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**IN THE MATTER OF** a communication dated November 5, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 339 Grand Street House, 339 Grand Street (Block 309, Lot 19), by the Landmarks Preservation Commission on October 29, 2013 (Designation List No. 469/LP-2413), Borough of Manhattan, Community District 3.

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Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On October 29, 2013, the Landmarks Preservation Commission (LPC) designated 339 Grand Street House, located at 339 Grand Street (Block 309, Lot 19), as a city landmark. The landmark site is located on the southwest corner of Grand and Ludlow Streets, in the Lower East Side neighborhood, Manhattan Community District 3.

The 339 Grand Street House was one of five Federal style row houses built by John Jacob Astor on property he purchased from William Laight in 1806. 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 in 1855. The house remained in the de Nottbeck family until 1950. There has been a storefront at the ground floor of the Grand Street façade since at least 1884.

The 339 Grand Street House is a 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 façade with Flemish bond brickwork, high peaked roof and a dormer. The early rear yard addition also retains a 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 houses built on Grand Street by John Jacob Astor, the 339 Grand Street House is the only one that is largely intact.

The landmark site is located in a C6-2 zoning district. With an allowable floor area ratio (FAR) of 6.02, the 1,400 square foot lot could be developed with approximately 8,428 square feet of floor area. 339 Grand Street House contains 2,764 s.f., resulting in 5,664 s.f. of unused development rights available for transfer under the existing zoning.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one which is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark. There are five receiving sites available for the transfer of the landmark's unused floor area.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

**KENNETH J. KNUCKLES, ESQ.,** Vice Chairman  
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