

January 14, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-04620

## **66 Perry Street – Greenwich Village Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 438 4285

**Passcode:** 075152

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

66 Perry Street, New York, NY 10014  
Building Reg ID 129613  
Block No. 00621  
Lot No. 0052

LPC-25-04620 66 PERRY STREET, Manhattan-621-52

## Owner's Statement: Background

Thank you for the opportunity to present our application to install a stoop gate at the foot of my brownstone steps at 66 Perry Street in the West Village.

I'm working with a wonderful architect, Isidoro Cruz, who will review the design with you and answer any questions you may have.

The gate would be made by Handco Welding. They've done a fair amount of ironwork restoration in the West Village.

Our goal: is to create a gate that blends with the existing stair railings, areaway fence and late Italianate façade we restored in the early 1980s.

So. Why do we need a stoop gate?

The front of my home appeared in the *Sex and the City* TV series as the exterior of character Carrie Bradshaw's apartment. My fault: I felt sorry for the young location scout who was a recent grad from NYU Film School. He told me if he didn't secure THIS house, he would lose his first real job in the business.

At the time, no one knew the show would turn into anything long lasting...much less, the iconic fantasy vehicle and touchstone for NYC's magic that it has become.

My home is now a global tourist destination. The show is in endless reruns in **34 different languages**, increasing an already massive fan base coming to my stoop from throughout the US and around the world.

At any hour of the day or night, there are groups of visitors in front of the house taking flash photos, engaging in loud chatter, posting on social media, making TikToc videos, or just celebrating the moment.

The 6th Precinct advised me years ago to put a chain across the base of the stoop with a "No Trespassing-Private Property" sign. It helps, but not enough. Many visitors respect the chain. But many do not. They climb over the chain, pose, dance or lie down on the steps, climb to the top to stare in the Parlor windows, try to open the main entrance door, or, when drunk late at night, ring the doorbells.

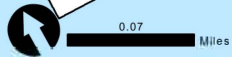
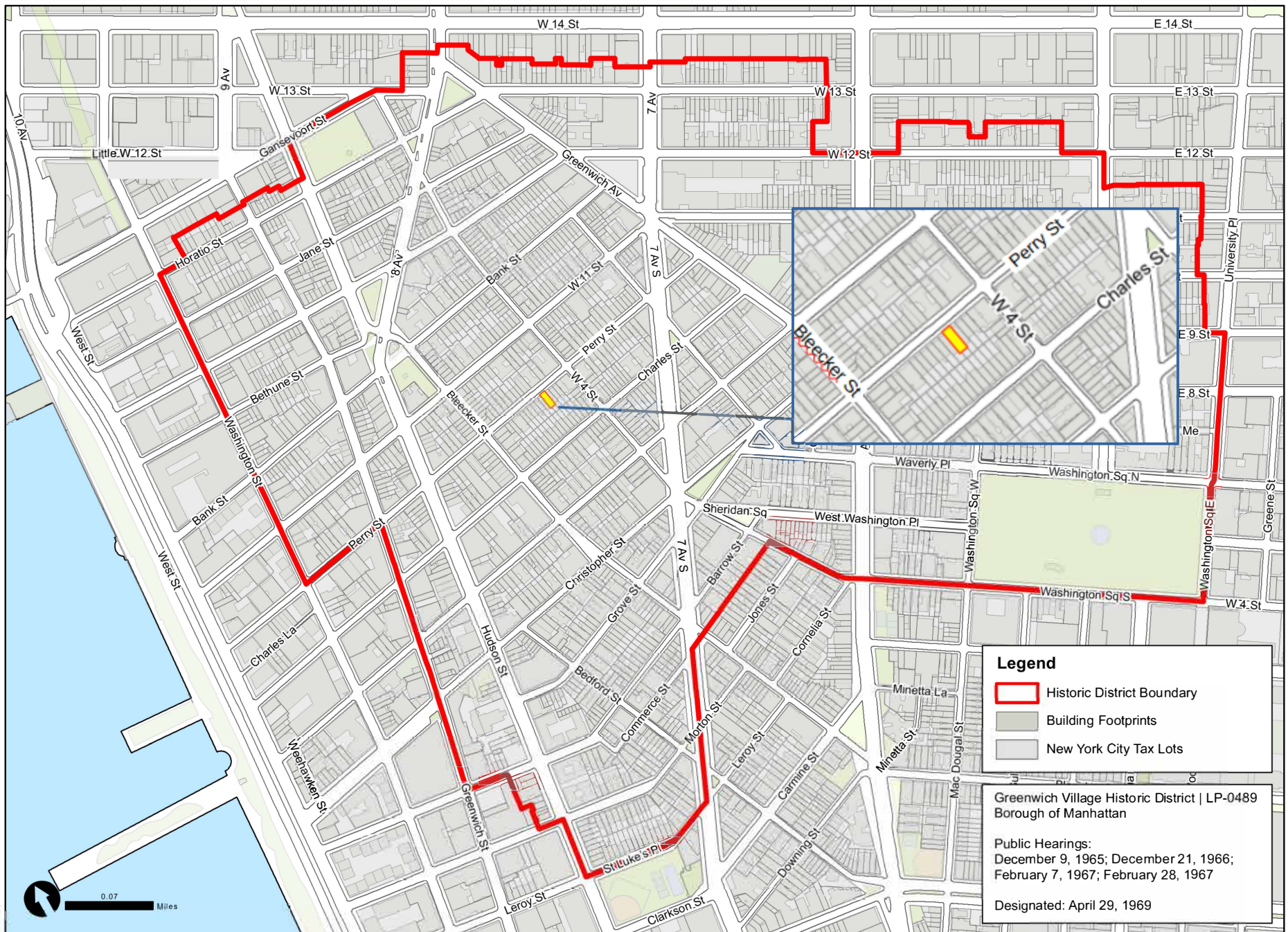
We've also had graffiti painted on the steps and initials carved into the main door frame.

After 20 plus years of hoping the fascination with my stoop would die away and fans would find a new object for their devotion, I have acknowledged we need something more substantial. In order to regain a reasonable quality of life for our tenants and ourselves: we need to install a proper gate.

Thank you. I'd like to turn it over to Mr. Cruz now to present the design plan.

At present, *Sex and the City* is being aired in **34 different languages** all over the world. Of these, 17 are dubbed, 5 are with voiceover and 12 are subtitled in the local language. Source: DUBDB, The Dubbing Database.

Greenwich Village Historic District | LP-0489 | 66 Perry St/ Location of proposed gate



**Legend**

- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Greenwich Village Historic District | LP-0489  
Borough of Manhattan

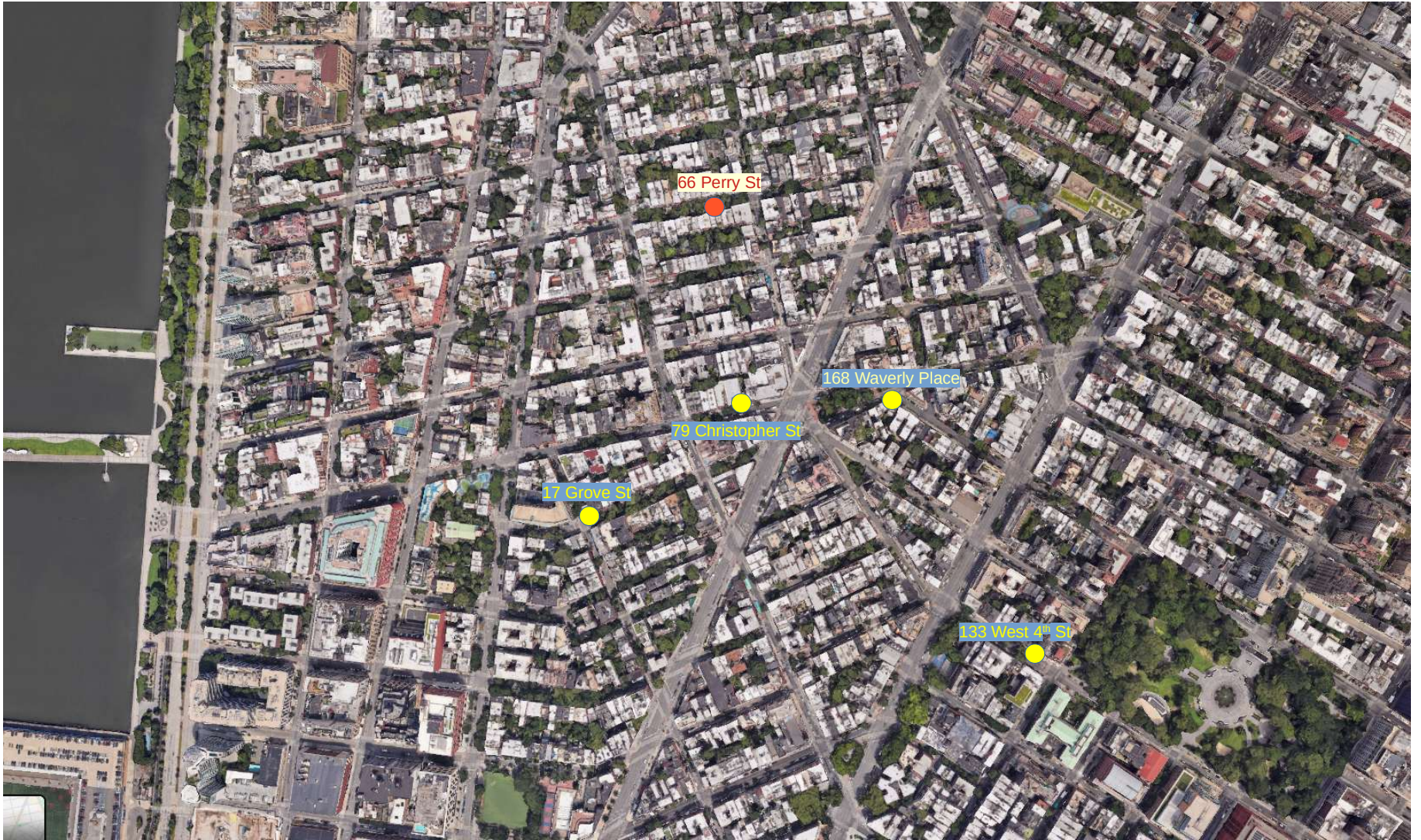
Public Hearings:  
December 9, 1965; December 21, 1966;  
February 7, 1967; February 28, 1967

Designated: April 29, 1969

Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCH Date: 2.20.2019

Locations of approved stoop gates

- Approved Stoop Gate
- Proposed Stoop Gate



Tax Photo circa 1939-41





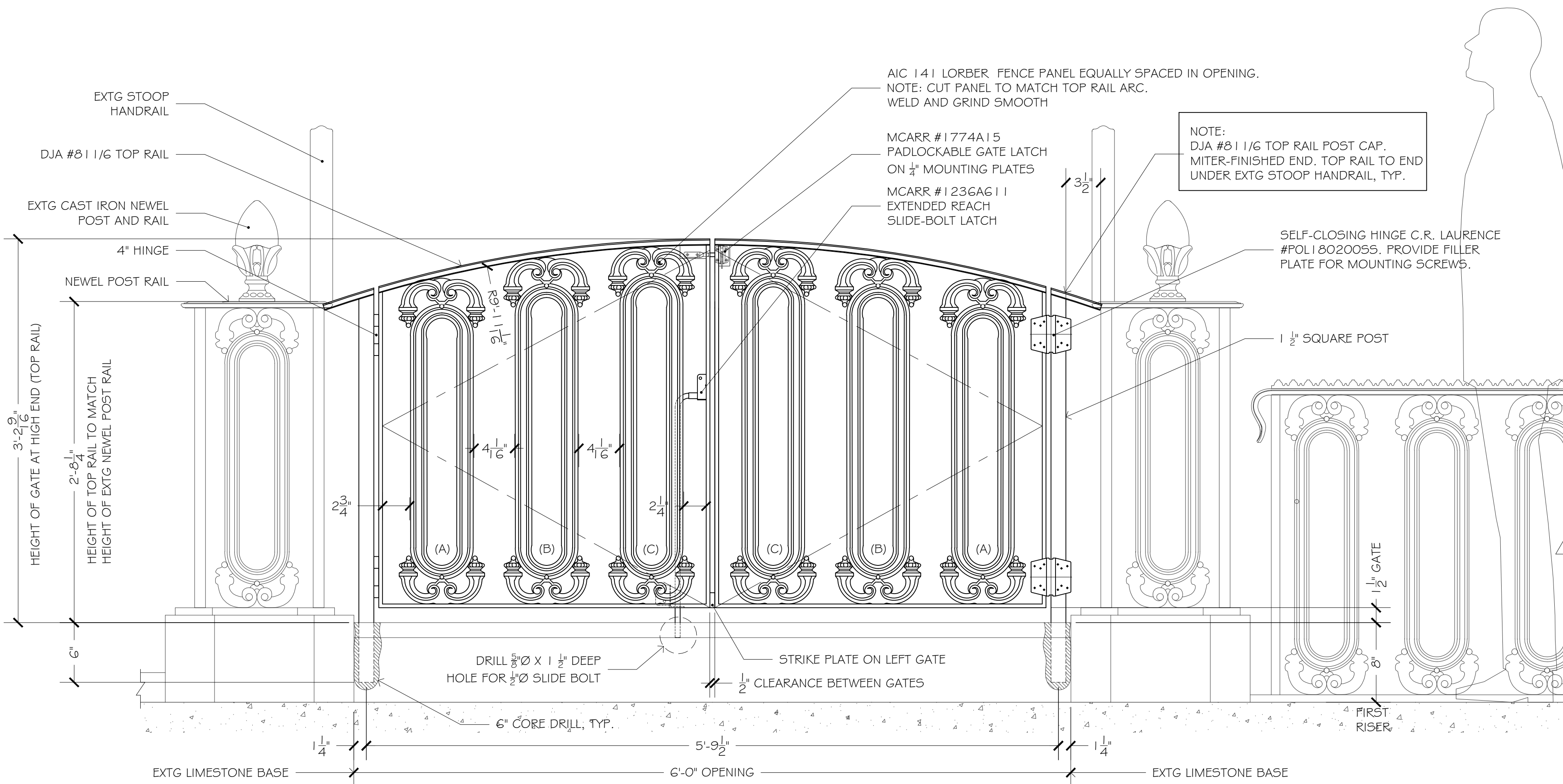
66 Perry Street in 1978 at time of purchase by Owner



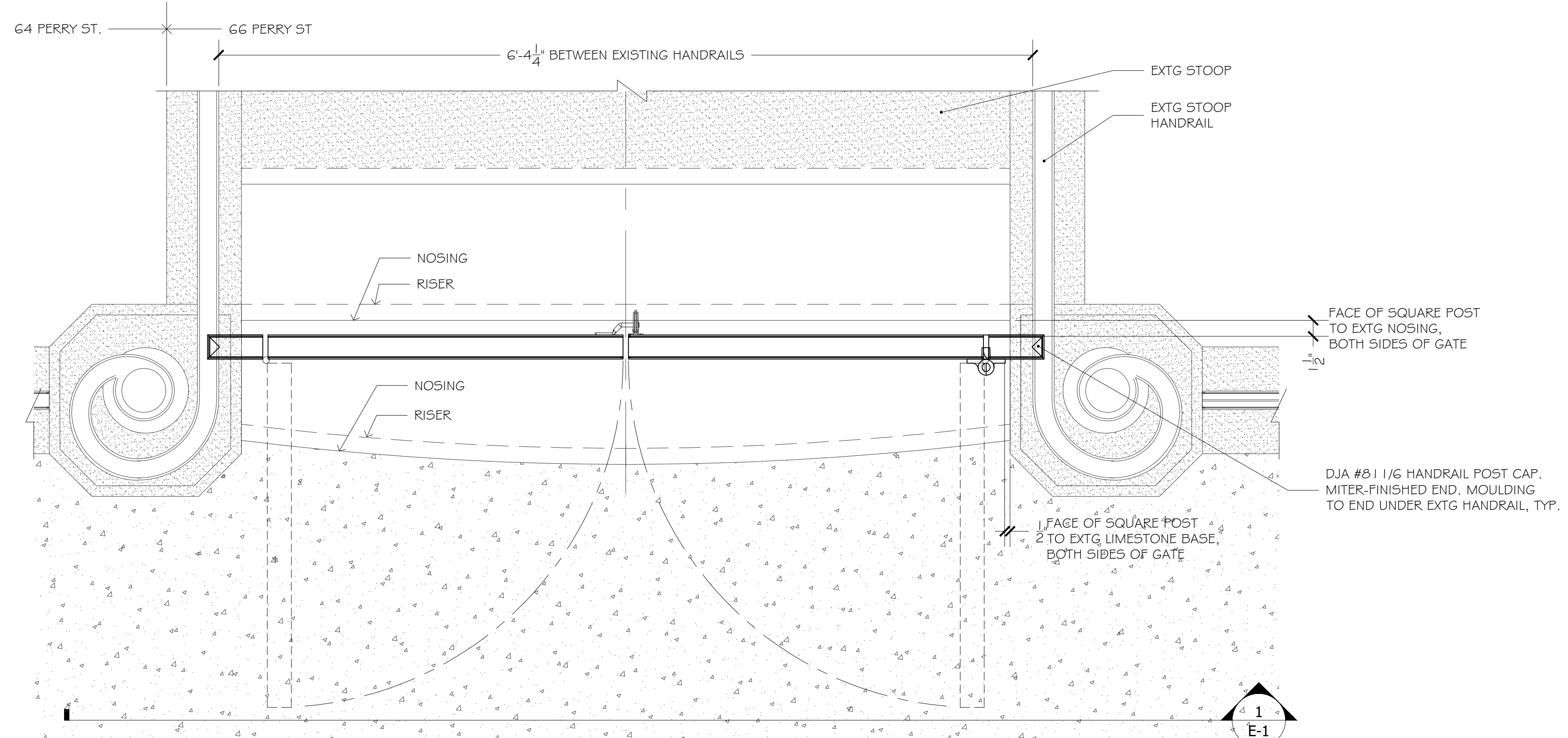
66 Perry Street (2024)







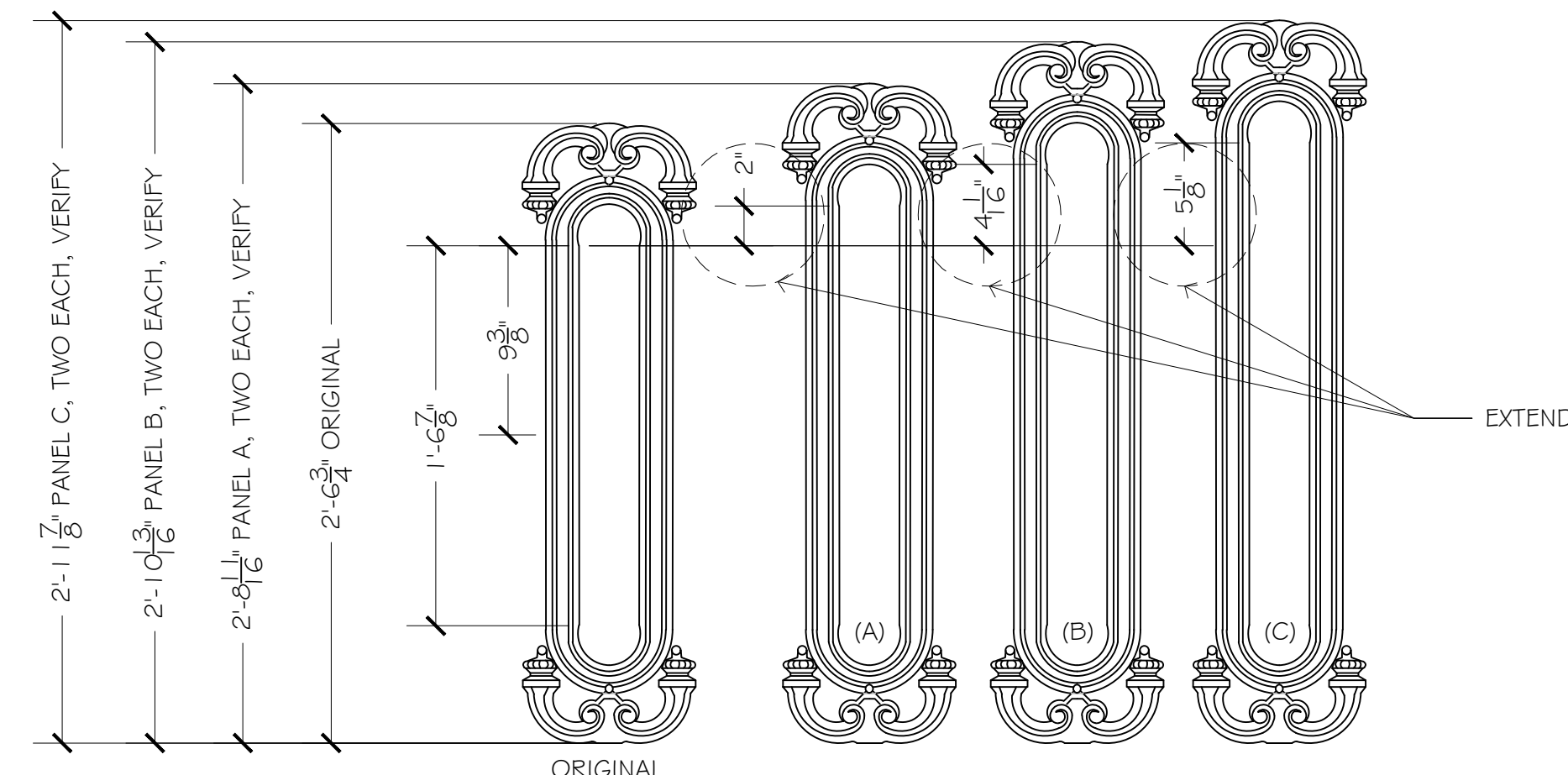
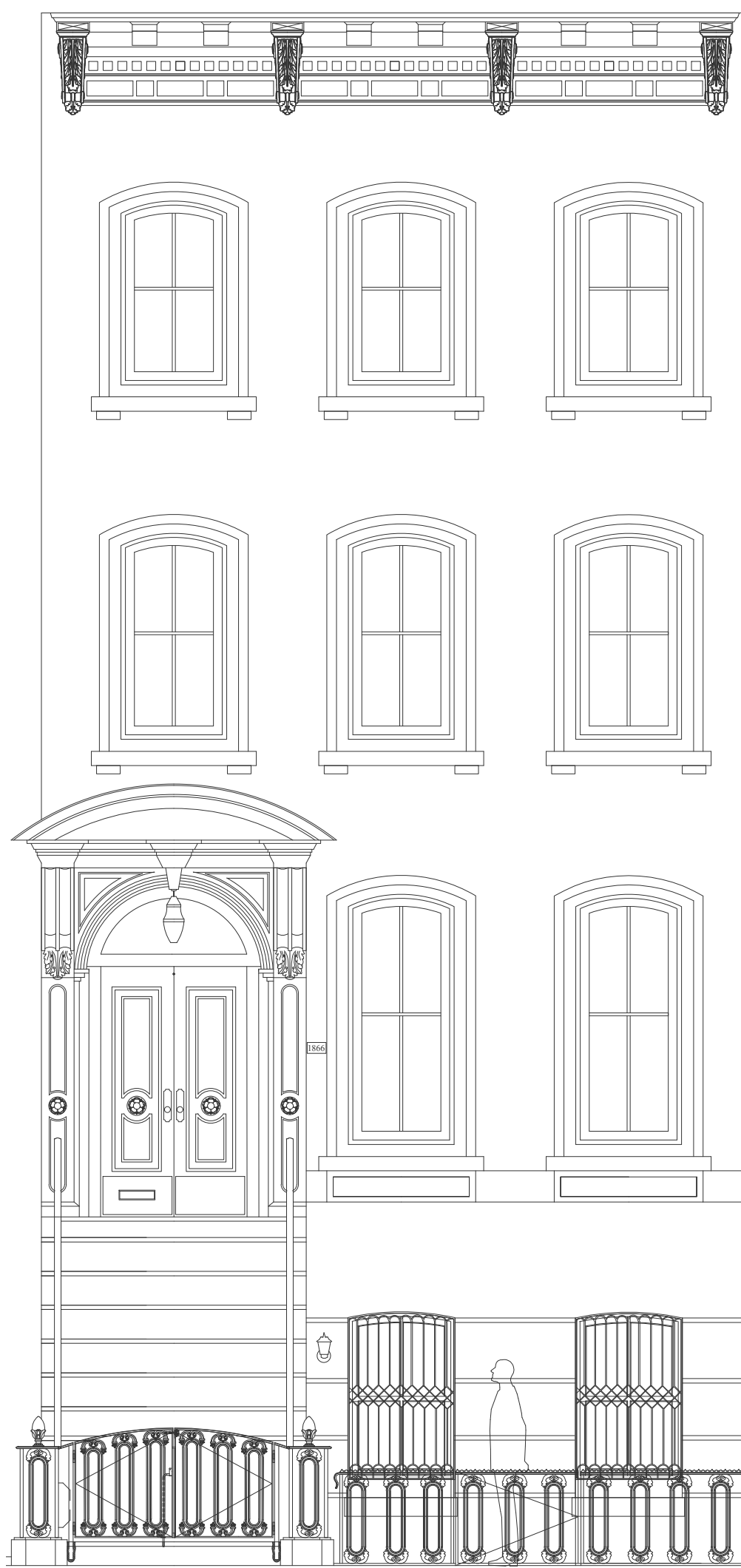
ELEVATION OF GATE AT MAIN STAIR  
1 1/2" = 1'-0"



PLAN OF GATE AT MAIN STAIR  
1 1/2" = 1'-0"



LOCATION/PLACEMENT OF GATE ON STAIR



EXISTING ARCHITECTURAL CONTEXT  
ROW HOUSE(S) 62/66 PERRY STREET BUILT IN 1866 BY DEVELOPER WILLIAM H. HUME.  
ARCHITECT: WILLIAM H. HUME.  
IRON FENCE INSTALLED IN 1983 USING OVAL PANELS AIC 1 1/4 LORBER BY THE ARCHITECTURAL IRON COMPANY.  
GOAL

- HELP OWNERS TO REGAIN A REASONABLE QUALITY OF LIFE.
- PREVENT PEOPLE FROM TRESPASSING ONTO THE PRIVATE PROPERTY; VANDALIZING E.G. SPRAY PAINTING, CARVING INTO THE MASONRY OF THE BUILDING; POTENTIALLY HURTING THEMSELVES E.G. FALLING ON STAIRS WHEN DRUNK; HARASSING TENANTS AND OWNERS BY RINGING DOOR BELLS, AND PEERING THROUGH PARLOR WINDOWS FROM HEAD OF STAIRS.
- FOLLOW ADVICE OF P.D. 6TH PRECINCT TO PUT UP A FENCE OR CHAIN WITH A SIGN READING 'NO TRESPASSING' TO UNMISTAKABLY BLOCK ACCESS ONTO THE STAIRS OF THE PRIVATE PROPERTY BY THE PUBLIC.

PROPOSED WORK  
•INSTALL A DOUBLE GATE OF STEEL AND CAST IRON WITH DIMENSIONS OF 6'-0" WIDE X 3'-2 1/2" HIGH AT THE HIGHEST POINT OF THE GATE. THE LOWEST POINT OF THE GATE IS 2'-8" AND SITS BELOW THE STOOP HANDRAIL.  
•PLAN VIEW: GATE OPENS TO STREET, PROTRUDING 1'-1 1/4" PAST FIRST RISE, OVER SIDEWALK. GATE IS SELF-CLOSING.

DESIGN STATEMENT  
•FIT SEAMLESSLY INTO THE HISTORICAL NEIGHBORHOOD.  
•COMPLEMENTARY APPEARANCE, SUGGESTING IT IS AN INTEGRAL PART OF THE FACADE RESTORATION COMPLETED IN THE EARLY 1980'S.

DESIGN APPROACH  
•ADHERE TO THE EXISTING AUTHENTIC HISTORIC STYLE.  
•REPLICATE THE STYLISTIC OVAL AND ORNAMENTAL ELEMENTS OF THE EXISTING FENCE AND NEWEL POSTS.  
•INTEGRATE WITH STAIR RAIL AND FENCE PROPORTIONS.

•COMPLEMENT THE LATE ITALIANATE ROW HOUSE FAÇADE BY PICKING UP THE SEGMENTAL-ARCHED WINDOWS, WHILE RESPECTING THE STANDALONE/CENTER-STAGE APPEARANCE OF MAIN ENTRANCE DOOR AND MASONRY.  
•THE GATE WILL BE FABRICATED IN MILD STEEL WITH CAST IRON PANELS MADE BY ARCHITECTURAL IRON COMPANY, WITH THE SAME CAST IRON PANELS, AND ORIGINAL MOLDS, USED TO MAKE THE EXISTING FENCE AND STAIR RAILS APPROVED BY LANDMARKS WHEN THE HOUSE WAS RESTORED IN 1983.



66 PERRY ST NYC

REV	DESCRIPTION

GENERAL NOTES:  
THESE SHOP DRAWINGS HAVE BEEN PREPARED ACCORDING TO OWNER'S DRAWINGS AND ANY CHANGES REQUIRED (NOT DUE TO OUR ERROR) WILL BE CHARGED EXTRA FOR DRAWINGS, MATERIALS AND LABOR. NO WORK WILL BE PERFORMED UNTIL A WRITTEN CHANGE ORDER FOR THE CHANGE OR CHANGE HAS BEEN RECEIVED. OWNER OR OWNER'S REPRESENTATIVE PLEASE NOTE, ANY REQUEST FOR A VERIFICATION NOT ANSWERED WILL BE ASSUMED TO BE CORRECT AS WRITTEN OR SHOWN.

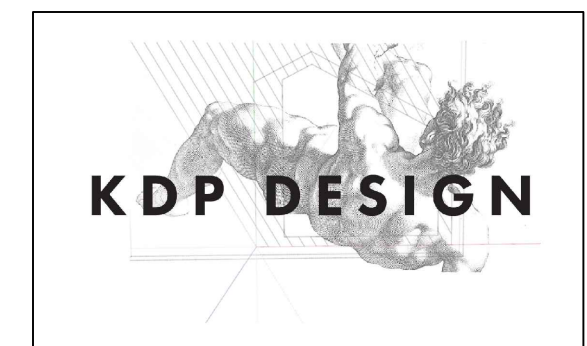
DOE TO SHOP PROCESS, HIDDEN SPLICES MAY OCCUR OTHER THAN SHOWN.  
HOLES: AS NOTED  
BOLTS: AS NOTED  
MATERIAL: All steel ASTM A36 (U.O.N.)  
CONTRACTORS:

FOR APPROVAL: 01/14/25 TO SHOP:  
DATE DRAWN: 07/09/24 DRAWN BY: IC3  
ARCHITECTS:  
ENGINEERS:



[HTTPS://WWW.ONEOFSEVEN.DESIGN/BROOKLYN](https://www.oneofseven.design/brooklyn)

IN PARTNERSHIP WITH



[HTTPS://KDPDESIGN.SPACE/BERLIN](https://kdpdesign.space/berlin)

DATE	No.	ISSUED FOR	RETD
01/14/25	4	REVIEW BY LFC	
12/16/24	3	REVIEW BY CB2	
07/09/24	2	REVIEW	
06/16/24	1	REVIEW	
06/09/24	0	REVIEW	

WELDS: Type E70XX (to be performed by Certified Welders)  
FINISH: ONE COAT BLACK PAINT

FABRICATORS: <b>HANDCO WELDING CORP</b> 670 Morgan Avenue, Brooklyn, NY 11222 Phone: (718) 932 8890	
TO FIELD:	AS BUILT:
CHECKED BY:	SCALE: AS NOTED
DESCRIPTION:	STAIR GATE 66 PERRY ST NYC
JOB NUMBER: 2	DRAWING NUMBER: E-1

8







The following are examples of approved gates  
in Greenwich Village

17 Grove St



133 West 4<sup>th</sup> St



168 Waverly Place





79 Christopher St



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