



**Greenwich  
Village  
Society for  
Historic  
Preservation**

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October 11, 2012

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 regarding the unoccupied 1846 townhouse at 43 MacDougal Street, located within the Charlton-King-Vandam Historic District. In its abandoned state, this building has posed a health and safety threat for years, and has continued to deteriorate from vandalism, exposure to the elements, and lack of basic maintenance. We have worked to see this landmark restored before neglect allows too much of its historic integrity to be compromised.

Today, the building continues to deteriorate. The fact that the sidewalk shed has been up for an extended period of time, especially without work, has allowed conditions in and around the building to deteriorate, which are negatively impacting the health and safety of neighbors.

The issues at this site have been ongoing for many, many years. News of the sale of the building on September 2<sup>nd</sup>, 2011, presented an opportunity. According to our research, the purchaser owns dozens of buildings throughout the city and has extensive experience as a contractor and landlord. We understood that the LPC was working with the new owner to begin the long overdue process of halting deterioration and restoring the building. However, over a year after the sale, no visible progress has been made. We hope that appropriate steps will be taken to correct the dangerous conditions at 43 MacDougal Street.

Thank you for your continued attention to this matter, and we look forward to hearing back from you or your staff.

Sincerely,

**Andrew Berman**  
Executive Director