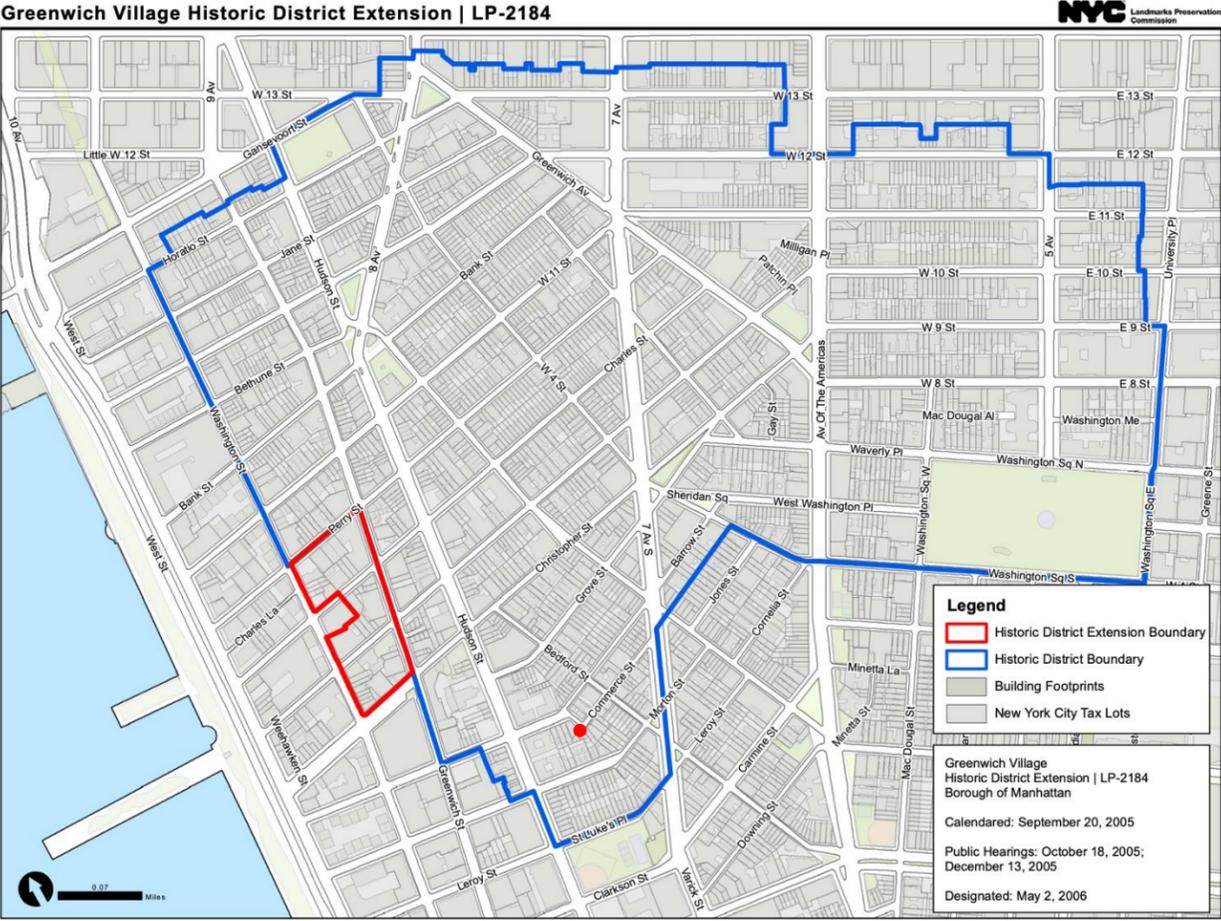


# 48 Commerce Street

## CB2 Preservation Committee

# Project Introduction

# Site Location



Source: Google Earth 2024

## District Map

## Aerial View

# History and Context

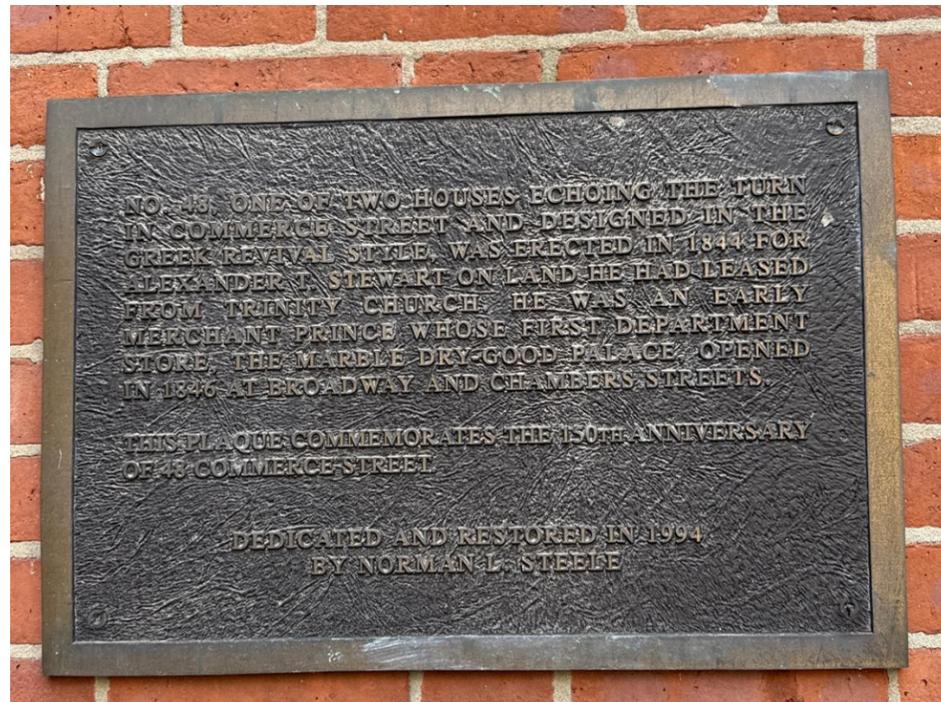
46 & 48

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



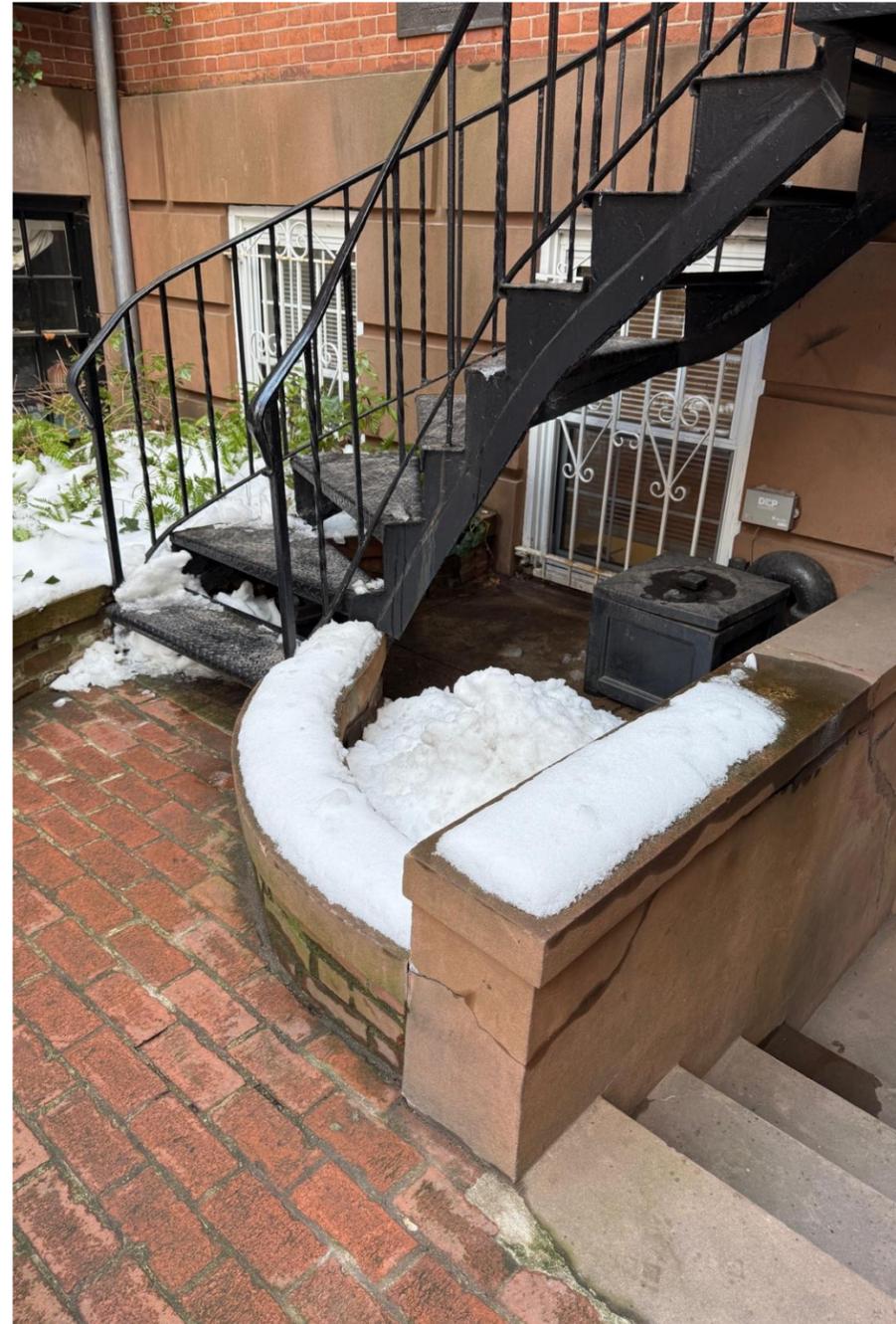
02/10/2025

# Front Facade

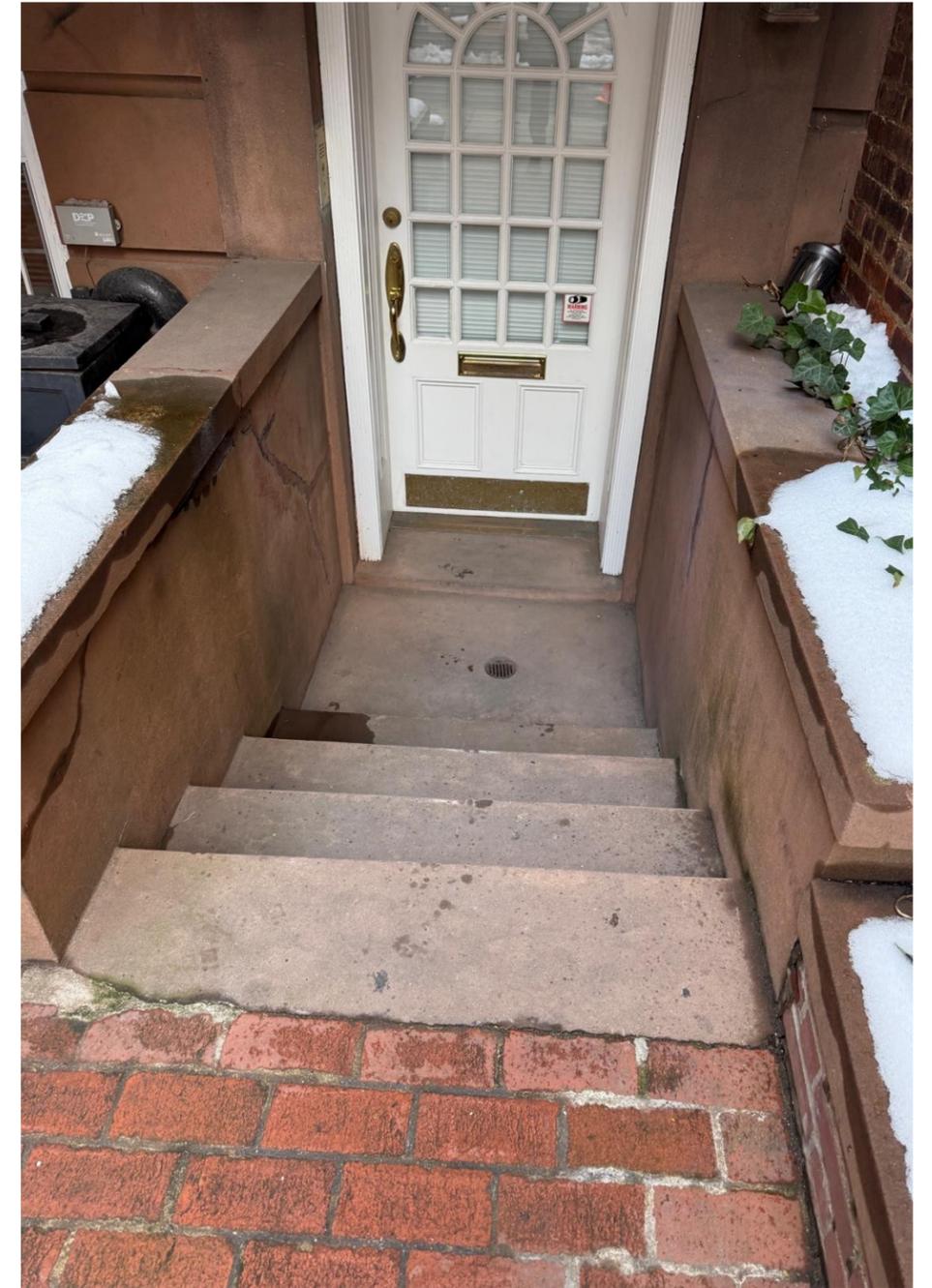
*Existing Conditions - Front View / East Elevation / Entry and Garden*



02/10/2025

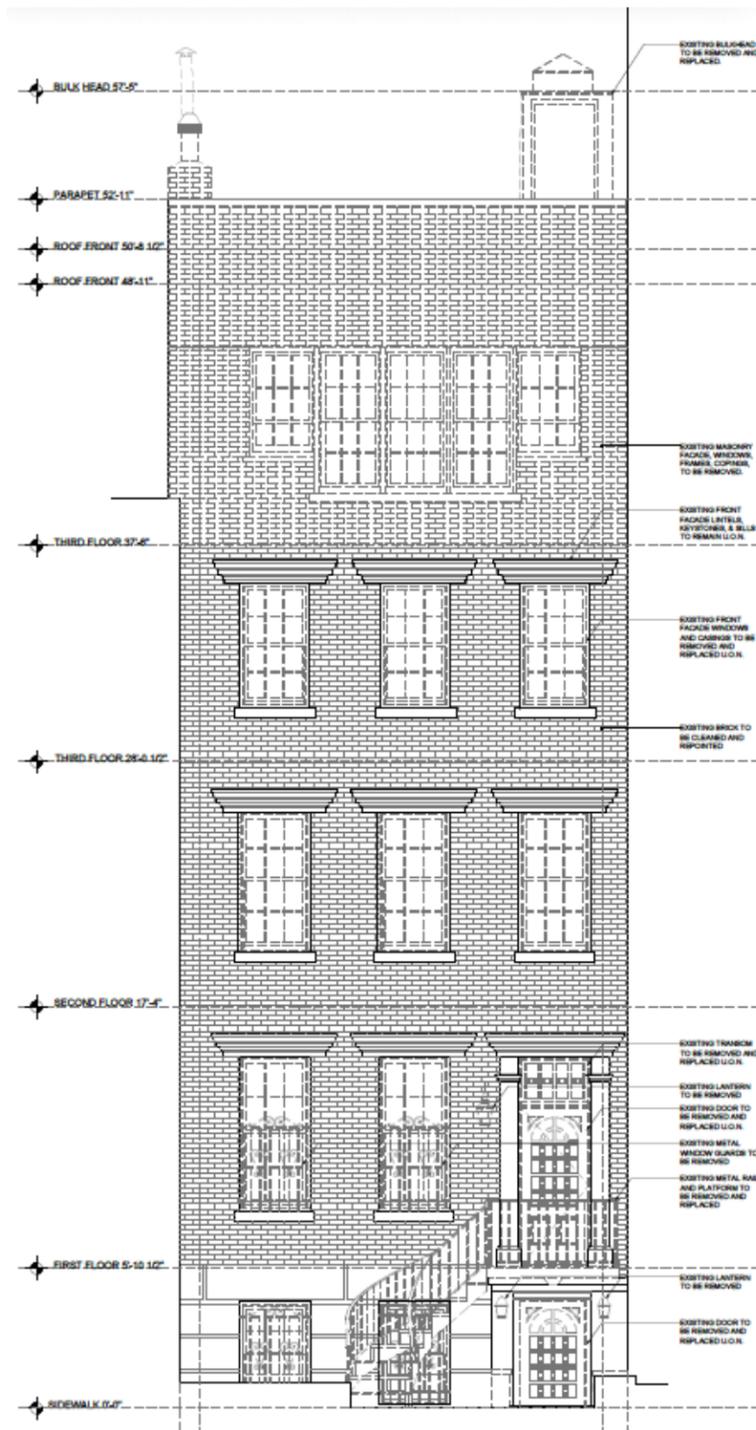


02/10/2025

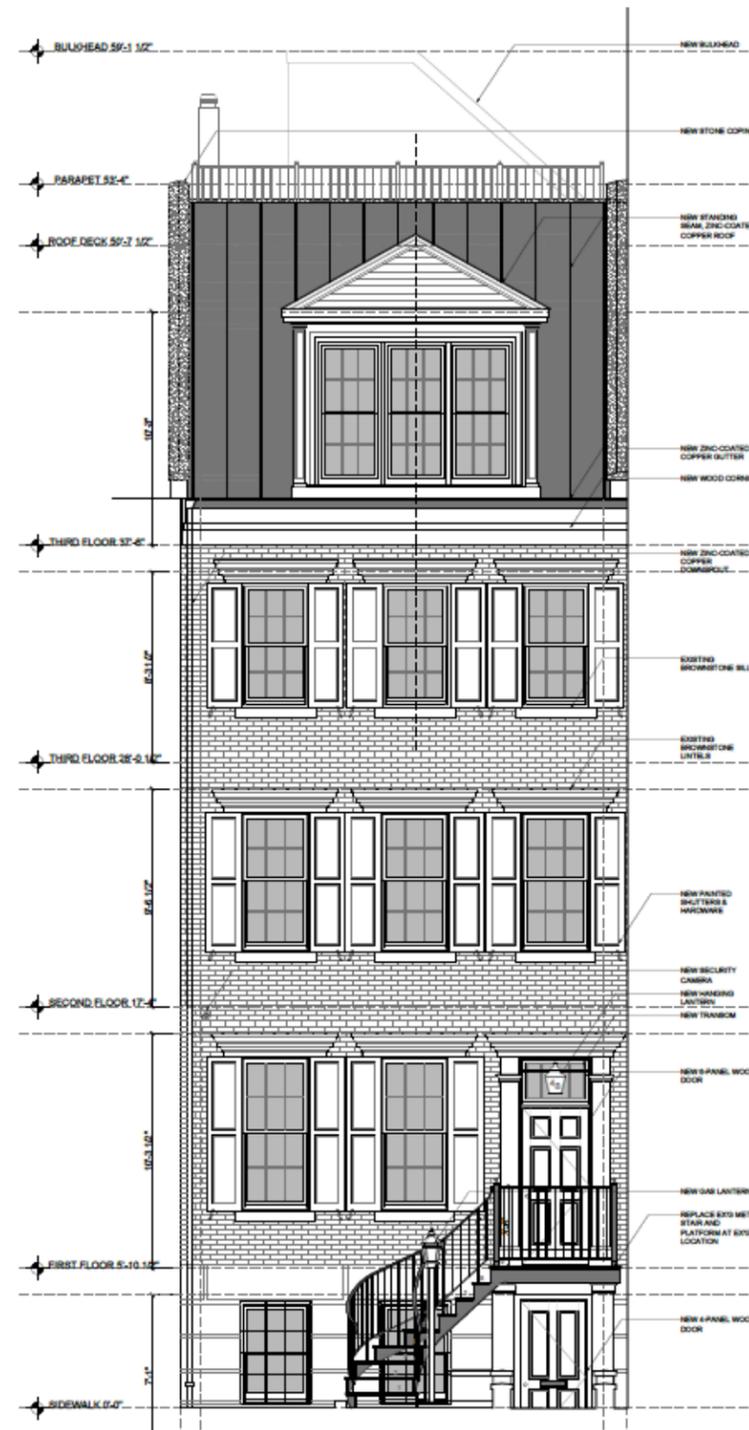


02/10/2025

# Front Facade



Existing, Proposed Demolition



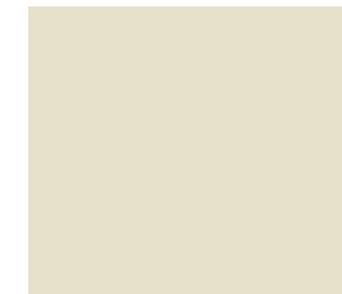
Proposed Façade



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

# 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

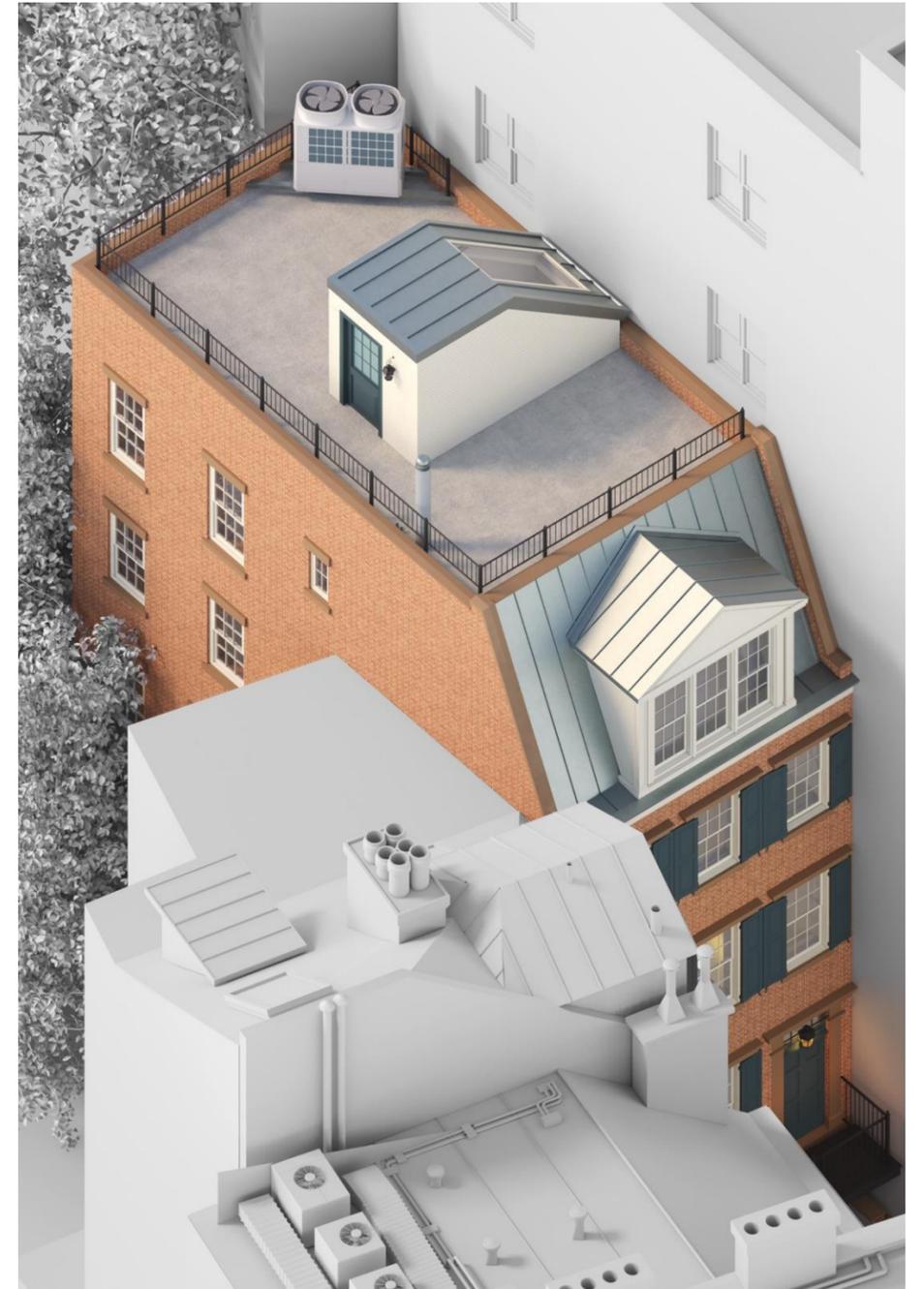
*3D Renderings*



*Proposed Street View*



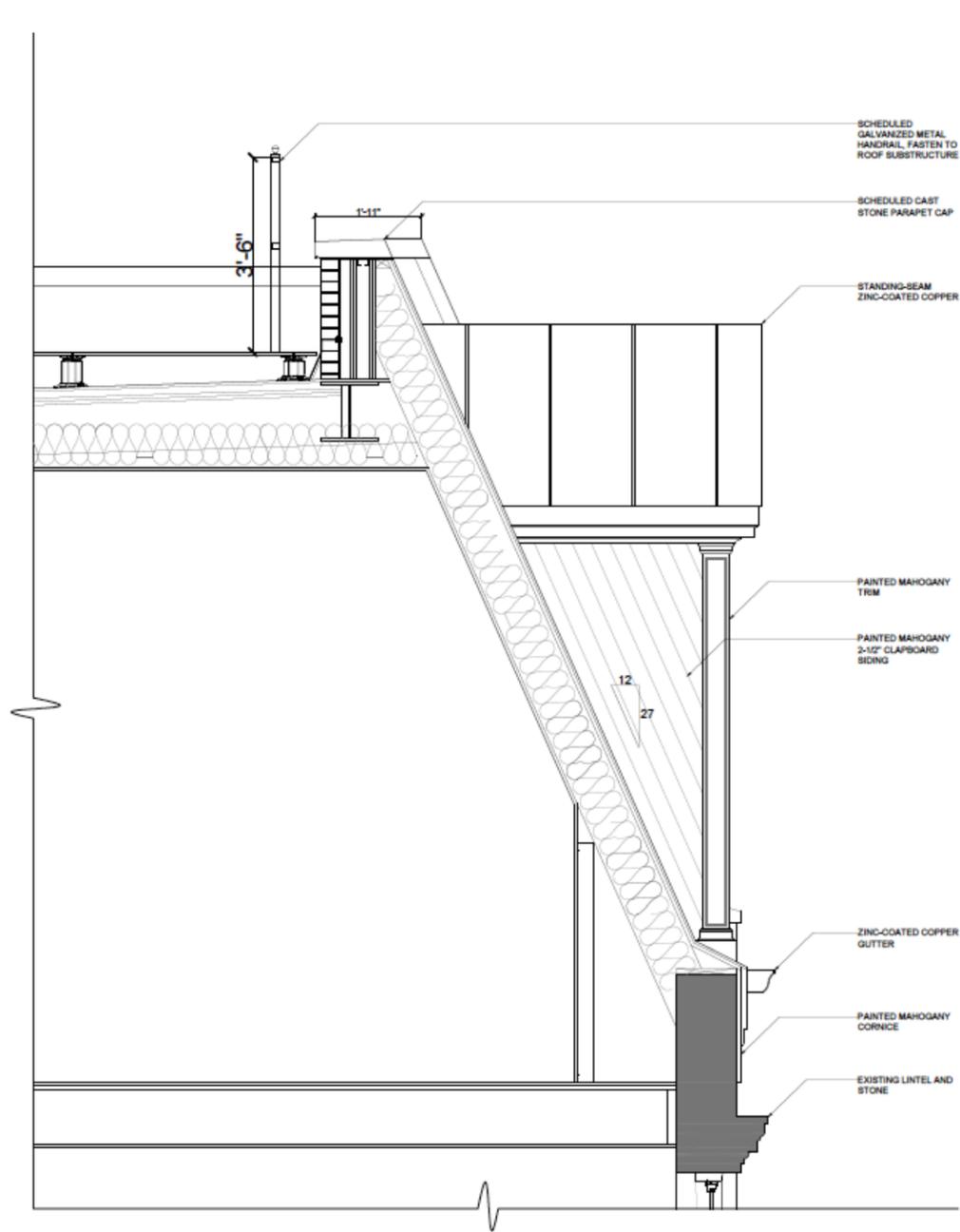
*Proposed Aerial View*



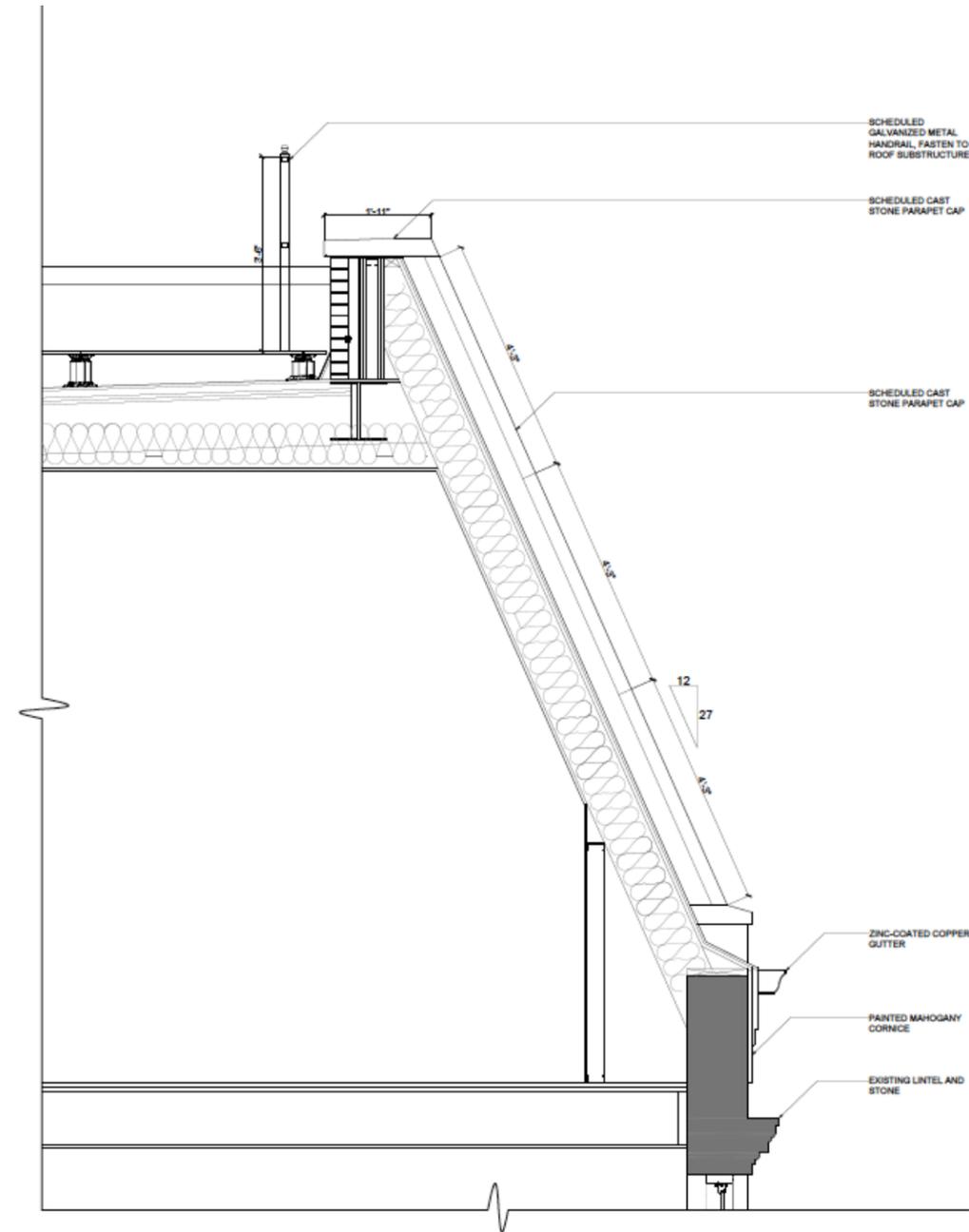
*Proposed Aerial View*

# Proposed Front Façade

## Floor 4 Details



*Side Section at Proposed Dormer*



*Proposed Section at Sloped Roof and Parapet*

# Roof Mock-Ups

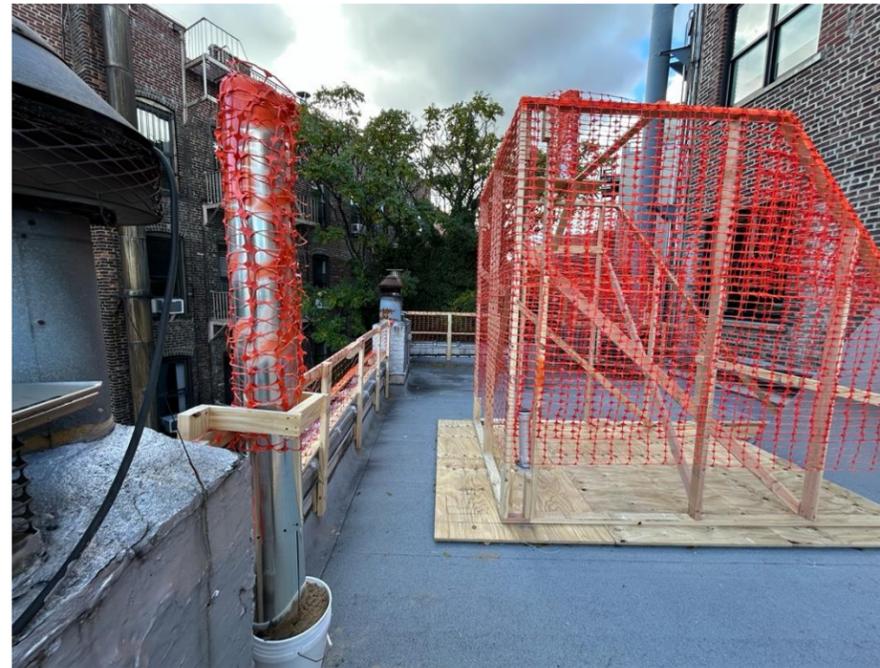
*Proposed bulkhead, flue, parapet, handrail, and mechanical equipment*



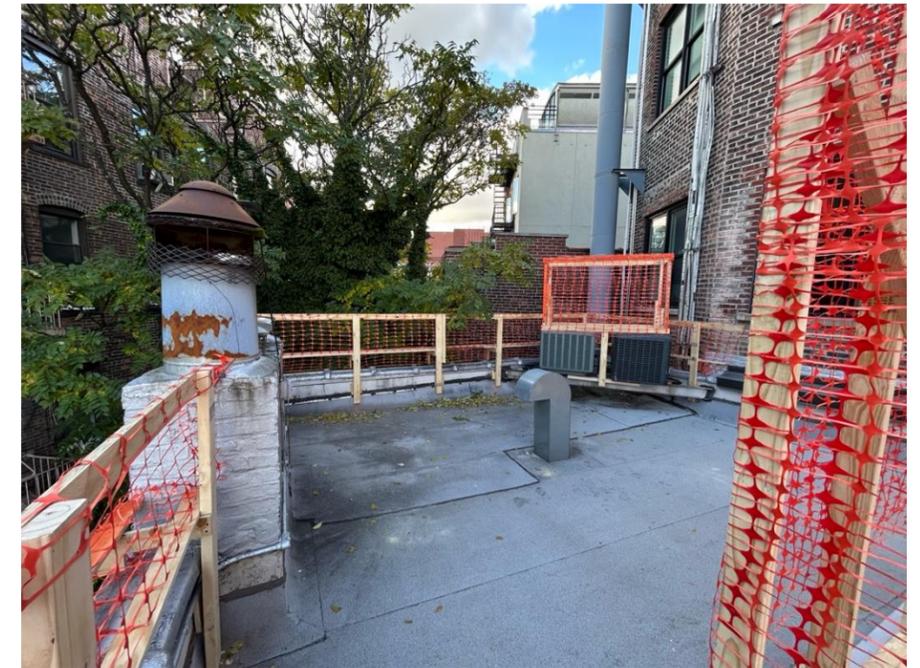
*View looking from rear to front 10/31/2025*



*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



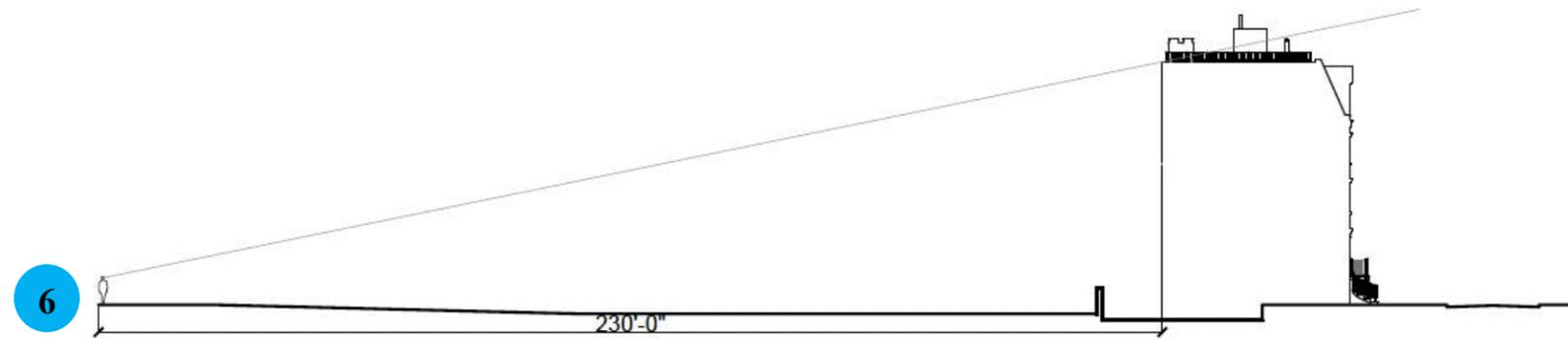
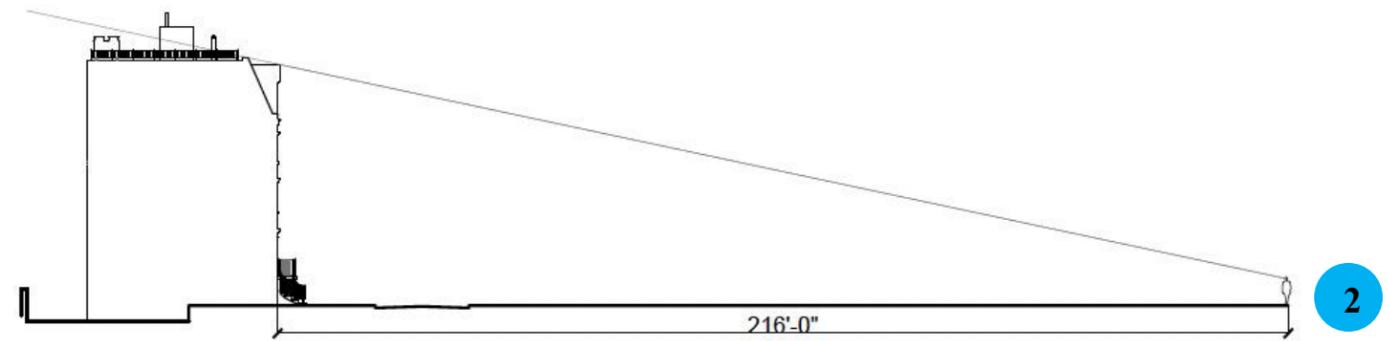
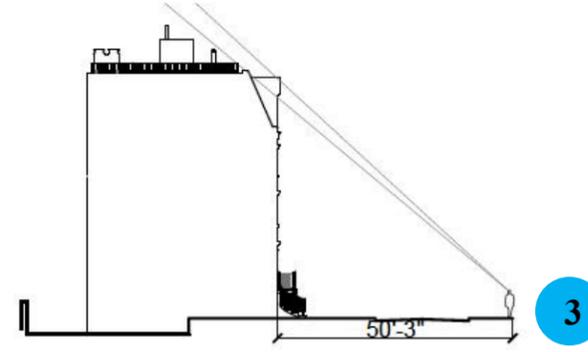
Map Key

# Sightlines

Map Key



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 10/31/2025*



*View looking from sidewalk 10/31/2025*



# Sightlines

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



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



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



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

# South Facade

*Existing Conditions*

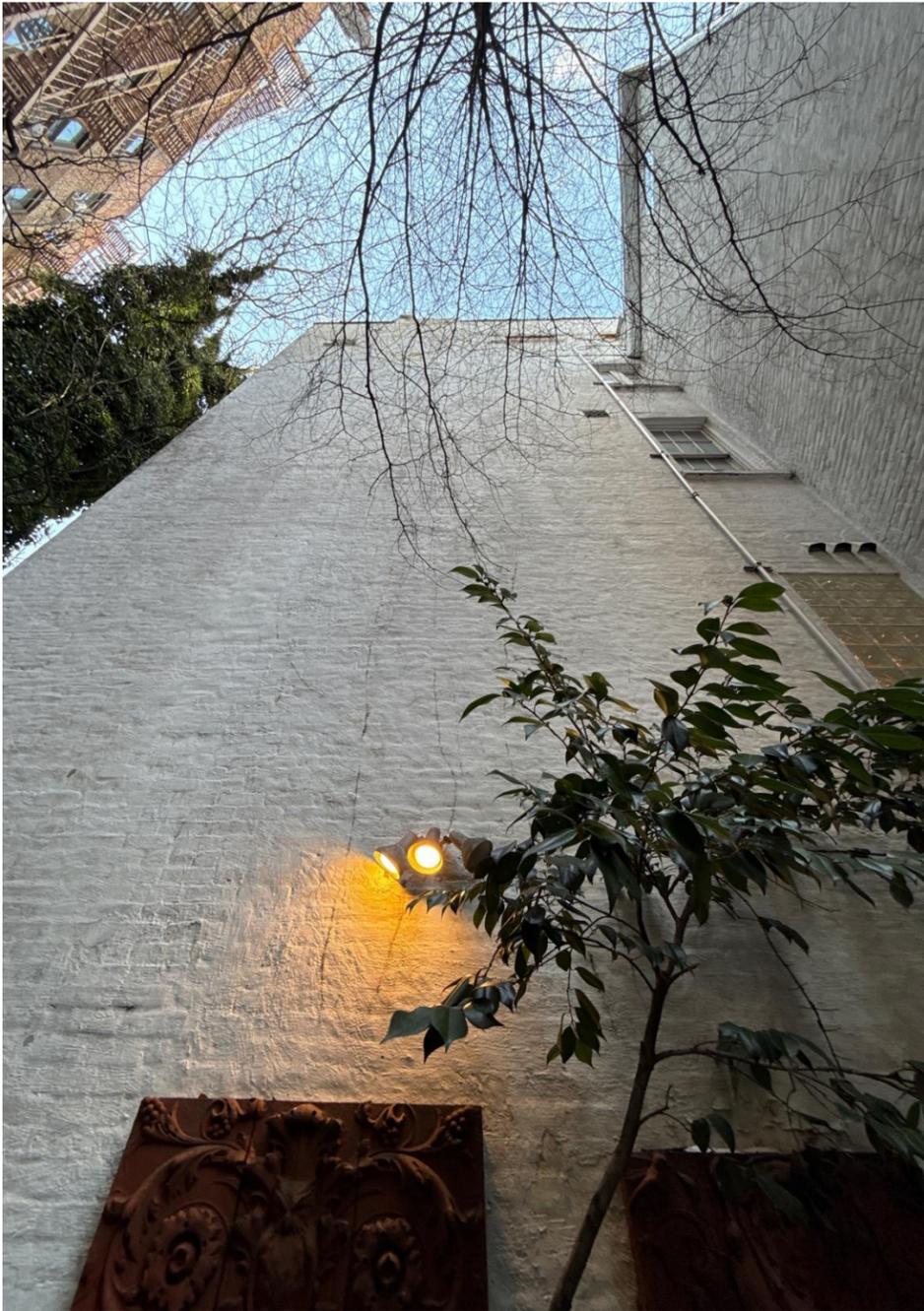


48 Commerce Street

*Existing Aerial*

# South Facade

*Existing Conditions*



02/10/2025



02/10/2025



02/10/2025

# South Facade



Existing, Proposed Demolition

Proposed Façade

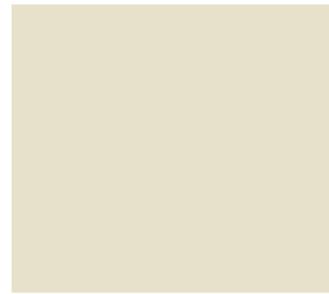
# South Façade



*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



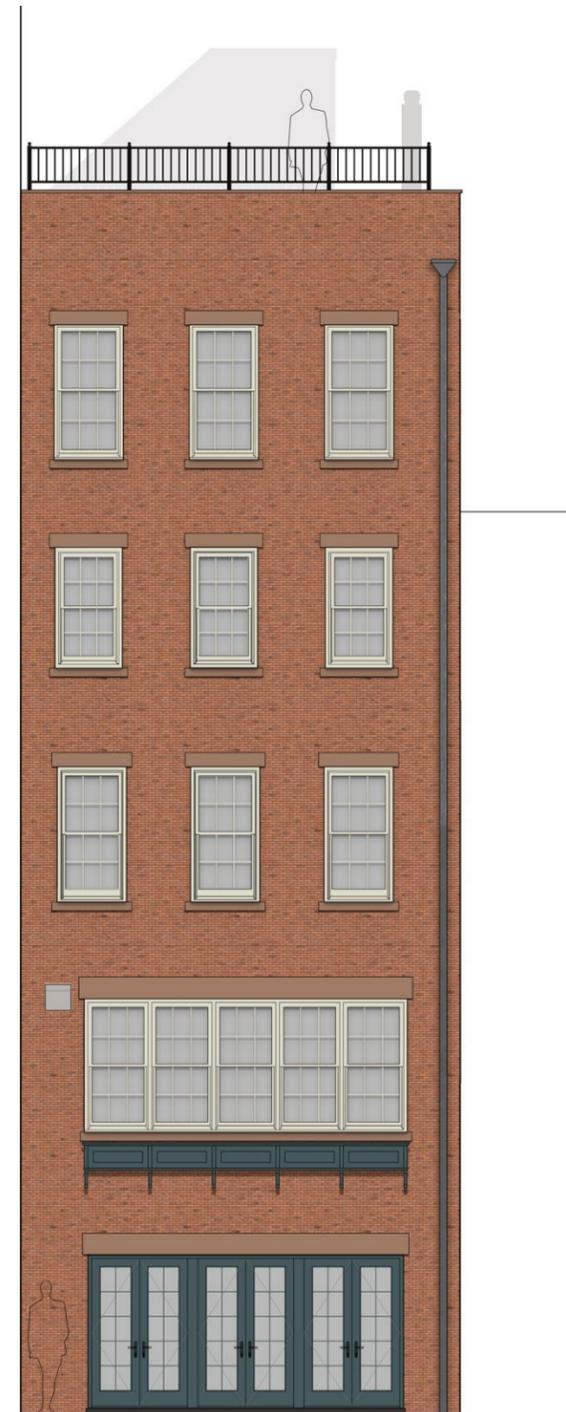
02/10/2025

# Rear Facade



Existing, Proposed Demolition

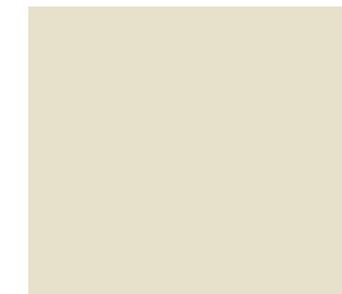
Proposed Façade



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

# Front Facade

*Proposed Stoop, Precedents*



*Existing Conditions*



*Existing Conditions*

# Front Facade

*Proposed Stoop, Precedents*



*60 Morton Street*



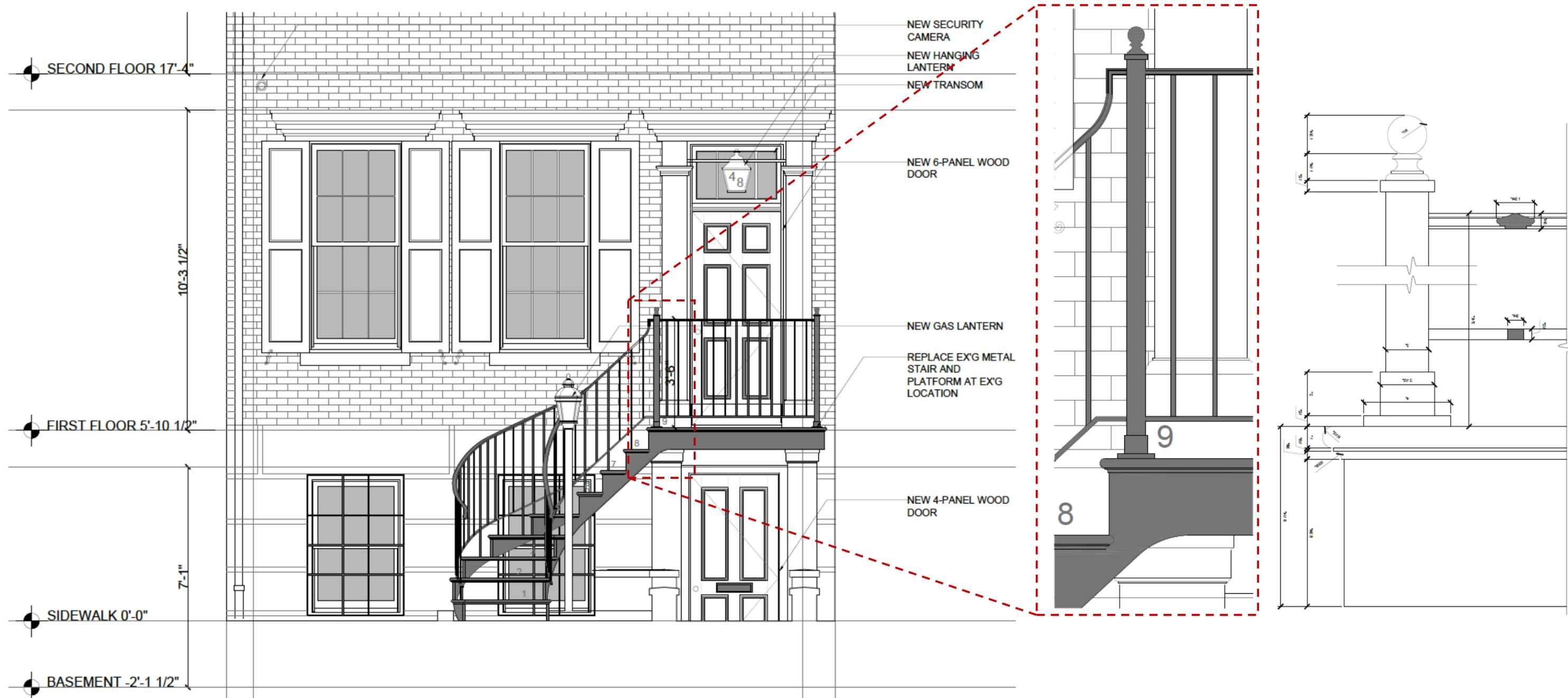
*30 Grove Street, LPC Approved Replacement 2017*



*48 Commerce Street*

# Front Facade

*Proposed Stoop, Front Elevation*

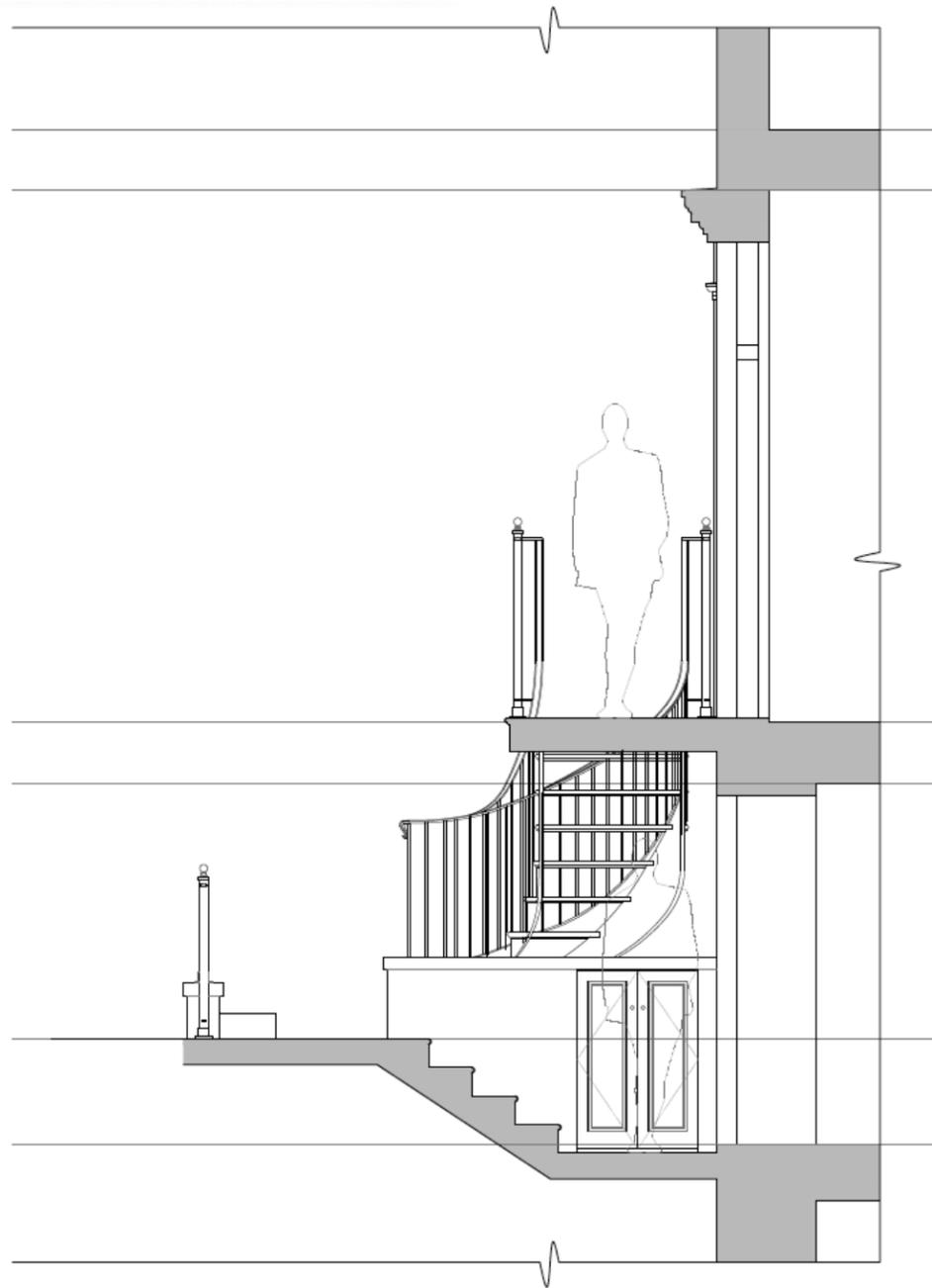


*Proposed Stoop*

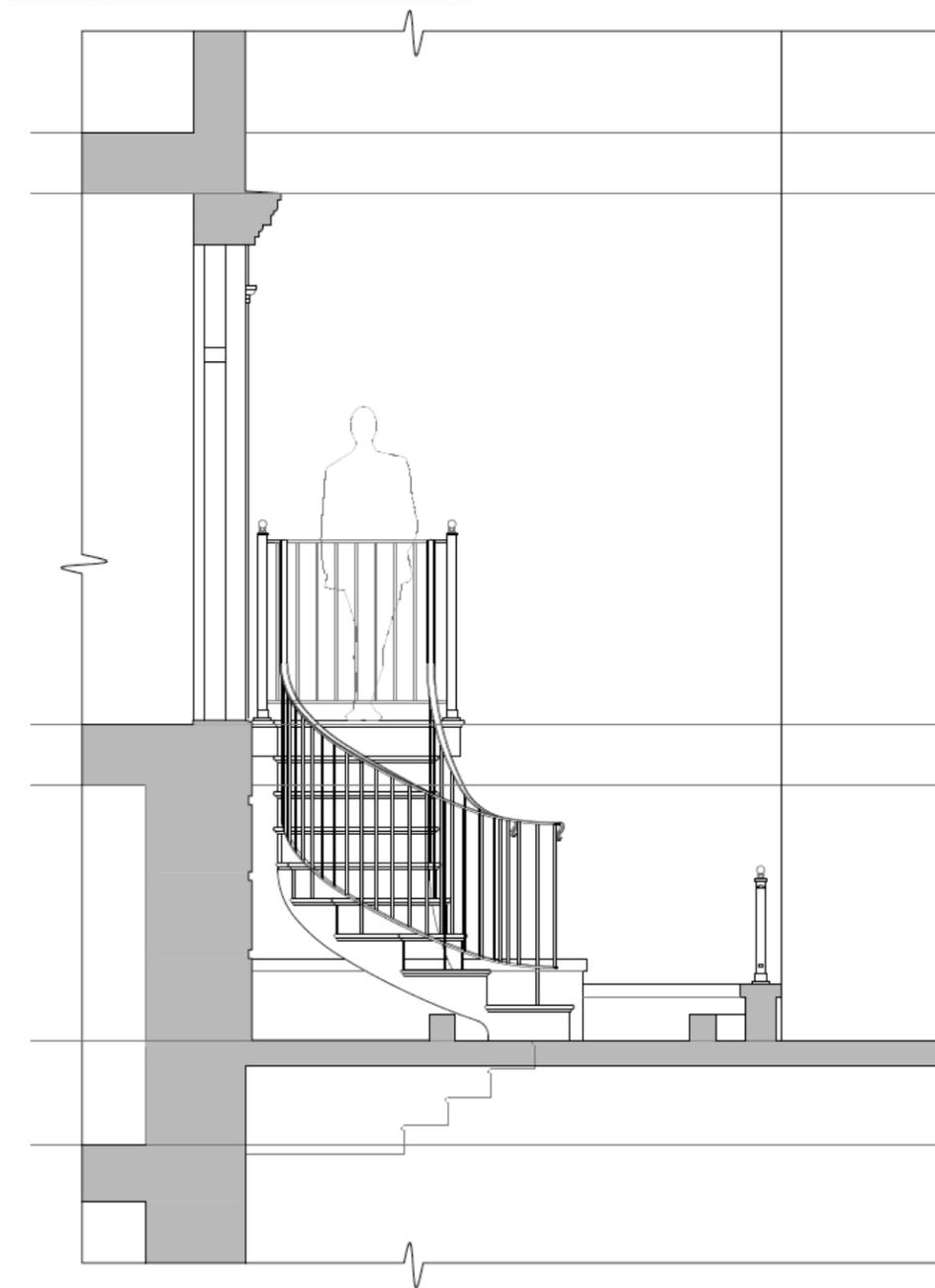
*Proposed Stoop Details*

# Front Facade

*Proposed Stoop, South and North Elevations*



*South Elevation*

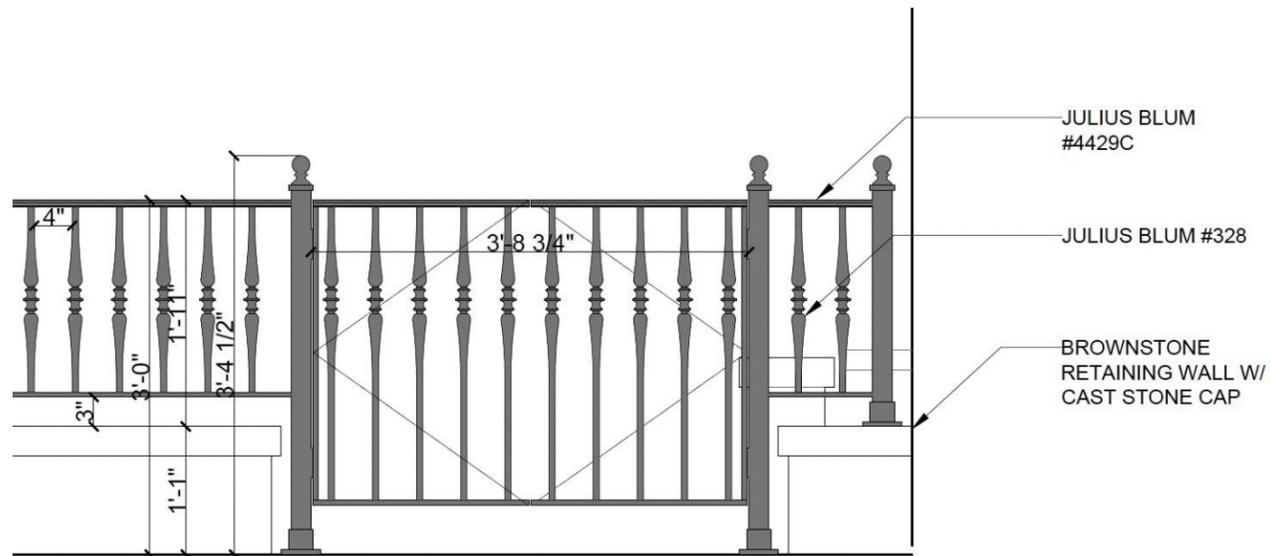


*North Elevation*



# Front Facade

*Proposed Fence and Gate*

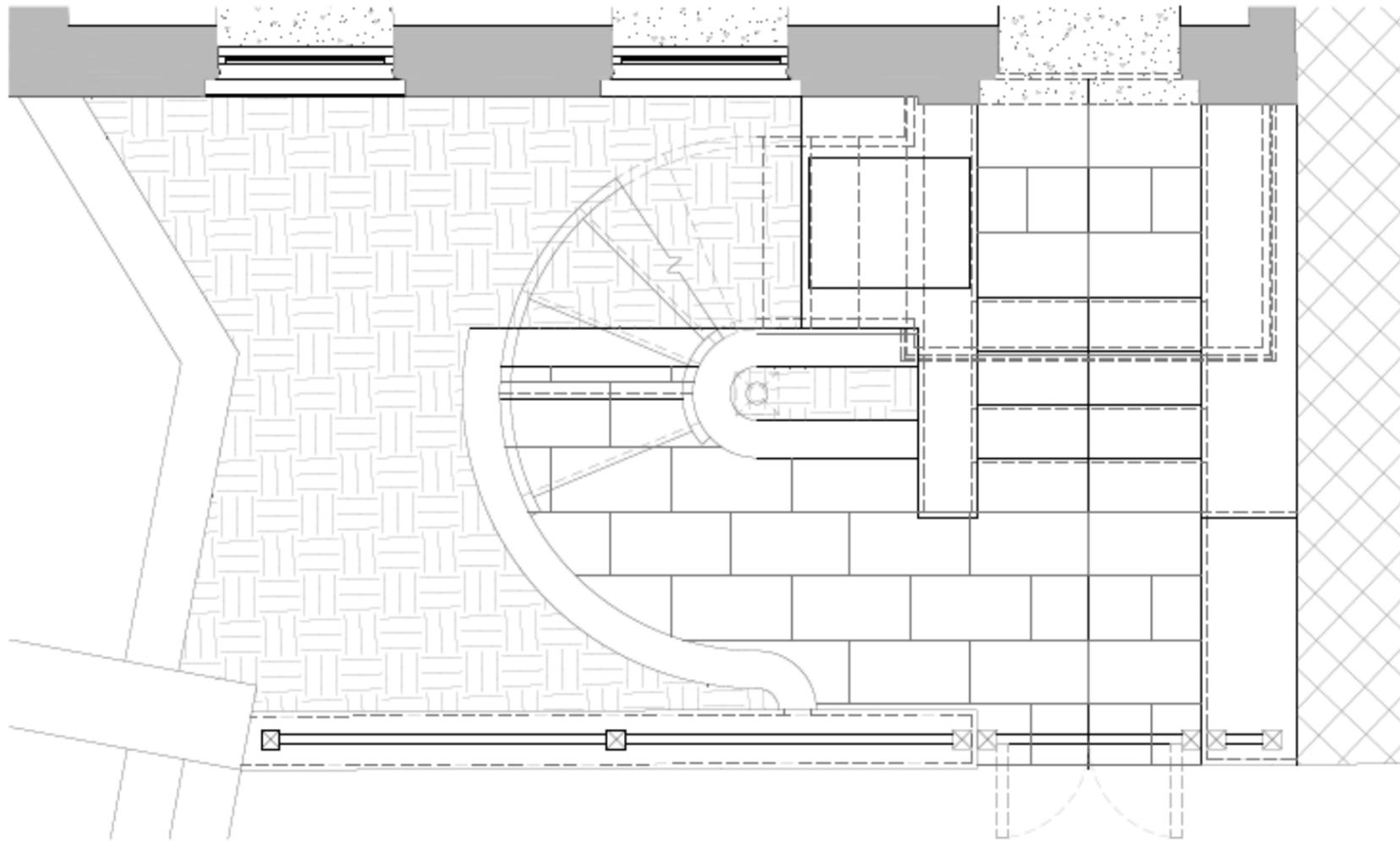


*Proposed Fence and Gate Drawing, enlarged*

*Fence and Gate Precedent – 105 W 11<sup>th</sup> 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*