



**Greenwich
Village
Society for
Historic
Preservation**

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August 17, 2009

Hon. Robert LiMandri
Commissioner, NYC Department of Buildings
280 Broadway, 3rd Floor
New York, NY 10007

Hon. Robert C. Tierney
Chair, NYC Landmarks Preservation Commission
1 Centre Street, 9th Floor
New York, NY 10007

Hon. Rafael E. Cestero
Commissioner, NYC Department of Housing, Preservation, and Development
100 Gold Street
New York, NY 10038

Hon. Nicholas Scoppetta
Commissioner, NYC Fire Department
9 Metrotech Center
Brooklyn, NY 11201

Hon. Thomas Farley, M.D., M.P.H.
Commissioner, NYC Department of Health and Mental Hygiene
125 Worth Street
New York, NY 10013

Re: 43 MacDougal Street, Charlton-King-Vandam Historic District

Dear Commissioner LiMandri, Chair Tierney, Commissioner Cestero, Commissioner Scoppetta, and Commissioner Farley,

I write to you again regarding 43 MacDougal Street, an unoccupied 1846 townhouse located within the Charlton-King-Vandam Historic District. Since 2006, GVSHP has been advocating that your respective agencies address the worsening health and safety threats posed by this building. Three years later, while some important steps have been taken and are ongoing, such as the initiation of the Demolition by Neglect process by the Landmarks Preservation Commission, the condition of the building continues to worsen. No. 43 MacDougal Street still harbors rodents and other pests, while its deterioration continues to threaten both its historic integrity and its structural stability.

The City has taken some temporary measures designed to slow down the escalating problems. However, many problems persist, some have worsened, and some new problems have arisen due to these temporary measures. For example, the sidewalk shed, which was built one year ago by the Department of Housing Preservation to protect passersby, has allowed ease of access for squatters and vandals into and out of the building. The enclosed photos, taken earlier this month, demonstrate the presence of trash on the sidewalk shed, indicating that people are living on the temporary structure.

Graffiti now also covers part of the upper façade. Other photographs show the dangerous water build-up on the roof, which has stained the side of the building and is likely also causing structural damage.

I was grateful to learn in June that the Landmarks Preservation Commission had finally begun initiating a Demolition by Neglect case against the building's owners. However, the beginning stages of this process have been slow, and we are concerned that the building will continue to deteriorate and pose an increasing health and safety threat to neighbors while we wait for the case to take shape. Thus I urge all of your agencies to work together to address the deteriorating health and safety conditions at 43 MacDougal Street, and to ensure that this valuable historic resource is preserved and restored.

I look forward to your response, and thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Berman", followed by a horizontal line extending to the right.

Andrew Berman
Executive Director



Early August 2009: Presence of garbage and suitcase on scaffolding



Early August 2009: Water pool on roof visibly warping brick facade



August 17, 2009: Graffiti