

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Paddy's Market Historic District  
 other names/site number \_\_\_\_\_  
 name of related multiple property listing N/A

## Location

street & number 450-542 (east side) and 523-547 (west side) Ninth Ave., 367 West 35th St., 362 and 365-367 West 36th St., 354-356 West 37th St., 355-357 West 38th St., 352-354, 406-408, and 405-411  not for publication  
 city or town (Continued) West 39th St., and 356, 402-410, and 401-409 West 40th St., New York  vicinity  
 state New York code NY county New York code \_\_\_\_\_ zip code 10018

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
 I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
 In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 \_\_\_ national \_\_\_ statewide X local

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency/bureau or Tribal Government \_\_\_\_\_

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
70	8	buildings
		sites
		structures
		objects
70	8	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC / multiple dwelling

COMMERCE/TRADE / specialty store

**Current Functions**

(Enter categories from instructions.)

DOMESTIC / multiple dwelling

COMMERCE/TRADE / specialty store

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

MID-19<sup>th</sup> CENTURY

LATE VICTORIAN / Italianate, Queen Anne

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS /

Neo-Classical Revival

LATE 19<sup>th</sup> & EARLY 20<sup>th</sup> CENTURY

AMERICAN MOVEMENTS / Commercial Style

**Materials**

(Enter categories from instructions.)

foundation: BRICK, STONE, CONCRETE

walls: BRICK, STONE, TERRA COTTA, IRON

roof: TAR, ASPHALT

other: \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### **Summary Paragraph**

The Paddy's Market Historic District an intact, visually cohesive group of tenements, many with ground-floor storefronts, located on Ninth Avenue and on West 35th through West 40th Streets in the neighborhood of Hell's Kitchen, Manhattan, New York City. The historic district consists of seventy contributing buildings: forty-two pre-law (pre-1879) tenements, sixteen old-law (1879-1901) tenements, three mid-nineteenth century rowhouses, seven twentieth-century commercial and industrial buildings, one church, and one stable. The majority of the buildings are four- to-six stories tall and were predominantly built in the second half of the nineteenth century as Hell's Kitchen's immigrant population boomed.

The design, scale, and materials of the building stock reflect the history of development in Hell's Kitchen, which over the course of the second half of the nineteenth century became a tenement district housing newly arrived immigrants, primarily from Europe. Tenements with stores are a distinctive urban building type that, in this district, exhibit a wide range of styles (Italianate, neo-Grec, Queen Anne, Renaissance Revival), and feature a consistent palette of materials including brick, stone, iron, and wood, that create a largely uniform streetscape.

Additionally, the buildings along Ninth Avenue reflect the rich history of commerce in the district, which between ca. 1885 and 1939 featured a large open-air market called Paddy's Market. Historically, the market stretched between West 34th and West 42nd Streets, bringing together buyers of food from dozens of different nationalities. Many of the buildings in the district were associated with the market in some way—either housing stores within, or pushcarts in front of, the building, or acting as residences to pushcart peddlers, shopkeepers, or immigrant working-class wage earners who would have likely shopped at the market. Once the market was dissolved in 1939, the stores acted as the open-air market's successor, keeping the idea, and in many ways, the day-to-day operation of Paddy's Market alive. In fact, the name "Paddy's Market" came to refer to the stretch of international food stores and restaurants along Ninth Avenue in the area of the former market. The history, culture and tradition of these international food sellers was further recognized in 1974, with the establishment of the Ninth Avenue International Food Festival. That date marks the end of the district's period of significance.

The boundary of the district was drawn to include a concentration of buildings that historically and aesthetically reflect the history and significance of Paddy's Market. As this district is located in a relatively dense urban neighborhood, visual continuity was a primary consideration, as well as the historic integrity of the blockfronts. The buildings included within the boundary are primarily made up of tenements with stores, which provide the district with cohesive visual groupings. Other building types in the district—rowhouses, commercial taxpayers, churches, stables, and factories—speak to the larger residential and commercial neighborhood that once existed. Changes in the historic character of the neighborhood to the east and west—including early twentieth-century loft building development and mid-twentieth century urban clearance and infrastructure development—establish the boundaries on all sides.

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### **Narrative Description**

The buildings are located in a neighborhood bordered to the east by the Garment Center Historic District (NR 2008), broadly located between Sixth and Ninth avenues, from West 30th to West 41st Streets, which developed in the 1910s and 1920s as a commercial district of tall, set-back loft buildings. On the west side, the district is bordered by empty lots and the curvilinear roadways that make up Dyer Avenue, the Lincoln Tunnel approach (completed 1938), and connect to the Port Authority Bus Terminal ramp (completed 1950). One block to the north of the district is the McGraw Hill Building, at 326 West 42nd Street (NR 1980; NHL 1989). Farther to the north is the Film Center Building at 630 Ninth Avenue (NR

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1984). To the south is the U.S. General Post Office (James A. Farley Building), which covers two city blocks, located between Eighth and Ninth Avenues, West 31st to West 33rd Streets (NR 1973).

The Paddy's Market streetscape features a robust pattern of red-brick facades with projecting stone sills and lintels, bracketed cornices and fire escapes. While nearly all of the early, pre-law tenements are constructed in the Italianate style (one is Greek Revival-style), with relatively restrained ornamentation, the later old-law tenements were designed in a variety of styles—Neo-Grec, Renaissance Revival, and Queen Anne—and have elaborate detailing such as decorative terra-cotta banding, spandrel panels, grotesques, and boldly massed and ornamented cornices. Although nearly all of the original nineteenth-century storefront infill has been removed and replaced, the original cast-iron storefront structure is extant on many of the buildings.

During the twentieth century, a number of mid-nineteenth century rowhouses and pre-law tenements were altered for commercial purposes. Three buildings, including 476 Ninth Avenue (a pre-1854 tenement building altered in 1938), were reduced in height and given new simple, modern-style facades. These "taxpayers," which also include 498 Ninth Avenue (Irving Kirshenblit, 1940), a purpose-built one-story commercial building, were characterized by their one- to two-story height and the fact that they were built significantly under the full development potential of the lot and, as the name assumes, only large enough to cover the taxes. Other pre-law tenements were simply refaced with a modernized design, such as 365-367 West 36th Street (built between 1854 and 1859, altered 1927) and 354 West 37th Street (1868, altered 1941). One mid-nineteenth century rowhouse, at 402 West 40th Street (between 1854-1859, altered 1939-40) was also modernized.

The general character of the district is that of a historic commercial/residential neighborhood that was built primarily in the second half of the nineteenth century. The district includes a variety of building types including tenements originally built with ground-floor storefronts (primarily along the avenue), and tenements built without storefronts (primarily along the side streets), as well as rowhouses, commercial buildings (including tenements that were altered into taxpayers), industrial buildings, a church and a stable. Below is a list of typical building types in the district and a description of the common alterations found in each type, many of which occurred during the period of significance and reflect a long history of change.

Pre- and old-law tenements constructed with ground-floor storefronts (ca. 1840s through 1900): Common alterations to this building type include replacement storefront infill (often set within the original storefront framing), replacement windows, and rear yard additions.

Pre- and old-law tenements constructed without storefronts (ca. 1840s through 1900): Common alterations to this building type include the removal of the historic stoop, the introduction of storefronts, replacement windows, and rear yard additions.

Rowhouses (ca. 1840s through 1860): Common alterations to this building type include the removal of the historic stoop and replacement windows.

Commercial and industrial buildings (1907-1941): Common alterations to this building type include replacement storefronts and replacement windows.

Church (1912-19): The sole church within the district has seen changes typical for ecclesiastical buildings in urban areas including replacement doors and modifications to stained-glass windows.

Stable (1895): The sole stable building within the district has had many uses over time including a saloon, a club, and a lumber company. When it was converted to retail and residential use a storefront was installed, as well as replacement windows and a rooftop addition.

As a whole, the Paddy's Market Historic District is largely intact in its feel and character and retains its integrity as a representative example of a mid- to late-nineteenth century, working-class, commercial and residential neighborhood in Manhattan.

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### **Integrity**

Despite the removal of the Ninth Avenue elevated train, which was a central feature of the Paddy's Market streetscape, and the widening of Ninth Avenue in the early 1940s, the Paddy's Market Historic District retains its integrity as a whole. The components that make up the district's historic character—primarily the pre- and old-law tenements with ground-floor stores, as well as the residential, industrial, and ecclesiastical buildings on the side streets—retain their strong spatial relationship to the avenue as well as their overall low-scale massing, proportion, robust pattern of windows and cornices, and texture of materials and ornamentation. Especially along the east side of Ninth Avenue, the buildings make up a strong visual streetscape that provides a historic sense of place, feeling, and association. In addition, the number of intrusions within the district are limited both in number, size, and scale, and do not affect the reading of the historic environment. Developments outside of the district, such as the Port Authority Midtown Bus Terminal vehicular ramp (1950), have not substantially altered the feeling or the setting of the district.

### **Methodology for Determining Contributing/Non-Contributing Resources**

Seven standards—location, setting, design, workmanship, materials, feeling, association—were used to judge the integrity of individual buildings, and a property must generally retain five (including feeling and association) to be eligible. Each resource was carefully analyzed, and the following criteria were used to determine whether or not a building contributed to the district:

- The building, or rear-yard building, was built during the period of significance
- The building must retain integrity of location, setting, feeling, and association
- Integrity of original materials is not required. Contributing buildings will usually retain materials that date to the period of significance (brick, stone, iron, wood, aluminum, etc.). More contemporary materials will not necessarily count against the building unless the change in material significantly obliterates the integrity of the original design
- Integrity of workmanship is not relevant to most of the resources in this district
- Integrity of design will be measured as follows:
  - Changes during the period of significance that reflect original or continuing uses are acceptable if the change itself retains integrity
  - Building's overall form must be recognizable; additions that significantly change or obscure the historic form will render a building noncontributing
  - Building must generally retain original scale; changes in scale that reflect new uses can be acceptable if done during the period of significance and have integrity
  - Replacement windows in the same openings are acceptable; replacement windows in altered openings may be acceptable if the original opening is clearly readable and restorable; complete changes in fenestration will render buildings noncontributing; an isolated change will not if the building meets other integrity measures

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### **Property Inventory**

The property inventory is organized numerically by block number and by street address. Inventory entries are organized as follows:

#### **Current name of building (former name of building), Address(es) (current block and lot #, historical block and lot #, if different)**

Year of initial construction, and/or major alteration (DOB permit \*\*) (original address if constructed before 1868)

Original architect (address, if known)

Resource status (contributing or non-contributing)

Physical description with major alterations noted.

History of ownership and usage, if known.

\*\* DOB permit: The New York City Department of Buildings began issuing building permits in 1866. Each permit number includes an abbreviation (NB = New Building, ALT = Alteration), the number of the application as received by the DOB that year, and the date of the application. So, for example:

- NB 1146-69\* is a New Building application, the 1146<sup>th</sup> application received in 1869. (\* indicates it is from the nineteenth century)
- NB 37-40 is a New Building application, the 37<sup>th</sup> application received in 1940.
- ALT 309-74 is an Alteration application, the 309<sup>th</sup> application received in 1974.

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**NINTH AVENUE, East Side, West 35th to West 36th Streets**

**450 Ninth Avenue / 373 West 35th Street (759-1)**

Date: ca. 1845; altered 1974 (ALT 309-74)

Architect: Unknown

Resource: 1 non-contributing building due to alterations—post-period of significance

Description: One-story corner commercial building. The building has a stone water table, is faced with a gray cementitious coating above, and is capped by tile coping. On Ninth Avenue there is a contemporary storefront with metal-and-glass and infill, a large metal sign at the parapet, and on West 35th Street there is additional signage and a large projecting awning. The rear of the building, visible through a driveway off West 35th Street, is faced with brick, now painted, and single window openings with aluminum one-over-one replacement windows.

History: Originally constructed ca. 1845 (original address: 398 Ninth Avenue) for Dr. George Anson Sandham as a three-story pre-law tenement, the building was cut down to one story in 1974. In 1940, the storefront was occupied by a bar and grill.

**452 Ninth Avenue (759-1, historically 2)**

Date: 1869 (NB 1146-69\*)

Architect: Unknown

Resource: 1 contributing building

Description: Five-story Italianate-style pre-law tenement with ground-floor store. The facade is constructed of red brick laid in running bond, trimmed with stone that has been coated. The facade is organized into three bays of single window openings with flat lintels and sills (originally these projected). At the first story several cast-iron piers are extant including two at the outer ends, featuring fluting, circle motifs, and a panelized design, and a narrower pier near the center with similar detailing. The cast-iron piers frame non-historic metal-and-glass entry and storefront infill. Immediately above the storefront the facade is painted black with a non-historic roll-down gate and a large oval sign. At the fourth story three historic two-over-two wood double-hung windows remain; the rest are one-over-one aluminum replacements. A simple metal fire escape runs up the north side of the facade. The pressed-metal cornice features foliate brackets, modillions, a dentil course, and projecting panels at the fascia. The secondary south elevation is visible over the neighboring building, and has exposed red brick, coated in places, with two bays of single window openings with simple stone sills and lintels.

Alterations: Non-historic entry and storefront infill, and signage; replacement windows on all but the fourth story; sills and lintels have been shaved; non-historic flue from neighboring building runs up south elevation.

History: Purchased by John Green in 1854, the building was constructed in 1869. Historically, there was a two-story wood frame structure in the rear but it appears to have been demolished based on aerial views. In 1880, the building was occupied by John Nussbaum's candy shop. In 1940, the building was occupied by House of Freda, a wholesale fish market.

**454 Ninth Avenue (759-1, historically 3)**

Date: 1885 (NB 687-85\*)

Architect: J. Kastner

Resource: 1 contributing building

Description: Five-story Queen Anne-style brick-and-stone old-law tenement with ground-floor stores. Organized with four symmetrical bays, the building is faced with red brick laid in running bond, trimmed with stone and terra cotta.

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The first story features a central entry framed by two historic cast-iron piers with fluting, recessed panels, and small rosettes. At the outer edges are two additional historic cast-iron piers. Between the piers is non-historic storefront infill and projecting signage. Above the storefronts is a historic wood cornice with paired and single curved brackets and circle motifs at the fascia. The historic moldings at the top of the cornice are missing. The upper stories, which have single square-headed window openings connected by stone sill and lintel courses, are organized with two slightly recessed center bays, where the fire escape is located. The more elaborate ornamentation is reserved for the projecting outer bays, which at the second through fourth stories have projecting molded lintels, and decorative terra-cotta panels at the spandrels. At the fifth story, the lintels are part of a flat lintel course. The building is capped by a large stepped pressed-metal cornice which features geometrically-inspired brackets, smaller brackets with acanthus motifs between, a decorative sawtooth pattern at the frieze, and a detail course near the top of the cornice.

Alterations: Non-historic entry and storefront infill; replacement windows.

History: In 1880, before the building was built, this site was the location of a barbershop occupied by Henry Moench, a likely relative of Caroline Moench who constructed the building in 1885. In 1940, one of the storefronts was occupied by a barber shop.

#### **456 Ninth Avenue (759-1, historically 4)**

Date: 1887 (NB 2113-87\*)  
Architect: Martin Van Buren (M.V.B.) Ferdon  
Resource: 1 contributing building

Description: Five-story Queen Anne-style brick-and-stone old-law tenement with ground-floor store. Organized with four symmetrical bays, the building is faced with red brick laid in running bond, trimmed with stone and terra cotta. The first story features cast-iron piers with fluting, recessed panels, and a small circle and scallop motifs. Between the piers is non-historic entry and storefront infill and a projecting awning and signage. The entry is accessible via two steps and are flanked by non-historic railings. Immediately above the storefronts the facade is covered with metal sheathing. The upper stories, which have single square-headed window openings connected by stone sill and lintel courses, are organized with two slightly recessed center bays, where the fire escape is located. The more elaborate ornamentation is reserved for the projecting outer bays, which at the second and fourth stories have projecting molded lintels with brackets, and at the third and fifth stories have projecting lintels with incised floral designs. Between each story is decorative brick panels at the spandrels. The building is capped by additional decorative brick panels, corbelling, and a large stepped pressed-metal cornice featuring elaborate oversized brackets, a large sunburst in the central section, swags, and a variety of other geometric and floral designs. The secondary north elevation, visible over the neighboring building, is faced with coated brick.

Alterations: Non-historic entry and storefront infill; replacement windows.

History: As early as 1902, this was the location of I. Cahn, a butcher shop and meat packer. In 1940, the storefront had signage that read "New York Meat Market," as well as "for rent" signs.

#### **458 Ninth Avenue (759-1, historically 80)**

Date: Built between 1867 and 1885; altered 1939 (ALT 3632-39)  
Architect: Unknown  
Resource: 1 non-contributing building due to alteration—post-period of significance

Description: One-story commercial building, cut down from four stories in 1939, now faced with a simple, non-historic black metal facade. The building has a non-historic metal-and-glass storefront with double doors and large show windows with non-historic canopies, including one that projects over the sidewalk.



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History: The building was originally constructed between 1867 and 1885 as a four-story tenement with ground-floor store. It was cut down to one story in 1939. In 1940, the storefront was occupied by the New Yorker Meat Market, selling choice meats and poultry.

**460 Ninth Avenue (759-1, historically 79)**

Date: Ca. 1857 (Original address: 408 Ninth Avenue)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store. The facade is faced with red brick laid in running bond and is organized into three bays of single window openings with projecting molded stone lintels and projecting pressed-metal sills. At the first story there is a historic cast-iron storefront with outer piers featuring a recessed panel with a fleur-de-lis, a diamond motif, and a garland-like drop detail, as well as an intact fascia and projecting cornice. Within the storefront is non-historic metal-and-glass infill and large signage that partially obscures the cast iron below. The building is capped by a geometrically-inspired pressed-metal cornice with fluted brackets and circle motifs. The secondary south elevation is visible over the neighboring building and is faced with red brick.

Alterations: Non-historic entry and storefront infill; replacement windows; non-historic bracket sign between second and third stories.

History: Benjamin Weaver (1812/13-1890) purchased the property in 1845, which was later described in the *New York Times* (January 14, 1890), as a "farm that he bought and tilled nearly fifty years ago... the locality was then away out of town and was known as Lower Bloomingdale." City directories identify his pawnshop at 408 Ninth Avenue, the original street address, in 1857, and at 460 Ninth Ave, the later street address, between 1877 and 1882. His sons, William, Joseph, and Reuben took over the pawn shop in later years before he died in 1890. In 1891 the estate was transferred to Reuben H. and George Weaver, composing the firm RH & G Weaver, who then leased it to Alex Kramer. After Reuben H. Weaver died, it was transferred to George Weaver and George W. McAdam in 1906. In 1940 the building was occupied by the Henry Fullan Loan Office as well as a men's suit store.

**462 Ninth Avenue (759-1, historically 78)**

Date: 1897  
Architect: Joseph Wolf  
Resource: 1 contributing building

Description: Five-story Renaissance Revival-style old-law tenement with ground-floor store. The facade is faced with red brick laid in common bond, now painted red, with limestone trim. The facade is organized into four bays of single square-headed window openings. At the first story, there is a historic stoop with curved cheek walls and historic railings with newel posts with finials. The entry, infilled with a non-historic metal-and-glass door and transom, is surrounded by smooth limestone ashlar. The rest of the first story is taken up by non-historic storefront infill and signage. Above the first story is a modest projecting corbelled cornice. From the second through fourth stories, the single window openings are effectively paired with shared sill courses, shared projecting molded lintels, and quoining that frames the paired openings on those three stories. On the second story the paired windows are separate by a limestone pier; at the third and fourth stories the paired windows are separated by a brick pier. The fifth story has four single openings with a sill course and brick voussoirs made up of Roman-size soldier bricks, a limestone keystone, all connected by a projecting lintel course. The building is capped with a modest cornice composed of shallow curved brackets.

Alterations: Non-historic entry and storefront infill, and signage; replacement windows.

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History: This building was built in 1897 and designed by Joseph Wolf (1856-1914), an architect who had trained with Richard Morris Hunt. The building matches those at 464 Ninth Avenue and 362 West 36<sup>th</sup> Street, both constructed at the same time. In 1937, the storefront was occupied by a A. Cardana & Sons, an Italian bakery.

**464 Ninth Avenue / 364 West 36th Street (759-1, historically 77)**

Date: 1897 (NB 650-97\*)  
Architect: Joseph Wolf (1125 Broadway)  
Resource: 1 contributing building

Description: Five-story Renaissance Revival-style corner old-law tenement with ground-floor store. The facade is faced with red brick laid in common bond, now painted red, with limestone trim. The facade is organized into four bays of single square-headed window openings on Ninth Avenue and seven bays of single square-headed window openings on the West 36th Street elevation. The residential entrance to the building is located on the West 36th Street elevation. The deeply recessed opening is accessible via a short stoop with metal railings. Originally, the entry was flanked by a window and a square-shaped ventilation opening, covered with a decorative grille (extant), all topped by a pedimented hood with scrolled brackets and a cornice. Between 1919 and 1940 the hood and cornice were removed, an areaway was infilled, and a storefront was installed to the east of the entry. Moving towards Ninth Avenue, there is a blind opening (historically an entry with a vestibule) framed with quoining and a decorative metal grille at the transom. To the west of the opening there is a small segmental-arched blind opening. The corner storefront, framed with quoining on West 36th Street and a simple limestone pier on Ninth Avenue, retains a ca. 1940 lintel composed of an I-beam with applied decorative elements, possibly welded on. The storefront infill is non-historic metal-and-glass, with signage, louvers, and an ADA-accessible ramp. Above the first story is a modest projecting corbelled cornice. On Ninth Avenue, from the second through fourth stories, the three western window openings are combined into a bay of three with shared sill courses, shared projecting molded lintels, and quoining that frames the openings on those three stories. The easternmost bay is more simply detailed, with projecting sills and lintels, and covered by a historic fire escape. On West 36th Street, from the second through fourth stories, the outer windows are paired with shared sill courses, shared projecting molded lintels, and quoining that frames the paired openings on those three stories. The three bays at the center read similarly, but remain in their single configuration. On both elevations, the second story the paired windows are separated by a limestone pier; at the third and fourth stories the paired windows are separated by a brick pier. On Ninth Avenue, the fifth story has four single openings, and the West 36th Street elevation has seven openings, all with a sill course and brick voussoirs made up of Roman-size soldier bricks, a limestone keystone, all connected by a projecting lintel course. A projecting chimney with decorative brackets begins at the fourth story of the West 36th Street elevation. The building is capped with a modest cornice composed of shallow curved brackets and a brick parapet with pointed-arch triple openings and a modest chimney cap. Between 464 Ninth Avenue and 362 West 36th Street is a small alley fronted with two brick piers with a single-leaf metal door, all topped by a decorative iron arch.

Alterations: Ca. 1940 modifications include removal of pedimented hood over main entrance, infill of openings, and new storefront on West 36th Street, and new storefront framing at the corner storefront; non-historic entry and storefront infill; replacement windows.

History: August Finck acquired the property in 1896 from Herman and Lena Joveshof. In 1897 he constructed a new building designed by Joseph Wolf (1856-1914), an architect who had trained with Richard Morris Hunt. The building matches those at 462 Ninth Avenue and 362 West 36th Street, both constructed at the same time. Wolf opened his architectural practice in 1886, and had supervised the construction of the North Wing (1890-94) of the Metropolitan Museum of Art. In 1940, the corner Ninth Avenue storefront was occupied by a women's and children's clothier and the West 36th Street storefront was occupied by Steve & Al's Luncheonette.

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**NINTH AVENUE, East Side, West 36th to West 37th Streets**

**468 Ninth Avenue / 371 West 36th Street (760-1)**

Date: Pre-1854 (Original address: 414 Ninth Avenue)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style corner pre-law tenement with ground-floor store, identical in appearance to 470 Ninth Avenue. The facade is faced with red brick laid in running bond, now painted red, and is organized into three bays of single window openings, both on Ninth Avenue and West 36th Street, with projecting stone lintels with pressed-metal caps and projecting pressed-metal sills. At the first story there is no visible historic fabric; the storefront is non-historic metal-and-glass infill with large signage and roll-down gates. Part of the original storefront opening on West 36th Street has been infilled with brick. On the Ninth Avenue facade a historic fire escape, with cross-braced balcony railings, runs up the south side of the building. On the West 36th Street elevation, one second-story window has been partially infilled and a smaller window installed, the eastern bay of windows has been infilled with brick, and a large flue runs up the side of the building. The Ninth Avenue facade is capped by a wood cornice that features a flat fascia framed on either end by carved details, S-shaped brackets, and wood molding that is covered in some places with pressed metal. Two chimneys rise above the West 36th Street elevation. The rear elevation, visible over a neighboring building, is faced with red brick, now painted, with single window openings with stone sills. A wide cross-braced fire escape runs up the rear of the building and it is capped by a simple non-historic metal cornice.

Alterations: Non-historic storefront infill; brick infill at storefront and upper-story windows on West 36th Street; infill of historic storefront on West 36th Street; replacement windows.

History: In 1828 the property was sold by George Rapelje to Engle Fick, and later transferred in 1849 to Christian Tietjen. Tietjen sold the property to Diedrich & Metta Bruggemann in 1854 and reacquired it in 1857. He finally sold it to Jacob Schwarz in 1887. It appears that Louis Rupp, a baker, may have begun to lease the storefront as early as 1896, and purchased the building in 1907. In 1940 the corner storefront was occupied by Modern Shoe Repairing and Hat Renovating, the other Ninth Avenue storefront was occupied by a dress shop, and the West 37<sup>th</sup> Street storefront (now infilled) was occupied by a bar and restaurant.

**470 Ninth Avenue (760-1, historically 2)**

Date: Between 1854 and 1859 (Original address: 416 Ninth Avenue)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store, identical in appearance to 468 Ninth Avenue. The facade is faced with red brick laid in running bond, now painted red, and is organized into three bays of single window openings with projecting molded stone lintels and projecting stone sills. At the first story there is no visible historic fabric; the storefront is non-historic metal-and-glass infill with large signage and roll-down gates. On the facade is a historic two-bay-wide fire escape, with simple posts at the railing with and scrolled details. The Ninth Avenue facade is capped by a wood cornice that features a flat fascia framed on either end by carved details, S-shaped brackets, and wood molding that is covered in some places with pressed metal.

Alterations: Non-historic storefront infill; replacement windows.

History: In 1834 George Rapelje sold the property (including lots 2, 5, and 6) to Benjamin F. Howe, who then sold it to William S. Seaman in 1835. It was transferred many times after that, including in 1854 when Seaman sold it to Frederick Keller, who then transferred it to August Madlung in 1855, who then transferred it to Jacob Schnutger in

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1857. It is unclear which owner constructed the building. In 1940, the storefront was occupied by Morton's Sharon Cut Rate Drugs & Luncheon.

#### **472 Ninth Avenue (760-3)**

Date: Between 1867 and 1879  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store and a one-story rear extension. The facade is faced with red brick laid in running bond, now coated and painted white. The facade is organized into three bays of single window openings with brick lintels and projecting stone sills. At the first story the only visible historic fabric are two round cast-iron columns with fluting. The storefront is non-historic stone, metal, and glass infill with a non-historic stone cornice as well as signage and an awning. On the facade is a historic two-bay-wide fire escape, with simple verticals posts at the railing. The facade is capped by a pressed-metal cornice featuring foliate brackets, modillions, and floral motifs set within rectangular panels at the fascia.

Alterations: Non-historic storefront infill; original segmental-arched window openings converted to square-headed with removal of historic projecting stone lintels between 1940 and ca. 1985; sills at second story raised; replacement windows.

History: The property was purchased by Frederick Keller in 1854 from William S. Seaman, along with lots 1, 5 and 6. In 1871 the property was transferred from Frederick Keller to Henry K. Keller. In 1906, Keller sold it to the New Amsterdam Realty Company. In 1940, the storefront was occupied by Al Progresso Pizzeria & Restaurant, makers of Neapolitan pizza.

#### **474 Ninth Avenue (760-4)**

Date: 1876 (NB 349-76\*)  
Architect: George Hobzeit  
Resource: 1 contributing building

Description: Five-story brownstone pre-law tenement with ground-floor store. The façade, which is clad in brownstone that has been coated, is organized into four bays of single-window openings with brick sills and lintels. At the first story there is no visible historic fabric; the entry and recessed storefront are composed of non-historic brick, metal, and glass infill with a roll-down gate. Above, there is a non-historic fire escape and there are several through-wall HVAC units under the windows. The building terminates with signage that reads "Longo Bros. 1933," and a simple parapet topped with a non-historic metal railing. The secondary north elevation has also been coated and has single-window openings that have been infilled.

Alterations: Non-historic storefront infill; upper floor ornamentation and cornice removed between 1940 and ca. 1985; replacement windows.

History: In 1940, the storefront was occupied by Metropolitan Wine & Liquor. Originally constructed in the Italianate style, sometime between 1940 and ca. 1985 all of the building ornamentation (sills, lintels, cornice) were removed from the building, new brick sills and lintels were installed, and the brownstone was coated. The work possibly happened between 1959 and 1960 (ALT 1337-59), when the building was converted from an old-law tenement to a Class "A" Multiple Dwelling. Eventually the building was occupied by the liquor firm Longo Bros., which installed signage on the upper façade and remained in the building until at least the 1980s. In 2020, a restaurant opened with the same name.

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**476 Ninth Avenue (760-77)**

Date: Pre-1854; altered 1938 (ALT 581-37)  
Architect: A.C. Jackson  
Resource: 1 contributing building

Description: Two-story Commercial-style residential building with Flemish details, a ground-floor store and a one-story rear extension. Faced with tan brick laid in Flemish bond, the building is organized into four bays of single-window openings with a shared brick sill course made up of headers and brick lintels composed of soldiers. The first story has a non-historic entry and storefront with metal-and-glass infill and a projecting awning. The building terminates with stepped gable with brick coping.

Alterations: Non-historic entry and storefront; replacement of original six-over-six double-hung windows with non-historic replacements.

History: Originally a three-story building constructed prior to 1854, possibly by John or Robert Provoost, who owned the property beginning in 1838, or Henry Ungrich who sold the property in 1866. In 1937 the Greenwich Savings Bank significantly modified the existing three-story building, filing plans to make the building two stories. Soon after completion, the building was leased by S. Romaniello & Co., wholesale and retail bakers. In the 1980s, the building was occupied by Trio French Bakery, a wholesale supplier to restaurants with a small retail component. Between 2011 and 2016 the building was occupied by Mexican restaurant El Ranchito del Agave. Since 2017, Stiles Food Market has occupied by the space, relocating from a tent at the northwest corner of West 41<sup>st</sup> Street and Ninth Avenue.

**478 Ninth Avenue (760-76)**

Date: Pre-1854 (Original address: 422 Ninth Avenue)  
Architect: Unknown  
Resource: 1 contributing building

Description: Three-story Greek Revival-style pre-law tenement and store with a historic three-story rear building also built before 1854. The front and rear buildings are connected by a one-story extension constructed in 1920 (ALT 3412-20). The facade is faced in red brick laid in running bond and is organized into three bays of single window openings with projecting molded stone lintels and projecting stone sills. At the first story there is no visible historic fabric; the storefront is non-historic metal-and-glass infill with large signage. The building terminates with a modest wood dentiled cornice with a flat, unornamented fascia. The visible secondary north elevation is constructed of red brick, painted and coated in some areas. This elevation shows that of the building is pitched at the rear. A large steel armature is attached to this facade for signage, and on top of the building large dunnage has been constructed for a billboard sign. The rear building, which is minimally visible over the neighboring building to the north, appears to be stuccoed and retain its historic cornice.

Alterations: Non-historic storefront; replacement windows; non-historic signage armature on north elevation and dunnage and billboard sign on roof.

History: Constructed prior to 1854, possibly by John or Robert Provoost, who owned the property beginning in 1838, or Francis McGowan who acquired it in 1847 and sold it to Adam Marquart in 1864. In 1940, one of the two storefronts was occupied by a millinery; the other was for rent.

**480-482 Ninth Avenue / 356.5-358 West 37th Street (760-74, historically 74 and 75)**

Date: Pre-1854; altered between 1935 and 1937 (ALT 550-35)  
Architect: Alfred A. Tearle (10 West 46th Street)

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Resource: 1 contributing building

Description: One-story utilitarian-style corner commercial building. Constructed of brick laid in common bond, now painted a buff color to the north and black to the south, the building has two storefronts on Ninth Avenue and an inactive storefront on West 37th Street. The storefronts are non-historic with metal-and-glass infill and signage. In between the storefronts there is one single window with a projecting brick sill and flat brick lintel, and above, there is a variety of brickwork including a row of headers, long rectangular flat panels framed by bricks, all topped by modest stepped parapets and with stone coping on both elevations.

Alterations: Non-historic storefronts and signage.

History: Originally the site of two four-story buildings constructed prior to 1854 (original address: 424-446 Ninth Avenue / 236 West 37th Street), possibly by John or Robert Provoost, who owned the property beginning in 1838, or Owen Kenny who acquired the property in 1840. In 1935, the General Society for Mechanics and Tradesman, who later owned the property, filed plans to modify the existing four-story buildings, cutting them down and converting them to three one-story stores. In 1940, the storefronts included an Italian meat market, a grocery, and a corner store named Eisenger's, seller of children's and ladies' wear.

#### **NINTH AVENUE, East Side, West 37th to West 38th Streets**

##### **484 Ninth Avenue / 357-361 West 37th Street (761-1)**

Date: 1886 (NB 687-86\*)  
Architect: Thom & Wilson  
Mason: James Cox  
Builder: John F. Moore  
Resource: 1 contributing building

Description: Five-story Queen Anne-style corner old-law tenement with ground-floor stores, one of a pair with 486 Ninth Avenue. Organized with four symmetrical bays of single-window openings on Ninth Avenue, and eight bays of single- and blind-window openings on West 37th Street, the building is faced in red brick laid in running bond and trimmed with sandstone that is now painted. The residential entrance to the building is located on West 37th Street and is composed of a non-historic metal-and-glass door and transom with a stone surround. The first story features a stone water table and several extant cast-iron piers featuring fluting, rosettes, panelized designs, and at some piers, a modest molded cornice. Between the piers are two non-historic storefronts, one on Ninth Avenue and one on West 37th Street, with metal-and-glass infill, awnings, and signage. In between the storefronts is non-historic brick infill and, on West 37th Street, a historic cast-iron lintel with rosettes at the basement sidewalk hatch entrance, possibility indicating that there was once an areaway. Above the first story, the brick has been coated and painted up to the second-story sills. On Ninth Avenue, the two outer bays project slightly and the fire escape runs up the middle two bays. At the outer bays on the second through fourth stories, the windows have projecting sills, quoining, and a projecting bracketed hood lintel. The center bays have projecting sills and flat lintels. The second and third stories have stone sill and lintel courses, and decorative brickwork including brick panels at the spandrels and lintel courses of soldier-brick sawtooth bricks. The fifth story, which has panels of sawtooth brick at the spandrel, has square-headed openings with a segmental-arch above, and is framed by brick corbeling. The West 37th Street elevation repeats the patterns of the Ninth Avenue facade and is organized with a central section of seven window bays bordered by two slightly projecting decorative brick chimneys, and another single bay of blind openings on the west side and window openings on the east side. The chimneys feature corbeling and paired blind openings with keystones at the fifth story. A fire escape runs up the middle of the West 37th Street elevation. The building terminates with a pressed-metal cornice that features geometric-inspired brackets, panels at the frieze with swags, acanthus leaves, and

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starbursts, and a dentil course at the upper molding. The rear elevation, visible over the neighboring parking lot, is coated, has single window openings with stone trim, and a fire escape.

Alterations: Non-historic entry infill on West 37th Street; non-historic storefronts, signage, awnings; non-historic window opening with paired single-light windows on second story of West 37th Street elevation, near the corner; replacement windows throughout; conduits and junction boxes on facade.

History: In 1940 the corner storefront was occupied by The Corner Silk Store and the other Ninth Avenue storefront was occupied by V. DiStasio Latticini Fresca. In 1977, the latticini remained in the building, known as L. Di Stasi, offering a variety of handmade cheeses. At that time, it was owned by Sal Imperati, who learned to make cheese in a small town in Naples. The business was at this location until the building was renovated in 1990 by the Dell'Orto family, owners of Manganaro's Hero Boy.

#### **486 Ninth Avenue (761-2)**

Date: 1886 (NB 688-86\*)  
Architect: Thom & Wilson  
Mason: James Cox  
Builder: John F. Moore  
Resource: 1 contributing building

Description: Five-story Queen Anne-style old-law tenement with ground-floor stores, one of a pair with 484 Ninth Avenue. Organized with four symmetrical bays of single-window openings on Ninth Avenue, the building is faced in red brick laid in running bond and trimmed with sandstone that is now painted. The residential entrance, with non-historic metal-and-glass infill, is located at the center of the first story between two non-historic storefronts with metal-and-glass infill, a large bracket sign, and roll-down gates. There is no visible historic fabric at the first story. Above the first story, the brick has been coated and painted up to the second-story sills. The two outer bays project slightly and the fire escape runs up the middle two bays. At the outer bays on the second through fourth stories, the windows have projecting sills, quoining, and a projecting bracketed hood lintel. The center bays have projecting sills and flat lintels. The second and third stories have stone sill and lintel courses, and decorative brickwork including brick panels at the spandrels and lintel courses of soldier-brick sawtooth bricks. The fifth story, which has panels of sawtooth brick at the spandrel, has square-headed openings with a segmental-arch above, and is framed by brick corbeling. The building terminates with a pressed-metal cornice that features geometric-inspired brackets, panels at the frieze with swags, acanthus leaves, and starbursts, and a dentil course at the upper molding.

Alterations: Non-historic entry infill; non-historic storefronts, signage, awnings; replacement windows.

History: In 1940 the storefronts were occupied by Sal's Meat Market and Trubia Bros. Bakery, makers of Italian sandwiches. In 1971 this was the location of the Empire Coffee and Tea Company, a company established in 1908, which offered a wide array of exotic teas and coffees, and operated a coffee roasting factory in New Paltz, New York. In 2001, Empire Coffee relocated to 568 Ninth Avenue and closed in 2020, due to Covid-19.

#### **488 Ninth Avenue (761-3)**

Date: 1869 (NB 817-69\*)  
Architect: Unknown  
Resource: 1 contributing building

Description: Five-story Italianate-style old-law tenement with ground-floor store and a historic four-story rear building also likely built in 1869 (not shown on maps until 1885, when it was a stable). The front and rear buildings are connected by a one-story extension constructed sometime between 1930 and 1955. The facade is constructed of

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red brick laid in running bond, now coated, and trimmed with stone that has been painted. The facade is organized into four bays of single window openings with projecting molded lintels and projecting sills with sill brackets. At the first story some elements of the historic cast-iron storefront and entry surround are extant. The cast-iron piers visible at the south side are simply designed with recessed panels. The storefront has a recessed center entrance and historic metal framing, with bulkheads (covered with non-historic tile), large show windows with operable hopper transoms. The storefront entry has a historic mosaic tile floor and a non-historic metal-and-glass double-leaf door with a transom. Above the first story is a historic pressed-metal cornice featuring a frieze with a floral motif and egg-and-dart detailing. On the upper stories, several openings retain their historic windows including two on the second story and four on the third story, all two-over-two double-hung sash, except one on the third story that has had a lower sash replaced. A large, illuminated neon bracket sign reading "Tavola" is attached at the second and third stories. The building terminates with a pressed-metal cornice featuring foliated scrolled brackets, modillions, and a paneled frieze. A simple metal fire escape runs up the center of the facade. The building at the rear, constructed before 1885 (probably ca. 1869), is not visible from the street.

Alterations: Replacement entry infill; replacement storefront entry; some replacement windows.

History: 488 Ninth Avenue was the home of Manganaro Grosseria Italiana, which began operating in the building in 1893 when Ernest Petrucci, an immigrant from Naples, opened a wine and spirits store.<sup>1</sup> After Prohibition, Petrucci's nephew James Manganaro took over the space and changed the name to Manganaro's. It has been described since the 1960s as the possible origin of the hero sandwich in the United States. The second half of the twentieth century saw many family disputes and the store finally closed in 2011. When the restaurant Tavola open in the space they kept many interior features including hex-tile floors and pressed-tin ceilings.

#### **492 and 494 Ninth Avenue (761-4, historically 4 and 67)**

Date: 1869 (NB 938-69\*)  
Architect: John J. Burchell  
Resource: 2 contributing buildings

Description: Two five-story Italianate-style pre-law tenements with ground-floor stores and one-story rear-yard extensions. The facades are constructed of red brick laid in running bond and trimmed with stone. Each building's facade is organized into four bays of single window openings with projecting molded lintels and projecting sills with sill brackets. At the first story there is one continuous storefront across both buildings and no visible historic fabric at the exterior. However, behind the storefront windows some fluted cast-iron columns are visible. The non-historic storefront is composed of metal and glass with some historicized details, and a large projecting cornice with integrated lighting. On the upper stories, there are fire escapes that run up the center two bays of each building. The buildings terminate with identical pressed-metal cornices featuring geometric-inspired brackets, modillions, and a paneled frieze.

Alterations: Non-historic entry and storefront; replacement windows.

History: These two lots were acquired by architect and builder John J. Burchell, who was an active real estate developer in the Middle West Side. He sold lot 4 to William Phillips and lot 67 to Catherine Murray the same year. In 1940, the storefront at 492 Ninth Avenue was occupied by Steets Supply Co, which sold electrical and plumbing supplies, and the storefront at 494 Ninth Avenue was occupied by DiPalo's Latticini, an Italian cheese and sandwich shop. The buildings were acquired by the Dell'Orto family, owner of Manganaro's, in 1972 and those businesses continued to operate, along with Luigi's Butcher. By 1977, Manganaro's had expanded into the 492 Ninth Avenue

<sup>1</sup> Josh Barbanel, "Eatery Closes After Decades' Long Family Spat," *Wall Street Journal*, February 28, 2011, <https://www.wsj.com/articles/SB10001424052748703933404576170353672375910>.



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storefront with a shop called "Manganaro's Hero Boy," a restaurant that served heroes. Hero Boy is still in operation today. In 1988, 492 and 494 Ninth Avenue were combined into one multiple dwelling.

#### **496 Ninth Avenue (761-66)**

Date: Between 1867 and 1885  
Architect: Unknown  
Resource: 1 contributing building

Description: Five-story Italianate-style pre-law (probably built before 1879) tenement with ground-floor stores. The facade is constructed of red brick laid in running bond and trimmed with stone. The facade is organized into four bays of single window openings with projecting molded lintels and projecting sills with sill brackets. At the first story there is no visible historic fabric. The non-historic storefront is composed of metal, wood, and glass, with a large flat signband above and a bracket sign. At the top of the signband, immediately below the second-story sills, is a steel I-beam. On the upper stories, a simple metal fire escape runs up the center of the facade. The building is missing its historic cornice and terminates with a stuccoed parapet.

Alterations: Non-historic entry and storefront; replacement windows; removal of historic cornice.

History: George Kern was located in 496 Ninth Avenue as early as 1904 according to advertisements in the *Butchers' Advocate*. In 1910, George Kern was described in *American Meat Trade and Retail Butchers Journal* as a "well known provision man" who "has one of the most sanitary pork cutting establishments in Greater New York."<sup>2</sup> In 1940, the storefront was still occupied by Kern's. In the late 1980s it was occupied by a spin-off of the Meatpacking District's Florent Restaurant, and later, by the Market Café through the mid-2000s.

#### **498 Ninth Avenue (761-65)**

Date: 1940 (NB 37-40)  
Architect: Irving Kirshenblit (928 New Lots Avenue, Brooklyn)  
Resource: 1 contributing building

Description: One-story Commercial-style building faced with red brick laid in common bond. There are two non-historic metal-and-glass storefronts, roll-down gates, and projecting awning. The building is capped by a stepped parapet with red tile coping.

History: Previously the site of a three-story frame building that was sold in 1902 to Helena M.E. Lindemann, whose family owned the corner building at 500 Ninth Avenue. Between 2005 and 2009, it was occupied by Amazonia, a café that offered fresh juices and sandwiches. Today, it is occupied by Farida Restaurant, offering Central Asian cuisine.

#### **500 Ninth Avenue / 355-57 West 38th Street (761-64)**

Date: 1872 (NB 456-72\*)  
Builder: H. Grube  
Resource: 1 contributing building

Description: Five-story Italianate-style pre-law corner tenement with ground-floor stores, historically constructed as three buildings: a 25 x 50 ft. building on the corner and two 25 x 25 ft. buildings on West 38th Street. The elevations are constructed of red brick laid in running bond, covered in some areas with paint, and trimmed with stone. The Ninth Avenue facade is organized into four bays of single window openings, and the West 38th Street elevation with fourteen bays, with projecting molded segmental-arched lintels and projecting sills with sill brackets. Historically, the

<sup>2</sup> "Greater New York Notes," *American Meat Trade and Retail Butchers Journal* (June 19, 1911): 14.

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two 25-foot-wide buildings on West 38th Street had center entrances flanked by storefronts. Between the cast-iron piers, featuring fluting and a panelized designs, is non-historic brick and metal-and-glass storefront infill, as well as extensive signage. The corner building had an entry on West 38th Street with a segmental-arched and bracketed hood. Other openings with projecting lintels have since been infilled. The corner storefront is composed of metal-and-glass infill and clad with white panels that were possibly installed in the mid-twentieth century. Above, a sill course connects the windows on the second story on the Ninth Avenue elevation and the one bay of the West 38th Street elevation. A historic iron window guard remains extant at the southernmost bay of the third story on Ninth Avenue. Three fire escapes run up the West 38th Street elevations—the western one is historic and features decorative basket railings with a central circle motif. The building terminates with a pressed-metal cornice that features scrolled brackets, modillions, and panels at the frieze.

Alterations: Non-historic entry and storefront infill at the first story; modifications to windows at the second story on Ninth Avenue and one bay on West 38th Street including removal of the historic lintel (pre-1932); replacement of original two-over-two arched windows.

History: The property was purchased by John George Lindemann in 1870. In 1872 builder H. Grube constructed what was considered three separate brick store-and-tenement buildings on the site: one 25 x 50 ft. building on the corner, and two 25 x 25 ft. buildings to the east. Historically the buildings were combined in various ways and appear to be one building today. In 1911 it was transferred from John George Lindemann's estate to Katherine F. Lindemann. In 1932 Giovanni Esposito opened an Italian salsicceria in this location, which remains today and is known as Esposito's Meat Market. According to *AMNY* Giovanni began by selling "peasant's food,"—necklines and tripe, for example.<sup>3</sup> Eventually, his sons recognized the growing demand for their products and split the business into two separate entities: a retail butcher shop and a wholesale manufacturer and distributor of sausage. After Giovanni, his son Teddy operated the business, then his grandson Robert. A Charles Von Urban image from 1932 also shows that the building was occupied by dentist and a cafe. In 1940 the corner storefront was occupied by a florist and the West 38th Street storefront was occupied as a laundry.

### **NINTH AVENUE, East Side, West 38th to West 39th Streets**

#### **502-504 Ninth Avenue / 355-359 West 38th Street (762-1, historically 1 and 2)**

Date: 2008  
Architect: Paul Golden and Israel Peles  
Resource: 1 non-contributing building due to date of construction

Description: Nine-story contemporary condominium building known as "38 Nine." The building, faced in orange-color brick, has retail at the first story and residential floors above with single-window openings and balconies on both elevations. The tenth story penthouse, clad in a tan-color material, is setback from the street wall. A large mechanical bulkhead and water tower rises above that.

#### **506 Ninth Avenue (762-3)**

Date: 1892 (NB 538-92\*)  
Architect: Charles William (C.W.) Clinton  
Resource: 1 contributing building

Description: Six-story Renaissance Revival-style old-law tenement building with ground-floor store. The building is four bays wide with single window openings. The façade is constructed of red brick laid in running bond trimmed

<sup>3</sup> Dennis Lynch, "No Bones About It: Esposito Meat Market Endures," *AMNY*, March 9, 2017, <https://www.amny.com/news/no-bones-about-it-esposito-meat-market-endures/>.

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with stone. There is no visible extant historic fabric at the first story. The upper stories feature square-headed openings with projecting stone sills and flat stone lintels both connected by a sandstone stringcourse. A fire escape, dating to before 1940, runs up the center of the facade. The building is capped by a pressed-metal cornice featuring festoons in the frieze, dentils, and scrolled modillions. A one-story non-historic rooftop addition, faced with red brick, with two window openings, rises above the historic cornice at the street wall plane.

Alterations: Non-historic entry and storefront infill at the first story; replacement windows; non-historic rooftop addition at the sixth story (built between 2011 and 2013).

History: In 1940 the storefronts were occupied by an Italian bakery and pizzeria and Horn Paint. In 1977, the Greenwich Nursery was located in the building. Historically a five-story building, a one-story rooftop addition was added to the building sometime between 2011 and 2013.

#### **508 Ninth Avenue (762-4)**

Date: 1900  
Architect: G.F. Pelham (503 Fifth Avenue)  
Resource: 1 contributing building

Description: Six-story Renaissance Revival-style brick-and-stone old-law tenement with ground-floor store. Organized with four symmetrical bays of single window openings, the building is faced in tan brick laid in running bond, trimmed with stone and terra cotta. At the north side of the first story, an arched entrance porch (historically in the center of the building) is carried on columns and topped by a full entablature. The storefront is composed of non-historic metal-and-glass infill with a red-tile canopy. The second and third stories have window openings with pediments (curved and pointed, respectively) at the ends and flat-headed paired windows with bracketed lintels in the center; the fourth story has round-arched openings with keystones with heads; and the fifth and sixth stories have flat-headed openings with keystones with heads and small cartouches. The facade features decorative terra-cotta banding at the lower stories, and brick banding above. The upper stories have engaged pilasters with heads and decorative brick and terra-cotta spandrel panels. The building terminates with a large, bracketed cornice with dentils, modillions, and a panel reading "OREGON." A simple metal fire escape runs up the center of the facade.

Alterations: Historic entrance porch moved to north bay; non-historic entry and storefront infill at the first story; replacement windows.

History: This building replaced the Knox Memorial Chapel which had been constructed by the Reformed Protestant Dutch Church in 1868. In 1898 the chapel was related to 405 West 41st Street. In 1900 Joseph L. Bittenweiser, a Philadelphia-born lawyer who was active in real estate, acquired the property and constructed 508-10 Ninth Avenue. He soon after sold the buildings to Henry & Jacob Abeles in 1902.

#### **510 Ninth Avenue (762-5)**

Date: 1900  
Architect: G.F. Pelham (503 Fifth Avenue)  
Resource: 1 contributing building

Description: Six-story Renaissance Revival-style brick-and-stone old-law tenement with ground-floor stores. Organized with four symmetrical bays of single window openings, the building is faced in tan brick laid in running bond, trimmed with stone and terra cotta. At the center of the first story, an arched entrance porch is carried on columns and topped by a full entablature. The second and third stories have window openings with pediments (curved and pointed, respectively) at the ends and flat-headed paired windows with bracketed lintels in the center; the fourth story has round-arched openings with keystones with heads; and the fifth and sixth stories have flat-headed openings with keystones with heads and small cartouches. The facade features decorative terra-cotta banding at the lower

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stories, and brick banding above. The upper stories have engaged pilasters with heads and decorative brick and terracotta spandrel panels. Two historic arched double-hung windows remain at the fourth story; otherwise, all of the windows are replacements. The building terminates with a large, bracketed cornice with dentils, modillions, and a panel reading "MAINE." A simple metal fire escape runs up the center of the facade.

Alterations: Non-historic entry and storefront infill at the first story; mostly replacement windows.

History: This building replaced the Knox Memorial Chapel which had been constructed by the Reformed Protestant Dutch Church in 1868. In 1898 the chapel was related to 405 West 41st Street. In 1900 Joseph L. Bittenweiser, a Philadelphia-born lawyer who was active in real estate, acquired the property and constructed 508-10 Ninth Avenue. He soon after sold the buildings to Henry & Jacob Abeles in 1902. In 1940, the northern storefront was occupied by Jimmie's Meat Market.

### **516 Ninth Avenue (762-73)**

Date: Between ca.1844 and 1854 (Original address: 468 Ninth Avenue)  
Architect: Unknown  
Owner: Ann Eliza Cairns  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store. The facade is faced with red brick laid in running bond, now coated, and is organized into three bays of single window openings with projecting stone lintels and projecting pressed-metal sills. At the first story the only historic fabric appears to be a transom over the residential entrance; the storefront is non-historic metal-and-glass infill with roll-down gates. Between the first and second stories is a band of brownstone. At the second story there is a bracket sign that was installed prior to 1940. A fire escape with twisted metal balusters runs up the northern two bays. The building is capped by a wood cornice that features a flat fascia, scrolled brackets, and carved drop details on the outer ends.

Alterations: Non-historic entry and storefront infill at the first story; replacement windows.

History: The property was acquired by Ann Eliza Cairns, one of the inheritors of the Rem Rapelje estate, in 1844 and likely developed shortly thereafter. Cairns died in 1866, but the property she owned (including lots 68-73) was held in her family until 1909. For much of that time the Cairns estates were run by A. Ward, described as a "pioneer in the real estate business of the lower west side," with offices at 516 Ninth Avenue in 1898.<sup>4</sup> In 1909 the properties were sold to the New Amsterdam Realty Company, and later, in 1914, to the Dayton Estates Corp. In 1931, the storefront was occupied by a beauty shop. In 1940, the storefront was occupied by the Midtown Silk Remnants Store, sellers of silks, woolens, and cotton goods. By 1942, the storefront was occupied by the European Food Importing Company run by George M. Agrocosta. In 1971, the Joe Esposito Pork Store was in this location. Michael's Meat Market then occupied the ground floor from the early 1980s until 2006.

### **518 Ninth Avenue (762-72)**

Date: Between ca.1844 and 1854 (Original address: 470 Ninth Avenue)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store. The facade is faced with red brick laid in running bond, now coated, and is organized into three bays of single window openings with projecting stone lintels and projecting stone sills. At the first story there is no visible historic fabric; the storefront is non-historic

<sup>4</sup> *A History of Real Estate, Building and Architecture in New York City During the Last Quarter Century* (New York: Record and Guide, ca. 1898), 218.

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metal-and-glass infill with roll-down gates and an awning. At the second story there is a non-historic bracket sign. A fire escape with simply designed baskets runs up the northern two bays. The building is capped by a wood cornice that features a flat fascia, scrolled brackets, and carved drop details on the outer ends.

Alterations: Non-historic entry and storefront infill at the first story; replacement windows.

History: The property was acquired by Ann Eliza Cairns, one of the inheritors of the Rem Rapelje estate, in 1844 and likely developed shortly thereafter. Cairns died in 1866, but the property she owned (including lots 68-73) was held in her family until 1909, at which time the properties were sold to the New Amsterdam Realty Company, and later, in 1914, to the Dayton Estates Corp. In 1940 the storefront was occupied by Liberty Fish Market.

### **520 Ninth Avenue (762-71)**

Date: Between ca.1844 and 1854 (Original address: 472 Ninth Avenue)

Architect: Unknown

Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store. The facade is faced with red brick laid in running bond, now coated, and is organized into three bays of single window openings with projecting stone lintels and projecting pressed-metal sills. At the first story there is no visible historic fabric; the storefront is non-historic stone veneer, metal-and-glass infill with a large awning. A non-historic fire escape runs up the northern two bays. The building is capped by a wood cornice that features a flat fascia, scrolled brackets, and carved drop details on the outer ends.

Alterations: Non-historic entry and storefront infill at the first story; replacement windows.

History: The property was acquired by Ann Eliza Cairns, one of the inheritors of the Rem Rapelje estate, in 1844 and likely developed shortly thereafter. Cairns died in 1866, but the property she owned (including lots 68-73) was held in her family until 1909, at which time the properties were sold to the New Amsterdam Realty Company, and later, in 1914, to the Dayton Estates Corp. In 1931, the storefront was occupied by Vogel's Shoe Shop and in 1940 by Betty Lee Shoes.

### **522 Ninth Avenue / 356 West 39th Street (762-70)**

Date: Between ca.1844 and 1854 (Original address: 474 Ninth Avenue); altered 2009

Architect: Unknown

Resource: 1 non-contributing building due to alterations—post-period of significance

Description: Highly altered five-story plus penthouse corner building. Originally a four-story Italianate-style pre-law tenement and store, the building was significantly altered in 2009, at which time the fifth story and penthouse were added and changes were made to the building elevations. Although some historic brick remains, it is obscured by these alterations that include modifications to the window openings (removal of original lintels and sills, infill of openings), horizontal stone banding at each floor, through-window AC units, and the removal of the historic cornice.

History: The property was acquired by Ann Eliza Cairns, one of the inheritors of the Rem Rapelje estate, in 1844 and likely developed shortly thereafter. Cairns died in 1866, but the property she owned (including lots 68-73) was held in her family until 1909, at which time the properties were sold to the New Amsterdam Realty Company, and later, in 1914, to the Dayton Estates Corp. In 1931, the storefront was occupied by Bosco Bros. Meat Market, which remained until 1960. Giovanna's Bakery opened there from 1961 until 1988, when the Cupcake Café moved in. In 2004, the Cupcake Café relocated to 545 Ninth Avenue.

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**NINTH AVENUE, East Side, West 39th to West 40th Streets**

**524 Ninth Avenue / 359 West 39th Street (763-1)**

Date: Between 1854 and 1859 (Original address: 476 Ninth Avenue)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law corner tenement with ground-floor store. The facade is faced with red brick laid in running bond, now painted. The Ninth Avenue facade is organized into three bays of single window openings with projecting stone sills and lintels. The West 39th Street elevation has two bays of single window openings with projecting stone sills and flat lintels. At the first story there is no visible historic fabric; the storefront is non-historic metal-and-glass infill with an awning. A historic fire escape featuring decorative basket railings and ornamental panel in the center runs up the northern bay and connects to the neighbor at 526 Ninth Avenue. The building is capped by a wood cornice that features a flat fascia and brackets.

Alterations: Contemporary storefront infill, signage, awnings, lighting; non-historic entry infill on West 39th Street; moldings at lintels removed in some locations; removal of original two-over-two double-hung windows; visible cell-tower equipment at the roof.

History: Thomas Ginger acquired this property (including lots 1-4, and 6-7) in 1854. Ginger died in 1889, and his estate was later transferred to his children Emma. W. Bahrenburg, Caroline Arras and Louise Arras in 1902. In 1940 the storefront was occupied by Schneider Dry Goods. In 1977 the storefront was occupied by Mabuhay, Oriental Foods, a seller of Chinese and Japanese vegetables, Thai and Indonesian spices and herbs, as well as other Asian products, by 1998 it was the location of West Africa Grocery.

**526 Ninth Avenue (763-2)**

Date: Between 1854 and 1859 (Original address: 478 Ninth Avenue)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store. The facade is faced with red brick laid in running bond and is organized into three bays of single window openings with projecting stone stills and lintels (now painted). At the first story there is no visible historic fabric; the storefront is non-historic metal-and-glass infill with an awning. A historic fire escape featuring decorative basket railings and ornamental panel in the center runs up the northern bay and connects to the neighbor at 524 Ninth Avenue. The building is capped by a wood cornice that features a flat fascia and brackets. Above the cornice there is a visible non-historic railing at the roof.

Alterations: Non-historic entry and storefront infill at the first story; removal of original two-over-two double-hung windows; thru-wall AC units above and below windows; non-historic roof railing.

History: Thomas Ginger acquired this property (including lots 1-4, and 6-7) in 1854. Ginger died in 1889, and his estate was later transferred to his children Emma. W. Bahrenburg, Caroline Arras and Louise Arras in 1902. In 1940, the storefront was occupied by Roxy Restaurant & Lunch, which specialized in steaks and chops. In 1977, this was the location of Little Quiapo, a Philippine grocery store selling fruits, vegetables, roots, spices, and ice cream.

**528 Ninth Avenue (763-3)**

Date: Between 1854 and 1859 (Original address: 480 Ninth Avenue)  
Architect: Unknown

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Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store. The facade is faced with red brick laid in running bond and is organized into three bays of single window openings with projecting stone lintels and sills. At the first story there is some historic sheet-metal metal cornice visible above the main entry, that has non-historic infill. The storefront is non-historic metal-and-glass infill with a projecting signboard and non-historic lighting. A historic fire escape featuring decorative basket railings and ornamental panel in the center runs up the northern bay and connects to the neighbor at 530 Ninth Avenue. The building is capped by a sheet-metal cornice that features scrolled brackets and a panelized design at the fascia.

Alterations: Non-historic entry and storefront infill at the first story; removal of original two-over-two double-hung windows.

History: Thomas Ginger acquired this property (including lots 1-4, and 6-7) in 1854. Ginger died in 1889, and his estate was later transferred to his children Emma. W. Bahrenburg, Caroline Arras and Louise Arras in 1902. In 1937, the building was occupied by C. Spina Victory Pastry Shop, an Italian pasticceria with fountain service.

#### **530 Ninth Avenue (763-4)**

Date: Between 1854 and 1859 (Original address: 482 Ninth Avenue)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store. The facade is faced with red brick laid in running bond and is organized into three bays of single window openings with projecting stone lintels and sills. At the first story there is no visible historic fabric; the storefront is non-historic metal-and-glass infill with a large projecting awning. A historic fire escape featuring decorative basket railings and ornamental panel in the center runs up the southern bay and connects to the neighbor at 528 Ninth Avenue. A large non-historic sign is located between the second and third stories. The building is capped by a sheet-metal cornice that features scrolled brackets and a panelized design at the fascia.

Alterations: Non-historic entry and storefront infill at the first story; removal of original two-over-two double-hung windows; non-historic signage between second and third stories.

History: Thomas Ginger acquired this property (including lots 1-4, and 6-7) in 1854. Ginger died in 1889, and his estate was later transferred to his children Emma. W. Bahrenburg, Caroline Arras and Louise Arras in 1902. In 1940 the storefront was occupied by the New World's Food Market, which sold fruit and vegetables.

#### **532 Ninth Avenue (763-5)**

Date: 1887 (NB 153-87\*)  
Architect: George (Geo.) Keister  
Resource: 1 contributing building

Description: One of a row of three five-story Renaissance Revival-style old-law tenement with ground-floor store. The facade is constructed of red Philadelphia brick laid in running bond with projecting brownstone sills and lintels and is four bays wide. The ground floor is composed with a non-historic entrance at the center flanked by non-historic, metal-and-glass storefront infill and signage. Visible historic fabric at the ground floor is limited to three cast iron piers—two at the center building entrance and the third at the south party-wall. The facade visible between the signage and second floor sills is concrete. The second through fourth stories are characterized by a projection of the facade at the center two bays; at the second floor, the projecting brownstone lintel spans the full width of the

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projection. The flush brownstone stringcourse connects the projecting brownstone sills at the second through fourth stories, and the projecting brownstone lintel at the fourth floor is continuous across the full width of the facade. Above the fourth-story continuous lintel is a decorative incised brick spandrel, contained to the projecting bays. The fifth-story windows have a continuous denticulated molding string course at the sill and simple, flush lintels. One historic two-over-two, wood window remains at the fourth-story north window. A historic wrought-iron fire escape with decorative basket railings in a cyma recta shape runs up the projecting paired center bays. The building is capped by pressed-metal cornice that features a corbel table with paired arched corbels, a denticulated band, and egg-and-dart molding.

Alterations: Non-historic entry and storefront infill and signage at the first story; replacement windows; monochromatic coating on the masonry.

History: William Rankin purchased the property (including lots 5, 76, and 77) in 1897 from Nicholas Seagrist. The buildings were designed by George Keister whose works include the Hotel Gerard (NR 1983). Shortly after construction Rankin sold the buildings to Charles L. Ritzmann who then sold each building to separate owners. In 1967, a Greek bakery called Velissarian was located in the storefront.

#### **534 Ninth Avenue (763-77)**

Date: 1887 (NB 153-87\*)  
Architect: George (Geo.) Keister  
Resource: 1 contributing building

Description: One of a row of three five-story Renaissance Revival-style old-law tenements with ground-floor stores. The facade is constructed of red Philadelphia brick laid in running bond with projecting brownstone sills and lintels and is four bays wide. The ground floor is composed with a non-historic entrance at the center flanked by non-historic, metal-and-glass storefront infill and signage. There is no visible historic fabric at the ground floor. The second through fourth floors are characterized by a projection of the facade at the center two bays; at the second floor, the projecting brownstone lintel spans the full width of the projection. A simple brownstone stringcourse connects the projecting brownstone sills at the second through fourth floors, and the projecting brownstone lintel at the fourth floor is continuous across the full width of the facade. Above the fourth-story continuous lintel is a decorative incised brick spandrel, contained to the projecting bays. The fifth-story windows have a continuous denticulated molding string course at the sill and simple, flush lintels. A historic wrought-iron fire escape with decorative basket railings in a cyma recta shape runs up the projecting paired center bays. The building is capped by press metal cornice that features a corbel table with paired arched corbels, a denticulated band, and egg-and-dart molding.

Alterations: Non-historic entry and storefront infill and signage at the first story; replacement windows; coating on the masonry.

History: William Rankin purchased the property (including lots 5, 76, and 77) in 1897 from Nicholas Seagrist. The buildings were designed by George Keister whose works include the Hotel Gerard (NR 1983). Shortly after construction Rankin sold the buildings to Charles L. Ritzmann who then sold each building to separate owners. In 1940 the storefronts were occupied by a meat market called Pioneer Market and Pane's Sorrento Latticini, a shop selling southern-Italian style cheeses and dairy products. Today, the storefront is occupied by Snax Spot, owned by a family from Bangladesh that has been in the neighborhood for over twenty years who also operate two adjacent stores.

#### **536 Ninth Avenue (763-76)**

Date: 1887 (NB 153-87\*)  
Architect: George (Geo.) Keister  
Resource: 1 contributing building



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Description: One of a row of three five-story Renaissance Revival-style old-law tenements with ground-floor stores. The facade is constructed of red Philadelphia brick that is painted and laid in running bond with projecting brownstone sills and lintels and is four bays wide. The ground story is composed with a non-historic entrance at the center flanked by non-historic, metal-and-glass storefront infill and signage. Visible historic fabric at the ground story is limited to one cast iron piers at the south side of the center building entrance. The second through fourth stories are characterized by a projection of the facade at the center two bays; at the second story, the projecting brownstone lintel spans the full width of the projection. A simple brownstone stringcourse connects the projecting brownstone sills at the second through fourth stories, and the projecting brownstone lintel at the fourth story is continuous across the full width of the facade. Above the fourth-story continuous lintel is a decorative incised brick spandrel, contained to the projecting bays. The fifth-story windows have a continuous denticulated molding string course at the sill and simple, flush lintels. A historic wrought-iron fire escape with decorative basket railings runs up the projecting paired center bays. The building is capped by press metal cornice that features a corbel table with paired arched corbels, a denticulated band, and egg-and-dart molding.

Alterations: Non-historic entry and storefront infill and signage at the first story; replacement windows; coating on the masonry; brick replacement at the second story.

History: William Rankin purchased the property (including lots 5, 76, and 77) in 1897 from Nicholas Seagrist. The buildings were designed by George Keister whose works include the Hotel Gerard (NR 1983). Shortly after construction Rankin sold the buildings to Charles L. Ritzmann who then sold each building to separate owners. In 1940 the storefront was occupied by a shop called The Poultry King.

**538-542 Ninth Avenue / 360 West 40th Street (763-73)**

Date: Pre-1854, altered 1951 (ALT 587-51)

Architect: Unknown

Resource: 1 non-contributing building due to alterations—post-period of significance

Description: One-story corner commercial building with no visible historic fabric. At the corner store, glazed-tile veneer wraps the masonry piers and non-historic metal and glass sliding storefront infill spans the masonry openings. A large metal signage awning caps the storefront. The center storefront also features non-historic, metal-and-glass, sliding storefront infill and signage above. The southern non-historic storefront comprises wood paneling, a nine-light wood-and-glass door, sliding metal-and-glass windows, and neon signage.

History: Alexander Mooney purchased the lots from Philip Burrows in 1846 and likely built the three pre-law tenements with stores sometime shortly after that. Sometime after Mooney died in 1876 the lots were sold to different owners. In 1923, the three original lots were purchased by Elizabeth McGowan who sold them to Samuel Schlossman, who combined the buildings into one building between 1926 and 1927 (ALT 1562-26). In 1951, the building was cut down to one story.

**NINTH AVENUE, West Side, West 39th to West 40th Streets**

**523 Ninth Avenue / 401-403 West 39th Street (737-31)**

Date: Pre-1854, altered ca. 1985 (ALT 416-85?)

Architect: Unknown

Resource: 1 non-contributing building due to alterations—post-period of significance

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Description: Four- and five-story Revival-style residential building with ground-floor store. Originally a four-story building, the façade and West 39th Street elevation were rebuilt, and an additional story added sometime in the 1980s or 1990s. The walls are constructed of red brick laid in running bond with single window openings (four on Ninth Avenue, and eleven on West 39th Street), trimmed with a light-color stone. At the first story, contemporary metal and glass storefronts wrap the corner. Above, the windows have projecting stone sills and splayed stone lintels with projecting keystones, all connected by a lintel course (all non-historic). The main five-story corner section of the building is topped by a non-historic metal entablature with some historicized detailing. The four-story section of the building is capped by a stone balustrade. Two fire escapes are located on the West 39th Street elevation.

History: Built prior to 1854, this four-story pre-law tenement was significantly rebuilt in the 1980s when it got a new façade and a rooftop addition. From the late 1950s to late 1980s, the building was occupied by Vinnie's Fruit Market.

### **525 Ninth Avenue (737-32)**

Date: Pre-1854, altered ca. 1985 (ALT 416-85?)

Architect: Unknown

Resource: 1 non-contributing building due to alterations—post-period of significance

Description: Five-story Revival-style residential building with ground-floor store. The was rebuilt sometime in the 1980s or 1990s and is constructed of red brick laid in running bond with single window openings trimmed with a light-color stone. At the first story are contemporary metal and glass storefronts and above are window openings with projecting stone sills and splayed stone lintels with projecting keystones (all non-historic). The building is capped by a non-historic metal entablature with some historicized detailing. A metal fire escape is located on the north side of the facade.

History: Built prior to 1854 as a four-story pre-law tenement, the building was significantly rebuilt in the 1980s when it got a new façade and a rooftop addition. In 1937 the building was occupied by Victory Bar & Grill. From the mid-1980s to the late 1990s it was occupied by International Cheese Market, which specialized in international cheeses and Turkish groceries.

### **527 Ninth Avenue (737-33)**

Date: Front—Between 1859 and 1867  
Rear—Pre-1854

Architect: Unknown

Resource: 2 contributing buildings

Description: Four-story Italianate-style pre-law tenement with ground-floor store and one-story rear extension. The facade is constructed of red brick laid in running bond, trimmed with stone trim that has been coated. The facade is organized into four bays of single window openings with segmented lintels and projecting sills with sill brackets. At the first story there is a single extant square-shaped cast-iron pier at the south end with panelized detailing; the rest of the storefront is non-historic. The pressed-metal cornice features foliated scrolled brackets and foliated designs set within panels within the frieze. A simple metal fire escape runs up the center of the facade. The building at the rear, constructed before 1854, is not visible from the street. Historically it was four stories, but in current aerial views it appears to be closer to two to three stories.

Alterations: Non-historic storefront, infill, awning; moldings at lintels removed.

History: James Bleusley acquired lots 27 through 34 in 1840. In 1846, the property was acquired by Patrick Casey, who then sold it to Leopold Leicht in 1864. In 1936 the storefront was occupied by Central Fish Market, until they closed in the late 1990s.

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**529 Ninth Avenue (737-34)**

Date: Front—Between 1854 and 1859  
Rear—Pre-1854  
Architect: Unknown  
Resource: 2 contributing buildings

Description: Four-story Italianate-style pre-law tenement with ground-floor store and one-story rear extension. The facade is constructed of red brick, now coated, laid in running bond, trimmed with stone trim that has been coated. The facade is organized into three bays of single window openings with segmented lintels and projecting sills with sill brackets, many of which have been coated and painted. The first-story storefront is non-historic. The pressed-metal cornice features single and paired foliated scrolled brackets and foliated designs set within panels within the frieze. A simple metal fire escape runs up the north side of the facade. The brick building at the rear, constructed before 1854, is not visible from the street. In aerial views it appears to be connected to the main building via the one-story rear extension.

Alterations: Non-historic storefront, infill, awning, signage; moldings at lintels removed; replacement windows.

History: James Bleusley acquired lots 27 through 34 in 1840. In 1846, the property was acquired by Michael McAviney, sold to Thomas Maheney in 1850, and then to Leopold Leicht in 1860. In 1892, Susanna Leicht sold the building to Richard Languth. In 1940, the storefront was occupied by a grocery store that specialized in pure olive oil. From the late 1940s, the store, International Groceries was owned by the Smitsis family, who added Greek butcher specialties. In the late 1960s the Smitsis' were joined by the Karamouzis brothers, Panayiotis, Sotirios and Dinos, who assumed full ownership of the business in the 1970s. In 1983, a second branch International Foods opened at 543 Ninth Avenue, just north of West 40th Street. In 1998, the original International Groceries closed at this location and between 2013 and the present has been occupied by Big Apple Meat Market.

**531 Ninth Avenue (737-35)**

Date: Between 1854 and 1859  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store. The facade is constructed of red brick laid in running bond, trimmed with stone trim that has been coated. The facade is organized into three bays of single window openings with splayed lintels and flat sills. The first-story storefront is non-historic. The pressed-metal cornice, which projects slightly at the center bay, features brackets with geometric designs, panelized designs at the frieze and a row of dentils. A simple metal fire escape runs up the north side of the facade.

Alterations: Non-historic storefront, infill, and signage; moldings at sills and lintels removed; replacement windows.

History: Lots 27 through 45 were acquired by Joseph Harrison in 1841. James Harrison transferred lots 35 through 45 to George & William B. Lewis in 1859, who then sold all but lot 44 to Charles L. Warner in 1859. In 1860, Warner sold the individual lots, indicating that he had developed the properties on a speculative basis. Lot 35 was sold to William W. Green, along with lot 36, in that year. In 1940 the storefront was occupied by Pop Harts Fruits, which remained until the late 1980s.

**533 Ninth Avenue (737-36)**

Date: Between 1854 and 1859  
Architect: Unknown

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Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store. The facade is constructed of red brick laid in running bond, trimmed with stone trim that has been coated or painted. The facade is organized into three bays of single window openings with splayed lintels and flat sills. At the south end of the first story there is one extant square-shaped cast-iron pier with a panelized design; otherwise, the storefront is non-historic. At the fourth story the windows are capped by pedimented hoods featuring a lions' head. The pressed-metal cornice features single and paired foliated scrolled brackets and recessed panels at the frieze. A simple metal fire escape runs up the southern two bays of the facade.

Alterations: Non-historic storefront, infill, awning, signage; pedimented hoods removed from windows at second and third stores; sills replaced; replacement windows.

History: Lots 27 through 45 were acquired by Joseph Harrison in 1841. James Harrison transferred lots 35 through 45 to George & William B. Lewis in 1859, who then sold all but lot 44 to Charles L. Warner in 1859. In 1860, Warner sold the individual lots, indicating that he had developed the properties on a speculative basis. Lot 36 was sold to William W. Greene along with lot 35, in that year. In 1940 the storefront was occupied by L. Feder Grocery. F & L Meat Market, operated by Louis Finkelstein, known as "Filipino Lou," opened in 1946 and closed in the late 1980s.<sup>5</sup>

#### **535 Ninth Avenue (737-37)**

Date: Between 1854 and 1859

Architect: Unknown

Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store and a two-story extension at rear. The building is part of a row of three, from 535 to 539 Ninth Avenue. The facade is constructed of red brick laid in running bond, trimmed with stone trim that has been painted. The facade is organized into three bays of single window openings with flat brick lintels and sills. The first-story storefront is non-historic. The pressed-metal cornice features single and paired foliated scrolled brackets and recessed panels at the frieze. A simple metal fire escape runs up the southern two bays of the facade.

Alterations: Non-historic storefront, infill, signage; moldings at sills and lintels removed; replacement windows.

History: Lots 27 through 45 were acquired by Joseph Harrison in 1841. James Harrison transferred lots 35 through 45 to George and William B. Lewis in 1859, who then sold all but lot 44 to Charles L. Warner in 1859. In 1860, Warner sold the individual lots, indicating that he had developed the properties on a speculative basis. Lot 37 was sold to Charles Graham that year. In 1940, the storefront was occupied by the Fair Deal Dairy Co., operated by Irving Kratchman. In front of the store was a fruit and vegetable stand, operated by Hyman Fanshel, that offered beans and specialty canned foods.<sup>6</sup> The West African Grocery operated at this location from the early 1980s to the early 2000s.

#### **537 Ninth Avenue (737-38)**

Date: Between 1854 and 1859

Architect: Unknown

Resource: 1 contributing building

<sup>5</sup> Jean Hewitt, "For Exotic Filipino Foods, 9<sup>th</sup> Ave. Is the Place," *New York Times*, March 2, 1971.

<sup>6</sup> David Fanshel, *Navigating the Course: A Man's Place in His Time* (No place: Wordsworth, 2011), chap. 8, [https://www.google.com/books/edition/Navigating\\_the\\_Course/SXRXjNyHkkgC?hl=en&gbpv=0](https://www.google.com/books/edition/Navigating_the_Course/SXRXjNyHkkgC?hl=en&gbpv=0).

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Description: Four-story Italianate-style pre-law tenement with ground-floor store and a one-story extension at the rear. The building is part of a row of three, from 535 to 539 Ninth Avenue. The facade is constructed of red brick laid in running bond, trimmed with sandstone. It is organized into three bays of single window openings with molded sandstone lintels and projecting sandstone sills. At the first story a small portion of the historic storefront cornice appears to remain extant over the main entry; otherwise, the storefront is non-historic. Historic four-over-four double-hung wood windows remain at the third story; the rest are replacement windows. The pressed-metal cornice features single and paired foliated scrolled brackets and recessed panels at the frieze. A simple metal fire escape runs up the southern two bays of the facade.

Alterations: Non-historic storefront, infill, signage; some replacement windows.

History: Lots 27 through 45 were acquired by Joseph Harrison in 1841. James Harrison transferred lots 35 through 45 to George & William B. Lewis in 1859, who then sold all but lot 44 to Charles L. Warner in 1859. In 1860, Warner sold the individual lots, indicating that he had developed the properties on a speculative basis. Lot 38 was sold to William Bell and Charles Graham that year. In 1940, the storefront was occupied by John Clifford, who sold fancy groceries, include tea and coffee.

#### **539 Ninth Avenue / 400 West 40th Street (737-39)**

Date: Between 1854 and 1859  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law corner tenement with ground-floor store. The building is part of a row of three, from 535 to 539 Ninth Avenue. The facade is constructed of red brick laid in running bond, trimmed with sandstone. It is organized into three bays of single window openings on the Ninth Avenue facade, and five bays of single and paired window openings on the West 40th Street elevation, all with molded sandstone lintels and projecting sandstone sills. The first story storefront is non-historic and the West 40th Street has non-historic brick infill that has been painted. The pressed-metal cornice, only on the Ninth Avenue facade, features single and paired foliated scrolled brackets and recessed panels at the frieze. The West 40th Street elevation terminates with a simple brick parapet and coping.

Alterations: Non-historic storefront, infill, signage; replacement windows; on the West 40th Street elevation non-historic brick infill at the first story, an exhaust flue, wall-mounted HVAC units, and through-wall louvers.

History: Lots 27 through 45 were acquired by Joseph Harrison in 1841. James Harrison transferred lots 35 through 45 to George & William B. Lewis in 1859, who then sold all but lot 44 to Charles L. Warner in 1859. In 1860, Warner sold the individual lots, indicating that he had developed the properties on a speculative basis. Lot 39 was sold to Peter McLaughlin that year. In 1940 the storefront was occupied by a linoleum and bedding store.

#### **NINTH AVENUE, West Side, West 40th to West 41st Streets**

##### **541-547 Ninth Avenue (1050-29, historically 29, 30, 130, 31)**

Date: Between 1854 and 1859 (Original address: 399-405 Ninth Avenue)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenements that were connected at the ground and upper stories during the 1950s and 1960s. The building has ground-floor stores and a one-story rear yard extension that was built over several campaigns. The exterior is constructed of red brick laid in running bond, trimmed with stone. On the Ninth

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Avenue facade, each tenement is organized into three bays of single window openings (numbering twelve bays across the entire facade) and on the West 40th Street elevation there are five bays of single window openings. The Ninth Avenue ground story is composed of contemporary metal-and-glass storefronts divided by piers that are coated with stucco. The storefronts, and a section of brick infill on the West 40th Street elevation, are topped by a continuous projecting pressed-metal cornice and various forms of contemporary signage. The building's residential entrances are located at 547 Ninth Avenue, where there is a contemporary metal multi-light door and transom behind a small metal railing and gate, and on the West 40th Street elevation, where there is a tall opening with a projecting stone lintel and a contemporary metal door with divided lights and a multi-light transom above. The one-story rear extension at 541 Ninth Avenue is clad with red brick with simple stone coping and a metal railing above. The upper stories have taller windows at the parlor (second story) level and smaller windows above, all with projecting stone lintels and sills. The sills and lintels are replacements that were installed in 1996 and designed to match the historic profile based on the ca. 1940 Tax Department photographs. The second story has non-historic iron window guards. On the West 40th Street elevation there are large steel beams above the second and third story windows. The building terminates with a historic wood cornice featuring a rounded foot molding, abstracted scroll-shaped brackets with deep vertical grooves, and recessed rectangular panels at the frieze. The uppermost section of the cornice is covered with profiled cap flashing.

Alterations: Replacement entry and storefront infill; non-historic brick infill on West 40th Street; non-historic metal steel beams on second and third stories; non-historic sills and lintels on upper stories; replacement of original two-over-two double-hung window; replacement of select area of brick facade on Ninth Avenue in 1984.

History: Lots 29, 30, 130, and 31 were sold by George Rapelje in 1834 to Robert Pattison and John Parr. In 1840 Parr sold his interest to Pattison and the buildings were constructed sometime between 1854 and 1859. In 1869 three lots (29, 30, and 130) were transferred to sisters Ann, Sarah H. and Elizabeth A. Pattison and lot 31 was sold to George Bindhart. Lots 31 changed hands several times, however lots 29, 30, and 130 continued to be owned by the Pattisons until the sisters (Sarah H. and Elizabeth A.) died in 1911 they left the property to Williams College. In 1946 Sam's Ninth Avenue Meat Market acquired lot 31, and in 1956 acquired lots 29, 30, and 130 from William College. In 1940, 541 Ninth Avenue was occupied by the Sanitary Fish Market, 543 Ninth Avenue was occupied by Sam's Ninth Avenue Meat Market, 545 Ninth Avenue was occupied by Jack's and Dave's Curtain and Bedspread shop, and 547 Ninth Avenue was occupied by a bakery and lunch counter. Eventually the Sanitary Fish Market became the SeaBreeze Market, which remains in operation today. Sam's Ninth Avenue Meat Market went out of business in 1978 and was replaced in 1983 by International Foods, which is operated by the Karamouszis family, who had been longtime owners of International Groceries at 529 Ninth Avenue. Between 1950 and 2003, 545 Ninth Avenue was occupied by the Casa-Italian Bakery. In 1950s, a no-frills fruit market moved into 547 Ninth Avenue and remained until 1987, later becoming Papa Leone Pasta & Pizzeria. Notably, between 1938 to 1995, the sidewalk in front of 541 to 547 Ninth Avenue was occupied by the Friendly Farmer, an outdoor sidewalk fruit and vegetable stand that used the building's cellar for storage. The stand was operated by Willy Palmadessa, whose father had been a Paddy's Market pushcart peddler.<sup>7</sup> All of the buildings were historically connected within the period of significance.

### **WEST 35th STREET, East of Ninth Avenue, North Side**

#### **367 West 35th Street (759-7)**

Date: 1889 (NB 789-89\*)  
Architect: Ralph S. Townsend  
Resource: 1 contributing building

<sup>7</sup> The Palmadessa family are long-term Hell's Kitchen residents and owners of United City Ice, which historically supplied ice for ice boxes as well as ice to Broadway theaters for pre-air conditioning cooling.

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Description: Five-story Queen Anne-style brownstone-faced old-law tenement. Organized with four symmetrical bays, the building is faced with rusticated brownstone ashlar with bands of flat brownstone and terra-cotta ornament. The first story is situated over a raised basement with storefront entries, enclosed with a historic railing with a stone curb, iron railings, and cast-iron posts. The first story features a central raised entry with flanking flat pilasters and a projecting cornice with ornamental bracket and a sculptural female head over the door. Large male sculptural figures are also located above the two square-headed first-story windows, with recessed panels in the spandrel below. The first story is capped by a projecting cornice. The upper stories have square-headed windows with projecting hoods with terra-cotta ornament. The windows are connected with lintel and sill courses. The building is topped by a boldly massed stepped cornice featuring two large starbursts and brackets. A simple metal fire escape runs up the center of the front facade. The secondary east and west elevations, visible over neighboring buildings and driveways are largely faced with exposed red brick and have single segmental-arched window openings.

Alterations: Non-historic stoop; replacement door and transom at main entry; replacement one-over-one windows.

### **369 and 371 West 35th Street (759-1, historically 5 and 6)**

Date: Ca. 1845 (Original addresses: 229-231 West 35th Street)

Architect: Unknown

Resource: 1 contributing building

Description: Two four-story Greek Revival-style rowhouses converted to commercial and apartment use. Both buildings are forty-feet-deep and originally constructed with stoops above basements. The façade is constructed of red brick laid in running bond and trimmed with stone. Each is organized into three bays of single window openings with modest molded stone lintels and projecting sills. The main entry to the building is located at 369 West 35th Street, via a slightly sunken entrance with non-historic railings. The ground story is faced with corrugated metal and has two storefronts with non-historic infill at either end, both with sunken entrances with non-historic railings. At the second story the larger window openings with paired windows mark the original historic entrances, which were later converted to windows, likely between 1938 and 1939 (ALT 2241-38), when the two buildings were combined into one. The spandrels below the second-story windows have brick infill designed as a recessed panel surrounded by brick headers. This infill likely marks the location of the original taller parlor-level windows and the original doors. The building is capped by a wood dentiled cornice. The secondary west elevation is coated and some single window openings with simple stone sills and lintels are visible.

Alterations: Buildings joined, stoops removed, original entries converted to windows, parlor-level windows shortened between 1938 and 1939; replacement door and windows throughout; non-historic storefronts and railings.

History: Dr. George Anson Sandham purchased lots 1, 5 and 6 in 1845 and likely constructed the buildings located on those lots shortly thereafter. Sandham lived at 369 West 35th Street until at least 1867. In 1865, 371 West 35th Street was the home of Reverend R.C. Shimeall, the minister of the Presbyterian Church at the corner of Eighth Avenue and West 33rd Street. In 1872, it was the home of Dr. Christopher Kiersted. By 1894, 371 West 35th Street was acquired by the Catholic Order of the Brothers of the Church. In 1938, the buildings were combined, the stoops were removed, and storefronts installed. This coincided with the construction of the Lincoln Tunnel, which necessitated street widening to create another lane of traffic.

### **WEST 36th STREET, East of Ninth Avenue, South Side**

#### **362 West 36th Street (759-1, historically 75)**

Date: 1897 (NB 651-97\*)

Architect: Joseph Wolf (1125 Broadway)

Resource: 1 contributing building

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Description: Five-story Renaissance Revival-style old-law tenement with ground-floor store. The facade is faced with red brick laid in common bond, now painted red, with limestone trim. The facade is organized into three bays of single square-headed window openings. At the first story, there is a historic stoop with curved cheek walls and non-historic railings. The entry, infilled with a non-historic metal-and-glass door and transom, is surrounded by smooth limestone ashlar and topped by a bracketed cornice. The rest of the first story is taken up by non-historic storefront infill and a roll-down gate. Above the first story is a modest projecting corbelled cornice. From the second through fourth stories, the two western window openings are paired with shared sill courses, shared projecting molded lintels, and quoining that frames the paired openings on those three stories. On the second story the paired windows are separate by a limestone pier; at the third and fourth stories the paired windows are separated by a brick pier. The eastern bay, which projects slightly from the facade, is similarly detailed but retains its single-bay width and is covered with a historic fire escape. The fifth story has three single openings with a sill course and brick voussoirs made up of Roman-size soldier bricks, a limestone keystone, all connected by a projecting lintel course. The building is capped with a modest cornice composed of shallow curved brackets and a brick parapet with pointed-arch triple openings.

Alterations: Non-historic entry and storefront infill, non-historic railings; replacement windows.

History: Charles F. Hotmer acquired the property in 1886 from the heirs of his father, Bernard H. Hotmer, a German tailor who was established in New York by the 1840s. The elder Hotmer died in 1864 and was buried in Greenwood Cemetery. In 1897 Charles F. Hotmer constructed a building to the designs of Joseph Wolf, which matched the buildings at 462 and 464 Ninth Avenue, both built at the same time. Charles F. Hotmer died in 1906 and was also buried in Greenwood Cemetery.

### **WEST 36th STREET, East of Ninth Avenue, North Side**

#### **365 and 367 West 36th Street (760-1, historically 5 and 6)**

Date: Built between ca. 1854 and 1859; altered 1927 (ALT 468-27)

Architect: Unknown

Resource: 1 contributing building

Description: Four-story Commercial-style commercial, factory and art studio (former pre-law tenement) building faced with brick, now painted off-white, laid in running bond. The exposed west elevation has a beige-painted stucco finish. The facade is organized into two bays of large windows, which historically were in a tripartite configuration with one-over-one hung sashes flanking a center picture window. The center window has been replaced on each story with smaller glazed units and muntins. A simple, stepped parapet with thin coping stone caps the building. There is no visible historic fabric at the ground story. The entrance to the building is located to the east of the center pier, and non-historic, metal-and-glass storefronts have been installed on either side of the entrance within the ground-story opening, recalling the historic with two rows of multi-light transoms, as well as signage and awnings. At the far west of the ground story, a metal-and-glass storefront with a tiled bulkhead has been installed with a stucco-coated masonry surround. To the west, a one-story extension (built between 1930 and 1955) has been coated in stucco or concrete except for the parapet and brownstone coping. There is no visible historic fabric, and a metal-and-glass storefront with tiled bulkhead has been installed.

Alterations: Non-historic entry and storefront infill; replacement windows; masonry coating.

History: This building was originally constructed sometime between ca. 1854 and 1859 as a pair of four-story pre-law tenements with ground-floor stores (original address: 241 West 36th Street). In 1828 the property was sold by George Rapelje to Engle Fick and later transferred to Christian Tietjen in 1850, Tietjen sold the property to Frederick Keller



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in 1854 and reacquired it in 1857. It is unclear which owner constructed the buildings. Tietjen finally sold the property to Jacob Schwarz in 1887. In 1927, the pre-law tenements with storefronts were combined and altered in the twentieth century as a modern-style building with stores on the ground story and factories at the upper stories. A 1930 map shows the buildings were joined. Sometime between 1930 and 1955 a one-story connector was built between 468 and 470 Ninth Avenue and 365 and 356 West 36th Street, and the lots (1, 2, 5 and 6) were made into one lot. Beginning in 1995 the building was used, in addition to retail and factory, as art studios.

### **WEST 37th STREET, East of Ninth Avenue, South Side**

#### **354 West 37th Street (760-72)**

Date: 1868; altered 1941 (ALT 3363-40)  
Architect: Unknown  
Resource: 1 contributing building

Description: Three-story Commercial-style building (former pre-law tenement) faced with brick, now painted white, laid in running bond. Historically three bays wide with punched windows, the altered building is now composed at the upper stories by a single masonry opening with four ganged, one-over-one, hung windows with header-course sills. The outer line of the windows was brought inward to create wider masonry piers on either side of the new window opening. A simple fire escape runs up the façade. The facade terminates with a thin coping stone. There is no visible historic fabric at the ground story, which comprises a non-historic entry at the east, a loading entry with roll-down gate at the center, and a niche at the west. The openings and niche are finished with black granite tiles.

History: This property was sold by George Rapelje in 1834 and transferred many times before 1868, when it was constructed as one half of a pair with 356 West 37th Street. The building was originally a four-story pre-law tenement building with store constructed in 1868, likely by Adylly Porges, who sold each of the buildings two different owners in 1869 (lot 72 was sold to Adam Kaeser). In 1941 the building was cut down by one story, the windows were combined, and the interiors converted to a factory with a storefront.

#### **356 West 37th Street (760-73)**

Date: 1868 (NB 342-68\*)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement building with ground-floor store. The building is faced with red brick laid in running bond with brownstone trim, the latter which has since been coated. The facade is organized into three bays at the upper stories with windows. The lintels are flush and splayed, and sills are similarly simple but projecting. The ground story comprises a building entrance at the east, a loading entry at the center, and a solid infill at the west side; no historic fabric is visible. The entrance surround is black granite tile matching 354 West 37th Street. A brownstone sill course is partially visible at the second story. A historic wrought-iron fire escape with simple, non-decorative baskets connects the center bay of the second story, the eastern two bays of the third story, and the east bay at the fourth story. At the fourth story, the center and west windows have decorative metal grilles. The building is capped by a historic wood cornice featuring molded panels and foliated scrolled brackets.

Alterations: Non-historic entry and commercial infill; replacement windows; masonry coating at the sills and lintels.

History: This property was sold by George Rapelje in 1834 and transferred over many owners until 1868, when it was constructed as one half of a pair with 356 West 37th Street. The building is a four-story old-law tenement building with store constructed in 1868, likely by Adylly Porges, who sold each of the buildings two different owners in 1869 (lot 73 was sold to Regina Schuster).

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**WEST 39th STREET, East of Ninth Avenue, South Side**

**352 West 39th Street (762-68)**

Date: Between ca. 1844 and 1854 (Original address: 232 West 39th Street)  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style pre-law tenement with ground-floor store, constructed as a pair with 354 West 39th Street. The building is faced with red brick laid in running bond with brownstone trim. The facade is organized into three bays of single window openings. The first story is tall, possibly indicating the building originally had a stoop, and maintains generally the historic configuration with the building entrance at the west building wall and the storefront at the east. At the first story, historic brick piers and a structural lintel beam spanning the ground story are visible. The storefront infill is composed of non-historic metal-and-glass, and the historic transom opening above the non-historic building entry has been bricked in and painted red. The upper story windows feature projecting molded brownstone lintels and simple sills. At the third and fourth stories, "S" shaped structural anchor plates are fastened at the west brick pier. A wrought-iron fire escape with simple, non-decorative baskets rises the western two bays at the upper stories. The building is capped by a wood cornice featuring stylized brackets.

Alterations: Non-historic storefront and infill at first story; replacement windows.

History: The property was acquired in 1844 by Ann Eliza Cairns, one of the will recipients of original estate owner Rem Rapelje. The property was likely developed shortly after purchase. Originally built without a storefront, one was added between 1899 and 1911. Cairns died in 1866, but the property (including lots 68-73) was held in her family until 1909, at which time the properties were sold to the New Amsterdam Realty Company, and later, in 1914, to the Dayton Estates Corp. In 1940, the storefront was occupied by J. Robba's Panettoni & Pasticceria shop.

**354 West 39th Street (762-69)**

Date: Between ca. 1844 and 1854 (Original address: 234 West 39th Street), cut down ca. 1944  
Architect: Unknown  
Resource: 1 contributing building

Description: Two-story Italianate-style pre-law tenement with ground-floor store, constructed as a pair with 352 West 39th Street. The third and fourth stories were removed in the 1940s and a new brick parapet with stone coping was built above the second story. It generally maintains the historic configuration with the building entrance at the west building wall and the storefront at the east. At the first story, historic brick piers and a structural lintel beam spanning the ground story are visible. The storefront is non-historic, metal-and-glass infill, and the historic transom opening above the non-historic building entry has been bricked in. The second-story windows feature projecting molded brownstone lintels and simple sills.

Alterations: Removal of the top two stories in ca. 1944; non-historic entry and storefront infill; replacement windows.

History: The property was acquired by Ann Eliza Cairns in 1844 and likely developed shortly thereafter. Cairns died in 1866, but the property (including lots 68-73) was held in her family until 1909, at which time the properties were sold to the New Amsterdam Realty Company, and later, in 1914, to the Dayton Estates Corp. In 1936 the building was sold at auction. In 1940, the storefronts as occupied by C. Cicola's Italian provisions company. The building was likely cut down in 1944 (ALT 732-44).

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**WEST 39th STREET, West of Ninth Avenue, South Side**

**406 West 39th Street (736-39)**

Date: Front—Between 1859 and 1867 (Original address: 244 West 39th Street)  
Rear—Pre-1854  
Architect: Unknown  
Resource: 2 contributing buildings

Description: Five-story Italianate-style brick pre-law tenement with ground-floor store, and two-story frame building at the rear. The front building's facade is constructed of red brick laid in running bond, now painted, with stone trim. The facade is organized into three single window bays, with a smaller row of windows in-between the easternmost bays. The first story is constructed of non-historic brick, with non-historic door and window infill. The first story is separated from the upper stories by a projecting course of non-historic header bricks. The upper stories feature window openings with projecting molded lintels and sills with hanging pendants. A simple metal fire escape runs up the west side of the front facade. The building is capped by a simple brick parapet, metal coping and a metal railing. The rear elevation, visible over a parking lot, is coated and has single window openings with stone trim. The two-story frame building at the rear, built prior to 1854, is covered with vinyl siding.

Alterations: Non-historic storefront and infill at first story; replacement windows; removal of historic cornice.

History: Henry Munker purchased the property in 1857 and constructed the building sometime between 1859 and 1867. According to the *Manual of the Corporation of the City of New York*, Munker lived at 266 West 39th Street in 1861, a short distance from this property using the pre-1869 addresses. In 1932 the rear building was photographed by Charles Von Urban, a professional photographer who had been commissioned by J. Clarence Davies, a Bronx real estate developer and a patron of the Museum of the City of New York Print Department, to photograph building in Manhattan that were likely to be threatened by demolition, including many wood-frame buildings in Hell's Kitchen.<sup>8</sup>

**408 West 39th Street (736-40)**

Date: 1890 (NB 1288-90\*)  
Architect: George F. Pelham  
Mason: J. Van Dolson  
Resource: 1 contributing building

Description: Five-story Queen Anne-style brick-and-stone old-law tenement. Organized with four symmetrical bays, the building has a rusticated sandstone-faced ground story, now painted, and upper stories of buff brick laid in running bond, trimmed with sandstone and terra cotta. The first story features a central entry with a round-arched entrance portico featuring profiled heads and ribbons in the spandrels, a bearded face in the keystone, supported by fluted Corinthian columns sitting on square podiums, and topped by a bracketed cornice. The flanking square-headed windows have stylized keystones, a projecting lintel course, and a row of floral reliefs just below the first-story cornice. Each upper story has its own distinct architectural motif including pedimented and segmented starburst window hoods, decorative banding, lions' heads and terra-cotta spandrel panels at the second and third stories, round-arch arcaded windows with brick voussoirs, terra-cotta ornament, and figural keystones, and semi-circle projecting sills at the fourth story, and textured brickwork, lions' heads, and square-headed flat lintels with decorative lintel courses at the fifth story. Above, a boldly massed cornice features highly geometric shapes and brackets. A simple metal fire escape runs up the center of the front facade. The secondary west and south elevations, visible over existing

<sup>8</sup> Brigid Harmon, "Behind the Camera," *Urban Archive* (blog), March 1, 2017, <https://medium.com/urban-archive/behind-the-camera-f645c3cf4c7f>.

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parking lots are coated and have single window openings with stone trim. The secondary east elevation has exposed red brick.

Alterations: Replacement door and windows.

History: In 1890 Jonas Weil and Berhard Mayer purchased the property from Edmund Terry, who had owned it since 1879. the firm of Weil and Mayer began when Jonas Weil began a co-partnership with his brother-in-law, Bernhard Mayer in the business of wholesale butchers in 1872. Around 1885 they went into the business of buy and selling real estate.

### **WEST 39th STREET, West of Ninth Avenue, North Side**

#### **405 West 39th Street (737-30)**

Date: 2009

Architect: Nabil Ishac

Resource: 1 non-contributing building due to date of construction—post period of significance

Description: One-story commercial building that replaced an earlier building demolished in 1978. The facade, clad with horizontal wood sheathing, has a metal canopy and two entrances.

#### **407-409 West 39th Street (737-28, historically 28 & 29)**

Date: Front—1871 (NB 496-71\*)

Rear—Between 1885 and 1890

Architect: J.M. Forster

Resource: 4 contributing buildings

Description: Two identical five-story Italianate-style pre-law tenements with ground-floor stores and two two-story buildings at the rear. The primary building facades are constructed of red brick laid in running bond, with stone trim, now painted. Each front building has four window bays. The first story of both buildings retain several historic cast-iron piers marking entrances and original storefront openings. The storefront infill is combination of non-historic brick and other non-historic door and window infill. The upper stories feature window openings with projecting molded lintels and sills with hanging pendants. A simple metal fire escape runs up the center of each facade. The buildings are capped by matching non-historic pressed-metal cornices installed sometime after 1980. They feature large, scrolled brackets with smaller paired brackets between, as well as small swags and other moldings below the fascia. The two-story brick buildings at the rear, built between 1885 and 1890, are not visible from the street.

Alterations: Non-historic storefront and infill at first story; replacement windows; replacement of historic cornice.

History: In 1940, 407 West 39th Street was occupied at the ground level by a bar and grill and a meat market, and at least one of the storefronts at 409 West 39th Street was for rent. Between 1959 to 1993, the storefront at 409 West 39th Street was occupied by Giordano, a long-term family-owned restaurant, which *New York Times* food critic Craig Claiborne called “the best restaurant in the entire area” in 1968.<sup>9</sup> Giordano’s was one of the first northern Italian restaurants in the city. When it closed the *New York Times* noted that it had often been called, “the Mamma Leone’s of the far West Side,” and had originally been popular among longshoremen, followed by theater people, then college students and workers in the fashion industry.<sup>10</sup>

<sup>9</sup> Craig Claiborne, “If It’s Variety You’re After, There’s Nothing Like Ninth Avenue,” *New York Times*, May 2, 1974.

<sup>10</sup> Marvine Howe, “After 30 Years It’s Ciao, Giordano,” *New York Times*, October 24, 1993.

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**411 West 39th Street (737-27)**

Date: 1895 (NB 455-95\*)  
Architect: James W. Cole (401 West 46th Street)  
Builders: Gillespie Bros.  
Resource: 1 contributing building

Description: Seven-story Renaissance Revival-style brick stable, now used as residences with a ground-floor store. Originally five stories, a two-story setback rooftop addition, designed by architect Navil Ishac, was constructed in 2013. The five-story street-wall facade is faced with tan-colored Roman brick up to the third story, after which it switches to a lighter tan-colored standard-size brick (replaced in the ca. 1940 at the fourth story and replaced in 2013 at the fifth story). The facade, which is trimmed with rough-cut granite, is organized into three window bays framed by projecting piers and capped by arches arranged in an arcade. The first story features a central cast-iron pier, flanked on either end by brick piers, with non-historic infill between. A granite sill course separates the first and second stories, and the windows above all have granite sills and lintels, with brick panel designs at the spandrels. The arches at the fourth story, sitting on granite impostes, have brick voussoirs made up of brick headers. The fifth story consists of six narrower window openings with a granite sill course and lintel course. The non-historic cornice, likely installed in 2013, has small regularly spaced brackets. Above, the two-story addition has the same tan-colored brick as the fifth story, with large window openings, and a cornice that matches the one at the fifth story. Above the addition are several large bulkheads. The rear part of the east elevation has single window openings with simple masonry sills and lintels.

Alterations: Non-historic storefront and infill at first story; replacement windows; replacement brick at the fourth and fifth stories; replacement of historic cornice at fifth story; two-story rooftop addition.

History: This building was constructed as a stable in 1895 and designed by James W. Cole, an architect who had designed rowhouses and apartment buildings on the Upper West Side, Greenwich Village and Mt. Morris Park in the late 1880s and early 1890s. In 1896, 411 West 39th Street was used as the "patrol wagon stable" for the Twentieth Police Precinct, which rented space for three horses at a rate of eighty-five dollars per month.<sup>11</sup> In 1911, the building housed a saloon. By 1935, the West Side Centre, a local club for the neighborhood's youth run by the Children's Aid Society, was located in the building.<sup>12</sup> In 1940, the building was occupied by the Times Square Lumber Company.

**WEST 40th STREET, East of Ninth Avenue, South Side**

**Markey Building, 356 West 40<sup>th</sup> Street (763-72)**

Date: 1907 (NB 629-07)  
Architect: J. Henry Eames  
Resource: 1 contributing building

Description: Six-story commercial building, clad with tan brick laid in common bond and trimmed with a light-colored stone, designed in the Romanesque Revival style. The first five stories of the building are organized into a single monumental bay topped by a segmental arch with a projecting keystone, and two roundels in the spandrels that read "19" and "07," for the date the building was constructed. The first two stories originally functioned as a storefront. No historic fabric remains at the first story, which has non-historic openings and is now clad with non-historic black tile and a large metal roll-down gate. The second story has two bays of tripartite windows; on the west side the steel lintel is exposed and a historic window with a six-light sash and three-light transom remains extant on

<sup>11</sup> Resolution adopted at a meeting of the Board of Police on January 28, 1896, included in *Proceedings of the New York Sinking Fund Commissioners of the City of New York: 1895, 1896, and 1897* (New York, Martin B. Brown Company, 1899), 496.

<sup>12</sup> "Milk Week Pageant Is Given by Children," *New York Times*, May 15, 1935.

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the far east side. The third, fourth and fifth stories have two bays of single window openings grouped into three, with projecting stone sills, a flush continuous lintel course at the third story, discontinuous lintels at the fourth story, and curved brick lintels at the fifth story to match the segmental arch above. Brick panel designs are also located in the spandrels between the fourth and fifth stories, and in the building's central pier. The sixth story, which has arcade windows, is separated from below by a corbelled sillcourse. The building is capped by a stone plaque inscribed "Markey Building" and a corbelled brick cornice. A simple metal fire escape runs up the east side of the building. A historic elevator bulkhead rises above the façade on the east side of the building, and a historic chimney above the west side of the building. The visible secondary west elevation is clad with red brick and has two slightly recessed bays of single-window openings. Another large bulkhead rises above this elevation.

Alterations: Removal of first-story storefront; removal of cornice at second story; replacement windows.

History: The E.J. Markey Co. acquired the property in 1907 from Chrisenia C. Coleman. The company was owned by Edward J. Markey, who in 1914 was the president of the Markey Press, indicating that it perhaps was used for printing purposes. In 1916 the building was sold to the American Distributing Company, which then leased it to the Gilhuly Brothers. By 1923, it was owned by the Bullock Manufacturing Company, makers of electric lighting fixtures.

#### **WEST 40th STREET, West of Ninth Avenue, South Side**

##### **402 West 40th Street (737-40)**

Date: Between 1854 and 1859; altered 1940 (ALT 1487-39)

Architect: Depace & Juster

Resource: 1 contributing building

Description: Two-story commercial building that was originally a four-story rowhouse that was cut down to its present size in 1939. The building historically functioned as a funeral chapel, but is now occupied as a single-family residence and office. Designed in a utilitarian style, the building is faced with tan-colored Norman brick laid in common bond. The first story has a central paired window with red-colored brick below and is flanked by two entrances with non-historic single-leaf metal doors. The second story has three window openings with thin projecting masonry sills, and brick lintels. Signage armature is also attached to the building at the second story. The building terminates with a simple brick parapet, stepped at the ends, with stone coping.

Alterations: Non-historic doors, limited replacement brick at the first story.

History: The building was originally constructed as a four-story rowhouse between 1854 and 1859, likely by Charles L. Warner, who sold lots 27 through 45 to individual owners in 1860. Lot 40 was acquired by Julia H. Rachau in 1861. The building was cut down from four to two stories in 1939, and given a new façade. It was owned by Michael Gutilla who operated a funeral chapel, called the Centennial Funeral Home.

##### **404 West 40th Street (737-41)**

Date: Between 1854 and 1859; altered ca. 1962 (ALT 1306-58)

Architect: Unknown

Resource: 1 contributing building

Description: Four-story rowhouse that, in ca. 1962, was converted to apartments and refaced with a modern-style facade. The facade is organized into three window bays and is faced with a red brick at the first story and blue-glazed brick above. The main entry and two windows are located at the first story, which is faced in red brick that varies in

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color and size. A stone stringcourse separates the first story from the upper stories, which have window openings with sills and lintels of blue-glazed brick soldiers and one through-wall louver on each story. The building terminates with a simple brick parapet. At the rear is a full-height extension that was built between 1885 and 1890.

History: Lots 27 through 45 were acquired by Joseph Harrison in 1841. James Harrison transferred lots 35 through 45 to George & William B. Lewis in 1859, who then sold all but lot 44 to Charles L. Warner in 1859. In 1860, Warner sold the individual lots, indicating that he had developed the properties on a speculative basis. Lot 41 was sold to James J. Day that year.

#### **406 West 40th Street (737-42)**

Date: Between 1854 and 1859  
Architect: Unknown  
Resource: 1 contributing building

Description: Four-story Italianate-style rowhouse originally built as a single-family residence with a stoop. The stoop and railing were removed as part of the Lincoln Tunnel construction in 1938. The facade, which is organized into three window bays, has a smoothly coated base and is clad in red brick and sandstone, both now painted, above. The main entrance at the ground level is accessible via a short set of stairs and features a door surround with projecting moldings and a lugged architrave. Another entry is located at the west end of the building in a segmental-arched opening and features a paneled door painted red. The central segmental-arched window opening at the first story has an iron grille. The upper stories feature windows with segmental-arched lintels and projecting sills. The historic pressed-metal cornice is supported by single and paired scrolled brackets and features heavy rectangular and circle-shaped moldings at the frieze.

Alterations: Removal of stoop and door converted to window prior 1938; windows at parlor (second story) level shortened between 1940 and 1950; replacement doors and windows.

History: Lots 27 through 45 were acquired by Joseph Harrison in 1841. James Harrison transferred lots 35 through 45 to George & William B. Lewis in 1859, who then sold all but lot 44 to Charles L. Warner in 1859. In 1860, Warner sold the individual lots, indicating that he had developed the properties on a speculative basis. Lot 42 was sold to Henry C. Wright that year, and then quickly acquired by Edmund Terry. Around 1912, the house was purchased by St. Clemens Mary Church for use as a rectory. The stoop and railing were removed as part of the Lincoln Tunnel construction in 1938 (ALT 1062-37).

#### **Metro Baptist Church (originally St. Clemens Mary Church), 408-412 West 40th Street (737-43)**

Date: Between 1912 and 1913 (NB 128-12)  
Architect: Frederick J. Schwartz (Paterson, NJ)  
Resource: 1 contributing building

Description: Four-story Gothic Revival-style church and school built of tan brick with limestone trim. The T-shaped building, which covers nearly all of the lot, was constructed with a hall in the ground-story level, a church at the second story, a school at the third story, and a "Sisters' house" at the fourth story. The facade is symmetrical in arrangement and features a central raised entry topped by a monumental stained-glass window. At the ground level, or first story, there is a double-sided stair leading to the main sanctuary, flanked by two pointed-arch entries, each accessible via a short set of straight stairs, with non-historic metal double doors and a historic multi-light transom above. The main entry features a pointed-arch surround flanked by pinnacles, buttressed piers, and two narrow lancet-arched windows. The main entry also has non-historic metal double doors with a historic multi-light transom above. Above, the two-story monumental pointed-arch stained-glass window, now covered with protective screening, is flanked by square-headed and lancet-arch windows, with decorative brick and stonework. The top of the building, separated from below by a limestone stringcourse, features a central pointed-arch stained-glass window with a

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crenelated pediment above. Originally, the pediment was flanked by two square-shaped towers with octagonal tiled roofs, but only a portion of the eastern tower remains including the triangular-shaped pediments at the south and west sides of the tower, the pointed-arch opening with louver, and, at both ends, paired trefoil window openings below. Many of the windows retain their original masonry mullions and some tracery windows appear to be extant behind the protective sash. The east elevation, which directly abuts a ramp, is divided into seven window bays with both square- and pointed-arch openings (some double height) and segmental-arched openings at the third and fourth stories.

Alterations: Removal of western tower and some of the eastern tower; replacement doors; modifications to original stained-glass windows; metal and glass message board for Metro Baptist Church (which acquired the building in 1984) near east entry; replacement windows at third and fourth stories of east facade.

History: St. Clemens parish was founded in 1909 for the Polish Catholics of the Middle West Side.<sup>13</sup> The church purchased four lots on West 40th Street for \$150,000. Three buildings were demolished to make way for a new church, and the fourth at 406 West 40<sup>th</sup> Street was renovated for use as a rectory. In 1914 the congregation had 300 families (with approximately 3,000 parishioners), which was increasing through immigration and natural growth. The school was run by the Polish Sisters of the Redemption with about 120 children. As the neighborhood demographics shifted the congregation dwindled and the parish was closed by the archdiocese by 1970. Metro Baptist Church began in 1974 and formally constituted as the Metro Baptist Church of Manhattan in 1982.<sup>14</sup> The church moved into the building around 1984.

#### **WEST 40th STREET, West of Ninth Avenue, North Side**

##### **401 West 40th Street (1050-29, historically 128)**

Date: 1874 (NB 164-74\*)  
Architect: William (Wm.) T. Beer & Son  
Builder: John Sheehy  
Resource: 1 contributing building

Description: Five-story Italianate-style pre-law tenement with ground-floor store. Clad with red brick laid in running bond, the facade is organized into four bays of single window openings with projecting non-historic cast-stone lintels and projecting stone sills with brackets. The storefront at the first story, which sits on a smoothly-faced stone base, features historic cast-iron piers, colonnettes, and lintel, all manufactured by the F.R. Sanders foundry at 430 East 13<sup>th</sup> Street. The piers have classical moldings, projecting vertical lines, panelized designs and rosettes. Non-historic metal-and-glass infill is set behind the colonnettes and is composed of large show windows with multi-light transoms above. The storefront entry has a single-leaf metal-and-glass door with a multi-light transom. Above the cast-iron storefront lintel is exposed backup brick and a simple stone sill course. The windows on the upper stories have one-over-one double-hung sash with non-historic precast concrete lintels and historic bracketed stone sills. The building terminates with a historic pressed-metal cornice that features geometric stylized single brackets with smaller modillions between and a panelized design at the fascia. The partially visible east elevation is faced with brick that has been painted white. The east elevation has single window openings with simple stone sills and lintels and one-over-one double-hung windows.

Alterations: Modifications to storefront base; replacement storefront infill; non-historic door and transom; removal of storefront cornice; replacement lintels; replacement windows.

<sup>13</sup> *The Catholic Church in the United States of America: Undertaken to Celebrate the Golden Jubilee of His Holiness, Pope Pius X*, vol. 1-3 (United States: Catholic Editing Company, 1914), 322.

<sup>14</sup> "History," Metro Baptist Church, <http://mbcnyc.org/about/history-and-building>.



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History: In 1834, George Rapelje sold the property to Robert Pattison and John Parr. In 1840 Parr sold his interest to Pattison and in 1869 the lot was transferred to sisters Sarah H. and Elizabeth A. Pattison, who in 1874 erected a tenement with a storefront. When the sisters died in 1911, they left the property to Williams College. In 1946 it was sold to 543 Realty Corp., and in 1956 it was transferred to Sam's Ninth Avenue Meat Market.

**403-405 West 40th Street (1050-29, historically 27 and 28)**

Date: Between 1859 and 1867  
Architect: Unknown  
Resource: 2 contributing buildings

Description: Two five-story Italianate-style pre-law tenements designed in mirror image of each other. The buildings were originally constructed as four-story tenements, and now have a non-historic mansarded fifth story above. Each building is organized with rusticated masonry base with two ground-level entries, and facades above clad in red brick laid in running bond with stone trim. Each facade is divided into three single window bays with a smaller bay of narrow openings, now infilled with concrete block, at each end. At the ground-level each building has two entries at the outer bays: a smaller entry that historically allowed passage from the sidewalk to the original three-story rear buildings (demolished in the mid-twentieth century), and a double-height entry that was the original location of a stoop and removed as part of the Lincoln Tunnel construction in 1938. The outermost door openings have segmental-arched lintels and single-leaf non-historic metal-and-glass doors with non-historic multi-light transoms above. The other entries, with square-headed openings and projecting stone lintels, are wider and taller, and have single-leaf non-historic metal-and-glass doors with non-historic multi-light transoms above. Between both pairs of openings are four segmental-arched window openings with non-historic metal grilles. Archival photos from the 1940s indicate that some of these windows were historically doors to businesses at the basement (ground-story) level. At the second story, above the outermost entrance, there is an oval-shaped opening now infilled with non-historic cement block that has been parged. The upper-story window openings, with projecting molded stone lintels and projecting stone sills, have non-historic one-over-one double-hung sash. A non-historic fire escape runs up the center of the two interconnected buildings. The buildings are capped by historic wood cornices featuring simple scrolled brackets, modillions, and a geometric design at the fascia. The non-historic fifth story, built ca. 1996, is designed with a mansard roof and pedimented dormer windows that align with the window bays below. The dormer enframements are constructed of cast stone and the mansard roof is built of standing seam metal.

Alterations: Non-historic rusticated base; removal of original stoops; replacement door and window infill; CMU infill at smaller upper-story openings; non-historic fire escape; non-historic mansarded rooftop addition.

History: In 1834, George Rapelje sold the property to Robert Pattison and John Parr. In 1840 Parr sold his interest to Pattison and in 1869 the lot was transferred to sisters Sarah H. and Elizabeth A. Pattison, who in 1874 erected the tenement buildings. When the sisters died in 1911, they left the property to Williams College. In 1946 it was sold to 543 Realty Corp., and in 1956 it was transferred to Sam's Ninth Avenue Meat Market. In 1940, 403 West 40th Street was occupied at the ground-level by the J. Milay Iron Works.

**407 West 40th Street (1050-26)**

Date: Between 1854 and 1859  
Architect: Unknown  
Resource: 1 contributing building

Description: Five-story Anglo-Italianate-style pre-law tenement. The facade is organized with a high stone base (originally rusticated, now coated smooth), with red brick cladding above laid in running bond. The facade is divided into three bays of segmental-arched window openings with flat lintels and thin projecting sills. The primary entrance is located below the sidewalk level at the west side of the facade and consists of a non-historic metal-and-glass door with non-historic railings at the stairs and a non-historic canopy and lighting above. A triple window is also located at

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this raised basement level. Above the main entrance, at the second story, there is a wider segmental-arched window opening, indicating the historic location of a stoop, which was removed as part of the Lincoln Tunnel construction in 1938. In the spandrel between the first and second stories are decorative recessed panels. A modest cornice separates the base from the brick-clad upper stories. All of the windows are one-over-one double-hung aluminum. A fire escape runs up the west side of the facade. The building is capped by a wood cornice featuring simple scrolled brackets, modillions, and a geometric design at the fascia.

Alterations: Removal of historic stoop ca. 1938; coated base; replacement door and window infill.

History: The property was purchased by James Stevenson in 1852 after which he constructed a building on the property. In 1861 he sold it to John M. Forster.

#### **409 West 40th Street (1050-25)**

Date: Between 1854 and 1859

Architect: Unknown

Resource: 1 contributing building

Description: Five-story Anglo-Italianate-style pre-law tenement. The facade is organized with a high two-story stone base (originally rusticated, now coated smooth), and three stories above clad in red brick laid in running bond. The facade is divided into three bays of segmental-arched window openings with projecting molded lintels and simple non-historic brick sills. The primary entrance is located at the sidewalk level at the west side of the facade and features a profiled door surround with a lugged architrave, and a non-historic single-leaf metal door. A stoop was removed as part of the Lincoln Tunnel construction in 1938. The rest of the window openings at the two-story base are segmental-arched. At the spandrel between the first and second stories are decorative recessed panels. A modest cornice separates the base from the brick-clad upper stories. All of the windows are one-over-one double-hung aluminum. A fire escape runs up the west side of the facade. The building is capped by a wood cornice featuring simple scrolled brackets, modillions, and a geometric design at the fascia.

Alterations: Removal of historic stoop ca. 1938; replacement door and window infill.

History: The property was purchased by James Stevenson in 1852 after which he constructed a building on the property. In 1861 he sold it to John Karst. The building currently operates as a shelter for homeless women run by nuns.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

COMMERCE

ETHNIC HERITAGE/European

ARCHITECTURE

**Period of Significance**

Circa 1845 - 1974

**Significant Dates**

Circa 1885 - 1938, 1974

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Various

**Period of Significance (justification)**

**Criteria Considerations (explanation, if necessary)**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Paddy's Market Historic District is significant under National Register Criteria A and C in the areas of commerce, ethnic heritage, and architecture. The Paddy's Market Historic District is located in the neighborhood of Hell's Kitchen, on the western side of midtown Manhattan in New York County, New York. Paddy's Market is the historic title of an open-air market that came to define a section of Ninth Avenue between West 34<sup>th</sup> and West 42<sup>nd</sup> streets in the second half of the nineteenth century. The market, which occupied the sidewalks underneath the Ninth Avenue Elevated train, was established around 1885 by Irish and German immigrant pushcart peddlers who lined the avenue with their wares. It lasted until 1938, when the city abolished the market in an effort to ease traffic congestion related to the newly constructed Lincoln Tunnel, and remove what many politicians considered an eyesore from the city's streets. In the decades after the market was closed, the name "Paddy's Market" came to refer to the stretch of international food stores and restaurants along Ninth Avenue in the area of the former market.

The Paddy's Market Historic District is significant under Criterion A in the areas of commerce and ethnic heritage. The district reflects the history of how working-class New Yorkers sold and purchased food on the west side of Manhattan in the late-nineteenth and early-twentieth centuries. The market was a central feature of the Hell's Kitchen neighborhood, supported and operated by those living in neighboring tenements, but also a destination within the greater New York City region. Many of the carts and stalls were family businesses handed down from one generation to the next, and there was a symbiotic relationship between the street vendors and the shops, which were considered part and parcel of the market. The district also reflects the history of immigration to the United States in the late-nineteenth and early-twentieth century, especially to neighborhoods in urban centers such as Hell's Kitchen, which, with its low housing costs and large foreign-born population, enticed generations of immigrants who were looking to gain a foothold in the city. With them, the immigrants brought their customs, preferences, and food traditions. To many, especially those from the larger cities of Europe, the street market on Ninth Avenue was a familiar sight, not very unlike the markets they had known across the Atlantic. The only difference was, perhaps, the sheer multitude of cultures put on spectacular display.

The district is also significant under Criterion C as a collection of buildings that embody the characteristics of a distinctive urban building type: the working-class tenement with ground-floor stores, which developed in New York City in the mid-to-late nineteenth century. Almost all of the buildings in the district are either pre-law or old-law tenements with ground-floor storefronts, which functioned as part of the original Paddy's Market, and then as the Ninth Avenue successor of the market following its closure. Tenements on the side streets typically did not have storefronts, since the commercial activity primarily happened on the avenue. These are four- or, more commonly, five-story buildings typical of residential development in the latter decades of the nineteenth century. The earlier buildings are generally Italianate in style, faced in brick with stone trim, with wood or galvanized sheet-metal cornices. Some of the later buildings include neo-Grec, Queen Anne, or Renaissance Revival-style details typical of that period. Because they are predominantly of the same height, materials and style, the buildings on these blockfronts form a largely uniform streetscape. The earliest buildings were erected by owner/builders; by the 1880s, some were being designed by better-known architects like George Keister, M.V.B. Ferdon, Thom & Wilson, Charles W. Clinton, Ralph S. Townsend, and George F. Pelham. Today, taken together, they form a cohesive district that represents and preserves the history of one of New York's most characteristic and best-known international food destinations.

The period of significance is from ca. 1845 (the estimated date of the district's earliest buildings) to 1974, the first year of the Ninth Avenue International Festival, which celebrated the worldwide array of foods available in Hell's Kitchen, especially on the stretch that had once been known as Paddy's Market.

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**Developmental history/additional historic context information** (Provide at least **one** paragraph for each area of significance.)

*Development of the Middle West Side*

The area of the Middle West Side, or today's Hell's Kitchen (bounded by West 30<sup>th</sup> and West 59<sup>th</sup> Streets, north and south, and Eighth Avenue and the Hudson River, east and west) was, during the eighteenth century, open swamp and woodland located miles from the developed sections of the city. During this period, the region was known as the Great Kill District, deriving its name from a stream that flowed from Sixth Avenue and West 48<sup>th</sup> Street to the Hudson River.<sup>15</sup> Much of the land was developed by Dutch farmers and later, German immigrants, who built cottages on the high ground near the present West 42<sup>nd</sup> Street. The fertile farmland was used to raise crops that were marketed in lower Manhattan.

The specific section of land that covers the Paddy's Market Historic District was, in the eighteenth century, owned by English admiral Sir Peter Warren, who built a house there. Like many wealthy estate owners at that time, the residence was likely used as a retreat from the denser parts of the city, which raged with yellow fever and cholera during the summer months. Shortly after the Revolutionary War, in 1783, the stretch between West 30<sup>th</sup> and West 42<sup>nd</sup> Streets and Eighth Avenue and the Hudson River was purchased by Dutch merchant and former Loyalist Rem Rapelje.<sup>16</sup> The estate came to be known as the Glass House Farm after an unsuccessful glass manufacturing venture, which had been active around the present line of West 37<sup>th</sup> Street, east of the Hudson River, in the 1750s and 1760s.<sup>17</sup> At the Glass House Farm, Rapelje built the White Cottage, a farmhouse located at West 35<sup>th</sup> Street and the Hudson River, where he lived for approximately thirteen years before moving to Pelham.

After Rapelje died in 1805, the land was conveyed in part to his son, George Rapelje, and to Ann E. Taylor (later Ann Cairns). In 1811, the Commissioners' Plan set the grid street plan of Manhattan, and speculators began to buy lots in the vicinity of Hell's Kitchen, however Rapelje and Cairns did not begin selling their property until the late 1820s and early 1830s. Often, the purchasers were speculators, who held on to the land for a short period of time and then sold it for a profit, but many small frame buildings and lumber yards, slaughterhouses, marble works, and stables were constructed during this time.

By the early 1850s, lots began to be developed at a faster pace as speculators anticipated the upward movement of people and commerce into areas that had previously been sparsely populated. In 1852, the *New York Herald* noted the "numerous" improvements being seen in the Twentieth Ward, which covered the Middle West Side, where "men are busily employed in laying out the various streets that are yet unfinished," and builders are erecting tenement houses "which are got up on a cheap scale."<sup>18</sup>

What had once been isolated farmland, accessible only via stagecoach, was soon an active section of the metropolis. In 1853, the Ninth Avenue Railroad, a street-grade railway company, was given a franchise to build north from the Battery to West 51<sup>st</sup> Street. Tracks were laid by 1854 even though the line did not open until 1859. Maps show that in the span of five years, from 1854 to 1859, many rows of brick tenements with stores were constructed on Ninth Avenue (rows without stores were built on the side streets), filling in vacant lots and replacing many of the small, irregularly-shaped frame buildings that had previously occupied the lots. This first wave of re-development extended to the waterfront, where

<sup>15</sup> Otho G. Cartwright, *The Middle West Side* (New York: Russell Sage Foundation, 1914), 9-11; Kenneth T. Jackson, ed., *Encyclopedia of New York City*, 2<sup>nd</sup> ed. (New Haven: Yale University Press, 2010), 589.

<sup>16</sup> I.N. Phelps Stokes, *The Iconography of Manhattan Island, 1498-1909* (United States: R.H. Dodd, 1915), 132.

<sup>17</sup> Frederick William Hunter, *Steigel Glass* (New York: Dover Publications, 1950), 148-152. The name Glass House Farm was recently commemorated with re-naming of the residential loft building (completed 1914) at 448 West 37<sup>th</sup> Street, now known as the Glass House Farm condominiums.

<sup>18</sup> "The Growth of New York," *New York Herald*, October 28, 1852.

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in 1865, Rapelje's White Cottage was torn down to make way for a new industrial development, eliminating any last remnants of the old estate. Further underlining the new character of the district, all of the Ninth Avenue buildings were renumbered in 1868.

The elevated trains, operated by the West Side and Yonkers Patent Railway Company, closely followed the routes of the street-grade railways. The Ninth Avenue Elevated, the first in the city, began on Greenwich Street and reached West 30<sup>th</sup> Street in 1871, West 42<sup>nd</sup> Street in 1875, and extended northward in 1878. These developments did much to spur growth in this part of the city. As Otto G. Cartwright wrote in 1914 in his book, *The Middle West Side: A Historical Sketch*, a study commissioned by the Russell Sage Foundation: "No other railroad seems to have had the effect that the first elevated line had, in hurrying the building of houses. Although in 1871 the Ninth Avenue Elevated was opened only to West Thirtieth Street and Ninth Avenue, the promise of its extension was sure of fulfillment, and Ninth Avenue and the adjacent region began to fill with tenements."<sup>19</sup> These tenements soon proliferated to house workers in the adjacent factories, gas plants, and slaughterhouses, as well as other wage-earners who commuted to other parts of the city. Most of the workers were Irish, German, and American-born, but there were also Scots, English, Italians, and African Americans that lived in sub-standard tenements.

It was during the second half of the nineteenth century that the nickname "Hell's Kitchen"—probably originating from a collection of buildings on West 39<sup>th</sup> Street—came to designate the neighborhood. Through the 1880s and 1890s, headlines marked the area's problem with crime, often involving gangs of various ethnicities, and poverty. In 1881 the *New York Times* called it "the lowest and filthiest of the City, a locality where law and order are openly defied, where might makes right, and depravity revels riotously in squalor and reeking filth."<sup>20</sup> This history of criminal activity had a real economic impact in that it lowered property values and, for many years, prevented better civic and social amenities from entering the area.

#### *Immigration to New York City*

During the nineteenth century, millions of people migrated to the United States, fleeing political injustice, religious persecution, natural disasters, or economic meltdowns, or sometimes a combination therein. In the first half of the century, those that arrived were primarily Irish and German. In the 1840s and 1850s, nearly two million Irish fled the Great Famine, a period of mass starvation and disease in Ireland, and nearly one and a half million Germans escaped political revolutions and economic decline. A large percentage of these immigrants settled in New York City.

Between 1850 and 1880, New York City's population more than doubled, from 500,000 to slightly more than 1,200,000.<sup>21</sup> But, as opposed to the rest of the country, which could accommodate new immigrants in its vast new territories, the city just became denser within its limited land mass. As immigration rates continued to soar, the city became, as Robert A.M. Stern noted in *New York 1880*, "very crowded, perhaps the most crowded place in the entire New World."<sup>22</sup>

In 1876, about eighty-three percent, or 782,00 people in New York City, were either foreign born or the children of foreign-born parents, mostly from Northern Europe.<sup>23</sup> Of the 446,043 foreign-born New Yorkers in 1875, 199,084 had come from Ireland, 165,021 from Germany, and 39,340 from Great Britain. After 1880, the city also began to accept waves of Italians, Russians, Poles, and Eastern European Jews, while also, for the first time, strictly limiting the immigration of non-white, non-European immigrants with the Chinese Exclusion Act of 1884. Like the Irish and

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<sup>19</sup> Cartwright, 31.

<sup>20</sup> "A Notorious Locality: Rookeries Which None but the Police Dare Enter" *New York Times*, September 22, 1881.

<sup>21</sup> Robert A.M. Stern, Thomas Mellins, and David Fishman, *New York 1880: Architecture and Urbanism in the Gilded Age* (New York: Monacelli Press, 1999), 47.

<sup>22</sup> Stern, *New York 1880*, 47.

<sup>23</sup> Stern, *New York 1880*, 47.

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Germans, these “new” immigrants had been pushed off their lands by high taxes, or were escaping poverty and persecution.

Once they arrived in the city, immigrants often moved to lower-class neighborhoods, both for their proximity to their countrymen and for inexpensive housing. The two primary areas where immigrants settled were the Lower East Side, which initially had a sizable German population and, later, a large Jewish population, as well as Irish, Italians, Poles, Ukrainians and Chinese. The other main destination for immigrants was the Middle West Side.

As Joseph Varga explained in *Hell's Kitchen and the Battle for Urban Space*, the effect of immigration was significant on the Middle West Side. The arrival of the new immigrants led to increasingly severe overcrowding and sometimes the displacement of existing residents. The changing ethnic makeup had a tangible effect on the physical terrain of the neighborhood, with new stores, churches, social clubs, and restaurants taking over existing spaces. As different ethnic populations came together, it was also necessary for them to come to agreements over the use of public and private spaces such as rooftops, streets, taverns, and play spaces. “For the Middle West Side,” Varga wrote, “ethnic tension over housing, control of streets, and basic values created tensions that while sometimes could turn violent, could just as often be creative.”<sup>24</sup> Meaning that, while the actions of violent criminal gangs undoubtedly captured attention, the truth was that many immigrants found ways of living with, or at the very least, tolerating, their neighbors. This creativity undoubtedly extended to Paddy's Market, where many nationalities worked and shopped in close proximity to each other.

The growing waves of immigration also had the effect of bringing attention to the squalid conditions in which most of these families lived—most notably by journalist and social reformer Jacob Riis, who documented high poverty areas full of tenements including, to some extent, Hell's Kitchen—leading to a wave of urban anxiety over immigration and, ultimately, to the Progressive urban reform movement. During the Progressive era, roughly from the 1890s to the 1920s, activists, politicians, religious leaders, and philanthropists worked to address the problems caused by industrialization, urbanization, immigration and political corruption. In Hell's Kitchen this effort included new institutions such as settlement houses, which attempted to combat urban poverty and the immigrants' lack of education.<sup>25</sup> The efforts also extended to the immigrant pushcart peddlers, who were perceived by many with a mixture of xenophobia and pity, and urged to assimilate.

### *The Development of the Tenement in Hell's Kitchen*

Tenements with ground-floor stores constitute the majority of buildings within the Paddy's Market Historic District. Although there are a number of other types of buildings within the district including rowhouses, a stable, a church, and other early-twentieth century commercial buildings, the tenement—defined as a subdivided building that housed many families—dominates the architectural makeup of the neighborhood. The tenements that were built on Ninth Avenue, a transportation and commercial corridor, were all built with stores on the ground floor. Tenements on the side streets, which make up a smaller number of tenements in the district, typically did not have stores, since foot traffic was not as plentiful in those locations. Approximately fifty-eight tenements—forty-two pre-law tenements built prior to 1879, and sixteen old-law tenements built between 1879 and 1901—were constructed within the historic district, making it the district's dominant building type.

The development of Hell's Kitchen as an urban commercial and residential district coincided with the earliest attempts to regulate buildings and housing in New York City. Prior to the 1879 Tenement House Act, tenements known as “pre-law” buildings had few restrictions. Starting in the 1850s, and increasing over time, purpose-built tenements were constructed

<sup>24</sup> Joseph J. Varga, *Hell's Kitchen and the Battle for Urban Space: Class Struggle and Progressive Reform in New York City 1894-1914* (New York: Monthly Review Press, 2013), 209.

<sup>25</sup> One example of a settlement house is Hartley House, located at 407-13 West 46<sup>th</sup> Street, which opened in 1898 with the goal of improving living conditions by providing educational, recreational and other social services to the Hell's Kitchen neighborhood. This building was recently determined eligible for listing on the National Register.

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on a speculative basis to house the area's growing working-class and immigrant population. With the city's population approaching one million people by 1865, there were more than 15,000 tenement buildings in Manhattan.<sup>26</sup> By the time of the post-Civil War building boom, the standard purpose-built tenement house was dark, airless and poorly constructed. Typical tenement house construction of this period consisted of a front and a rear building, with a small courtyard between that housed the "school sinks," or outhouses. Increasingly, tenements were constructed to occupy almost the full lot. Given the twenty-five-foot-wide module and party-wall construction of the New York City grid, the only windows were on the front and rear of the buildings, leading to many windowless interior rooms.

Within the Paddy's Market Historic District, the earliest pre-law tenements were typically four-story Italianate-style buildings with ground-floor storefronts of cast iron or stone, with planar facades of red brick laid in running bond, and window openings arranged in regular horizontal rows, typically three bays per story and featuring molded brownstone lintels and projecting sills, all capped by a decorative wood or pressed-metal cornice. The primary residential entrance was usually situated on one side of the ground floor. The rest of the ground floor was taken up by a storefront composed of wood and glass, typically flanked by cast-iron piers below a projecting cornice. At least one row of buildings, 541-547 Ninth Avenue, had a brownstone storefront, but cast iron storefronts were more prevalent. Originally, many of the storefronts projected from the building façade and also featured canopies and large sign bands above the storefront.

The earliest examples of this type—the pre-law tenement with a ground-floor store—within the district include: 460 Ninth Avenue (ca. 1857), 468 Ninth Avenue (pre-1854), 470 Ninth Avenue (between 1854-59), 478 Ninth Avenue (pre-1854), 516-522 Ninth Avenue (circa 1844-54), 524-530 Ninth Avenue (between 1854-59), 527 Ninth Avenue (between 1859-67), 529-39 Ninth Avenue (between 1854-59), and 541-47 Ninth Avenue (between 1854-59). Other early pre-law tenements without stores were built on the side streets, such as 403-405 West 40<sup>th</sup> Street (between 1859-67) and 407-409 West 40<sup>th</sup> Street (between 1854-59). One side street building, 352 West 39<sup>th</sup> Street (circa 1844-54), had a storefront installed later, between 1899 and 1911.

New York's first housing code was the 1867 Tenement House Act, and the following year the Department of Buildings began operation.<sup>27</sup> The 1867 Tenement House Act sought to address the issue of safety by requiring fire escapes for all non-fireproof tenements. Additionally, in an attempt to bring more light and air to tenements, the law required that all rooms have windows. However, the law did not specify that those windows needed to open to the outside, so builders were able to meet the letter of the law by providing windows between rooms. Overall, the law was severely limited in scope and effectiveness. Examples of pre-law tenements built immediately after the 1867 law include: 472 Ninth Avenue (between 1867-79), 488 Ninth Avenue (1869), 492-94 Ninth Avenue (John J. Burchell, 1869), 500 Ninth Avenue (H. Grube, 1872), 356 West 37<sup>th</sup> Street (1868), 407-409 West 39<sup>th</sup> Street (1871), and 401 West 40<sup>th</sup> Street (William T. Beer & Son, 1874).

The 1879 Tenement House Act, which became the dividing line between "pre-law" and "old-law" tenements, was passed by the city in response to the increasingly squalid and unsanitary conditions of tenements. The act provided minimal allowances for light and air in every habitable room and came to be epitomized by the dumbbell tenement form developed by architect James E. Ware for an 1878 model tenement competition sponsored by the *Plumber and Sanitary Engineer* trade journal. The dumbbell provided, for the first time, an air shaft that shrunk and reconfigured the tenement's footprint, creating full-width front and rear facades cinched in the middle by two air shafts. Like their predecessors, many old-law tenements had commercial spaces at the ground floor, with a similar storefront composition of wood-framed show windows and cast-iron piers set below a projecting cornice.

Although the dumbbell became the most typical plan type, architects and builders continued to experiment with the form, and with exterior building design, which was increasingly using mass-produced architectural ornament, throughout the

<sup>26</sup> Richard Plunz, *A History of Housing in New York City* (New York: Columbia University Press, 2016), 11.

<sup>27</sup> The 1867 Tenement House Act is sometimes referred to as the first old law.



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latter part of the nineteenth century. These developments can be seen in the old-law tenements contained within the historic district, which feature different facade articulation and different plan form, dumbbell and otherwise. Examples of post-1879 old-law tenements in the district include: 454 Ninth Avenue (J. Kastner, 1885), 456 Ninth Avenue (Martin V.B. Ferdon, 1887), 464-64 Ninth Avenue (Joseph Wolf, 1897), 484-86 Ninth Avenue (Thom & Wilson, 1886), 493-95 Ninth Avenue (J.M. Dunn, 1888), 506 Ninth Avenue (C.W. Clinton, 1892), 508-10 Ninth Avenue (G.F. Pelham, 1900), and 532-36 Ninth Avenue (George Keister, 1887), and 367 West 35<sup>th</sup> Street (Ralph S. Townsend, 1889).

Regardless of the layout of the air shafts required under the 1879 act, they did little to provide light or air to interior apartments. As a result, in 1901, the New York State passed a new Tenement House Act. The 1901 law required much larger courtyards to provide light and air and, as a result, made the development of smaller tenements on the twenty-five-foot-wide module all but impossible. "New-law" tenements therefore occupy a larger footprint, a factor that quickly moved tenement house development away from the smaller builder/developers that typified development under the old 1879 law. There are no new-law tenements within the district.

### *Food Markets in New York City*

New York City, like many other large cities around the world, has a long history of building and operating food markets. As Gergely Baics explains in *Feeding Gotham: The Political Economy and Geography of Food in New York, 1790–1860*, initially these markets operated as neighborhood institutions that were funded, built and managed by a local community of stakeholders, but by the 1810s, New York City's food markets became increasingly consolidated into the fiscal and administrative responsibility of the government.<sup>28</sup> Using its expanding public powers and responding to urban growth, the city opened Washington Market, the first public market-house, in 1813, and Fulton Market in 1822.

For decades, these public markets drew their main food supply from within a relatively small radius of miles from the city. However, as the city grew and the surrounding communities could no longer supply it, food began to be received from all parts of the United States and the industry transformed into a wholesale operation. Coming from longer distances, and subject to delays and damage, the perishable food did not always arrive in the city in good condition, or least in a condition that buyers had come to expect. So, commission merchants and wholesalers sought to save themselves and their clients from loss and sold the food for whatever they could get for it. "Thus," wrote journalist John Walker Harrington in 1925, "rose a large peddler class," who purchased the damaged or slightly spoiled food, or the overstock, and "served the tenement quarters of the town, which were inhabited mostly, by foreigners, who had been accustomed on the other side of the Atlantic to the stalls and open-air markets of the big Europeans cities."<sup>29</sup>

Prior to the 1880s, these pushcart peddlers were mostly kept on the move by restrictive laws that governed the amount of time they could spend in any one location. But, as the density of recent immigrants grew in certain districts—notably the Lower East and the Middle West sides—it became possible for groups of peddlers to support themselves in a specific location. Paddy's Market began on Ninth Avenue and 39<sup>th</sup> Street as early as 1885. Other early open-air pushcart markets included those in the Lower East Side, on Hester Street (1886), Grand Street (1893), Rivington Street (1898), Orchard Street (1898), and East Monroe Street (1901).<sup>30</sup> As foreign immigration soared in the Lower East and the Middle West sides, the pushcart industry grew to match it. As Harrington noted: "The street market is a foreign rather than an American institution. The larger the number of foreign-born inhabitants in any city in the United States, the more open-air stalls or pushcart markets it is likely to have."<sup>31</sup>

<sup>28</sup> Gergely Baics, *Feeding Gotham: The Political Economy and Geography of Food in New York* (Princeton, NJ: Princeton University Press, 2016), 20.

<sup>29</sup> John Walker Harrington, "Pushcarts Get \$50,000,000 of City's Trade in a Year," *New York Herald / Herald Tribune*, May 31, 1925.

<sup>30</sup> Harrington, "Pushcarts Get \$50,000,000."

<sup>31</sup> Harrington, "Pushcarts Get \$50,000,000."

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In Hell's Kitchen, the pushcart market became a vital part of the economy, supporting an incredibly large, poor population. Census records from the early part of the twentieth century show that most residents of the district did not identify themselves as part of the market however, several were recorded as being "hucksters," owning pushcarts, or working in food stores. For example, the 1900 federal census shows that Antone Stinl, Vito Savino, and Ralph Stanio, Italian immigrants who immigrated in the late 1880s and lived at 545 Ninth Avenue, worked as vegetable peddlers. Similarly, John Manddero and his son Michael, who lived at 401 West 40<sup>th</sup> Street, were also Italian vegetable peddlers. Even thirty years later, some peddlers remained in the area. According to the 1930 census, John Rangaves, a Greek street huckster, lived at 547 Ninth Avenue, and Moshos Choukas, a Greek peddler who owned his own pushcart, lived at 401 West 40<sup>th</sup> Street. By 1940 it appears some peddlers were able to gain footholds in storefronts. For example, Rocco Palmadessa, an Italian fruit stand proprietor, who was reportedly a former Paddy's Market seller, owned and operated a fruit and vegetable store at 401 West 40<sup>th</sup> Street. His son, Willy Palmadessa, would go on to operate the Friendly Farmer, a fruit and vegetable stand, on the sidewalks in front of 541-547 Ninth Avenue until 1995.

Many other residents were recorded as working in a variety of food shops including bakeries, butcher shops and grocery stores. In fact, it may be that residents, many of which were butchers, grocers, bakers, and other food-related professions, worked the market in addition to other professions. Indeed, one account from 1904 noted the sheer variety of types of sellers: some were successful entrepreneurs who owned multiple wagons, some were small dealers with baskets, and others were simply poor people selling their belongings to buy food. But, in the end, the vast majority of the food was sold by "men trained to the game ... to whom the profitable disposal of their goods on a Saturday night is merely the closing incident of a busy day's work."<sup>32</sup>

For decades, these pushcart markets operated in a gray area of the law; they were technically illegal but tolerated by the city as a necessary evil. A survey in 1915 identified the variety of markets that existed in New York City, including: "nine important marts for the sale of produce" (among the better remembered today being Washington Market, Jefferson Market, and Gansevoort Market) operated by the city; several "private market enterprises"; and "...a number of push-cart markets, or, as they are termed, "illegal" ones, where the push-cart men have established voluntary centres [sic], under police supervision, but pay no revenue for their space for the most part in the open streets."<sup>33</sup>

The pushcart peddlers would play many different roles to many different groups of people: to the food wholesalers they were both nuisance scavengers and lifesavers; to the common wageworker or tenement dweller they were both reliable sources of cheap food and swindlers; to the city they were both a disorganized gang of hucksters and a highly efficient distribution network that managed to both feed the poor and bring in large profits. It may be true that the peddlers were, in fact, all of these things. But, in the twentieth-century tug-of-war between poverty and progress, the pushcart markets would face their greatest challenges.

In 1917, a Department of Markets was created to operate and supervise the city's wholesale markets (Bronx Market, Brooklyn's Wallabout Market, and in Manhattan, the West Washington, Gansevoort Meat and Fulton Fish Markets). By 1921, the Department of Markets also regulated the open-air pushcart markets, actively recognizing and licensing the peddlers. Eventually the Department would come to also inspect weights and measures, track food entering the city, oversee slaughtering facilities, and consumer education.<sup>34</sup> It is possible that the increasing professionalization of the pushcart markets also led to more peddlers identifying themselves as such in census records. For example, in 1930, 547 Ninth Avenue was the home to John Rangaves, a street huckster of Greek origin. Although the building was located well within Paddy's Market, no previous resident had identified themselves as part of the market before then.

<sup>32</sup> "No 'Food Trust' Affects 'Paddy's Market,'" *New York Times*, December 11, 1904.

<sup>33</sup> Proctor Hall, "Trying to Solve New York's Market Problem: Many Factors in the Puzzle; Why It Is Difficult to Induce the Farmer to Come to The City and Sell Direct to The Housewife - Location of Existing Markets and The Service They Render - The Question of Prices," *The Evening Post*, November 20, 1915.

<sup>34</sup> Babette Audant, "Public Markets," in *Savoring Gotham: A Food Lover's Companion to New York City*, ed. Andrew F. Smith (New York: Oxford University Press, 2016), 476.

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In 1934, Fiorella LaGuardia was elected as mayor of New York City, running primarily on a progressive reform platform. LaGuardia made the removal of the pushcarts a priority and, with the assistance of federal funds through the Public Works Administration, constructed nine enclosed public markets in areas that had previously had open-air markets.<sup>35</sup> Ultimately, the new markets only contained a fraction of the pushcart peddlers that were displaced. Although the public markets were popular, by World War II cars, suburbanization, and home refrigeration did much to change shopping and food provisioning habits.<sup>36</sup> Through the 1950s and 1960s development pressure led to the sale of some markets and others were shut down and either re-purposed or demolished. Of the original nine, only three survive, including Arthur Avenue in the Bronx, Moore Street in Brooklyn, and Park Avenue in Manhattan.

The Department of Markets was eventually dismantled in the late 1960s. Restaurant owners, hoteliers, grocers and pushcart vendors continued to buy from “truck” markets held in the parking lots of the Brooklyn and Bronx Terminal Markets, but as suburbanization eclipsed farming, those closed too.<sup>37</sup> However, as Babette Audant explained in *Savoring Gotham: A Food Lover's Companion to New York City*, the movement for fresh produce was revived with the first Greenmarket, held in Union Square in 1976, which led to several decades of growth for public markets in various forms.

#### *The Beginnings of Paddy's Market: 1885 to World War I*

Likely because of its ad-hoc nature, the origins of Paddy's Market are somewhat unclear. Various anecdotes have claimed that the market originally formed on Eighth Avenue south of West 50<sup>th</sup> Street as early as 1875, but that merchants objected to it and it was moved westward to Ninth Avenue.<sup>38</sup> Others have placed the original market farther south on Ninth Avenue, and even on Tenth Avenue.

However, the first primary-source account of a market in this location—on Ninth Avenue, in the area south of West 42<sup>nd</sup> Street—came in 1885 when the *New York Times* reported on a “street market in Ninth-avenue, between Thirty-ninth and Fortieth streets ... one of the Saturday night features of the Twentieth Ward,” where a man named Albert Stewart, a coachman, had “made himself very officious there with the hucksters and stall-keepers,” inquiring about permits.<sup>39</sup>

The Ninth Avenue market was likely a direct outgrowth of the Gansevoort Market, a produce market with about 400 vendors from Long Island and New Jersey, which had opened in 1884 on a former freight yard between Gansevoort and Little West 12<sup>th</sup> Streets, and Washington and West Streets.<sup>40</sup> According to later accounts, peddlers would source their merchandise there, and then make their way up Ninth Avenue, selling to the tenement dwellers along the way, until they reached the market at West 42<sup>nd</sup> Street. As time went on, the Gansevoort and the West Washington Market, a wholesale meat market that was opened in 1889 on a landfilled site to the west of the Gansevoort Market, led to the establishment of a large number of wholesalers who established themselves in the dozen or so blocks north of Gansevoort Street.

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<sup>35</sup> These included: in Manhattan, Park Avenue Market in East Harlem (1937), the First Avenue Market in the East Village (1938), the Fulton Fish Market (or New Market Building) in the South Street Seaport (1939), the Essex Street Market (1940), the Second Avenue Market on the Upper East Side (1942); in Brooklyn, the Thirteenth Avenue Market in Borough Park (1939), the Havemeyer Street Market in Williamsburg (1942), the Moore Street Market in East Williamsburg (1943); in the Bronx, the Arthur Avenue Market (1940).

<sup>36</sup> Audant, 476.

<sup>37</sup> Audant, 476.

<sup>38</sup> For anecdotes that it was originally on Eighth Avenue see Jas W. Danahy, “Eighth Avenue Vital Part of Mid-Manhattan,” *Women's Wear Daily*, October 5, 1928, and “8th Av. History Dates Back to Dutch Settlers,” *New York Herald Tribune*, September 11, 1932.

<sup>39</sup> “Somewhat Too Officious,” *New York Times*, April 6, 1885.

<sup>40</sup> The produce market's counterpart was the West Washington Market, a wholesale meat market on a landfilled site bounded by Gansevoort, Bogart and West streets and 13th Avenue. The West Washington Market opened in January 1889. For more on the Gansevoort Market and the West Washington Market see Sue Radmer, “Gansevoort Market Historic District,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2007).

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What might have begun on only one block, between West 39<sup>th</sup> and West 40<sup>th</sup> Streets, quickly grew into a much larger enterprise. Only five years later, in 1890, the “Saturday Night Street Market,” was described as extending on Ninth Avenue from West 34<sup>th</sup> to West 42<sup>nd</sup> Streets and was the subject of an entire article in *Harper's Weekly*. Author Scott Thompson described the average metropolitan wageworker—“the clerk, the artisan, and the laborer”—who, immediately after being paid, patronized the market on Saturday nights, “the day of days,” during which he could purchase “some little luxury or necessity for his loved ones.”<sup>41</sup> With a limited purse, the market afforded him “the means whereby his economy can be practiced,” but where “quality is a secondary consideration, though seldom, if ever, ignored at the expense of the palate’s sense or the stomach’s good health.” The market began around 8 pm, but by 10 pm prices dropped by twenty-five percent and by 12 am “the patient buyer can get the remains pretty much at his own figures.”<sup>42</sup>

The market was often described as veritable spectacle, or “moving panorama” as one author wrote, with a “noisy multitude” of hustling hucksters whose wagons and carts lined the avenue and even encroached on the side streets.<sup>43</sup> As Thompson described in *Harper's Weekly*:

The wagons, heaped high with the various stocks in trade, are dimly lighted by the red glare from hundreds of smoky naphtha torches. The sidewalks are crowded from curb to house walls with the good-natured, struggling throng, nine-tenths of them women.<sup>44</sup>

In 1891, the *New York Times* recounted the diversity of the scene, which included Irish and German sellers and buyers, but also many other nationalities:

There was a loud hum, almost a roar. It was the babel of many tongues. Italian sellers of fruit were trying to induce voluble Irishwomen to purchase their stale bananas or oranges. Polish Jews were trying to cheapen the flabby-looking veal offered by a German, who swore that his meat was both good and cheap. Spaniards were haggling with Scandinavians; here and there a Chinaman’s pigeon English added to the volume of sound or a few words of French or Russian mingled with the Milesian of a hod-carrier.<sup>45</sup>

The first documented usage of the name “Paddy’s Market” appears to come in 1892, when the market was listed among the city’s markets as an “amusing and novel sight” in Frederic Lyster and Charles Lotin Hildreth’s *Pictorial New York and Brooklyn: A Guide to the Same and Vicinity*.<sup>46</sup> The name Paddy, a diminutive of Patrick, has historically been used to insult and stereotype those of Irish descent, particularly in urban locations with a large Irish diaspora population, such as New York City. The name was often associated with the poor, and more generally used as a stand-in for all Irish people, who struggled greatly during the nineteenth century. One author in 1925 even wrote that, at one time, Paddy’s Market had been known as “The Poor Man’s Market.”<sup>47</sup> Notably, however, the name “Paddy’s Market” was retained and embraced by later groups of merchants of a multitude of nationalities and ethnicities who carried the market onward long after the Irish had left Hell’s Kitchen. Possible reasons for the name’s survival include tradition, name recognition, and for the association the name had with bargain hunting. The name Paddy’s Market may have originated in Ireland—Cork, Ireland’s second largest city, for example, had one—or, perhaps, it was generated in cities where the Irish emigrated in response to the Great Famine of the 1840s. Cities with a “Paddy’s Market” included Liverpool in England, Glasgow in Scotland, and Sydney in Australia.<sup>48</sup>

<sup>41</sup> Scott Thompson, “A Saturday Night Street Market,” *Harpers Weekly* 34, no. 1736 (March 29, 1890): 242.

<sup>42</sup> “Street Merchants in Gotham,” *Once a Week: An Illustrated Newspaper*, December 30, 1890.

<sup>43</sup> “Street Merchants in Gotham.”

<sup>44</sup> Thompson, “A Saturday Night Street Market.”

<sup>45</sup> “Saturday Night Markets: Where the Poor Buy Their Sunday Dinners,” *New York Times*, January 4, 1891.

<sup>46</sup> Frederic Lyster and Charles Lotin Hildreth, *Pictorial New York and Brooklyn: A Guide to the Same and Vicinity* (New York: Smith, Bleakley & Co., c. 1892), 149. The authors erroneously locate the market on Ninth Avenue between West 28<sup>th</sup> and West 34<sup>th</sup> Streets.

<sup>47</sup> Harrington, “Pushcarts Get \$50,000,000.”

<sup>48</sup> Sydney’s Paddy’s Market remains active, although not in its original location.

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In 1900, the *New York Herald* called Paddy's Market "one of the mostly densely crowded markets in New York," while also noting its universal and unique qualities:

The street is like the main street in a country town. Young men and women pass up and down engaged in lovemaking; matrons hurry back and forth, basket on arm, bargaining for the Sunday dinner. It is in truth a big Sunday dinner market... The flare of the wagon torches, blown by the wind, casts strange lights and shadows on the loitering crowd that fills the sidewalk. The street rings and roars with the shouts of the merchants and the rattle of the elevated trains.... The Ninth avenue Saturday night is a tangle of flaring lights and a jumble of hoarse shouts, and it is one of the most characteristic sights in Manhattan.<sup>49</sup>

Despite its evident popularity, the pushcart peddler's relationship with the city waxed and waned. As early as 1890, the peddlers received special dispensation from the Board of Alderman, a body of New York City's Common Council, to congregate the night market on Ninth Avenue. As one article recounted, "the Common Council realized some time ago that there was a class of venders and people who could not afford to hire stores, pay gas bills, rent and taxes, and permitted them, under certain restrictions, to occupy the street...."<sup>50</sup> Thus, the city ordinances related to street nuisances and obstructions were suspended for half a day, from 12 pm to 12 am on Saturday, and only on a stretch of Ninth Avenue from West 34<sup>th</sup> to West 42<sup>nd</sup> Streets.<sup>51</sup>

By 1896, however, the Board of Alderman passed a new ordinance limiting vendors to stand in any one place for only a half-hour before having to move to another block. The *New York Times* reported that the market's days "appeared numbered" and that it had, in fact, "already become a sort of remembrance, and with new ordinances, police interference, and competition on the upper west side."<sup>52</sup> Within a week, however, the market was back, following a petition to the Board of Aldermen supported by the neighborhood store owners who had come to realize that the market had a tendency to attract customers and thus to increase the volume of their business.<sup>53</sup> As a sign that they continued to remain in the Aldermen's good graces, in 1909, a city noise ordinance against hucksters and peddlers notably exempted Paddy's Market.<sup>54</sup>

The peddlers also had a contentious relationship with the police, who selectively enforced various codes and ordinances, sometimes seemingly at random or occasionally at the whims of special interest groups. In 1903, for example, members of the various Sea Food Associations picketed the west side, calling for the police to enforce the Sanitary Code prohibiting the sale of fish from wagons in front of butcher shops.<sup>55</sup> All of the fish peddlers were promptly cleared out from Paddy's Market and some were arrested, although those charges were later dropped on the grounds that it was business rivalry that had prompted the action. In 1906, a municipal investigation of the pushcart markets concluded that peddlers were subject to a well-organized system of blackmail as well as a system of collection rentals from the shopkeepers in front of which they placed their carts. "Knowing they were violating ordinances," the investigation found, "peddlers felt a sense of insecurity and found themselves absolutely in the power of any rough policeman who might take offense or entertain a grudge against a particular vendor."<sup>56</sup>

In 1904, Paddy's Market was described as extending all the way from West 30<sup>th</sup> Street to West 42<sup>nd</sup> Street.<sup>57</sup> Few Irish frequented the market anymore, but business was as robust as ever. That year, it was estimated that 14,000 tons of food

<sup>49</sup> *New York Herald*, April 22, 1900.

<sup>50</sup> "Poor 'Paddy's Market.' Union Grocers Are After the Street Venders. They Ask That Curbstone Hucksters Be Made To 'Move On,'" *The World*, September 10, 1890.

<sup>51</sup> Another market on a stretch of First Avenue south of 14th Street also received this special allowance from the city ordinances.

<sup>52</sup> "Paddy's Market' Vanishing," *New York Times*, November 26, 1896.

<sup>53</sup> "Permits in 'Paddy's Market,'" *New York Times*, December 9, 1896.

<sup>54</sup> "Must Make Less Noise," *New York Times*, June 30, 1909.

<sup>55</sup> "Illegal Fish Peddlers Raided" *New York Times*, August 30, 1903; "Fish Peddlers Win," *New York Times*, September 15, 1903.

<sup>56</sup> The 1906 municipal investigation of pushcart venders was described in J.W. Sullivan, *Markets for the People; The Consumer's Part* (New York: The Macmillan Company, 1913), 58.

<sup>57</sup> "No 'Food Trust' Affects 'Paddy's Market,'" *New York Times*, December 11, 1904.

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were distributed among the homes of the west side every Saturday night. As the *New York Times* observed, it was “the real business of the market, the swift handling of great quantities of food among a needful populace that makes it one of the fixed city institutions.”<sup>58</sup>

As the 1910s progressed, writers increasingly explored the “civic function performed by the ‘pushcart men.’”<sup>59</sup> J.W. Sullivan, in *Markets for the People: The Consumer's Part*, noted that while the transport of food had been dramatically changed due to improved facilities of the railroads, refrigeration in cars and warehouses, and the growth of packing houses, little serious study had been paid to the pushcart system, which he asserted cost less than any other type of food-distributing agency. “The pushcart, the modern smooth city paving, the peddlers’ muscular and mercantile powers, taken together, form a mechanism which is operated to the advantage of the consumer,” Sullivan wrote. “This joint mechanism is encouraged by buyers whenever it is permitted to be employed. The pushcart ‘enterprise’ is one of today’s world phenomena.”<sup>60</sup>

#### *Paddy's Market: Between the Wars*

By the end of World War I, the city had undergone many changes, but Paddy's Market survived. As reported in *The New York Times* in 1920:

An ancient institution on the west side is ‘Paddy's Market’... which received official sanction more than thirty years ago. The neighborhood has changed but ‘Paddy's Market’ has not. It remains on Saturday nights a noisy, bustling, brilliant place, vocal with the cries of patron and vendor and the cause of many a cheap and bountiful Sunday repast among the poor and the not-near rich of the west side.<sup>61</sup>

By 1921, the informal market had been taken over by the city's Department of Public Markets, and officials renamed “The Ninth Avenue Public Market,” although few, if anyone, actually called it that. As order was brought to the market, the *New York Evening Post* reported that “‘Paddy’s Market’ is no more” and “one is impressed with the power of the law in looking down upon this colorful market-place, which swarms from the very northernmost edge of Thirty-eighth Street to the very southernmost edge of Forty-second and then stops with not even a single fig over the border line. In the four blocks there is not an inch wasted.”<sup>62</sup>

The city’s oversight, however, did little to change its essential character and the press continued to report on the market's unusual nature. *The Morning Herald* in 1921 wrote:

Anyone who believes that New York has no place corresponding to the polyglot markets of London, Paris and the Orient, where the jargon of every land and every group in every land may be heard, and where one must beware lest the money which should go for bargaining goes into the pickpockets' purse instead, ought to make a visit to Ninth avenue near 40th street.... Every imaginable thing is for sale there. And every imaginable sort of person selling and buying.<sup>63</sup>

By 1925, it was estimated that the pushcart markets earned approximately \$50 million of the city’s trade in a year. As John Walker Harrington wrote in the *New York Herald Tribune*: “Somebody asked the other day why the newspapers wasted so much good space telling about the petty bickering of peddlers. That somebody did not know what everybody should know, that pushcart merchandising is nothing less than a colossal enterprise in this City of New York.”<sup>64</sup> Indeed,

<sup>58</sup> “No ‘Food Trust’ Affects ‘Paddy’s Market.’”

<sup>59</sup> Sullivan, *Markets for the People*, 53.

<sup>60</sup> Sullivan, *Markets for the People*, 74.

<sup>61</sup> Ernest Harvier, “Sights A-Plenty in This 3-Mile Walk,” *New York Times*, December 12, 1920.

<sup>62</sup> Carolyn Hall, “The New Pushcart Market Is Selling Many Things,” *The New York Evening Post*, December 11, 1920.

<sup>63</sup> Lucy Joanne Price, “New York Letter,” *The Morning Herald*, January 2, 1921.

<sup>64</sup> Harrington, “Pushcarts Get \$50,000,000.”

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the lure of Paddy's Market was reported to reach Harlem, Washington Heights, and even New Jersey, indicating the attraction the market held within the larger region.

The pushcart industry even began to receive recognition from the federal government. The Department of Agriculture noted that since the entire country sent produce to them—and that roughly one-ninth of all fruits and vegetables were sold from pushcarts—that the industry, which helped solve problems of transportation and distribution, held national importance. It was estimated that approximately 1.5 million people were being supplied, wholly or in part, by the pushcart venders, and that there were thirty-one million men, women, and children who made a living in the industry.<sup>65</sup> By 1925 there were fifty-three open-air markets—thirty-six in Manhattan and seventeen in Brooklyn.

Paddy's Market flourished during the 1920s. Like the peddlers, the stores along the avenue sought to take part in the action as much as possible. As the *New York Herald Tribune* reported:

... the pushcarts are not all of the market by any means, for there are also stalls next to the building line and there are many vegetables stores, butter and egg places, groceries and butcher shops... Although one would think that the merchants who rent stores would object to the pushcart array, they do not, for "Paddy's Market" brings them many customers from all over town.<sup>66</sup>

Long gone were the torches and flares that had once lit the market. Replacing them was electric light from the shop windows, giving the market "all the watts it needs." Like the peddlers, the storefronts reflected a variety of nationalities, including, by the late 1920s and early 1930s, many Italian establishments such as the Manganaro Grosseria Italiana, which had opened at 488 Ninth Avenue in 1893, George Velisariou's Greek bakery, which had opened at 532 Ninth Avenue in 1922, and Giovanni Esposito's Italian salsicceria, which opened at 500 Ninth Avenue in 1932.

Development pressure, which was felt throughout much of New York City during the 1920s building boom, would soon come to bear on Paddy's Market. To the east, the Garment Center, broadly located between Sixth and Ninth Avenues, from West 30<sup>th</sup> to West 41<sup>st</sup> Streets, was rapidly evolving as a commercial loft district. As the garment industries moved west of Seventh Avenue in 1920s it seemed only a matter of time before they would reach Ninth Avenue. A survey of Mid-Manhattan conducted by the Forty-Second Street Property Owners Association concluded in 1929 that this "picturesque segment of Mid-Manhattan cannot long endure."<sup>67</sup> Additionally, the Eighth Avenue subway line, which reached West 34<sup>th</sup> Street in 1932, presaged a new period of growth along that corridor.

Possibly related to the promise of this new commercial center, beginning in the 1920s and lasting through the 1970s, a number of mid-nineteenth century rowhouses and pre-law tenements were altered for commercial purposes. Some were simply refaced with a modernized design, such as the pre-law tenements at 365-367 West 36<sup>th</sup> Street (built between 1854 and 1859, altered 1927) and 354 West 37<sup>th</sup> Street (1868, altered 1941), and the mid-nineteenth century rowhouse at 402 West 40<sup>th</sup> Street (between 1854-1859, altered 1939-40). Others, like 476 Ninth Avenue (a pre-1854 tenement building altered in 1938), were reduced in height and given new simple, modern-style facades. These "taxpayers," which also include 498 Ninth Avenue (Irving Kirshenblit, 1940), a purpose-built one-story commercial building, were characterized by their one- to two-story height and the fact that they were built significantly under the full development potential of the lot and, as the name assumes, only large enough to cover the taxes.

To the west, the market was facing a different threat. While the first trans-Hudson vehicular tunnel was being constructed downtown, an idea was floated for another tunnel that would connect Weehawken, New Jersey to the west side of Manhattan. When the Holland Tunnel opened in 1927 to popular acclaim, talks to build a "Midtown Hudson Tunnel"

<sup>65</sup> Harrington, "Pushcarts Get \$50,000,000."

<sup>66</sup> John Walker Harrington, "Saturday Night in Paddy's Market" *New York Herald Tribune*, May 30, 1926.

<sup>67</sup> Martin Clary and Arthur Williams, eds., *Mid-Manhattan, That Section of the Greater City of New York Between Washington Square and Central Park and the East and North Rivers in the Borough of Manhattan* (New York: Forty-second Street Property Owners and Merchants Association, Inc., 1929), 103.

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gained steam. Although the project was delayed by the onset of the Great Depression, by 1932 the Port Authority of New York had purchased most of the real estate needed for the Manhattan approach of what would eventually become the Lincoln Tunnel. In conjunction with the construction of the first tube of the tunnel, which was completed in 1937, authorities created a new seventy-five-foot wide street, called Dyer Avenue, running north and south from West 34<sup>th</sup> Street to West 42<sup>nd</sup> Street, between Ninth and Tenth Avenues, and the demolition of the westerly two-thirds of the blocks bounded by West 38<sup>th</sup> and West 40<sup>th</sup> Streets between the same avenues, where a broad entrance plaza was constructed. Approximately ninety-one buildings, mainly tenements, were razed as part of the effort.<sup>68</sup>

As the *New York Times* noted in 1934, one year after construction began: "The tunnel work and traffic may in the end 'sideswipe' Paddy's Market... this old pushcart market, however, is only incidental to the Hell's Kitchen of tradition."<sup>69</sup> Although it did not physically touch the market, the planning and construction of the tunnel did indeed set off a chain reaction, catalyzed by the election of Mayor Fiorella LaGuardia in 1934, that spelled its end.

### *The End of Paddy's Market*

As mayor, LaGuardia quickly made clear that the reform of public markets was one of his priorities. In support of his comprehensive reforms and new administrative order, LaGuardia selected William Fellowes Morgan, Jr. to head the Department of Markets. In 1935, Morgan, Jr. told the *Washington Post* that the pushcart marts were "insanitary" and that they "clutter the streets."<sup>70</sup> To replace them, he proposed sanitary stalls, which the city would rent to the peddlers for a small weekly sum.

As David M. Bluestone has explained in "'The Pushcart Evil': Peddlers, Merchants, and New York City's Streets, 1890-1940," this was just one of many visions of urban commerce and the proper use of public space. "Proposals for banning pushcarts favored a modern ideal of the street as the exclusive province of smoothly circulating 'traffic,'" Bluestone wrote. "This vision anticipated not only the eradication of street buying and selling but also the eclipse of earlier social uses of the street for political activity, gregarious socializing, and popular amusements."<sup>71</sup>

In October 1937 the pushcart venders were given official notice by Morgan, Jr. that they would have to vacate the site by December 22, 1937, which was the prospective date of the opening of the Lincoln Tunnel. Morgan, Jr. reportedly issued the order at the behest of the Port Authority of New York, based on fears that the market would "interfere with the flow of traffic from and to the tunnel."<sup>72</sup> In the new traffic pattern, drivers approaching or arriving from the tunnel were funneled through Dyer Avenue, which was accessible via West 34<sup>th</sup>, West 35<sup>th</sup>, West 36<sup>th</sup>, West 40<sup>th</sup>, West 41<sup>st</sup>, and West 42<sup>nd</sup> Streets. This meant that any tunnel traffic that came out on the eastbound streets (West 34<sup>th</sup>, West 36<sup>th</sup>, West 40<sup>th</sup> and West 42<sup>nd</sup> Streets), would filter through the Paddy's Market area. Thus, the city offered the venders new spots on the side streets, at West 37<sup>th</sup>, West 38<sup>th</sup> and West 39<sup>th</sup> Streets, so that they would be isolated from the vast majority of the traffic, and also so that Ninth Avenue could be widened eight feet to accommodate the expected traffic increase.<sup>73</sup>

Perplexed and devastated, the merchants made their case to the press and to anyone else who would listen. Seventy-four-year-old "Papa Hart," whose real name was Louis Cohen, and who had made his living as a peddler for fifty-five years, exclaimed: "They want to kick me out? Never!"<sup>74</sup> The merchants quickly rallied around Abraham Buchman, counsel for

<sup>68</sup> "Part of Hell's Kitchen Doomed by Tunnel; 91 Houses to be Razed to Build Approach," *New York Times*, August 27, 1934.

<sup>69</sup> "Again Hell's Kitchen is Yielding to Change," *New York Times*, September 30, 1934.

<sup>70</sup> "Pushcart Mart About to Quit 'Street Scene,'" *Washington Post*, March 3, 1935.

<sup>71</sup> David M. Bluestone, "'The Pushcart Evil': Peddlers, Merchants, and New York City's Streets, 1890-1940," *Journal of Urban History* 18, no. 1 (November 1991): 69.

<sup>72</sup> William H. Smith and others v. William Fellowes Morgan, Jr., *New York Supreme Court Appellate Division First Department*, [https://www.google.com/books/edition/New\\_York\\_Supreme\\_Court\\_Appellate\\_Divisio/0rbllkoc4coC?hl=en&gbpv=0](https://www.google.com/books/edition/New_York_Supreme_Court_Appellate_Divisio/0rbllkoc4coC?hl=en&gbpv=0).

<sup>73</sup> "Paddy's Market 'Glum as End Nears,'" *New York Times*, December 1, 1937.

<sup>74</sup> "Paddy's Market 'Glum as End Nears.'"



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Paddy's Market Produce Dealers and Merchants Association, Inc., who filed suit against Morgan, Jr. demanding that he show cause for the eviction. Angry at the pushback, Morgan, Jr. soon revoked his offer for the vendors to use the side streets.<sup>75</sup> Although the merchants lost the first round at court, they prevailed at Appellate Division, giving them a stay until January 7, 1938.<sup>76</sup>

The *Christian Science Monitor* anticipated a "strange and dramatic day" on January 7th, while the *New York Herald Tribune* began to speculate on the "revolutionizing effect" the Lincoln Tunnel would wrought on Ninth Avenue and the surrounding neighborhood:

The territory for a mile north and south of Thirty-eighth Street will undergo a vast change in structural appearance, occupancy character and property value. Not for some time, however, will the influences of the tunnel be definite enough to guide builders and real estate developers in shaping the future midtown cross-section of Manhattan.<sup>77</sup>

The legal wrangling continued into 1938. In late January Paddy's Market won at the Appellate Division and was effectively "rescued from eviction," but when the Board of Estimate created a resolution in mid-March to empower Morgan, Jr. to name the sites where markets could be set up, the *New York Times* declared that "Paddy's Market Loses After All."<sup>78</sup> The market was kept open another month or so by an injunction, but in late April the ouster was upheld.

Refusing to accept defeat, and eager to bargain a new site out of the Department of Markets, the peddlers vowed to continue fighting. On May 4th the peddlers staged a protest in which they would defy the ban, rolling their pushcarts onto the curb. Newsreel men, photographers, and reporters were invited, although, in the end, the event fizzled as only two peddlers were ultimately arrested.<sup>79</sup> The *New York Herald Tribune* described the scene:

Groups of peddlers milled about, inveighing against the authorities and laying plans to resurrect the market. Proprietors of Ninth Avenue shops came out of their doorways to join in the lament and the planning, and customers who for years had bought all the necessities of life in Paddy's Market were loud in sympathy and advice.<sup>80</sup>

Not all were sympathetic to Paddy's Market, though. A *New York Times* editorial judged the market as a hindrance to progress, bluntly stating that: "We can't plug up a tunnel to save an outdoor market," and that "probably the outdoor markets are doomed, in the nature of things."<sup>81</sup>

The Paddy's Market merchants continued to search for ways to save the market, and entreaties were even made to President Franklin Delano Roosevelt, however, the peddlers were told that the fight was a city matter.<sup>82</sup> After the Appeals Court ruled against Paddy's Market on July 8, 1938, the fight was over.<sup>83</sup>

### *The "New Paddy's Market"*

Within days of the announcement that the market had lost in court, the peddlers announced that a new "Paddy's Market" would be established at 337 West 39<sup>th</sup> Street, just east of Ninth Avenue. The peddlers rented a vacant lot, had it wired for

<sup>75</sup> "Court Orders Paddy's Market to Move From 48-Year Stand," *New York Herald Tribune*, December 11, 1937.

<sup>76</sup> "Appellate Division Gives Paddy's Market Respite," *New York Herald Tribune*, December 16, 1937.

<sup>77</sup> M.V. Casey, "Forty-Eight-Year-Old Center Must Make Way for Traffic Surge," *New York Herald Tribune*, December 26, 1937.

<sup>78</sup> "Paddy's Market Wins in Appellate Court," *New York Times*, January 29, 1938; "Paddy's Market Loses After All," *New York Times*, March 13, 1938.

<sup>79</sup> "Paddy's Market Peddlers Plan to Defy Mayor's Ban," *New York Herald Tribune*, May 2, 1938; "Paddy's Market Pushcart Men Start Test Case," *New York Herald Tribune*, May 4, 1938.

<sup>80</sup> "Paddy's Market Peddlers Will Defy City Today," *New York Herald Tribune*, May 3, 1938.

<sup>81</sup> "Paddy's Market," *New York Times*, May 4, 1938.

<sup>82</sup> "40,000 Peddlers Plan Strike as Protest," *New York Times*, July 5, 1938.

<sup>83</sup> "Appeals Court Rules Against Paddy's Market," *New York Herald Tribune*, July 8, 1938.

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electricity and spaced it off for stands. William H. Smith, president of the Paddy's Market Produce Dealers and Merchants Association, said that "about seventy of us will open the new site Monday morning, July 18, and we feel that our customers won't mind stepping a few paces out of their way to deal with us."<sup>84</sup>

A plan was made to attract as many new customers as possible: all the vendors were to wear white, presumably to give a pleasing appearance to the group; it was agreed that prices would be lower than usual, to bring in customers; and entertainment was planned to liven the mood and draw in a crowd.<sup>85</sup>

Cracks in the plan quickly began to emerge. There was infighting about the location assignments for the stands (spots near the street went to veteran dealers first), the entertainment did not show up as planned the first day, and a rival group was forming on West 41<sup>st</sup> Street, to the west of Ninth Avenue, and preparing to call itself "The Original Paddy's Market," with no pushcarts, just stands.<sup>86</sup>

Business, however, never took off. In an attempt to survive, the rival Paddy's Market groups joined together and extended an olive branch to LaGuardia and Morgan, Jr., inviting them to a conference to discuss a project for an enclosed market on the west side, similar to the one the city had just opened at East 10th Street and First Avenue.<sup>87</sup> Morgan Jr. did meet with the group and pledged his aid in building a public market on the west side, but also cited a recent survey by a group of real estate experts "who concluded that the neighborhood along Ninth and Tenth Avenues was becoming industrialized so rapidly as to definitely endanger any long-range program for neighborhood businesses."<sup>88</sup>

It is not clear when the two Paddy's Markets ceased to operate, but no newspapers mention them again after 1939. To be sure, Paddy's Market was not alone in being abolished. In 1937, the city had closed eighteen markets and by the end of 1939 only seventeen remained of the sixty that had operated in 1934.<sup>89</sup>

#### *Ninth Avenue as the Successor to Paddy's Market*

By 1939, the market had to some extent reconstituted itself on the Ninth Avenue sidewalks:

That section of Ninth avenue between Fortieth and Thirty Fourth streets [sic] known for many years as Paddy's Market, is still an outdoor mart. The pushcarts were chased away for causing traffic congestion after the Lincoln vehicular tunnel under the Hudson had been opened. But much business is still done on the sidewalks. In fact, just about everything from shirts to caps and from string beans to artichokes may be bought... With the going of the pushcarts various merchants took over sidewalk space in front of their places of business for display purposes. Looking down it seems as if many have spread their entire stocks outside. Wheeled traffic speeds right along. But pedestrians do not do so well.<sup>90</sup>

Indeed, as described above, that overflow onto the sidewalks had apparently happened even while the Market still existed. Photos of "Paddy's Market" from the 1930s show market stands both under the elevated tracks and, in equal measure, along the Ninth Avenue sidewalks.

By June of 1940 the Ninth Avenue Elevated was torn down, making the sidewalks more open and accessible than ever before. An article of 1941 noted that while the row of pushcarts had disappeared, "many merchants, especially fruit and

<sup>84</sup> "Paddy's Market Gets a New Lease on Life," *New York Times*, July 9, 1938.

<sup>85</sup> "Old Paddy's Market Ends Career; Moves to 'Private' Center Today," *New York Times*, July 17, 1938.

<sup>86</sup> "Paddy's Market Set Up in a Lot," *New York Times*, July 18, 1938; "Another 'Paddy's Market,'" *New York Herald Tribune*, September 3, 1938.

<sup>87</sup> "Paddy's Peddlers Now Ask Indoor Market; Rival Groups Call Truce to Seek City's Aid," *New York Times*, January 23, 1939.

<sup>88</sup> "Morgan May Seek West Side Market," *New York Times*, January 31, 1939.

<sup>89</sup> Blundstone, "'The Pushcart Evil' Peddlers," 88.

<sup>90</sup> L.L. Stevenson, "Lights of New York," *Putnam County Republican*, December 20, 1939.

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vegetable dealers, put their stocks out on the sidewalk."<sup>91</sup> In 1945: "Stores have taken the place of the pushcarts...[sic] and most of them seem to have the greater part of their stocks on display on the sidewalks."<sup>92</sup>

Over the course of the 1940s, plans were put in motion for a new development that would do much to change the character of the district. In 1941, the Board of Estimate authorized \$4 million for a new union bus terminal on the southeast corner of Ninth Avenue and West 42<sup>nd</sup> Street, which would connect to the Lincoln Tunnel approach at Dyer Avenue, further cementing the connection between New York to New Jersey.<sup>93</sup> By 1947, the Port Authority had acquired most of the property it needed for the terminal and was beginning condemnation proceedings for the rest.<sup>94</sup> Approximately 640 residents had to be moved to new housing within the city. When it was completed in 1950, the ramp that connected the new bus terminal to the Lincoln Tunnel approach crossed Ninth Avenue and essentially bifurcated the neighborhood into that south of West 41<sup>st</sup> Street and that north of West 41<sup>st</sup> Street.

Additional disruption to the neighborhood came in 1954 with construction of the third tube of the Lincoln Tunnel (the first tube had been completed in 1937 and the second in 1945), necessitating the demolition of seventy buildings on the easterly side of the blocks between West 36<sup>th</sup> and West 40<sup>th</sup> Streets, between Ninth Avenue and Dyer Avenue.<sup>95</sup> Nearly 900 families and commercial tenants were forced to leave and a new curved approach was added to the tunnel, leaving little of the dense tenement blocks on the west side of Ninth Avenue.

By the 1950s the neighborhood was filled with Italians, Greeks, Puerto Ricans and African American residents. A 1959 guidebook, *New York Places & Pleasures* by Kate Simon, described the international food market on Ninth Avenue as "The Village of Paddy's Market":

The Ninth Avenue El has succumbed to civic progress, the pushcarts to sanitation. They are gone... Color still remains, though, in the stalls which extend from the shops (actually pushcarts which aren't pushed) and spill over with dandelion greens and feather bulbs of finocchio [sic]; in the cans of olives and capers and tomatoes lying in bright heaps on the sidewalks; in the shops themselves; in the proprietors and the customers.

Having nibbled at their edges, some of the stores are now worth entering. Pick up some Greek pastry at the *Poseidon* (629 Ninth Avenue.) or *Velissarion's* farther south (at 532) or Italian *Pasticiotti* at the *Domino Pastry Shop* (near 38th St.) or pizza at *Romaniello's* (476 Ninth Ave.). At the corner of 39th Street and Ninth Avenue you'll have to hack your way through fruits and vegetables that rise like jungle fern to obscure the windows of a store whose actual specialty is bread sticks - fat and skinny, long and short, light and dark - in enough varieties for any *feinschmecker*. Sniff the fine ground Arabian coffee at the Yemen Coffee House (486 Ninth Ave.)....<sup>96</sup>

The "old-world" market, as the *New York Times* called it in 1968, continued to draw crowds, although the newspaper admitted that the "passing years have been harder to Paddy's Market between 36th and 42nd," with the bus terminal's "shadows on the gay stalls."<sup>97</sup> It was, in *New York Magazine* writer Jane O'Reilly's estimation, "the nourishment for the soul and body in the Ninth Avenue marketplace" that made it "one of the last, best refuges from mass packaging and so far not even the Port Authority terminal has managed to destroy it."<sup>98</sup>

<sup>91</sup> L.L. Stevenson, "Trottoirs of New York," *Buffalo Evening News*, August 23, 1941.

<sup>92</sup> L.L. Stevenson, "Lights of New York," *Evening Recorder*, Amsterdam, New York, June 20, 1945.

<sup>93</sup> "City Approves Bus Terminal in 42d Street," *New York Herald Tribune*, January 24, 1941.

<sup>94</sup> "Port Authority Gets Bus Terminal Site," *New York Times*, October 15, 1947.

<sup>95</sup> "900 Families Face Ouster by Tunnel," *New York Times*, October 14, 1952.

<sup>96</sup> Kate Simon, *New York: Places & Pleasures, An Uncommon Guidebook* (New York: Meridian Books, 1959), 73-75.

<sup>97</sup> "3 Old-World Markets Here Still Lure Crowds," *New York Times*, August 27, 1968.

<sup>98</sup> Jane O'Reilly, "Marketplace on Ninth," *New York Magazine* v. 3, no. 5 (February 2, 1970): pgs. 58-59.

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### *The Ninth Avenue International Food Festival*

In 1974, *New York Magazine* published a guide to the food stores and restaurants along Ninth Avenue, from West 37<sup>th</sup> to West 53<sup>rd</sup> Streets, an area that had been re-christened as Clinton in 1959.<sup>99</sup> The accompanying article announced the first Ninth Avenue International Food Festival, sponsored by the Ninth Avenue Association, celebrating the international food offerings of the avenue's many food stores and restaurants, a direct outgrowth of the immigrants who lived in the tenements, sold from the their pushcarts, and populated the market. The connection with Paddy's Market was made clear from the outset: "Shopping bags with handsome logos cut from an old picture of pushcarts on Ninth Avenue when it was Paddy's Market have been designed for distribution."<sup>100</sup> But as David M. Bluestone observed, by the mid-century, the pushcart peddler had become "a cherished figure in urban myth and memory," to be used by the "developers of modern festival marketplaces" to "enliven their slick assemblages of merchants and stores."<sup>101</sup>

The food festival was only one sign of renewed interest in the neighborhood. In 1974, the Special Clinton District was created. It was a special-purpose zoning district west of Eighth Avenue between West 41<sup>st</sup> and West 59<sup>th</sup> Streets which, according to the Department of City Planning, was intended to "preserve and strengthen the residential character of a community bordering Midtown, maintain a broad mix of incomes and ensure that the community is not adversely affected by new development."<sup>102</sup> In contrast, Paddy's Market, south of West 41<sup>st</sup> Street, remained zoned for light manufacturing, which never arrived. This zoning classification did, however, effectively prevent new residential development, and froze in amber much of the Ninth Avenue corridor.

As O'Reilly wrote in 1974, the festival was a way to celebrate the neighborhoods "past accomplishments, present comforts, and future hopes..." which, in many ways, hinged a great deal on the preservation of the neighborhood's buildings, and thus, their diverse residents. Indeed, she emphasized the true international quality of the gathering, which had representation from over twenty-two countries:

It is not Jewish, *or* Italian, *or* Irish, *or* black, *or* Spanish, *or* Slavic, *or* Greek. It is everything. Changing, yes, but slowly. Yugoslavians and Chileans are coming in, along with Dominicans and Filipinos, but the Irish are still there. They do not, of course, have gourmet food shops, but they still have bars...<sup>103</sup>

Every year between 1976 and 1986, save for one, the *New York Times* profiled the festival with detailed insights from food critics Mimi Sheraton, Fred Ferretti, Nancy Jenkins, and Florence Fabricant. In 1976, Sheraton called out many establishments that had existed since 1940, and some quite longer, including the International Grocery and Meat Market (529 Ninth Avenue), Giovanni Esposito & Son. (500 Ninth Avenue), Manganaro Hero (492 Ninth Avenue), Manganaro for cheese and salumeria (488 Ninth Avenue.), Empire Coffee and Tea Co. (486 Ninth Avenue), L. Di Stasi Latticini (484 Ninth Avenue), and Romaniello's Italian bakery (476 Ninth Avenue).

In 1986, with the Festival going strong, the *New York Times* wrote that:

Even at the turn of the century when it was called Paddy's Market, the district now known as Clinton (and within recent memory, Hell's Kitchen) was a bustling neighborhood marketplace. The pushcarts are gone, along with the long shadow of the Ninth Avenue El, but the merchants still sell fresh fish, fruits and

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<sup>99</sup> Jane O'Reilly, "A Block-By-Block Guide to Ninth Avenue," *New York Magazine*, May 13, 1974, 55-64. Although this article appears to introduce the festival for the first time, later articles citing the age of the festival appear to date it to 1973. The re-naming of the neighborhood to Clinton was a response to the notorious Capeman Murders in May Matthews Park on West 46<sup>th</sup> Street between Ninth and Tenth Avenues. The Clinton Planning Council, a neighborhood group founded in 1959 that was dedicated to community safety and improvement, spearheaded the effort.

<sup>100</sup> O'Reilly, "A Block-By-Block Guide to Ninth Avenue," 64.

<sup>101</sup> Blundstone, "The Pushcart Evil," 89.

<sup>102</sup> "Special Purpose Districts: Manhattan," New York City Planning Department, accessed February 2, 2021, <https://www1.nyc.gov/site/planning/zoning/districts-tools/special-purpose-districts-manhattan.page>.

<sup>103</sup> O'Reilly, "A Block-By-Block Guide to Ninth Avenue," 62.

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vegetables, sausages, breads, grains, legumes and exotic spices, often from stands spilling out onto the sidewalks from storefronts that capture an old-world market atmosphere.<sup>104</sup>

Both the festival and the merchants struggled in the 1990s. Critics charged that the festival had lost touch with the neighborhood, becoming too close to a generic street fair, but Ninth Avenue Association president and owner of Poseidon pastry shop, Lili Fable, noted that there was increasing pressure from other street fairs and that, in fact, thirty-seven percent of the 303 storefronts on Ninth Avenue were vacant.<sup>105</sup> While the food festival had been a success north of West 42<sup>nd</sup> Street, Paddy's Market acted as "the straggling tail end."<sup>106</sup> With the loss of business and population, Community Board 4 aimed to rezone the area as residential, in an effort to enliven the neighborhood. As James Dell'Orto, a longtime owner of Manganaro's Hero Boy, noted in 1994: "The old Paddy's Market virtues of ethnic diversity, neighborhood ties, living near work and eating fresh, healthy food were in vogue again."<sup>107</sup>

At the request of the Ninth Avenue Local Development Corporation, made up of local merchants, many of whom owned their buildings, and Manhattan Community Board 4, the zoning was finally changed to allow residential use in 1994. In 2005, as part the Hudson Yards Special District, the Hell's Kitchen Subdistrict was established between West 35<sup>th</sup> to West 41<sup>st</sup> Streets and Ninth and Tenth Avenues. That Subdistrict was further modified in 2009, extending the preservation regulations of the Special Clinton District to the north and preventing the demolition of residential buildings in the Hell's Kitchen Subdistrict, including all of Paddy's Market.

The Ninth Avenue International Food Festival did survive and in fact, in 2012, was described by *Publishers Weekly* as "a direct descendant of Paddy's Market."<sup>108</sup> In recent years, the festival has been limited to the area north of West 42<sup>nd</sup> Street, which is outside of the historic district. Some long-term merchants, who historically made up Paddy's Market, below West 42<sup>nd</sup> Street, remain. Some notable examples include the Esposito's Meat Market at 500 Ninth Avenue, Sea Breeze Fish Market at 541 Ninth Avenue, and International Foods at 543 Ninth Avenue. Many of the avenue's other retailers, although more recent arrivals, continue to focus on food—fruit and vegetable markets, specialty grocery stores and restaurants. These new and old businesses, selling Italian, Mexican, Yemeni, Thai, Greek, Indian, Pakistani, Central Asian and Japanese foods, continue to represent the history of ethnic diversity of Paddy's Market into the twenty-first century.

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<sup>104</sup> Florence Fabricant, "Serious Snacking on Multi-ethnic Ninth Avenue," *New York Times*, May 16, 1986.

<sup>105</sup> Marvin Howe, "9th Ave. Fair's Survival Is Feared at Risk," *New York Times*, April 8, 1983.

<sup>106</sup> Bruce Lambert, "On Ninth Ave., A New Call for Help..." *New York Times*, July 10, 1994.

<sup>107</sup> Lambert, "On Ninth Ave., A New Call for Help..."

<sup>108</sup> T.J. English, "Always a Market: BEA 2012," *Publisher's Weekly*, April 27, 2012, <https://www.publishersweekly.com/pw/by-topic/industry-news/bea/article/51706-always-a-market-bea-2012.html>.

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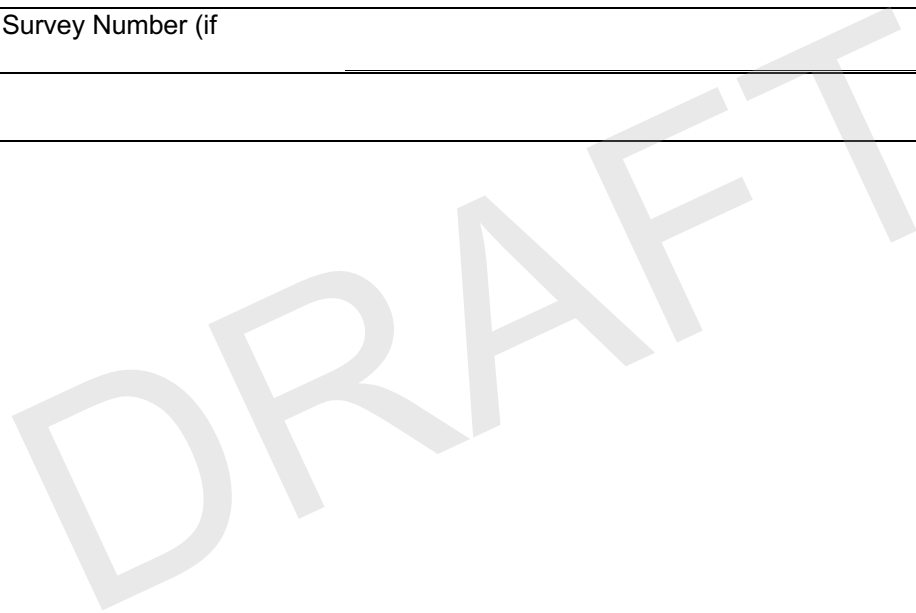
**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_



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## 10. Geographical Data

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### Acreage of Property \_\_\_\_\_

(Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

### Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

### Boundary Justification (Explain why the boundaries were selected.)

The district boundary has been drawn to include the largest portion of the area historically defined as Paddy's Market during the period of significance that retains sufficient integrity to illustrate the historic themes represented. While at one time the market extended on Ninth Avenue from West 34th Street to West 42nd Street, the northern and western portions of the market were compromised by development primarily related to construction of the Port Authority Bus Terminal and other transportation infrastructure on the west side of mid-town Manhattan in the 1950s. Boundaries were chosen to include the largest intact rows of pre- and old-law tenements built during the second half of the nineteenth century, as these are the primary property types associated with the historic themes. They include two different types of development: the tenements along the avenue, which, with their storefronts, generated the majority of the commercial activity in the district, and the buildings along the side streets, which provided a variety of other supporting neighborhood functions, including housing, churches, and light industry. Boundaries were also chosen to include the areas where the feeling of a dense, urban nineteenth-century commercial neighborhood was the strongest. The boundary excluded the area to the north of the Port Authority Midtown Bus Terminal vehicular ramp (1950). Although the blocks of Ninth Avenue between the bus ramp and West 42nd Street were historically considered a part of Paddy's Market, when the bus ramp was constructed, it effectively separated the two areas, visually and functionally. A number of nineteenth-century tenements do survive on the east side of Ninth Avenue, between West 41st and West 42nd Streets, but these now remain largely without context, and are surrounded by taller, contemporary buildings, both at the southeast corner of Ninth Avenue and West 41st Street, and on the west side of Ninth Avenue, where a twenty-eight-story mixed-used building was constructed in 2016.



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### 11. Form Prepared By

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name/title Lindsay Peterson, based on a preliminary study by Anthony W. Robbins  
organization Higgins Quasebarth & Partners, LLC date August 2021  
street & number 11 Hanover Square, 16<sup>th</sup> Floor telephone 212-274-9468  
city or town New York state NY zip code 10005  
e-mail peterson@hgpreservation.com

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of \_\_\_\_.

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Image 1: View of north side of West 35th Street, east of Ninth Avenue.

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Image 2: View of the northeast corner of Ninth Avenue and West 35th Street.

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Image 3: View of the southeast corner of Ninth Avenue and West 36th Street.

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Image 4: View of the northeast corner of Ninth Avenue and West 36th Street.

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Image 5: View of the southeast corner of Ninth Avenue and West 37th Street.

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Image 6: View of the east side of Ninth Avenue between West 37th and West 38th Streets.



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Image 7: Sidewalk view of the buildings on the east side of Ninth Avenue between West 37th and West 38th Streets.

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Image 8: View of the east side of Ninth Avenue between West 38th and West 39th Streets.

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Image 9: View of the south side of West 39th Street, east of Ninth Avenue.

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Image 10: View of the east side of Ninth Avenue between West 39th and West 40th Streets.

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Image 11: View of the southeast corner of Ninth Avenue and West 40th Street.

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Image 12: View of the south side of West 39<sup>th</sup> Street, west of Ninth Avenue.

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Image 13: View of the west side of Ninth Avenue between West 39th and West 40th Streets.

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Image 14: View of the south side of West 40th Street, west of Ninth Avenue, showing St. Clemens Mary Church (now Metro Baptist Church).



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Image 15: View of the northeast corner of Ninth Avenue and West 40th Street.

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**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance C. Street, NW, Washington, DC.

DRAFT