

**339 GRAND STREET HOUSE**, 339 Grand Street (aka 57 Ludlow Street), Manhattan  
Built c. 1831-33; rear yard addition built c. 1855

Landmark Site: Borough of Manhattan Tax Map Block 309, Lot 19

On June 28, 2011, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 339 Grand Street House and the proposed designation of the related Landmark Site (Item No. 12). The hearing was duly advertised in accordance with the provisions of law. There were five speakers in favor of designation, including representatives of Historic Districts Council, New York Landmarks Conservancy, Greenwich Village Society for Historic Preservation, and Bowery Alliance of Neighbors. There were two speakers in opposition to designation, including representatives of the owner of the building and the Lower East Side BID.

Summary

The 339 Grand Street House was one of five Federal style row houses built by John Jacob Astor c. 1831-33 on property he purchased from William Laight in 1806. Astor, at the time of his death in 1848, was the wealthiest man in America; his wealth, originally accumulated in the fur and China trades, was largely concentrated in New York City real estate after 1834. Early tenants of the house included several dry goods merchants. The five Grand Street houses were devised by a codicil to Astor's will to six of his grandchildren by his daughter Dorothea Astor Langdon. A partition deed in 1855 provided for the 339 Grand Street House to be allocated to his granddaughter Cecilia Langdon de Nottbeck. A full-lot rear yard addition fronting on Ludlow Street was built c. 1855.



There has been a storefront at the ground floor of the Grand Street facade since at least 1884. The house remained in the de Nottbeck family until 1950. The 339 Grand Street House is a remarkable, rare surviving example of the Federal style house in Manhattan. Its design is characteristic of the Federal style and the house retains a significant amount of its original architectural fabric, including its original form and materials, three-and-a-half-story height and 17 ½ foot width, and front facade with Flemish bond brickwork, high peaked roof and dormer. The early rear yard addition also retains significant amount of its original architectural fabric, including its three-story height, flat roof, stone lintels and sills, and cornice. Of the five Federal style row houses built on Grand Street by John Jacob Astor, the 339 Grand Street House is the only one that is largely intact.

























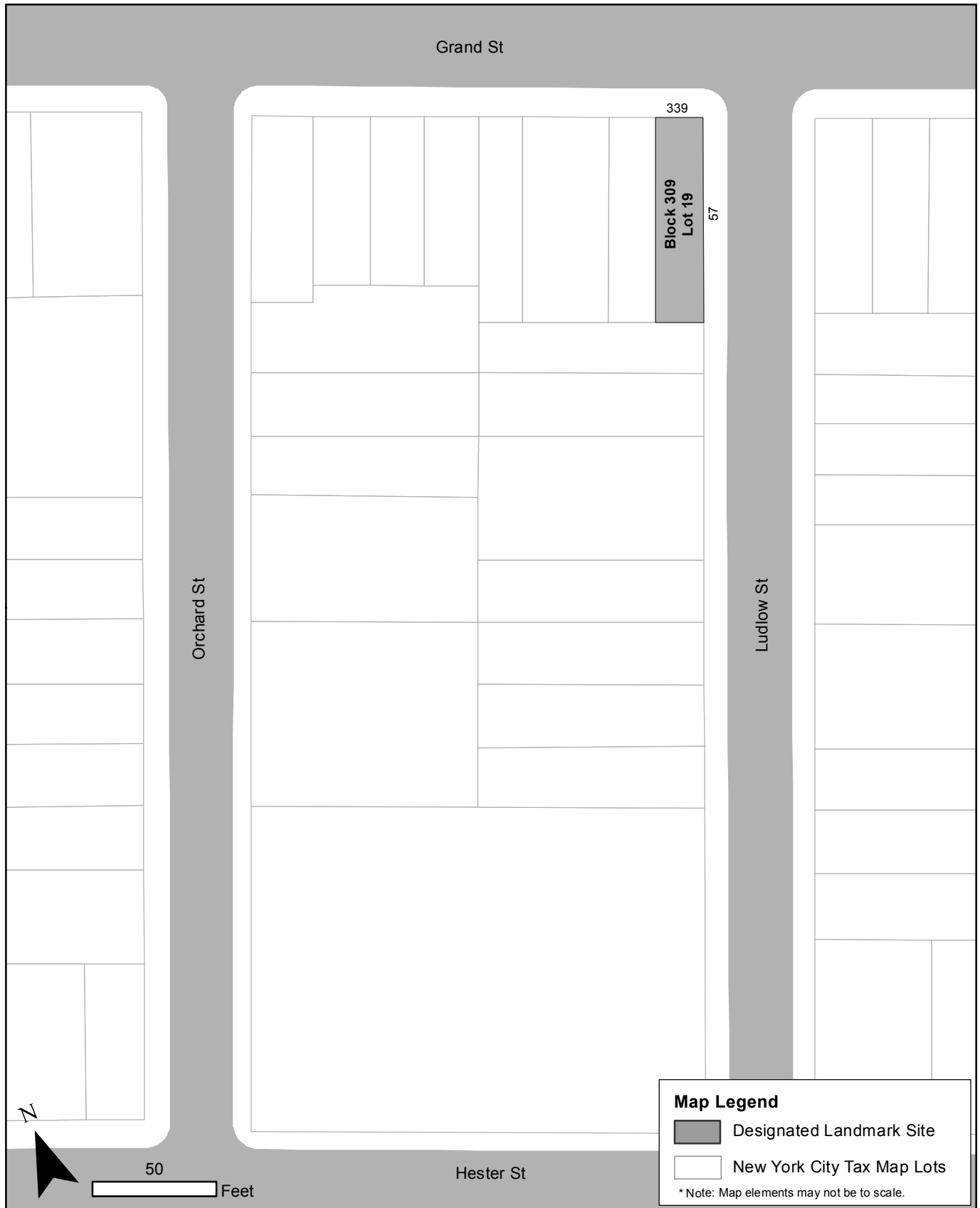












339 GRAND STREET HOUSE (LP-2413), 339 Grand Street (aka 57 Ludlow Street)  
 Landmark Site: Borough of Manhattan, Tax Map Block 309, Lot 19

Designated: October 29, 2013