

Chinatown: Still the real deal

By Lana Bortolot
Special to amNewYork

Steeped in tradition, Chinatown is one of the city's few neighborhoods to fend off gentrification, keeping its cultural fabric intact through a constant infusion of immigrants who keep the neighborhood true to its roots.

"Chinatown's history has always been an attraction," says John Wang, president of the Asian-American Business Development Center. "but it's no more insular than any other ethnic community. People who come here know that it's different: They come here for the food and the shopping because they cannot find these things elsewhere."

It's unlikely developers will descend on Chinatown's patchwork of commercial and residential buildings: The center's zoning restrictions prevent high-rise building, and family-owned buildings have little turnover.

"People want to buy in Chinatown, but because



Chinatown has many draws: a bustling street life, culture, history and endless dining options. (RJ)

there are no high-rise buildings, there aren't a lot of affordable apartments on the market," says Sherri Shang of Century 21 NY Metro, who has a large Chinese clientele.

"A lot of the available buildings don't have amenities — just the apartment with the key ... They don't

want luxury—they just want to be surrounded by cultural things and the way of life."

And that's not likely to change any time soon.

Wellington Chen, executive director of the Chinatown Partnership Local Development Corp., said, "People have been looking

for housing here, but they have had no success so far, for the simple reason, most of the traditional core of Chinatown is very, very stable." Chen estimates that about 200 rent-controlled buildings are owned by more than 60 associations. "Those are not going to be touched," he said.

Find it

The boundaries are ever-expanding, but for now, Chinatown is bounded by Delancey street on the north, East Broadway and Worth Street to the south, Allen Street to the east and Broadway to the west.

Real estate



Good luck finding a pad in Chinatown's core.

Sales and rentals are tight — and nearly nonexistent in Chinatown's core. No-frills apartments sold out at Hester Gardens (Hester and Mott streets) in record time, to a mostly Chinese clientele. Residential sales average \$1,110-\$1,200 per square foot. Here are recent samplings of available properties around the periphery of the neighborhood:

- Three-bedroom condo at 129 Lafayette St. (Corcoran): **\$3.275 million**
- Loft studio at 175 E. Broadway (Corcoran): **\$750,000**
- Two-bedroom at 44-46 Market St. (Century 21 NY Metro): **\$1.3 million**
- One-bedroom at 185 Park Row (Century 21 NY Metro): **\$529,000**

Rentals

- Three-bedroom rental at 62 Rivington St. (Century 21 NY Metro): **\$3,400** a month
- Two-bedroom rental at 376 Broadway (Century 21 NY Metro): **\$3,600** a month
- Studio mini loft rental at 175 East Broadway (Corcoran): **\$3,250** a month

To shop

Lin Sister Herb Shop, Inc.

A combined 30 years of Chinese herbal remedy experience and services such as acupuncture, reflexology, colon hydrotherapy and traditional Chinese herbal treatments.

4 Bowery,
212-962-5417
18A Elizabeth St.
212-962-8083

Dynasty Arts

Offers rosewood antique and reproductions. Find painted chests and cabinets at a fraction of the cost uptown.

103 Mosco St.,
212-566-6882

Whole World Fashion Boutique

Excellent prices on traditional silk tops, jackets and dresses. An added plus: exceptionally friendly service.

17A Mott St.,
212-267-4211

Good Fortune Gifts

Located in the former historic Mott Street General Store, Good Fortune has an array of feng shui products in addition to snuff bottles, teapots and



Hong Kong Supermarket has a huge selection.

ceramics.

32 Mott St.,
212-791-9989

Kam Man

The basement of this supermarket has a huge selection of ceramics, teapots and decorative household goods.

200 Canal St.,
212-571-0330

Hong Kong Supermarket

A sprawling supermarket with fresh produce, seafood and meat, dry goods, frozen fish balls, dumplings, flower rolls and buns. It's worth a visit just to ogle the aisles of snacks.

109 East Broadway

THE
LENOX
in the new Union City

500 Central Avenue
Union City, NJ 07087

888-500-LENOX (5366)
www.theLenoxCondo.com

Spring Forward with the Lenox!

Up to **100%** Purchaser Financing.*
Why Pay High Rents When You Can Own?
Newly Renovated Studios, One & Two Bedroom

Residences. Prices from the **\$160,000's.**

OVER 50% SOLD

Minutes from Manhattan | Amazing NYC Views

Newly Renovated Marble Lobby

Fully Equipped Granite, Stainless & Maple Kitchens

Onsite Parking & Fitness Center | 24 Hour Concierge



FREE Taxes for Two Years.

FREE Maintenance for One Year.

FREE 42" Plasma TV with Purchase**

*For Qualified Purchasers **offer ends 2/29/08

This is not an offer to sell condominium units in any jurisdiction which requires prior registration for such offer and in which the condominium is not registered. This material is being used for the purpose of advertising condominium units which are being offered pursuant to an Offering Plan filed in the State of New Jersey.

177 STREET

NO BROKER FEE
IMMEDIATE OCCUPANCY

1 BDRM as low as **\$915**

2 BDRMS as low as **\$1200**

3 BDRMS as low as **\$1500**



PARKCHESTER

866-587-1647

OPEN HOUSE TUESDAY 5:30PM - 8PM
THURSDAY 5:30PM - 8PM
SATURDAY 10AM - 2PM

SEE PARKCHESTER'S *Premier* APARTMENT COLLECTION

A great place to live with 129 acres of tall shade trees, lawns, gardens, playing fields, and all these features:

- On-site 8-screen first run movie theatre
- On-site shopping and restaurants including Macy's, Starbucks, Pizzeria Uno, and many more.
- On-site health and day care.
- On-site express bus stops.
- Our own subway station on the #6 line.

To see Parkchester's VIDEO please go to:
www.parkchesternyc.com

THURSDAY, FEBRUARY 28, 2008

MicroOffice®

FULL SERVICE OFFICE SPACE IN NYC

Attractive, Professional Space starting at **\$495/mo.**

FLATIRON / 36 W. 20th St. (near 5th Ave.)
 CHELSEA / 122 W. 27th St. (near 6th Ave.)
 MIDTOWN / 1375 Broadway (near 37th St.)

SMS 41411 with "office signup" or "office pics"

800-715-2564 www.microoffice.us/am

Homebuyer Class

Need \$\$\$ assistance for down payment or closing costs to buy your first home?

Homebuyer Classes for first time homebuyers starting in March

Pre-qualifications are going on NOW! So, HURRY!

Home Maintenance Training

Save big \$\$\$ doing your own repairs ~
 Take a Home Maintenance Training Class ~ 30 hrs ~ 10wks training ~ Find out how at our Home Maintenance Training Orientation ~Thursday February 28, 2008 from 6-8pm.

For more information on the classes or orientation, please call NHS of Northern Queens at 718.457.1017




NEWLY CONSTRUCTED APARTMENTS FOR RENT

Bathgate Avenue Apartments is pleased to announce that applications are now being accepted for 88 affordable housing rental apartments now under construction at **2269-2277 Bathgate Avenue** in the **Belmont** section of the **Bronx**. This building is being constructed through the 421-a Affordable Housing Program of the City of New York's Department of Housing Preservation and Development and the Low-Income Affordable Marketplace Program (LAMP) of the New York City Housing Development Corporation. The size, rent and targeted income distribution for the 88 apartments are as follows:

Apartments Available	Apartment Size	Household Size	Monthly Rent*	Total Annual Income Range** Minimum - Maximum
18	Studio	1	\$634	\$23,397 - \$29,760
25	1 Bedroom	1	\$678	\$25,068 - \$29,760
		2	\$678	\$25,068 - \$34,020
45	2 Bedroom	2	\$818	\$30,082 - \$34,020
		3	\$818	\$30,082 - \$38,280
		4	\$818	\$30,082 - \$42,115

* Includes gas for heat and cooking. ** Income guidelines subject to change.

Qualified applicants will be required to meet income and family size guidelines and additional selection criteria. Applications may be requested by mail from: **Bathgate Avenue Associates, 941 Hoe Avenue, Bronx, NY 10459**. Please include a **self-addressed envelope** with your request. **Completed applications must be returned by regular mail only (no priority, certified, registered, express or overnight mail will be accepted) to a post office box number, or its equivalent, that will be listed with the application, and must be postmarked by April 27, 2008.** Applications postmarked after **April 27, 2008** will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Duplicated applications will not be accepted. Preference will be given to New York City residents. Current and eligible residents of **Bronx Community Board 6** will receive preference for 50% of the units. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible households that include persons with visual and/or hearing impairments will receive preference for 2% of the units; and eligible City of New York Municipal Employees will receive a 5% preference.

No Brokers Fee. No Application Fee.

NYC Department of Housing Preservation & Development
MICHAEL R. BLOOMBERG, Mayor
 The City of New York
 Department of Housing Preservation and Development
SHAUN DONOVAN, Commissioner

NYC HDC New York City Housing Development Corporation
MARC JAHR, President
 www.nyc.gov/hpd




To eat

Ten Ren Tea and Ginseng Company Inc.

Translated as "heavenly love," New York's largest Chinese tea shop is known for its green and black teas and traditional tea ceremonies. Drink here then buy at the shop two doors down.

79 Mott St.,
212-732-7178

Egg Custard King Cafe

Two locations of Egg Custard King Cafe feature this Chinese version of creme brulee or flan. Strawberry, honeydew and banana are among the best-sellers.

76 Mott St.,
212-226-8208
 271 Grand St.,
212-226-8882

Golden Fung Wong Bakery

A wide selection of lotus-seed paste cakes, moon cakes and other traditional pastries.

41 Mott St.,
212-267-4037

Original Chinatown Ice Cream Factory

Bypass the Haagen-Dazs on the corner and head straight here for originals such as red bean, ginger, almond flower lychee and black sesame ice creams. Skip the pistachio and have green tea ice cream.

65 Bayard St.,
212-608-4170

Wo Hop

Open and crowded 24/7, at 5:30 a.m. you'll see New York City's finest chowling down huge plates of chop suey, chow fun and other Cantonese dishes.

17 Mott St.,
212-962-8617

Ping's Seafood

It doesn't get fresher than here: Your fish will be extracted from its tank and on your plate 20 minutes later.

22 Mott St.,
212-602-9988

Congee Village

A little bit of Vegas, a little bit of Poconos, the decor of this over-the-top temple to congee, a boiled rice porridge usually served at breakfast. Thirty varieties of congee are on the menu as well as 250 Cantonese specialties.

100 Allen St.,
212-941-1818
 207 Bowery Congee Bowery,
212-766-2828

Hong Kong Station

A trio of bright noodle shops make you feel like you're in modern Hong Kong. You can build your own soup bowl here for a modest price.

45 Division St.
and 128 Hester St.,
212-966-9382
 45 Bayard St.,
212-233-0288

Dim Sum Go Go

From the outside, it looks like a fluorescent-lit chain store, but inside is a sleek decor and



Dig into a delicious boiled rice dish at Congee Bowery Restaurant and Bar. (Dennis W.)



No longer a "Bloody Bucket," Dive 169 draws hipsters.

menu to match. Twenty-four styles of dumplings with unusual twists and vegan-friendly options.

5 E. Broadway,
212-732-0797

Mei Lai Wah Coffeehouse

Chinatown's oldest coffeehouse is a time capsule with hand-lettered menus on the wall, and prices that reflect a gentler time. The pork buns, at 60 cents, are continually sold out — and continually replenished. The noodle- and steamed-dumpling soup at \$2.80 is best slurped at the counter with the locals.

64 Bayard St.,
212-925-5435

New Green Bo

Come early and be prepared to wait in this tiny, busy restaurant. It's nothing to look at, but everything to taste, renowned for its fried dumplings and pork buns.

66 Bayard St.,
212-625-2359

The party

The original neighborhood hipster bar, Double Happiness, closed, as did Bear Cafe, but a few watering holes remain.

Silk Road Mocha

The popular Teabag Open Mic variety show has morphed into the Five Points Variety Hour, every Friday from 8 to 10 p.m.

30 Mott St.,
212-566-3738

Yello

A sleek, friendly bar in a quiet stretch across from Columbus Park. There are karaoke and drink specials every night with the lychee-shot specialty.

32 Mulberry St.,
212-964-3410

169 Bar

Once called the "Bloody Bucket" in the 1940s, now area hipsters and Chinese regulars come for the dance party atmosphere.

169 East Broadway,
212-473-8866

The buzz

Division Street east of the Manhattan Bridge shows signs of a hipster invasion. Though it's technically the Lower East Side, new businesses are popping up alongside old-school Chinese storefronts and garages, and Chinatown's ever-expanding borders make this area a de facto part of the neighborhood.

Two restaurants pioneered the area: Les Enfants Terribles (37 Canal St.), a North African bistro, and the Swedish-influenced Good World Bar and Grill (3 Orchard St.), opened in a former Chinese barbershop. Around the block, Bacaro (136 Division St.), a Venetian wine bar and restaurant opened at the end of 2007.

Project No. 8, a monochromatic "concept" boutique, featuring local and international designers, is the first upscale clothing store to break ground in this up-and-coming stretch (138 Division St.)

The basics

Police

Fifth Precinct
19 Elizabeth St.
212-334-0711

Crime

The Fifth Precinct, covering Chinatown, reports one rape, nine robberies, 14 felony assaults, 14 burglaries and 67 grand larcenies so far in 2008. For the same period in 2007: no rapes, 16 robberies, 13 felony assaults, 6 burglaries and 63 grand larcenies.

Schools

Chinatown is in the New York City Board of Education School District 2, but many students also attend public schools in neighboring District 1 encompassing the Lower East Side and areas that are abutting if not becoming part of Chinatown.



Five men soak in the afternoon sun along Henry Street.

The Museum at Eldridge Street

A glorious restoration has transformed this National Historic Landmark, which just a few years ago looked forlorn with peeling paint and holes in the ceiling. Though focused on Jewish history and culture, the synagogue is flanked by Chinese businesses, testimony of the change in this neighborhood.

17 Eldridge St.,
212-219-0888

Church of the Transfiguration

Also called "The Immigrant Church" for its history of continuously serving the immigrant community since 1801. It was built from the same stone used for St. Paul's Chapel on Broadway.

29 Mott St.

Mahayana Buddhist Temple

The largest Buddhist temple in Chinatown, across from the Manhattan Bridge, features a giant golden Buddha seated on a lotus.

133 Canal St.

Kimlau Square (formerly Chatham Square)

The intersection of seven streets — Bowery, East Broadway, St. James Place, Mott Street, Oliver Street, Worth Street and Park Row — features the Kim Lau Memorial Arch, a 1962 memorial dedicated to Lt. Benjamin Ralph Kimlau and the Chinese-Americans who died in WWII. Also here: a statue of Lin Ze Xu, a 19th-century Ching

Q&A

with **Charles Lai**

Charles Lai, executive director of the Museum of Chinese in America, grew up on the outskirts of Chinatown. He was one of the museum's two co-founders in 1980.

What's so special about Chinatown?

The vibrancy of the neighborhood is not only commerce — it's also about the arts and the culture and people having an opportunity to work and live in the area — to have some kind of commonality.



Lai

What are some of the changes you've seen over the years?

Even in 1978, we were still able to see remnants of the historic part of Chinatown — stores that had been in operation for 80 years. But over the years, many new immigrants created businesses that meet the needs of the new populace, so many of the old stores are no longer in existence.

What would you like to see change in Chinatown?

The better question is what do we need to make better? People deserve to live in better conditions than what we see today. We need to look at what we can do to accommodate that without a wholesale community renewal.



An exhibit at the Museum of Chinese in America

Dynasty hero of the Opium Wars.

Columbus Park

Created in the late 19th century to improve the Five Points slum, this is Chinatown's largest park, and a favored place for playing table games and reading fortunes. Come here to see people practicing Tai Chi or just passing the time with their caged birds.

Between Mulberry and Baxter streets below Bayard

Museum of Chinese in America

The first museum dedicated to reclaiming, preserving and interpreting the history and culture of Chinese and their descendants in the Western Hemisphere. (Moving in fall 2008.)

70 Mulberry St.,
212-619-4785

Library Hall Lofts
DISTINCTIVE . SOPHISTICATED . INNOVATIVE .
704 Grand Street • Bergen Hill, Jersey City • 07304



1 AND 2 BEDROOM LUXURY LOFTS WITH PARKING AND NYC VIEWS
CALL US FOR AN EXCLUSIVE TOUR OF THIS HISTORIC LANDMARK TO SEE THE DRAMATIC RESTORATION OF AN ARCHITECTURAL BEACON INTO SOME OF THE GOLD COAST'S MOST UNIQUE HOMES.
PRE - CONSTRUCTION PRICING FROM THE MID \$300,000'S
SPRING 2008 OCCUPANCY

CONTACT BARBARA BRUSH AT EMPIRE REALTY GROUP, LLC FOR MORE INFORMATION
201 - 792 - 8300 ; ext. 124 (OFFICE) / 917 - 974 - 7492 (CELL)
www.LibraryHallLofts.com
Empire Realty Group, LLC • Exclusive Marketing and Sales Agents

made Country Living Spectacular



Chelsea Model-Federal elevation shown priced from \$476,900

WOODMONT
AT WAWAYANDA

Come home to perfected living at the new community of Woodmont at Wawayanda, in Orange County, New York. This peaceful, unspoiled country landscape in the Minisink School District is ready for summer occupancy.

Starting from only: **\$389,900**

- Seven Different Models
- 4 Bedrooms, 2½ Baths
- Nine Ft First Floor Ceilings
- Minisink Schools
- Lavish Master Bath Suites
- Fireplace & Central Air
- Landscaping Package
- Fully Appliance Kitchens
- Granite Countertops
- Municipal Water & Sewer

SPECIAL INCENTIVES FOR INITIAL PURCHASERS

Directions: NYS Thruway to Harriman exit (#16) Follow Rte 17W to exit 123 (Rte 17M) go approximately 6 miles to left onto US Rte 6. Make right onto Kirbytown Rd. go 3.2 miles to right onto Pocatello Rd. Make 2nd right onto Maureen Drive to end, make right onto Arbor Way to Sales Office at top of hill.



(845) 355-3343
WOODMONTATWAWAYANDA.COM