

January 27, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-25-08569

**118 West 12th Street – Greenwich Village Historic
District Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 174 1093

Passcode: 555175

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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Eric Sheffield Architect

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

118 West 12th Street

DOCKET# LPC-25-08569

LPC Presentation 01.27.2026

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 existing historic stair railings.
- The gate was installed to address persistent and serious safety, security, and hygiene issues caused by people sleeping and relieving themselves on the stoop and leaving drug paraphernalia.
- The stoop gate has helped to alleviate these conditions and improve security without detracting from the townhouse or the streetscape.

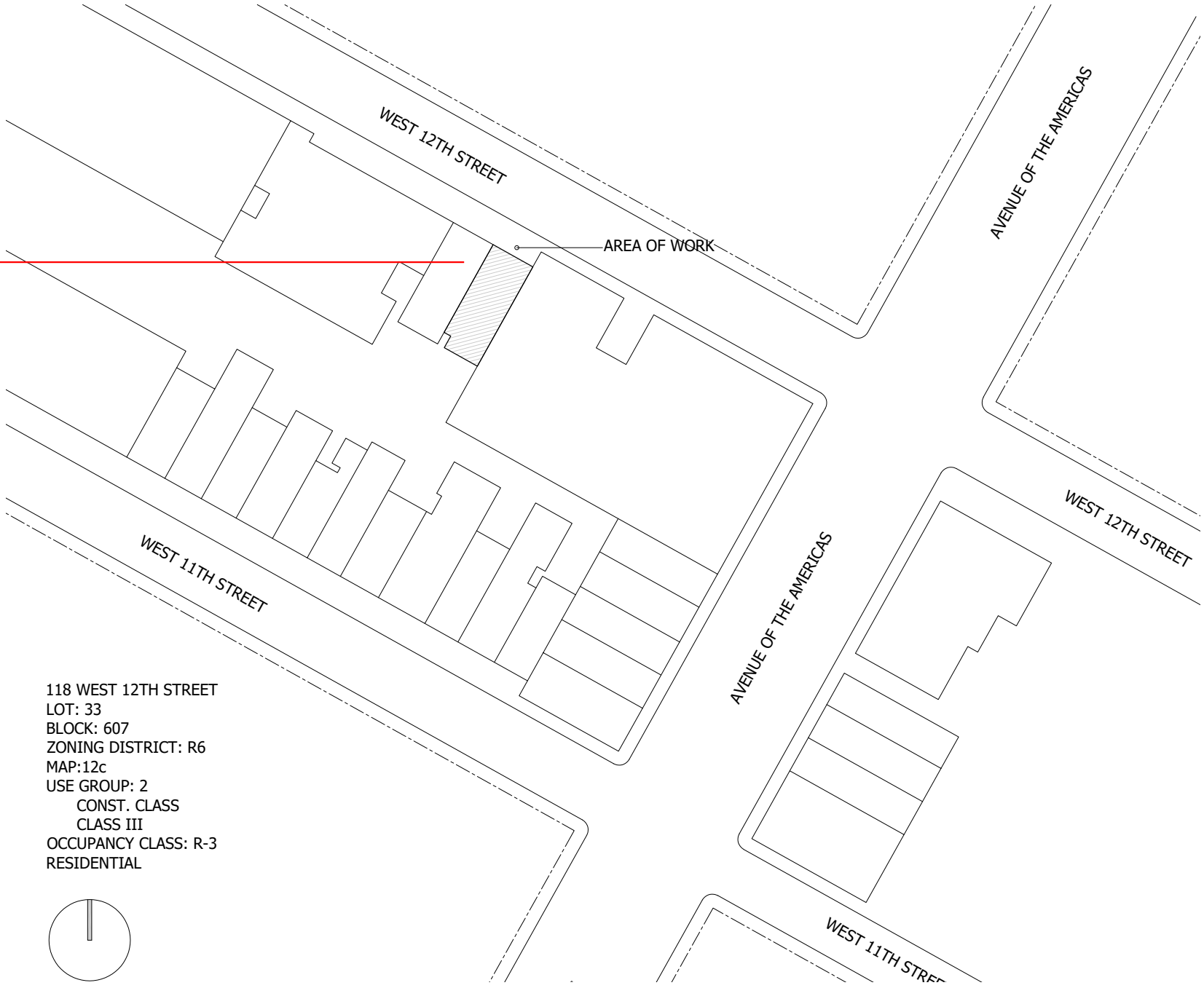
Historic District

Greenwich Village Historic District

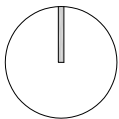


Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries

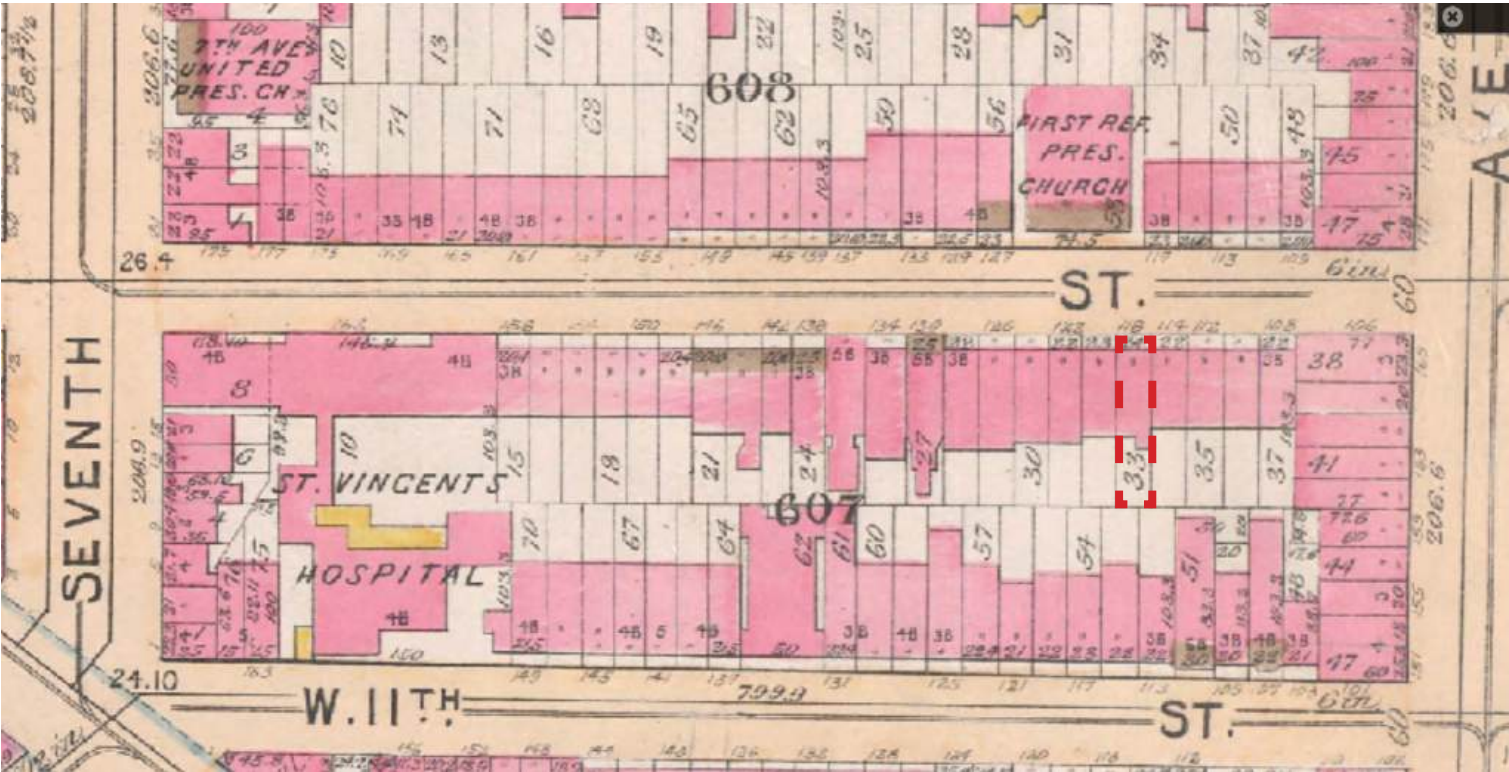


118 WEST 12TH STREET
LOT: 33
BLOCK: 607
ZONING DISTRICT: R6
MAP:12c
USE GROUP: 2
CONST. CLASS
CLASS III
OCCUPANCY CLASS: R-3
RESIDENTIAL

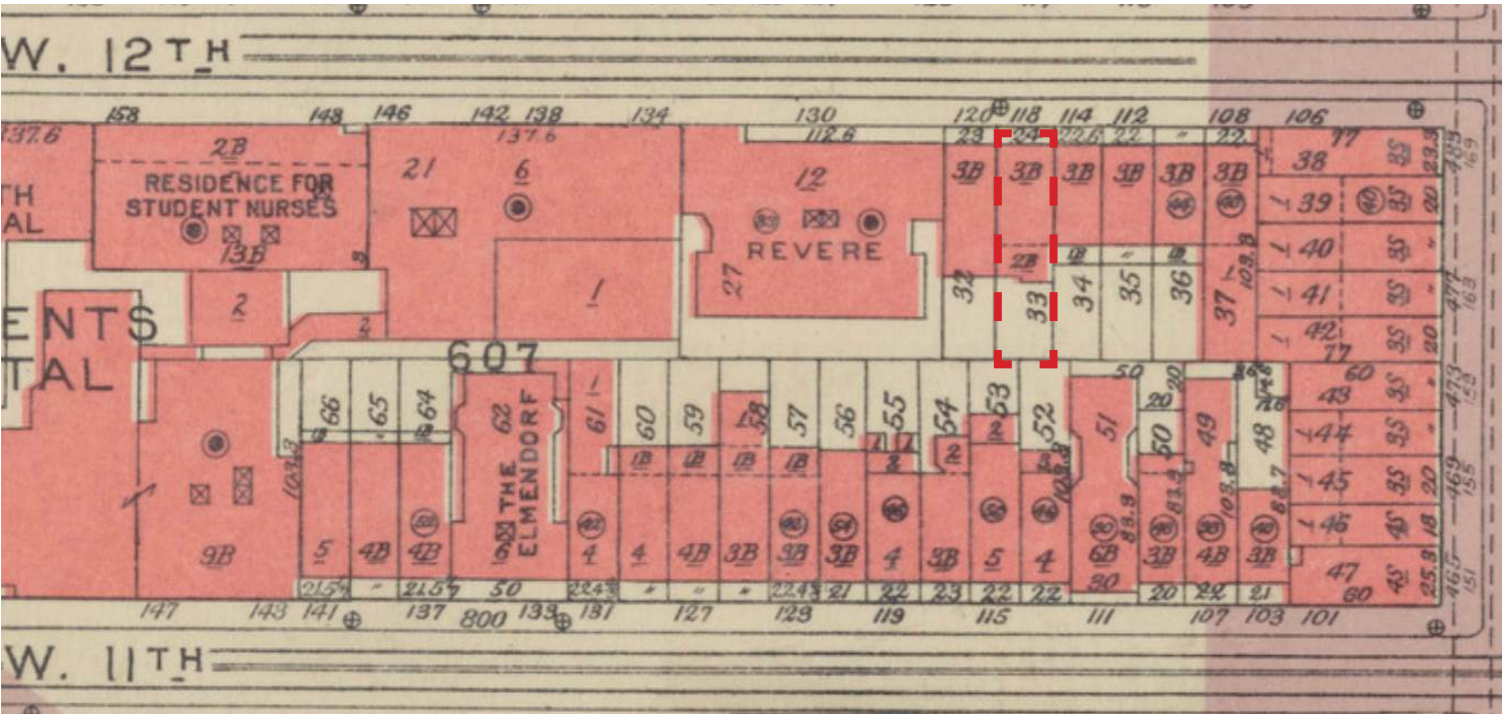


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1897 Sanborn Map



1955 Sanborn Map



118 West 12th Street 1940 Tax Photo



118 West 12th Street 1980 Tax Photo



118 West 12th Street Existing Site Conditions



118 West 12th Street Existing Site Conditions

Current Photos- Stoop Gate



118 West 12th Street Stoop Gate



118 West 12th Street Stoop Gate



118 West 12th Street Stoop Gate

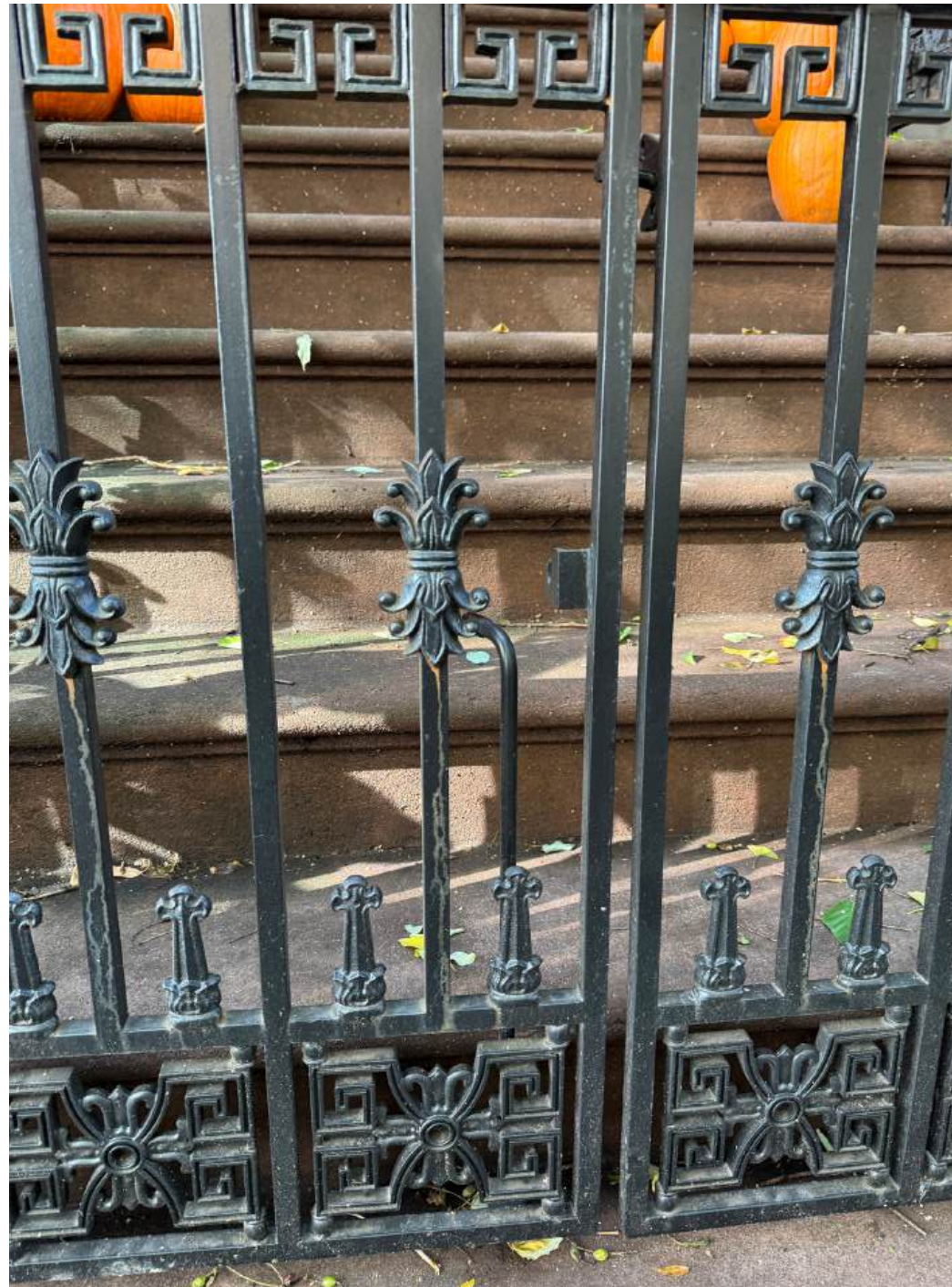


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Detail Photos- Stoop Gate

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Stoop gate details



Stoop gate lock

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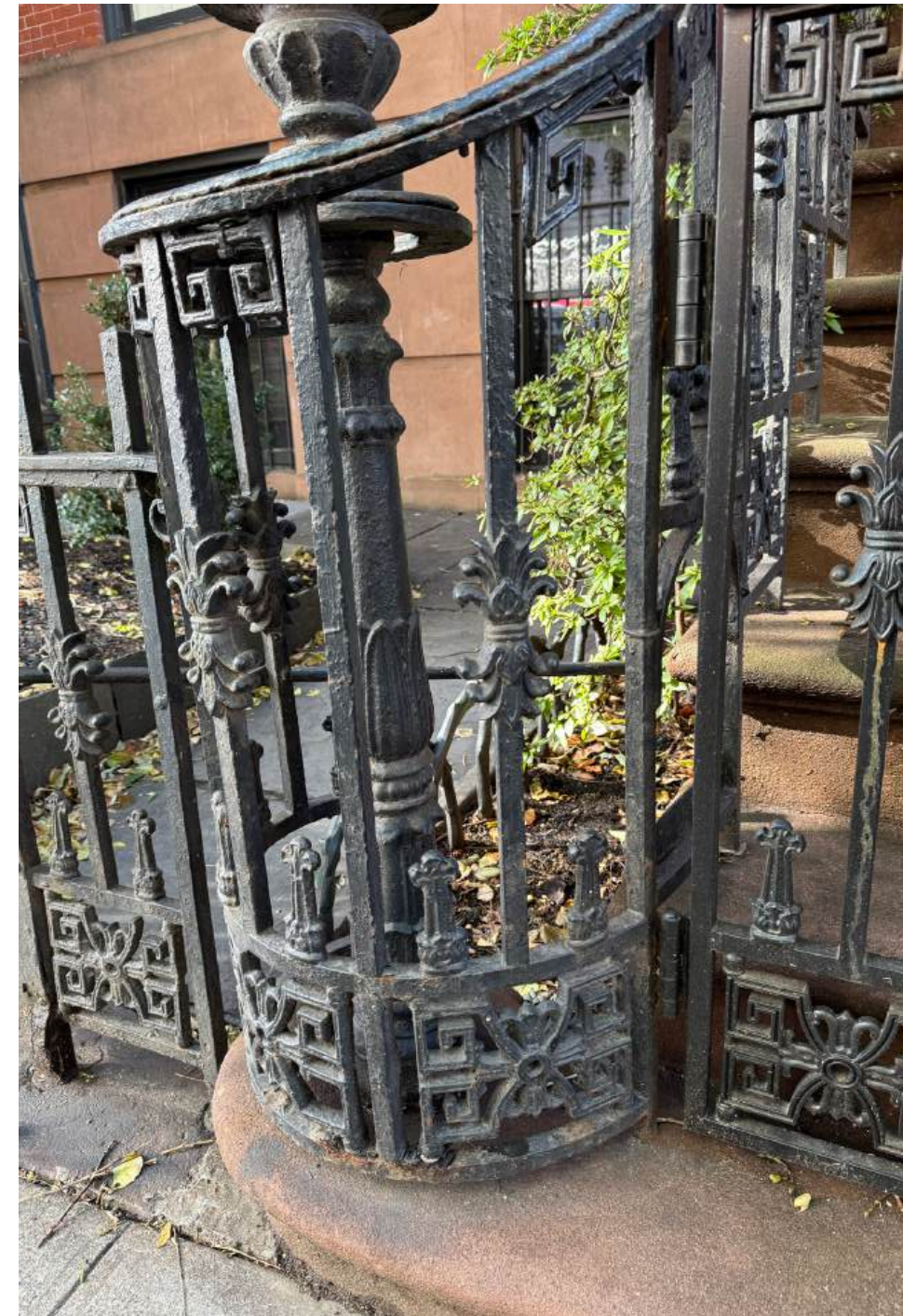
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Detail Photos- Railings

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118 W12th- Stoop railing



118 W12th- Stoop railing

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Photo of streetscape around the property



Photo of streetscape around the property



Photo of streetscape around the property

Stoop Gates on the Block



133 West 12th Street Stoop Gate



117 West 12th Street Stoop Gate



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Previously Approved Stoop Gates

- 137 Waverly Place
- 138 Waverly Place
- 133 West 3rd Street
- 133 West 4th Street
- 150 West 11th Street
- 17 Barrow Street
- 66 Perry Street
- 12-14 Minetta Street



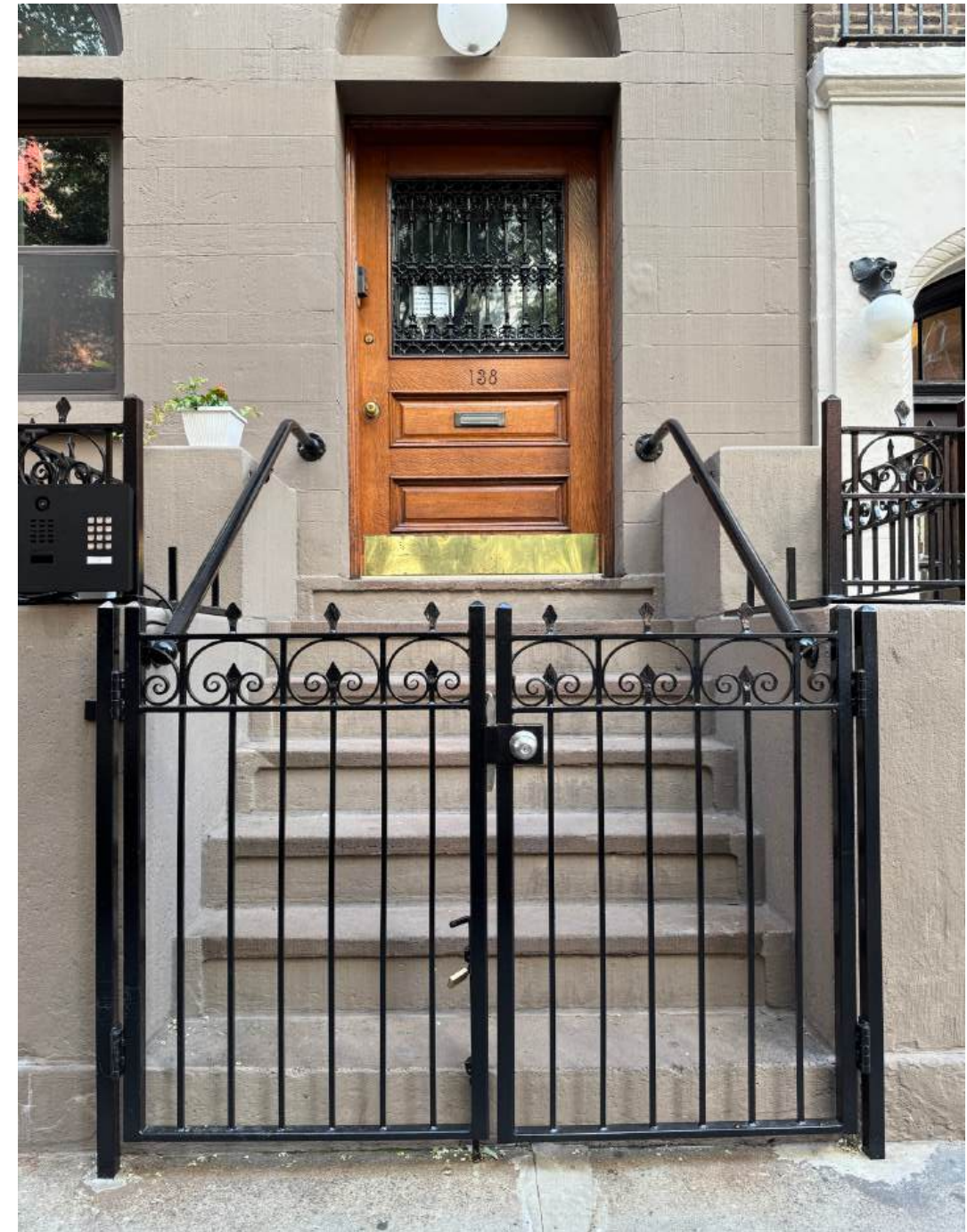
Map of approved stoop gates in the area

Previously Approved Stoop Gates

13



137 Waverly Place COFA-09333



138 Waverly Place COFA-22-11747

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Previously Approved Stoop Gates



133 West 3rd Street COFA-23-02277



133 West 4th Street COFA-23-04283



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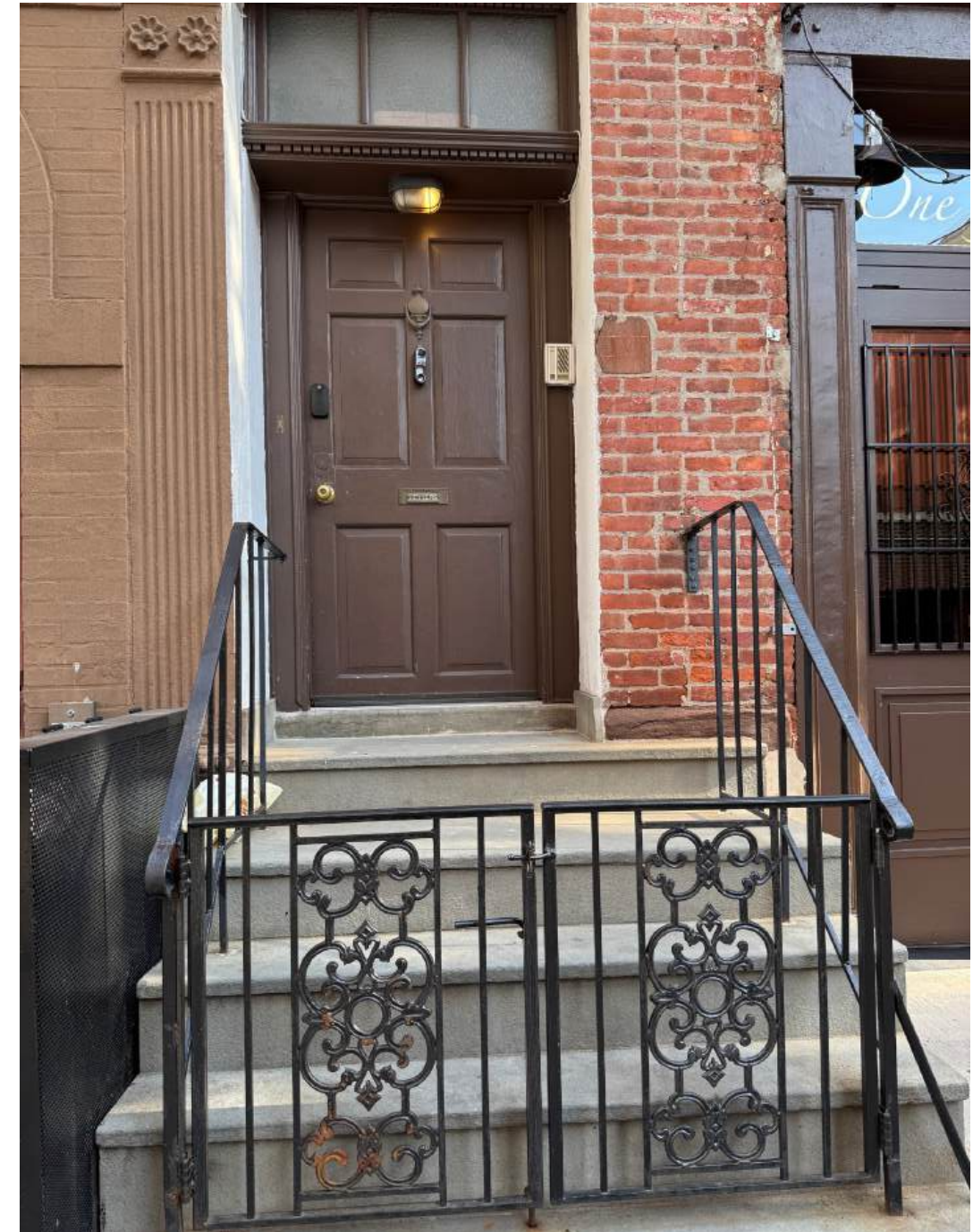
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Previously Approved Stoop Gates

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150 West 11th Street COFA-24-0525



17 Barrow Street PMW-24-09681

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66 Perry Street COFA-25-07824



12 Minetta Street COFA-24-1017



14 Minetta Street COFA-24-1017

Appendix A- Letter from Neighbor

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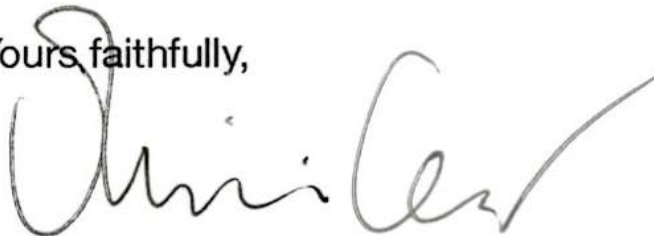
Olivia Lewnowski
120 W 12th Street
New York City, NY, 10011

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

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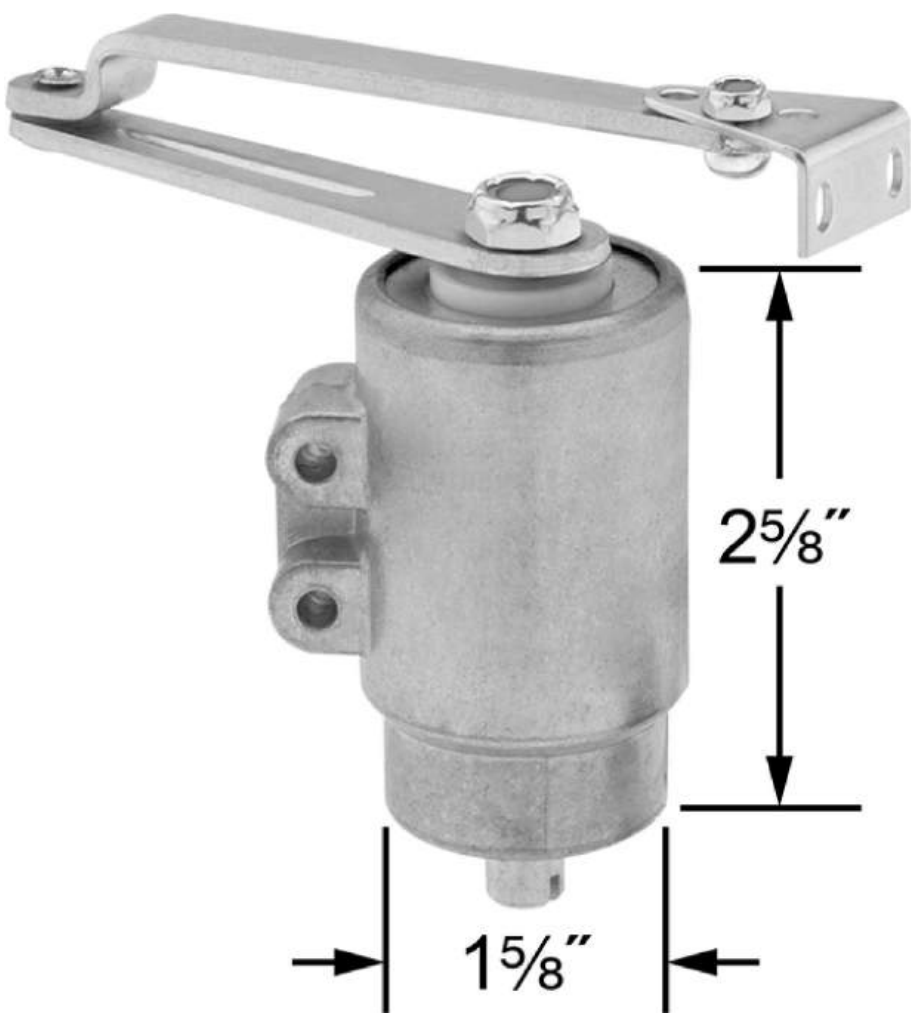
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118 WEST 12TH STREET

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Aluminum Hydraulic Storm Door Closer

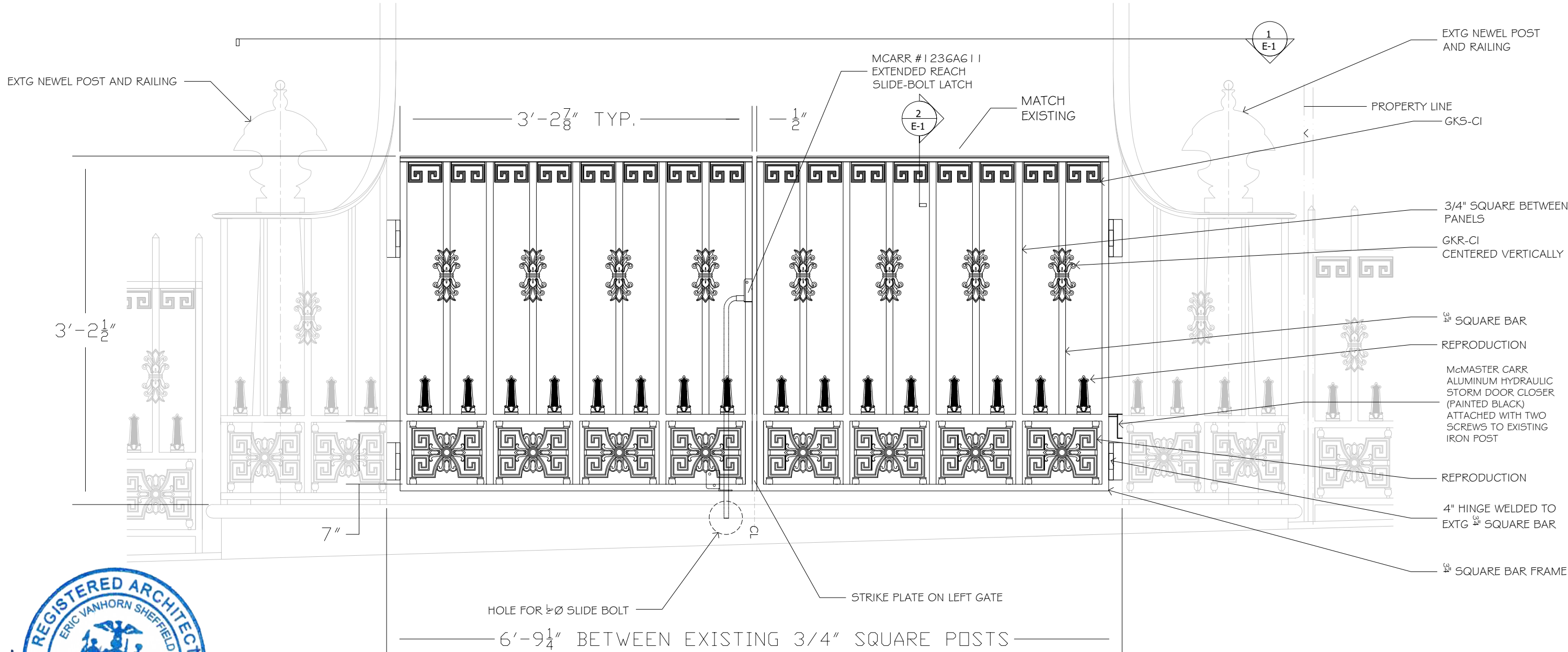


Delivers Monday

\$60.86 each
1255A14

Operating Mechanism	Hydraulic
For Door Type	Storm
Material	Aluminum
Length	2 5/8"
For Door Swing Direction	Left, Right
Opening/Closing Action	Free-Moving
Door Mount Opening Direction	Opens In, Opens Out
Weight Capacity	35 lb.
Range of Motion	180°
Mounting Hardware Included	Yes
Appearance	Dull
Diameter	1 5/8"
Opening/Closing Speed	Adjustable
Operation Type	Manual
Country of Origin	Canada
DFARS Compliance	Specialty Metals COTS-Exempt
Export Control Classification Number (ECCN)	EAR99
REACH Compliance	REACH (EC 1907/2006) (01/17/2023, 233 SVHC) Compliant
RoHS Compliance	RoHS 3 (2015/863/EU) Compliant
Schedule B Number	830241.3000
U.S.–Mexico–Canada Agreement (USMCA) Qualifying	Yes

A hydraulic mechanism makes these the smoothest and quietest closers we offer for storm doors. They are for right or left door-swing directions.



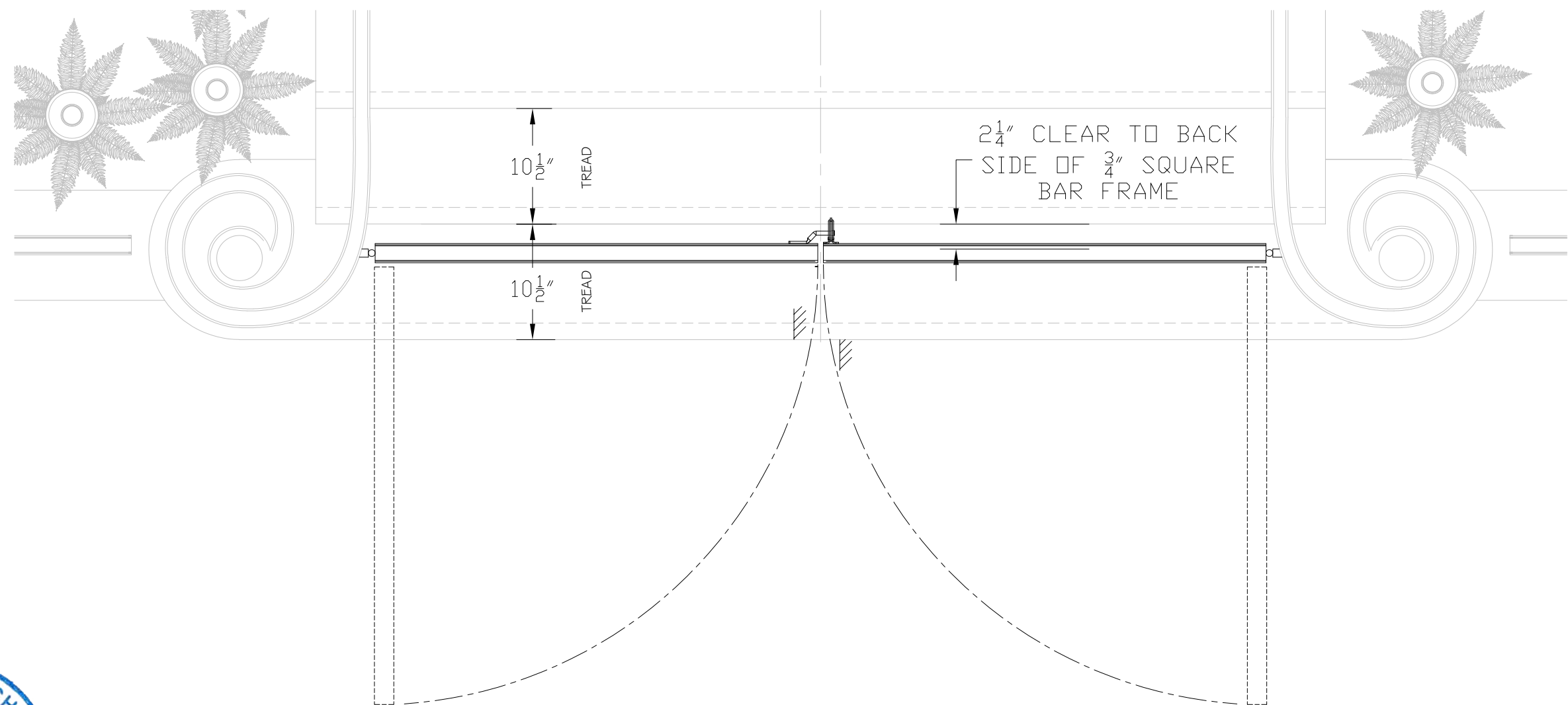
Stoop gate front elevation



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