

November 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-02343

48 Commerce Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 161 2069

Passcode: 557080

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

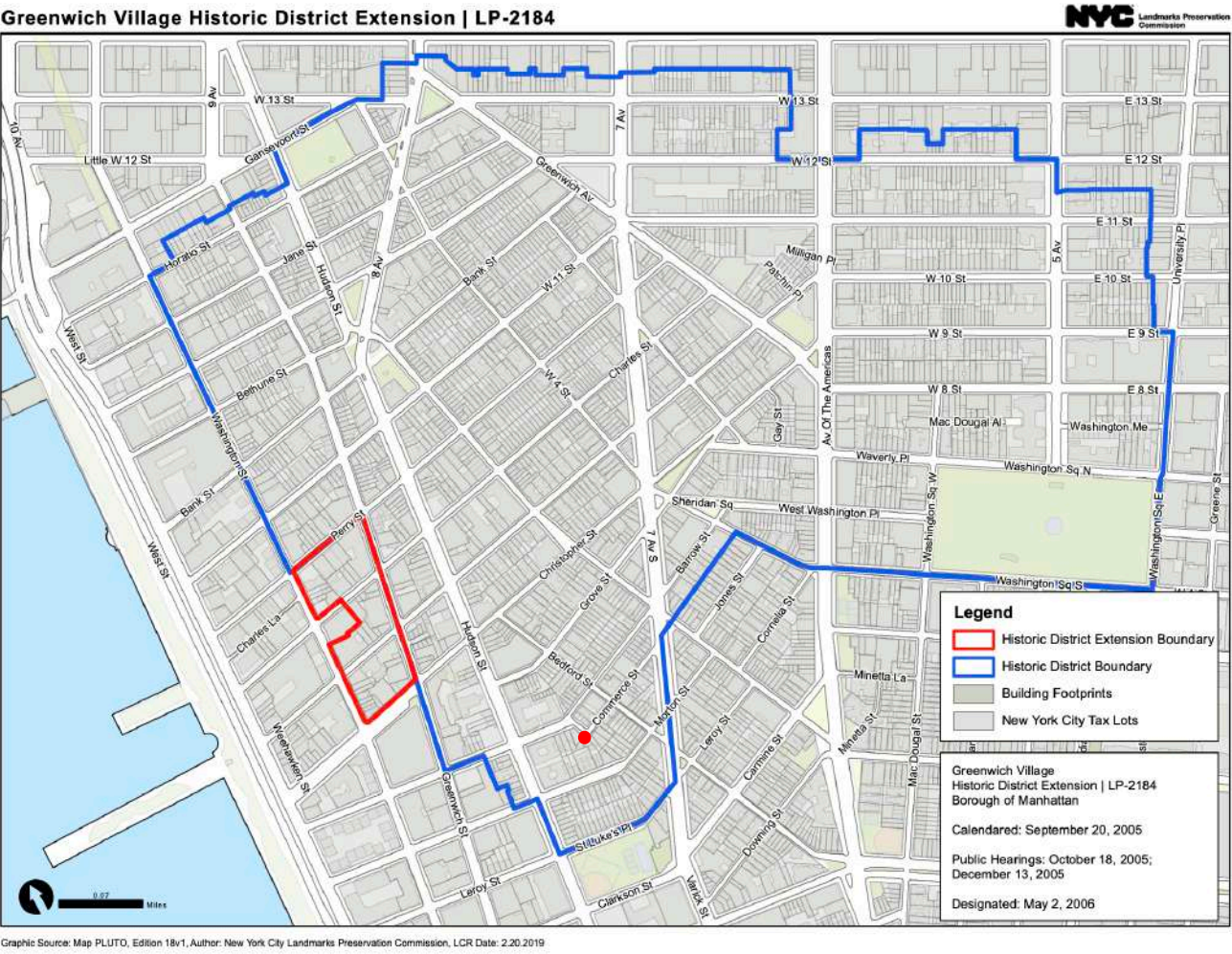
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48 Commerce Street

CB2 Preservation Committee

Project Introduction

Site Location



District Map



Source: Google Earth 2024

Aerial View

History and Context

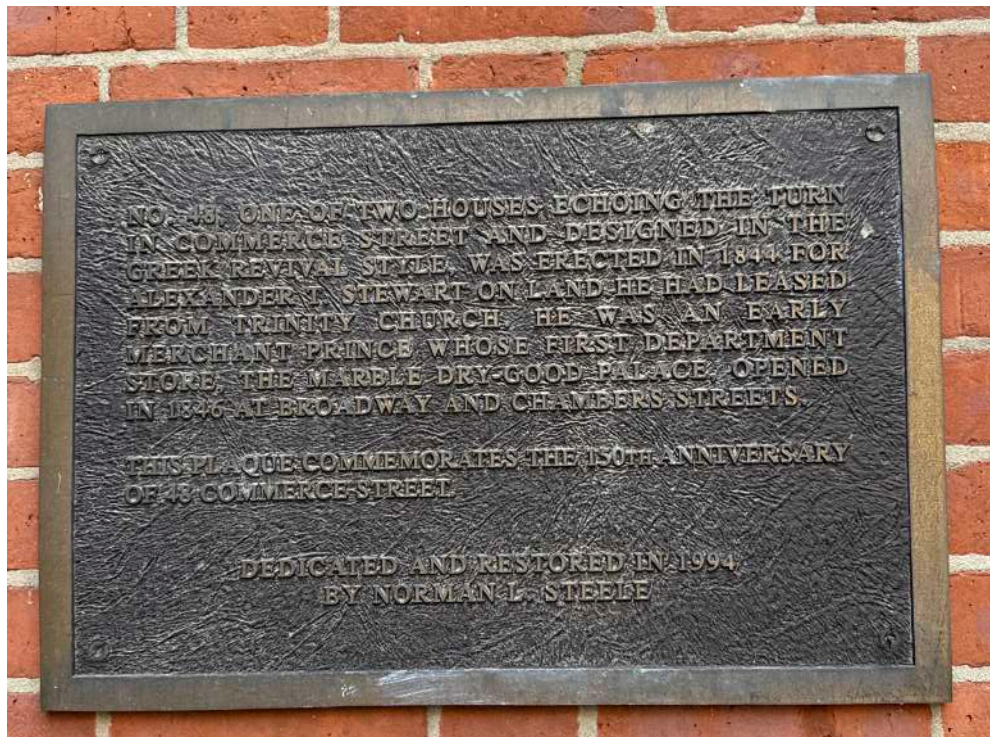
46 & 48

The two Stewart residences on Commerce Street, which once had stoops, are now entered through their basements, and have both been raised to four stories in height. A pedimented penthouse appears at No. 46, while No. 48 has a tall parapet with modern casement windows. Both houses have double-hung muntined sash, and the window lintels are crowned by heavy sheet metal cornices, added later in the century.

- Greenwich Village Historic District Designation Report

No. 48 is one of two houses echoing the turn of Commerce Street and designed in the Greek Revival style, was erected in 1844 for Alexander T. Stewart on land he had leased from Trinity Church. He was an early merchant prince, whose first department store, The Marble Dry-Goods Palace, opened in 1846 on Broadway and Chambers Street.

- Placard on house façade



Historic Photos

Front View



THE "PIE HOUSES" OF GREENWICH VILLAGE. JUST WHERE BARROW AND COMMERCE STREETS JOIN THERE IS A LITTLE CLUSTER OF HOUSES OF VERY UNUSUAL CONSTRUCTION. ARTHUR TRAIN MADE USE OF THIS CURIOUS BIT OF LOCAL COLOUR IN "THE MAN HUNT." OF THESE HOUSES HE WROTE: "STRANGELY ENOUGH, WHEN THE STREET TURNED THE HOUSE TURNED, TOO, SO THAT HALF ITS FRONT FACED EAST AND HALF NORTH. THE NATURAL INFERENCE WAS THAT THE INSIDE OF THE HOUSE WAS SHAPED LIKE A PIECE OF PIE, WITH ITS PARTIALLY BITTEN END ABUTTING ON THE CORNER"

1907 Tour Book



1928 Looking West from Bedford Street



1940's Tax Photo

Historic Photos

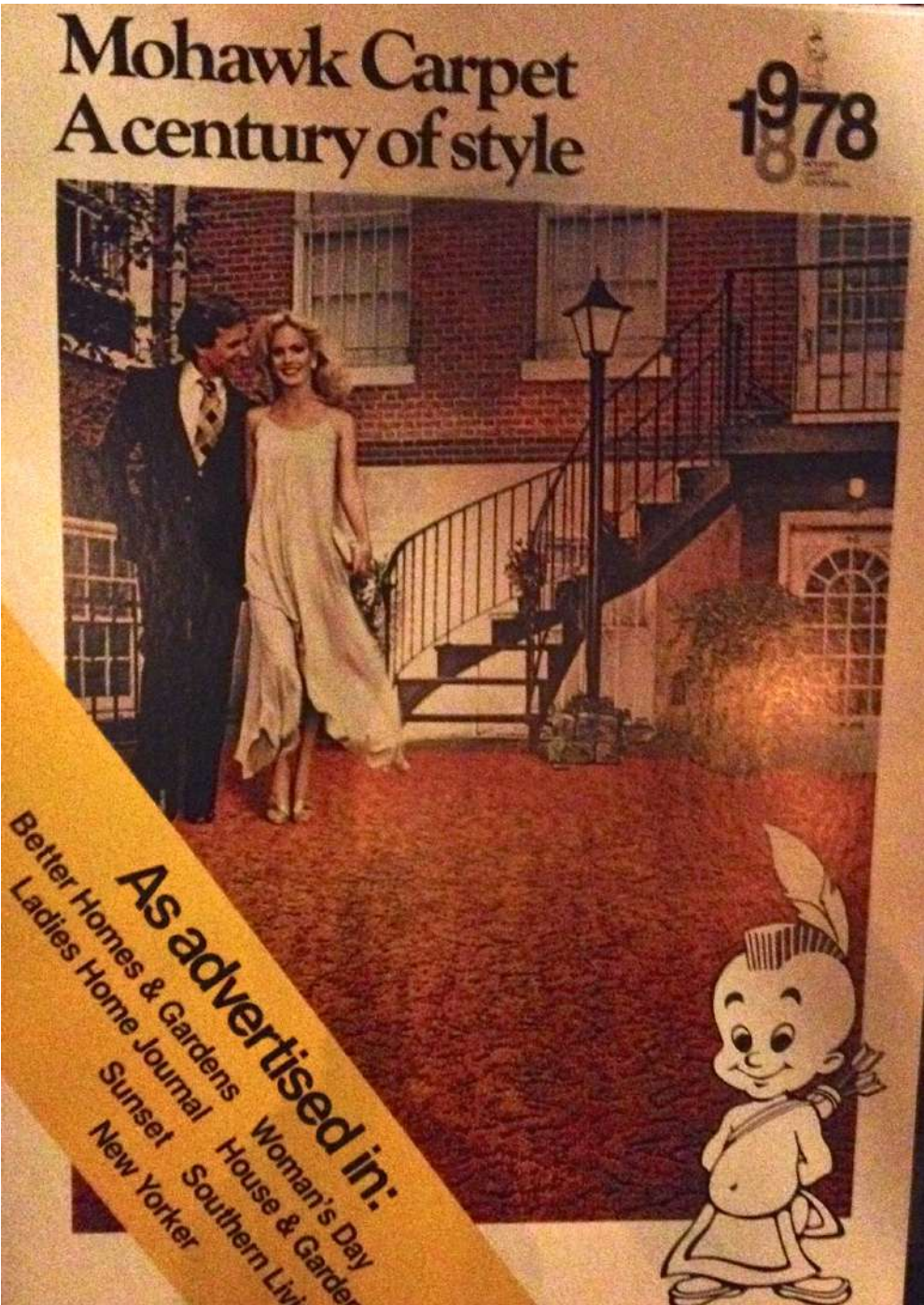
Front View



1940's Tax Photo – Looking West from Bedford Street



1940's Tax Photo – Looking West from Bedford Street



1978 Carpet Advertisement

Existing Streetscape

Existing Conditions - Front View / East Elevation



Commerce Street, North Side 09/10/2025



Commerce Street, South Side 09/10/2025

Façades Recess

↑
46

↑
48

↑
50

Front Facade

Existing Conditions - Front View / East Elevation



02/10/2025



02/10/2025



02/10/2025

Front Facade

Existing Conditions - Front View / East Elevation / Entry and Garden



02/10/2025



02/10/2025



02/10/2025

Front Facade



Existing Context

Proposed Floor 4

Front Facade

Existing Conditions - Front View / East Elevation / Floor 4



02/10/2025

Precedents

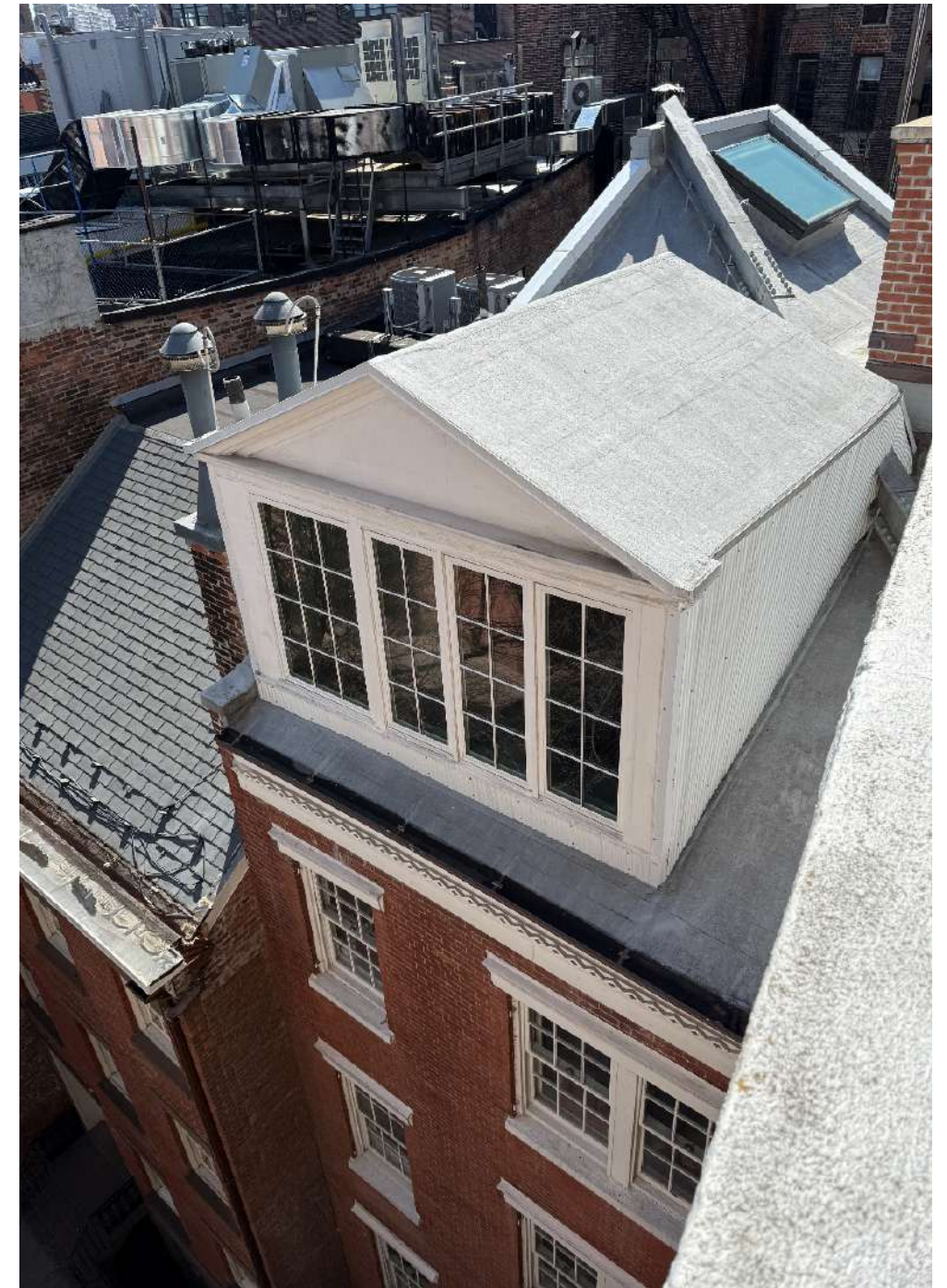
Dormer Windows within Greenwich Village Historic District – 46 Commerce Street



46 & 48 Commerce Street



46 Commerce Street – Dormer Window



46 Commerce Street – Dormer Window from Above

Precedents

Dormer Windows within Greenwich Village Historic District



41 Commerce Street



102 Greenwich Avenue



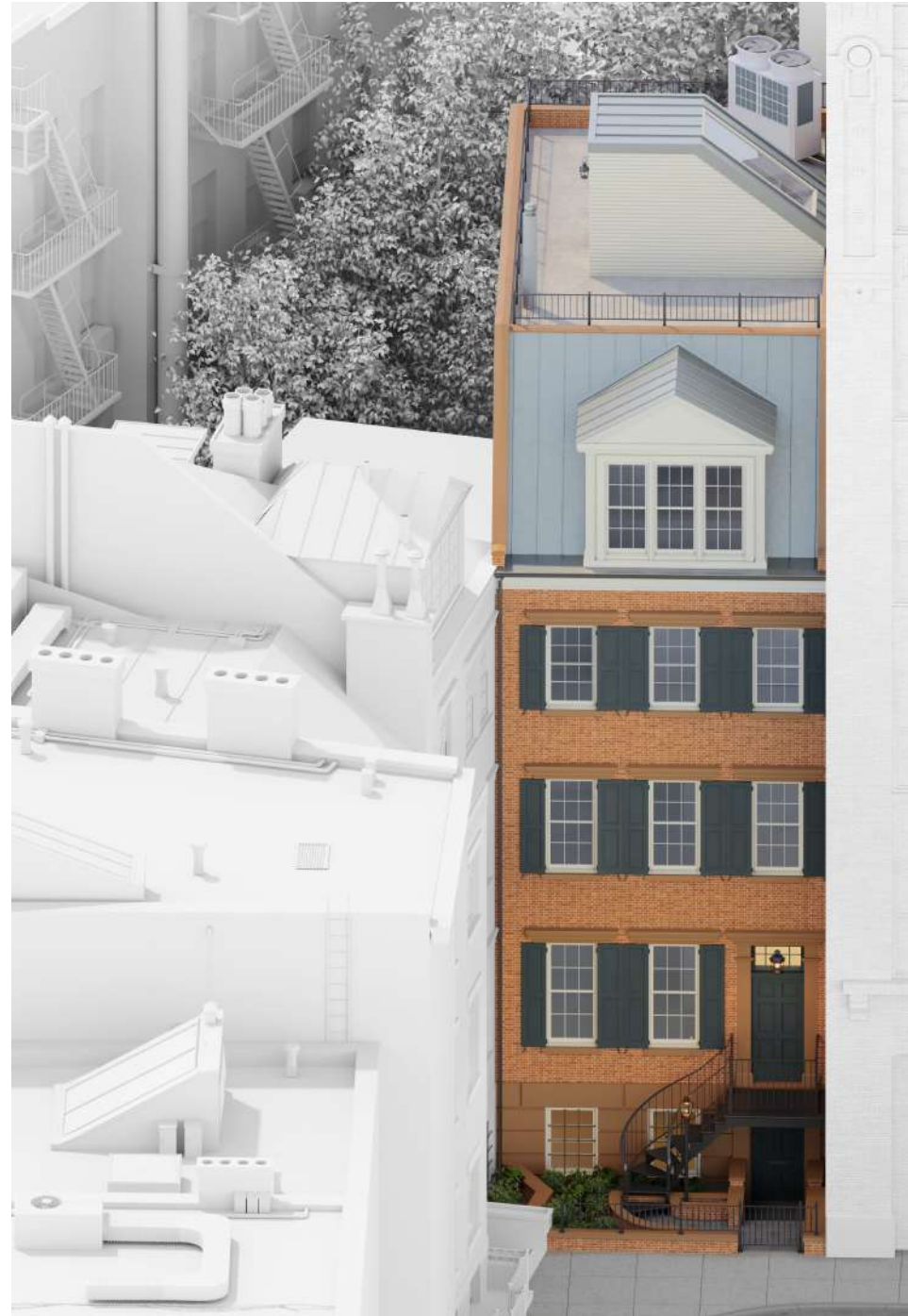
Bedford Street & Commerce Street – 77 Bedford Street

Proposed Front Façade

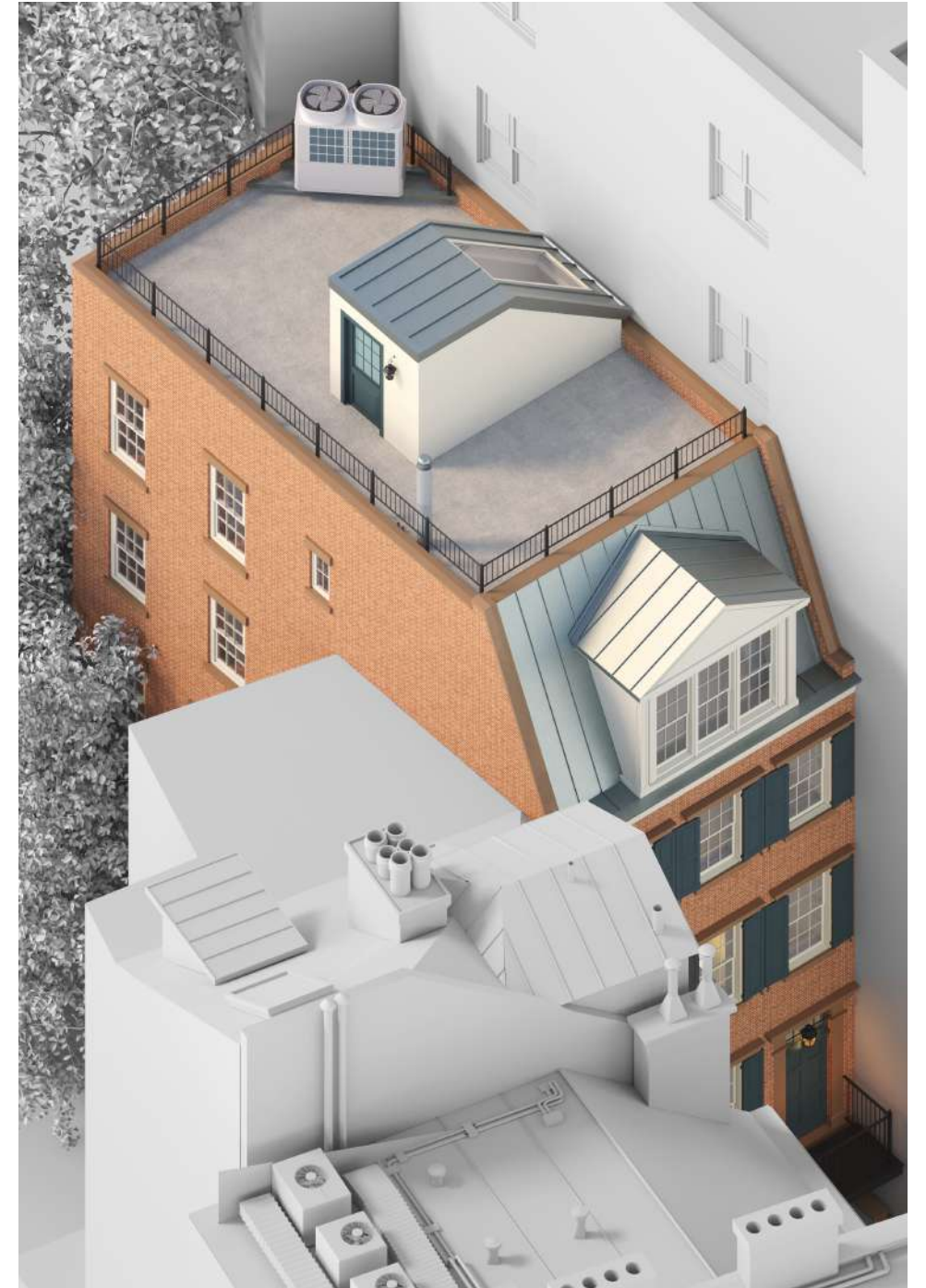
3D Renderings



Proposed Street View



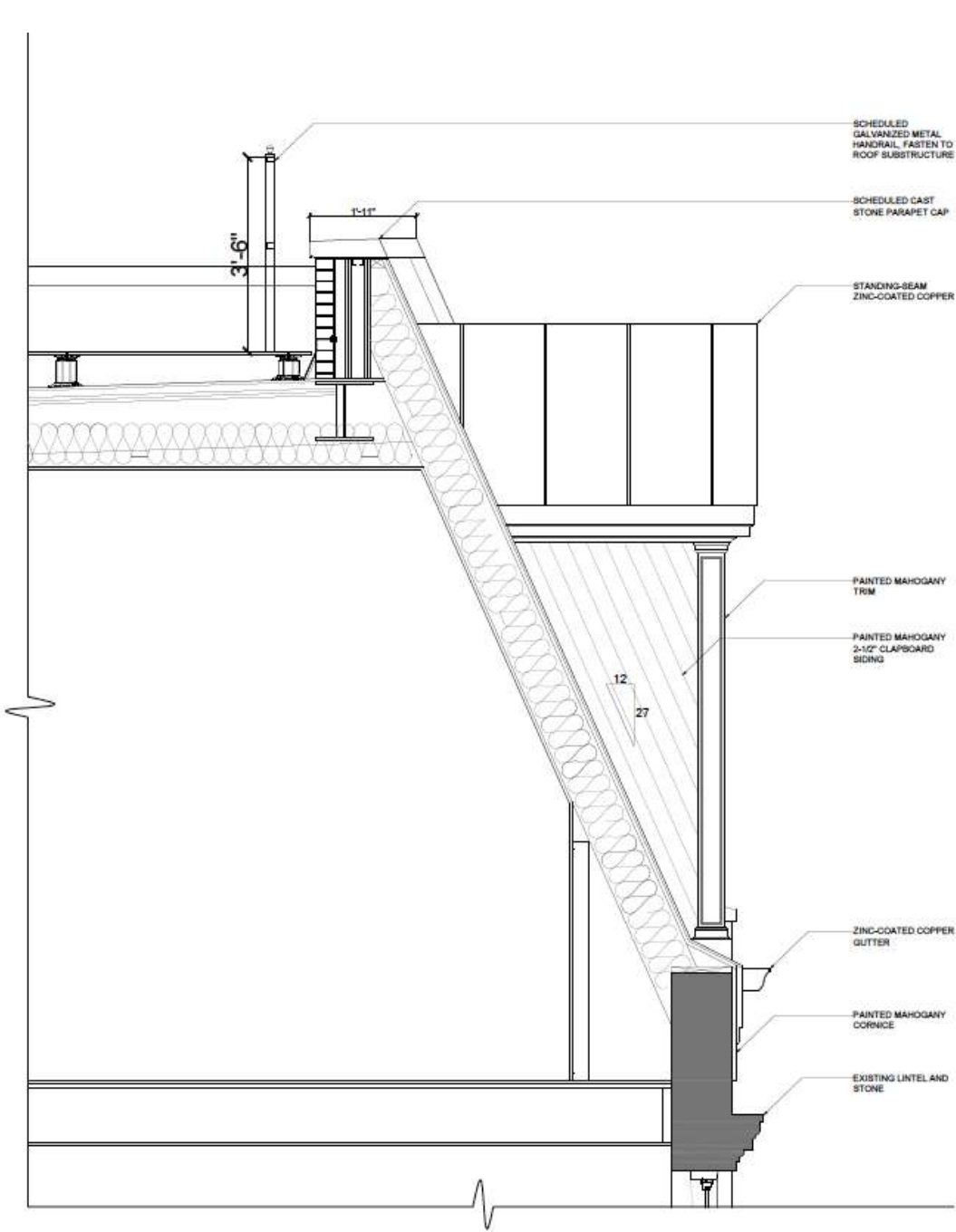
Proposed Aerial View



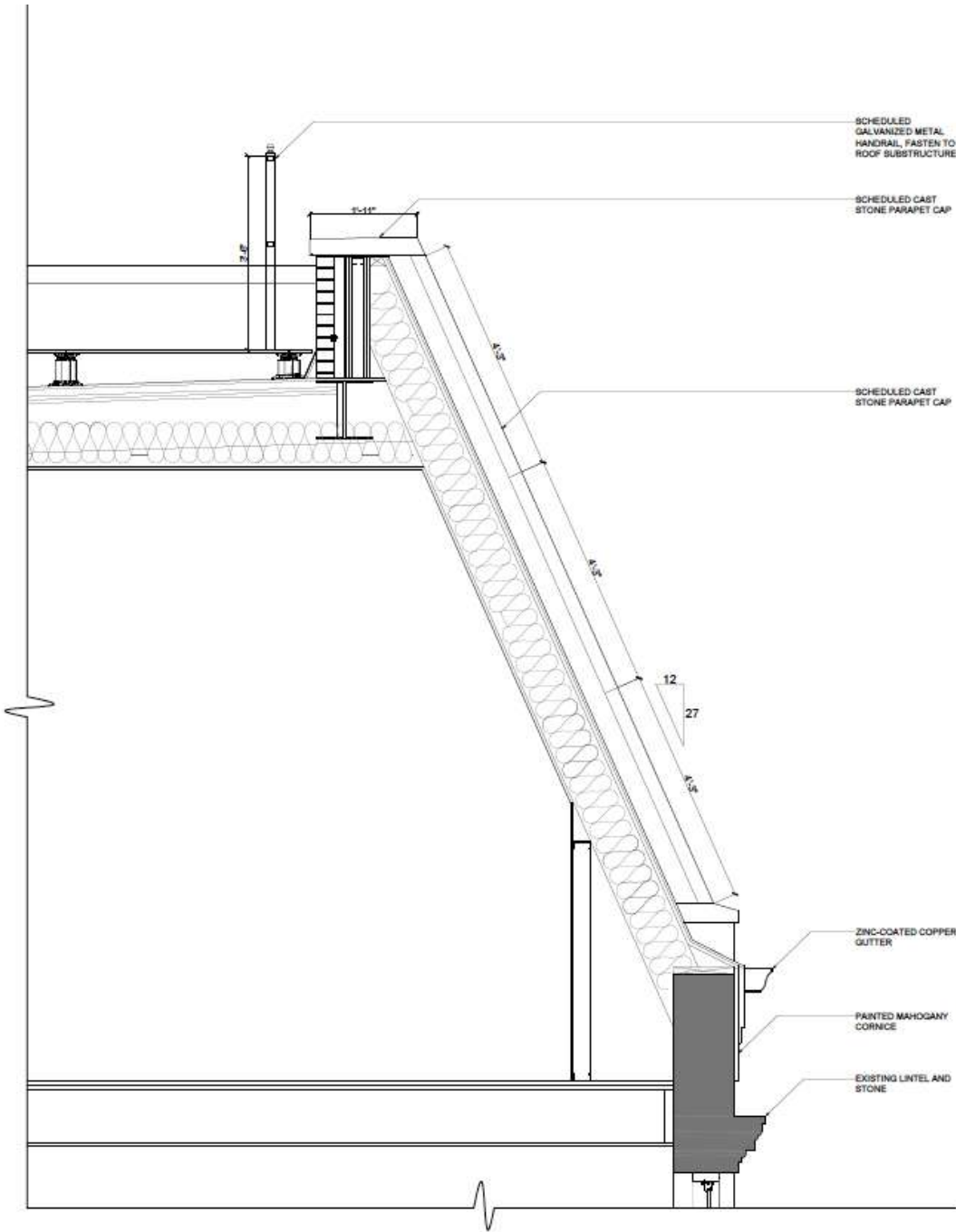
Proposed Aerial View

Proposed Front Façade

Floor 4 Details



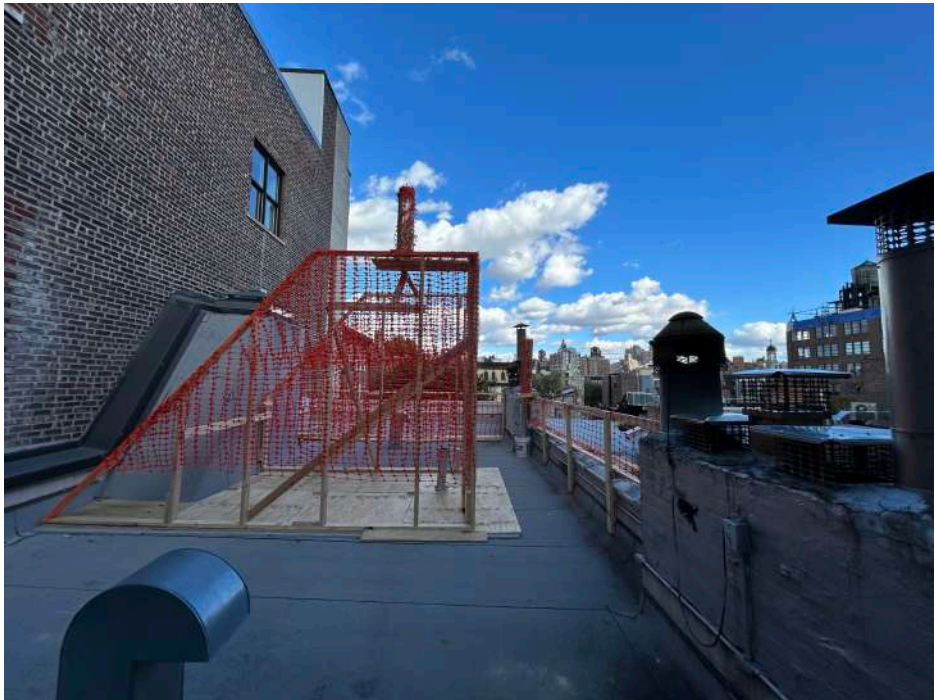
Side Section at Proposed Dormer



Proposed Section at Sloped Roof and Parpet

Roof Mock-Ups

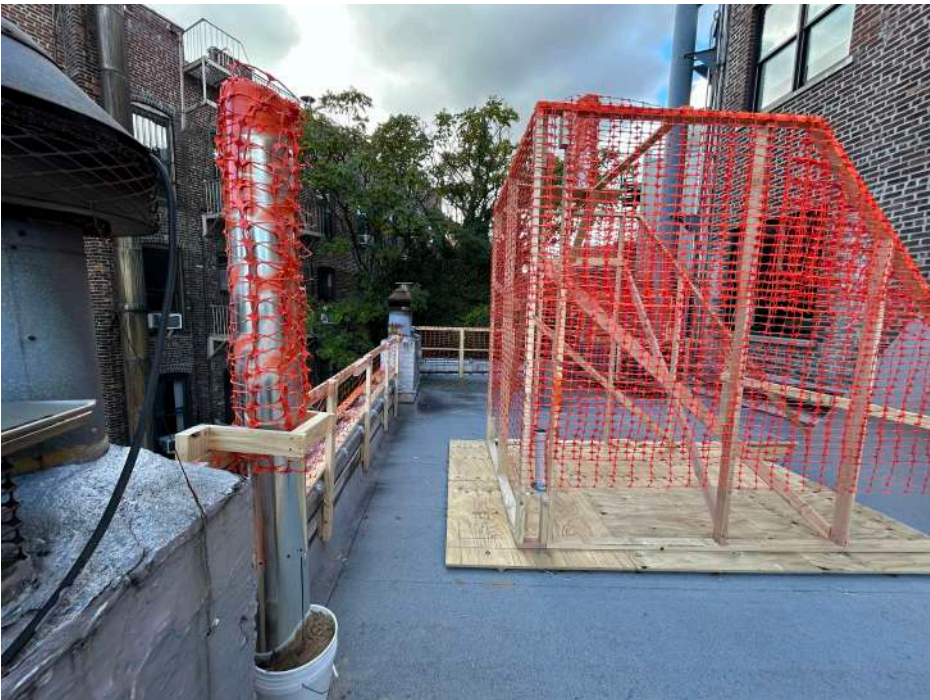
Proposed bulkhead, flue, parapet, handrail, and mechanical equipment



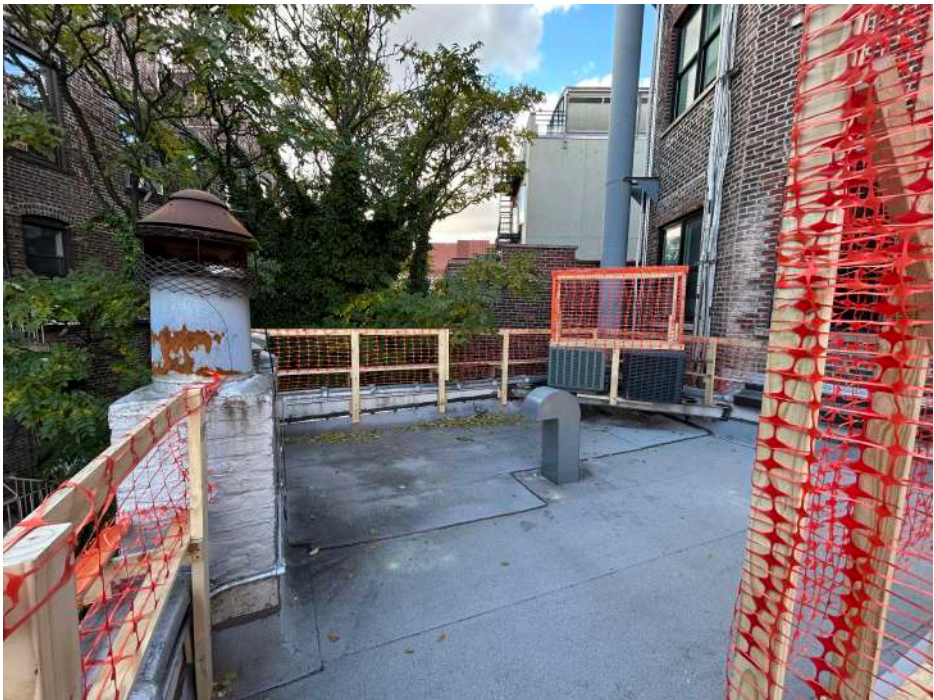
View looking from rear to front 10/31/2025



View looking from front to rear 10/31/2025



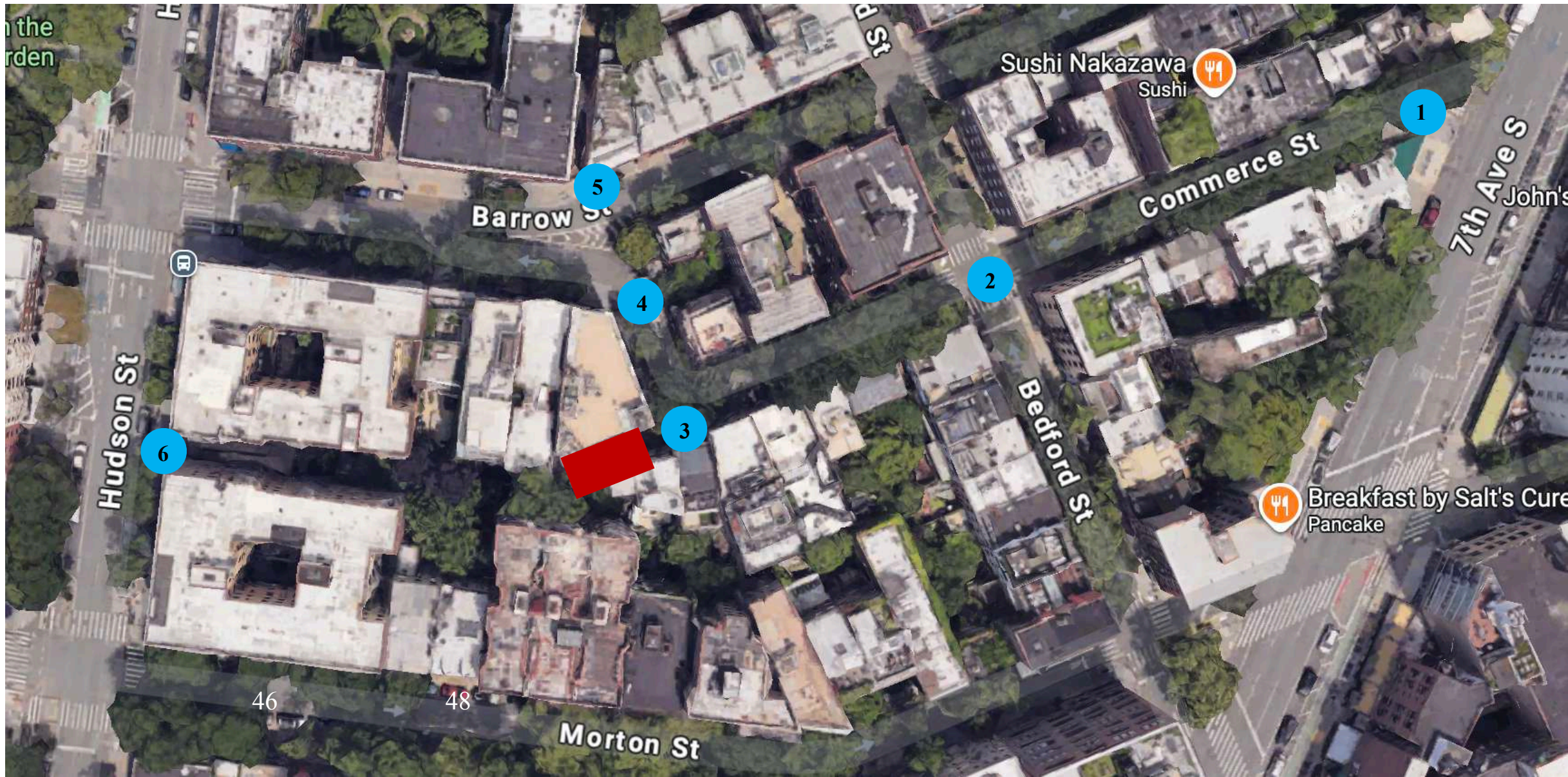
View looking from front to rear 10/31/2025



View looking from front to rear, beyond bulkhead 10/31/2025

Sightlines

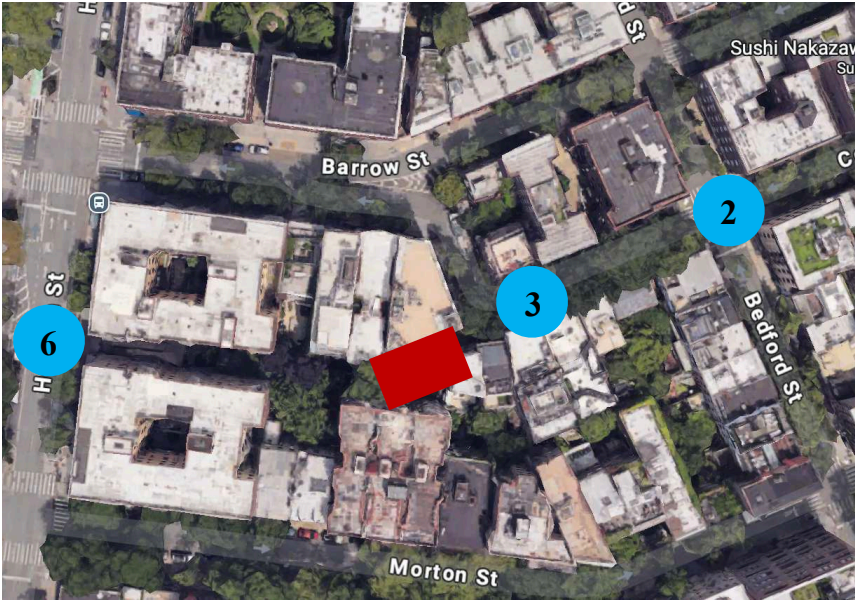
Map Key



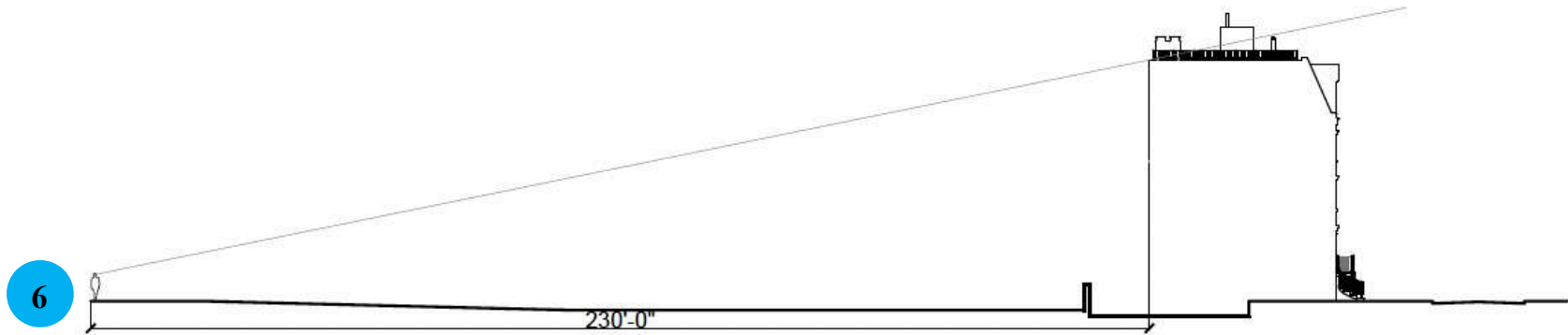
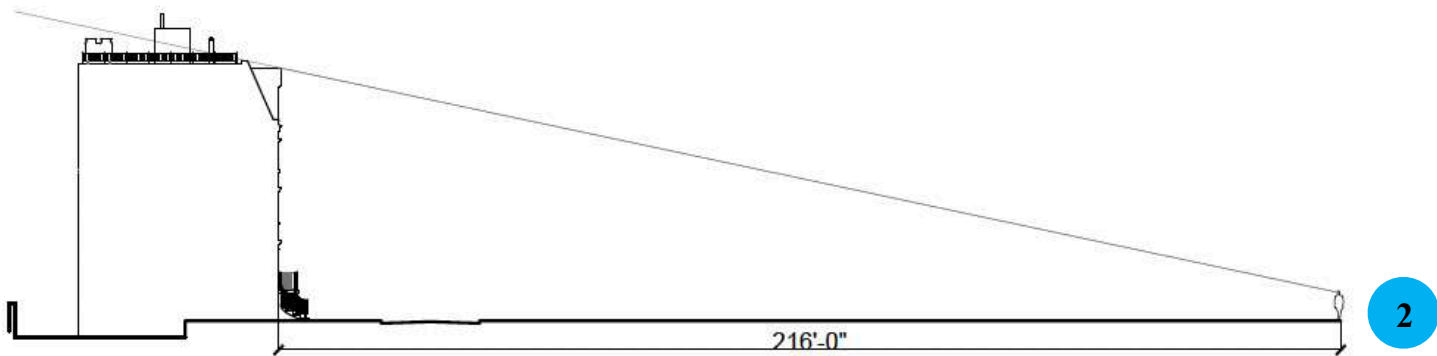
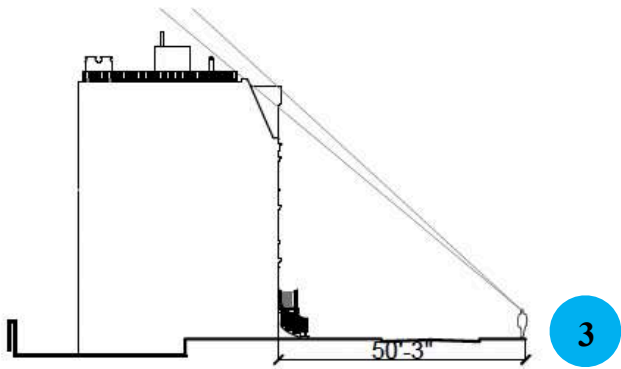
Map Key

Sightlines

Map Key



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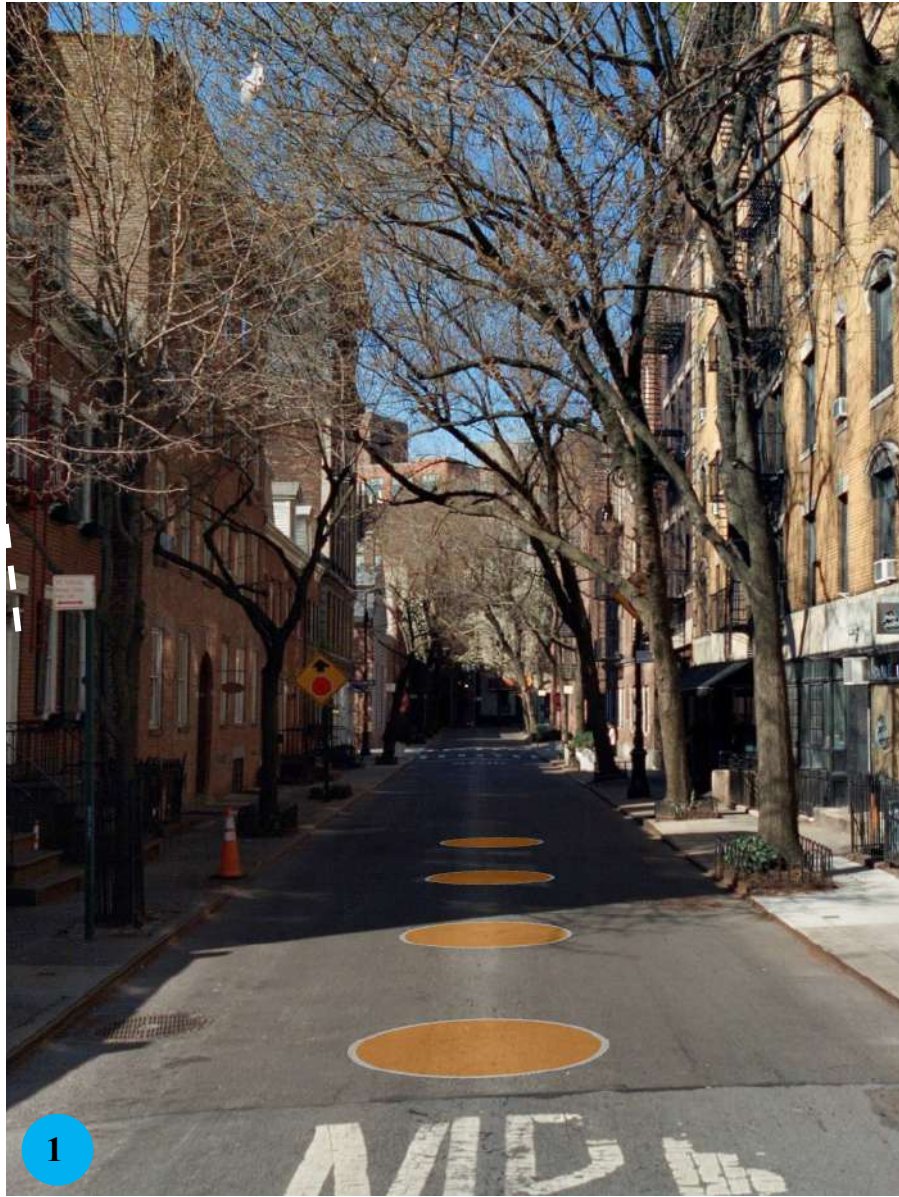


Sightlines

Proposed bulkhead, flue, parapet, handrail, and mechanical equipment



View looking from 7th Avenue 10/31/2025



View looking from Bedford Street 03/27/2025

Sightlines

Proposed bulkhead, flue, parapet, handrail, and mechanical equipment



View looking from Bedford Street 10/31/2025



View looking from Bedford Street 03/27/2022



Rendering of proposed modifications

Sightlines

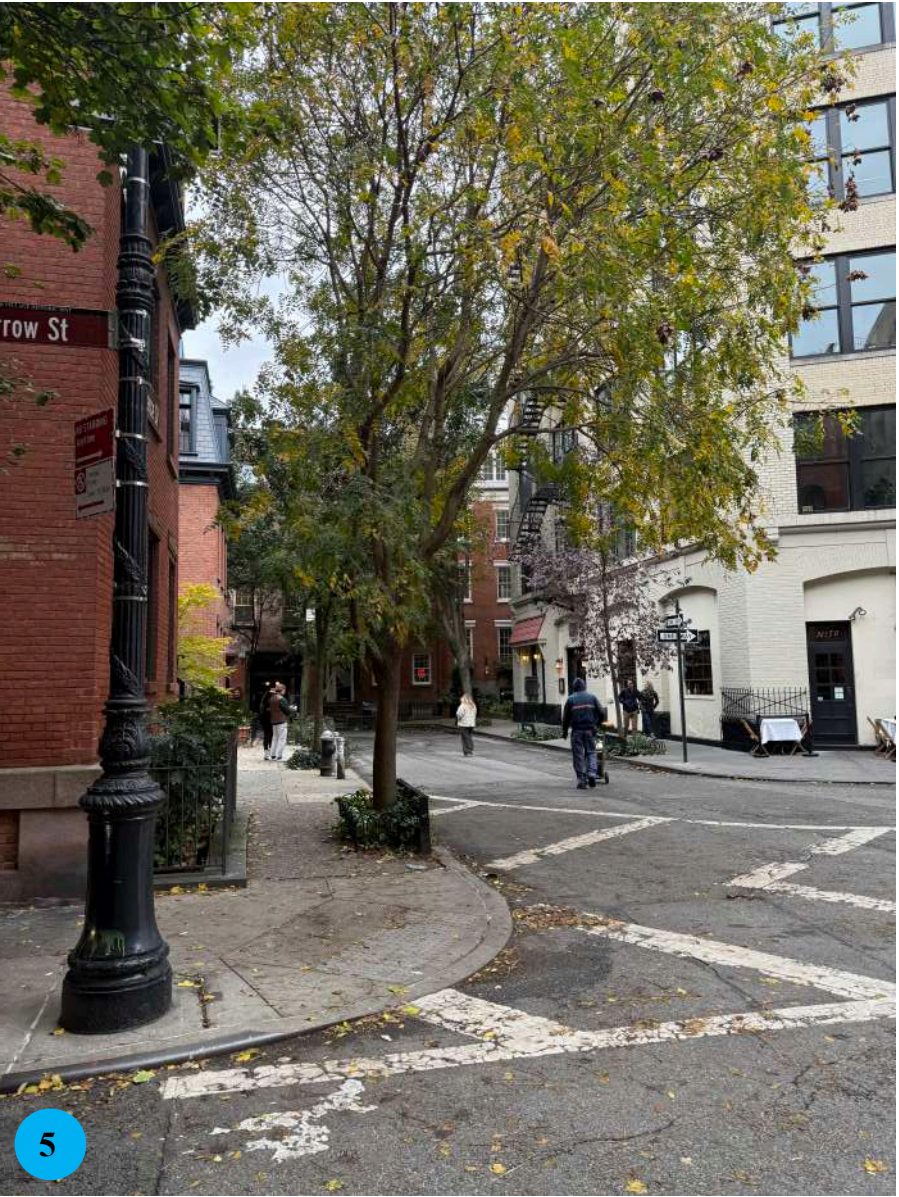
Proposed bulkhead, flue, parapet, handrail, and mechanical equipment



View looking from sidewalk 10/31/2025



View looking from Barrow Street 10/31/2025



View looking from Barrow Street 10/31/2025

Sightlines

Proposed bulkhead, flue, parapet, handrail, and mechanical equipment



View looking from Hudson Street 10/31/2025



View looking from Hudson Street 03/21/2020



Rendering of proposed modifications

South Facade

Existing Conditions

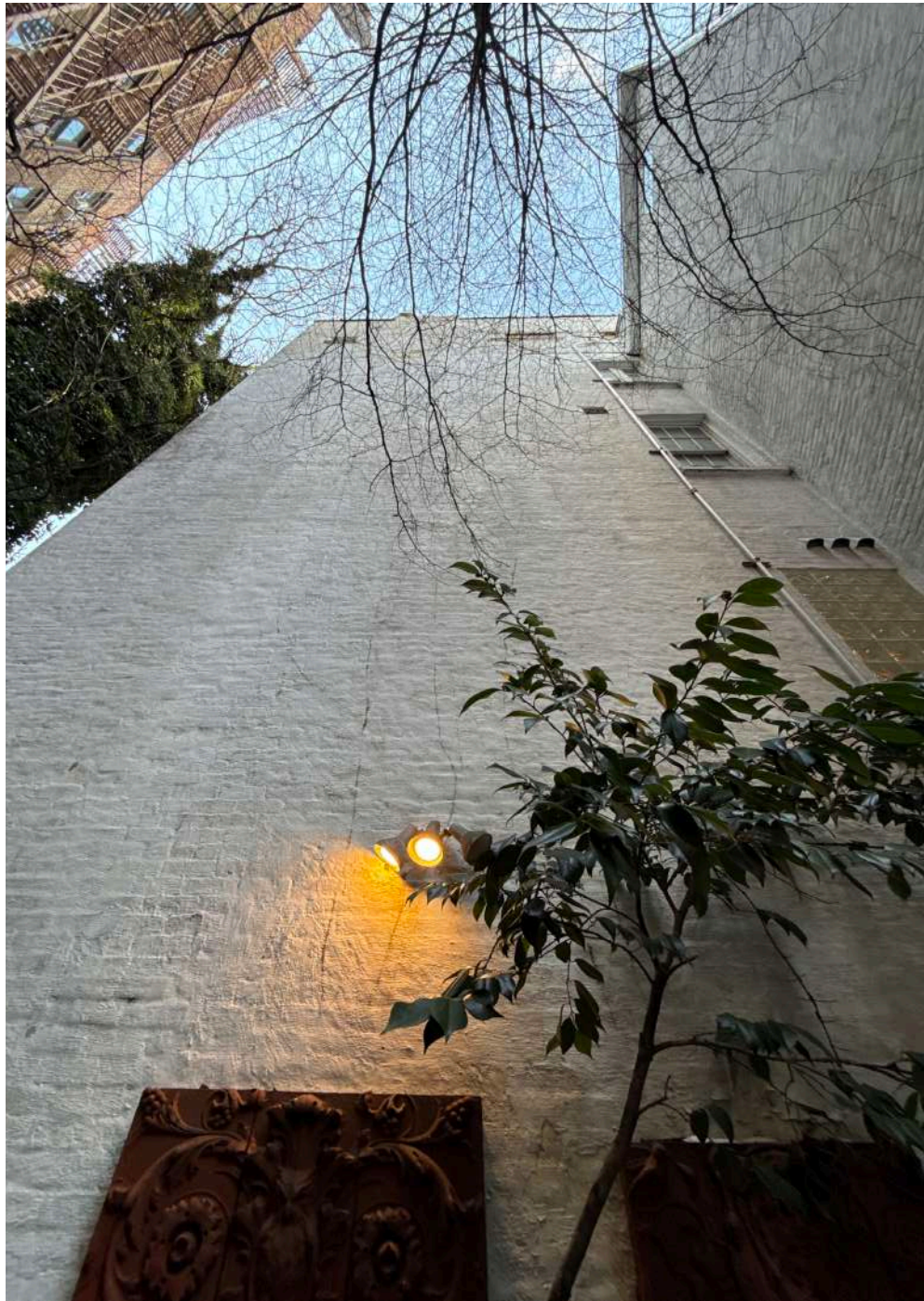


48 Commerce Street

Existing Aerial

South Facade

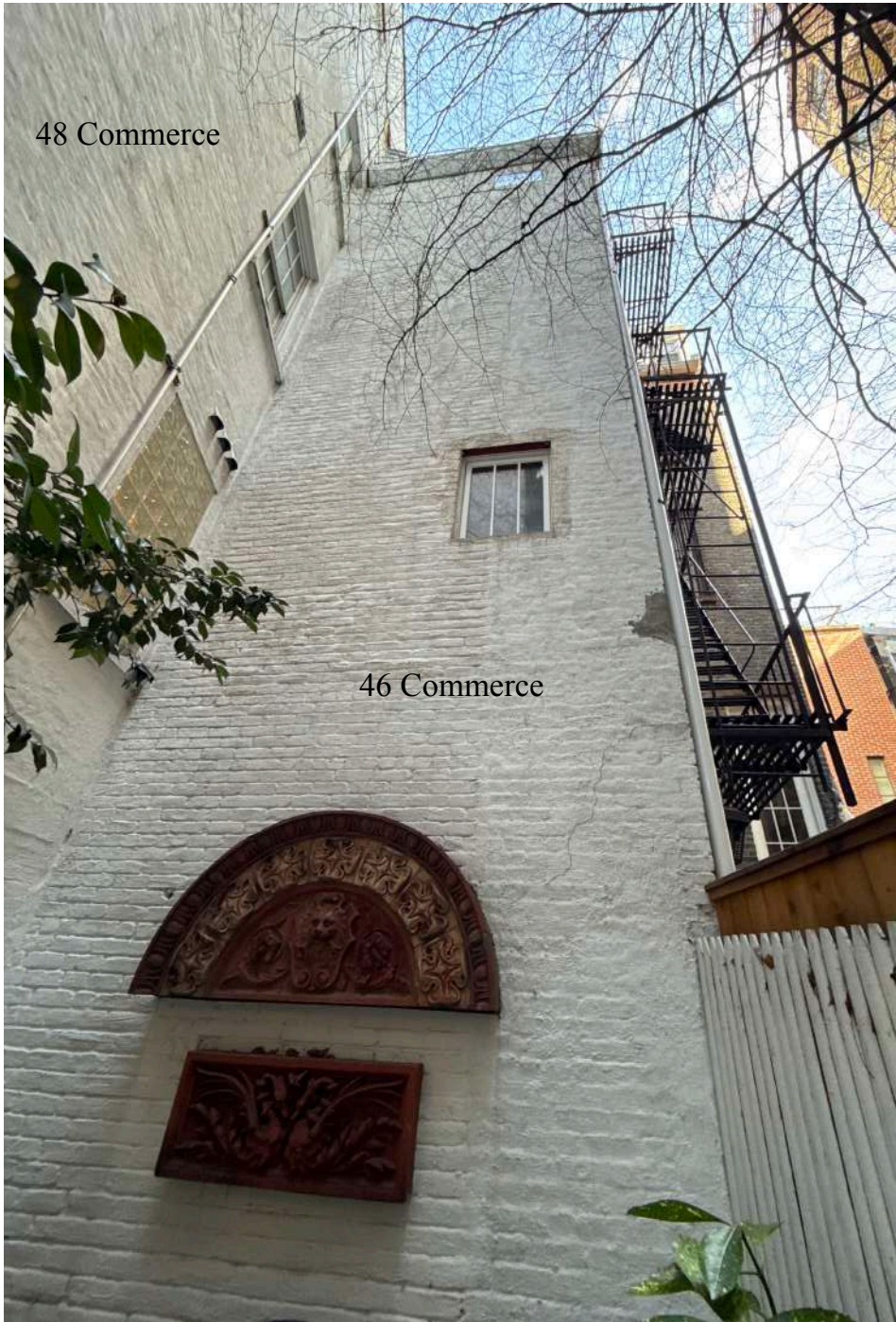
Existing Conditions



02/10/2025



02/10/2025



02/10/2025

South Facade



Existing, Proposed Demolition

Proposed Façade

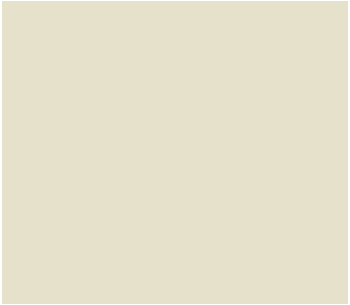
South Façade



Proposed Façade, Rendered



Doors and Shutters
Benjamin Moore, Historical Collection:
HC-133 Yorktowne Green
Semi-gloss finish



Windows and Trim
Benjamin Moore, Historical Collection:
HC-174 Lancaster Whitewash
Semi-gloss finish



Stoop and Handrails
Benjamin Moore, Historical Collection:
HC-190 Black
Low-lustre finish



Roof and Downspouts
Zinc-coated copper

Proposed Finishes

Rear Facade

Existing Conditions



02/10/2025



02/10/2025

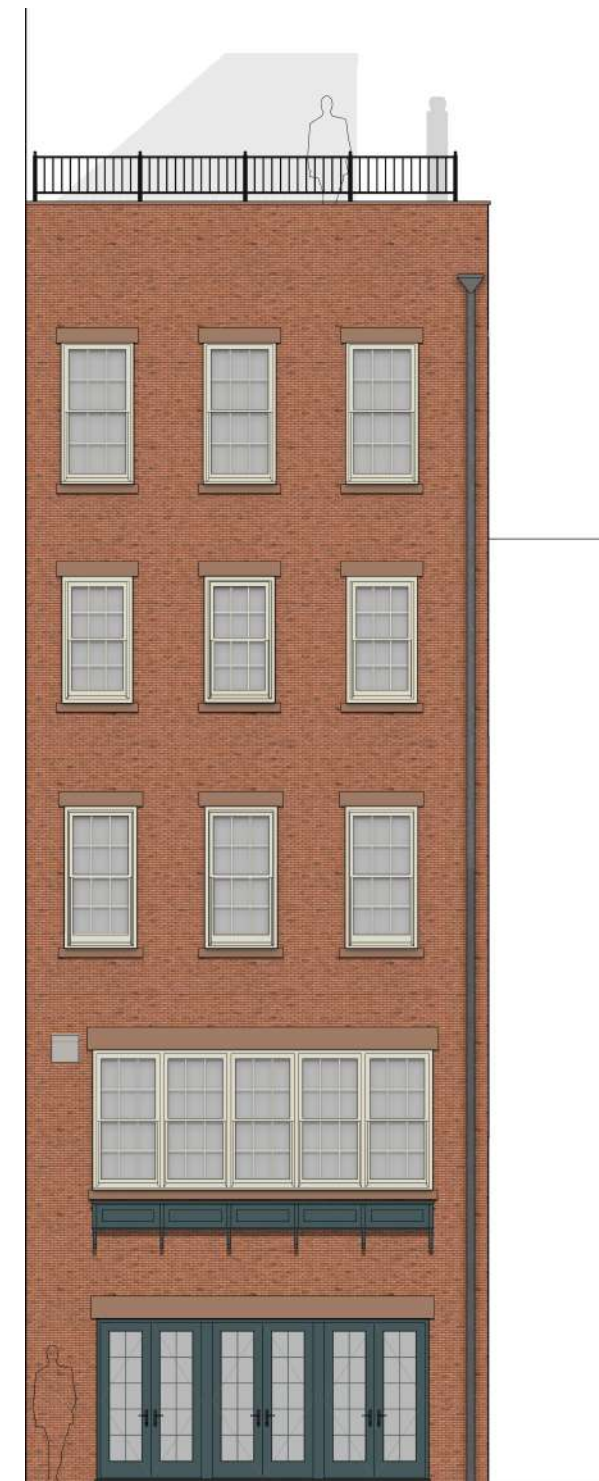


02/10/2025

Rear Facade



Existing, Proposed Demolition



Proposed Façade, Rendered



Proposed Finishes

Doors and Shutters
Benjamin Moore, Historical Collection:
HC-133 Yorktowne Green
Semi-gloss finish

Windows and Trim
Benjamin Moore, Historical Collection:
HC-174 Lancaster Whitewash
Semi-gloss finish

Stoop and Handrails
Benjamin Moore, Historical Collection:
HC-190 Black
Low-lustre finish

Roof and Downspouts
Zinc-coated copper

Front Facade

Proposed Stoop, Precedents



Existing Conditions



Existing Conditions

Front Facade

Proposed Stoop, Precedents



60 Morton Street



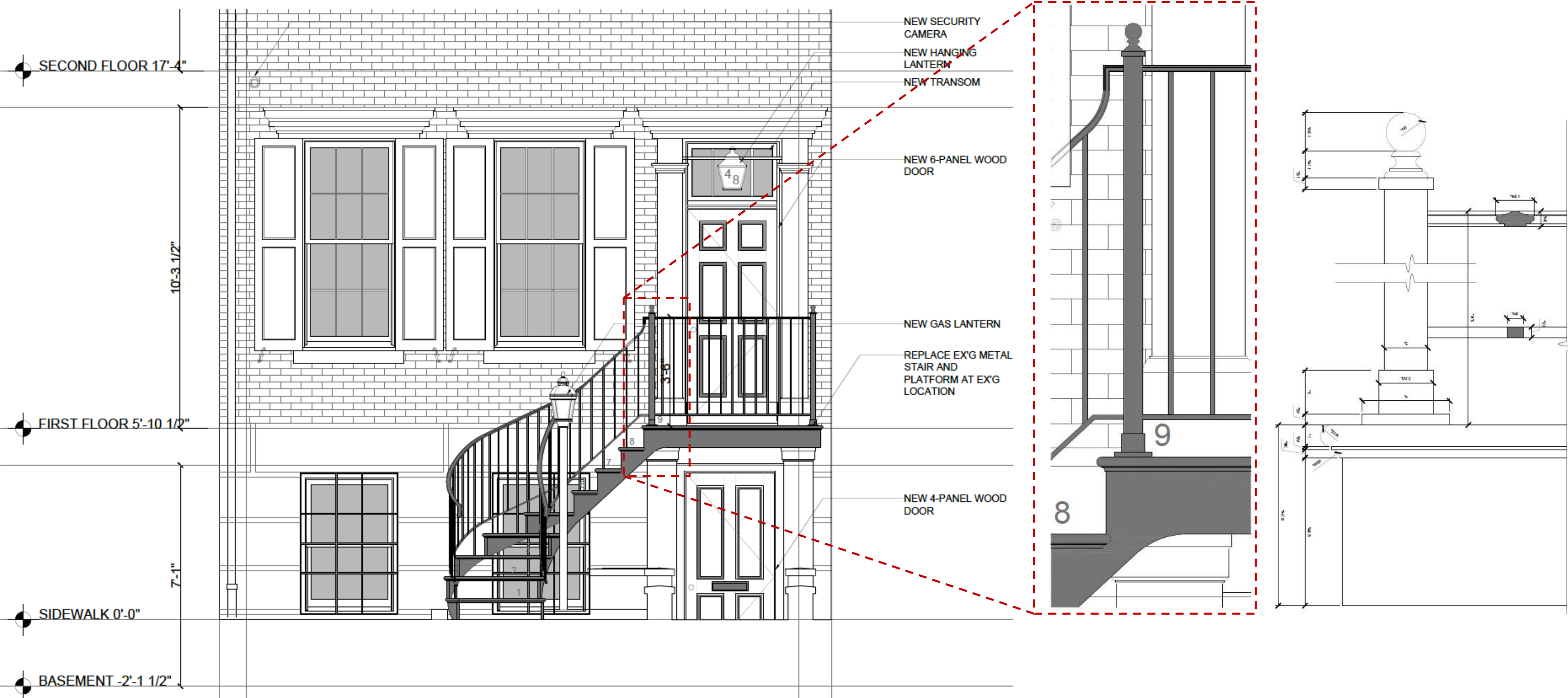
30 Grove Street, LPC Approved Replacement 2017



48 Commerce Street

Front Facade

Proposed Stoop, Front Elevation

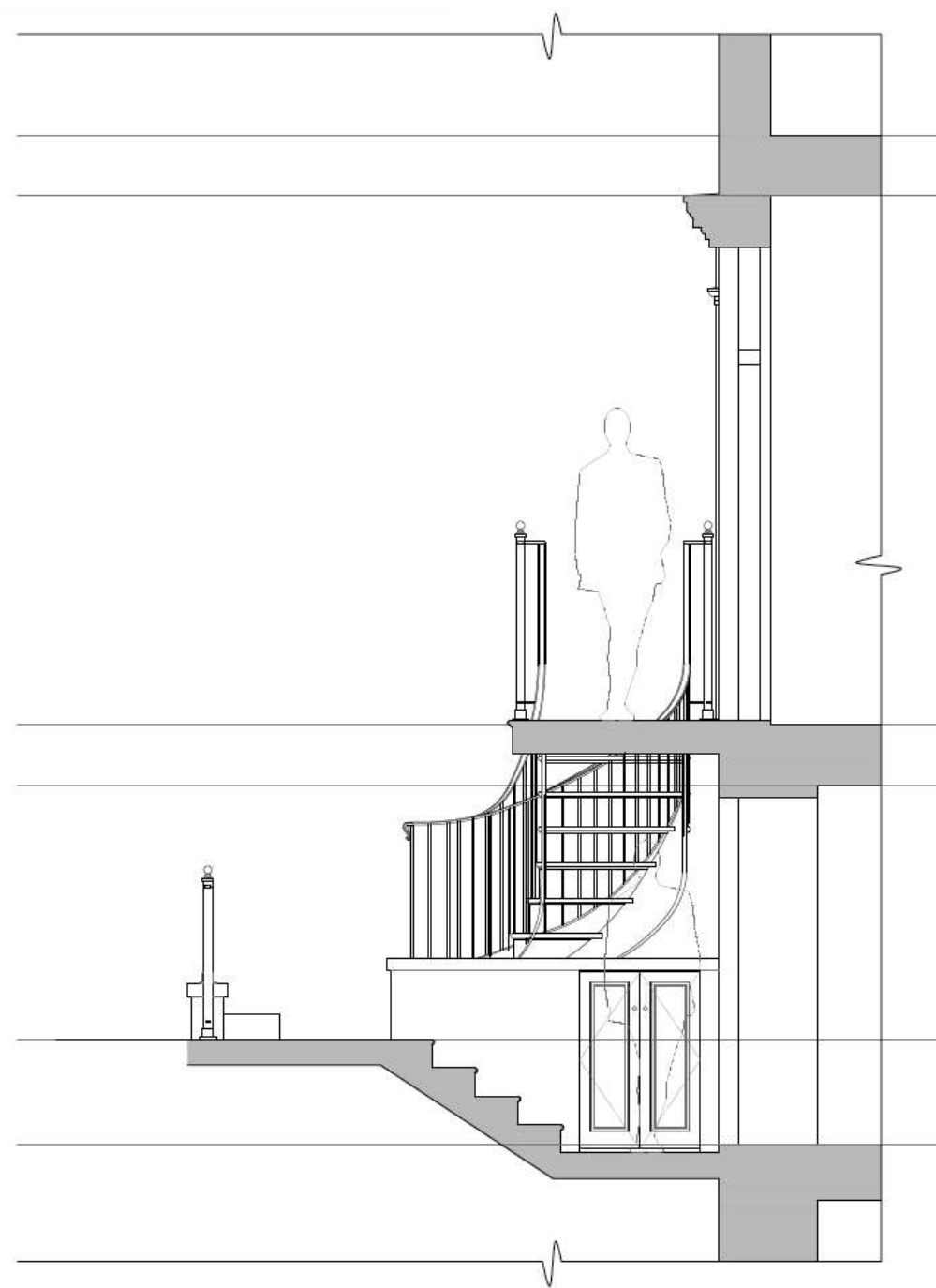


Proposed Stoop

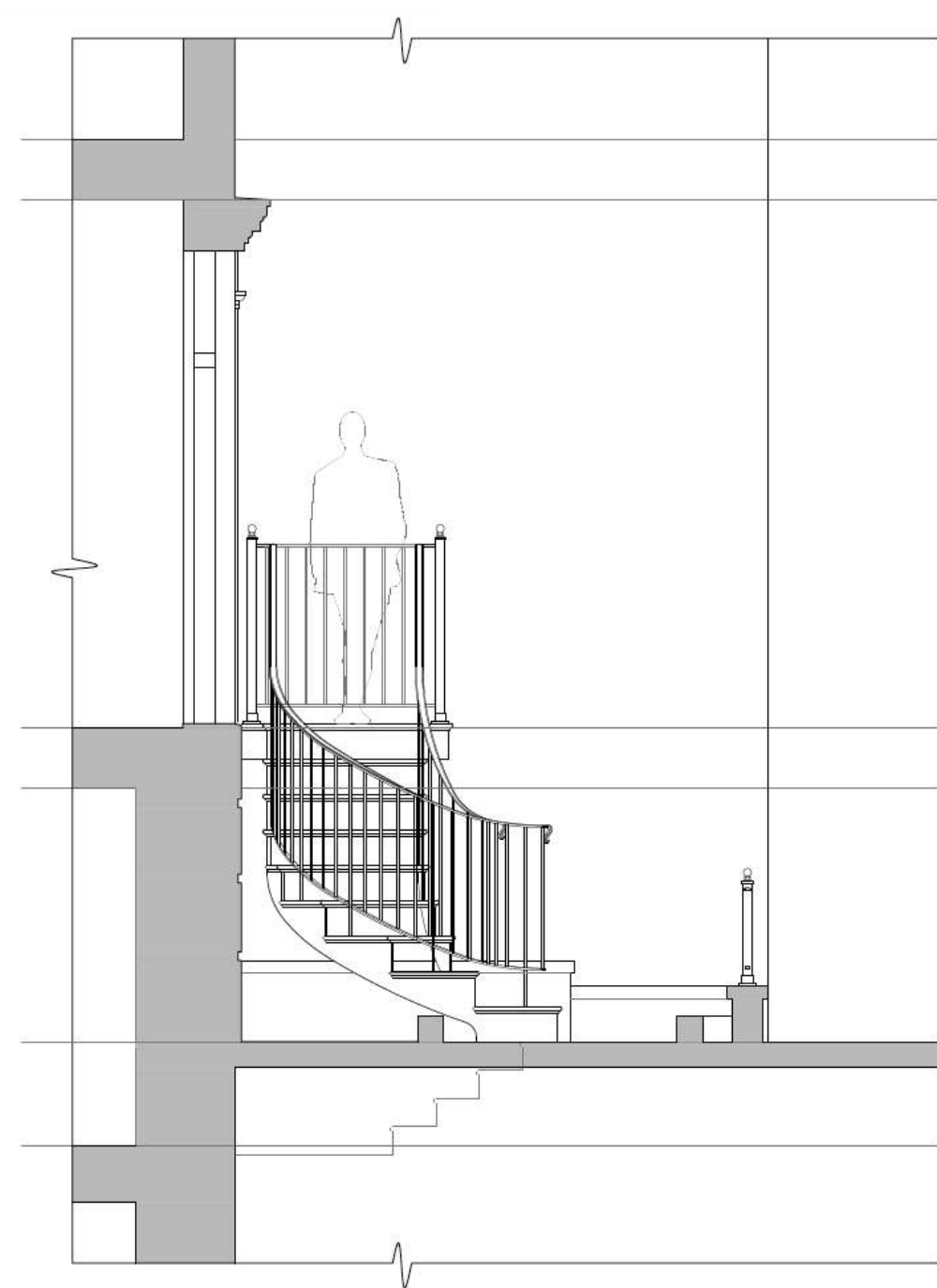
Proposed Stoop Details

Front Facade

Proposed Stoop, South and North Elevations



South Elevation



North Elevation

Front Facade

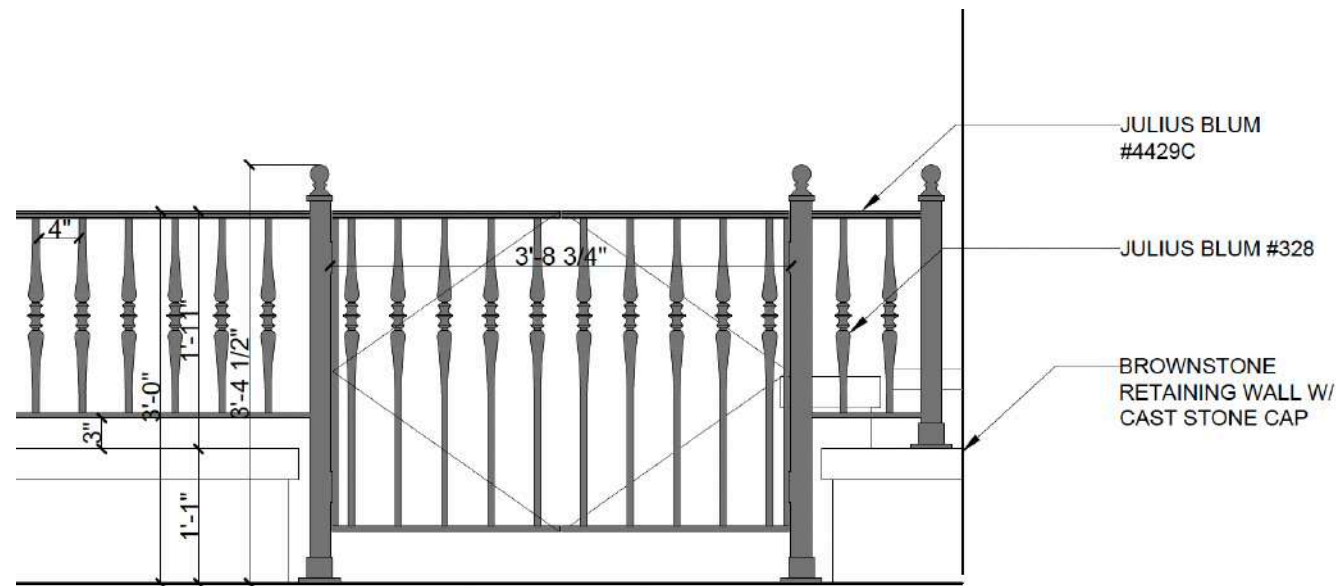
Proposed Stoop, South and North Elevations with Fence and Gate



Proposed Fence and Gate Drawing

Front Facade

Proposed Fence and Gate



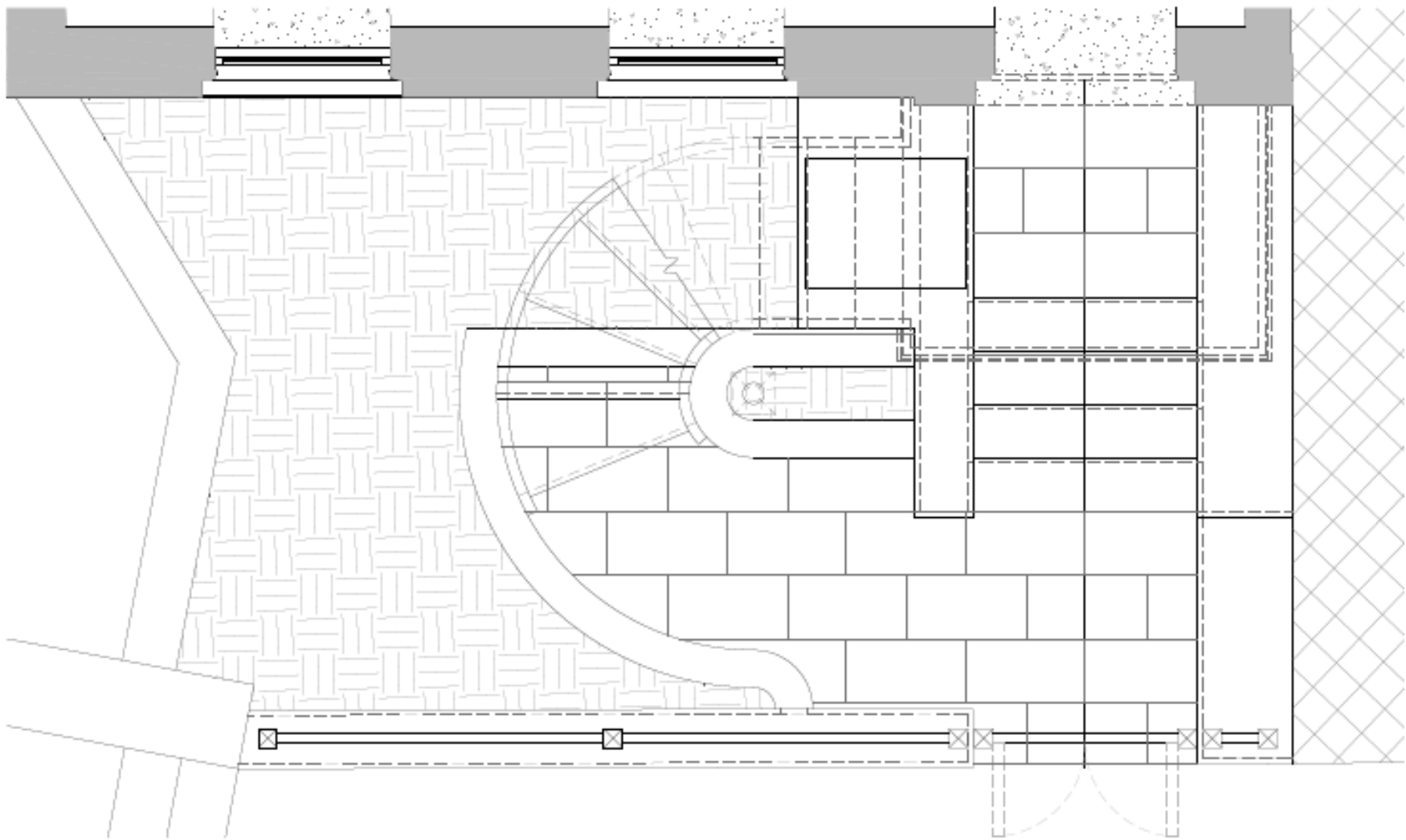
Proposed Fence and Gate Drawing, enlarged



Fence and Gate Precedent – 105 W 11th Street

Front Facade

Proposed Stoop, Plan



Pavers and Steps
Bluestone



Stoop and Handrails
Benjamin Moore, Historical Collection:
HC-190 Black
Low-lustre finish

Stoop Plan & Details

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