

Eric Sheffield Architect

88 Charles Street - Suite 1C | New York, NY 10014

118 West 12th Street

LPC Presentation 09.08.2025

Legalization of Installed Stoop Gate:

- The owner is requesting the legalization of an iron stoop gate installed at the bottom of the front stair. The gate was custom designed and fabricated to match the style of the historic stair railings.
- The gate was installed to address persistent and serious safety, security, and hygienic issues caused by people sleeping and relieving themselves on the stoop and leaving drug paraphernalia.
- The stoop gate has helped alleviate these conditions and improved security. Its elegant design enhances the townhouse and the streetscape.

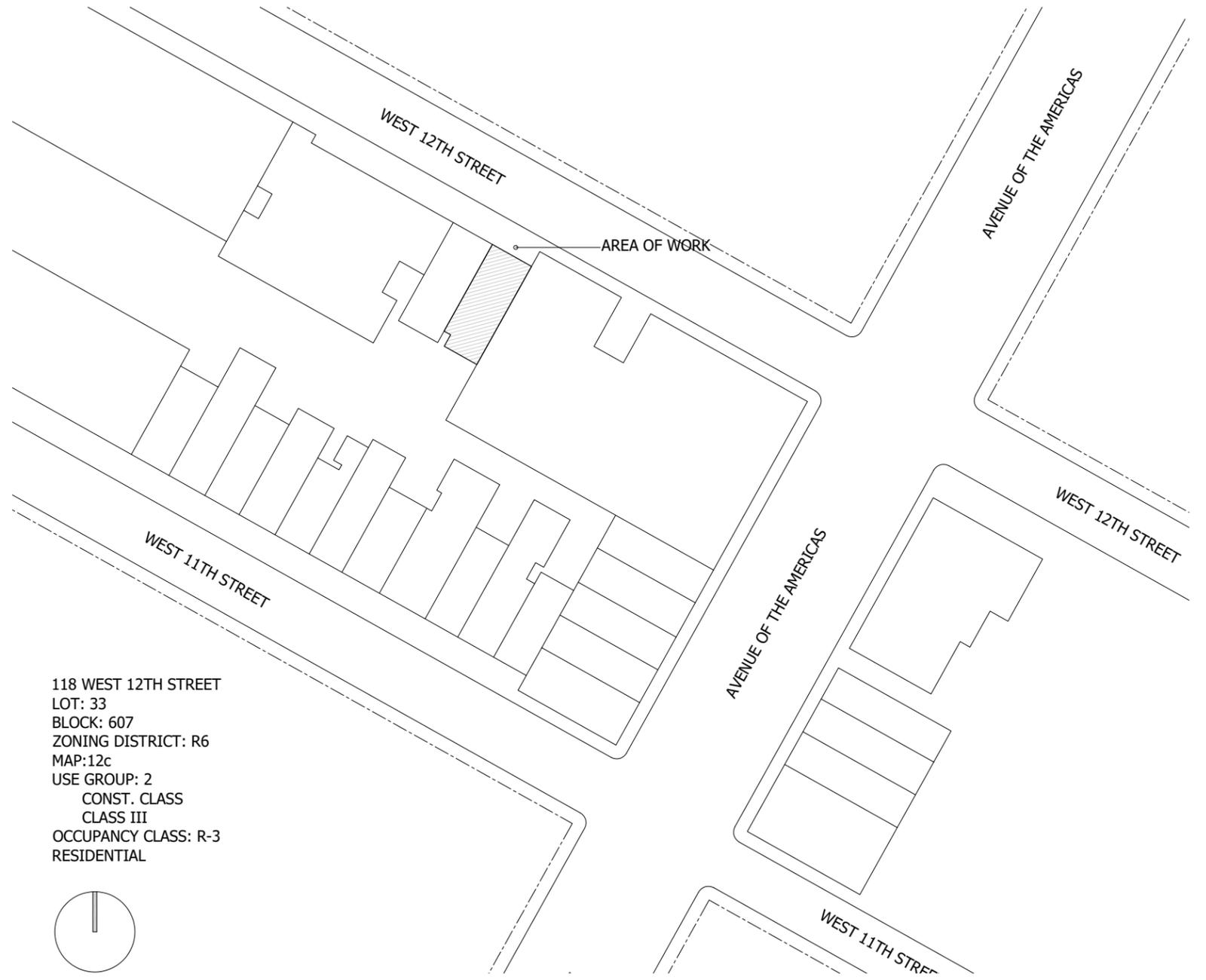
LPC Presentation

Greenwich Village Historic District



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries

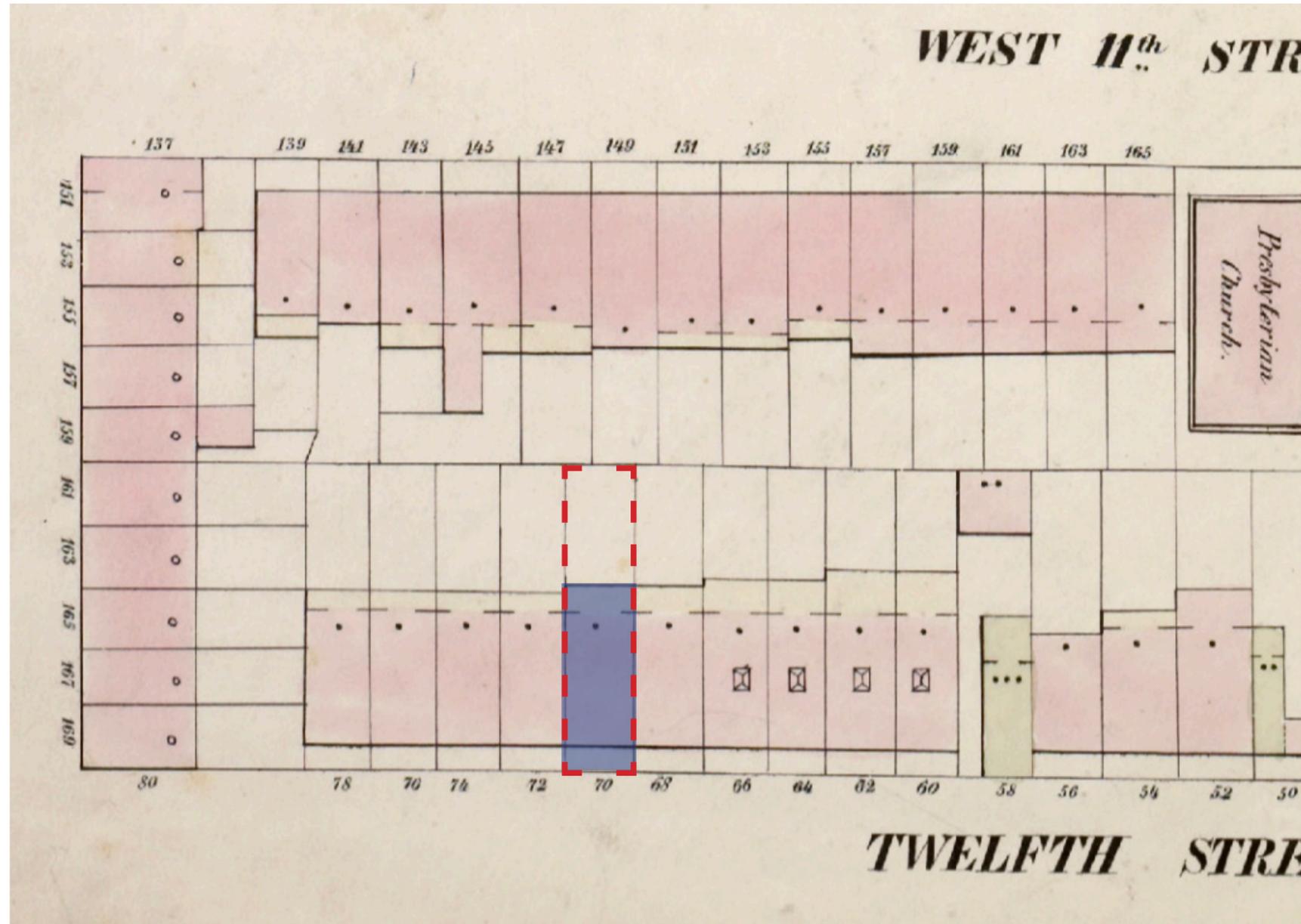


118 WEST 12TH STREET
LOT: 33
BLOCK: 607
ZONING DISTRICT: R6
MAP: 12c
USE GROUP: 2
CONST. CLASS
CLASS III
OCCUPANCY CLASS: R-3
RESIDENTIAL

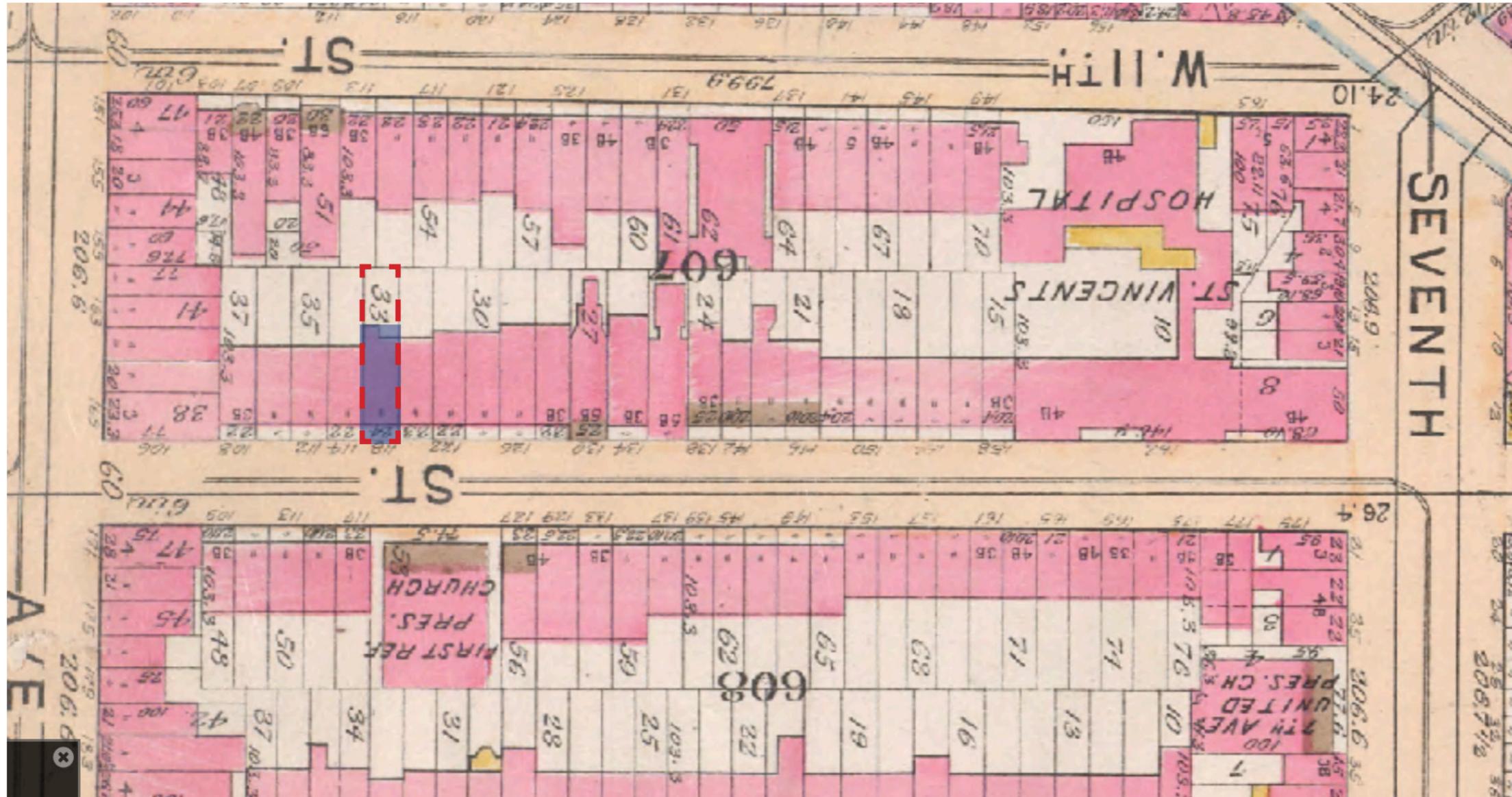


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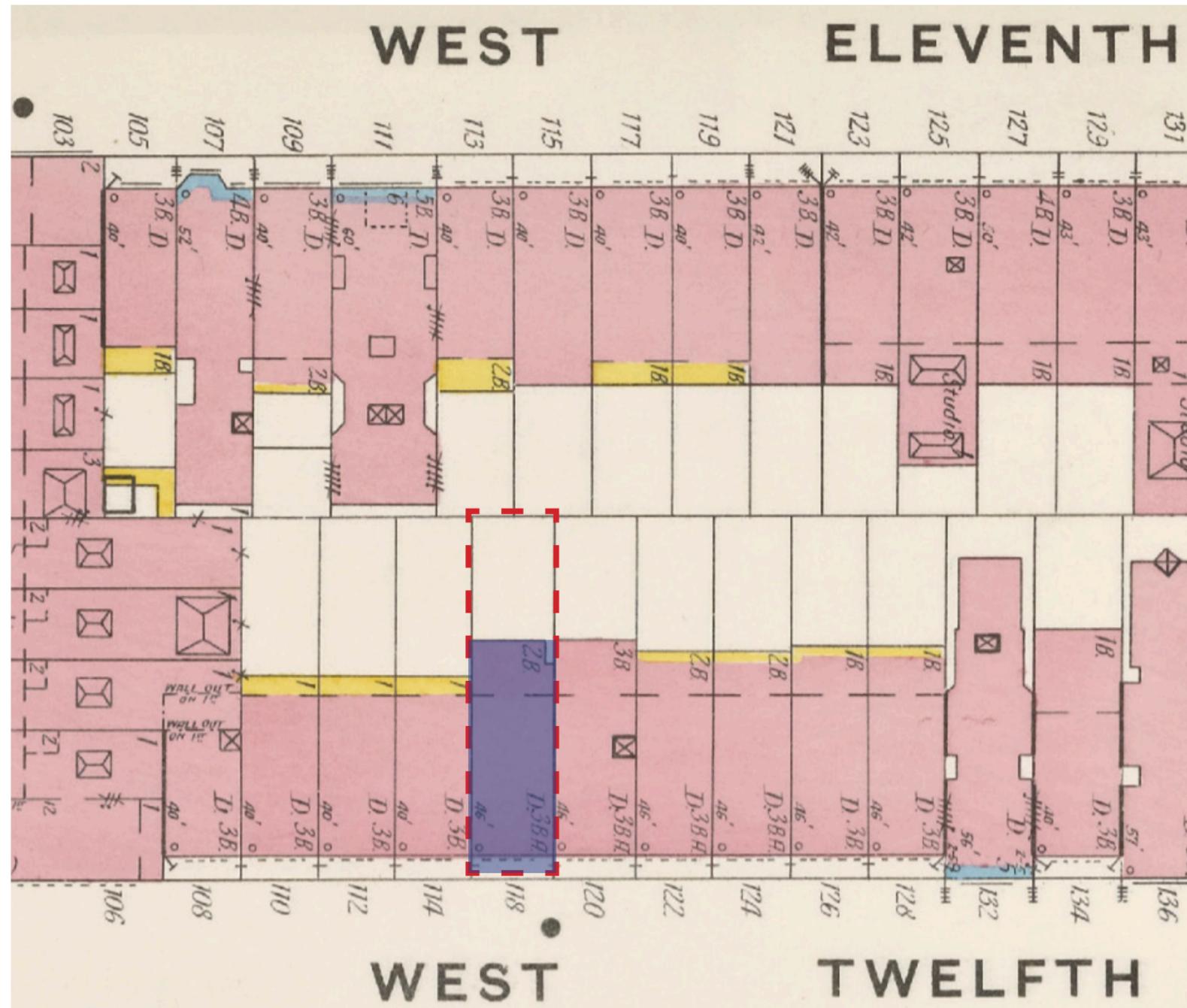
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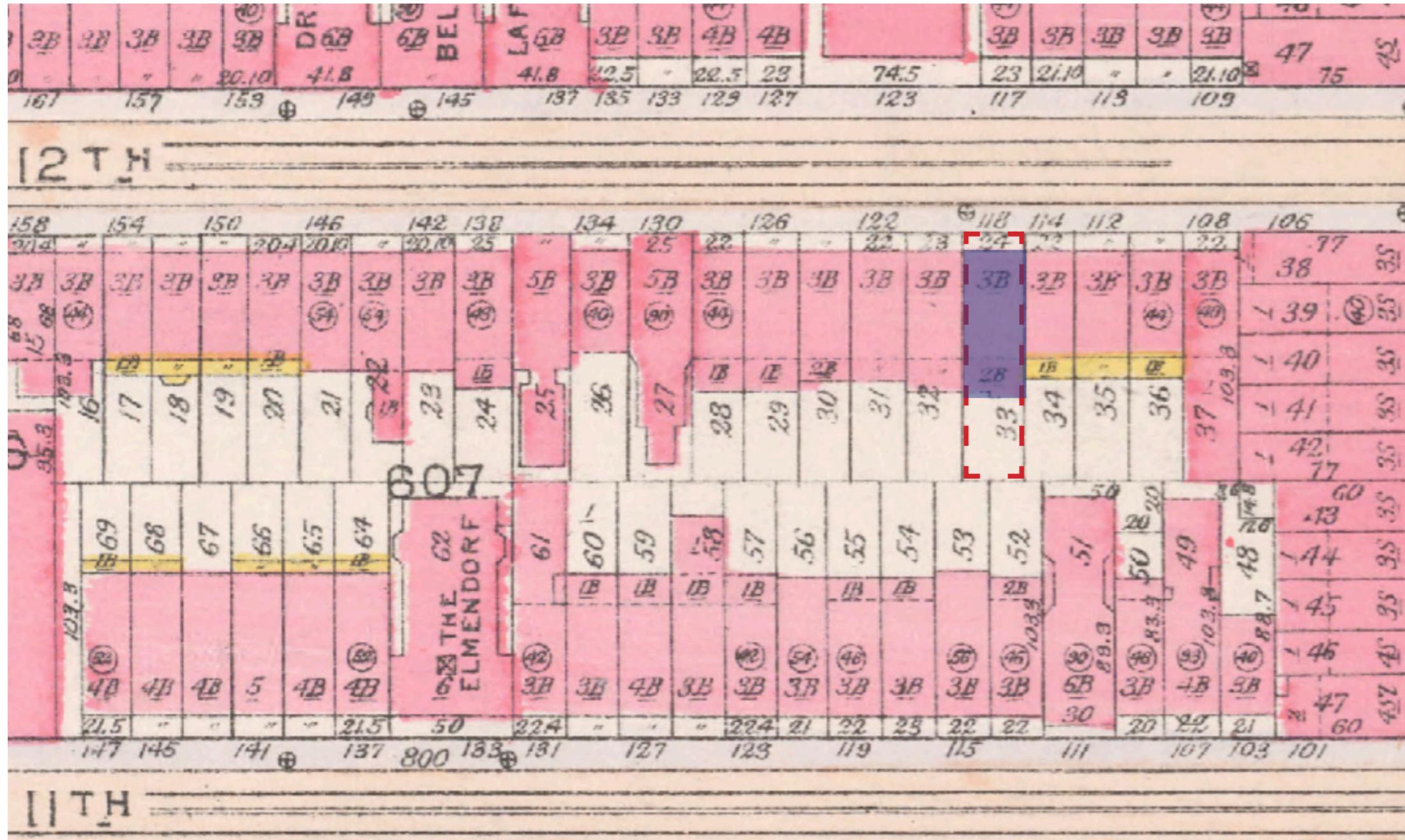
1854 Sanborn Map



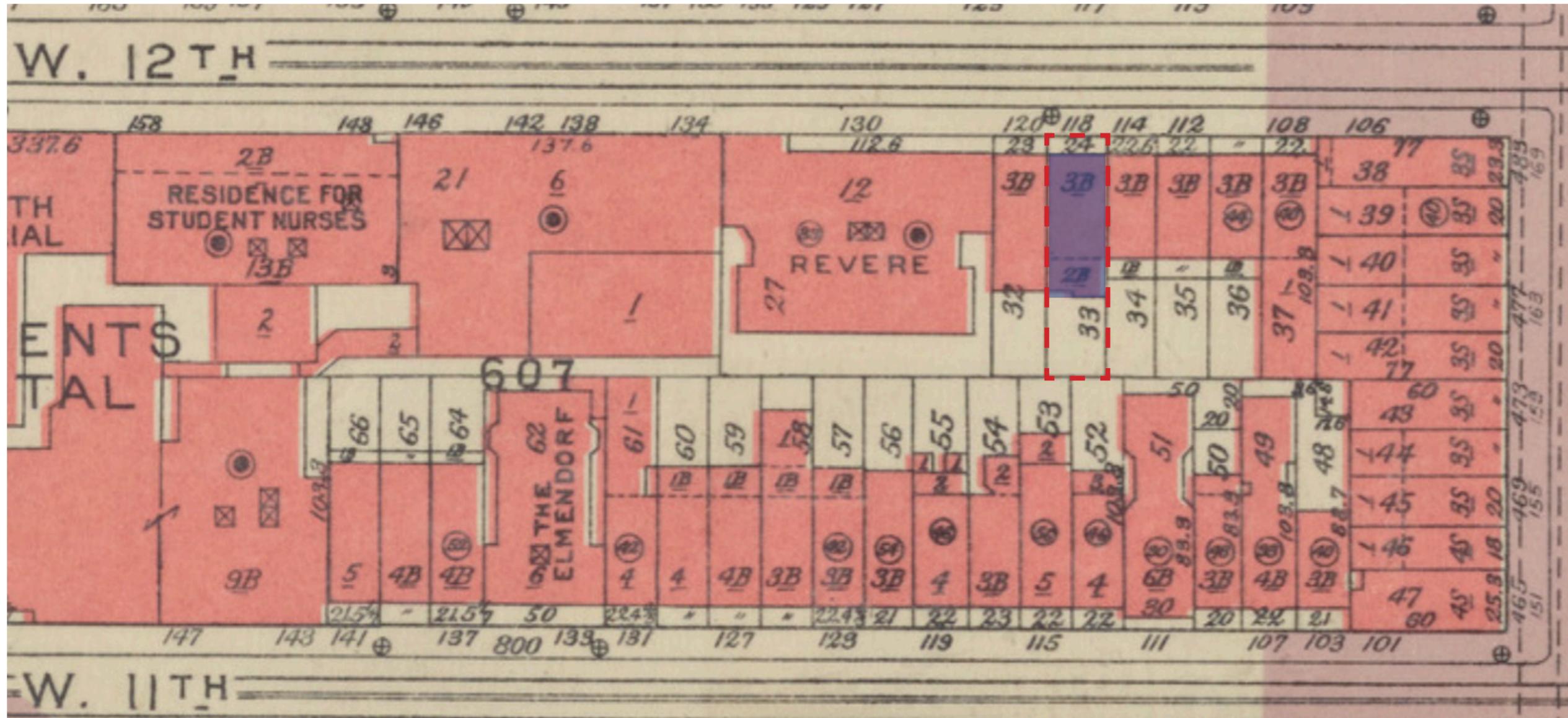
1897 Sanborn Map



1904 Sanborn Map



1916 Sanborn Map



1955 Sanborn Map



118 West 12th Street 1940 Tax Photo



118 West 12th Street 1980 Tax Photo



118 West 12th Street Existing Property Conditions



118 West 12th Street Existing Stoop Gate

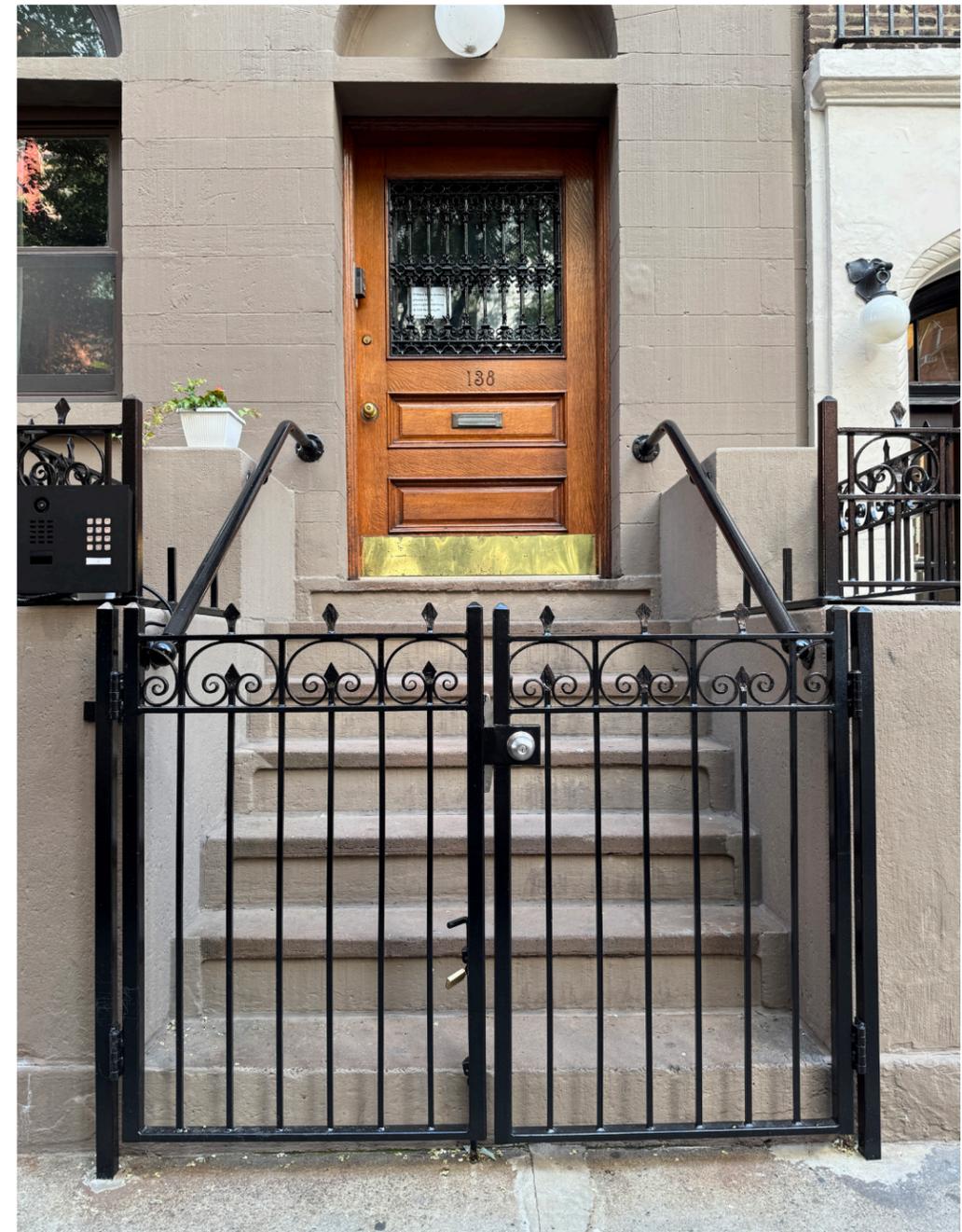
- 137 Waverly Place
- 138 Waverly Place
- 156 Waverly Place
- 168 Waverly Place
- 133 West 3rd Street
- 132 West 4th Street
- 133 West 4th Street
- 150 West 11th Street
- 17 Barrow Street
- 66 Perry Street
- 122 Washington Place
- 79 Christopher Street
- 451 Hudson Street
- 17 Grove Street
- 12-14 Minetta Street



Map of approved stoop gates around the area



137 Waverly Place COFA-09333



138 Waverly Place COFA-22-11747



156 Waverly Place



168 Waverly Place



133 West 3rd Street COFA-23-02277



132 West 4th Street



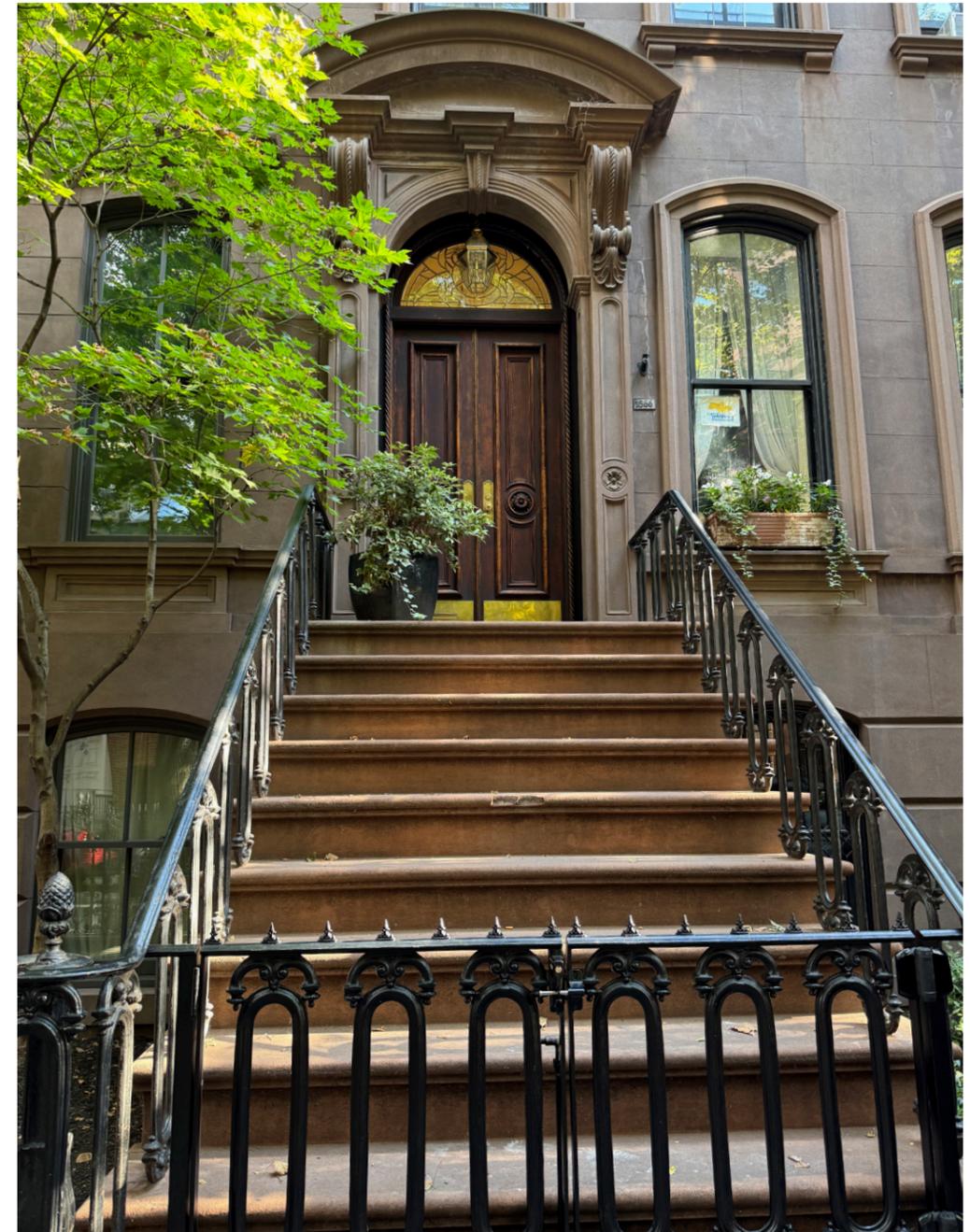
133 West 4th Street COFA-23-04283



150 West 11th Street COFA-24-0525



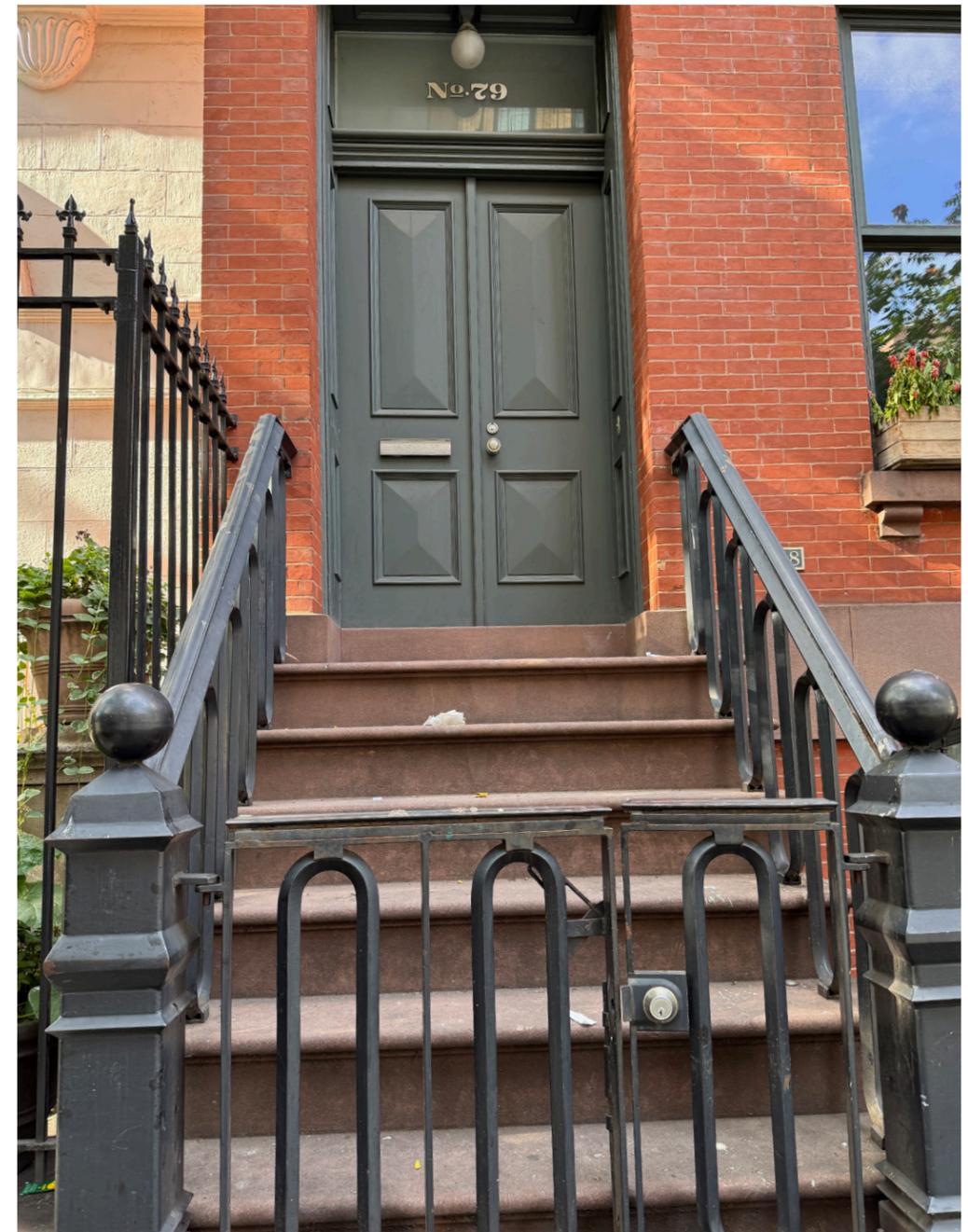
17 Barrow Street PMW-24-09681



66 Perry Street COFA-25-07824



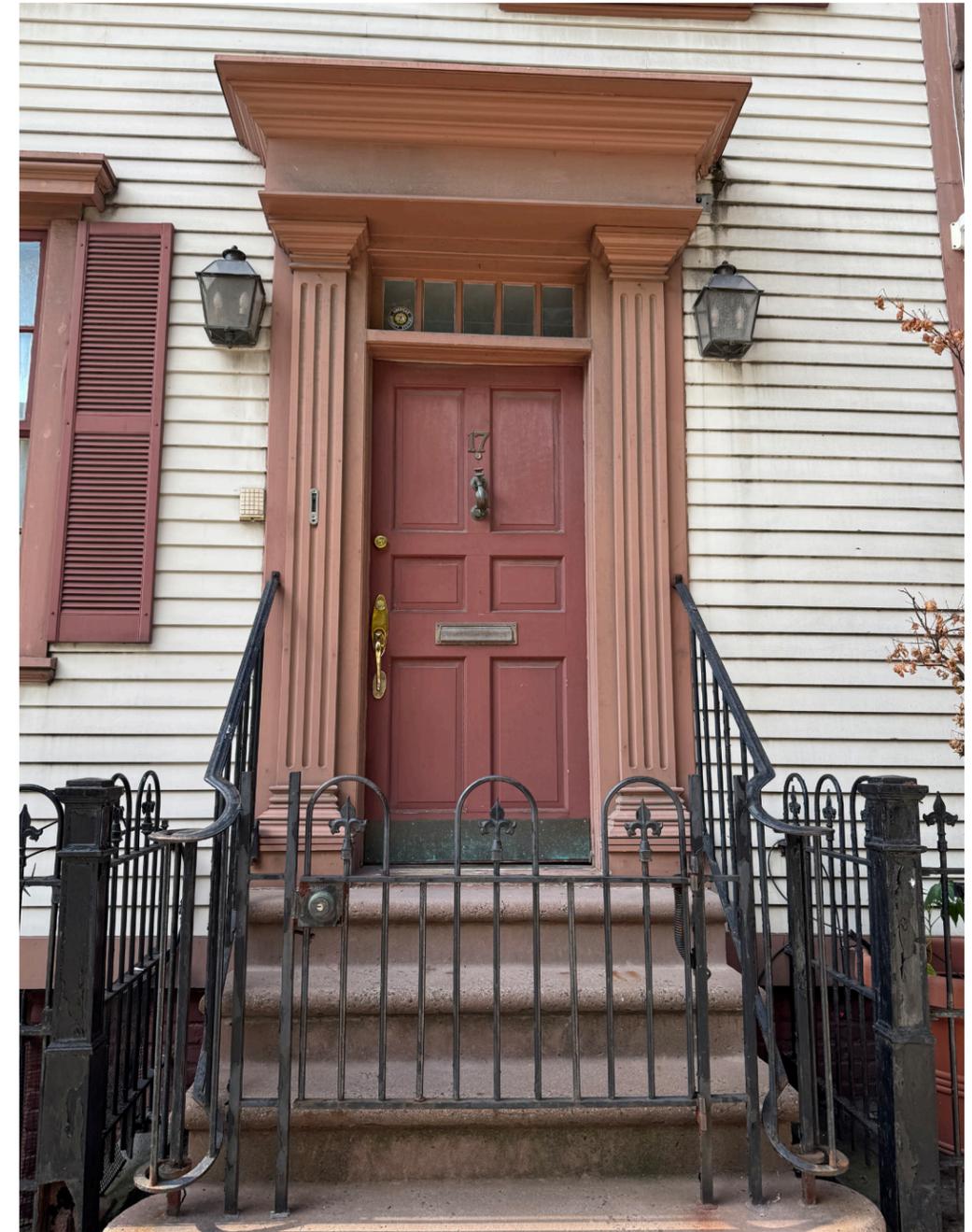
122 Washington Place COFA-25-04945



79 Christopher Street



451 Hudson Street



17 Grove Street



12 Minetta Street COFA-24-1017



14 Minetta Street COFA-24-1017

Olivia Lewnowski
120 W 12th Street
New York City, NY, 10011

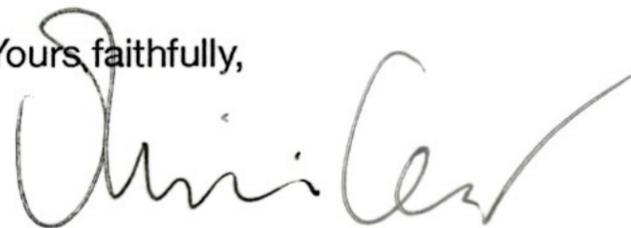
Landmarks Preservation Commission
253 Broadway
11th floor
New York City, NY, 10007

April 7th, 2025

Dear Sir/Madam,

I'm writing in support of the tasteful wrought iron front entrance gate which our neighbor Noah Glick has added to his brownstone at 118 W 12th Street. Owing to the rise of homelessness and the drug use which often seems to accompany it, both Noah and I have been faced with ensuring that a congregation of drug users doesn't end up on both our front entry stairways. We have been struggling with the frequent use of our stairways as a place for drug users to pause and partake of their drugs which has rendered access to our front doors, at times, unsafe. Noah's is a very elegant solution as, by matching the wrought iron work, he has made the gate appear historically of a piece with his house and has vastly improved the privacy of his front stairway. I trust that you will look favorably on this addition which in no way diminishes from the historic and beautiful aspect of both of our townhouses.

Yours faithfully,



Olivia Lewnowski
olivialewnowski@gmail.com