

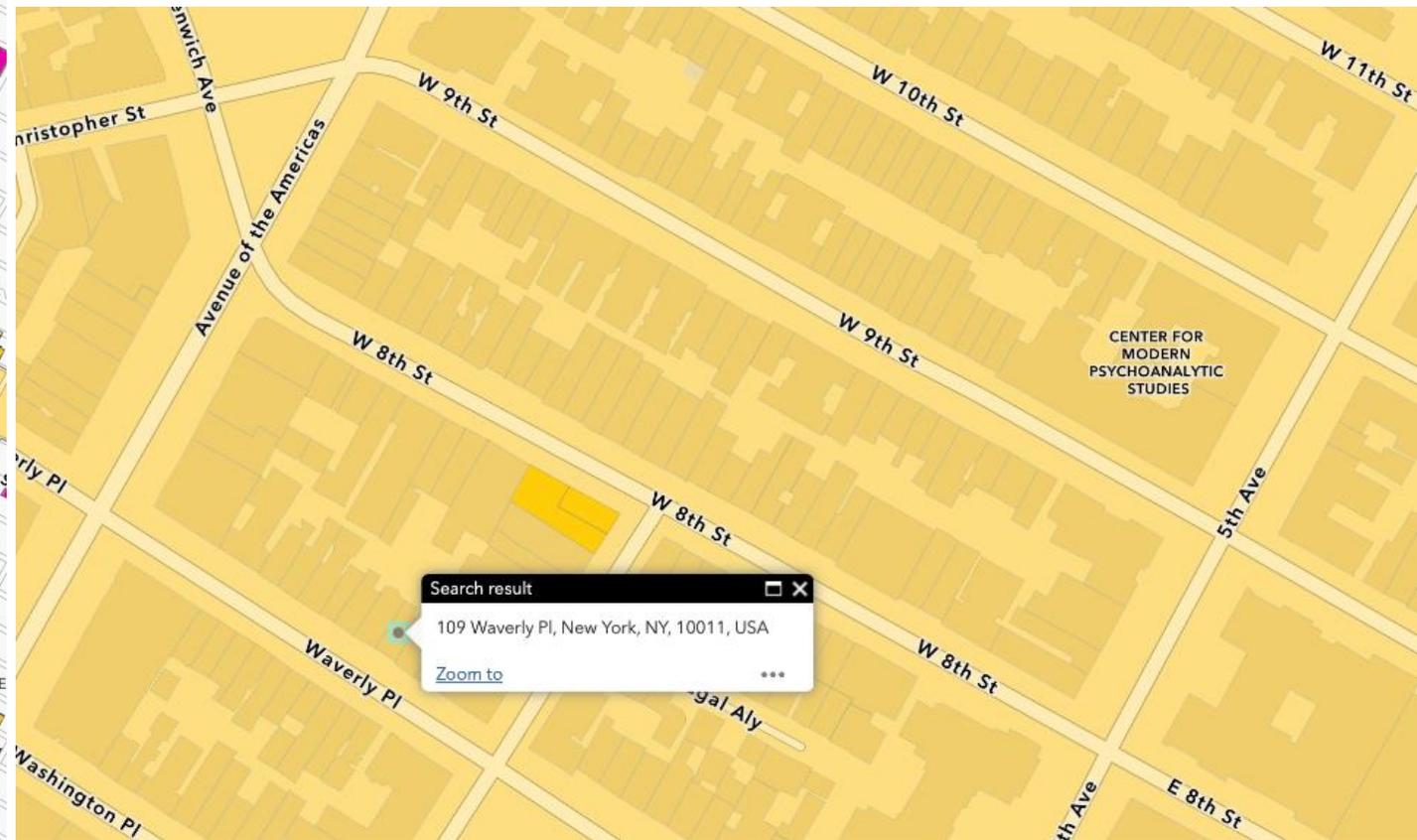
109 WAVERLY PL,
MANHATTAN, NY 10011
BLOCK 553 LOT 34 – DOCKET# LPC-25-05954

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 a security ornamental iron stoop**

gate at the bottom step of the existing front stair of the property as it is shown on elevation drawing (attached on document session)

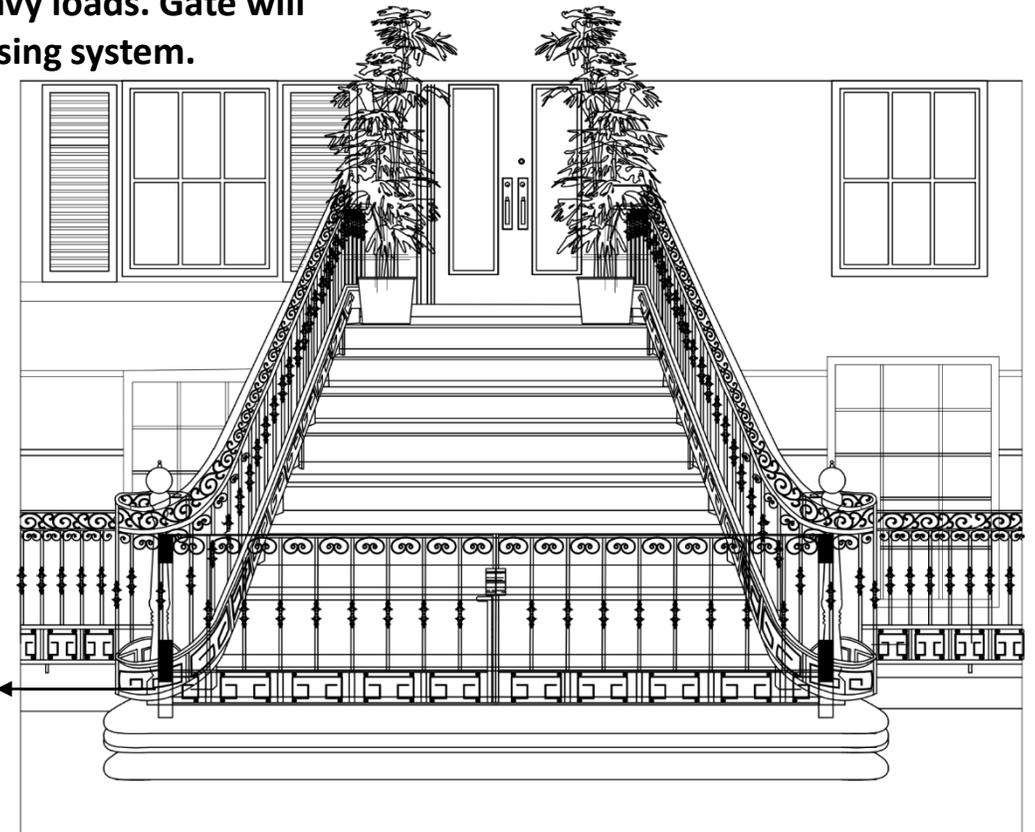
- **Stoop gate design** follows the existing ironwork alignments and aesthetic design located at front of the property which promotes historic site preservation. With **the stoop gate** we can feel more **secured, cleaner and safer** from homeless or stranger people who is causing us all these worries to 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.



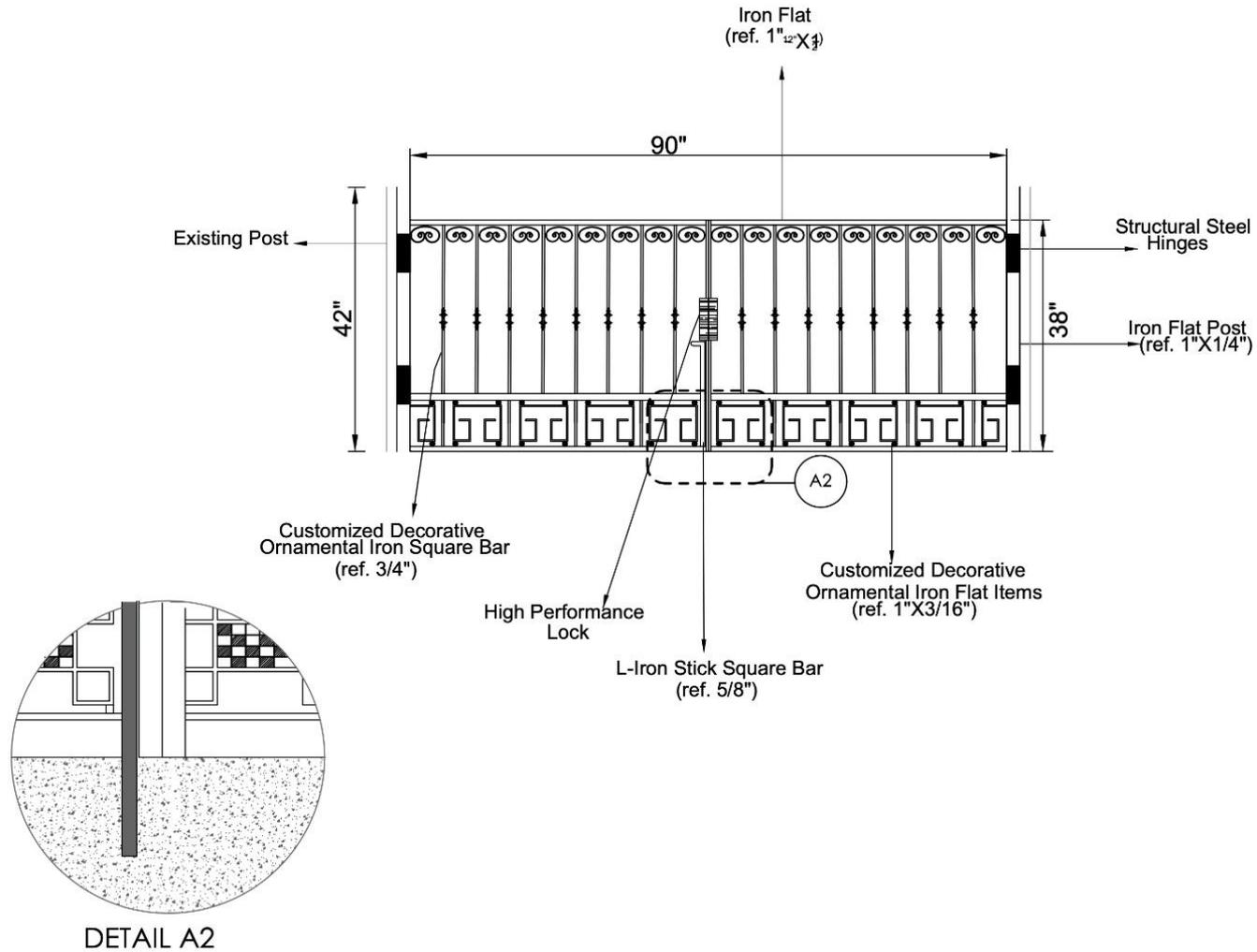
Existing Conditions



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

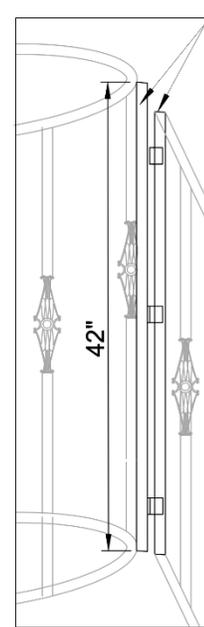
FRONT ELEVATION

Proposed Gate Details



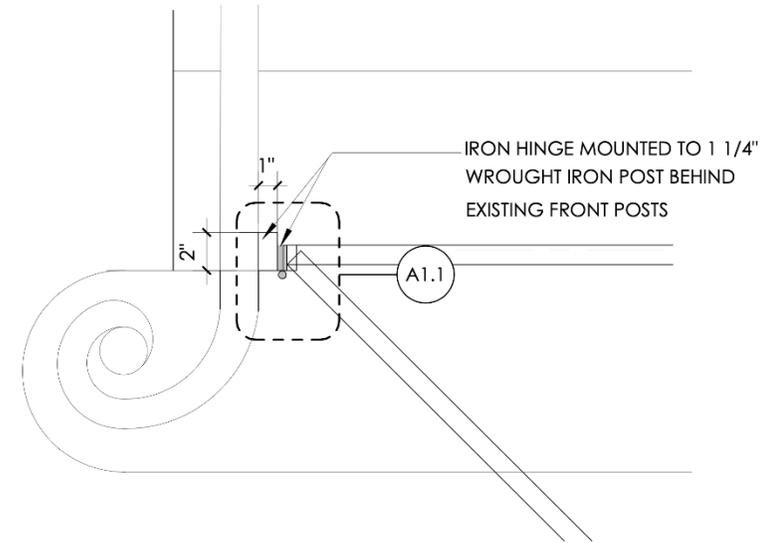
Proposed Gate Details

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.



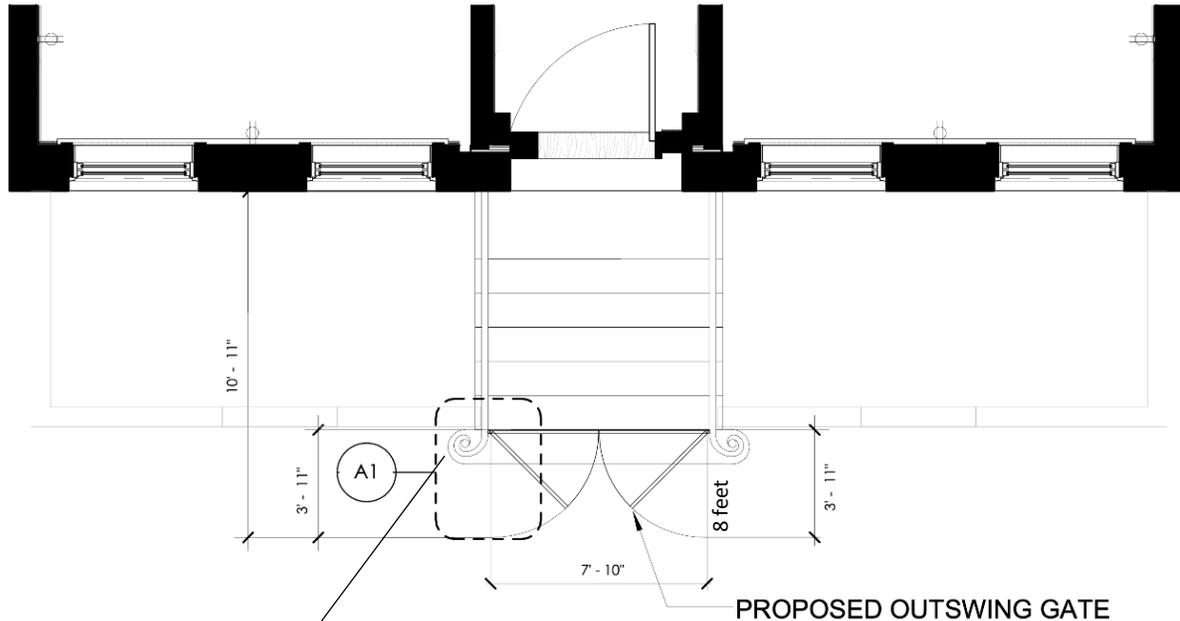
DETAIL A1.1
POST ADAPTATION - SIDE VIEW

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



DETAIL A1
PROPOSED_GATE DETAIL

Proposed Gate Details



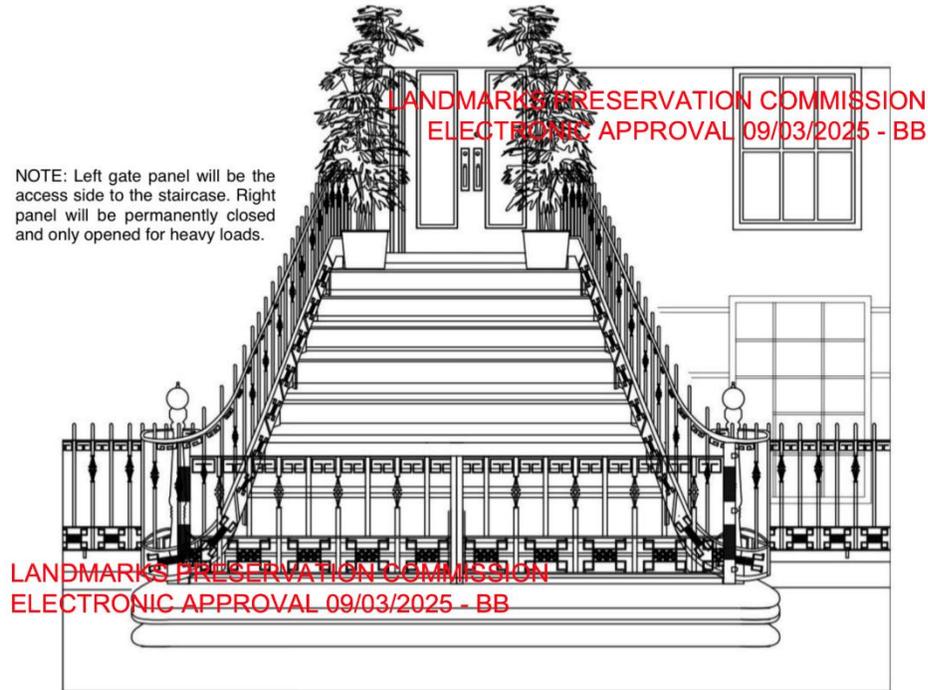
Gate will be positioned towards the back of the front step.



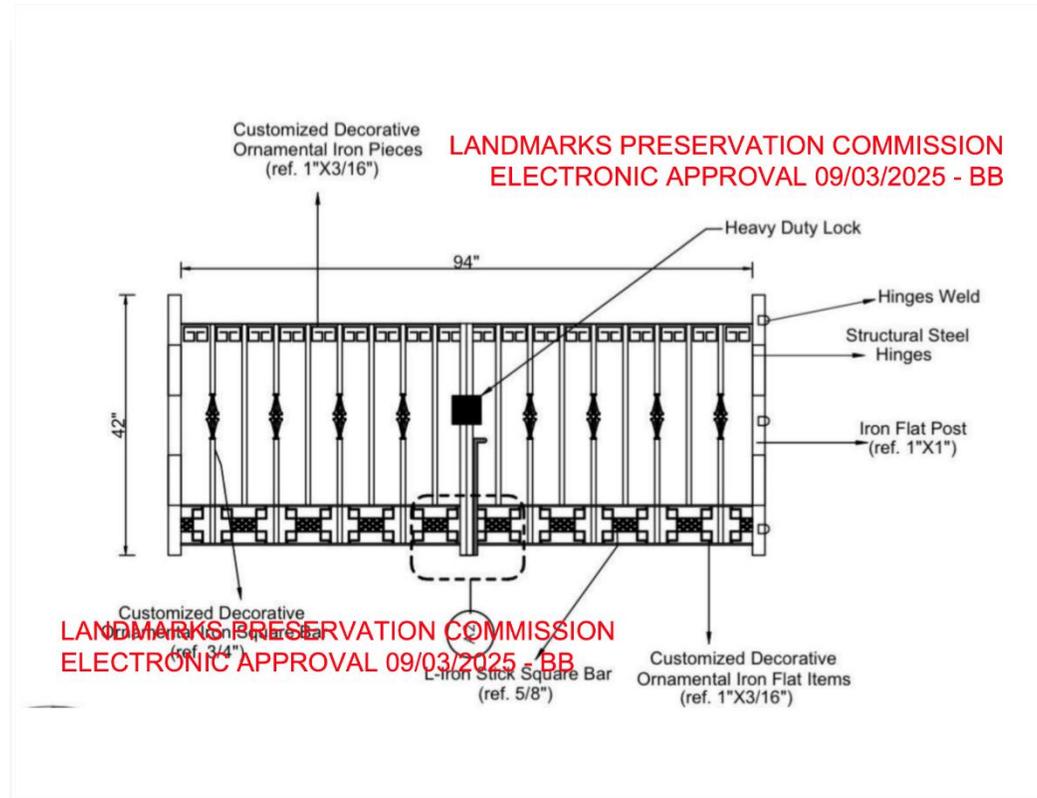
Sidewalk

Previous Approved Stoop Gate at 42 Jane St. 09/08/2025

- Property having same issues:



FRONT ELEVATION



Previous Approved Stoop Gate at 42 Jane St. 09/08/2025

*Property had same issues:



Before



After

Example 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!