

115 –119 WASHINGTON PLACE NEW YORK, NY 10014

LANDMARKS PRESERVATION COMMISSION HEARING

PROPOSED ORNAMENTAL IRON SECURITY GATES

OCTOBER 2026

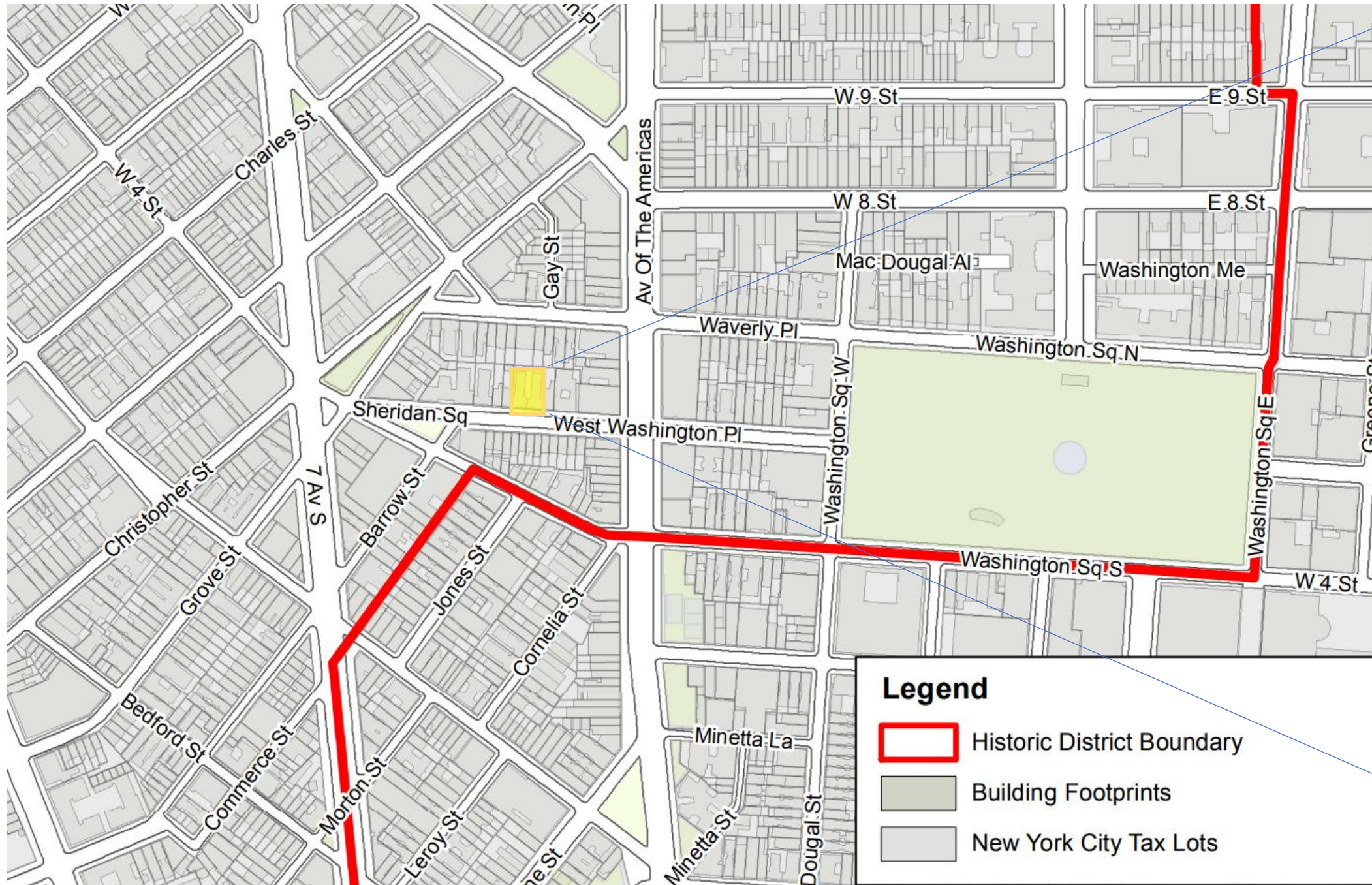


115 & 119 WASHINGTON PLACE

GREENWICH VILLAGE HISTORIC DISTRICT

NEW YORK, NY 10014

BLOCK 592, LOT 75



Greenwich Village Historic District | LP-0489

Landmark Type: Historic District

Designation Date: April 29, 1969

Borough: Manhattan

115 Washington Place | The Wilson
119 Washington Place | The Lilly

Construction Date : 1912

Architect / Builder: Charles B. Myers

Owner/ Developer : Samuel Lippman

Major Alterations : None

Style: Beaux – Arts influenced Renaissance Revival

Materials: Brick, Limestone, Iron

Building Type:

Original Use: Residential, Multi-Family

Tax Block: 592 | **Tax Lot:** 49

Applications LPC 26-08520 & LPC 26-08521:

Scope : Installation of new security gates at secondary entrances leading to commercial units, side yard, and rear yard.

HISTORICAL & CURRENT CONDITION

115 & 119 WASHINGTON PLACE

The historical low ironwork railing seen in the tax photo unfortunately does not provide sufficient security and access control.



115 WASHINGTON
1940 TAX PHOTO



119 WASHINGTON
1940 TAX PHOTO

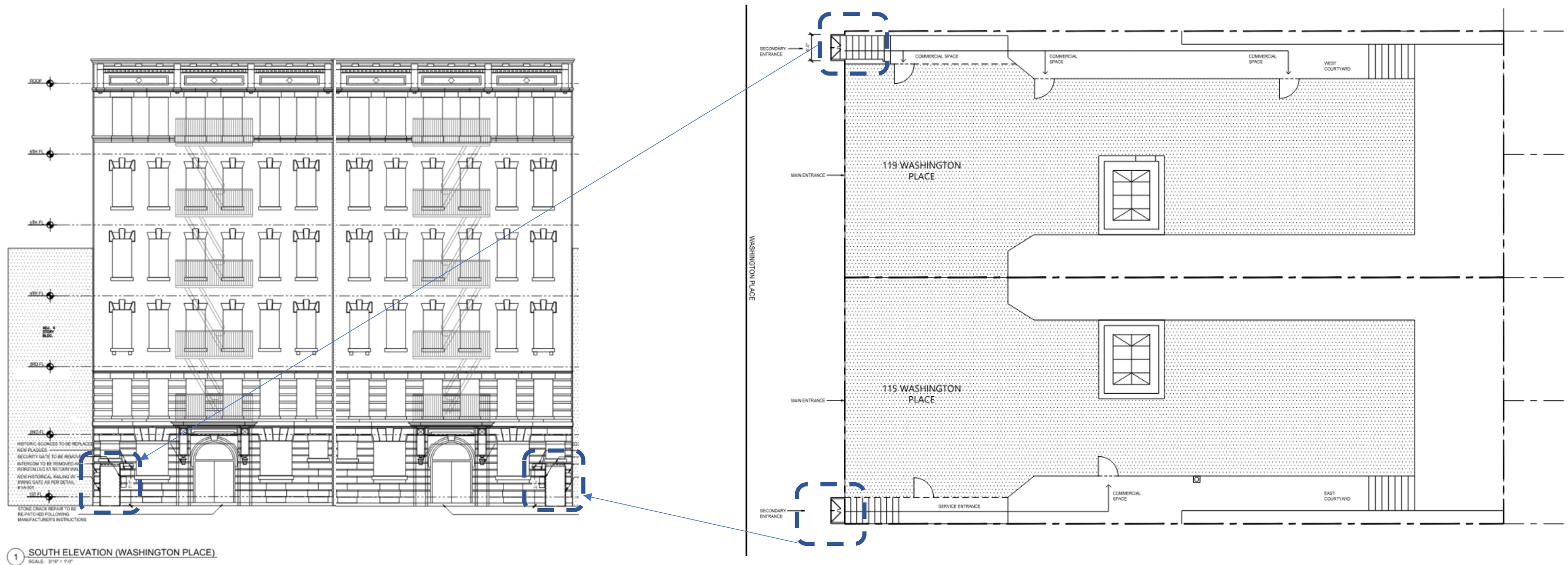


115-119 WASHINGTON
CURRENT PHOTO

EXISTING GATE LOCATIONS/ ACCESS DIAGRAM

THE TWO SECONDARY ENTRANCES

Secondary entrances to both buildings are located along Washington Place and lead to commercial tenant spaces, the side yards, rear yards, and central shared courtyard. It is intercom controlled at the exterior for security and non-locking from the interior to accommodate for egress. An LPC violation is open for the standard metal gates currently in place for security and access control.



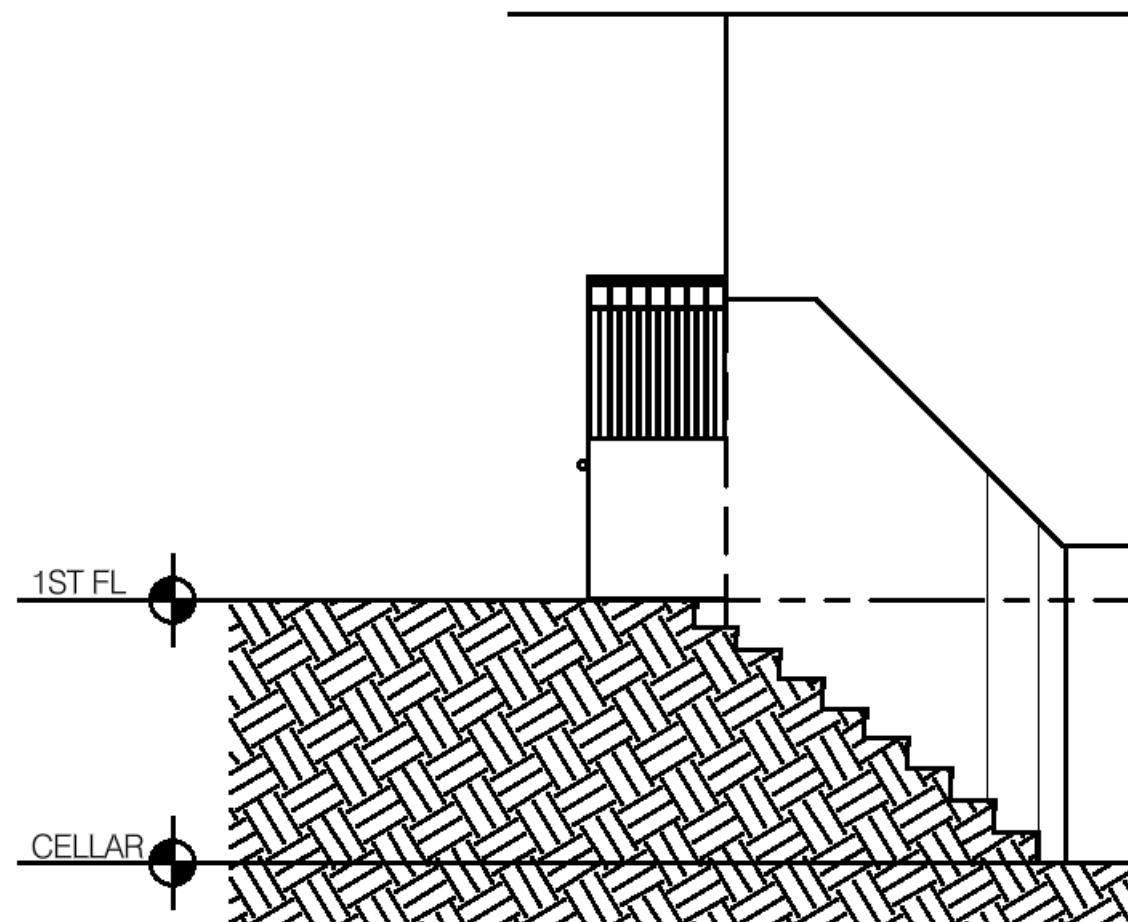
ELEVATION — EXISTING GATE LOCATIONS AT BOTH SECONDARY ENTRANCES

SITE PLAN — EXISTING GATE LOCATIONS AT BOTH SECONDARY ENTRANCES

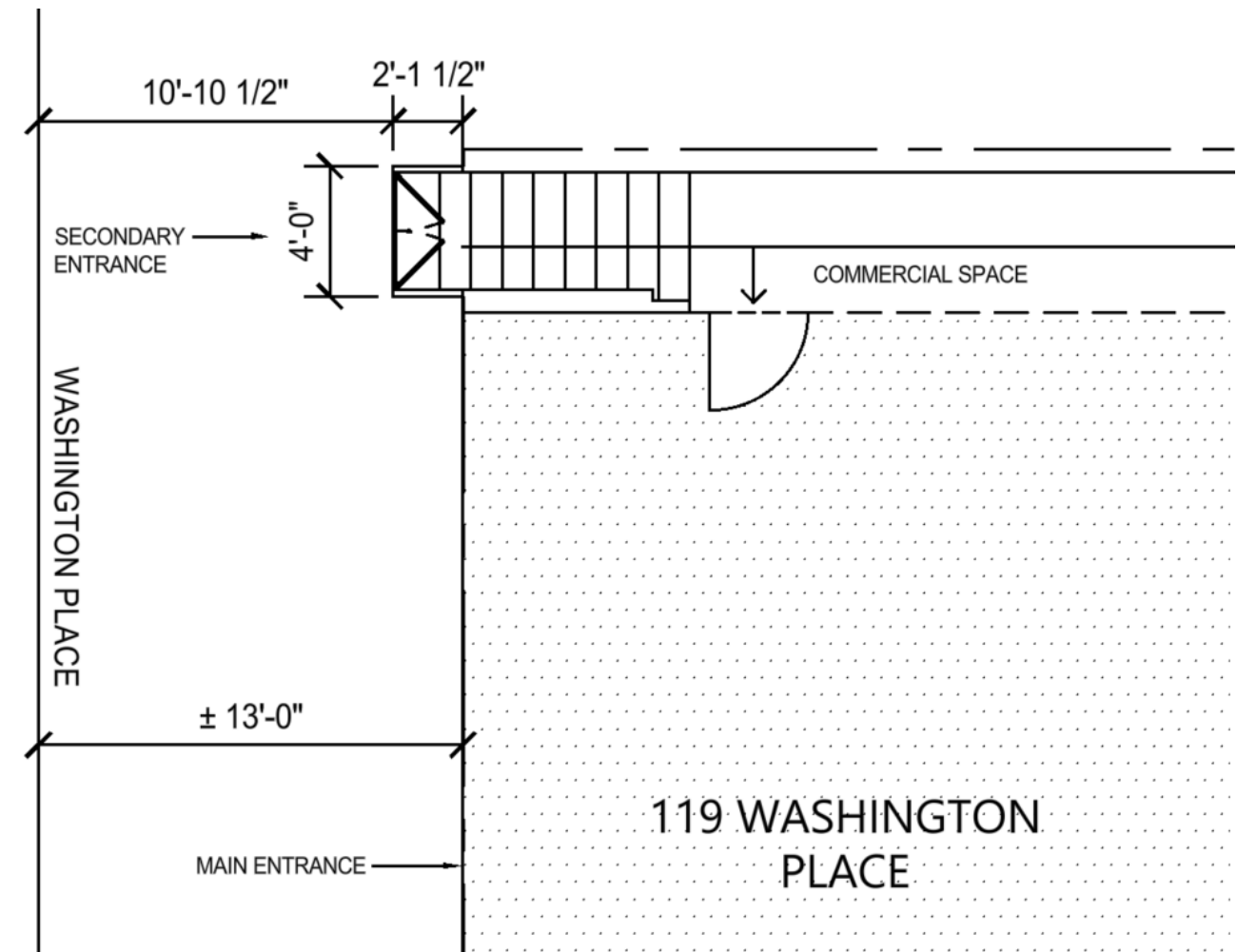
EXISTING CONFIGURATION AND SECTION

119 WASHINGTON PLACE

Gates currently have inswing doors that open immediately to the top step. A landing of about ~2' in depth is available due to existing conditions and limitations. 119 has the first riser step beginning beyond the building property line (shown below), further reducing the existing landing space. 115 has the first riser step beginning at building face / property line. We seek to improve the function, safety, and security while also enhancing the historical streetscape by taking existing historical elements form the building.



SECTION — EXISTING GATE CONFIGURATION AT 119 WASHINGTON PLACE

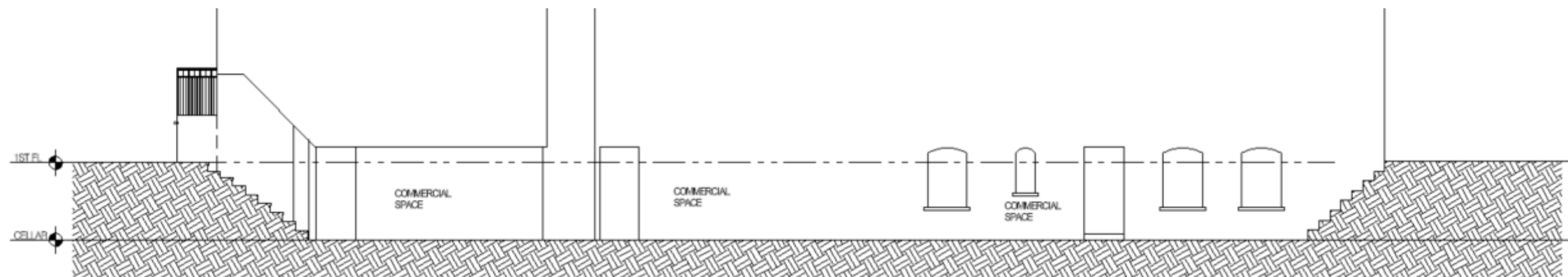
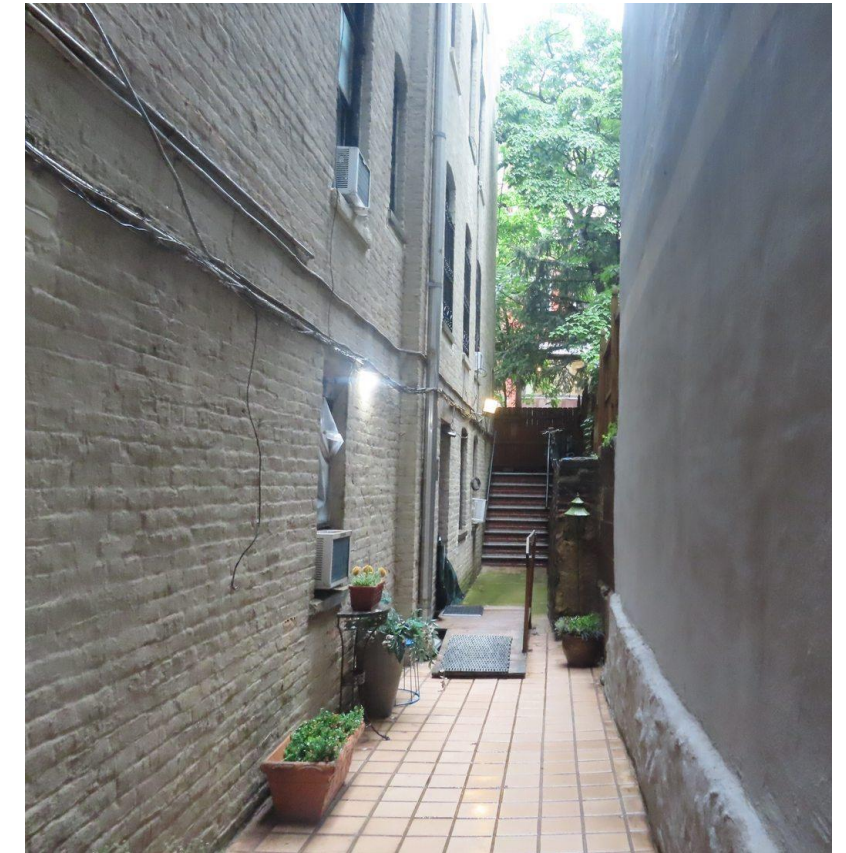
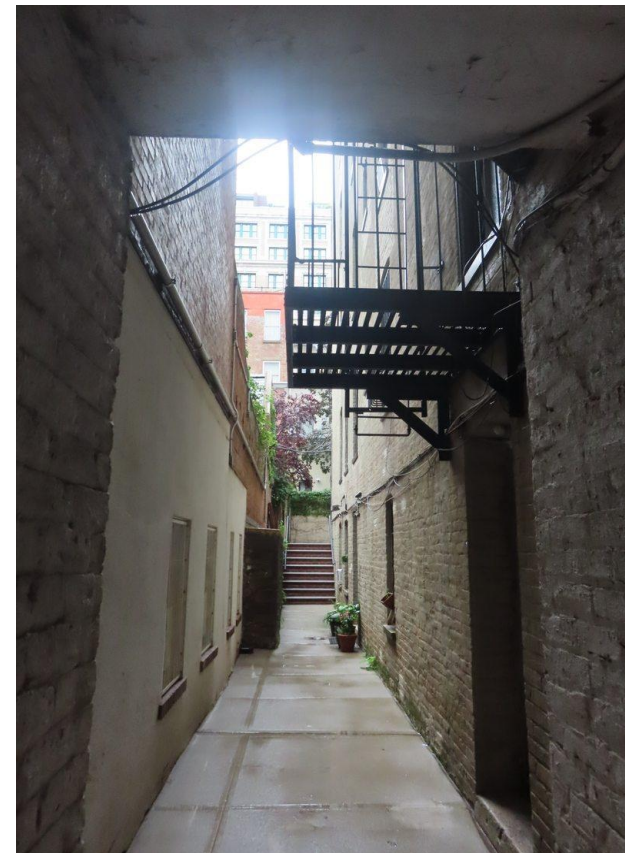


PARTIAL SITE PLAN — EXISTING GATE CONFIGURATION AT 119 WASHINGTON PLACE
EXISTING NON-CONFORMING CONDITION REGARDING ADA

THE PROBLEM

SECURITY & ACCESS CONTROL

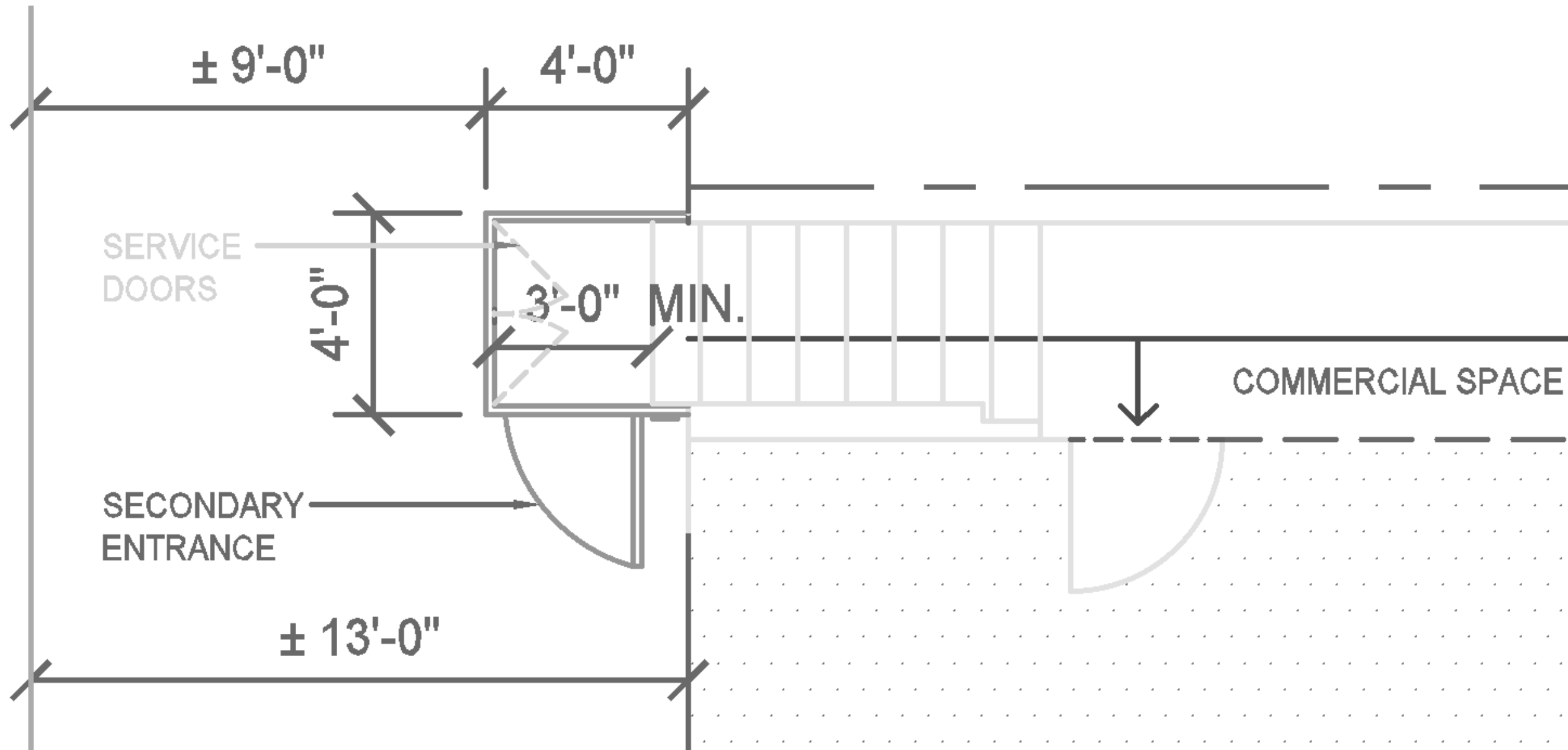
Security gates were temporarily removed in response to LPC violation issued but resulted in excessive loitering and trespassing. Below is a photo walkthrough of the spaces the existing gate provides security and access control for.



PROPOSED GATE CONFIGURATION

115-119 WASHINGTON PLACE SECONDARY ENTRANCES

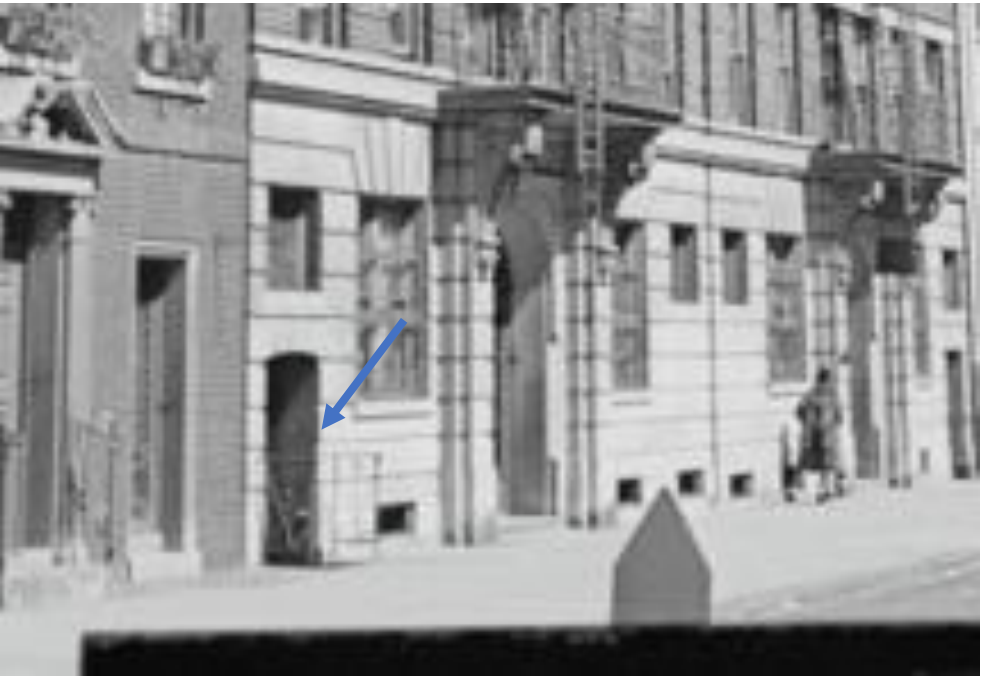
The new proposed gates have a slightly extended footprint to improve the landing space at the top of the stairs. We propose the door to swing outwards to maximize the landing space as well as to accommodate egress and door swing at public pedestrian path regulations. The existing street width allows for this 4x4 footprint. This also allows for the intercom to be conveniently located on a vertical stop adjacent to the door instead of on the building. At the 119 Washington Place Secondary Entrance, the stairs begin beyond the building façade creating insufficient space for a landing. Given the lack of a landing at the top of the steps the proposed gate door orientation swings out on the side to maximize space within the security gate before the stairs. The front of the gate is proposed to swing in for a 4'-0" total width as access doors to be used as needed by building staff.



SITE PLAN — PROPOSED SECONDARY ENTRANCE GATE CONFIGURATIONS

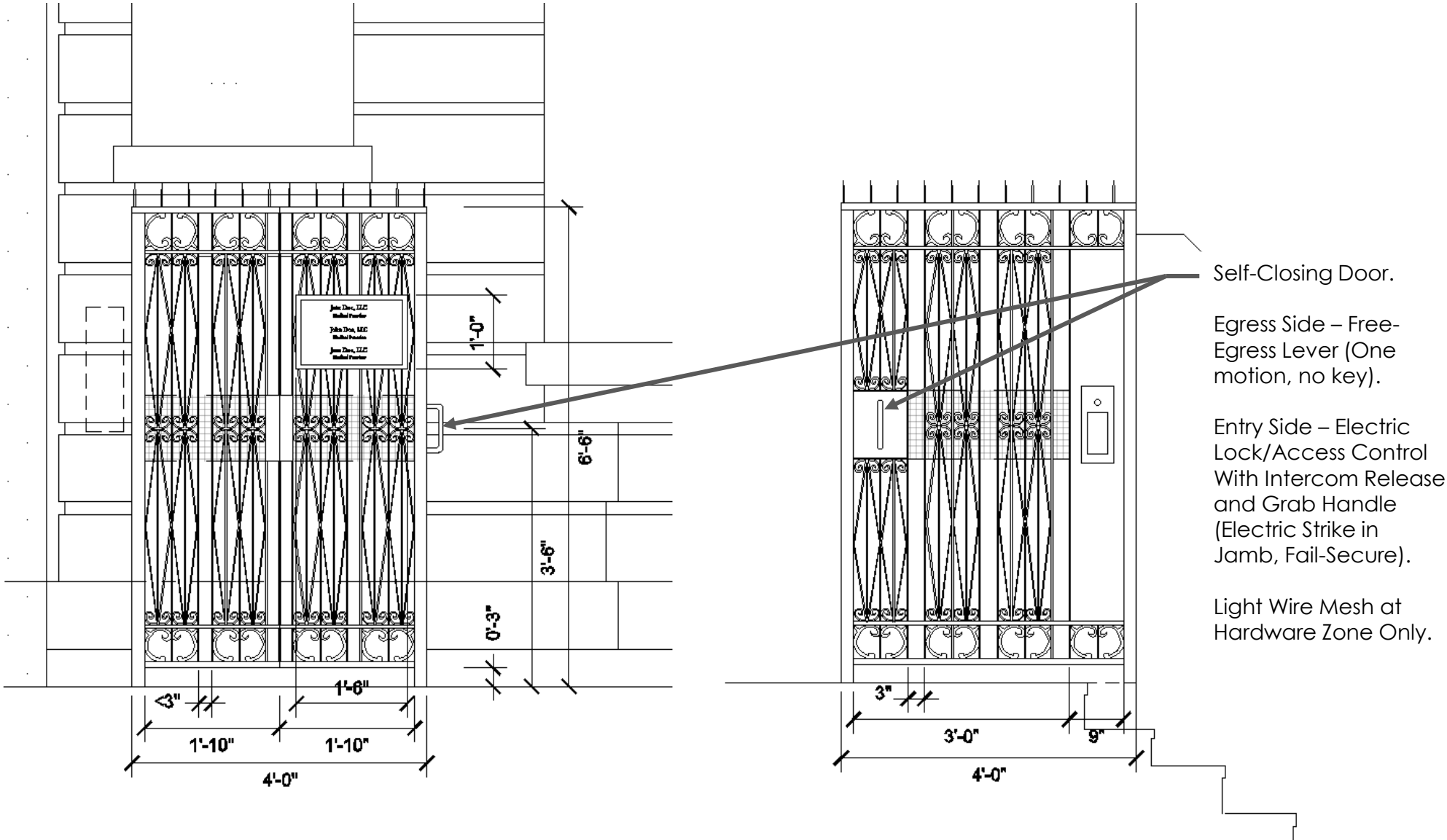
PROPOSED SECURITY GATE

The historical low ironwork railing seen in the tax photo unfortunately does not provide sufficient security and access control. A replacement security gate matching the existing height of 6'-6" is proposed. Proposed security gate is designed to compliment the existing building elements. Design is pulled from existing fire escape ironwork diamond shape.



HISTORICAL PHOTO INDICATES LOW DECORATIVE RAILINGS - UNFORTUNATELY, INSUFFICIENT FOR SECURITY

Proposed 6'-6" tall gate with open, ornamental panels with reference to existing building elements. Intercom is proposed to be located on the side of the gate near the grab handle for access control. Signage is proposed to be located on the front of the gate for visibility. Installation of a light gauge wire mesh at the interior of the panels near the grab handle are proposed for enhanced security.



1 GATE FRONT
SCALE: N.T.S.

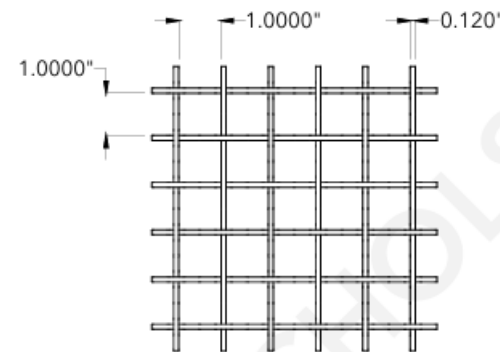
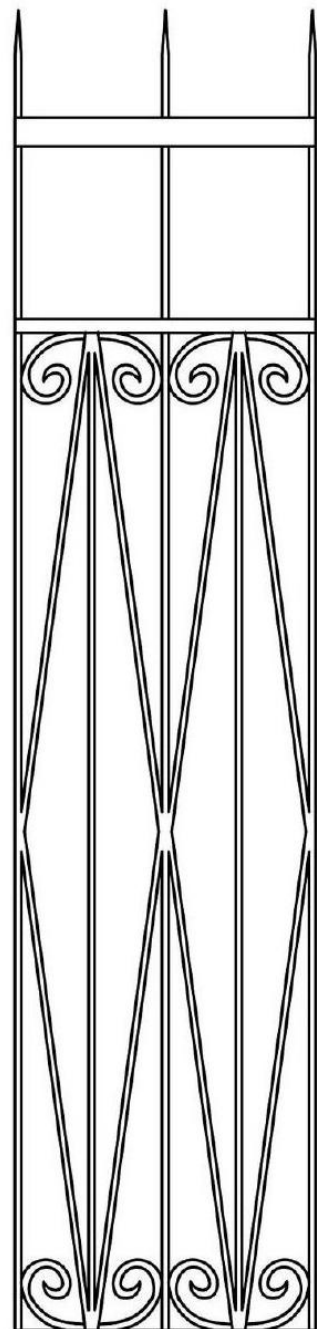
2 GATE SIDE
SCALE: N.T.S.



PROPOSED SECURITY GATE

ORNAMENT, FINISH, AND PRECEDENT

The proposed ornamental diamond element is extracted from existing fire escape iron work the. Finish is proposed to match the existing ironwork as well. A light gauge wire mesh is proposed at areas around the entrance/egress hardware to enhance security measures.



McNichols Light Wire Mesh
36922200



Benjamin Moore 2124-20 Wrought Iron



Benjamin Moore 2120-20 Black Iron



Historical and current photos show taller ornamental ironwork existing along the street.

QUESTIONS

