



**Greenwich  
Village  
Society for  
Historic  
Preservation**

252 East 11th Street  
New York, New York 10003

(212) 475-9585  
fax: (212) 475-9582  
www.gvshp.org

*Executive Director*  
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*President of the Board*  
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Anthony C. Wood

December 9, 2009

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

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

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

Dear Commissioner LiMandri and Chair Tierney,

I write to you regarding 43 MacDougal Street, the unoccupied, deteriorating 1846 townhouse located within the Charlton-King-Vandam Historic District.

I am grateful that the Landmarks Preservation Commission has begun to initiate a Demolition By Neglect case against the owner (which would legally compel him to repair the property), and that the Department of Buildings has begun to perform routine inspections, many of which have resulted in the issuance of Emergency Declarations to stabilize the building. In late October, we were encouraged that the owner – for the first time – responded to the latest of these declarations by cleaning out the interior of the building. This clean-up has been ongoing for over a month, and has, happily, resulted in the removal of large volumes of refuse and potentially hazardous materials from the building.

However, despite these latest advancements, we remain very concerned about the condition of the property. Though the owner's recent responsiveness is hopeful news, many steps still need to be taken before the building's deterioration is halted and reversed, and before the building can be adequately restored.

I therefore urge the Department of Buildings and the Landmarks Preservation Commission to continue to work toward alleviating the building of its rodent problems, water damage, and general deterioration. Work must be done to restore the storefront, which is currently hidden under plywood, and to repair the windows and cracked and spalling brick facade. Even as the owner continues his clean-up, his history of unresponsiveness makes it all the more necessary that your respective agencies remain prepared to take the necessary legal actions to save this threatened building. I urge you inspect the building's interior as soon as the clean-up makes it safe to do so, and to continue pursuit of the Demolition by Neglect lawsuit to force the owners to make further improvements on the property in an expedited manner, before the deterioration becomes irreversible. I also urge your agencies to continue to aggressively pursue payment of the outstanding \$120,000 in unpaid fines by the owner of this building for ignoring health, safety, fire, buildings and landmarks regulations.

Thank you for your continued attention to this matter.

Sincerely,

Andrew Berman  
Executive Director



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Vicki Weiner  
Anthony C. Wood

August 17, 2009

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

Hon. Robert C. Tierney  
Chair, NYC Landmarks Preservation Commission  
1 Centre Street, 9<sup>th</sup> 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 dark ink, appearing to read "Andrew Berman", followed by a long horizontal flourish line.

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



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Anthony C. Wood

June 3, 2009

John Weiss  
Deputy Counsel  
NYC Landmarks Preservation Commission  
1 Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

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

Dear Mr. Weiss,

Thank you for your response to our letter concerning 43 MacDougal Street.

We are very grateful that the LPC has decided to initiate a demolition by neglect lawsuit against the property owner, which we believe is an important step in the effort to reverse and undo the terrible neglect and deteriorating conditions that threaten this contributing historic building. While we understand that the timeframe for this process varies on a case-by-case basis, we are hopeful that aggressive action, pursued as expeditiously as possible, will halt the building's imminent decay.

I hope you will keep us apprised of the LPC's progress in pursuing this case. Please do not hesitate to contact me if GVSHP can be of any assistance in the process.

Sincerely,

Andrew Berman  
Executive Director

cc: LPC Chair Robert Tierney



**The New York City Landmarks Preservation Commission**

1 Centre Street, 9<sup>th</sup> Floor North New York NY 10007 TEL: 212-669-7921 FAX: 212-669-7797  
[www.nyc.gov/landmarks](http://www.nyc.gov/landmarks)



John Weiss  
Deputy Counsel  
[jweiss@lpc.nyc.gov](mailto:jweiss@lpc.nyc.gov)

May 15, 2009

Andrew Berman  
Greenwich Village Society for  
Historic Preservation  
232 East 11<sup>th</sup> Street  
New York, NY 10003

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

Dear Mr. Berman:

Chair Tierney asked me to respond to your most recent letter regarding 43 MacDougal Street. As you know, the Commission began enforcement action due to the owner's failure to maintain 43 MacDougal after extensive, unsuccessful efforts to have him voluntarily make repairs. After several unsuccessful attempts by a process server to serve the owner, service was made but the owner did not appear at the Environmental Control Board hearing so a default judgment was entered and a \$5,000 fine imposed.

A second NOV was served and the owner again defaulted on February 2, 2009. He also defaulted at a third hearing, so the owner has incurred \$15,000 in LPC fines to date. A fourth violation was successfully served and the hearing date is June 1, 2009. Another \$5,000 fine will be imposed if he again defaults.

In my letter of January 12, 2009, I explained that if the owner continued to be nonresponsive, litigation would commence to compel repairs. At this time, due to the absence of any apparent effort by the owner to make repairs, and the owner's complete nonresponsiveness to multiple LPC violations and large fines, the LPC has begun the process of initiating a demolition by neglect lawsuit against the owner. Please keep in mind that it is a lengthy process to initiate a demolition by neglect lawsuit involving site visits, generation of an existing conditions report, various legal steps, and the drafting of multiple legal documents. Consequently, the Commission's Director of Enforcement will continue to issue NOVs for the failure to maintain 43 MacDougal Street every month until the owner is responsive or the suit is filed.

Yours truly,

John Weiss  
Deputy Counsel

cc: Chair Tierney



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April 13, 2009

Hon. Michael R. Bloomberg  
Mayor, City of New York  
City Hall  
New York, NY 10007

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

Dear Mayor Bloomberg,

I write to you to express the growing concern of the Greenwich Village Society for Historic Preservation (GVSHP) regarding 43 MacDougal Street, an unoccupied 1846 townhouse located within the Charlton-King-Vandam Historic District. Years of neglect have made this building a serious health and safety hazard, where problems of vermin, illegal access, and building deterioration have escalated over time. The owners have remained unresponsive to the nearly \$120,000 worth of fines that the property has accrued.

GVSHP has been working with concerned neighbors for nearly three years to remedy this egregious situation. We have reached out to the Landmarks Preservation Commission, Department of Buildings, Department of Housing Preservation and Development, Fire Department, and Department of Health. In response to our outreach, these agencies have assured us that they are doing all within their power to fix the situation. However, the problem continues to worsen.

Recently, efforts to stabilize the building were made by the city. In August 2008, a sidewalk shed was constructed around the building, and all openings were sealed. In March, plywood was placed around the ground floor and the windows were boarded. While we are grateful for these actions, more effort must be directed toward reversing – rather than simply slowing down – the building's imminent deterioration.

This situation highlights a dire flaw in the City's policy. The Landmarks Preservation Commission has indicated that they may pursue a Demolition by Neglect case if and when the building has deteriorated to such a degree that it would be in danger of losing its historically significant features. While we wait for the building to reach that state, the sidewalk shed and plywood boards obliterate these significant features. Neighbors are also forced to deal with serious hardship, as they confront worsening health and safety issues in addition to reductions in their own property values. At the same time, a substantial sum in unpaid fines against the owner to the cash-strapped City remains outstanding.



GVSHP urges the City to rethink its approach to this problem. We recommend that it either make the needed repairs and bill the owner at a later date, or that it pursue a Demolition by Neglect case as soon as possible.

Thank you for your prompt attention to this matter.

Sincerely,

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

Andrew Berman  
Executive Director

cc: Hon. Robert D. LiMandri  
Commissioner, NYC Department of Buildings

Hon. Robert C. Tierney  
Chair, NYC Landmarks Preservation Commission

Hon. Shaun Donovan  
Commissioner, NYC Department of Housing, Preservation, and  
Development

Hon. Nicholas Scoppetta  
Commissioner, NYC Fire Department

Hon. Thomas R. Frieden, M.D., MPH,  
Commissioner, NYC Department of Health and Mental Hygiene



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Vicki Weiner  
Anthony C. Wood

January 26, 2009

John Weiss  
Deputy Council  
NYC Landmarks Preservation Commission  
1 Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

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

Dear Mr. Weiss,

Thank you for your response to our letter concerning 43 MacDougal Street.

We are very grateful that the LPC is moving forward with additional violations and fines. We are also thankful that the property is being closely monitored by the Commission, which will help ensure that the building remains stabilized.

However, based on the owner's unresponsiveness so far, we worry that this may not be sufficient to compel him to take action. The building's condition is quickly worsening, and the impact it is having on the surrounding landmarked properties is of great concern to us.

Thus, while we are appreciative of the actions taken so far, we hope that more aggressive steps can be taken soon. We urge the Commission to consider Demolition by Neglect litigation, and we hope you can encourage other agencies to also take action to force repairs.

Thank you for your attention to this matter.

Sincerely,

Andrew Berman  
Executive Director



**The New York City Landmarks Preservation Commission**

1 Centre Street, 9<sup>th</sup> Floor North New York NY 10007 TEL: 212-669-7921 FAX: 212-669-7797  
[www.nyc.gov/landmarks](http://www.nyc.gov/landmarks)



John Weiss  
Deputy Counsel  
[jweiss@lpc.nyc.gov](mailto:jweiss@lpc.nyc.gov)

January 12, 2009

Andrew Berman  
Greenwich Village Society for  
Historic Preservation  
232 East 11<sup>th</sup> Street  
New York, NY 10003

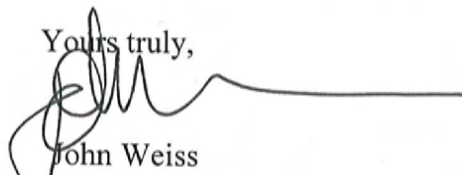
Re: 43 MacDougal Street, Charlton-King Vandam Historic District

Dear Mr. Berman:

Chair Tierney asked me to respond to your letter regarding the condition of 43 MacDougal Street. As you know, the Commission issued a Warning Letter for the owner's failure to maintain 43 MacDougal after extensive, unsuccessful efforts to contact the owner to have him voluntarily make repairs. No response was received to the Warning Letter so a Notice of Violation was issued for the failure to maintain the building. After several unsuccessful attempts by a process server to serve the owner, successful service was made but the owner did not appear at the Environmental Control Board hearing so a default judgment was entered and a \$5,000 fine imposed.

After another unsuccessful attempt to serve the owner, a second NOV was served and the owner or his representative is due to appear at an ECB hearing on February 2, 2009. If the owner again defaults, another \$5,000 fine should be imposed by the judge. I have instructed the Commission's Director of Enforcement to issue NOV's for the failure to maintain 43 MacDougal Street every month until the owner is responsive. If the owner continues to be nonresponsive, litigation may be commenced to compel repairs to be made. Demolition by neglect cases, however, usually involve buildings that have significant structural damage, e.g. a collapsed roof. At this time 43 MacDougal Street does not have that level of deterioration. Of course the Commission wants to prevent 43 MacDougal from reaching that point and so we will continue to take appropriate enforcement actions in this matter until repairs are made to the building. Please call if you have any questions.

Yours truly,



John Weiss  
Deputy Counsel

cc: Chair Tierney



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December 5, 2008

Hon. Christopher Santulli  
Manhattan Borough Commissioner  
NYC Department of Buildings  
280 Broadway, 3<sup>rd</sup> Floor  
New York, NY 10007

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

Hon. Shaun Donovan  
Commissioner, NYC Department of Housing, Preservation, and Development  
100 Gold Street  
New York, NY 10038

Hon. Nicholas Scoppetta  
Commissioner, New York City Fire Department  
9 Metrotech Center  
Brooklyn, NY 11201

Hon. Thomas R. Frieden, M.D., MPH,  
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 Santulli, Chair Tierney, Commissioner Donovan,  
Commissioner Scoppetta, and Commissioner Frieden,

I write to you again regarding 43 MacDougal Street, an unoccupied 1846 townhouse located within the Charlton-King-Vandam Historic District, which for years has posed multiple health and safety threats. Not only does the site continue to harbor rodents and other pests, but it also continues to deteriorate, creating a worsening safety problem and threatening this landmarked historic structure and its neighbors.

Since 2006, GVSHIP has been reaching out to your respective agencies in our attempts to remedy the egregious conditions at the site. I last contacted you about this issue in a letter dated August 18, 2008. In response to that letter, I have received updates on actions taken by each agency:



- The Department of Health and Mental Hygiene's Office of Pest Control alerted us that on July 7, 2008, three violations were issued for evidence of rat infestation, inadequate stoppage allowing rats to enter the building, and the presence of rubbish outside the building; the Department also assured us that if the owner does not respond to their warning letters, he will be summoned to appear before their Administrative Tribunal for a hearing, and they will take appropriate action to remedy the situation;
- The Landmarks Preservation Commission declared that a Failure to Maintain violation was issued in 2007, and promised to continue their attempts to contact the owner;
- The Department of Housing Preservation & Development alerted us that in August 2008, they sealed the building and constructed a sidewalk shed for stabilization;
- The Fire Department declared that the building did not pose an immediate threat, but promised that they would continue to monitor any further deterioration of the structure;
- The Department of Buildings promised to continue their attempts to contact the owner, in regards to several open violations.

I thank each of your agencies for your attention to this matter, and for your actions so far. However, conditions at the building continue to worsen, while for years the owner has shown no indication of responding to this outreach nor of improving the building's conditions. While we are grateful that you are continuing to monitor the site, we feel strongly that alternative proactive measures must be taken in order to put this escalating problem to rest:

- The Department of Health and Mental Hygiene's Office of Pest Control should aggressively pursue the promised "appropriate actions"; We have tried to follow-up with the Department over email, but have received no confirmation back that further actions have been pursued;
- The Landmarks Preservation Commission should fine the owner the maximum amount allowable under penalty for not responding to the 2007 Failure to Maintain violation, and pursue a Demolition by Neglect case against the owner;
- The Department of Housing Preservation & Development should pursue attainment of an access warrant in order to enter the building, fix the property, and bill the owner for the repairs;

- Now that the building has been sealed and water has been trapped inside, the Fire Department should re-evaluate its claim that the building is stable and perform another inspection;
- The Department of Buildings should aggressively fine the owner for failing to remedy the multiple violations it has been issued.

We are aware that you all met in early Summer 2008 to discuss collective action, but GVSHP have yet to be informed of the strategy upon which you decided. We are anxious to hear how each agency intends to move forward, both individually and as a team.

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



## FIRE DEPARTMENT

9 METROTECH CENTER

BROOKLYN, N.Y. 11201-3857

PATRICK McNALLY  
*Chief of Operations*  
Bureau of Operations

Room 7W-4

March 18, 2008

Andrew Berman  
Director  
Greenwich Village Society  
For Historic Preservation  
232 East 11<sup>th</sup> Street  
New York, NY 10003

Dear Director Berman:

This letter is in response to your inquiry concerning 43 Mac Dougal Street, Manhattan. The administrative unit responsible for this building is Ladder Company 20. A search of their records indicates that the building was last inspected on January 23, 2008 and is classified as vacant. While the building is in a state of disrepair, with several outstanding violations, it is not in danger of imminent collapse.

A search of the Department of Building (DOB) records indicates that a number of violation orders have been issued to the owner of this building by DOB, several of which are pending at this time.

Ladder Company 20 re-inspected this building on March 4 and March 14 and reports that the building is partially sealed, but accessible. A recommendation is being submitted to Department of Housing Preservation and Development (HPD) to have this building properly sealed.

The building will remain under surveillance by the Fire Department to monitor any further deterioration of the structure.

Sincerely,

Patrick McNally  
Chief of Operations

PM:RS:ld



**The New York City Landmarks Preservation Commission**

1 Centre Street, 9<sup>th</sup> Floor North New York NY 10007 TEL: 212-669-7921 FAX: 212-669-7797  
[www.nyc.gov/landmarks](http://www.nyc.gov/landmarks)



John Weiss  
Deputy Counsel  
[jweiss@lpc.nyc.gov](mailto:jweiss@lpc.nyc.gov)

March 7, 2008

Andrew Berman  
Greenwich Village Society for  
Historic Preservation  
232 East 11<sup>th</sup> Street  
New York, NY 10003

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

Dear Mr. Berman:

Chair Tierney asked me to respond to your letter regarding the condition of 43 MacDougal Street. The Commission is working with Speaker Quinn's office on this matter.

This past summer I made a site visit to personally inspect the building's condition. Since then the Commission has issued a Warning Letter for the owner's failure to maintain the building. No response was received to the Warning Letter and so it progressed to a Notice of Violation, effectively a summons returnable to the Environmental Control Board. A process server tried to serve the owner with the Notice of Violation but was unable to locate and personally serve the owner. Enforcement staff is obtaining additional owner information and will have the process server again attempt service.

I have also sent three letters to the owner of 43 MacDougal Street in an effort to have repairs made to the building. Unfortunately, the owner has not responded to my correspondence.

There is often difficulty establishing initial contact with owners of landmarks in disrepair, but Commission staff will continue its aggressive efforts to contact the owner. I am confident we will ultimately be successful, and the problems at 43 MacDougal will be corrected. If you have any questions, please call me.

Yours truly,

John Weiss  
Deputy Counsel

cc: Chair Tierney  
Speaker Quinn





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January 31, 2008

Hon. Christopher Santulli  
Manhattan Borough Commissioner  
NYC Department of Buildings  
280 Broadway, 3<sup>rd</sup> Floor  
New York, NY 10007

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

Hon. Shaun Donovan  
Commissioner, NYC Department of Housing, Preservation, and Development  
100 Gold Street  
New York, NY 10038

Hon. Nicholas Scoppetta  
Commissioner, New York City Fire Department  
9 Metrotech Center  
Brooklyn, NY 11201

Hon. Thomas R. Frieden, M.D., MPH,  
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 Santulli, Chair Tierney, Commissioner Donovan,  
Commissioner Scoppetta, and Commissioner Frieden

I write to you concerning 43 MacDougal Street, at the corner of King Street within the Charlton-King-Vandam Historic District in Manhattan. The Greenwich Village Society for Historic Preservation (GVSHP) is becoming increasingly concerned about the rapidly deteriorating condition of this long-vacant building.

Since June 2007, GVSHP has tried to reach out to the building's owner and has been in touch with several city agencies, including the Department of Buildings and the Landmarks Preservation Commission. Although some progress has been made in terms of issuing violations and establishing fines for the site, no progress has been made on the condition of the building. Several health and safety issues have resulted from the building's state, and its deterioration is creating an enormous burden on the nearby property owners and neighbors. Problems of

vermin, illegal access to the building because of unsecured openings, water damage, and deteriorating building materials are unfortunately becoming the norm as the building's condition rapidly worsens.

The condition of the building is so severe that it is affecting the adjoining house at 45 MacDougal Street. The owner of 45 MacDougal Street has reported damage on her side of the party wall due to the lack of maintenance and seemingly complete abandonment of her neighbor's building. The water damage, vandalism, and structural damage to 43 MacDougal Street is itself a great concern, but it is even more alarming when it affects the ability of other building owners to be proper caretakers of their own buildings. Additionally, neighbors and neighborhood residents are becoming increasingly alarmed by the health and safety risks emanating from the decrepit conditions in this vermin-infested property. We fear that it is becoming increasingly likely that the well-being of neighbors and passersby may be harmed as a result.

I urge your agencies to explore all possible means for intervention in the situation. We strongly urge that those agencies with the power to take direct action – such as implementing repairs or eliminating hazardous conditions themselves and billing the owners – do so immediately. While we appreciate the work that your agencies have done to date, given the unresponsiveness of the owner to the existing violations and fines and the effect the building's condition is having on the quality of life in the neighborhood, more needs to be done to remedy the problems the deterioration of 43 MacDougal has created.

Thank you for your quick response to this matter.

Sincerely,

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

Andrew Berman  
Executive Director

cc: Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
State Senator Tom Duane  
Assemblymember Deborah Glick



Greenwich  
Village  
Society for  
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Preservation

252 East 11th Street  
New York, New York 10003

(212) 475-9585  
fax: (212) 475-9582  
www.gvshp.org

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Anthony C. Wood

November 1, 2007

Christopher Santulli  
Manhattan Borough Commissioner  
NYC Department of Buildings  
280 Broadway, 3<sup>rd</sup> Floor  
New York, NY 10007

**Re: 43 MacDougal Street, Manhattan, Block 520, Lot 83**

Dear Commissioner Santulli,

In July, the Greenwich Village Society for Historic Preservation wrote to you concerning the deteriorating condition of 43 MacDougal Street, within the Charlton-King-Vandam Historic District (see attached). Unfortunately, since that time, the owner has taken no action to remedy the safety and structural problems with the building, and the structure's condition has continued to worsen. I am very concerned that the Department's response to this deteriorating situation has not acknowledged or responded to the serious health and safety hazards it poses.

This rowhouse, at the northwest corner of MacDougal Street and extending along King Street, has long been vacant. It seems as though the building has not been adequately sealed, creating several health and safety violations. Problems of vermin, illegal access to the building because of unsecured openings, water damage, and deteriorating building materials are quite apparent. The problem is so severe that it is causing significant damage to the party wall the building shares with its neighbor at 45 MacDougal Street, and is creating a costly mold problem for this owner.

In August, DOB did issue an ECB violation for the building because of deficiencies with the roof, but the fine has yet to be imposed and the problem yet to be remedied despite it being classified as "hazardous." Unfortunately, this violation only addressed one of the many problems with the building, leading to more 311 complaints from concerned neighbors who are affected by the building's condition. We are greatly concerned that DOB inspectors responding these complaints reported that they could not gain access to the building and did not issue any violations.

Because the owner refuses to remedy the many problems with the building of their own accord, we urge DOB to more aggressively address the situation. We ask that the agency impose substantial fines and the City consider undertaking emergency repairs which would be billed to the owner.

As we mentioned in our previous letter, GVSHP would be happy to put you in touch with the owner of 45 MacDougal Street in order to get access to her home and see the damage that the neglect of 43 MacDougal is causing. In addition,

from the roof of 45 MacDougal Street a DOB inspector will be better able to safely assess more of the structural condition of the house than is able to be seen from the street.

We have been told that representatives from Council Speaker Christine Quinn's office and State Senator Tom Duane's office have been in touch with the agency about 43 MacDougal as well. We look forward to your quick response to this matter.

Sincerely,

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

Andrew Berman  
Executive Director

cc: Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
LPC Chair Robert Tierney  
Congressman Jerrold Nadler  
State Senator Tom Duane  
Assemblymember Deborah Glick  
Community Board 2  
45 MacDougal Street Owner  
Charlton Street Block Association  
Vandam Street Block Association  
King Street Block Association





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Vicki Weiner

Anthony C. Wood

October 25, 2007

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

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

Dear Chair Tierney,

I write to you concerning 43 MacDougal Street, within the Charlton-King-Vandam Historic District. GVSHP wrote to the LPC about this building in July (see attached), and since that time we have been in touch with John Weiss in your agency regarding the rapidly deteriorating condition of this long-vacant building.

We understand from Mr. Weiss that an inspection was made at the building and that the LPC has written to the owners about its condition, although no violations have yet been issued. We were not surprised to learn that the owners of the building, who were unresponsive when GVSHP reached out to them in June, did not get in touch with the LPC after the agency sent a letter to them about the condition of their property. The owners have long been aware of their building's problems but have never taken the initiative to address them.

While we are pleased that the LPC has taken steps to address the situation, we are concerned that the agency is not more quickly and aggressively seeking violations, fines, and remedies for the building's condition. The deterioration of 43 MacDougal Street has already caused substantial damage to its neighbor, #45, with which it shares a party wall, and state of the building is becoming a major safety problem for the neighborhood. We ask the agency to speed up the timetable for issuing violations and possibly begin to initiate demolition by neglect procedures.

Thank you for your quick response to this matter.

Sincerely,

Andrew Berman  
Executive Director

cc: Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler

State Senator Tom Duane  
Assemblymember Deborah Glick  
Community Board 2  
45 MacDougal Street Owner  
Charlton Street Block Association  
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Anthony C. Wood

July 23, 2007

Christopher Santulli  
Manhattan Borough Commissioner  
NYC Department of Buildings  
280 Broadway, 3<sup>rd</sup> Floor  
New York, NY 10007

**Re: 43 MacDougal Street, Manhattan, Block 520, Lot 83**

Dear Commissioner Santulli,

I write to you concerning the deteriorating condition of 43 MacDougal Street, within the Charlton-King-Vandam Historic District. This rowhouse, at the northwest corner of King Street and extending along King Street, has long been vacant. It seems as though the building has not been adequately sealed, creating several health and safety violations. Problems of vermin, illegal access to the building because of unsecured openings, water damage, and deteriorating building materials are unfortunately becoming the norm as the building's condition rapidly worsens.

The condition of the building is so severe that it is beginning to affect the adjoining house at 45 MacDougal Street. The owner of 45 MacDougal Street has reported damage on her side of the party wall due to the lack of maintenance and seemingly complete abandonment of her neighbor's building. The water damage, vandalism, and structural damage to 43 MacDougal Street is itself a great concern, but it is even more alarming when it affects the ability of other building owners to be proper caretakers of their own buildings.

The owner of 45 MacDougal Street issued a 311 complaint on July 6, 2007 (#1198047), reporting that a broken drainage pipe at 43 MacDougal Street was causing damage to her home. However, when DOB inspected the complaint on July 11, 2007, the agency found that no action was necessary, seemingly because the inspector could not get access to the location where the damage was occurring. A new complaint (#1199311) was reported to DOB on July 20, 2007. This complaint has yet to be inspected. The Greenwich Village Society for Historic Preservation asks that the agency inspect this complaint right away and contact the owner of 43 MacDougal Street to speak with him about his rapidly deteriorating building and its effects on its neighbors and the neighborhood. It would seem that rigorous action in the form of fines and possibly the City doing emergency repairs and billing the owner may need to be considered.

GVSHP would be happy to put you in touch with the owner of 45 MacDougal Street if you would like to access to her home to see the damage that the neglect of 43 MacDougal is causing.

Thank you for your quick response to this matter.

Sincerely,

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

Andrew Berman  
Executive Director

cc: Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
State Senator Tom Duane  
Assemblymember Deborah Glick  
Community Board 2  
Owner of 45 MacDougal Street  
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Anthony C. Wood

July 23, 2007

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

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

Dear Chair Tierney,

I write to you concerning the deteriorating condition of 43 MacDougal Street, within the Charlton-King-Vandam Historic District. This rowhouse, at the northwest corner of King Street and extending along King Street, has long been vacant. Unfortunately, the damage to the structural and historic integrity of the building is rapidly getting worse, and the Greenwich Village Society for Historic Preservation fears that the case may be an example of demolition by neglect.

The condition of the building is so severe that it is beginning to affect the adjoining house at 45 MacDougal Street. The owner of 45 MacDougal Street has reported damage on her side of the party wall due to the lack of maintenance and seemingly complete abandonment of her neighbor's building. The water damage, vandalism, and structural damage to 43 MacDougal Street is itself a great concern, but it is even more alarming when it affects the ability of other building owners to be proper caretakers of their own buildings.

I ask that the Landmarks Preservation Commission inspect 43 MacDougal Street without delay, and if necessary, begin the violation and demolition by neglect processes. GVSHP would be happy to put you in touch with the owner of 45 MacDougal Street if you would like to access to her home to see the damage that the neglect of 43 MacDougal is causing.

Thank you for your quick response to this matter.

Sincerely,

Andrew Berman  
Executive Director

cc: Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
State Senator Tom Duane

Assemblymember Deborah Glick  
Community Board 2  
Owner of 45 MacDougal Street  
Charlton Street Block Association  
Vandam Street Block Association  
King Street Block Association