



August 22, 2025

Vice Chair Angie Master
NYC Landmarks Preservation Commission
253 Broadway, 11th Floor
New York, NY 10007

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VILLAGEPRESERVATION.ORG

Re: Maintenance concerns at St. Veronica's Church, 153 Christopher Street, Manhattan

Dear Vice Chair Master,

It has recently come to our attention that St. Veronica's Church, located at 153 Christopher Street in the Greenwich Village Historic District Extension I, has been issued a [decree of relegation](#) by the Archdiocese, such that it may now be sold for non-religious use.

The building has been landmarked since 2006. For the past several years, Village Preservation has received consistent communication from various parishioners and neighbors expressing concern about the deteriorated state of the building, and [lack of maintenance by its owners](#).

The conditions of the church, including of its roof and exterior facades, have been steadily worsening over time, with known issues including water infiltration and historic masonry deterioration. While these began as superficial issues, and we are aware that it is on the onus of the owner to file for corrective repair work, we are becoming increasingly concerned that the damage to the building could grow to extend beyond standard maintenance considerations and elevate to the level of substantial structural problems, causing irreversible damage to this landmarked building.

The Archdiocese has made it clear that they have no intention of maintaining this building, which is all the more apparent now that they have expressed their intent to sell the property. The Commission has a responsibility to ensure the safety and protection of this building.

We therefore urge the Landmarks Preservation Commission to conduct a site visit to assess the conditions of the building, and to closely monitor it during this transitional period. At this time, the absence of maintenance will likely continue and the decay and conditions could significantly worsen.

Thank you for your ongoing attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Berman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Berman
Executive Director

Cc: Lisa Kersavage, Executive Director
Steven Thomson, Director of Community and Intergovernmental Affairs
John Weiss, Deputy Counsel
Lily Fan, Director of Enforcement
City Councilmember Erik Bottcher
Community Board 2, Manhattan