

January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-05562

109 Waverly Place – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

Passcode: 968680

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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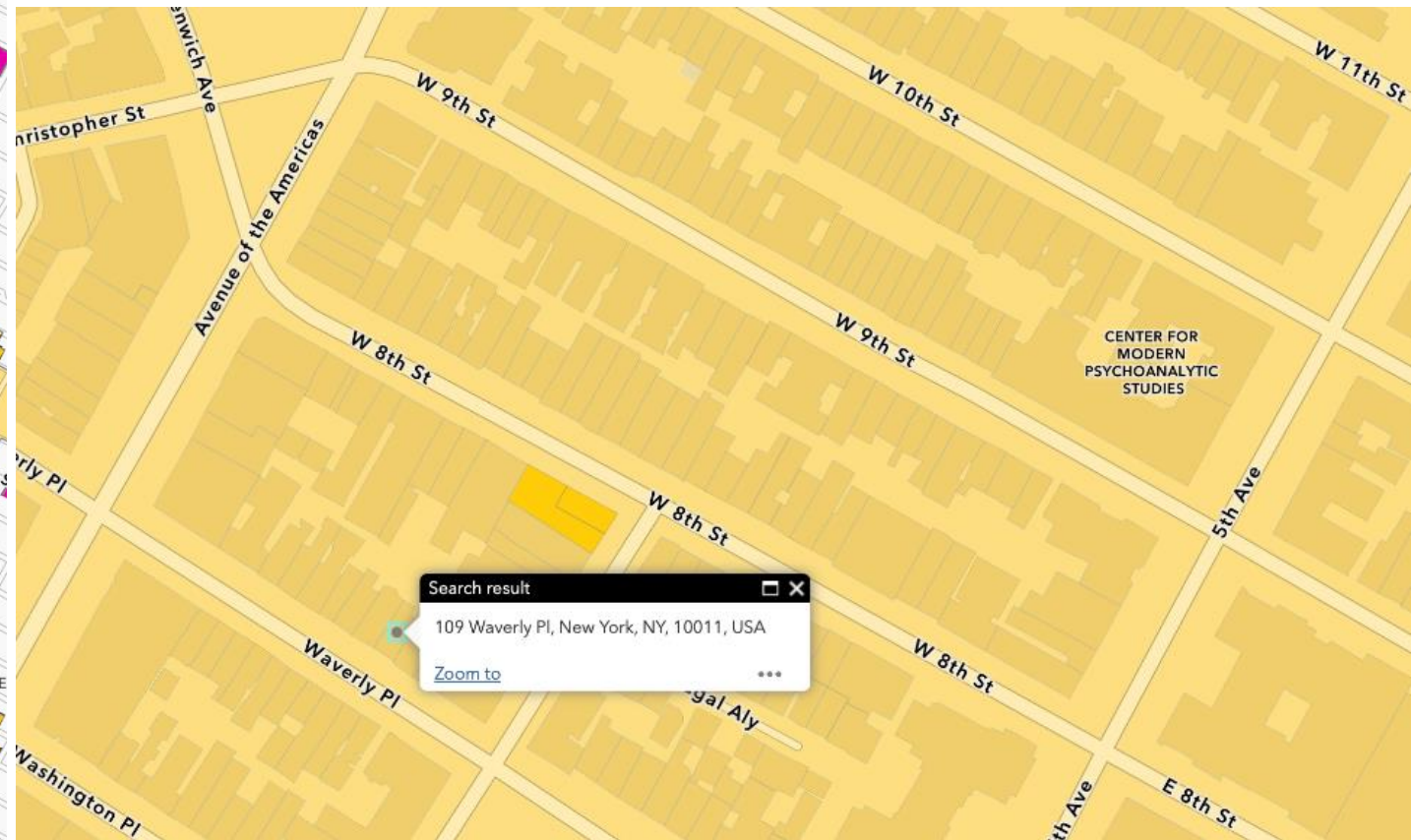
109 WAVERLY PL,
MANHATTAN, NY 10011
BLOCK 553 LOT 34 – DOCKET# LPC-26-05562

Description of the Problem:

- We are experiencing ongoing **safety, cleanliness, and security concerns due to unknown individuals and homeless persons** sleeping on our front steps, often leaving behind human waste and other unsanitary materials, which draw insects and rodents. This directly affects the main entryway to our residence.
- Additionally, our proximity to **Washington Square Park** results in frequent loitering on the stairs. Individuals regularly sit there to smoke, and the odor drifts straight into our home. **We have also had repeated incidents of delivery packages being stolen from our front steps**, further compromising our sense of safety and the security of our property.

Historic District Maps:

Greenwich Village Historic district 109 Waverly Pl, New York, NY 10011



Map of Approved Stoop Gates

109 Waverly Pl. ▲

168 Waverly

138 Waverly

122 Waverly Place

17 Barrow Street

79 Christopher St

451 Hudson St

17 Grove St

12-14 Minneta St

133 West 4th Street

132 West 4th Street*

*(Stoop gate existed at
the time of designation)



Historic and Existing Property Condition

109 Waverly Pl.



Historic Tax Photo: 1940s



Existing Conditions

Historic and Existing Property Condition

109 Waverly Pl.



Existing Conditions: Close up

Description of the Work

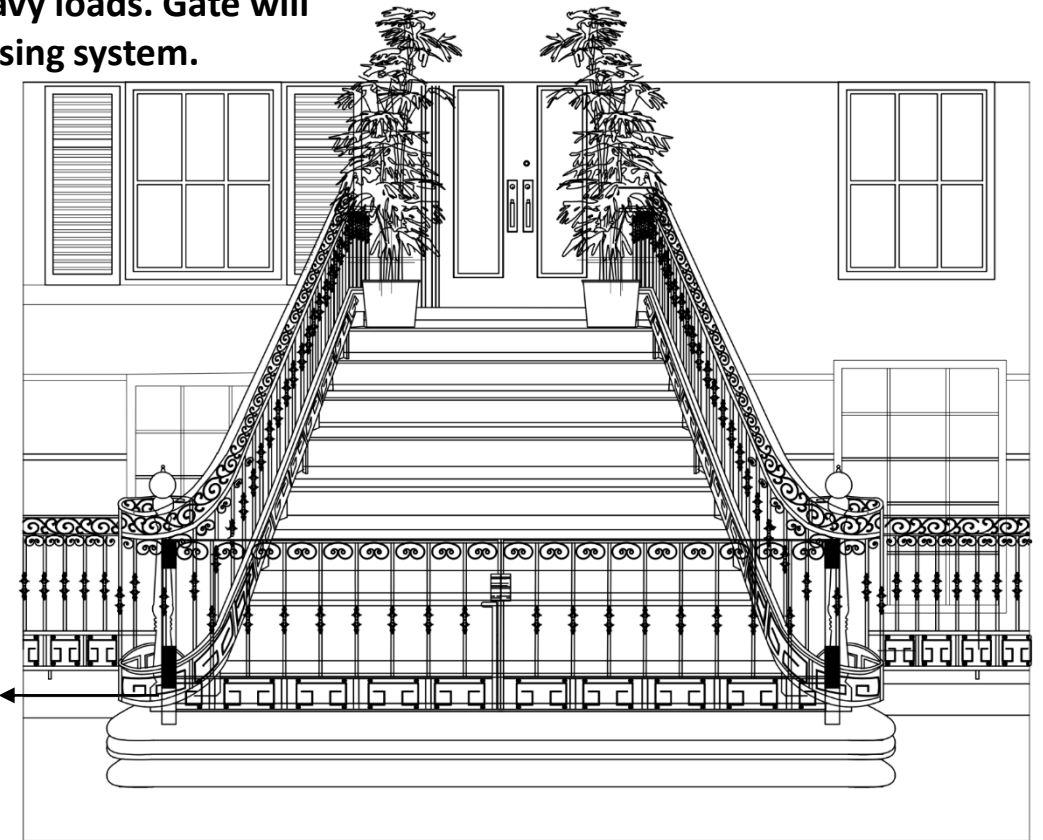
- We want to install an ornamental iron stoop gate for security at the bottom step of the existing front stair of the property, as it is shown on the elevation drawing (attached on document)
- Stoop gate design follows the existing ironwork alignments and aesthetic design, located at front of the property, which promotes historic site preservation. With the stoop gate, we can manage security, safety, and cleanliness concerns related to homeless or unknown individuals who are causing these concerns for the family.

Front Elevation Proposed

NOTE: Left gate panel will be the access side to the staircase. Right gate panel will be permanently closed and only opened for heavy loads. Gate will also include self-closing system.



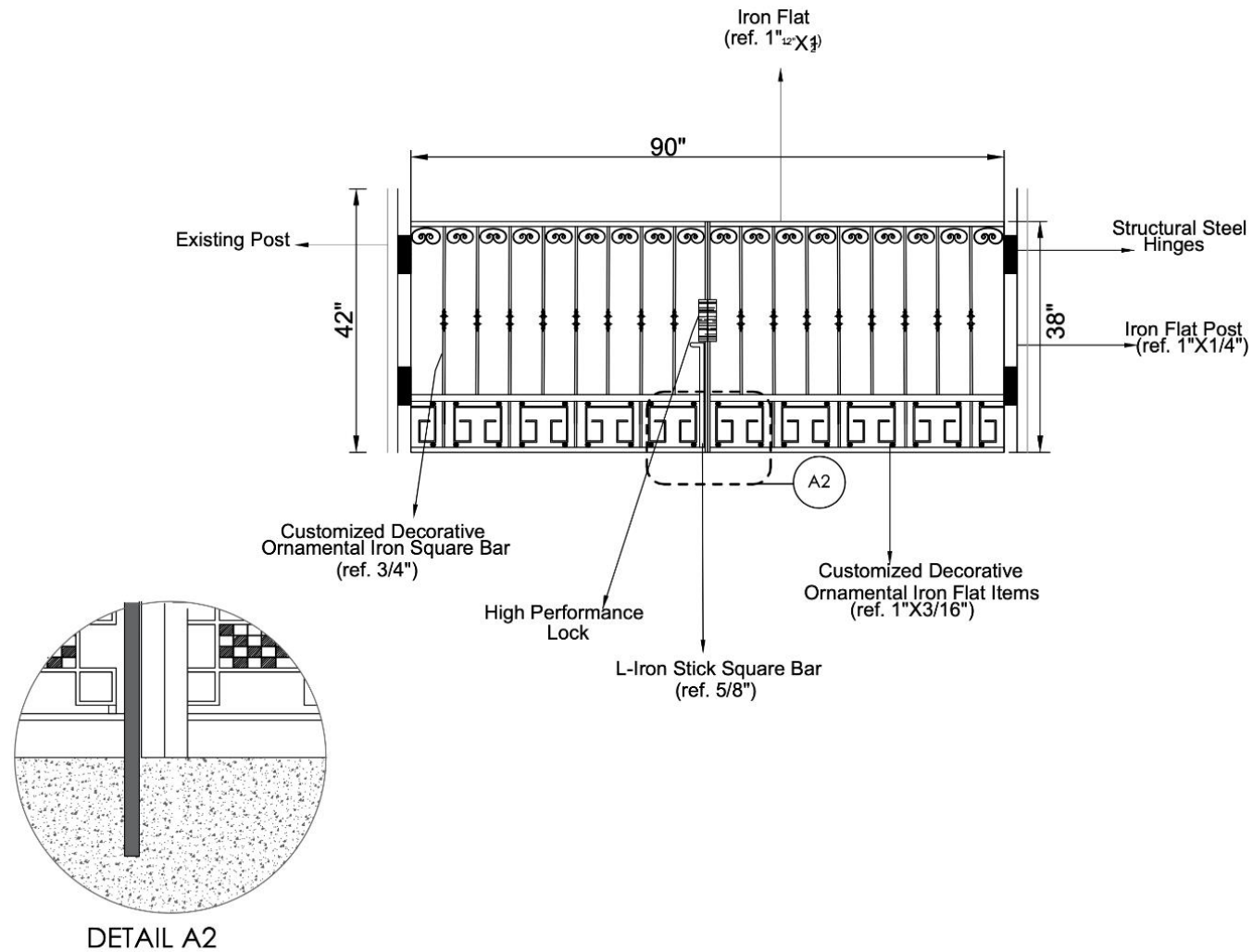
Existing Conditions



Gate will be positioned towards the back of the front step. Gap between ground of front step and gate bottom is 1"

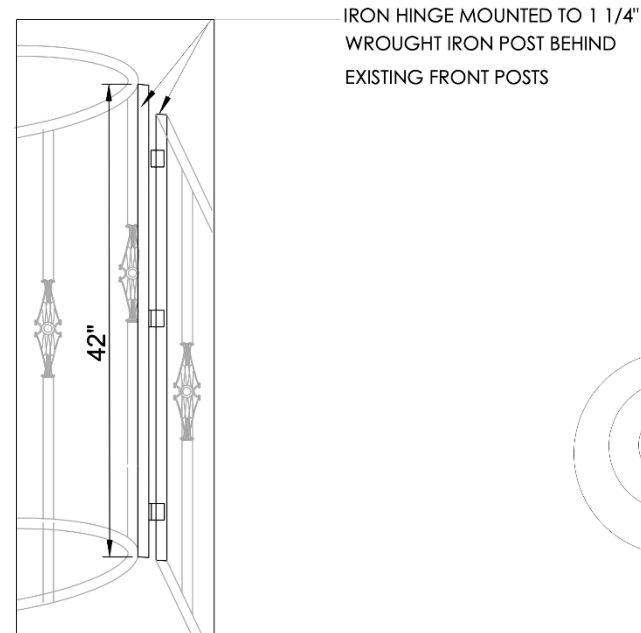
FRONT ELEVATION

Proposed Gate Details

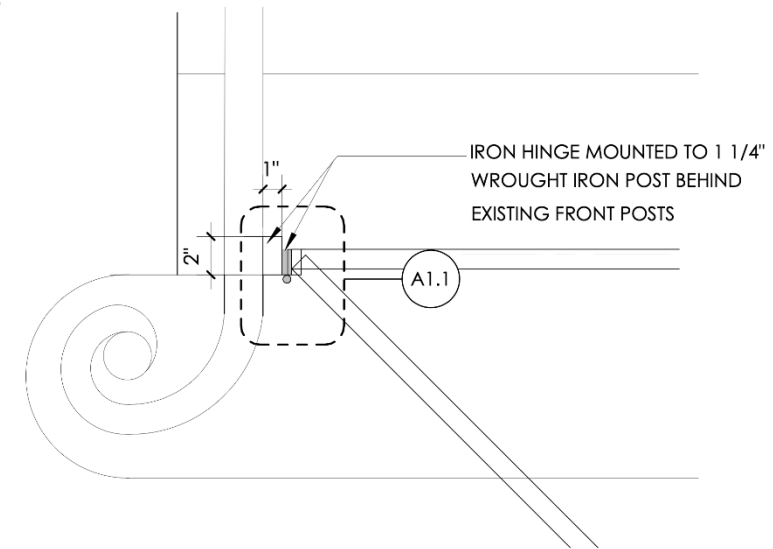


Proposed Gate Details

Note: In order to protect and conserve the existing iron and avoid stone step openings, the Gate will be attached to existing railing post through a new iron flat post adaption (ref. 1 1/4", 42" height) as shown on detail A1.1.

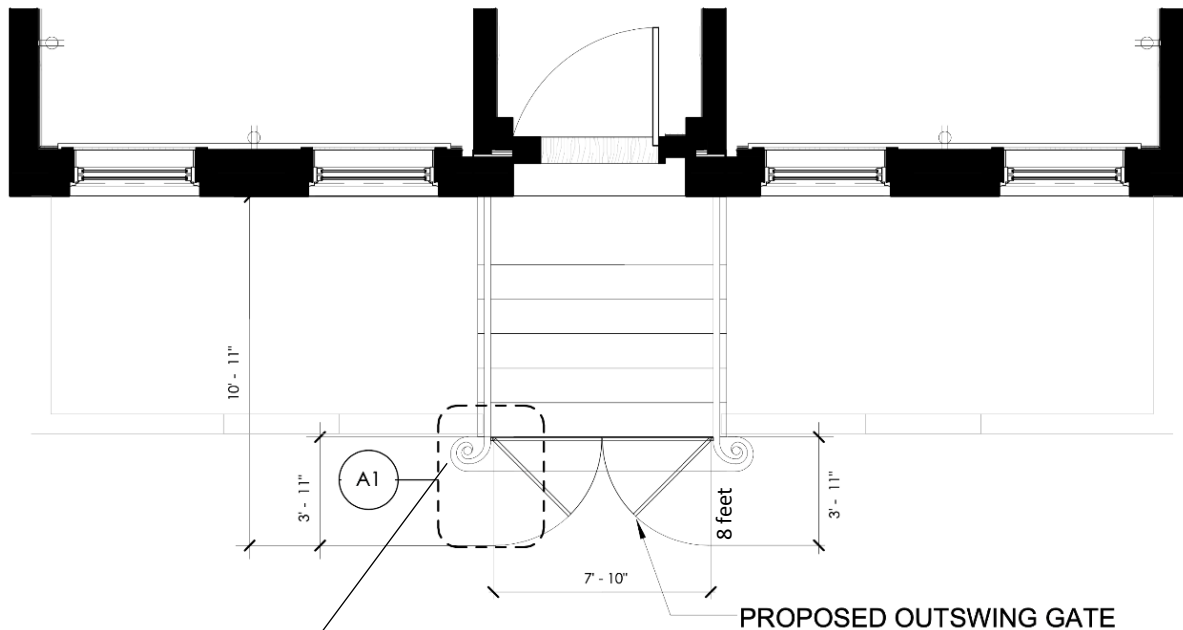


DETAIL A1.1
POST ADAPTATION - SIDE VIEW



DETAIL A1
PROPOSED_GATE DETAIL

Proposed Gate Details



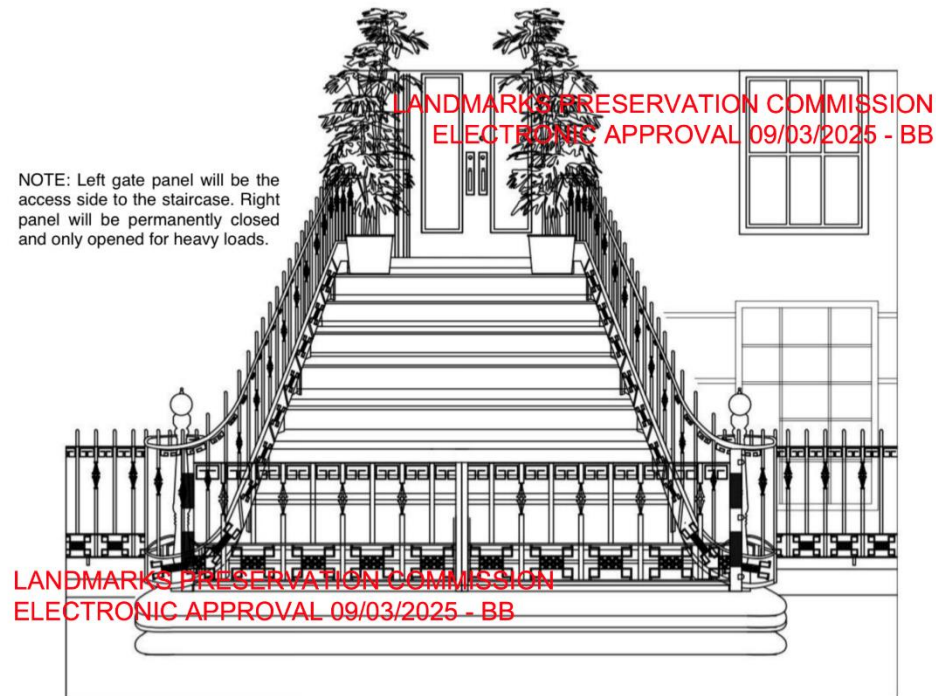
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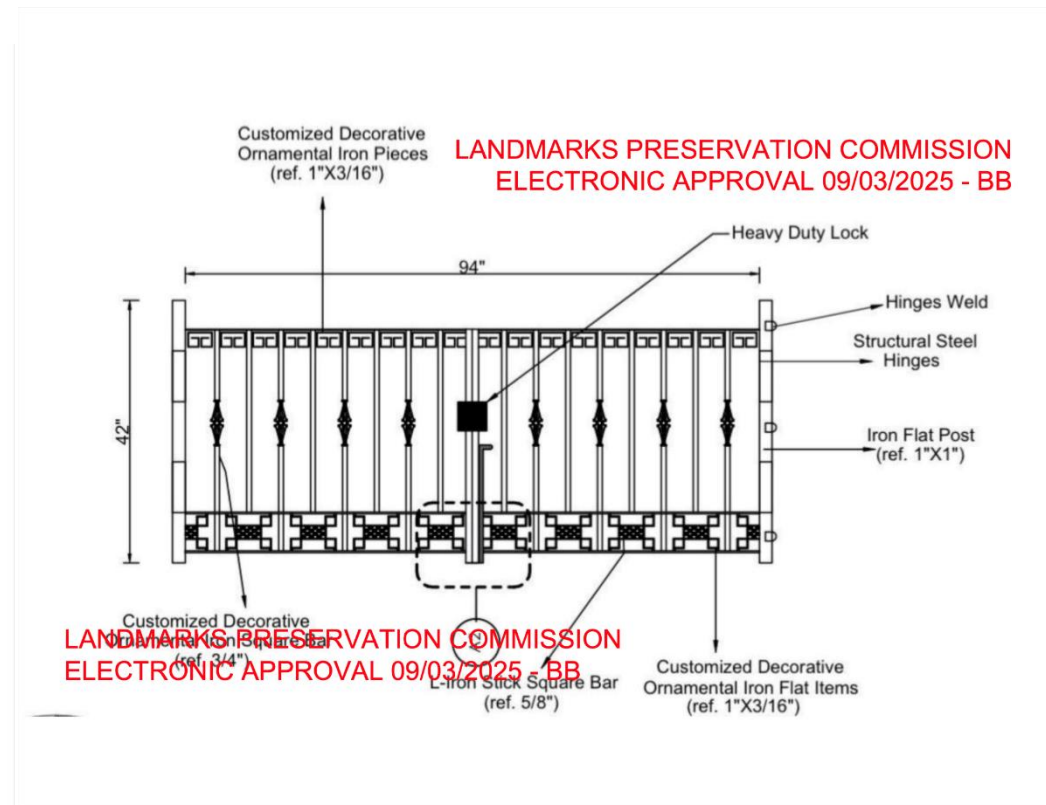
Sidewalk

Previous Approved Stoop Gate at 42 Jane St.

- Property having same issues:



FRONT ELEVATION



Previous Approved Stoop Gate at 42 Jane St.

*Property had same issues:



Before



After

Examples of more Approved Stoop Gates



79 CHRISTOPHER



138 WAVERLY



133 W 4TH



17 GROVE



451 HUDSON



168 WAVERLY

Photos taken from NYC
Property Information Portal

THANK YOU FOR
YOUR ATTENTION!

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