

Proposed Paddy's Market Historic District



November 17, 2021



Clinton Housing Development Company



Mission Statement

Clinton Housing Development Company (CHDC) builds community by preserving and creating high quality, permanently affordable housing in the Clinton/Hell's Kitchen and Chelsea neighborhoods on the West Side of Manhattan. We integrate community, cultural and green spaces into developments and provide consulting services for larger community initiatives.

- Community-based not-for-profit founded in 1973
- Has developed 1,032 units of affordable housing and 55 commercial spaces in 79 buildings with direct public and private investment of over \$260 million
- Provides support and technical assistance in planning & development to community groups, coalitions, block associations and other not-for-profits located in Clinton/Hell's Kitchen and Chelsea



Manhattan Community Board 4



Mission Statement

Manhattan Community Board 4 (MCB4) consists of 50 unsalaried members appointed by the Borough President for two year terms. From more affordable housing to more schools, parks, hospitals, safe transportation, less noise, better business balance, and preserving the diversity of our neighborhood character, Manhattan Community Board 4 represent the district's residents, institutions, non-profit and businesses' common interests to City agencies and bring solutions to our district. The City Charter ascribes to Community Boards an important advisory role in dealing with land use planning and zoning matters, the City budget and the delivery of City services in our district.



Hudson Yards / Hell's Kitchen Alliance



Mission Statement

The Hudson Yards Hell's Kitchen Alliance (HYHK) is a not-for-profit organization dedicated to enhancing the quality of life of the diverse population who lives, works and visits within the district. Our work involves supplemental sanitation services, streetscape improvements, neighborhood horticulture and beautification projects, and assistance to district small businesses. In addition, HYHK maintains and operates Bella Abzug Park and organizes cultural and wellness programming and events within the park and the district.



Hudson Yards / Hell's Kitchen Alliance



Bella Abzug Park



Planters we donated to Vito's Slices and Ices

Hudson Yards / Hell's Kitchen Alliance



Our park cleaning crew



Mural on 37th Street

Hudson Yards / Hell's Kitchen Alliance



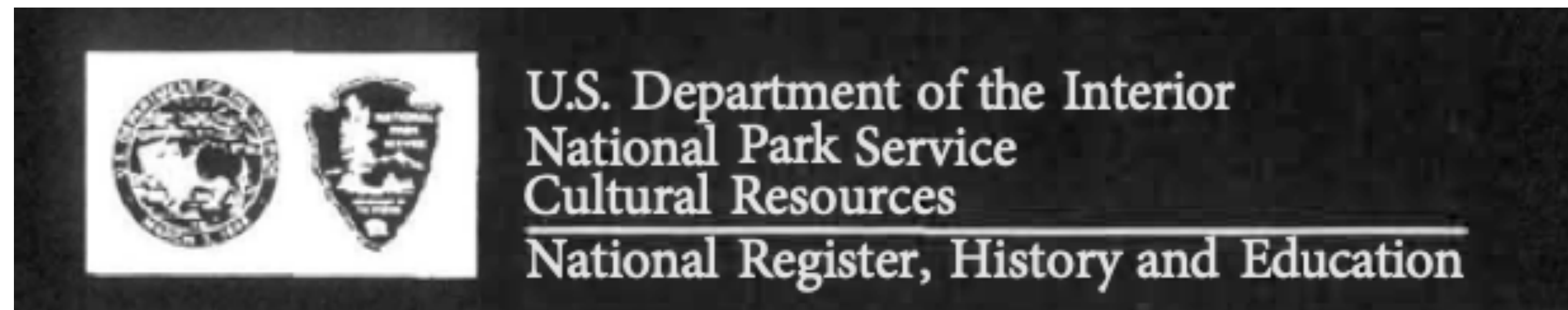
District cleaning crew member



Planters on 37th Street

NATIONAL REGISTER OF HISTORIC PLACES (NR)

The National Register of Historic Places is the official list of historic properties recognized as significant in American history, architecture, engineering, or culture.



NEW YORK STATE HISTORIC PRESERVATION OFFICE (SHPO)

The Division for Historic Preservation, also known as the NYS Historic Preservation Office (SHPO), offers programs that help individuals and communities achieve the social, economic, and environmental benefits associated with historic preservation.

The preparation of a National Register nomination proposal is a cooperative effort between the sponsor and the staff of the State Historic Preservation Office.



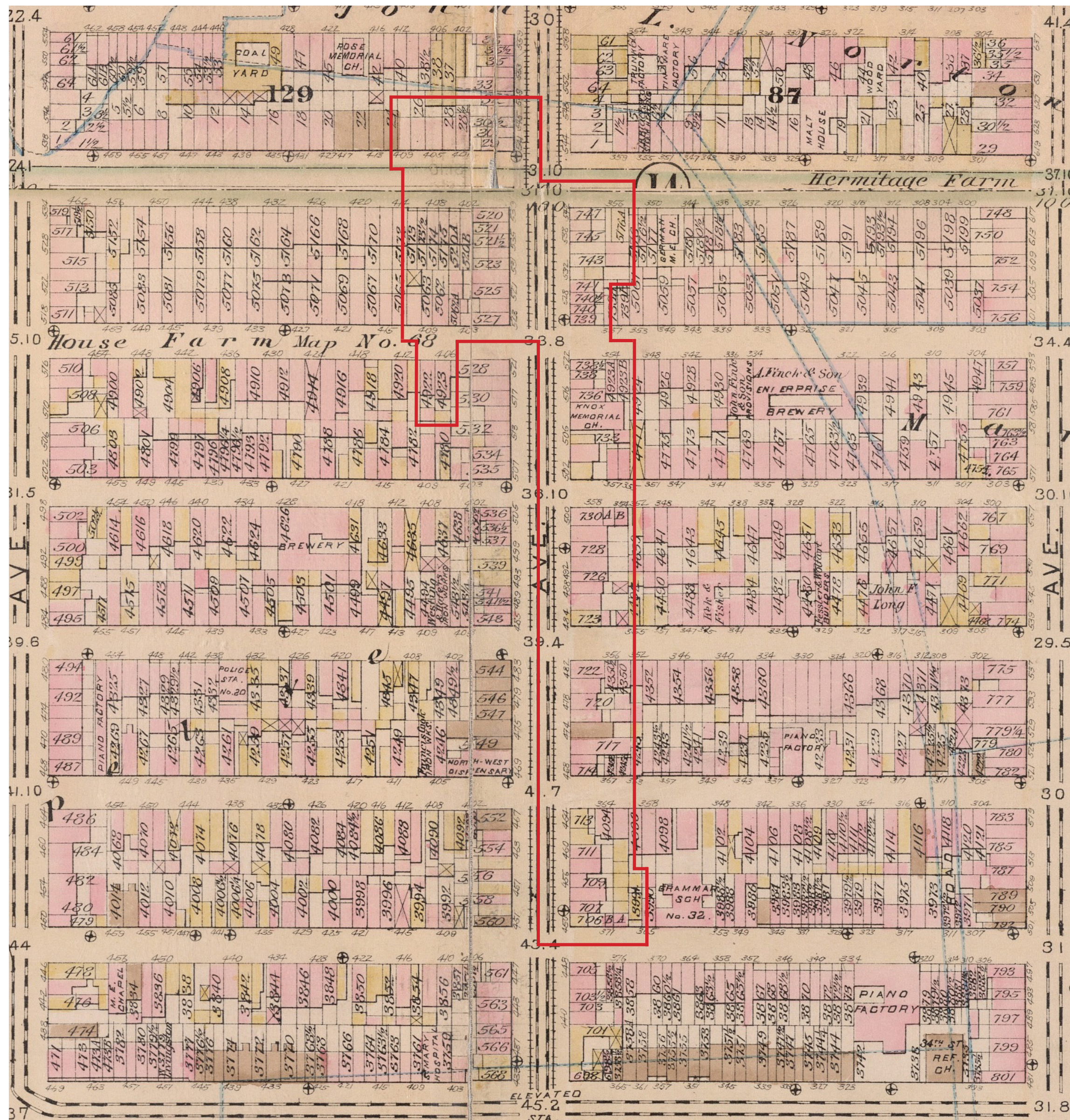
**Parks, Recreation
and Historic
Preservation**

WHAT IS A HISTORIC DISTRICT?

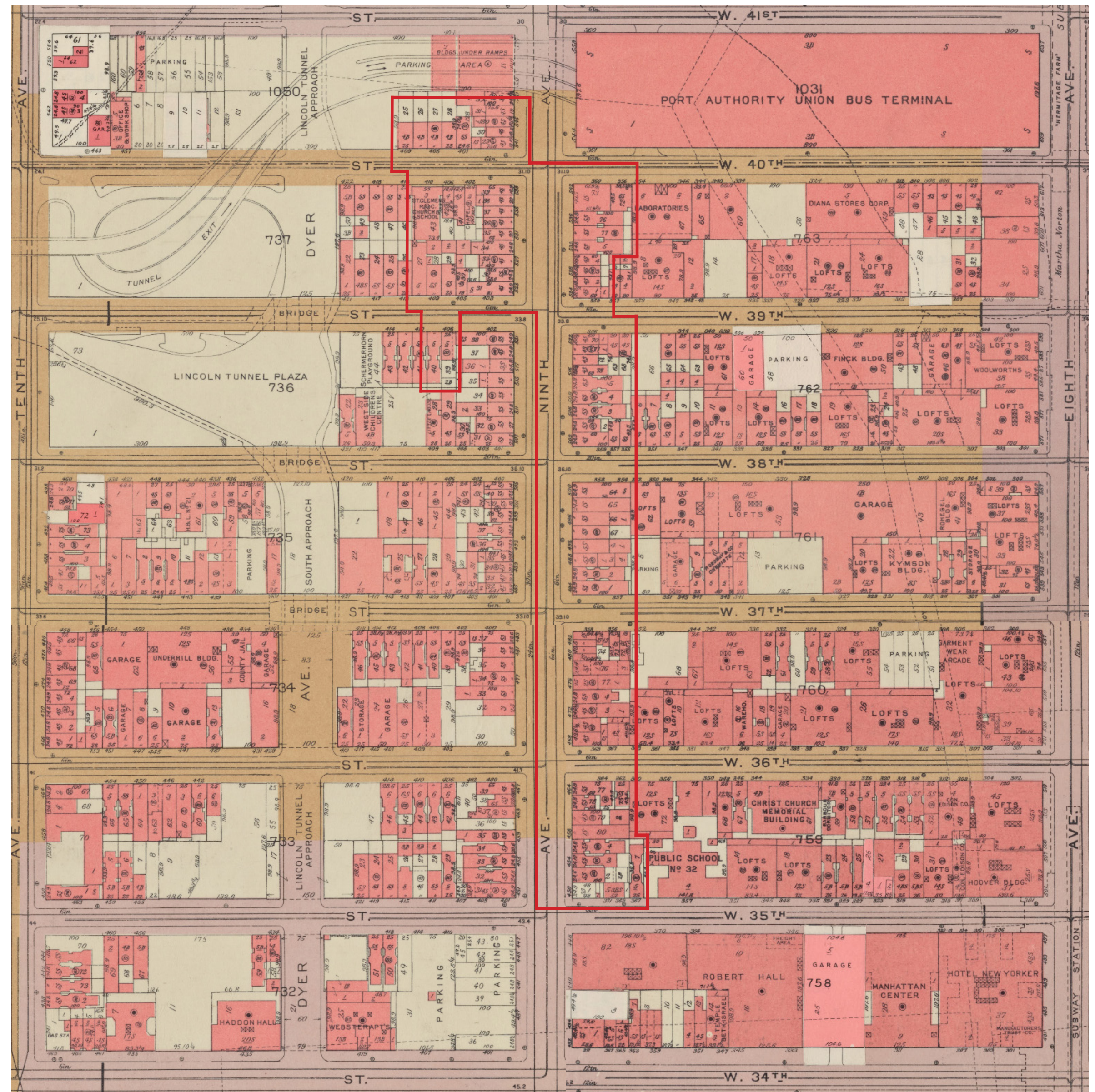
A historic district is a group of buildings, structures, and sites that are significant for their historical and physical relationships to each other.



PROPOSED PADDY'S MARKET HISTORIC DISTRICT



1885

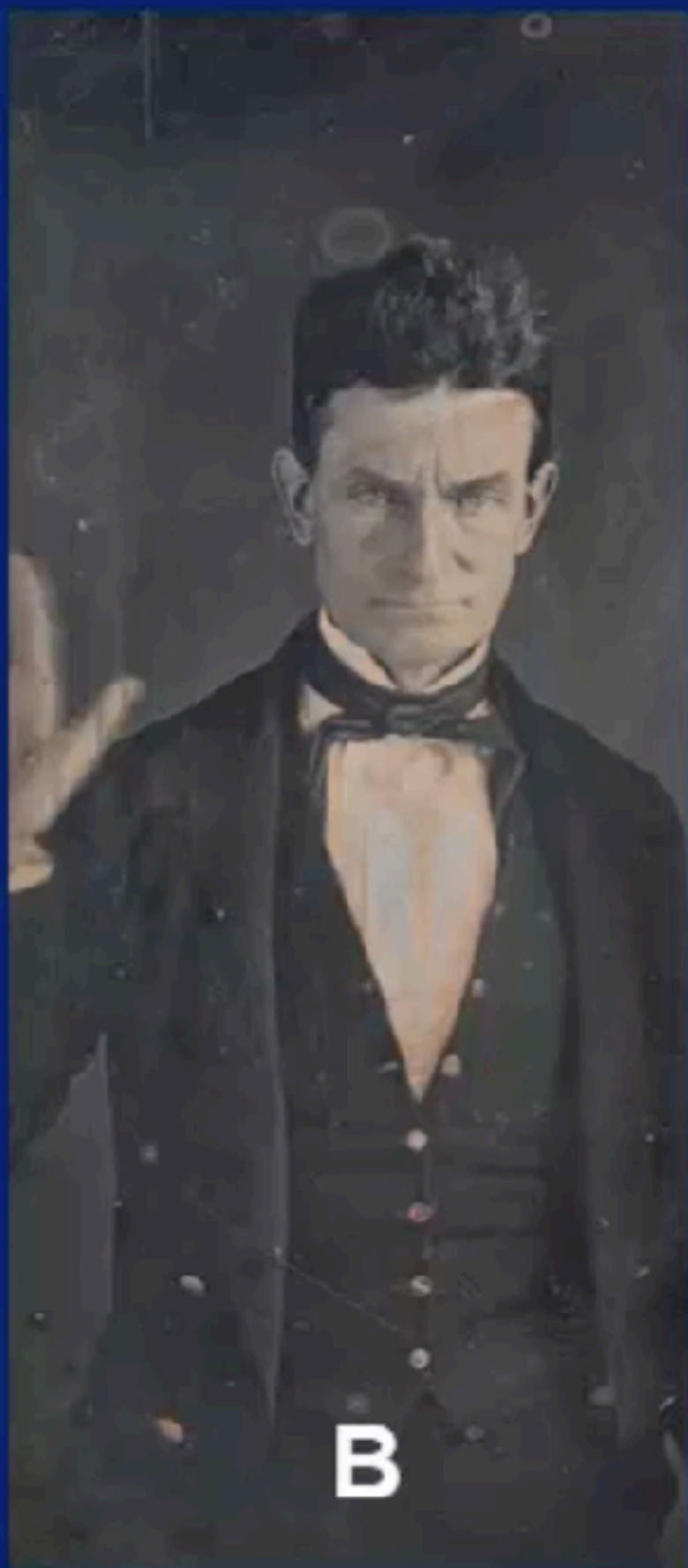


1955

NATIONAL REGISTER CRITERIA FOR EVALUATION



**Significant events
or patterns of
history**



**Significant
person**



Architecture



Archaeology

PADDY'S MARKET AREAS OF SIGNIFICANCE

CRITERION A

SIGNIFICANT EVENTS OR PATTERNS OF HISTORY

- Commerce
 - Open-air food markets in NYC
 - International food stores along Ninth Avenue
- Ethnic Heritage
 - Immigrant history, food, culture



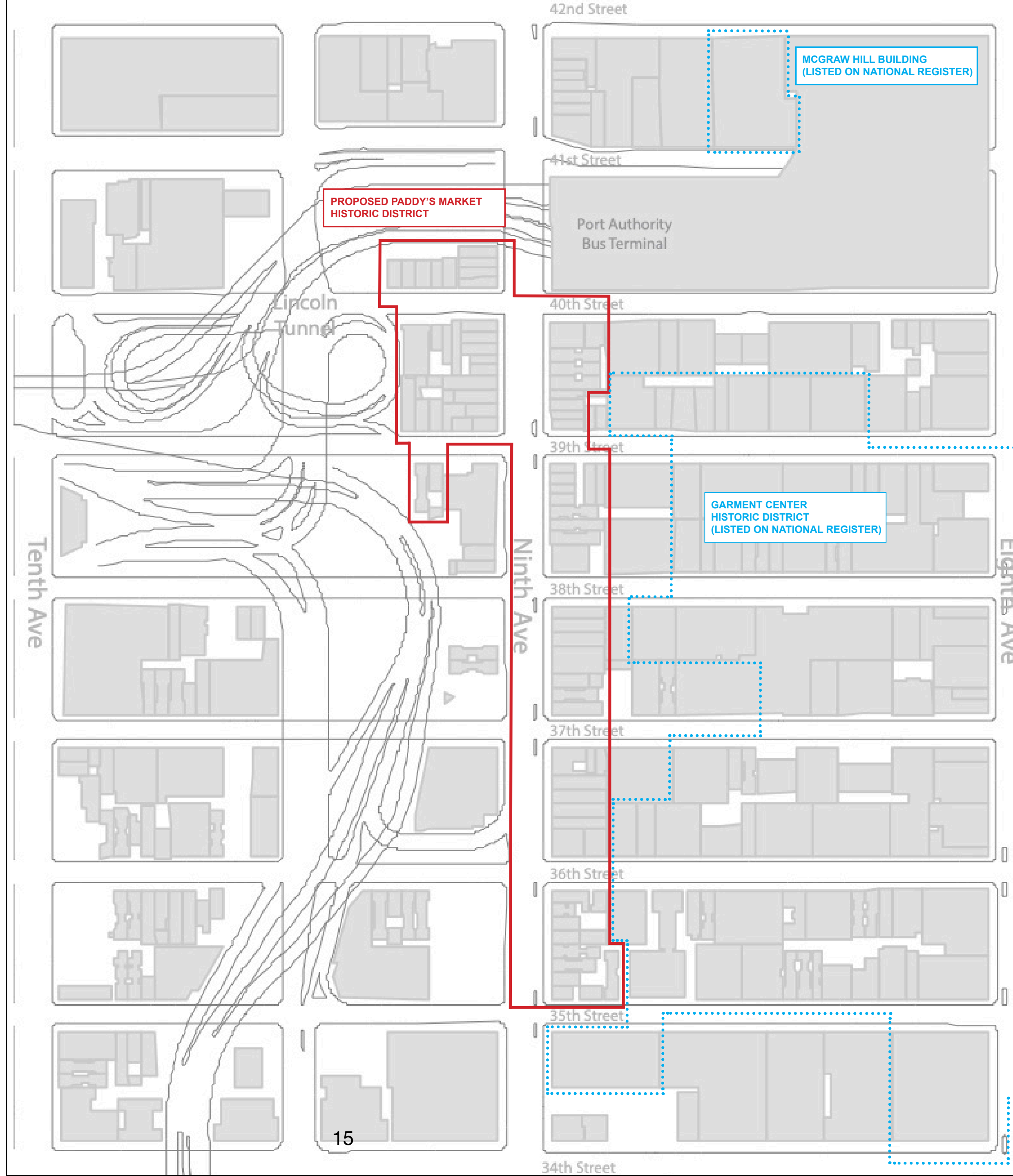
CRITERION C

ARCHITECTURE

- A variety of building types:
 - Most are 19th-century tenements with ground-floor stores
 - Others include row houses, commercial and industrial buildings, one church and one stable.



PROPOSED PADDY'S MARKET BOUNDARY



NATIONAL REGISTER TIMELINE/MILESTONES

OCTOBER & NOVEMBER 2021
Community Informational Meetings

FEBRUARY 2022
Public meeting with SHPO Staff

MAY 2022
National Park Service Final decision on listing the proposed district

JANUARY 2022
State Historic Preservation Office (SHPO)
send out notification letters to property owners in the proposed district

MARCH 2022
State Review Board Meeting

WHAT THE NATIONAL REGISTER IS NOT

Listing in the National Register does not restrict a property owner's ability to remodel, alter, paint, manage, subdivide, sell or even demolish a building.



WHAT THE NATIONAL REGISTER IS NOT

Not a local historic district. No additional project review by the Landmarks Preservation Commission is required.



BENEFITS OF THE NATIONAL REGISTER

National Register designation is a way to honor a community's history, protect it from government actions, provide private owners access to state and federal tax credits and nonprofit and municipal owners access to state grants, and help promote the appreciation of historic resources across New York State.



20% COMMERCIAL REHABILITATION TAX CREDIT

Owners of “income-producing properties” (commercial and apartment buildings for example) can take advantage of the *Federal Rehabilitation Tax Credit Program*. It provides tax credits worth 20% of Qualified Rehabilitation Expenditures.



20% COMMERCIAL REHABILITATION TAX CREDIT

To qualify for the tax credit, a building must be a “certified historic structure,” meaning it is a “contributing” building within the district. To check whether your property has been designated as “contributing” or “non-contributing,” please check the draft National Register nomination on CHDC’s website.

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



452 Ninth Avenue (759-1, historically 2)

Date: 1869 (NB 1146-69*)

Architect: Unknown

Resource: 1 contributing building



HISTORIC PRESERVATION GRANTS

Grants are available from the *Environmental Protection Fund* to municipalities and non-profit organizations with an ownership interest in State and National Register-listed properties for projects that improve, protect, preserve, rehabilitate, restore or acquire historic properties.



FREQUENTLY ASKED QUESTIONS

Will State and National Register listing restrict the use of a property?

If you are not using federal or state funds to complete your project and you do not require a state or federal permit to undertake the work then you are free alter or even demolish a National or State Register listed property. If state or federal funds are used or if a state or federal permit is required, alterations may be reviewed by SHPO staff.



FREQUENTLY ASKED QUESTIONS

Does this mean I won't be able to make changes to my home/building?

No, the National Register does not restrict what private property owners can do to their properties.



FREQUENTLY ASKED QUESTIONS

Can an owner object to having his or her property listed on the registers?

Yes. For properties with multiple owners, such as historic districts, objections only count toward the listing of the district as a whole. No one owner can exempt himself or herself from listing in a district by means of an objection. If a majority of property owners object, a district will not go forward.



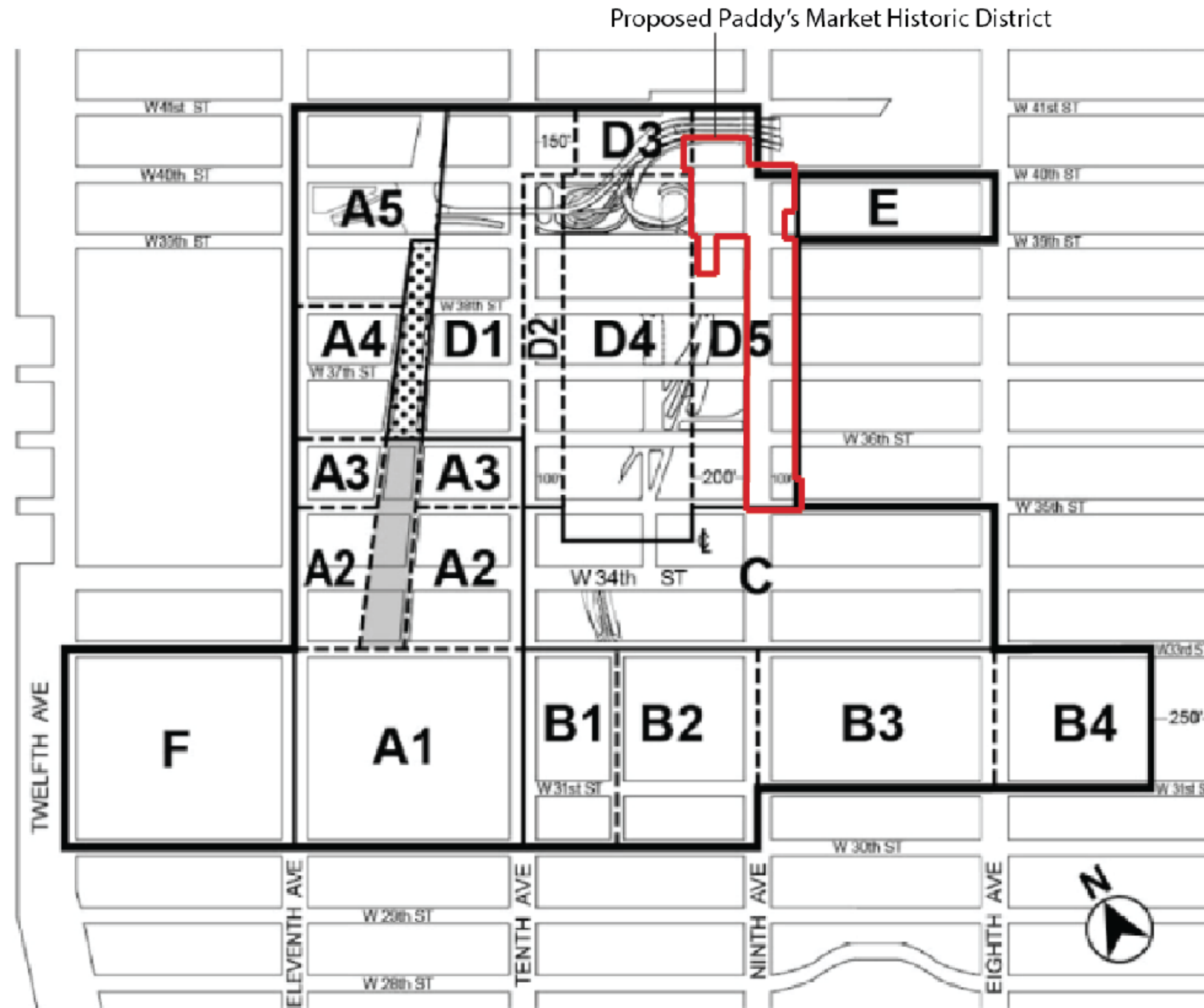
FREQUENTLY ASKED QUESTIONS

Will listing on the State and National Registers affect local property taxes or zoning?

No. Listing has no bearing on any of these local actions.



SPECIAL HUDSON YARDS DISTRICT - SUBDISTRICT D5



TAX CREDITS & FINANCING



SUPPORT LETTERS RECEIVED

- MCB4 (January 21, 2021)
- Hudson Yards / Hell's Kitchen Alliance (May 5, 2021)
- Manhattan Borough President Gale Brewer (January 28, 2021)
- Senator Brad Hoylman & Assembly Member Richard Gottfried (May 6, 2021)
- Council Speaker Corey Johnson (October 26, 2021)

Q & A

