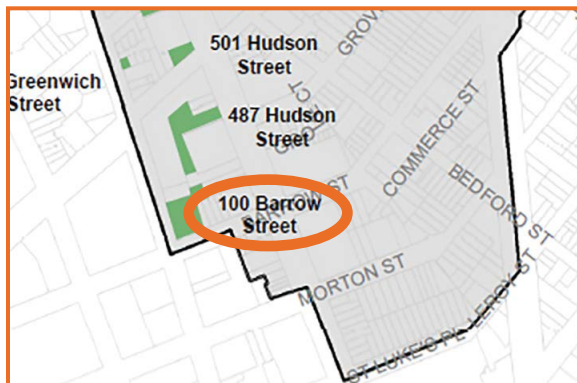
[Link to Village Preservation's Landmarks Application Webpage](#)

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.



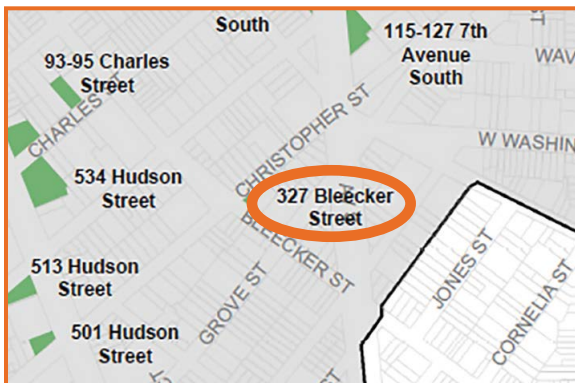
[Link to Village Preservation's Landmarks Application webpage](#)

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.



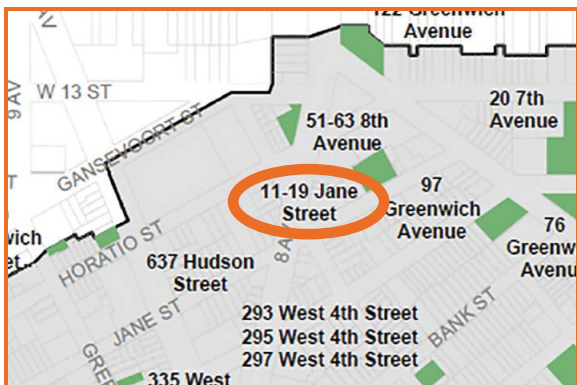
[Link to Village Preservation's Landmarks Application webpage](#)

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



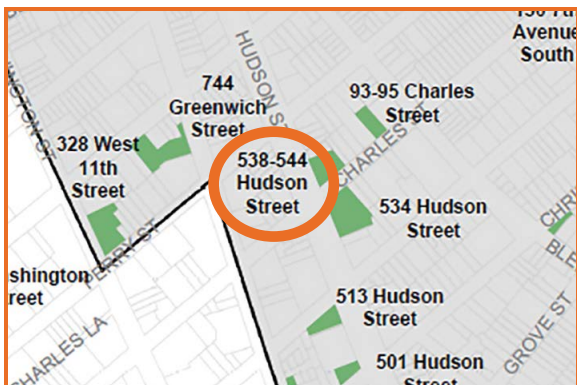
[Link to Village Preservation's Landmarks Application webpage](#)

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.



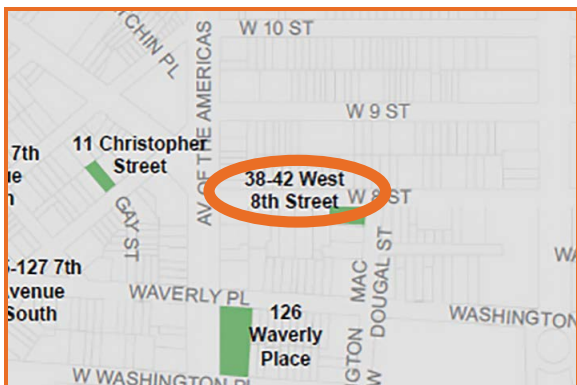
[Link to Village Preservation's Landmarks Application webpage](#)

LPC OK
2019

38-42 West 8th Street

aka 179-181 MacDougal Street
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.



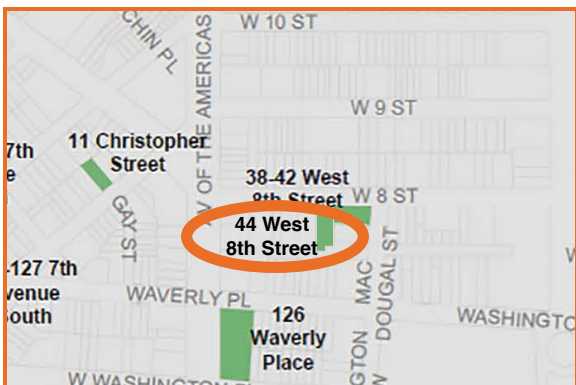
[Link to Village Preservation's Landmarks Application webpage](#)

LPC OK
2024

44 West 8th Street

LPC approved plans for a five-story-plus-penthouse residential building with a commercial ground floor designed by Inworkshop Architecture at this location.

between Sixth Avenue and
MacDougal Street

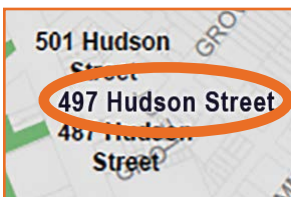


St. Luke's Center

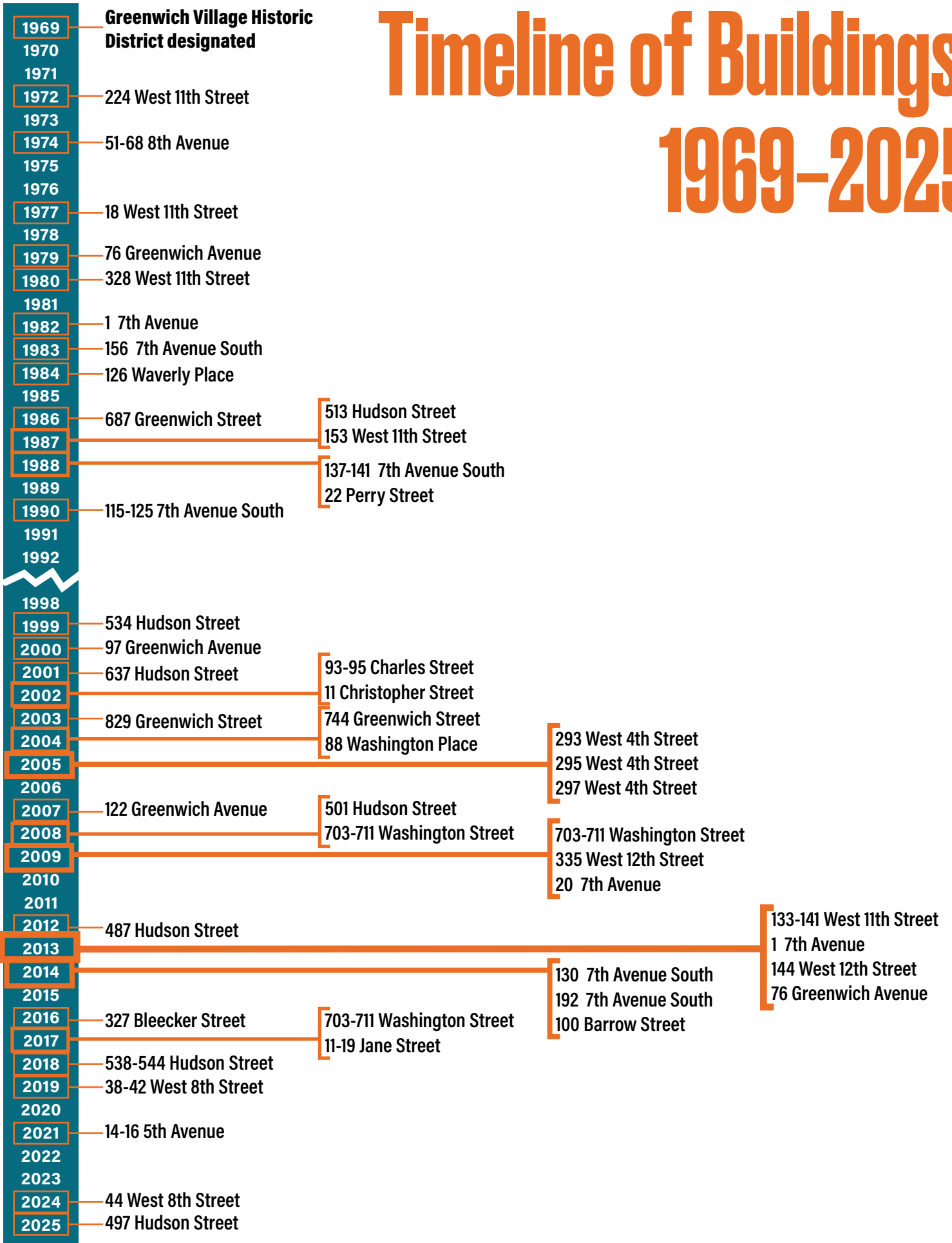
LPC OK
2025

The Church of St. Luke
in the Fields
497 Hudson Street
(at Christopher Street)

On November 25, 2025, the Landmarks Preservation Commission approved construction of St. Luke's Mission Building. The one-story structure, designed by BSKS Architecture, will include indoor space for the services and functioning of the church and its related activities.



Timeline of Buildings: 1969-2025



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

**GREENWICH
VILLAGE SOCIETY
FOR HISTORIC
PRESERVATION**

**VILLAGE
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