Landmarks Preservation Commission
October 29, 2013, Designation List 469
LP-2413

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.

DESCRIPTION AND ANALYSIS

Development of the Neighborhood[1]

Prior to the arrival of European fur traders and the Dutch West India Company, Manhattan and much of the modern-day tri-state area was populated by bands of Lenape Indians. The Lenape traveled from one encampment to another with the seasons. Fishing camps were occupied in the summer and inland camps were used during the fall and winter to harvest crops and hunt. The main trail ran the length of Manhattan from the Battery to Inwood following the course of Broadway adjacent to present day City Hall Park before veering east toward the area now known as Foley Square. It then ran north with major branches leading to habitations in Greenwich Village and the Lower East Side at a place called Rechtauck or Naghtogack in the vicinity of Corlears Hook. In 1626, Dutch West India Company Director Peter Minuit "purchased" the island from the Lenape for sixty guilders worth of trade goods.[2]

Under the Dutch rule, the area now known as the Lower East Side was divided into a series of large farms, which by the mid-18th century were owned by three families: the Stuyvesants, Rutgers and De Lanceys. The Rutgers property ran from Chatham Square to Montgomery Street between the East River shore and Division Street. The De Lancey holdings consisted of two large parcels abutting the Rutgers property on the north and east acquired by Lieutenant Governor James De Lancey around 1741. The land on which today's 339 Grand Street is situated was part of what was known as Bouwery No. 5.[3] Bouwery No. 5 was one of six parcels that comprised what was known as "The Dominie's Farm." Between 1662 and 1671, Olof Stephenszen (van Cortlandt) and Cornelius Steenwyck had acquired and consolidated these parcels into a single parcel.[4]

Steenwyck was a merchant and public official who held several positions under both the Dutch and English colonial governments, including that of mayor from 1668-1670 and again from 1682-1683. One of the wealthiest men in the city, part of his wealth came from the slave trade after the West India Company opened the trade to private investors in 1652. Although he participated in the slave trade it cannot be determined if he himself owned any slaves.[5] Stevenszen arrived in the colony in 1637 as part of a military unit and later transferred to a civilian position as Commissary of Cargoes. He left that position and in 1648 opened his own brewery on Stone Street. He became involved in public affairs as president of a representative body known as "the nine men" who opposed the policies of Governor Peter Stuyvesant. He also served as a commissioner in negotiating the boundary between New Netherland and New England and again in the surrender of the colony to the English. It cannot be determined if Olof Stevenszen van Cortlandt was a slave owner but his son Jacobus, another mayor of New York, was.[6] Upon Steenwyck's death in 1684, his wife Margarita Reimers inherited his interest in the property and four years later she and her new husband, the Reverend Hendricks Selyns, a dominie of the Dutch Reform Church, took over Van Cortlandt's interests from his son Jacobus.[7]

Shortly after 1732, Lieutenant Governor James De Lancey was in possession of a tract of land known as the Mansion House Plot; he acquired it from Brune Bickley prior to 1741.[8] In that year, he purchased "The Dominie's Farm" from the heirs of Margarita Reimers Selyns. These properties comprised the farm upon which he built an estate. The son of Stephen De Lancey, a French Huguenot émigré, James De Lancey received his

advanced education in England. In New York he was appointed Chief Justice by British Governor William Cosby c. 1732 and served in that capacity in the trial of newspaper publisher John Peter Zenger in 1735. In the trials following the slave uprising of 1741, De Lancey's slave Othello was hung as a conspirator. De Lancey was appointed Lieutenant Governor of New York in 1748 (although due to political conflicts with then Governor Clinton, he was not sworn in until 1753) and for a few years served as acting Governor.[9] In 1760 he died intestate and James De Lancey, the eldest son, inherited the land. Under the younger De Lancey's ownership, the land was surveyed into blocks and lots, laying out James, Oliver, Stanton, Delancey and Rivington Streets.[10] Grand Street, laid out prior to 1766 and originally named the Road to Crown Point, was given its current name the following year.[11] James De Lancey, a Loyalist, left for England in 1775 and never returned.[12] Following the Revolution, his estate as well as those of Oliver De Lancey and other Loyalists were confiscated and sold by the State Commissioners of Forfeiture in 1784.[13] The land under the house at 339 Grand Street was part of a larger parcel that comprised the eastern half of the block and was sold to George Taylor by the Commissioners in 1795.[14]

No. 339 Grand Street was located in the Tenth Ward, which was created in 1808. The inhabitants of the Tenth Ward petitioned for a market place in 1818. The Special Committee that considered and accepted their request reported that "a large proportion of the inhabitants of this section are mechanics and laboring men, who reside from half a mile to one mile and a half from any of the markets now established." This market known as the "Essex Market" was built in September of that year in the center of Grand Street between Ludlow and Essex Streets. Complaints of the narrowness of the street on the sides of the market-house led to the purchasing of land in 1823 on the north side of Grand Street opposite the market. In 1824-25 a new market-house was constructed on this land, diagonally across the street from the land upon which 339 Grand Street was built. The market-house was replaced again with a more commodious one in 1852-53.[15] In the 1890s the Essex Market was replaced by Primary School No. 37, then Public School No. 157, although the police court and county jail were still located behind it.[16]

At the end of the American Revolution, Manhattan's East Ward (the area north of Wall Street) was the home of skilled craftsmen, many of whom lived above their businesses. By the turn of the 19th century, these artisans and craftsmen were pushed out, moving north to craft-related enclaves in the Fifth, Sixth and Seventh Wards centered at Bowery Village (slaughterhouses and tanning yards), Greenwich Village (construction related businesses) and along individual streets. By the late 1820s, the middle class in the Lower East Side was being outnumbered by the growing working-class population. Within a decade the two-story brick-front and wooden homes that predominated in the area in the early part of the century were enlarged to accommodate more tenants. By the mid-1840s the purpose-built tenements of three to five stories that would dominate the area by the 1880s began to appear.[17]

Construction of 339 Grand Street and Early History of the Building

The land at the northeast corner of the block, including the land upon which 339 Grand Street is situated, was purchased by John Jacob Astor in 1806 from William Laight, a business associate of Astor for $3,000. The deed also assigned the existing leases on the properties to Astor.[18] On May 22, 1822 Astor paid $815 to W. Cooper to

build a house on the corner lot. From 1826 to 1831 Barclay Fanning rented this house for an annual rental of $180. This house is noted in Astor's Ledger as being destroyed and rebuilt. On December 12, 1831, Astor paid $15,115 to John Heath Building for the construction of 5 houses on Grand Street.[19] The four neighboring houses appear in the 1831 tax assessment with an increased assessment indicating an improvement to the lots. The first appearance of this building found in the tax assessments is 1834, J. J. Astor is listed as owner and R. Smith is listed as occupying the premises. This building is first found in Longworth's Directory for 1832-33, Robert Smith, a dry goods merchant, is listed at No. 317 with his residence at 327 Grand Street. The house numbers were 309 to 317 in the 1830s; the numbering was changed c. 1849 when the houses assumed their present house numbers (Nos. 331 to 339). The houses built on the five lots that front Grand Street were Federal style brick row houses.[20] By 1852, 339 Grand Street had a small rear yard extension on Ludlow Street and c. 1855 this rear yard extension had been enlarged to or replaced by the existing full lot three-story brick extension.[21]

According to Astor's biographer, Kenneth Wiggins Porter, his leases for land (other than those that were for property leased by him from Trinity Church) were usually for a term of 21 years with an annual rental. He would often lease unimproved lots and the lessees would construct the buildings.[22] However, the Ledger in the Astor Family Papers at the New-York Historical Society shows that Astor paid for the building of the five houses fronting Grand Street.

The Astor family had extensive real estate holdings in Manhattan. John Jacob Astor I (1763-1848), a German immigrant, was at the time of his death 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.[23] Successive major inheritors of the Astor fortune were William Backhouse Astor I (1792-1875), John Jacob Astor III (1822-1890), and William Waldorf Astor (1848-1919).[24] However, he did bequest parts of his real estate holdings to other family members and by a second codicil dated January 9, 1839 to his will he devised the five lots of land fronting on the south side of Grand Street to the six younger grandchildren (Eliza, Louisa, Cecilia, Walter, Woodbury and Eugene Langdon) by his daughter Dorothea Astor Langdon and Walter Langdon.[25] An action for a partition deed was brought by the heirs of John Jacob Astor and the deed issued in 1855 provided for 339 Grand Street to be allotted to his granddaughter Cecilia Langdon de Nottbeck.[26] Cecilia Langdon was married to General Jean de Nottbeck, Consul General of Russia. In 1904, she was declared incompetent and one of her daughters, also named Cecilia, and the New–York Life Insurance and Trust Company were appointed to take charge of her estate. At the time *The New-York Tribune* reported that she received an income of $50,000 annually from the properties that she owned on Washington and Grand Streets.[27] Two years later, she died in an insane asylum and the bulk of her estate, including the property at 339 Grand Street, was left by her will to her four children. In that same year her daughter Cecilia petitioned a court to have her sister Gabrielle and brother Peter declared insane and incompetent. At the time they had been committed for over 20 years to the same asylum in which their mother had been.[28] The building remained in the de Nottbeck family until 1950 when Edward Walter de Nottbeck sold it to 339 Grand Street Corporation.[29]

Early tenants of the building include Robert Smith, a dry goods merchant, from about 1832-35[30] and Jeremiah L. Sackett, also a dry goods merchant, from the about 1844

to 1863. Sackett also lived here from about 1844-53.[31] The Doggett's Directory for 1851 also lists four tenants under the Ludlow Street address (No. 59): Henry Goldschmedt, tinsmith; Henry Vandervater, Franklin Lodge rooms; J. A. Baisley, oysters and Nathan Herff, tailor. From about 1864 to 1870, William E. Van Horn, another dry goods merchant, had his business and residence here.[32] J. Freund & Co., whose business is noted to be feathers,[33] was the tenant in 1884 when an application was submitted to the Department of Buildings for interior alterations and a new storefront. The company was located here from about 1874 to at least 1901. The firm had two other locations and none of its principals is listed as residing here.[34] By 1905 the building was no longer used for residential use.[35] George Weiner, a dealer in millinery goods, was located here in 1915.[36] M. S. Lauria, a store selling house wares, lamps and furniture, leased the building from about 1929 to 1939 while the Ludlow Street extension was leased to produce merchants, Bushwick Produce Exchange (c. 1929-33) and Harry Brown (c. 1936-58).[37] Later tenants at Grand Street were Hygrade Children's Wear (c. 1939-1956) and Hel-Del, ladies' wear and uniforms, (c. 1946-1956).[38]

Federal Style Houses in Manhattan[39]

As the city of New York grew in the period after the Revolution, large plots of land in Manhattan were sold and subdivided for the construction of rows of brick-clad houses. Their architectural style has been called "Federal" after the new republic, but in form and detail they continued the Georgian style of Great Britain. Federal style houses were constructed from the Battery as far north as 23rd Street between the 1780s and 1830s. The size of the lot dictated the size of the house: typically each house lot was between 20 and 25 feet wide (though some were smaller) and 90 to 100 feet deep. These lots accorded with the rectilinear plan of New York City, laid out in 1807 and adopted as the Commissioners' Plan in 1811. The house itself would be as wide as the lot, and commonly 35 to 40 feet deep. This allowed for a stoop and small front yard or areaway, and a fairly spacious rear yard, which usually contained a buried cistern to collect fresh water and the privy. During the early 19th century, houses were often constructed together, sharing common party walls, chimneys, and roof timbering to form a continuous group. The houses were of load-bearing masonry construction or modified timber-frame construction with brick-clad front facades. With shared structural framing and party walls, each house in a row was dependent on its neighbor for structural stability. The design of some houses has been identified with certain architects or builders, such as John McComb, Jr., though such documentation is rare. With the increasing availability of pattern books, such as Asher Benjamin's *American Builders Companion* (published in six editions between 1806 and 1827), local builders had access to drawings and instructions for exterior and interior plans and details.

Federal style row houses usually had a three-bay facade with two full stories over a high basement and an additional half story under a peaked roof with the ridge line running parallel to the front facade, while very modest houses could be two bays wide. Grander town houses had three full stories, and could be up to five bays wide. The front (and sometimes rear) facade was usually clad in red brick laid in the Flemish bond pattern, which alternated a stretcher and a header in every row. This system allowed the linking of the more expensive face brick with the cheaper, rougher brick behind. Walls were usually two "wythes," or eight inches, thick. Because brick was fabricated by hand

in molds (rather than by machine), it was relatively porous. To protect the brick surface and slow water penetration, facades were often painted.

The planar quality of Federal style facades was relieved by ornament in the form of lintels, entrances, stoops with iron railings, cornices, and dormers. Doorway and window lintels, seen in a variety of types (flat, splayed, incised, or molded), were commonly stone. The most ornamental feature was the doorway, often framed with columns and sidelights and topped with a rectangular transom or fanlight, and having a single wooden paneled door. The entrance was usually approached by a stoop – a flight of stone steps usually placed to one side of the facade – on the parlor floor above a basement level, though some houses had ground-story entrances and commercial shopfronts. Wrought-iron railings with finials lined the stoop and enclosed areaways. Window openings at the parlor and second stories were usually the same height (the size sometimes diminished on the third story), aligned and were the same width from story to story. The wood-framed sashes were double hung and multi-light (typically six-over-six). Shutters were common on the exterior. A wooden cornice with a molded fascia extended across the front along the eave, which carried a built-in gutter. A leader head and downspout that drained onto the sidewalk extended down the facade on the opposite side from the doorway. Pedimented or segmental dormers on the front roof slope usually had decorative wood trim, and the top sashes were often arched with decorative muntins. The roof was covered with continuous wood sheathing over the rafters and clad in wood shingles or slate.

The design of the 339 Grand Street House is characteristic of the Federal style. It is notable as a grand Federal style row house due, particularly, to its original form and materials, with its three-and-a-half-story height and 17 ½ foot width, high peaked roof with dormer, and front facade with Flemish bond brickwork (now painted). The rear yard addition also retains its original form and materials, with its three-story height, flat roof, lintels, sills and cornice. Despite the loss or alteration of some architectural details, the 339 Grand Street House is one of the relatively rare surviving and significantly intact Manhattan row houses of the Federal style and period (dating from 1789 to 1834).[40] Of the five Federal style row houses built on Grand Street by John Jacob Astor c. 1831-33, No. 339 is the only one that is largely intact.

Later History

After Edward de Notteck sold the building in 1950, Hel-Del, Hygrade Children's Wear and Harry Brown and Son continued to occupy the premises.[41] In the early 1960s, Charles J. Eiger Co. Inc., an infants and children's wear merchant, occupied the Grand Street storefront.[42] Ownership of the property changed in 1966 when Nathan Fiterman sold it to Murray B. Fiterman, who conveyed it the follow year to E & I Realty.[43] Since that time no directory listings have been found under the Ludlow Street address. Ideal Hosiery has occupied the Grand Street storefront since about 1965.[44] The current storefront appears to have been installed prior to 1939. The upper stories of the Grand Street building and the whole rear yard extension appear to be vacant at the present time.

Description

Grand Street Facade

Historic: Three-story red-brick facade with Flemish bond; possibly historic storefront infill; three bays at upper stories; stone lintels and sills; wood brickmold with shutter hardware; peaked roof and dormer.

Alterations: Storefront roll-down gate and signage ("Ideal Hosiery"); upper stories painted; replacement window sash; brick work at roof may have replaced a cornice; dormer sealed; roofing material replaced; gutter and leader.

Ludlow Street Facade

Historic: Red-brick facade; possibly historic signband and cornice at storefront return; three bays at first story; one bay at second, third and attic stories; wood brickmold with shutter hardware at second story window.

Alterations: Parged and painted black or covered with tar (except for small area near storefront signband); fire escape; scissor gate at storefront return; northern first-story window opening with window air conditioner and metal bars; southern first-story window opening with window air conditioner; second-story window with replacement sash painted black, third-story and attic openings sealed with metal infill.

Ludlow Street Rear Yard Addition

Historic: Three-story red-brick addition; four bays at each story; three second-story windows and one third-story window have wood brickmold and shutter hardware; stone lintels and sills; flat roof with cornice.

Alterations: First story and north end of second and third stories parged and painted black or covered with tar; upper stories painted; roll down gate at southern first-story door opening; center first-story door opening sealed with brick infill; two first-story windows, one two-story window and three third-story windows sealed with infill; replacement sash at remaining windows; metal leader.

Report prepared by
Cynthia Danza
Research Department

NOTES

[1] This section is adapted from New York City Landmarks Preservation Commission (LPC), *511 Grand Street House Designation Report* (LP-2269) prepared by Marianne S. Percival (New York: City of New York, 2007), 2-3.

[2] Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York: Oxford University Press, 1999), 5-23; Historian R. P. Bolton speculates that the land of lower Manhattan may have been occupied by the Mareckawick group of the Canarsee which occupied Brooklyn and the East River islands. Upper Manhattan was occupied by the Reckgawawanc. The Native American "system of land

tenure was that of occupancy for the needs of a group" and that those sales that the Europeans deemed outright transfers of property were to the Native American closer to leases or joint tenancy contracts where they still had rights to the property. The Weckquaesgeek fled to Rechtauck/Naghtogack to escape the Mohawks only to be massacred by order of Willem Kieft of the Dutch West India Company. Reginald Pelham Bolton, *New York City in Indian Possession*, 2d ed. (New York: Museum of the American Indian, Heye Foundation, 1920; reprint, 1975), 7, 14-15, 79; Robert Steven Grumet, *Native American Place Names in New York City* (New York: Museum of the City of New York, 1981), 69.

[3] The first known lessee of Bouwery No. 5 under Dutch rule is Claes Cornelissen (Swits) who appears to have occupied the land in 1630-32. Prior to May 18, 1639, when Kieft leased it for six years to Hendrick Harmensen, it was occupied by Jacob van Curler. Cornelis Claessen Swits, son of Claes Cornelissen, received ground-brief from Kieft for the property on December 13, 1645. Swits conveyed the land by deed dated March 22, 1653 to William Beeckman. This conveyance was confirmed by Richard Nicolls, Governor General in August 10, 1667 after the British took control of the colony. Beeckman transferred the property to Olof Stephenszen (van Cortlandt) and Cornelius Steenwyck by deed dated August 22/ September 2, 1668. I. N. Phelps Stokes, *Iconography of Manhattan Island, 1498-1909*, 6 (New York: Robert H. Dodd, 1928), 6, 92, pl. 84 B-b.

[4] Stokes, 6, 88.

[5] D. T. Valentine, *Manual of the Corporation of the City of New York for 1852* (New York: n. p., 1852), 390; Burrows and Wallace, 78-80, 82-83; Christopher Moore, "A World of Possibilities: Slavery and Freedom in Dutch New Amsterdam," in *Slavery in New York*, ed. by Ira Berlin and Leslie M. Harris (New York: New Press, 2005), 51; Mary L. Booth, *History of the City of New York from Its Earliest Settlement to the Present Time* (New York: W. R. C. Clark & Co., 1860), 172; the inventory of Steenwyck's estate entered on July 29, 1686 does not list or refer to any slaves among his possessions; however, other entries confirm his participation in the slave trade. New York (County) Surrogates Court, *Record of Wills*, Liber 19B, 138-169.

[6] D. T. Valentine, *History of the City of New York* (New York: G. P. Putnam, 1853), 392; Booth, 829; New York (County) Surrogates Court, *Abstracts of Wills on File in the Surrogate's Office, City of New York*, 2 (New York: Printed for the [New-York Historical] Society, 1894), 307-309, Cornell University, *New York State Historical Literature* [database on-line] (http://dlxs2.library.cornell.edu/cgi/t/text/text-idx?c=nys;idno=nys055).

[7] New York (County) Surrogates Court, *Abstracts of Wills*, 2, 414; D. T. Valentine, *Manual of the Corporation of the City of New-York* (New York: n. p., 1864), 611.

[8] Brune Bickley, a "Doctor of Physick" in the County of Sussex in Great Britain, conveyed the property to De Lancey in a deed dated September 5, 1744. I. N. Phelps Stokes, the historian, believed that the sale took place at an earlier date since the conveyance refers to De Lancey's possession of the "Dominie Farm," which has definitely been dated to 1741. Stokes, 6, 88-89.

[9] Valentine, *History*, 231; Booth, 833; Valentine, *Manual…for 1864*, 575; Burrows and Wallace, 151, 153-155, 178; Jill Lepore, *New York Burning: Liberty, Slavery and Conspiracy in Eighteenth-Century Manhattan* (New York: Vintage, 2006), 264-265.

[10] Stokes, 6, 93; Burrows and Wallace, 282; Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (Ithaca: Cornell University Press, 1989), 34.

[11] Stokes, 6, 594.

[12] Ibid., 93; research was inconclusive on his status as a slave owner.

[13] Ibid., 94; Burrows and Wallace, 281.

[14] New York County, Office of the Register, Deeds and Conveyances, Liber 50, page 293, February 16, 1795, lots 15-32 incl.

[15] This market-house was a large brick building with stores located in the basement, the market on the first floor, and the upper stories used for public purposes, police station and prison, offices for the

Superintendent of Streets, Lamps and Markets and for drill-rooms for the military. Thomas F. De Voe, *The Market Book* (New York: Thomas F. De Voe, 1862), 1, 479-87.

[16] Information provided by David Ment, Curator of the NYC Board of Education Collection at the Municipal Archives; *Fifty-Fifth Annual Report of the Board of Education of the City of New York for the Year Ending December 31, 1896* (New York: Hall of the Board of Education, 1897), 124.

[17] Burrows and Wallace, 387, 389, 475; Eric Homberger, *The Historical Atlas of New York City: A Visual Celebration of Nearly 400 Years of New York City's History* (New York: Henry Holt, 1994), 60; Blackmar, 101-102, 197, 200, 206, 253.

[18] Deed dated January 3, 1806 and recorded November 19, 1807, Liber 78, page 376, lots 15-20 incl. No recorded deed conveying the property to William Laight has been found.

[19] New-York Historical Society, Astor Family Papers, Ledger 1883, page 10, and Rent Roll of Lessees and Tenants November 1, 1826 to May 1, 1831.

[20] The sixth lot purchased by Astor by the same deed is now lot 20, No. 55 Ludlow Street.

[21] The estimated construction date of the rear yard extension is based on historical maps and tax assessments. See the 1852 Dripps Map and the 1852 and 1857 Perris Maps. The 1855 tax assessment has an assessed value for 331 to 335 Grand Street as $6,000 each and an assessed value for 339 Grand Street as $7,000. The 1856 tax assessment has an assessed value for 333, 333 and 337 Grand Street as $6,000 each, an assessed value for 335 Grand Street as $6,300, and an assessed value for 339 Grand Street as $9,000.

[22] Kenneth Wiggins Porter, *John Jacob Astor: Business Man* (Cambridge, Mass.: Harvard University Press, 1931), 2, 918, 924-26.

[23] According to the 1800 and 1810 U.S. Census, John Jacob Astor did not have any enslaved persons in his household.

[24] This information about the Astor family is taken from LPC, *Graham Court Apartments Designation Report* (LP-1254) prepared by Jay Shockley (New York: City of New York, 1984), 2.

[25] Porter, 2, 1281.

[26] Partition Deed, recorded January 24, 1855, Liber 685, page 1.

[27] "Mrs. C. L. De Nottbeck Incompetent," *New-York Tribune*, April 3, 1904, 9; "Committee of De Nottbeck Estate," *New-York Tribune*, April 8, 1904, 10.

[28] "Mrs. De Nottbeck's Will Filed," *New-York Tribune*, September 9, 1906, 3; "Brother and Sister Insane," *The Sun*, October 4, 1906, 3; "Two De Nottbeck Heirs Insane," *New-York Tribune*, October 11, 1906, 7.

[29] Deed dated May 2, 1950 recorded July 29, 1950 at Liber 4685, page 268. The relationship of Edward Walter de Nottbeck to Astor's four great-grandchildren (Cecilia, Eugenia, Gabrielle and Peter de Nottbeck) who inherited the property has not been established.

[30] 1834 tax assessment; Longworth's Directories 1832-35.

[31] Doggett's Directories 1844-52; "Bank Notices," *New York Times*, April 15, 1853, 6; Trow's Directories 1857-63.

[32] "The Draft," *New York Times*, September 4, 1864, 8; Trow's Directories 1865-1870.

[33] "Feathers" included linens, bedding and mattresses.

[34] Trow's Directory 1874; New York City Department of Buildings, Manhattan, ALT 1136-84; "The March Grand Jury," *New York Times*, March 2, 1886, 8; Trow's Copartnership and Corporation Directory, 1901.

[35] Department of Buildings, Violation 428-05 describes the occupancy as a store at the first story, storage at the second and third story and empty at the fourth story. The building was not found in the 1880 and 1900 U.S. Census, which could indicate that there were no residential tenants when the census was taken.

[36] "Business Troubles," *New York Times*, September 8, 1915, 14.

[37] New York Telephone (NYT) Address Directories 1929-1958; historic photograph dated 1937 in the New-York Historical Society Collection (Collection PR 020, Box No. 18, Folder Name: Grand Street); New York City Department of Taxes, photographic record c. 1939.

[38] NYT Address Directories 1939-1958; Display Ad, *New York Times*, June 13, 1954, SM52.

[39] This section is taken almost is its entirety from LPC, *Hardenbrook-Somarindyck House Designation Report* (LP-2439) prepared by Jay Shockley and Cynthia Danza (New York: City of New York, 2011), which was adapted from LPC, *94 Greenwich Street House Designation Report* (LP-2218) prepared by Jay Shockley (New York: City of New York, 2009). The designation of the Hardenbrook-Somarindyck House was overturned by the City Council.

[40] The following Federal style houses are designated New York City Landmarks: Edward Mooney House (1785-89), 18 Bowery; James Watson House (1793, attrib. to John McComb, Jr.; 1806), 7 State Street; nine houses at 25-41 Harrison Street (1796-1828; two designed by John McComb, Jr.); 94 Greenwich Street House (c. 1799-1800); Nicholas and Elizabeth Stuyvesant Fish House (1803-04), 21 Stuyvesant Street; Gideon Tucker House (1808-09), 2 White Street; Robert and Anne Dickey House (1809-10), 67 Greenwich Street; Stephen van Rensselaer House (c. 1816), 149 Mulberry Street; James Brown House (c. 1817), 326 Spring Street; 480 Greenwich Street and 502-508 Canal Street Houses (1818-41); 83 and 85 Sullivan Street Houses (1819; third stories added 1880 and 1874); 486 and 488 Greenwich Street Houses (c. 1823); William and Rosamond Clark House (1824-25; two stories added in the 19th century), 51 Market Street; 265 Henry Street House (1827; third story added 1895); 145 and 147 Eighth Avenue Houses (c. 1827 and c. 1828); 511 and 513 Grand Street Houses (c. 1827-28); 127, 129, and 131 MacDougal Street Houses (c. 1828-29); Isaac Ludlam House (c. 1829), 281 East Broadway; 143 Allen Street House (c. 1830-31); Hamilton-Holly and Daniel Leroy Houses (1831), 4 and 20 St. Mark's Place; Seabury Treadwell House (1831-32), 29 East 4th Street; 116 Sullivan Street House (1832; third story added 1872); 190 and 192 Grand Street Houses (c. 1833); 131 Charles Street House (1834); 203 Prince Street House (1834; third story added 1888).

[41] NYT Address Directories 1950-58.

[42] "Business Records," *New York Times*, November 16, 1961, 64; NYT Address Directory 1962.

[43] No recorded deed conveying the property to Nathan Fiterman was found. Deed recorded September 22, 1966, Liber 40105, page 251; deed recorded September 5, 1967, Liber 40216, page 406. Subsequent conveyances after 1967 appear to be between related parties: E & I Realty Corp to Fred and Ida Auerbach (Fred Auerbach is the President of E & I Realty) recorded March 22, 1982, Liber 614, page 1026 and E & I Realty Corp to N & F Realty Corp (Ida Auerbach is President of E & I Realty) recorded August 11, 1999, Liber 2932, page 915.

[44] NYT Address Directories 1965-1993.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and the other features of this building, the Landmarks Preservation Commission finds that the 339 Grand Street House has a special character and a special historical and aesthetic interest and value as part of the development, heritage, and culture characteristics of New York City.

The Commission further finds that, among its important qualities, 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; that Astor, at the time of his death in 1848, was the wealthiest man in America; that his wealth, originally accumulated in the fur and China trades, was largely concentrated in New York City real estate after 1834; that early tenants of the house included several dry goods merchants; that 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; that a partition deed in 1855 provided for the 339 Grand Street House to be allocated to his granddaughter Cecilia Langdon de Nottbeck; that a full-lot rear yard addition fronting on Ludlow Street was built c. 1855; that there has been a storefront at the ground floor of the Grand Street facade since at least 1884; that the house remained in the de Nottbeck family until 1950; that the 339 Grand Street House is a remarkable, rare surviving example of the Federal style house in Manhattan; that its design is characteristic of the Federal style; that 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; that 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; and that 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.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 339 Grand Street House, 339 Grand Street (aka 57 Ludlow Street), Manhattan, and designated Borough of Manhattan Tax Map Block 309, Lot 19, as its Landmark Site.

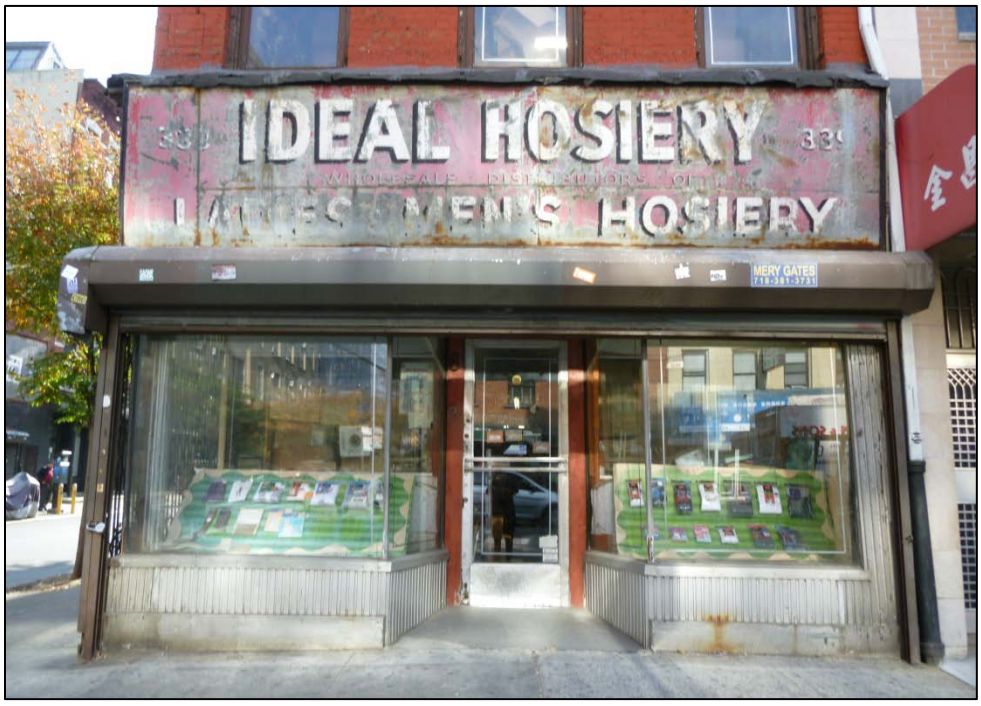
Robert B. Tierney, Chair
Frederick Bland, Diana Chapin, Michael Devonshire,
Michael Goldblum, Margery Perlmutter, Elizabeth Ryan, Commissioners

339 Grand Street House
339 Grand Street aka 57 Ludlow Street, Manhattan
Block: 309, Lot: 19
Photo: Christopher D. Brazee, 2013

339 Grand Street House
Grand Street Facade
Photo: Christopher D. Brazee, 2013

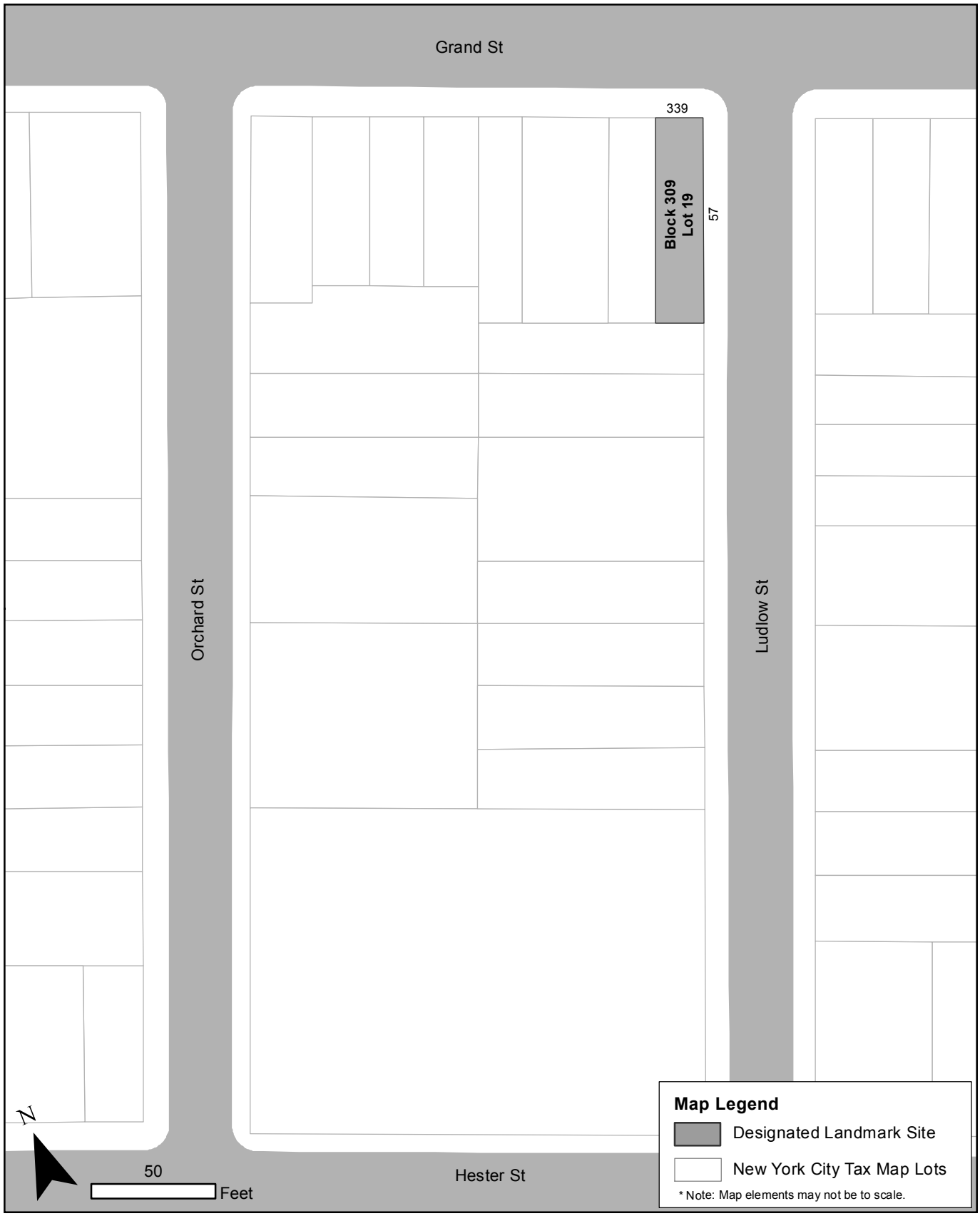
339 Grand Street House
Ludlow Street Facade and Rear Yard Addition
Photo: Christopher D. Brazee, 2013

339 Grand Street House
Rear Yard Addition
Photo: Cynthia Danza, 2013



339 Grand Street House
Storefront
Photo: Cynthia Danza, 2013

339 Grand Street House
Photo: NYC Dept. of Taxes (c. 1939), Municipal Archives



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

Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 09v1, 2009. Author: New York City Landmarks Preservation Commission, JM. Date: October 29, 2013