

January 13, 2026  
Public Meeting

The current proposal is:

**Preservation Department – Item 2, LPC-26-05562**

# **109 Waverly Place – Greenwich Village Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 691 5446

**Passcode:** 987417

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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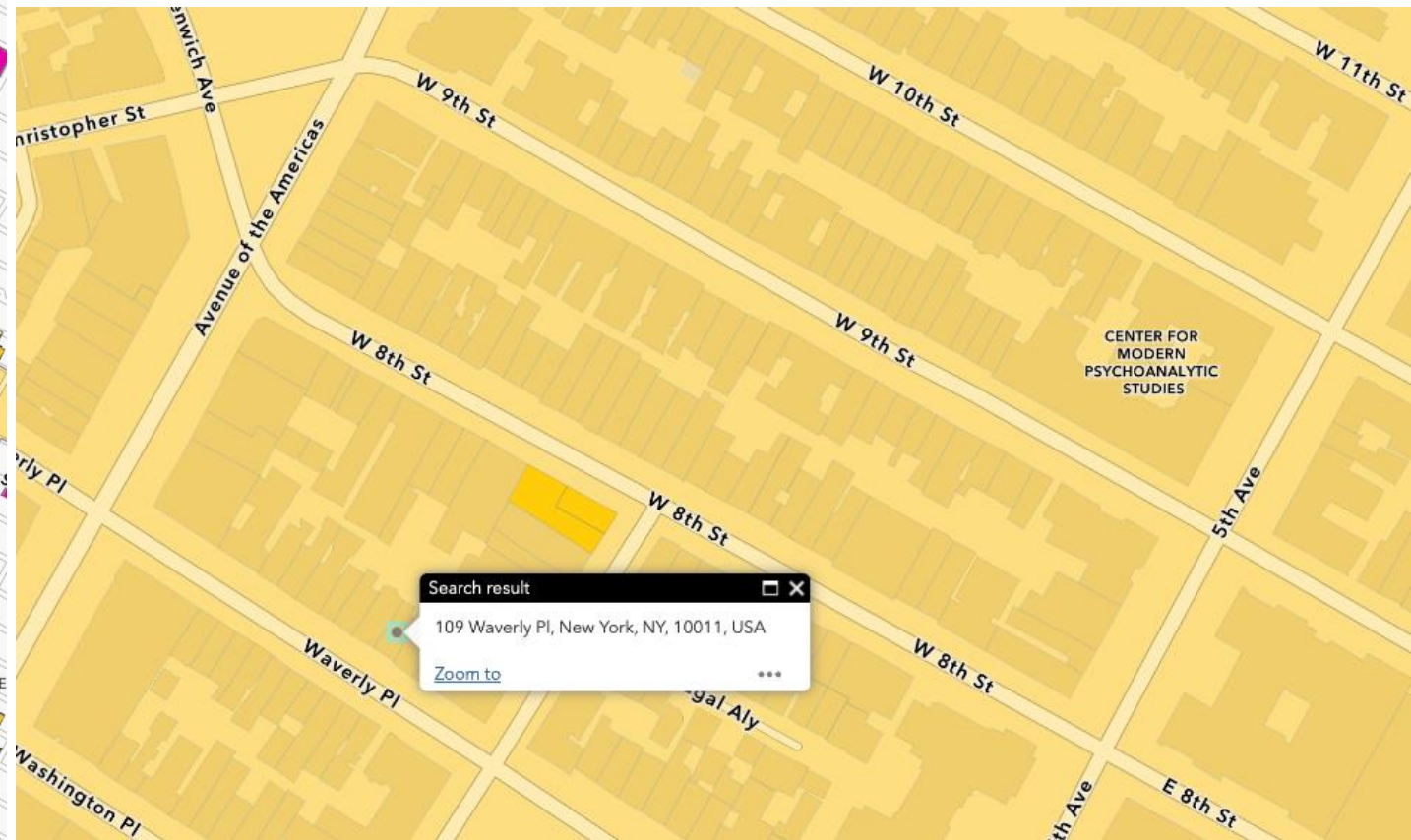
109 WAVERLY PL,  
MANHATTAN, NY 10011  
BLOCK 553 LOT 34 – DOCKET# LPC-26-05562

# 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.

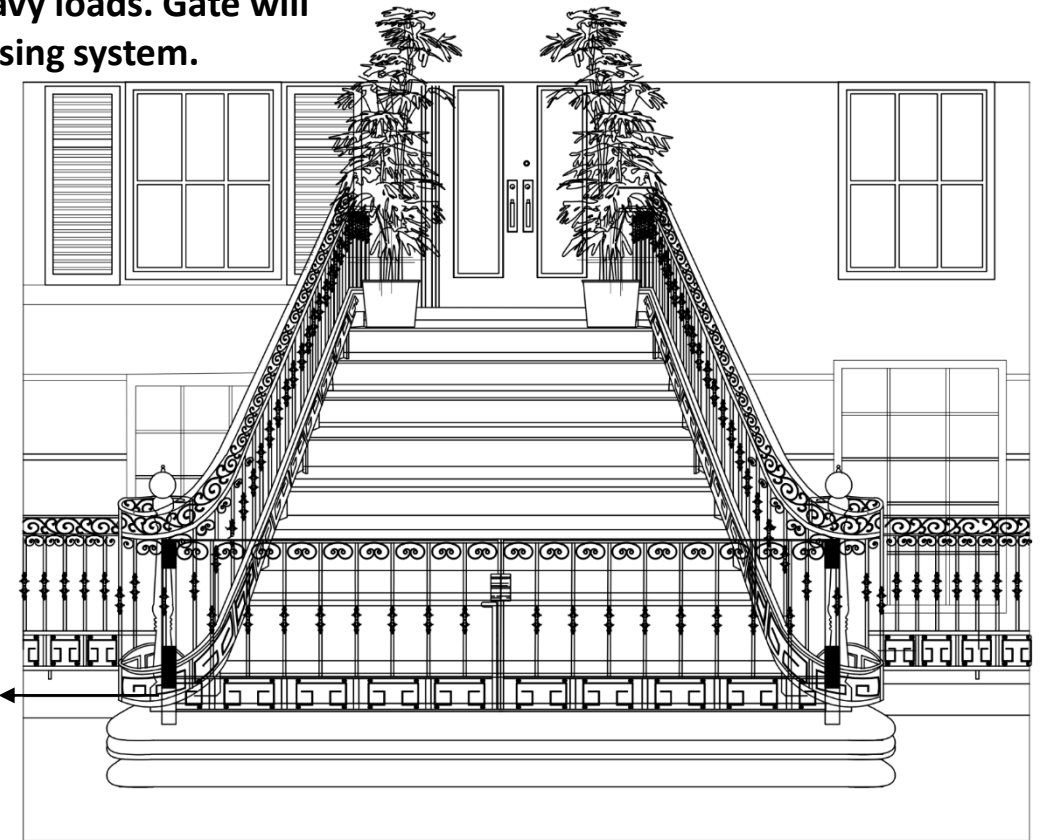


# Front Elevation Proposed

**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.



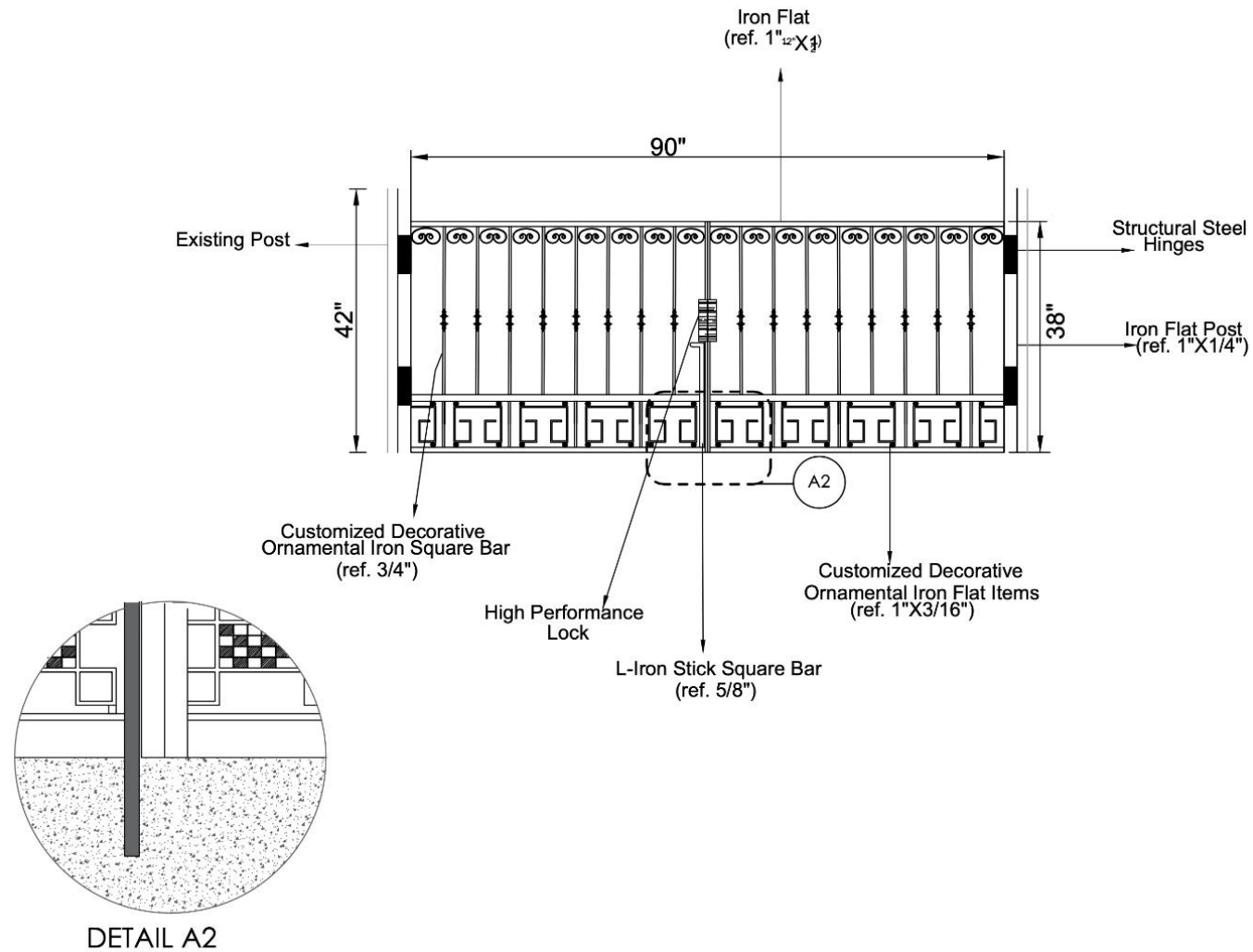
Existing Conditions



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

FRONT ELEVATION

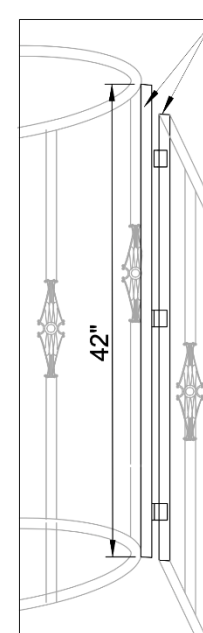
# Proposed Gate Details





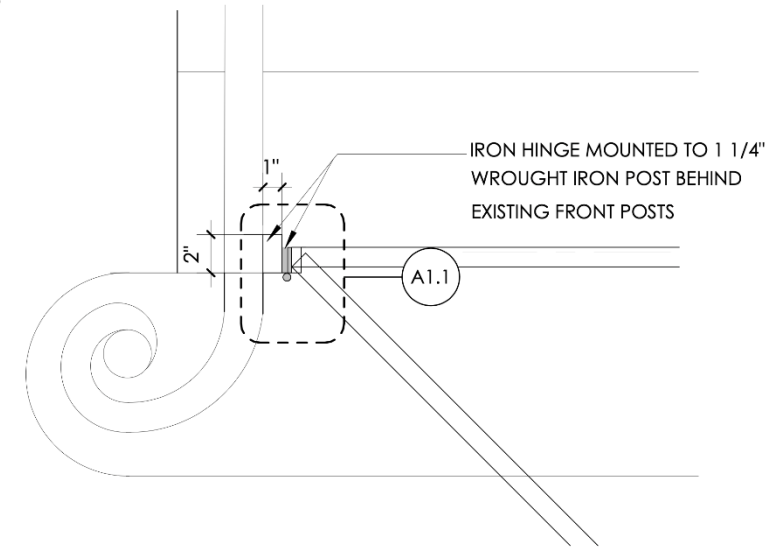
# Proposed Gate Details

**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.



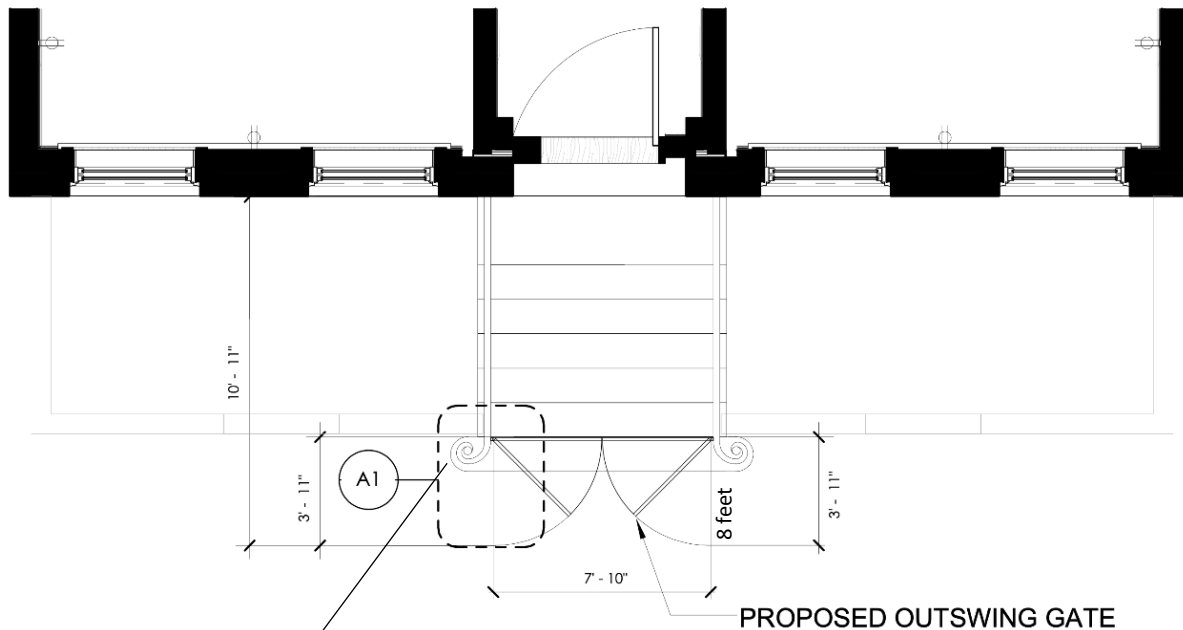
DETAIL A1.1  
POST ADAPTATION - SIDE VIEW

IRON HINGE MOUNTED TO 1 1/4"  
WROUGHT IRON POST BEHIND  
EXISTING FRONT POSTS



DETAIL A1  
PROPOSED\_GATE DETAIL

# Proposed Gate Details



Gate will be positioned towards the back of the front step.

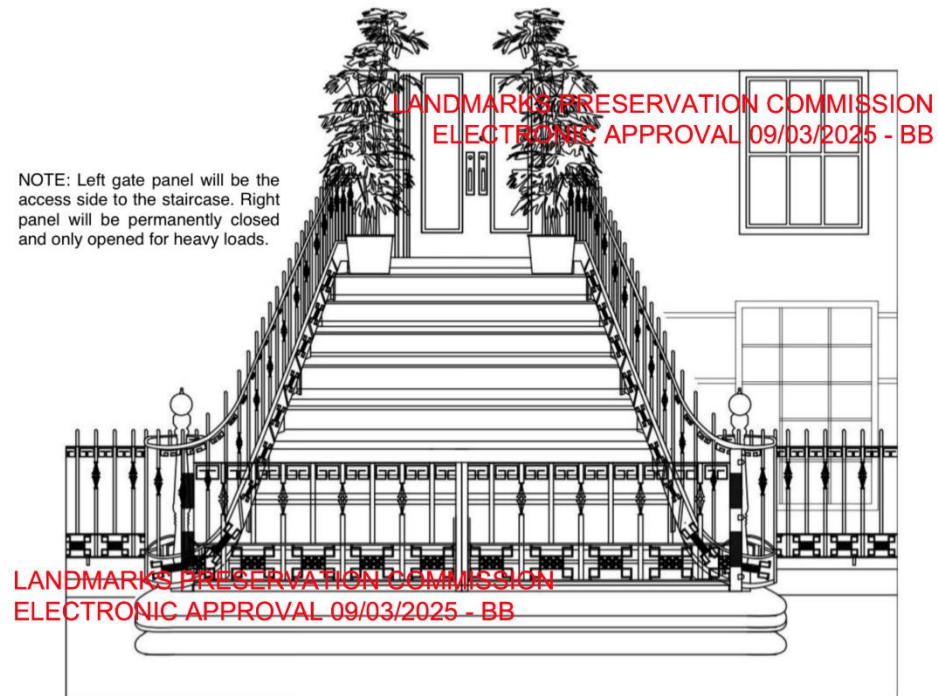


Sidewalk

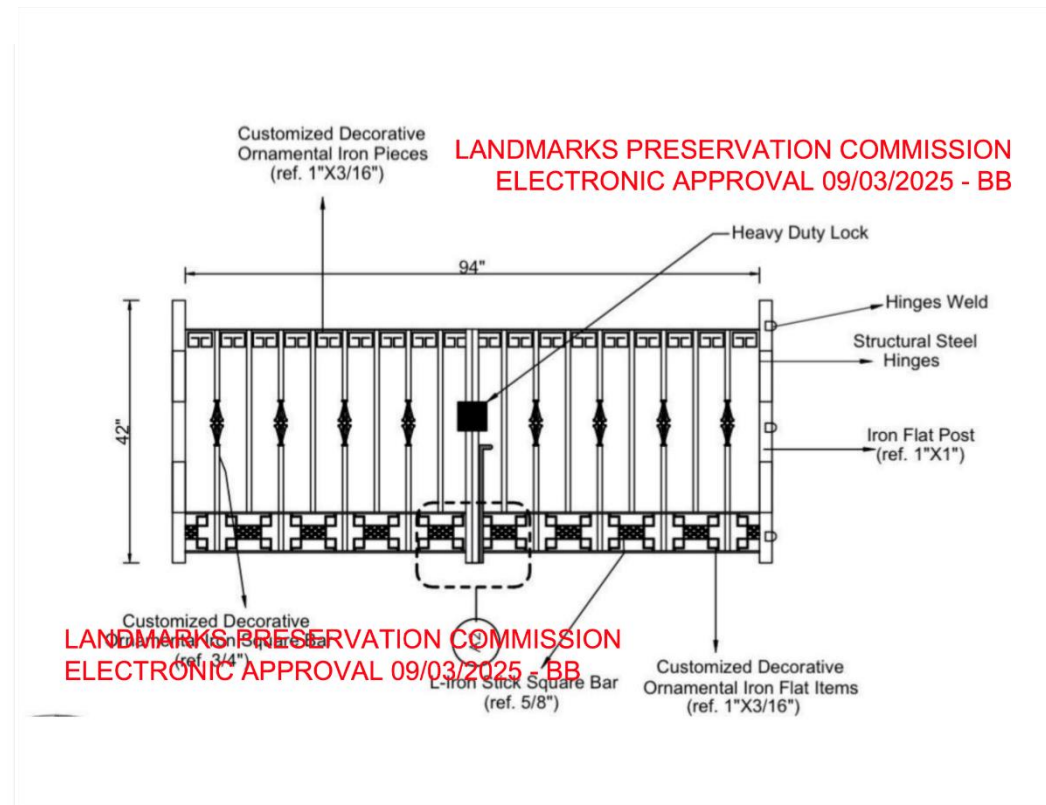


# Previous Approved Stoop Gate at 42 Jane St.

- 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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