

January 13, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 4, LPC-26-02343

**48 Commerce Street – Greenwich Village Historic District
Borough of Manhattan**

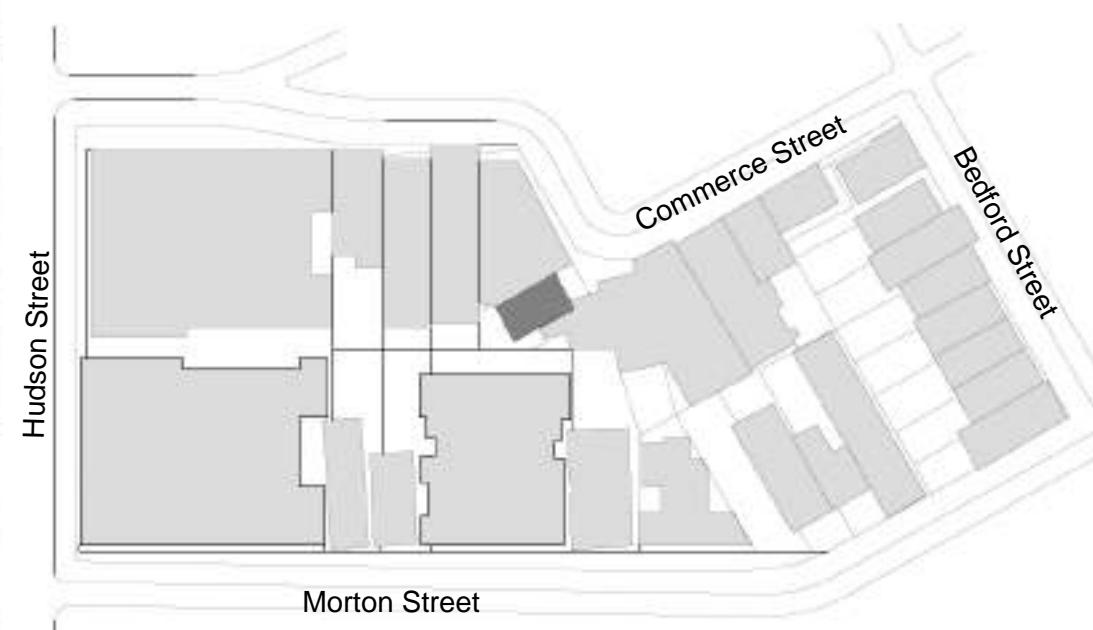
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

48 Commerce Street

Landmarks Preservation Committee

January 09, 2026 Submission

Site Location



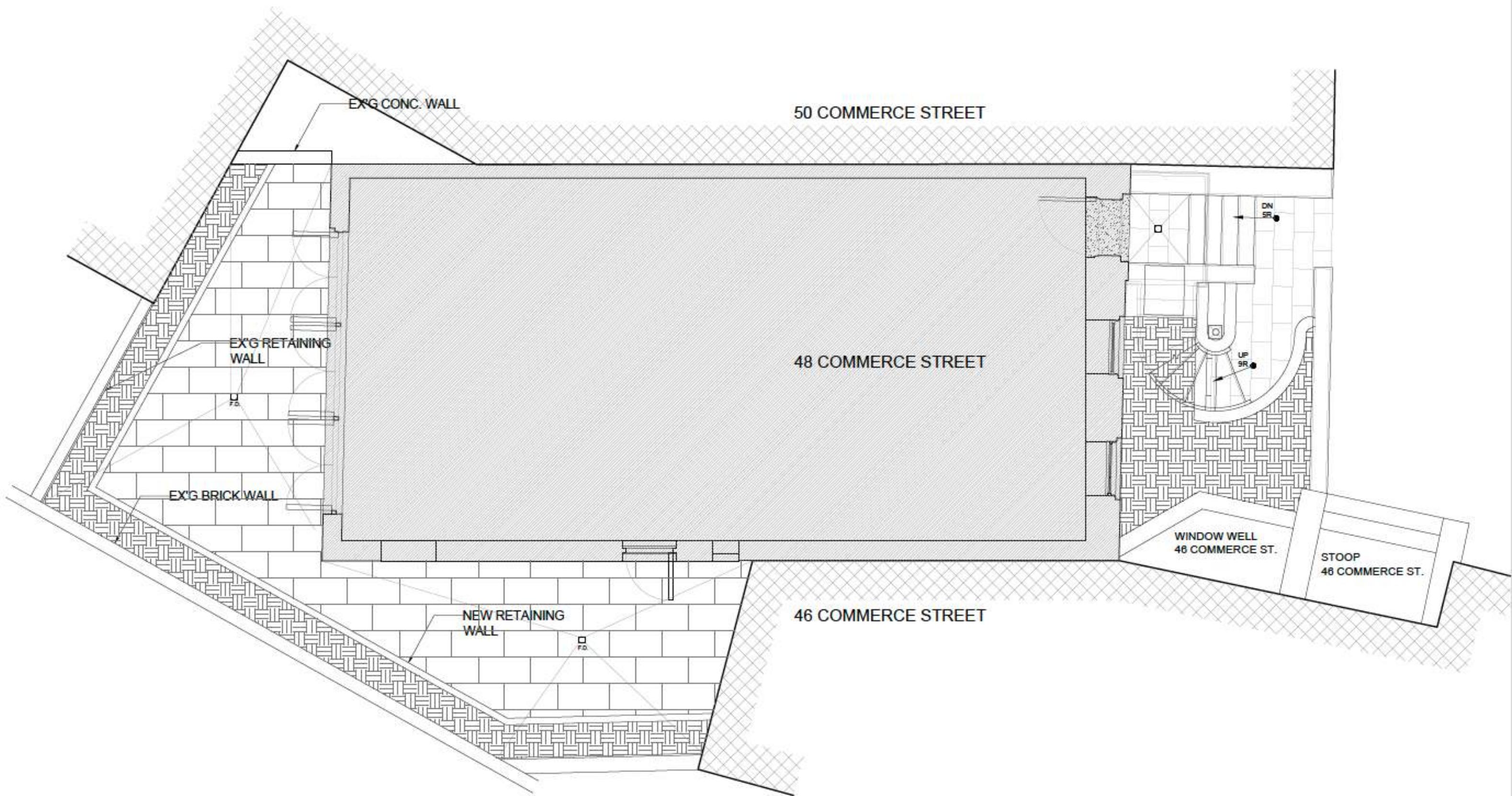
District Map

Plat



Aerial View

Site Plan



Existing Streetscape

Existing Conditions - Front View / East Elevation



Commerce Street, North Side 01/07/2026



Commerce Street, South Side 01/07/2026

Façades Recess



Proposed Streetscape

Proposed Facade - Front View / East Elevation



Commerce Street, North Side 01/07/2026



Commerce Street, South Side 01/07/2026

Façades Recess

46 48 50

Areaway / Stairs

Proposed Stoop, Front Elevation



Proposed Stoop - Previous Iteration 11/25/2026



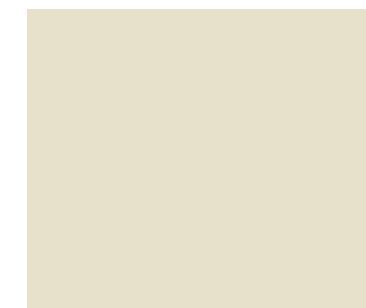
Proposed Stoop - New 01/09/2026, Fence and Gate Removed

Rear Facade



10/25/2025 Iteration
Doors and Shutters
 Benjamin Moore, Historical Collection:
 HC-133 Yorktowne Green
 Semi-gloss finish

New Iteration
Doors and Shutters
 Benjamin Moore
 CW-675 Brush Blue
 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

Sightlines

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



View looking from rear to front

View looking from Hudson Street 10/31/2025

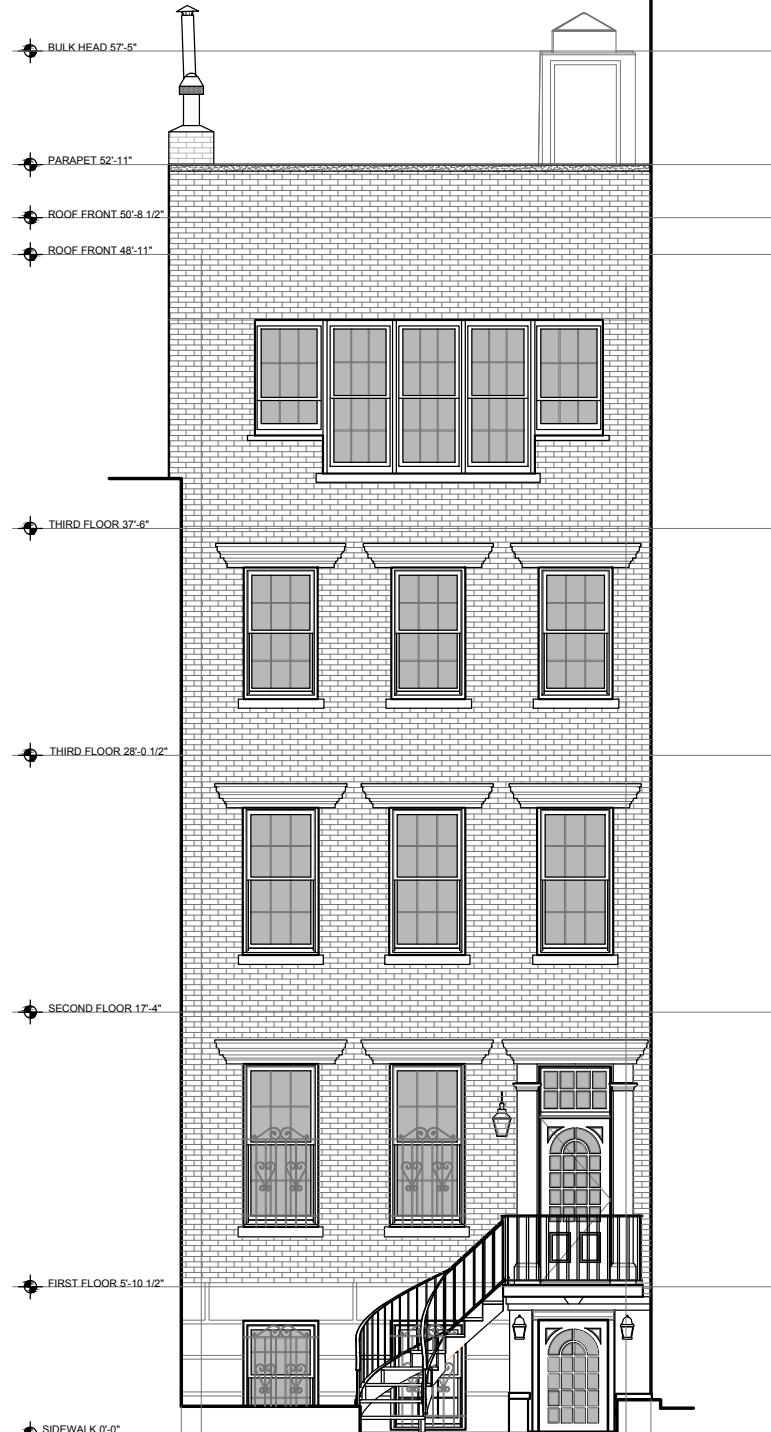


View looking from Hudson Street 03/21/2020



Rendering of proposed modifications

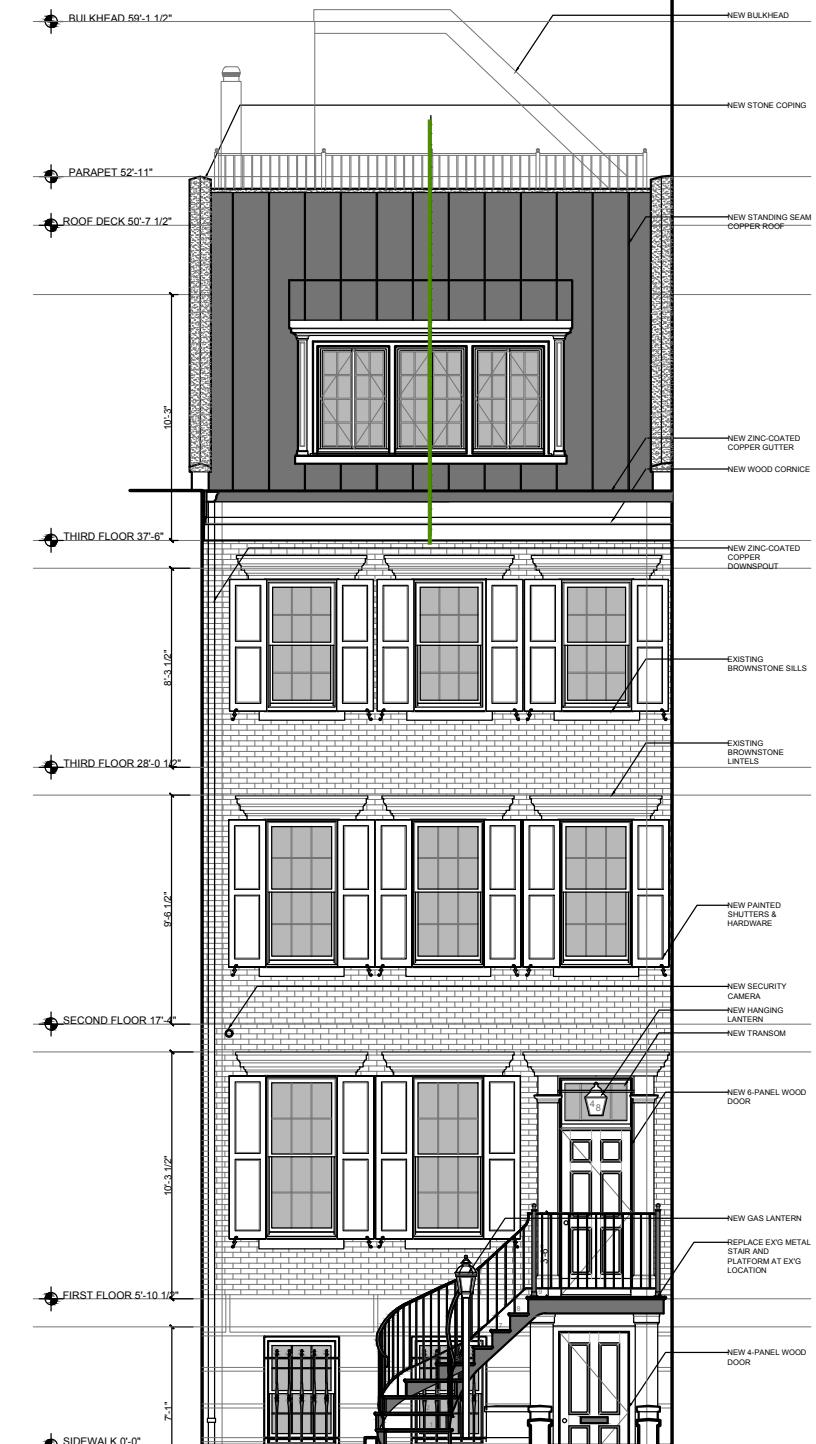
Front Façade



Existing, Proposed Demolition



Proposed Façade, Previous Iteration 11/25/2025



Proposed Façade - New 01/09/2026 - Dormer revised

Front Façade



Proposed Façade, Rendered - Previous Iteration 11/25/2025



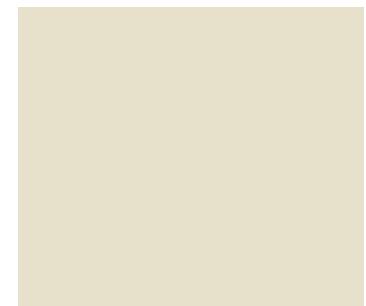
Proposed Façade, Rendered - New 01/09/2026



11/25/2025 Iteration
Doors and Shutters
Benjamin Moore, Historical Collection:
HC-133 Yorktowne Green
Semi-gloss finish



New Iteration
Doors and Shutters
Benjamin Moore
CW-675 Brush Blue
Semi-gloss finish



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Stoop and Handrails
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HC-190 Black
Low-lustre finish



Roof and Downspouts
Zinc-coated copper

Proposed Front Façade

3D Renderings



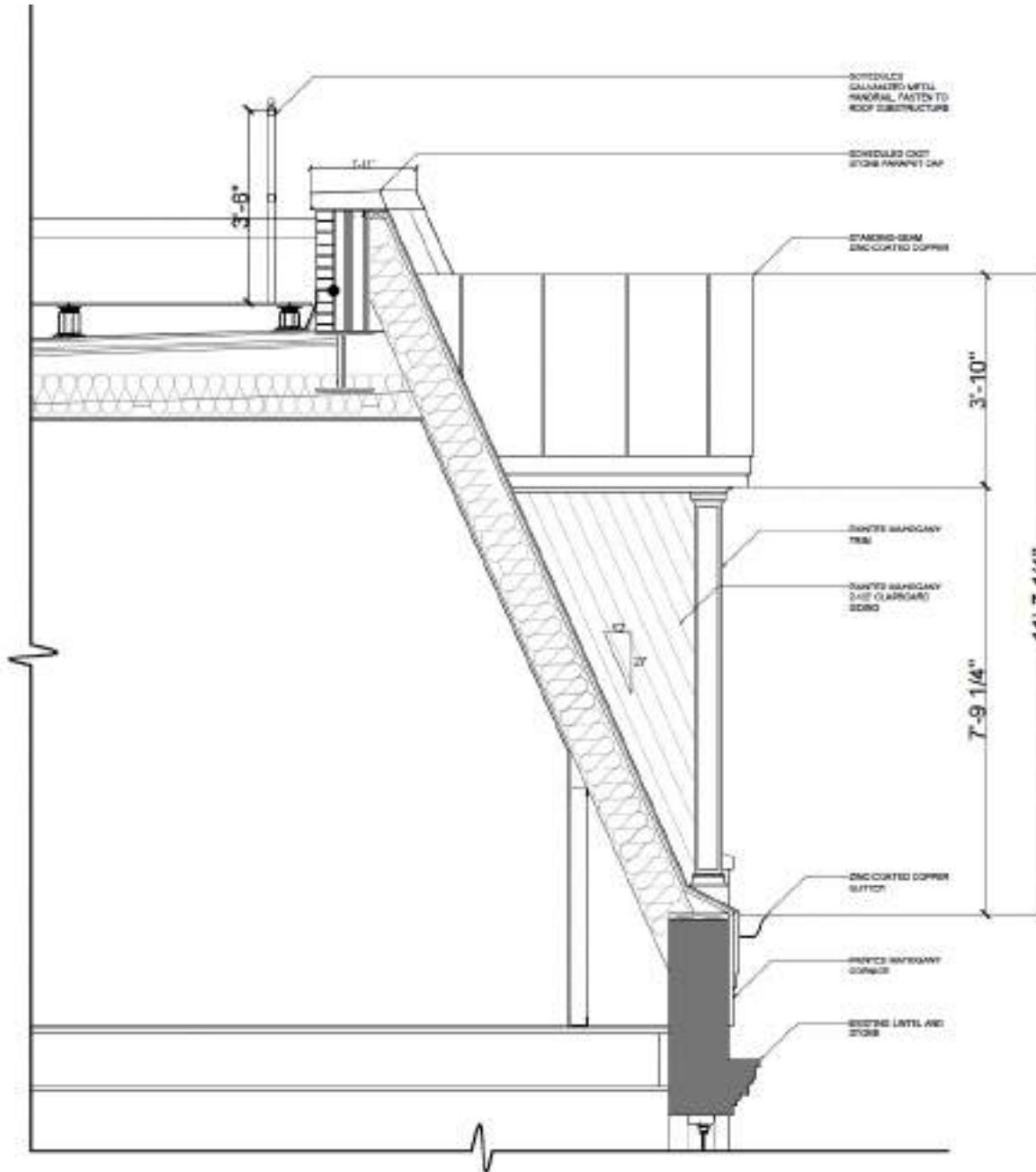
Proposed Street View - Previous Iteration 11/25/2025



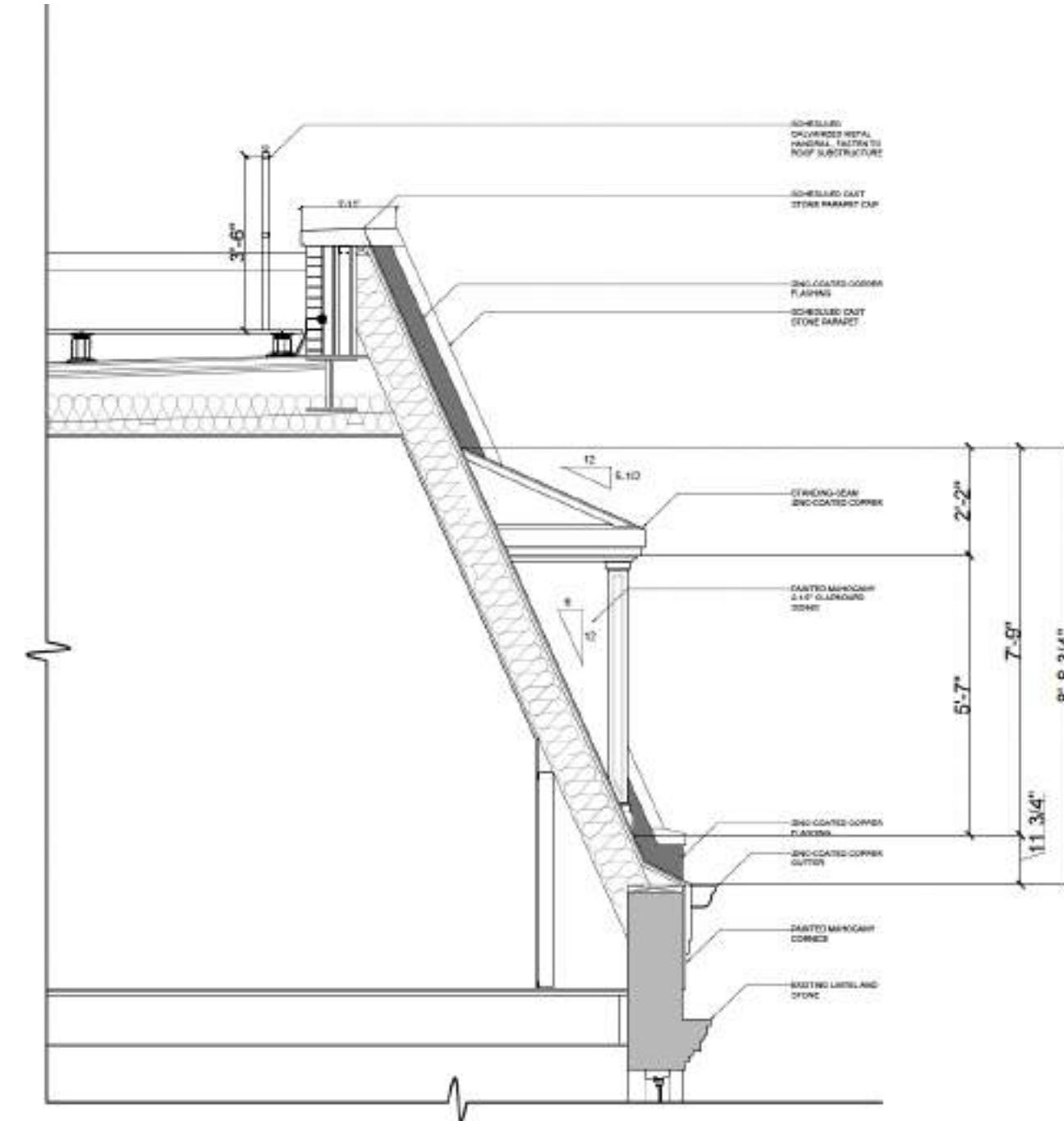
Proposed Street View - New 01/09/2026

Proposed Front Façade

Floor 4 Details



Side Section at Proposed Dormer - November 25, 2025



Side Section at Proposed Dormer - New 01/09/2026

Sightlines

Map Key



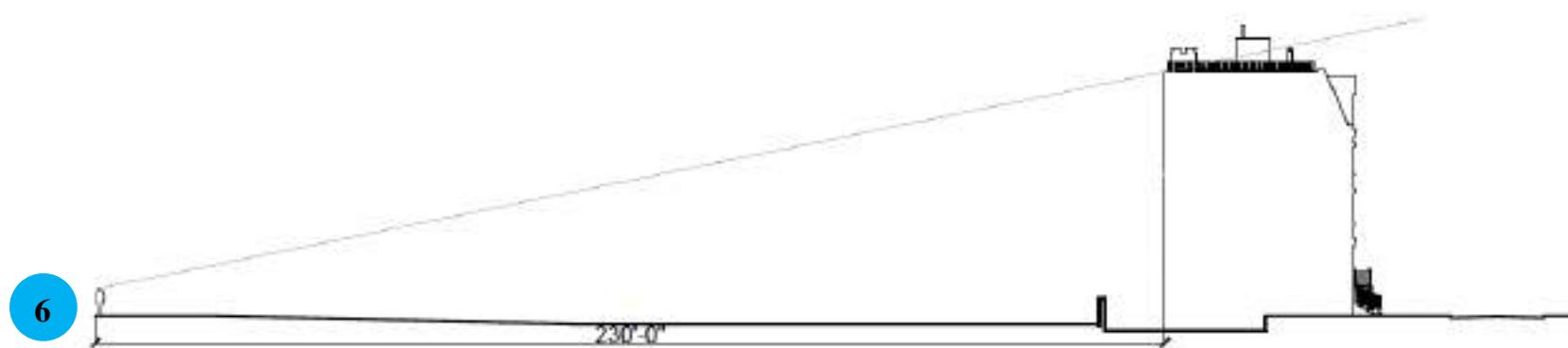
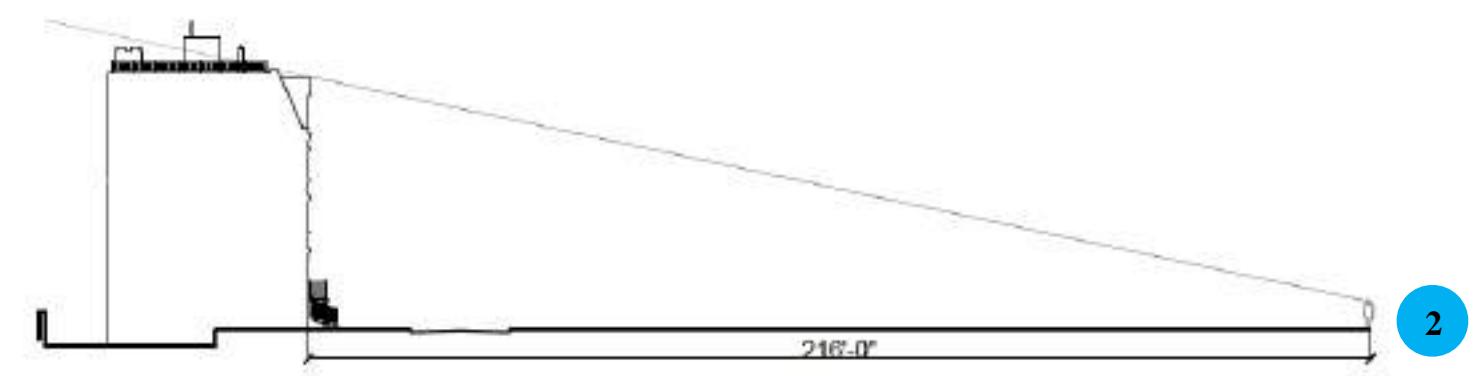
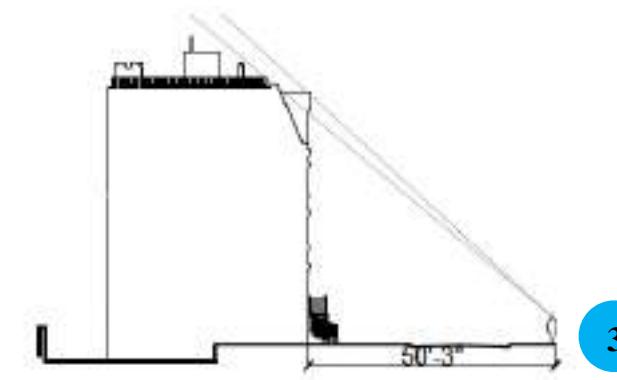
Map Key

Sightlines

Map Key



Map Key



Sightlines

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



View looking from 7th Avenue 10/31/2025



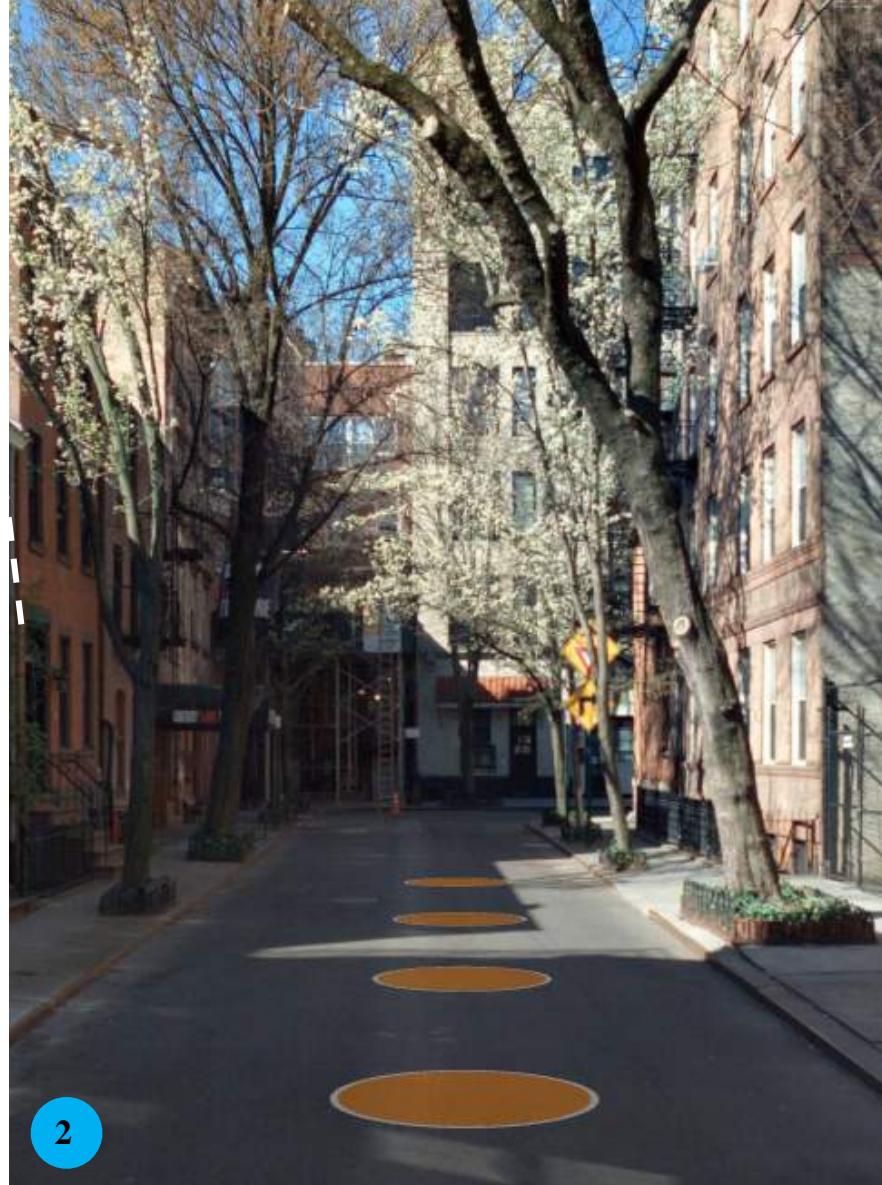
View looking from Bedford Street 03/27/2025

Sightlines

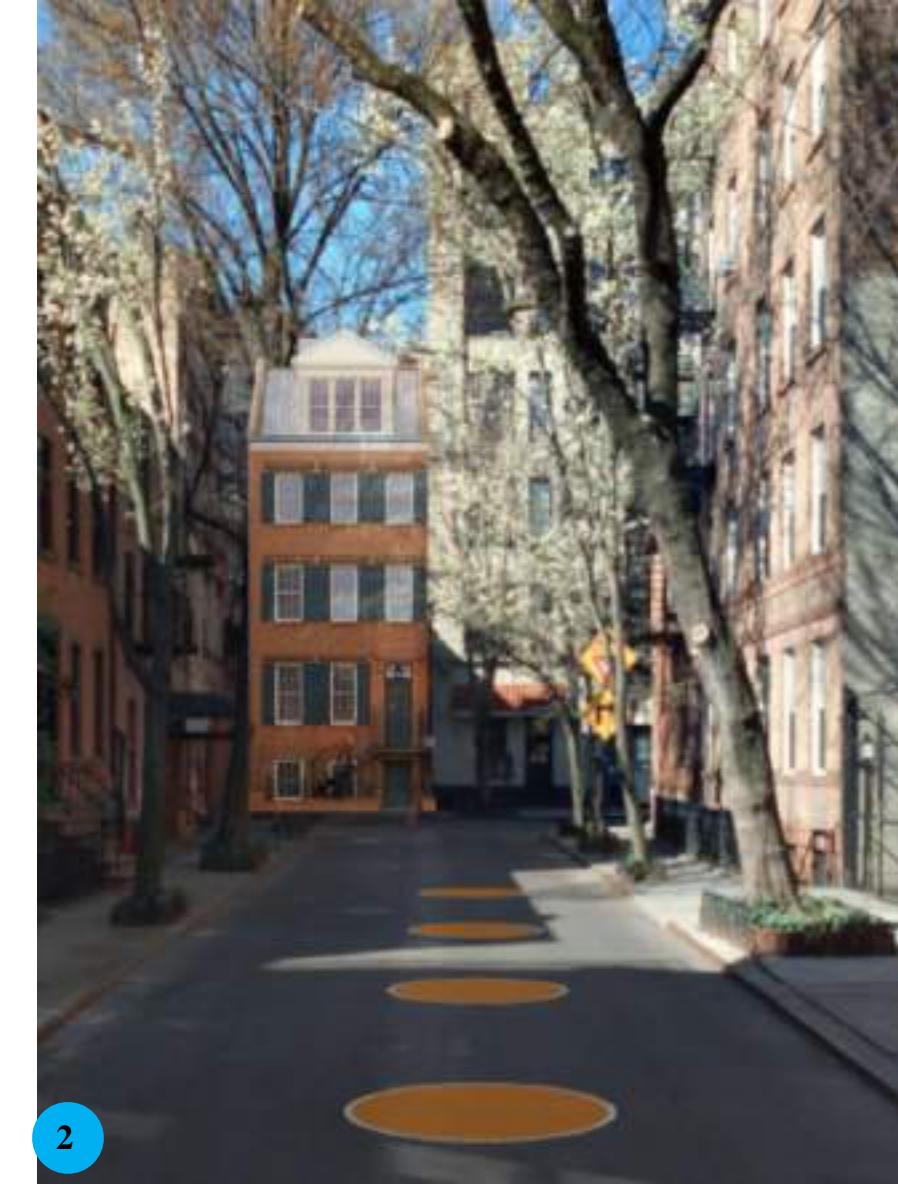
Proposed bulkhead, flue, parapet, handrail, and mechanical equipment



View looking from Bedford Street 10/31/2025



View looking from Bedford Street 03/27/2022



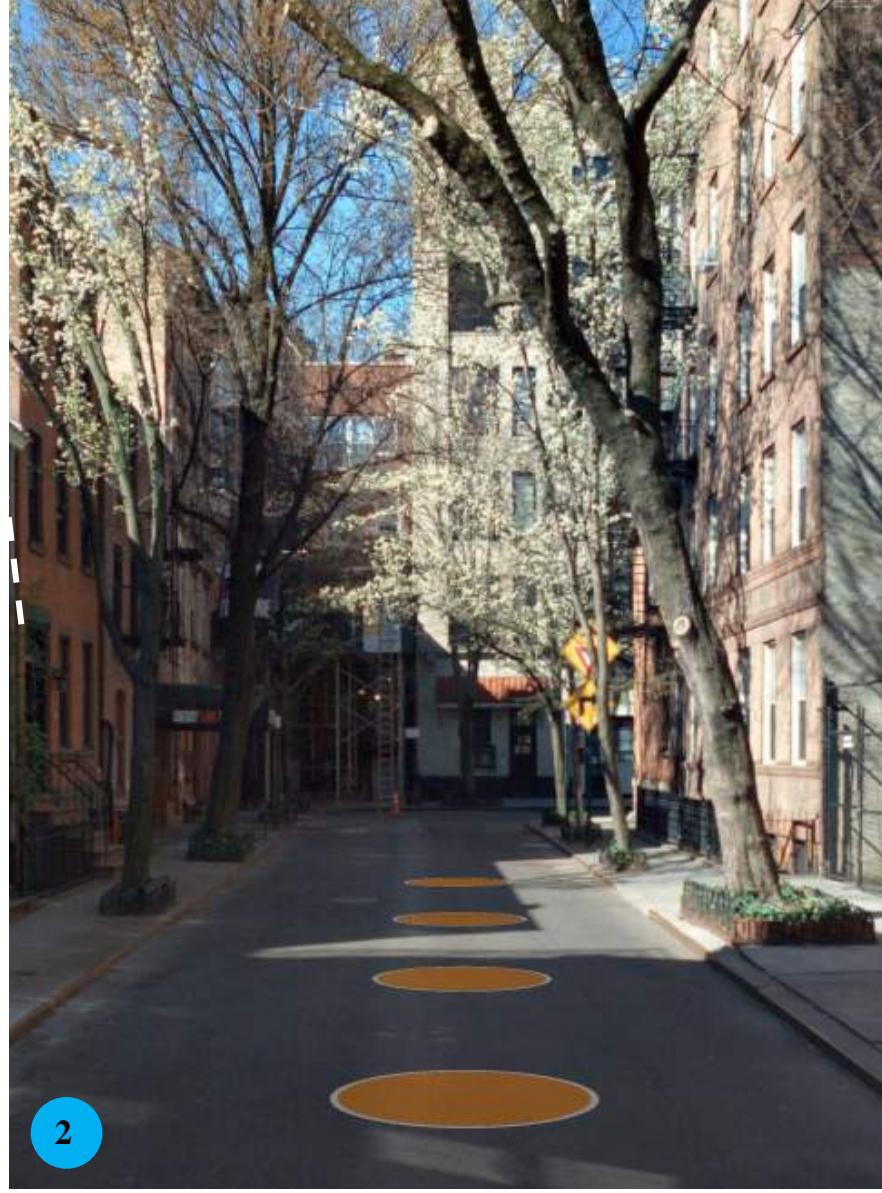
Rendering of proposed modifications - Previous Iteration 11/25/2026

Sightlines

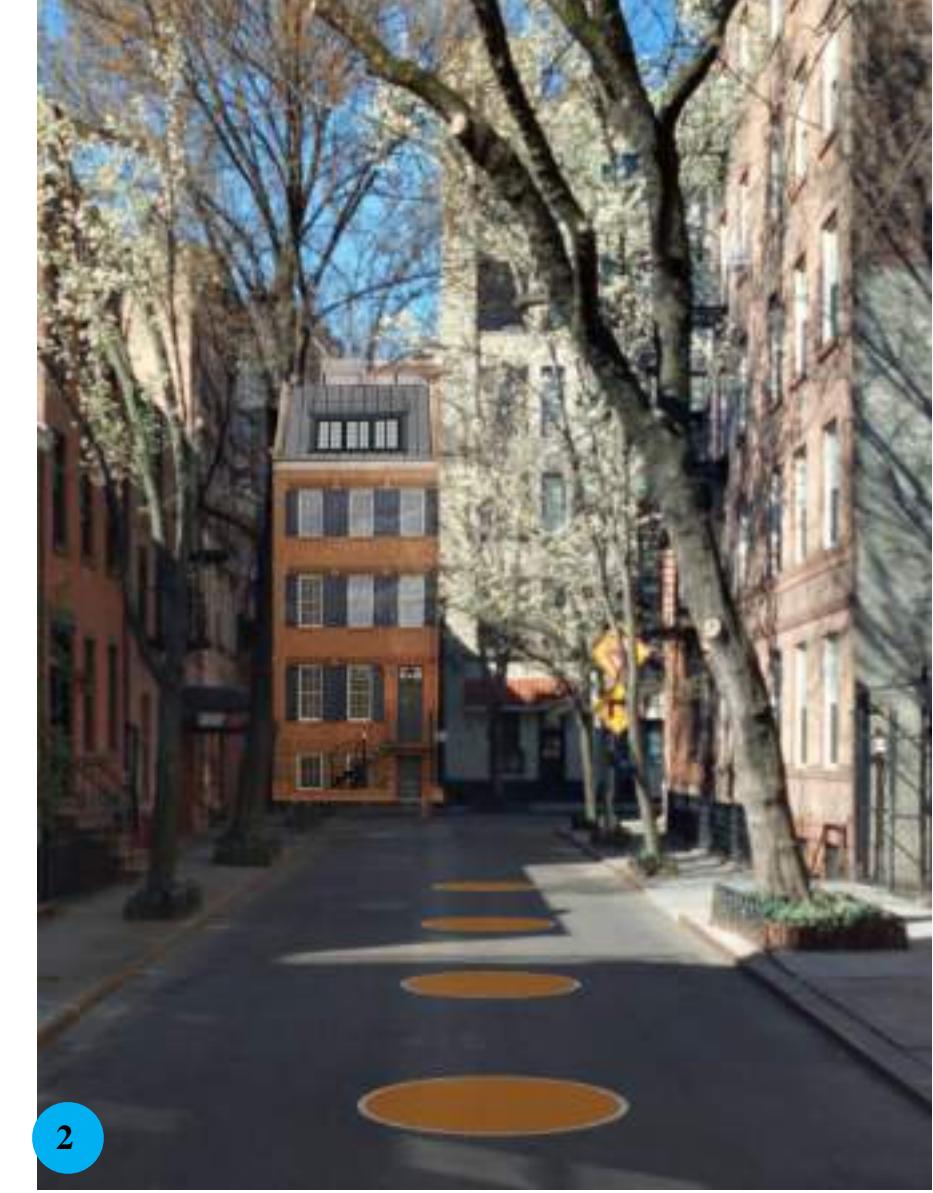
Proposed bulkhead, flue, parapet, handrail, and mechanical equipment



View looking from Bedford Street 10/31/2025



View looking from Bedford Street 03/27/2022



Rendering of proposed modifications - New 01/09/2026

South Façade



Proposed Façade, Rendered - Previous Iteration 11/25/2025



*Proposed Façade, Rendered - New 01/09/2026, dormer revised
Bulkhead and railings, No change*

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APPENDIX

Project Introduction

History and Context

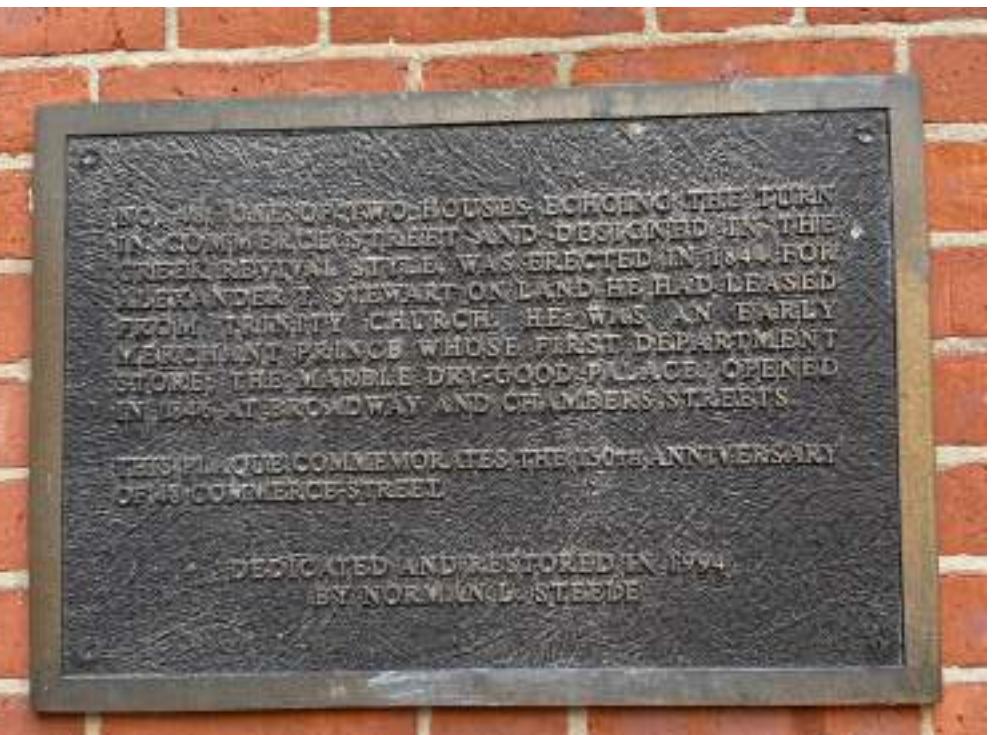
46 & 48

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"



1928 Looking West from Bedford Street



1940's Tax Photo

1907 Tour Book

Historic Photos

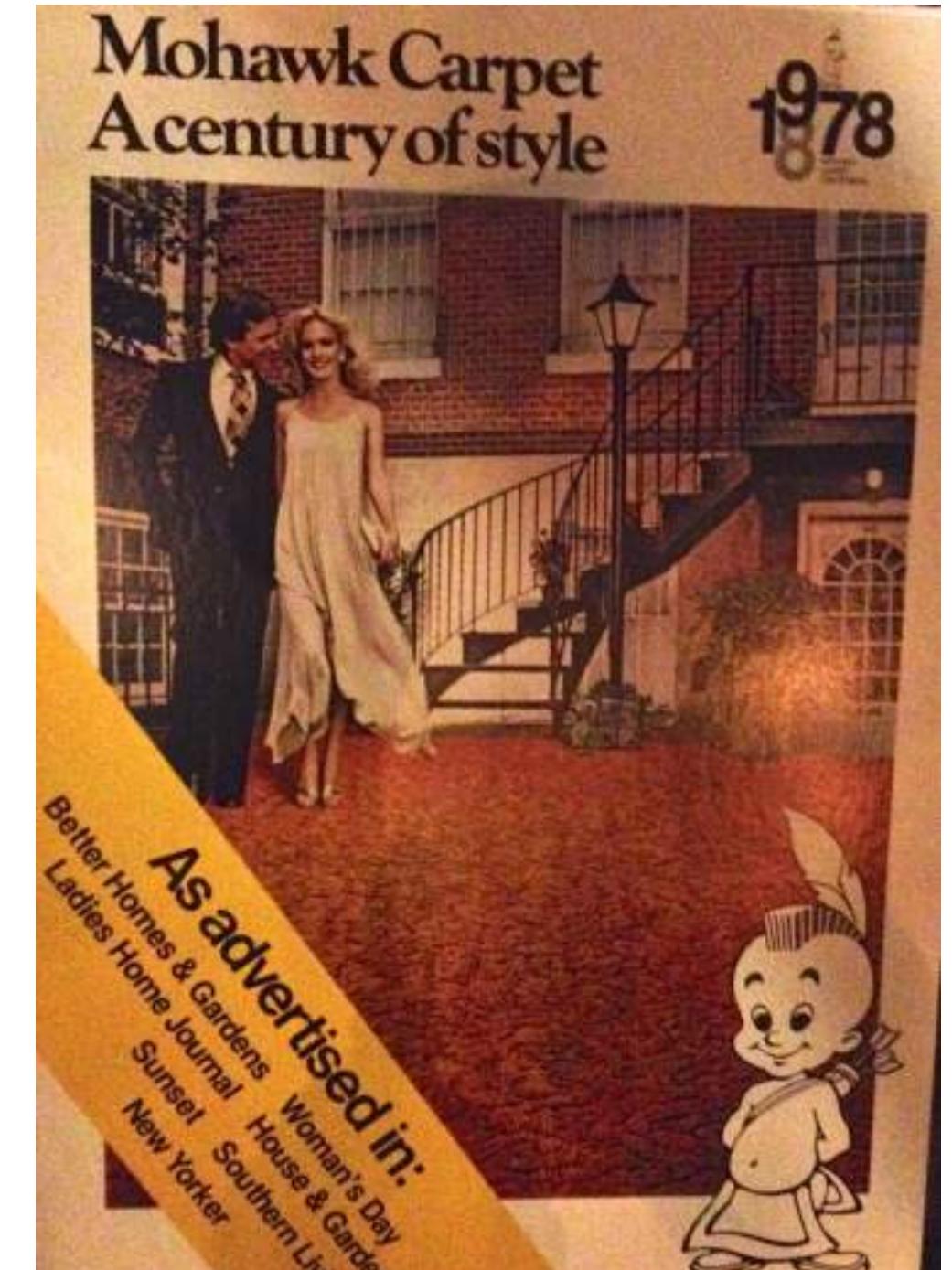
Front View



1940's Tax Photo – Looking West from Bedford Street



1940's Tax Photo – Looking West from Bedford Street



1978 Carpet Advertisement

Front Facade

Existing Conditions - Front View / East Elevation



02/10/2025



02/10/2025



02/10/2025

Front Facade

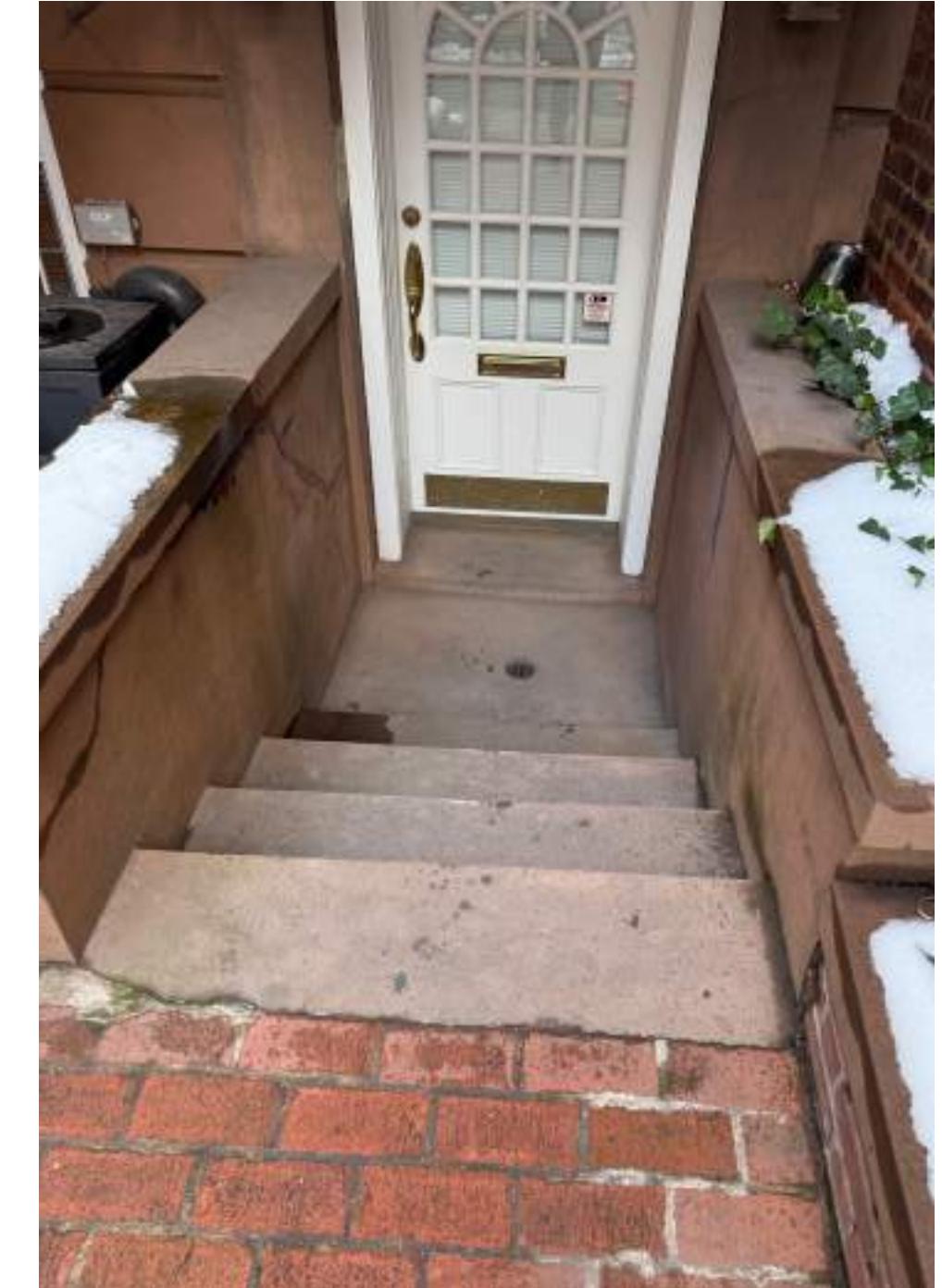
Existing Conditions - Front View / East Elevation / Entry and Garden



02/10/2025



02/10/2025



02/10/2025

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



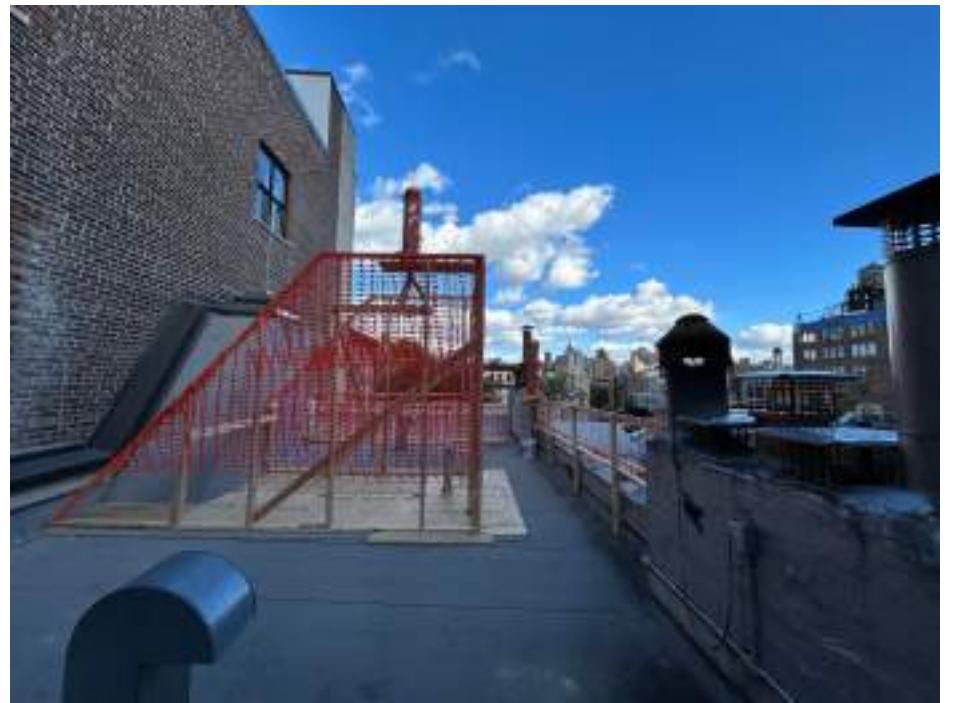
102 Greenwich Avenue



Bedford Street & Commerce Street – 77 Bedford Street

Roof Mock-Ups

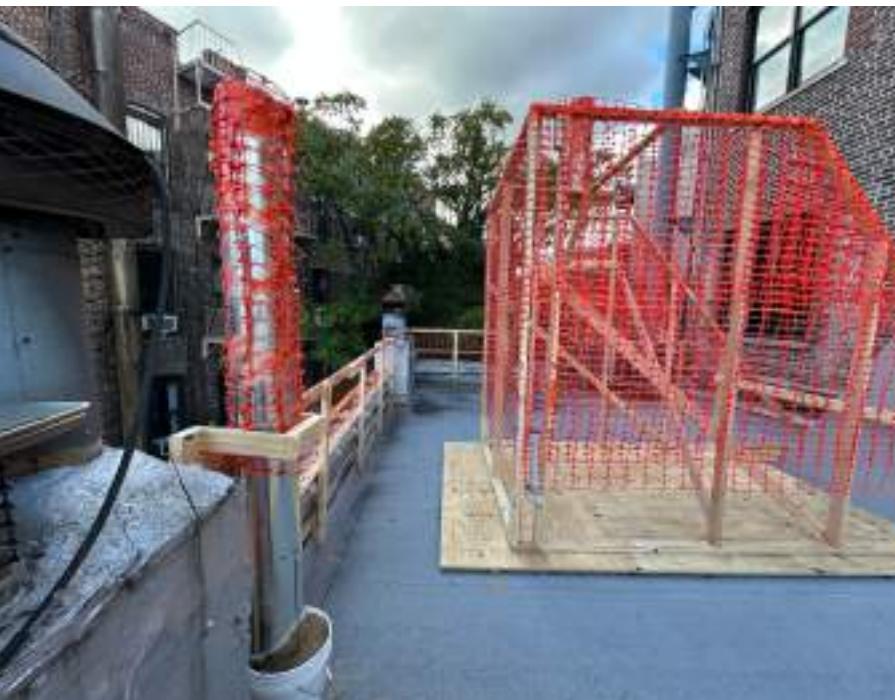
Proposed bulkhead, flue, parapet, handrail, and mechanical equipment



View looking from rear to front 10/31/2025



View looking from front to rear 10/31/2025

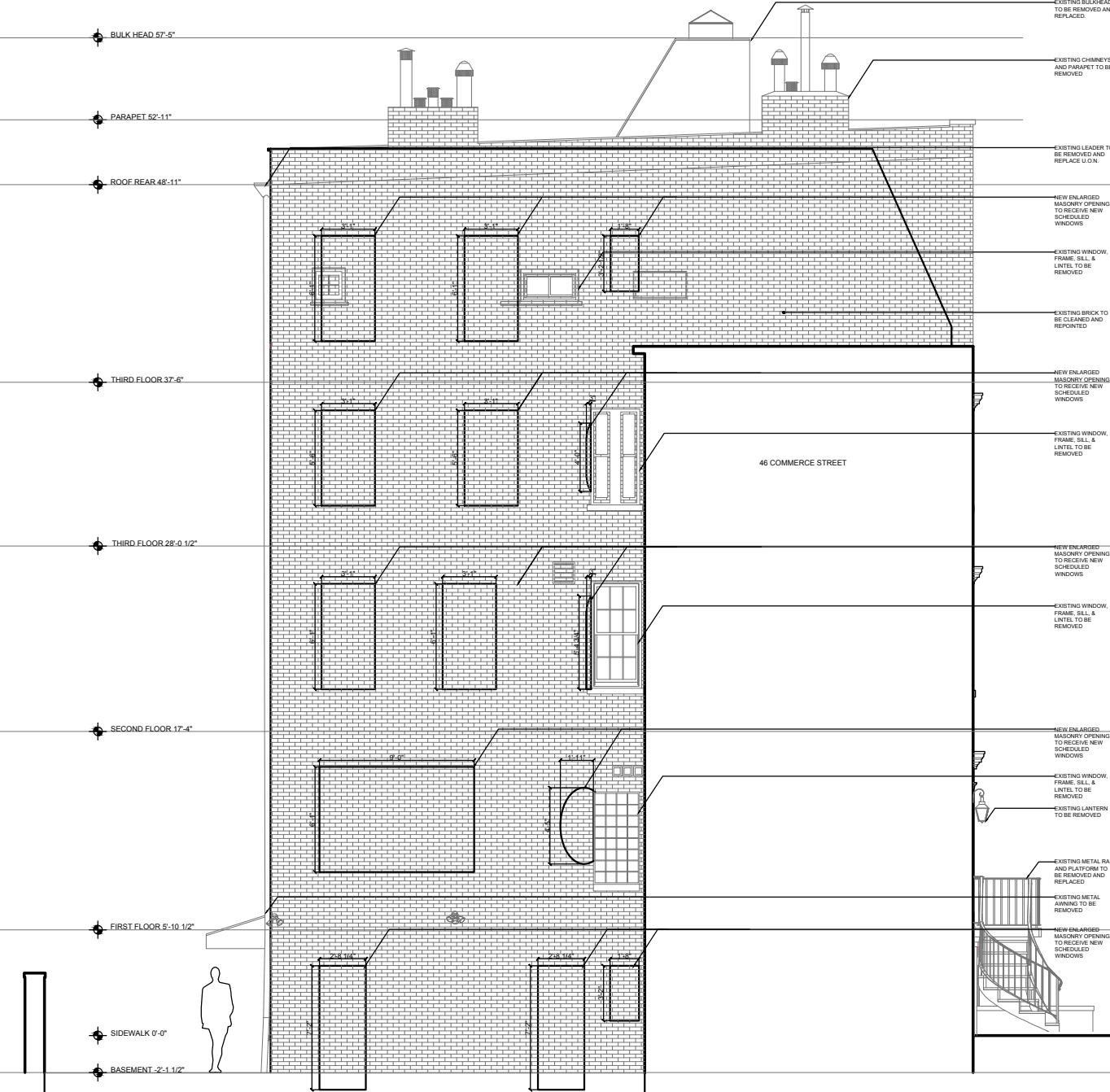


View looking from front to rear 10/31/2025

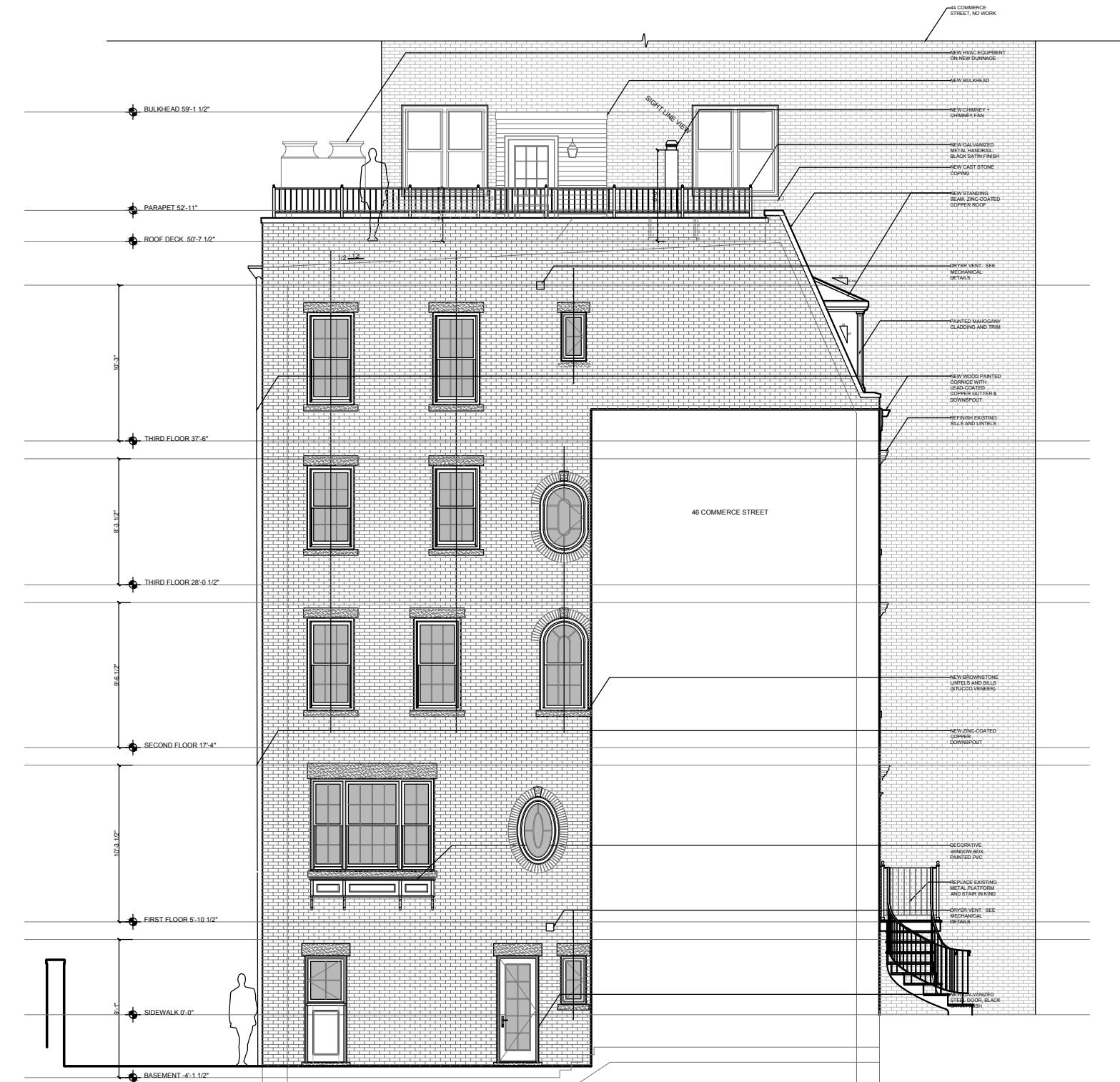


View looking from front to rear, beyond bulkhead 10/31/2025

South Façade



Existing, Proposed Demolition



Proposed Façade

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

South Facade

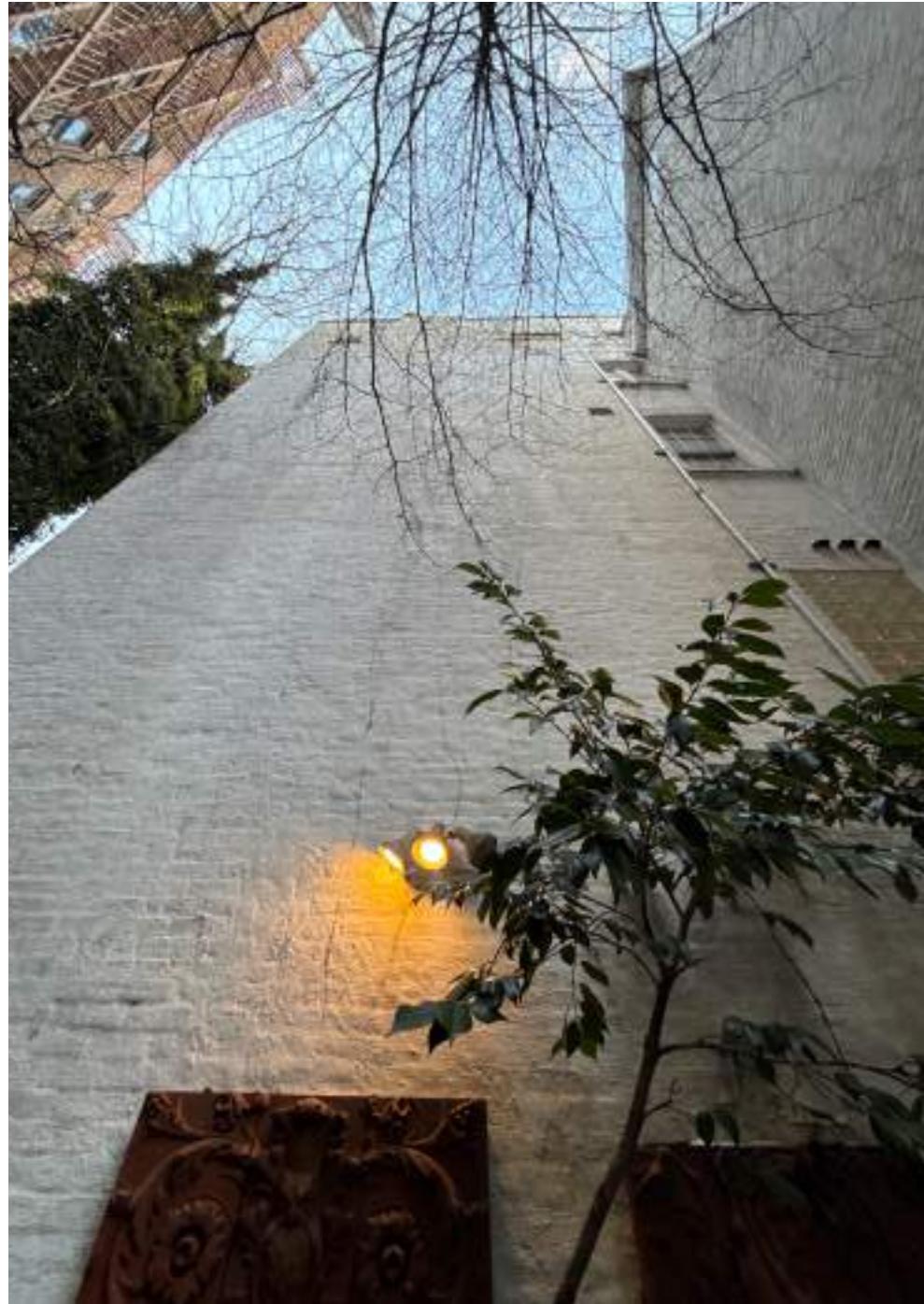
Existing Conditions



Existing Aerial

South Facade

Existing Conditions



02/10/2025



02/10/2025



02/10/2025

Rear Facade

Existing Conditions



02/10/2025



02/10/2025



02/10/2025

Front Facade

Proposed Stoop, Precedents



Existing Conditions



Existing Conditions

Front Facade

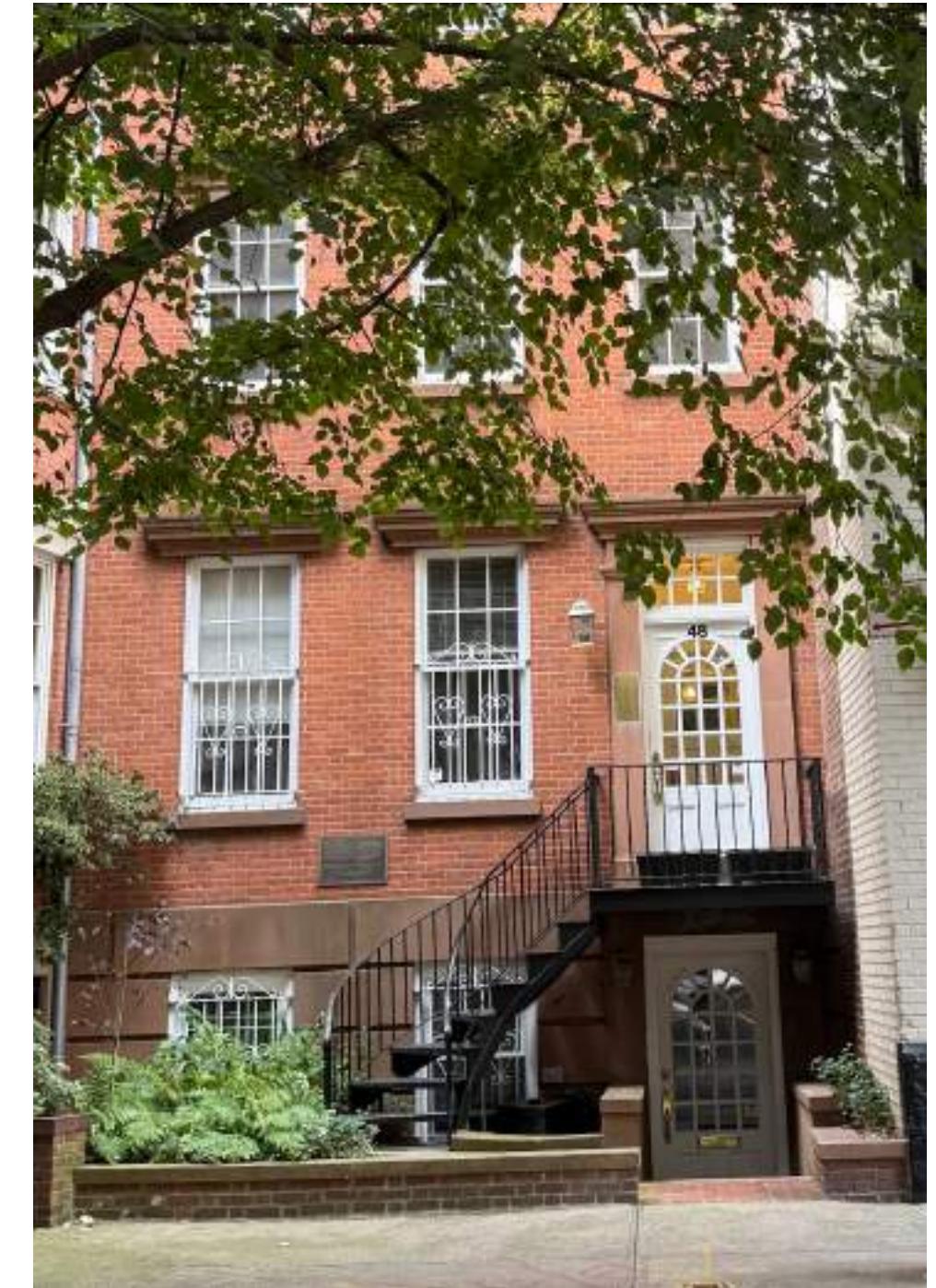
Proposed Stoop, Precedents



60 Morton Street



30 Grove Street, LPC Approved Replacement 2017



48 Commerce Street

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