

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

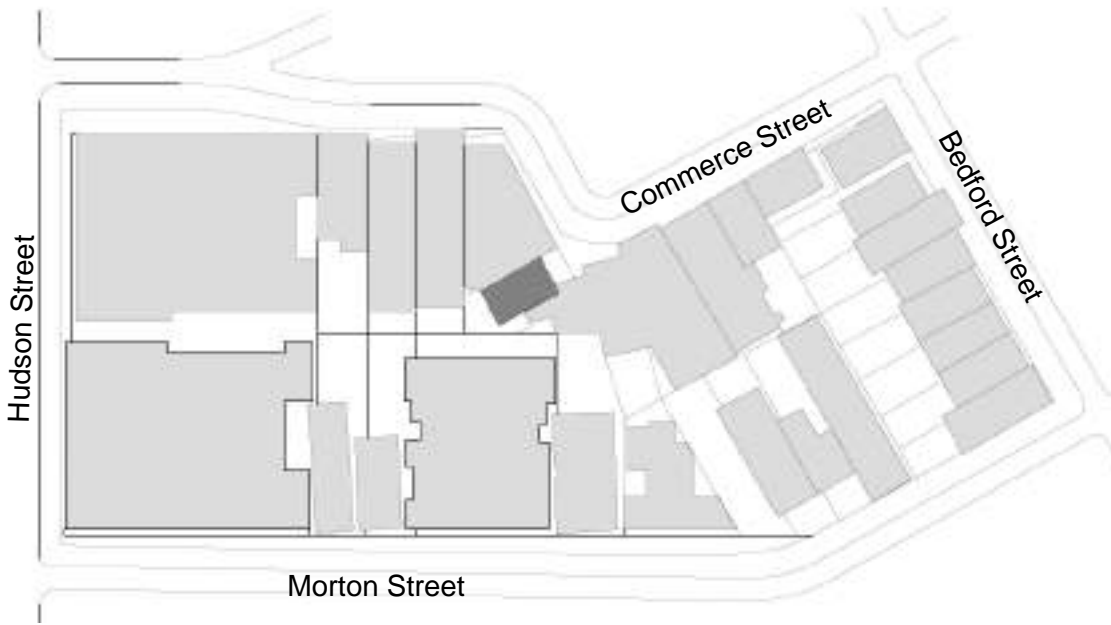
## Landmarks Preservation Committee

January 09, 2026 Submission

# Site Location



*District Map*



*Plat*

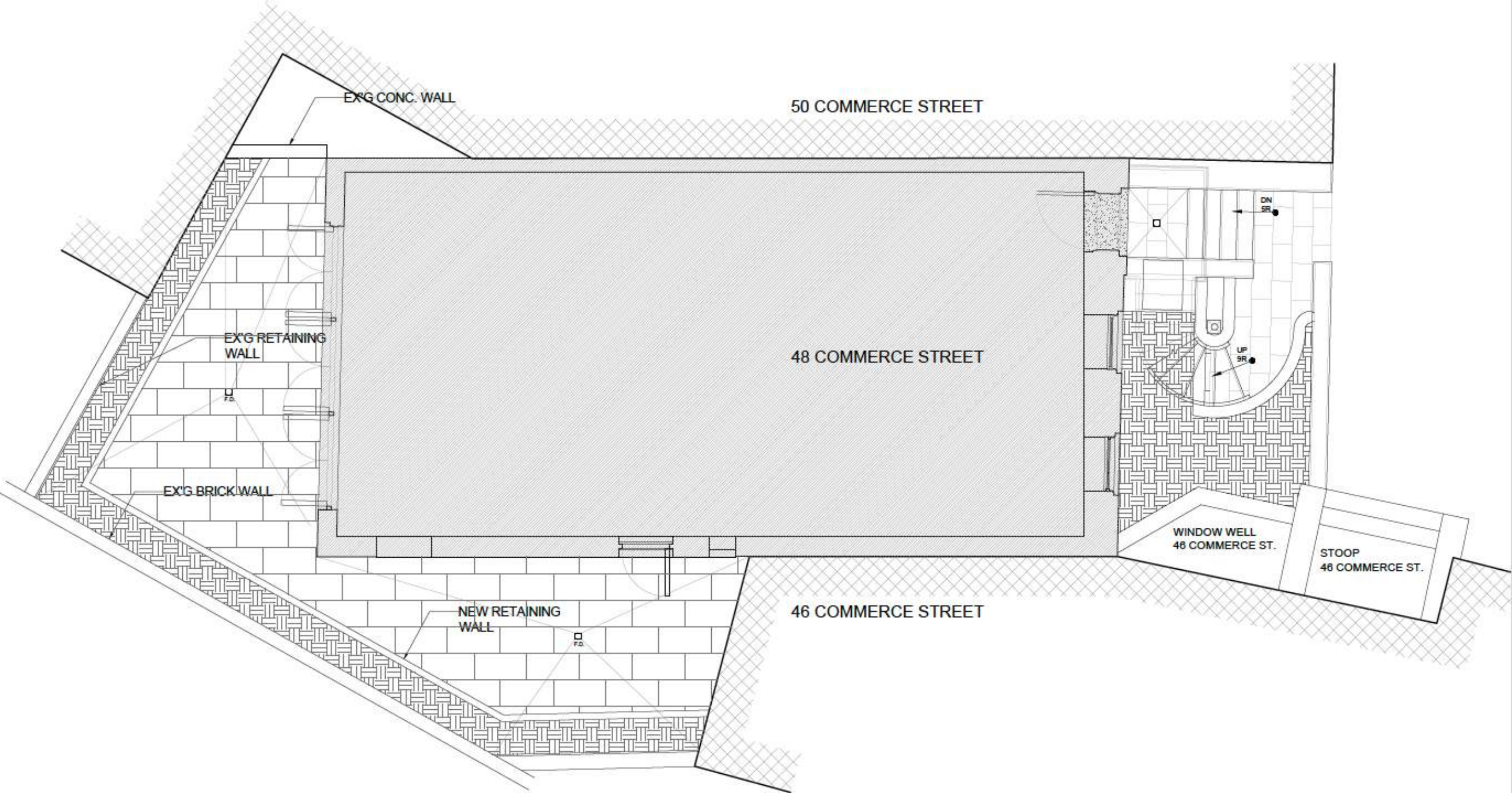


*Source: Google Earth 2024*

*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 →

↑  
46

↑  
48

↑  
50



# 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



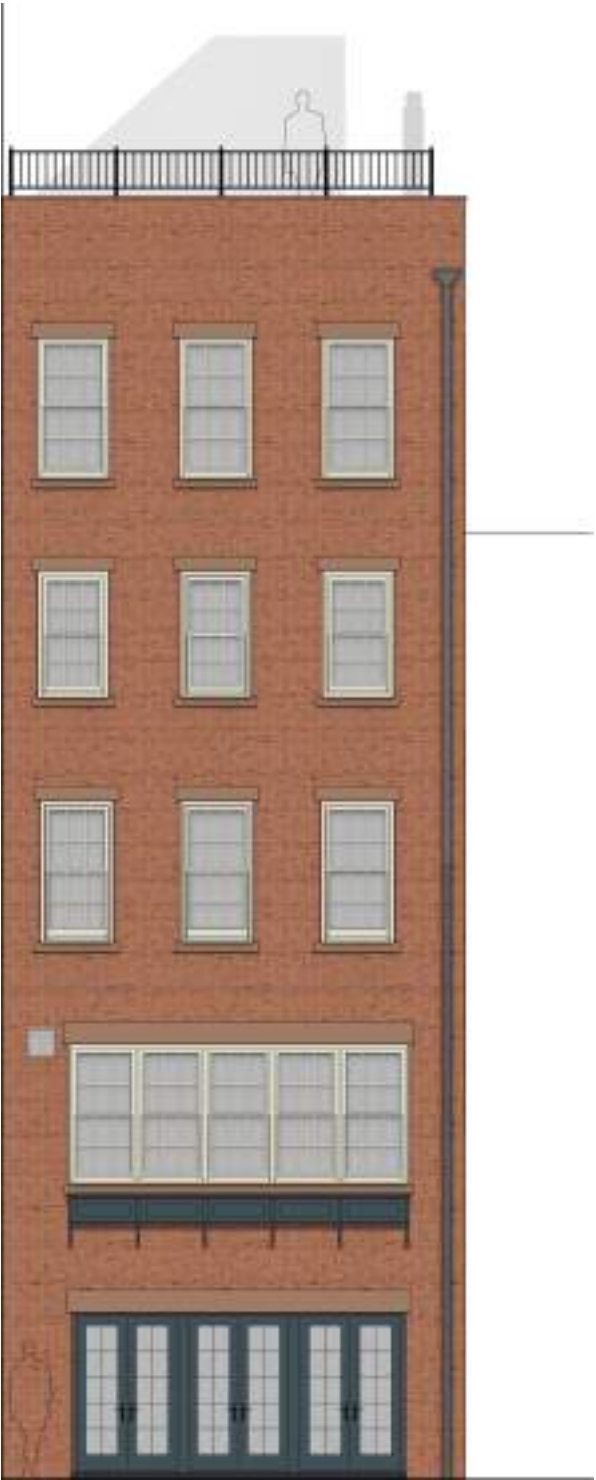
Proposed Stoop - New 01/09/2026, Fence and Gate Removed

# Rear Facade



Existing, Proposed Demolition

Proposed Façade - No Change

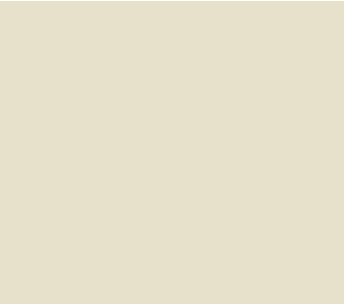


Proposed Façade, Rendered  
New 01/09/26 - door color revised



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

Proposed Finishes



# Sightlines

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



*View looking from Hudson Street 10/31/2025*



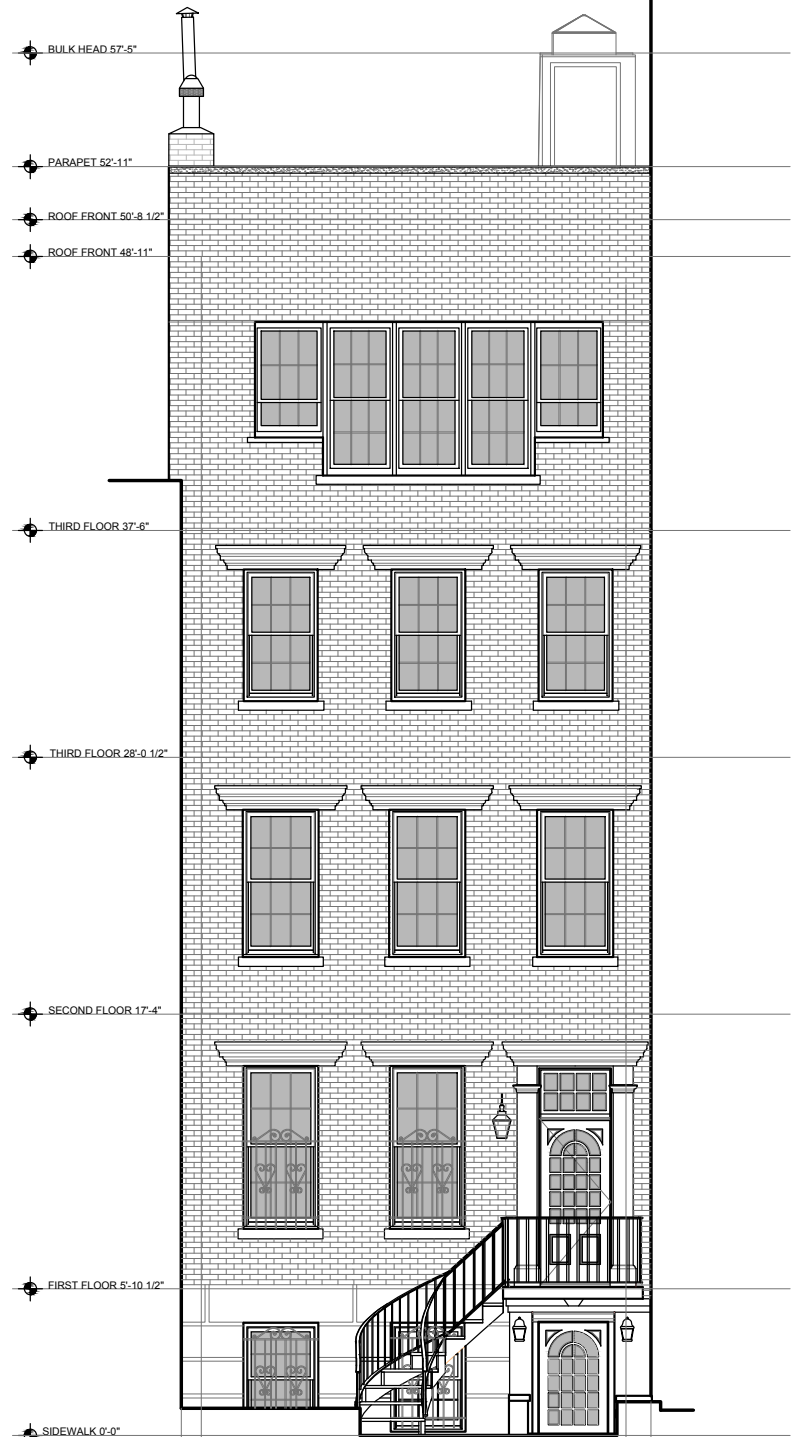
*View looking from Hudson Street 03/21/2020*



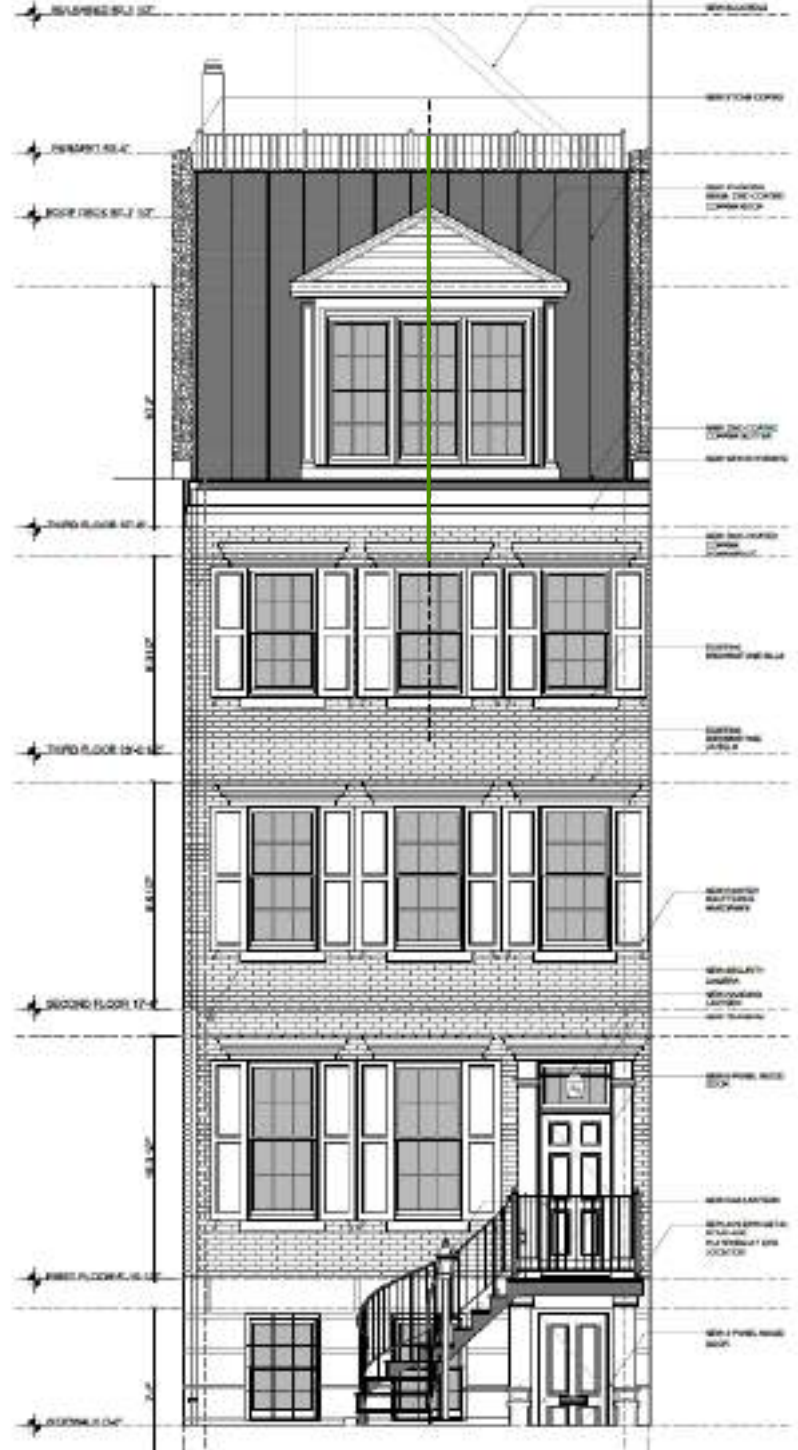
*Rendering of proposed modifications*



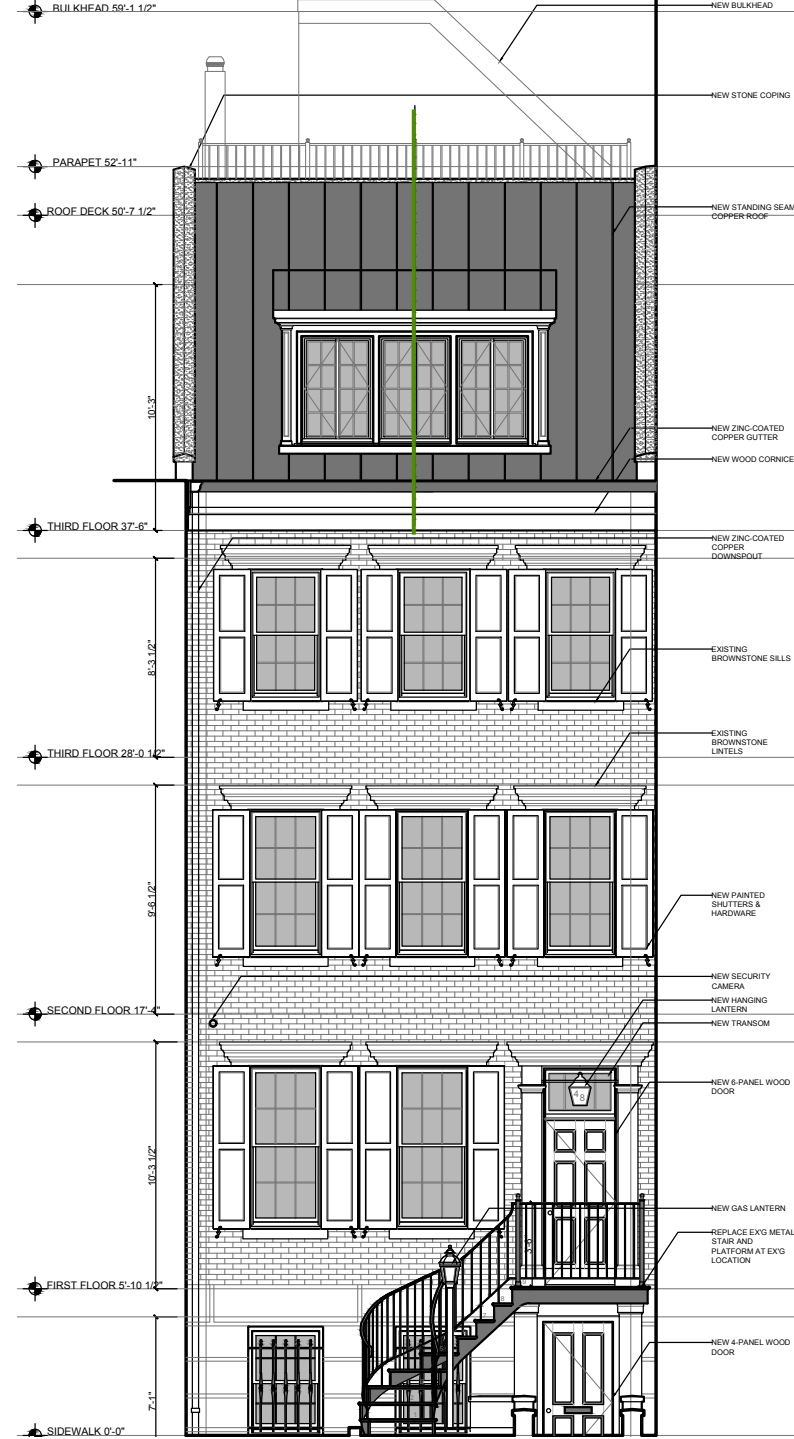
# Front Facade



Existing, Proposed Demolition



Proposed Façade, Previous Iteration 11/25/2025



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



# Front Facade



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



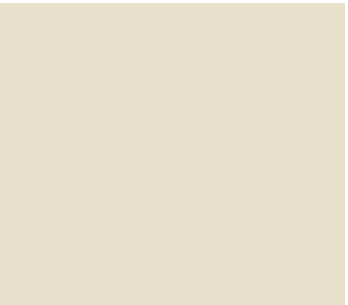
Proposed Façade, Rendered - New 01/09/2026



**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



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



# Proposed Front Façade

*3D Renderings*



*Proposed Street View - Previous Iteration 11/25/2025*



*Proposed Street View - New 01/09/2026*



### Floor 4 Details





# Sightlines

Map Key



Map Key

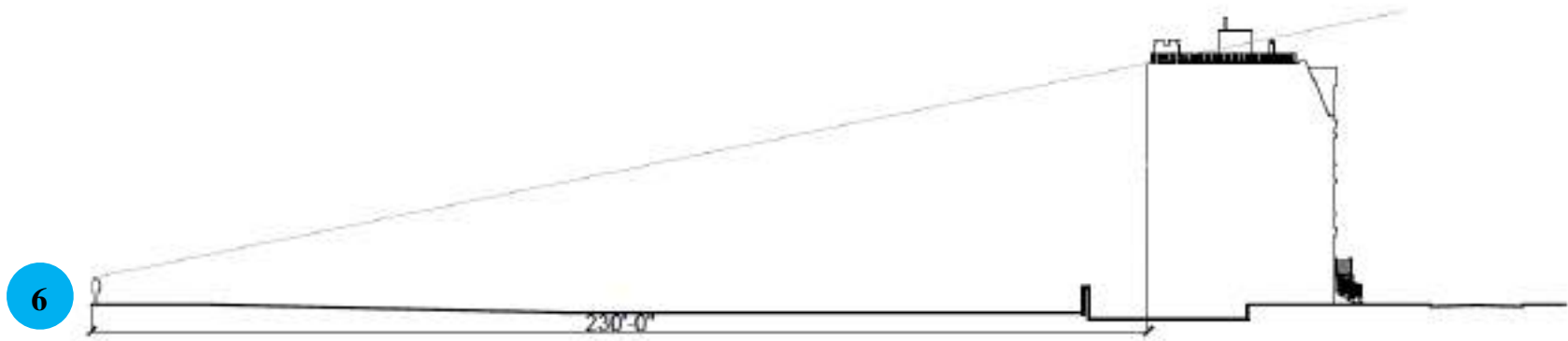
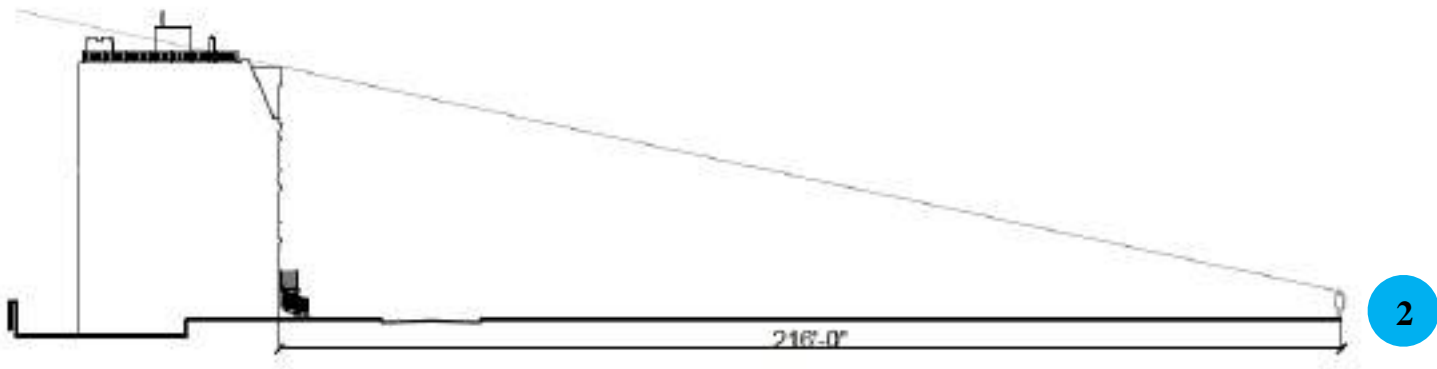
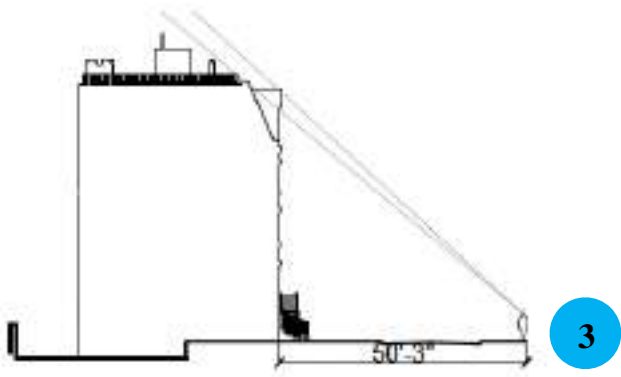


# Sightlines

Map Key



Map Key





# Sightlines

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



*View looking from 7<sup>th</sup> 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

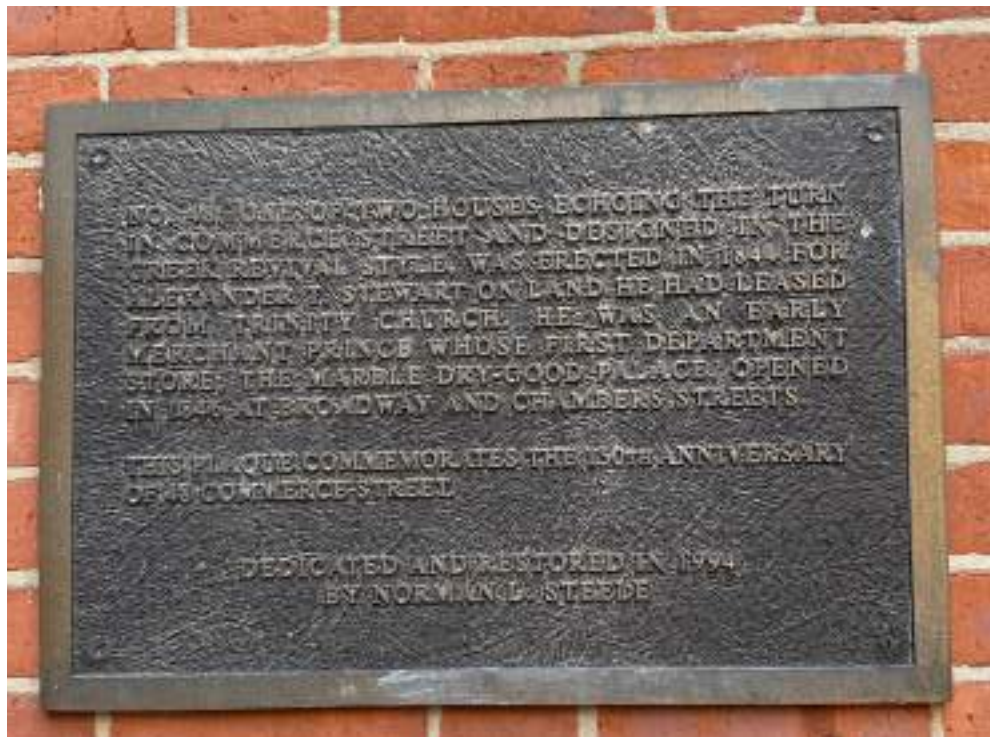
46 & 48

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"

*1907 Tour Book*



*1928 Looking West from Bedford Street*



*1940's Tax Photo*



# Historic Photos

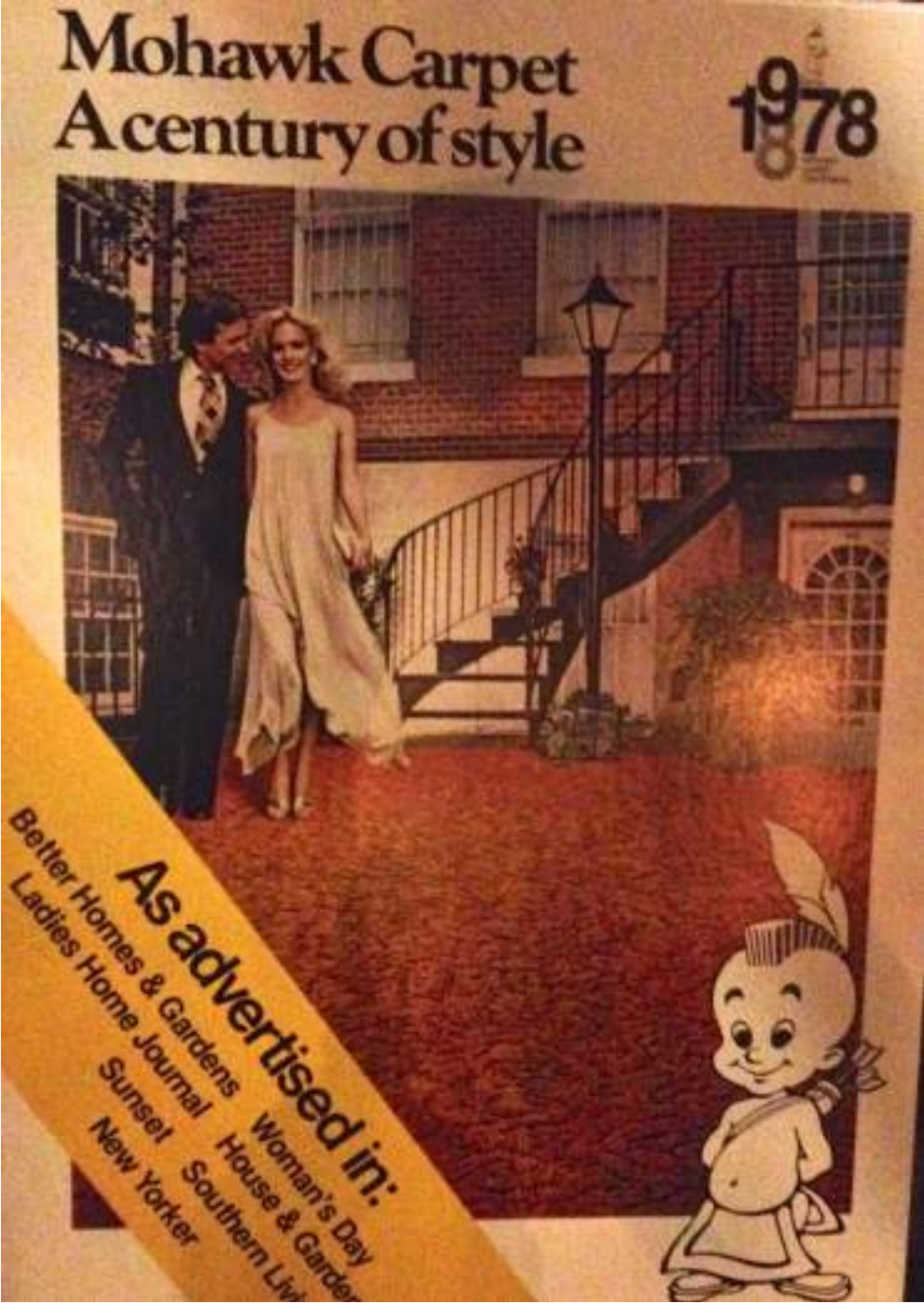
Front View



1940's Tax Photo – Looking West from Bedford Street



1940's Tax Photo – Looking West from Bedford Street



1978 Carpet Advertisement



# 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*



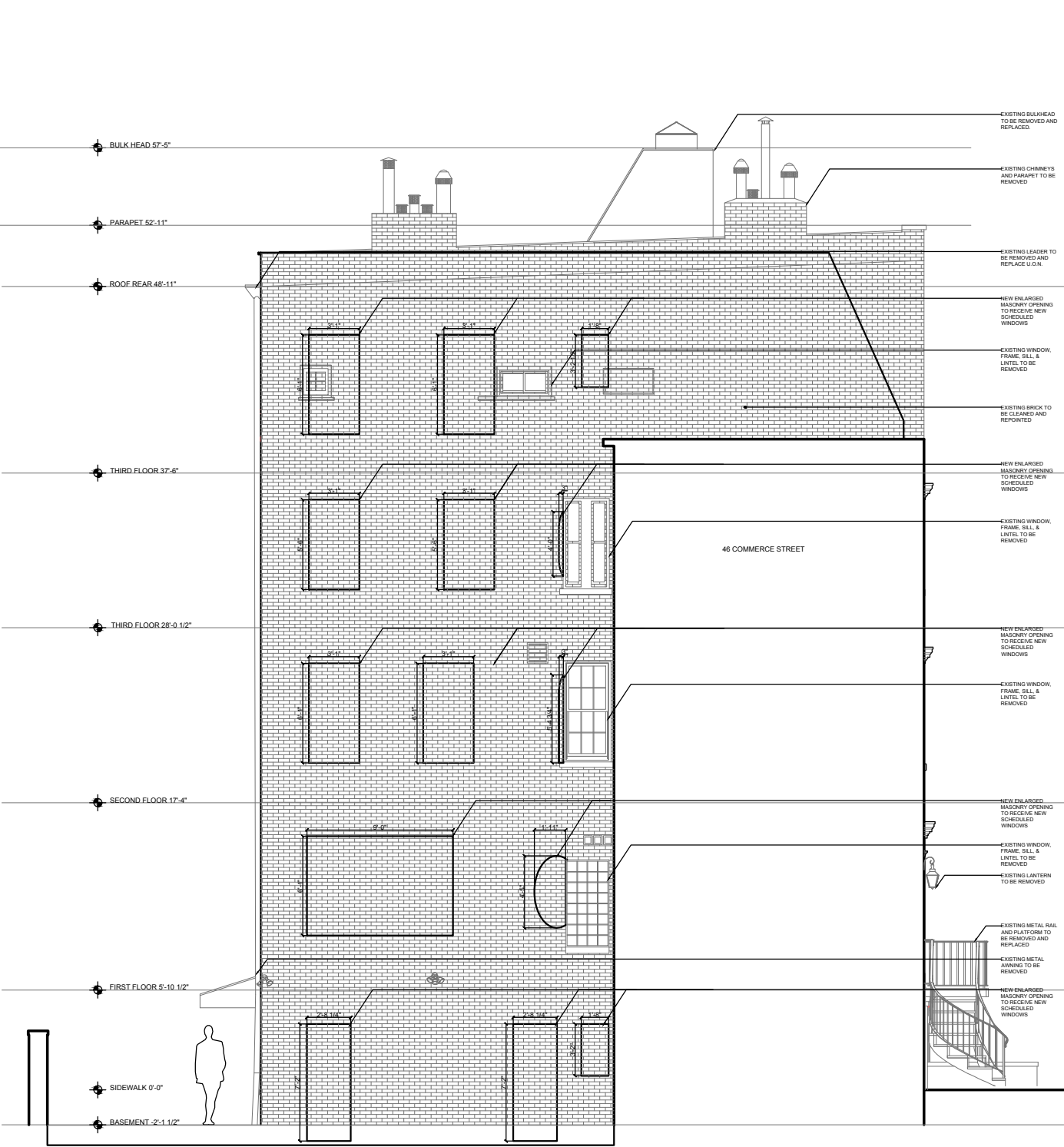
*View looking from front to rear 10/31/2025*



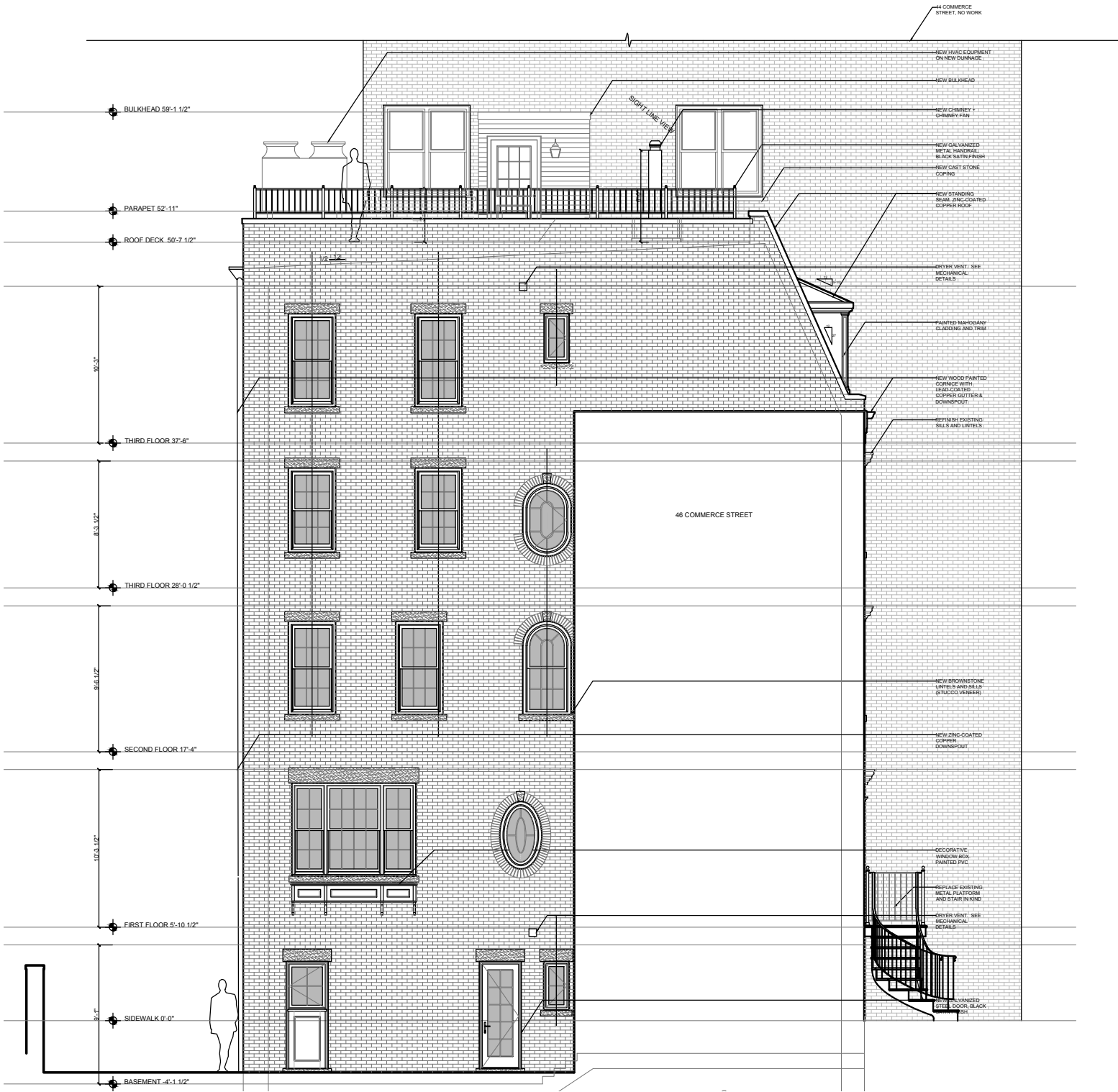
*View looking from front to rear, beyond bulkhead 10/31/2025*



# South Facade



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*



48 Commerce Street

*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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