

A meeting to further explore these issues has been set for Thursday, March 25th at 5:30 pm at the Chinatown Partnership, 60 St. James Place.

March 25th Meeting agenda will include as much of the following as possible:

1. What areas are potentially landmarkable – to what extent do we want to expand or minimize commercial/industrial uses (zoning) in these areas. The current PAP asks for both cultural commercial viability and protection of landmarks. Is there a rationale for an Historic District on the Eastern side of Bowery below Division St? See area pictorial research at <http://picasaweb.google.com/marketxmarket/ChinatownWorkingGroupScopingPhotos?feat=directlink>
2. In what areas is there developable land? Or underdeveloped land (and what is their current zoning).
3. To the extent that it is compatible or appropriate
 - a. where would we recommend more hotels? – a particular request from the Charrette
 - b. Commercial use of public right of way – recognized as part of the necessary traditional atmosphere to be “preserved. (Street vending, no street vending, vending of certain kinds only, small sidewalk cafes, enclosed sidewalk cafes, and unenclosed sidewalk cafes.
 - c. Parks/Plazas with cultural/artistic commerce – again a specific request in the PAP and at the Charrette.

Possible Areas for Small Sidewalk Cafes and or Cultural vending to 8-9pm to give street presence where it is now deserted at night:

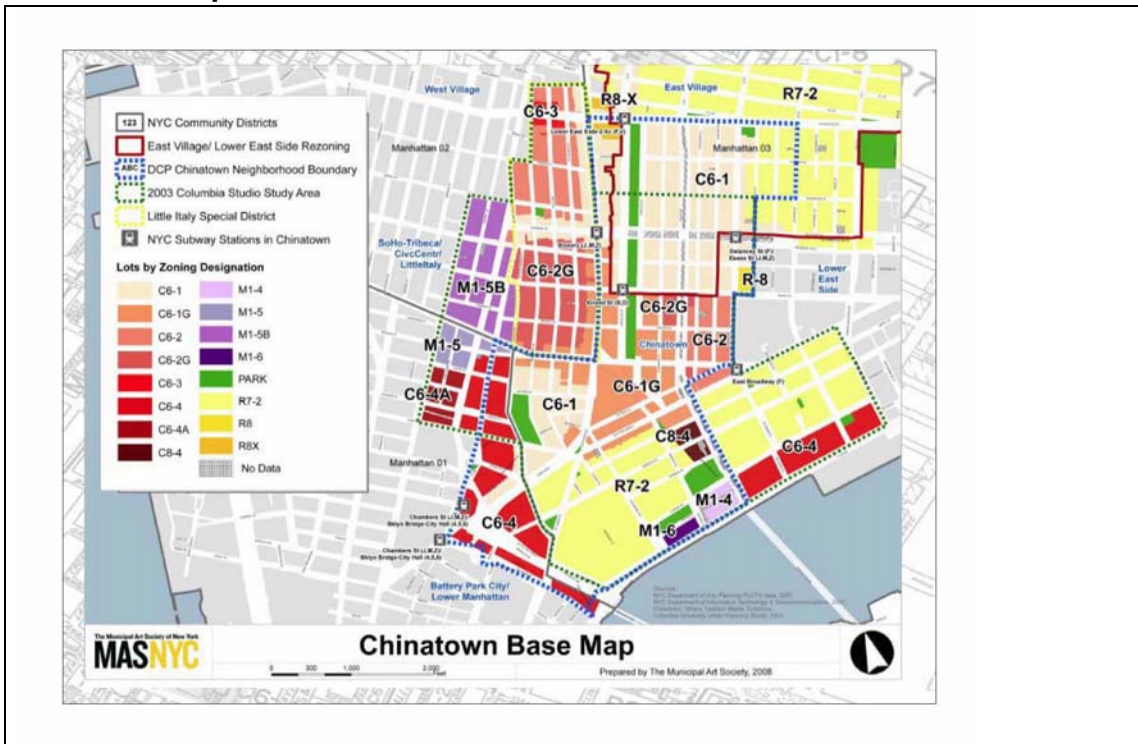




4. Where should/could incentives be applied for building or building-out affordable commercial space, incubator space, light manufacturing incubators. This is a major component in our PAP that applies both to job creation and job/worker training. Zoning for such uses (M zones) usually also allow for night clubs, catering establishments, hotels and limits medical facilities, educational facilities, restaurant size. M and M1-5b zones take up a major portion of the Canal St. corridor. C6-1 thru C6-3 zoning, the other half of zoning in the core does not allow for light manufacturing, does allow large hotels, large entertainment establishments.

Niche/Advanced Manufacturing – Very narrow category. See Kathryn Wilde, NYC Partnership, Feb. 2010.
http://www.ourlic.com/news/specialreport/economic_forecast_2010_licbdc_qedc_kathryn_wyld_e_20100318.htm

Under Developed areas on Eastern Canal in M1-5 zones and C6 zones



DCAS Parking Lot at Laf & Howard



126-128 Lafayette St.



Howard betw Laf & Centre



SE Corner Canal & Lafayette



Under-built Parcels South Side Canal from Lafayette to Mercer



Under-built NE Corner Canal Lafayette

5. The feasibility of recommending a Special Zoning District: It is possible, where affordable commercial, incubator and light manufacturing space is desired, and neighboring areas such as Little Italy/Mulberry St. may wish also to ensure more commercial uses than M zones allow, that we could suggest a “special zoning district” with allowances or restrictions that are not usually applied in standard zoning.
6. While our committee does not focus upon affordable housing, directly, we should be sensitive to not recommending commercial/industrial locations that would prevent additions of affordable housing stock. For instance residential FAR in a C6-1 to C6-3 zone is only 3.44 while commercial FAR is 6. How do we resolve this?
7. Way finding – expanding this section of the Econ & Transp PAP, ensuring the existence of an entity that can access funds for way-finding expenditures.
8. More specific recommendations regarding Chatham Square and the balancing of tourist, vehicular and pedestrian traffic. Collaboration with the needs and objectives of the Little Italy Special District and Little/Italy Chinatown Historic District.¹
9. Interstate Buses – See Chinatown Bus Study, October 2009, **Michael R. Bloomberg, Mayor, City of New York and Amanda M. Burden, FAICP, Director, New York City Department of City Planning**
http://www.nyc.gov/html/mancb3/downloads/cb3docs/chinatown_final_report.pdf -
 - a. Pages 13-14 outline areas considered for bus depots that have been eliminated from consideration, and why.
 - b. See also pages 21-23 for Community Concerns - CB1, CB2, CB3.
 - c. See Page 33 for recommendations.

Draft List of **Historic Locations** – <http://www.explorechinatown.com/PDF/ChinatownLandmarks.pdf>

Chatham Square (cross streets), also known as Kim Lau Square, is the site of the Kim Lau Memorial Arch. Located in the middle of the square, it was erected in 1962 in memory of the Chinese Americans who died in World War II. The square is named after the Earl of Chatham, William Pitt, who supported the American opposition to the Stamp Act, a tax on printed papers imposed on all American colonists by the British in 1765. The arch is named for Lt. Benjamin Kim Lau, an aircraft commander in the Second World War. Just east of the square, on Division Street, lies Confucius Plaza, where a statue of the famous philosopher stands.



First Shearith Israel Cemetery, a NYC Landmark, is just south of Chatham Square along St. James Place. The cemetery dates back to 1683, making it not only the oldest Jewish cemetery in New York City but the oldest standing *artifact* in New York City. Buried here are 18 Jewish Revolutionary-War era soldiers and patriots, as well as the first American-born rabbi. The original 23 settlers, who had already been expelled from Spain and Brazil, were

descendants of survivors of the Spanish Inquisition.

East Broadway is the heart of the new Fujianese community. Slightly northeast of the traditional borders of Chinatown, this three-block area near Manhattan Bridge is lined with authentic Fujianese rice-noodle shops, herbal medicine shops, and fresh markets.

Mott Street is the oldest Chinese-inhabited street in New York, and today remains one of Chinatown's most vibrant thoroughfares. Its fine restaurants, interesting markets and unique shopping opportunities have made Mott Street Chinatown's unofficial main draw, drawing tens of thousands of non-residents on any given weekend.

41 Mott Street is a large white building topped with the only remaining wooden pagoda roof in Chinatown. Such roofing was outlawed in the early 1900s because they were perceived to be fire hazards.

32 Mott Street is the site of the oldest Chinese store in New York, established in 1891.

62 Mott St. - The Chinese Consolidated Benevolent Association (CCBA) building. It is also the home of the **New York Chinese School**, founded in 1909 at 64 Mott St. During the Ching Dynasty in the year 1909, certain organization in the New York Community Center, along with other interested individuals suggested establishing an overseas Chinese School in New York. In the beginning, there were about twenty students. The number of students grew rapidly with the support of the New York Overseas Community Center. The growth of the school can be compared to as a little flower bud, blossoming from 1909 into a flower which has never fade since. Today New York Chinese School (NYCS) is the largest Chinese School in North America. The New York Chinese School is a non-profit 501(C) (3) school, staffed by dedicated teachers. Currently the school has a faculty of 50 people.

Collect Pond is an area that was once the site of Manhattan's largest body of water in the 1700s. Once teeming with freshwater fish, the pond covered the area between present-day Franklin and Worth Streets from Lafayette to Baxter Streets. By the turn of the Nineteenth Century, the pond had become almost entirely depleted and was turned into a waste site, earning the nickname of "Collect Pond" because that's exactly what the garbage did: collect. By 1808, it was decided that the Pond simply had to be drained and, as a result, a canal was built to drain the filthy water into the sea. This canal was later paved over to create modern-day Canal Street. Though advised against it, developers started building on the newly drained land without waiting for it to settle. The new homes were no sooner completed than they began to crack and lean. No residents of even modest means would move in and, as a result, the area soon became the infamous Five Points.

Five Points was established when developers began to build poorly constructed housing on the former Collect Pond site. Located on a corner **of present-day Columbus Park**, the site marked the intersection of five streets whose neighborhood become Manhattan's first true slum. Over 40,000 residents – almost all of them living in poverty – dwelled in less than half a square mile. These desperate living conditions gave rise to dangerous gangs including the Plug Uglies and the Dead Rabbits, both of whom were immortalized in Martin Scorsese's 2002 film *Gangs of New York*.



Old St. James Church – 32 James St. is the 2nd oldest Roman Catholic Church in NY, said to be the initial point of the Five Points Neighborhood, this NYC Landmarked Church was erected in 1827 and founded by a Cuban, Father Felix Varela Morales who became Vicar General of the Arch Diocese of New York, ministering

to Irish Immigrants. The Church was at the center of the Irish/Italian and Chinese immigrant community during the time of the Civil War. The building has twice been saved by the Ancient Order of Hibernians, the last time in 1984 and bears a plaque attesting to its treasure.



Mariners Temple – formerly Oliver St. Baptist Church, 12 Oliver St @ Henry St.. Another NYC Landmark erected in 1844 in what was then a newly developing residential neighborhood.



The Museum of Chinese in the Americas, Museum: 215 Centre Street, New York, NY 10013; Collections & Research Center: 70 Mulberry Street, 2nd Fl., New York, NY 10013 allows visitors to learn about the Chinese community and view exhibits featuring personal stories, photographs, mementos, and poetry. Displays showcasing Chinese customs and religions are also available to the public. The museum is located at 70 Mulberry Street on the 2nd Floor. For visitors' information, call 212-619-4785.



The Edward Mooney House, an NYC Landmark Building Standing at 18 Bowery on the corner of Pell Street is the oldest dwelling in New York City. Erected in 1785 by Edward Mooney and used as a residence until the 1820s. Part of a fashionable residential neighborhood when it was built, by 1840 the neighborhood was in decline with the influx of immigrants and the migration northward by wealthy families. The building has been home to a variety of businesses since, including

a hotel, tavern, pool hall, restaurant and bank. Today, the house is a recognized Historic Landmark and open to the public.



The **Church of the Transfiguration (Mosco & Mott Sts.)** was built in 1801 by the English Lutheran Church and sold to the Roman Catholic Church of the Transfiguration half a century later. It is an NYC Landmarked Building. Since its inception, the church has served as a place for immigrants to become adjusted to their new lives in America, and today offers services in Cantonese, Mandarin, and English.

William & Rosemond Clark House at 51 Market St., NYC Landmarked Building (1824). Erected by Grocer William Clark when the neighborhood was a growing residential enclave.



Northern Reform Church, now First Chinese Presbyterian Church, 61 Henry St. (1817. A NYC Landmarked building it is said to be the most elegant of the four Georgian Style Churches still standing in the Neighborhood.)

Eldridge St. Synagogue - 12-16 Eldridge St. (1886), NYC Landmark. Most lavish synagogue ever built in neighborhood with Moorish, Gothic and Romanesque features.

Manhattan Bridge Arch – NYC Landmark

Bowery Savings Bank, 130 Bowery, NYC Landmark

The Forward Building, 173 East Broadway, NYC Landmark

Historic Locations - *Additions from Rob Hollander*

1. Consider **Doyers Street** for a historical landmark designation (city LPC):
 - a. SW corner of Doyers Street. Oldest traditional gift shop in Chinatown.
 - b. Nam Wah Tea Parlor, 13 Doyers Street. Oldest tea parlor in Chinatown. Sign from the 1920's.
 - c. Former location of the Chinese Opera House (5 Doyers?) over the underground arcade which was once occupied by opium and gambling dens and gang passageways.
2. **NW corner of Elizabeth & Bayard**. One of the few remaining completely intact tenements designed by the Herter Brothers, designers of the Eldridge Street Synagogue (now Eldridge Street Museum). The façade features a star of David as well as Chinese terra cotta faces from the early 1880's when Chinese were beginning to settle in the neighborhood while Bayard Street was still a Jewish street.
3. **65 Mott**. The oldest standing tenement with a back tenement behind it as well. Seven stories tall, it was, when it was constructed, one of the tallest buildings in the city, exceeded only by the church steeples and a few industrial buildings. Most buildings were row houses, three to four stories tall. New Yorkers would not climb further than three flights of stairs. No such expectations were applied to immigrants, whose houses were built not by themselves but by landlords. Tenements were built as money-makers; developers couldn't build them tall enough. Later, when they were built in larger numbers and demand for seventh floor spaces declined in profitability, they leveled to five stories in the 1850's through the 1870's and then, as the area became significantly more dense and space became more valuable, tenements rose to six stories up to 1901 and sometimes even to seven stories after 1901.
4. Consider **Henry Street and Madison Street from Catherine to Jefferson Street** as a possible historic designation. There are many unique and beautiful stone and terra-cotta buildings including
 - a. **162 Henry Street**. The finest design of all Herter Brothers buildings, far superior even to the Eldridge Street Synagogue.
 - b. **168 Berny Street**, companion piece to 162.
 - c. **NW corner of Henry & Jefferson**. Unusual New Law tenement with a distinctive art deco entry, probably added later.
 - d. **86 Madison**. Stone entry with rare and extraordinary carvings both in masks and in architectural design. A variety of structural materials combined in the façade.
 - e. **111 Henry Street** (among others on the block). Superior terra cotta, stone and tinted brick 1890's tenement with elaborate canopy, columns etc.

Historical Photography Sources: <http://www.nychinatown.org/history/early1900s.html>

Chinatown Historic, Cultural and Commercial Interactive Maps:

<http://www.nychinatown.org/maps/index.html>

New York Chinatown Tour with Bonnie Tsui, City Room takes a tour of the institutions of Chinatown with Bonnie Tsui, author of "American Chinatown: A People's History of Five Neighborhoods" (Simon and Schuster, 2009).

http://maps.google.com/maps/ms?f=q&source=s_q&hl=en&geocode=&q=Chinatown,+NYC&ie=UTF8&oe=UTF8&msa=0&msid=112022897988102856347.0004738fc1b720f25efe9&sl=40.715788,-73.993287&sspn=0.016916,0.032015&ll=40.717306,-73.995688&spn=0.007514,0.021458&z=16

General Area Map with Live Traffic data:

<http://maps.google.com/maps/ms?hl=en&ie=UTF8&msa=0&msid=110463198365730989178.000479c714785dad466df&ll=40.718282,-73.997297&spn=0.015027,0.042915&z=15&layer=t>

ⁱ General Area Map with Live Traffic data:

<http://maps.google.com/maps/ms?hl=en&ie=UTF8&msa=0&msid=110463198365730989178.000479c714785dad466df&ll=40.718282,-73.997297&spn=0.015027,0.042915&z=15&layer=t>