



**Greenwich
Village
Society for
Historic
Preservation**

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October 5, 2010

Hon. Robert C. Tierney
Chair, NYC Landmarks Preservation Commission
1 Centre Street, 9th 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. As you are aware, this neglected house has posed a health and safety threat to the neighborhood for years. Its worsening deterioration continues to compromise not only its own historic integrity, but that of the entire Charlton-King-Vandam Historic District.

In May 2009, after years of urging, we were grateful that the Landmarks Preservation Commission had finally begun to initiate a Demolition by Neglect lawsuit against the owner. We were further encouraged a year later, when the Commission informed us that the owner had signed contracts with an engineer and contractor and submitted plans for stabilization work. We were told at that time that additional plans for repairing the building would be submitted once the stabilization work was completed, and that the Commission's staff would be in frequent contact with the owner to ensure that plans were moving forward.

Though minor stabilization work took place in the spring, we have seen no evidence that further work has taken place on the property in the last six months. The attached comparison photos from April and October 2010 indicate that little has been done beyond shoring the roof. Graffiti remains on the façade, and more historic windows have been lost. Homeless people continue to take shelter under the sidewalk shed. We therefore urge the Commission to enforce the law by compelling the owners to make the necessary repairs before more of this valuable historic resource is lost.

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



April/May 2010: Roof shoring



October 2010: Graffiti and water stains remain, upper-right window missing



October 2010: Homeless sleep under sidewalk shed