



Legacy Business Registry Staff Report

Hearing Date: November 14, 2022

NEW LUN TING CAFÉ

Application No.: LBR-2016-17-057
Business Name: New Lun Ting Café
Business Address: 670 Jackson St.
District: District 3
Applicant: Frances Mah, Co-Owner
Nomination Letter Date: January 20, 2017
Nominated By: Supervisor Aaron Peskin
Staff Contact: Richard Kurylo and Michelle Reynolds
legacybusiness@sfgov.org

BUSINESS DESCRIPTION

New Lun Ting Café is a family-owned restaurant that specializes in Chinese-American cuisine. The business has been an affordable culinary staple and gathering spot in Chinatown for the past 92-years. The restaurant offers stir-fry items such as chow mein and chow fun, chicken sandwiches, pot stickers, grilled fish, hamburger steaks, macaroni noodles, and more. Traditional menu items include pork chops, roast pork, or lamb with a choice of sauces, as well as oxtail or beef tongue with rice or spaghetti, cabbage, and corn.

Historical records indicate that from 1930 to 1961, the business operated as Lun Ting Café under the ownership of Mr. Lee. In the early 1960s, Mr. Lee sold the business to Ng Lok Yu and Gilbert Lee. Ng Lok Yu and Gilbert Lee changed the business name to New Lun Ting Café. At the time, most of the patrons of New Lun Ting Café were single men who visited the restaurant for an inexpensive meal and a place to socialize with their peers. In 1989, New Lun Ting Café was purchased by the daughters of Ng Lok Yu; Frances Mah and Connie Yu. After gaining ownership of the business, Frances Mah redesigned the interior to become a more inclusive space. The addition of booths and tables provided a welcoming environment for families and couples. The interior remodel allowed the business to expand its clientele and become a permanent fixture within the Chinatown community. Over the years, New Lun Ting Café has actively supported the local neighborhood. A recent example of this commitment is the business' generous donation to BeChinatown. New Lun Ting Café's financial support aided the organization's initiative to install red lanterns throughout the neighborhood, specifically along Waverly Place, Wentworth Place, and Ross Alley.

Distinctive features of the business' exterior include red awning, red framed windows, and a red framed entryway. Above the entrance, there is a wall mounted sign that spans the frontage of Jackson Street and the corner of Beckett Street. The sign contains New Lun Ting Café's logo, the "Pork Chop House," and writing in Chinese and English. Along the sidewalk, the building's bulkhead is accented by green and black tile.

CRITERION 1

Has the applicant operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?

Yes, New Lun Ting Café has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years:

670 Jackson St. from 1930 to Present (92 Years)

Legacy Business Program
Office of Small Business
City Hall Room 140
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
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CRITERION 2

Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?

Yes, New Lun Ting Café has contributed to the history and identity of the Chinatown neighborhood and San Francisco.

The Historic Preservation Commission recommended the applicant as qualifying, noting the following ways the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community:

- The business offers Chinese-American cuisine and has served patrons for over 90 years.
- The business' location, 670 Jackson Street, is in a four-story brick masonry Category A (History Resource Present) mixed-use building. The property is listed in the California Register and is eligible for the National Register. It was included in the 1997 National Register Survey, where it received a California Historical Resource status code of "2D2" (Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR). The property was also included in the 1994 Chinatown Survey and was identified as a contributory property. Similarly, in the 1978 Foundation For San Francisco Architectural Heritage Historic Survey, the property was evaluated as of contextual importance to Chinatown.

The property is located within the eligible National Register and eligible California Register Chinatown Historic District. Chinatown and the immediate area surrounding the subject building were "constructed shortly after the earthquake with construction dates ranging to the late 1920s with a period of significance from 1906 to 1930. Due to the brief period of reconstruction after the 1906 Earthquake and Fire, the architectural styles of the vicinity are consistently Chinese Exotic Revival masonry structures — an eclectic, exoticized style established by prominent Anglo-American architects to mark the area as a tourist destination. Buildings range from two- to four-story mixed-use buildings constructed between 1906 and 1930, with occasional high-rise properties constructed in the post-WWII era." (Historic Resource Evaluation Response Case No. 2016-015777ENV).

- Over the years, New Lun Ting Café has been mentioned in local publications and travel guides including: San Francisco Weekly, Spotlight Chinatown, Bay Area Eats, Trip Advisor, Restaurant Guru, Menu Pix and more. Most recently, New Lun Ting Café was featured on Chef Martin Yan's YouTube Channel Yan Can Cook.

CRITERION 3

Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?

Yes, New Lun Ting Café is committed to maintaining the physical features and traditions that define the business.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission recommends that New Lun Ting Café qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) and recommends safeguarding of the below listed physical features and traditions.

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Physical Features or Traditions that Define the Business:

- Restaurant featuring Chinese cuisine
- Red awning and red framed entryway and windows.
- Green and black tiled bulkhead along Beckett Street and Jackson Street.
- Wall mounted sign along Beckett Street and Jackson Street.

CORE PHYSICAL FEATURE OR TRADITION THAT DEFINES THE BUSINESS

Following is the core physical feature or tradition that defines the business that would be required for maintenance of the business on the Legacy Business Registry.

- Restaurant featuring Chinese cuisine.

STAFF RECOMMENDATION

Staff recommends that the San Francisco Small Business Commission include New Lun Ting Café currently located at 670 Jackson St. in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

Richard Kurylo and Michelle Reynolds
Legacy Business Program

Legacy Business Program

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Small Business Commission

Resolution No. _____

November 14, 2022

NEW LUN TING CAFÉ

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Applicant: Frances Mah, Co-Owner
Nomination Letter Date: January 20, 2017
Nominated By: Supervisor Aaron Peskin
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Adopting findings approving the Legacy Business Registry application for New Lun Ting Café, currently located at 670 Jackson St.

WHEREAS, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

WHEREAS, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; or

WHEREAS, the subject business has operated in San Francisco for more than 20 years but less than 30 years, has had no break in San Francisco operations exceeding two years, has significantly contributed to the history or identity of a particular neighborhood or community and, if not included on the Registry, faces a significant risk of displacement; and

WHEREAS, the subject business has contributed to the neighborhood's history and identity; and

WHEREAS, the subject business is committed to maintaining the physical features and traditions that define the business; and

WHEREAS, at a duly noticed public hearing held on November 14, 2022, the San Francisco Small Business Commission reviewed documents and correspondence, and heard oral testimony on the Legacy Business Registry application; therefore

BE IT RESOLVED, that the Small Business Commission hereby includes New Lun Ting Café in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

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BE IT FURTHER RESOLVED, that the Small Business Commission recommends safeguarding the below listed physical features and traditions at New Lun Ting Café.

Physical Features or Traditions that Define the Business:

- Restaurant featuring Chinese cuisine
- Red awning and red framed entryway and windows.
- Green and black tiled bulkhead along Beckett Street and Jackson Street.
- Wall mounted sign along Beckett Street and Jackson Street.

BE IT FURTHER RESOLVED, that the Small Business Commission requires maintenance of the below listed core physical feature or tradition to maintain New Lun Ting Café on the Legacy Business Registry:

- Restaurant featuring Chinese cuisine.

I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on November 14, 2022.

Katy Tang
Director

RESOLUTION NO. _____

Ayes –
Nays –
Abstained –
Absent –

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Legacy Business Registry

Application Review Sheet

Application No.: LBR-2016-17-057
Business Name: New Lun Ting Café
Business Address: 670 Jackson St.
District: District 3
Applicant: Frances Mah, Co-Owner
Nomination Letter Date: January 20, 2017
Nominated By: Supervisor Aaron Peskin

CRITERION 1: Has the applicant has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?

☒ Yes ☐ No

670 Jackson St. from 1930 to Present (92 Years)

CRITERION 2: Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?

☒ Yes ☐ No

CRITERION 3: Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?

☒ Yes ☐ No

NOTES: n/a

DELIVERY DATE TO HPC: September 21, 2022

Richard Kurylo and Michelle Reynolds
Legacy Business Program

Legacy Business Program

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Member, Board of Supervisors
District 3



City and County of San Francisco

AARON PESKIN
佩斯金 市參事

January 20, 2017

Director Regina Dick-Endrizzi
San Francisco Office of Small Business
City Hall, Room 110
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Director Dick-Endrizzi:

It is my honor and privilege to nominate New Lun Ting Cafe, located at 670 Jackson Street, for inclusion on the Legacy Business Registry.

Chinese-American families have been enjoying New Lun Ting Cafe for generations, and it is notably the "official hangout" for the Facebook group "We Grew up in San Francisco's Chinatown," a testament to its inter-generational popularity. The New Lun Ting, fondly known as "The Pork Chop House," is popular for both its Chinese-American and traditional Chinese dishes, and is a cornerstone of the Chinatown culinary experience.

The New Lun Ting Cafe would benefit greatly from being added to the Legacy Business Registry, and I look forward to its inclusion.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Peskin".

Aaron Peskin

Section One:

Business / Applicant Information.

Please provide the following information:

- The name, mailing address and other contact information of the business;
- The name of the person who owns the business. For businesses with multiple owners, identify the person(s) with the highest ownership stake in the business;
- The name, title and contact information of the applicant;
- The business's San Francisco Business Account Number and entity number with the Secretary of State, if applicable.

NAME OF BUSINESS:	
New Lun Ting Inc.	
BUSINESS OWNER(S) (Identify the person(s) with the highest ownership stake in the business):	
Frances Mah	
CURRENT BUSINESS ADDRESS:	TELEPHONE NUMBER:
670 Jackson Street San Francisco, CA 94133	(415) 362-5667
	EMAIL ADDRESS:
	NewLunTingCafe168@gmail.com
MAILING ADDRESS – STREET ADDRESS:	MAILING ADDRESS – CITY AND STATE:
<input checked="" type="checkbox"/> Same as Business Address	
	MAILING ADDRESS – ZIP CODE:
WEBSITE ADDRESS:	
https://new-lun-ting-cafe.cafes-city.com/	
FACEBOOK PAGE:	
https://www.facebook.com/porkchophouse	
TWITTER NAME:	
https://twitter.com/newluntingcafe	
APPLICANT'S NAME:	APPLICANT'S TELEPHONE NUMBER:
Frances Mah	(415) 362-5667
APPLICANT'S TITLE:	APPLICANT'S EMAIL ADDRESS:
Co-owner	NewLunTingCafe168@gmail.com
SAN FRANCISCO BUSINESS ACCOUNT NUMBER:	
0165369	
SECRETARY OF STATE ENTITY NUMBER (If applicable):	
n/a	

Section Two:

Business Location(s).

List the business address of the original San Francisco location, the start date of business and the dates of operation at the original location. Check the box indicating whether the original location of the business in San Francisco is the founding location of the business. If the business moved from its original location and has had additional addresses in San Francisco, identify all other addresses and the dates of operation at each address. For businesses with more than one location, list the additional locations in section three of the narrative.

ORIGINAL SAN FRANCISCO ADDRESS	ZIP CODE	START DATE OF BUSINESS
670 Jackson Street	94133	1930
IS THIS LOCATION THE FOUNDING LOCATION OF THE BUSINESS?	DATES OF OPERATION AT THIS LOCATION	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1930 - Present	

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start:
		End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start:
		End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start:
		End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start:
		End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start:
		End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start:
		End:

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
		Start:
		End:

Section Three:

Disclosure Statement.

San Francisco Taxes, Business Registration, Licenses, Labor Laws and Public Information Release.

This section is verification that all San Francisco taxes, business registration and licenses are current and complete, and there are no current violations of San Francisco labor laws. This information will be verified. A business deemed not current with all San Francisco taxes, business registration and licenses, or has current violations of San Francisco labor laws, will not be eligible to apply for grants through the Legacy Business Program.

In addition, we are required to inform you that all information provided in the application will become subject to disclosure under the California Public Records Act.

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

- ☒ I am authorized to submit this application on behalf of the business.
- ☒ I attest that the business is current on all of its San Francisco tax obligations.
- ☒ I attest that the business's business registration and any applicable regulatory license(s) are current.
- ☒ I attest that the Office of Labor Standards and Enforcement (OLSE) has not determined that the business is currently in violation of any of the City's labor laws, and that the business does not owe any outstanding penalties or payments ordered by the OLSE.
- ☒ I understand that documents submitted with this application may be made available to the public for inspection and copying pursuant to the California Public Records Act and San Francisco Sunshine Ordinance.
- ☒ I hereby acknowledge and authorize that all photographs and images submitted as part of the application may be used by the City without compensation.
- ☒ I understand that the Small Business Commission may revoke the placement of the business on the Registry if it finds that the business no longer qualifies, and that placement on the Registry does not entitle the business to a grant of City funds.

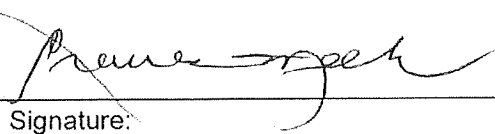
FRANCES MAIT

Name (Print):

SEPT 15, 2022

Date:

Signature:



NEW LUN TING CAFÉ

Written Historical Narrative

INTRODUCTION

a. Describe the business. What does it sell or provide?

New Lun Ting Café, also known as Pork Chop House, has been serving delicious economical meals for more than 100 years in San Francisco's Chinatown. Known for their Chinese-American comfort food, New Lun Ting Café has stir-fry items such as chow mein and chow fun, chicken sandwiches, pot stickers, grilled fish, hamburger steaks, macaronic noodles, and more.

Traditional menu items include pork chops, roast pork, or lamb with a choice of sauces, as well as oxtail or beef tongue with rice or spaghetti, cabbage, and corn. Tea or coffee is included with meals. Desserts include ice cream and Jell-O. According to a reviewer on Yelp, "New Lun Ting is like the Chinese equivalent of Denny's."

b. Describe who the business serves.

Having been around for so many decades, New Lun Ting Café has served at least three generations of customers, particularly Chinese descendants.

New Lun Ting Café has served the Chinatown community since 1909. Most of the early patrons were single Chinese men who came in for a cheap meal and to socialize with their fellow compatriots. It continued to serve new Chinese immigrants who arrived after the end of WWII at which time Chinese men were allowed to return to China and bring back brides. Bachelors remained patrons while married men went home to eat. The place was regarded as being a men's only place, and women did not enter the premises. This slowly changed after an ownership change and interior redesign, after which young Chinese-Americans started to come in to eat the inexpensive Western style food.

Many regulars dine at New Lun Ting Café at least once a week. Take-out meals are ordered by repeat customers to be consumed elsewhere. Many customers order food for birthday celebrations or special events like classmate reunions. A group that calls themselves "We Grew Up in San Francisco Chinatown" has been holding their Winter Blast since 2009 at the New Lun Ting Café. Prior to the COVID pandemic, there was a family who met at New Lun Ting Café every Friday night for dinner. This place is full of nostalgia and history for the Baby Boomers who grew up here, especially when it has been around during their parents' time. It provides them with a sense of kinship and sense of community.

c. In about 2-5 words (15-30 characters), describe what the business is known for.

Classic Chinese-American dishes.

CRITERION 1: The business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years

a. Provide a short history of the business, including locations and owners.

New Lun Ting Café, located at 670 Jackson Street in the Chinatown neighborhood, was founded in 1909 according to a sign in the business. The business can be found in telephone directories as Lun Ting Café from 1930 to 1961, then as New Lun Ting Café from 1962 to the present. It is uncertain what the business name was prior to 1930 and whether it would be considered the same business or a different business.

The original owner of the business was a man named Mr. Lee who operated the cafe for more than 50 years.

In the 1960s, the business was bought by Ng Lok Yu and Gilbert Lee as a partnership. It is possible that Ng Lok Yu and Gilbert Lee changed the name to New Lun Ting Café since the name change occurred in 1961 or 1962.

On August 1, 1989, Ng Lok Yu's daughters Frances Mah and Connie Y. Yu bought the business, with Connie as a silent partner. Frances remodeled the place into a more modern version of the older café. Frances has been operating the business to this day.

Steven Lee, a respected and recognized hospitality and entertainment industry leader who has owned and operated numerous successful restaurants and nightclubs in Chinatown since first moving to San Francisco in the mid-1970s, confirmed that his mother was a waitress at the café for more than 30 years and retired after the business changed hands.

b. Provide the ownership history of the business in a consolidated year-to-year format.

1909 to 1960s:	Mr. Lee
1960s to 1989:	Ng Lok Yu; Gilbert Lee
1989 to Present:	Frances Mah; Connie Yu (as a silent partner)

c. Describe any circumstances that required the business to cease operations in San Francisco for any significant length of time.

The business has never been required to cease operations in San Francisco for any significant length of time.

During the COVID-19 pandemic, New Lun Ting Café was open seven days a week so that the local low- income residents who didn't have adequate cooking facilities could have a hot meal.

During the pandemic, the business partnered with the neighborhood bar Red's Place so customers having a drink at the bar's parklet could order food from the restaurant.

CRITERION 2: The business has contributed to the neighborhood's history and/or the identity of a particular neighborhood or community

a. Describe the business' contribution to the history and/or identity of the neighborhood, community, business sector, or San Francisco as a whole.

New Lun Ting Café, also known as Pork Chop House, is fondly remembered by longtime residents as part of their background growing up and living in Chinatown.

The business was possibly founded in 1909 under an unknown name, and was definitely founded as Lun Ting Café by 1930. The business served as a gathering and meeting place where customers could get an inexpensive Chinese-American meal. Most of the patrons were single men; there were hardly any women dining in the restaurant until Frances Mah took over in 1989 and remodeled the place with booths and tables, which were accommodating to families and groups. With the change in décor, the clientele also expanded. Customers today include men and woman, young and old, singles, couples and families. It is not unusual to hear conversations spoken in Cantonese and English at the same time, and nobody misses a beat.

Sharing a meal is the common thread connecting everyone in the Chinese community, and what's a better diner to do it than at a place they grew up with that serves classic Chinese-American dishes. Visitors learn about the restaurant on their apps and from local recommendations. With the mention of New Lun Ting Café's bargain and down-to-earth meals in different social medias, diners from other locales have come in to dine in a nostalgic environment.

b. Is the business associated with significant people or events, either now or in the past?

Famous chef Martin Yan with his Chinese-oriented cooking show *Yan Can Cook* recognized New Lun Ting Café as a landmark café when it was included in his Yan Can Cook MY Chinatown series.

New Lun Ting Café participated in the Feed + Fuel Chinatown 1.0 Program and the Feed + Fuel Chinatown 2.0 Program to supply meals to the Single Room Occupancy and public housing residents.

c. How does the business demonstrate its commitment to the community?

New Lun Ting Café is one of the last remaining restaurants that offers affordable classic Chinese-American fare. For many regulars who do not cook, the restaurant is home away from home.

The business posts on their storefront windows posters and brochures that promote Chinatown events and activities. Chinese newspapers and periodicals are available for patrons to browse while dining or waiting for their takeout orders.

New Lun Ting Café makes donations to BeChinatown (a community organization) when it undertook the task of installing Chinese lanterns at Waverly Place, Ross Alley, and Wentworth Place making Chinatown brighter and safer.

d. Has the business ever been referenced in the media, business trade publication, and/or historical documents?

New Lun Ting Café was part of Martin Yan's Yan Can Cook MY Chinatown series, [available on YouTube](#).

The restaurant was featured an articles in [SF Weekly](#) and [Spotlight Chinatown](#).

Other mentions of New Lun Ting Café in publications and on social media include the following:

- [Bay Area Eats \(dine-in / take-out\) Facebook Group](#)
- [Trip Advisor](#)
- [Restaurant Guru](#)
- [Restaurantji](#)
- [FourSquare City Guide](#)
- [Menu Pix](#)
- [Restaurant Jump](#)

e. Has the business ever received any awards, recognition, or political commendations?

Not applicable.

f. How would the community be diminished if the business were to be sold, relocated, shut down, etc.?

If New Lun Ting Café were to close, there would be one less place for people to enjoy the types of dishes served at the restaurant. San Francisco would also lose an irreplaceable piece of Chinatown's history where patrons gather and share fond memories of their life in Chinatown.

CRITERION 3: The business is committed to maintaining the physical features or traditions that define the business

a. Is the business associated with a culturally significant building, structure, object, signage, mural, architectural detail, neon sign, or any other special physical feature that defines the business?

Founded in 1909, New Lun Ting Café is a relic diner from Chinatown's past. It triggers many sentimental nostalgic memories by the general public when they walk by or into the restaurant. The decor has not changed since the 1989 remodeling. New Lun Ting Café seats group diners either at the two rectangular tables, one round table, or four booths. There is a counter to accommodate single diners. Regulars come in, seat themselves, and order without the need to look at the extensive menu.

The menu has expanded but the popular classics remain including the pork chops, roast pork, roast beef, oxtail, and beef tongue. A typical order will start with a pot stickers and include an entrée, a side, a choice of sauces, and dessert with complimentary tea or coffee.

b. In a few words, describe the main business activity you commit to maintaining.

New Lun Ting Café is committed to staying in business as a restaurant serving Chinese cuisine. Its relationships with generations of patrons hasn't been easy to come by, and it is looking forward to serving the next generation of customers with homestyle Chinese-American food. New Lun Ting Café will adapt to current times with the acceptance of credit cards and utilization of social media to highlight the classic dishes and promote the café's historical and cultural connection to Chinatown.

c. What challenges is the business facing today?

Challenges that the business is facing today include safety, competition, complying with City ordinances, cleanliness of streets, homelessness, and parking.

Legacy Business Program staff will add the following details:

a. Features or traditions that define the business and should be maintained for the business to remain on the Legacy Business Registry.

Restaurant featuring Chinese cuisine.

b. Other special features of the business location, such as if the property associated with the business is listed on a local, state, or federal historic resources registry.

The historic resources status of the property is classified by the SF Planning Department as Category A, Historic Resource Present. The building is a contributor to the Chinatown Historic District. It is listed in the California Register and determined eligible for the National Register.

The building is included in the Chinatown Visitor Retail (CVR) zone. This district contains a concentration of shopping bazaars, art goods stores, and restaurants, which attract visitors and shoppers and contribute to the city's visual and economic diversity. This district is intended to preserve the street's present character and scale and to accommodate uses primarily appealing to visitors (e.g., tourist gifts shops, jewelry stores, art goods, and large restaurants).



Bartlett Alley. Chinese Quarter, S. F.

3752







000
BECKETT
白話轉街

New Lun Ting Cafe
Pork Chop House
新蘭亭餐廳
(415) 362-5667
Since 1988

WE
ARE
OPEN
(415) 362-5667

Stay safely
together



過足癮
FOOT REFLEXOLOGY
保健益壽
足底按摩

FOOT REFLEXOLOGY
ACUPRESSURE

FAT STAP
HEATER

EXPLORE
150







KITCHEN CHECK

Date	Table	Guests	Server	6110450
	C3			
APPT-SOUP/SAL-ENTREE-VEG POT-DESSERT-BEV				

① 叻叻里 ¥ 895
76
9.71

NEW LUN TING VIDEO



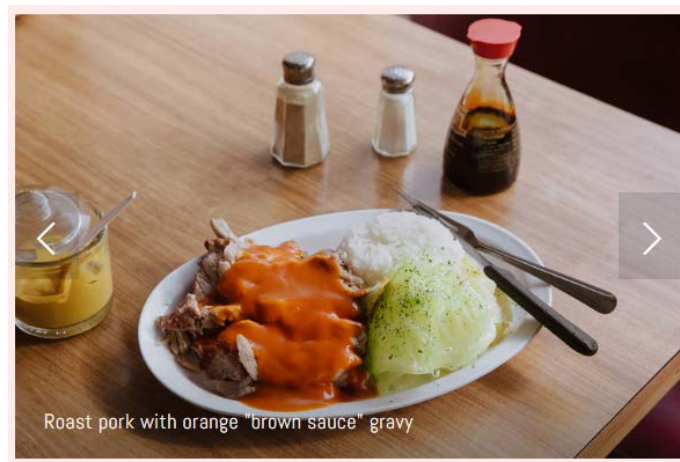
Dinner at the Pork Chop House no. 15

<https://www.youtube.com/watch?v=0jkQgc0YXa8&list=PL2FF1OoIrY1TOJQ7Rz8OPiX-zj-hahHda&index=16>

Published on April 26, 2022

Posted by Yan Can Cook's "My Chinatown"

Video description: Prime rib medium rare with rice? Come to the legendary Pork Chop House!



NEW LUN TING CAFE (porkchop house)

New Lun Ting Cafe, commonly known as the “the Porkchop House,” serves Hong Kong-style comfort food and has been a popular spot for unmarried men in Chinatown since its inception in 1970 (which gave it another nickname as a “bachelor’s cafe.”) When Frances Mah took it over from her father in 1989, she got rid of the U-shaped bar inside and added round tables and booths to bring in families and larger groups (“Women were scared to come here before!” she laughed). She did keep part of the bar for solo diners (or bachelors), which creates a unique diner feel.

But let’s not forget the food: the menu is Cantonese food with British influence. The way to order is to choose a protein (porkchop or roast beef), side (rice or spaghetti), and a choice of sauce (curry, black pepper, oxtail or their classic brown sauce, which is actually a delightful 70’s burnt orange color.) It’s a go-to spot for locals and people who grew up in Chinatown wanting to take a trip down memory lane, and of course, a loyal band of bachelors that still sit at the bar everyday.

Signature dishes: Roast Pork, Pork Chop, Beef Stew

DINING

New Lun Ting, One of San Francisco's Last Bachelor's Cafes

Jonathan Kauffman • 12/09/2011 10:30 am



New Lun Ting in a Hopperesque moment.

[Rice Plate Journal](#) is a yearlong project to canvas Chinatown, block by block, discovering the good, the bad, and the hopelessly mediocre. Maximum entrée price: \$10.

New Lun Ting Cafe, on Jackson and Beckett, has been around for longer than you, and probably your parents as well. Some say it was founded before World War II; some think the cafe is even older. It has several nicknames in Chinatown: “pork chop house” — for the cafe's most famous dish — or one of the neighborhood's “bachelor's cafes” that single men used to frequent for

homestyle American food. [New Lun Ting](#) has its own Facebook fan page. Its technicolor gravies are mysterious as they are famous.

For a restaurant whose decor has barely changed since the last world war, the place has worn well. The wood paneling that stretches two-thirds of the way to the ceiling is unscratched, the brown tiles underfoot dated but not scuzzy. The owners took out a U-shaped counter in the 1970s, [one Chowhounder remembers](#), but replaced it with a long counter along the left wall that faces the tables and booths that crowd the dining room.

Older men wearing everything from camo jackets to business suits make their way in, spy friends, and sit down. Younger men in black suits, their hair gelled up to a precise crest, lean into their pork chops and spaghetti as if they're braving time and the elements to finish their food before the lunch hour runs out. Customers call across the room to the waitress in Cantonese, then return to gossiping with their tablemates in English.



LEGACY BUSINESS REGISTRY EXECUTIVE SUMMARY

HEARING DATE: OCTOBER 19, 2022

Filing Date: September 21, 2022
Case No.: 2022-009230LBR
Business Name: New Lun Ting Cafe
Business Address: 670 Jackson Street
Zoning: CVR (Chinatown - Visitor Retail) Zoning District
50-N Height and Bulk District
Block/Lot: 0177/011
Applicant: Frances Mah
670 Jackson Street
Nominated By: Supervisor Aaron Peskin
Located In: District 3
Staff Contact: Emily Lane - (628) 652-7582
emily.lane@sfgov.org

Recommendation: Adopt a Resolution to Recommend Approval

Business Description

New Lun Ting Cafe is a family-owned Restaurant that specializes in Chinese-American Cuisine. New Lun Ting Cafe has been an affordable culinary staple and gathering spot in Chinatown for the past 92-years. The restaurant offers stir-fry items such as chow mein and chow fun, chicken sandwiches, pot stickers, grilled fish, hamburger steaks, macaroni noodles, and more. Traditional menu items include pork chops, roast pork, or lamb with a choice of sauces, as well as oxtail or beef tongue with rice or spaghetti, cabbage, and corn.

Historical records indicate that from 1930 to 1961, the business operated as Lun Ting Cafe under the ownership of Mr. Lee. In the early 1960s, Mr. Lee sold the business to Ng Lok Yu and Gilbert Lee. Ng Lok Yu and Gilbert Lee changed the business name to New Lun Ting Cafe. At the time, most of the patrons of New Lun Ting Cafe were single men who visited the restaurant for an inexpensive meal and a place to socialize with their peers. In 1989, New Lun Ting Cafe was purchased by the daughters of Ng Lok Yu; Frances Mah and Connie Yu. After gaining ownership of the business, Frances Mah redesigned the interior to become a more inclusive space. The addition of booths and tables provided a welcoming environment for families and couples. The interior remodel allowed

the business to expand its clientele and become a permanent fixture within the Chinatown community. Over the years, New Lun Ting Cafe has actively supported the local neighborhood. A recent example of this commitment is the business' generous donation to BeChinatown. New Lun Ting Cafe's financial support aided the organization's initiative to install red lanterns throughout the neighborhood, specifically along Waverly Place, Wentworth Place and Ross Alley.

Distinctive features of the business' exterior include red awning, red framed windows, and a red framed entryway. Above the entrance there is a wall mounted sign that spans the frontage of Jackson Street and the corner of Beckett Street. The sign contains New Lun Ting Cafe's logo, the "Pork Chop House", and writing in Chinese and English. Along the sidewalk, the building's bulkhead is accented by green and black tile.

The business' primary location, 670 Jackson Street, is a Category A (Historic Resource Present) structure on the north side of Jackson Street between Grant Avenue and Stockton Street in Chinatown. It is within CVR (Chinatown - Visitor Retail) Zoning District and a 50-N Height and Bulk District. It is also within the Chinatown Planning Area and the Chinatown Mayor's Invest in Neighborhoods Initiative Area.

Staff Analysis

Review Criteria

1. *When was business founded?*

The business was founded in 1930.

2. *Does the business qualify for listing on the Legacy Business Registry? If so, how?*

Yes. New Lun Ting Cafe qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- a. New Lun Ting Cafe has operated continuously in San Francisco for 92 years.
- b. New Lun Ting Cafe has contributed to the history and identity of the Chinatown neighborhood and San Francisco.
- c. New Lun Ting Cafe is committed to maintaining the physical features and traditions that define the organization.

3. *Is the business associated with a culturally significant art/craft/cuisine/tradition?*

Yes. The business offers Chinese-American cuisine and has served patrons for over 90 years.

4. *Is the business or its building associated with significant events, persons, and/or architecture?*

Yes. The Jackson Street property is located within the eligible National Register and eligible California Register Chinatown Historic District. Previous Planning Department review has described Chinatown and the immediate area surrounding the subject building to have been "constructed shortly after the earthquake with

construction dates ranging to the late 1920s with a period of significance from 1906 to 1930. Due to the brief period of reconstruction after the 1906 Earthquake and Fire, the architectural styles of the vicinity are consistently Chinese Exotic Revival masonry structures — an eclectic, exoticized style established by prominent Anglo-American architects to mark the area as a tourist destination. Buildings range from two- to four-story mixed-use buildings constructed between 1906 and 1930, with occasional high-rise properties constructed in the post-WWII era." (Historic Resource Evaluation Response Case No. 2016-015777ENV).

5. *Is the property associated with the business listed on a local, state, or federal historic resource registry?*

Yes. The business' location, 670 Jackson Street, is in a four-story brick masonry Category A (History Resource Present) mixed-use building. The property is listed in the California Register and is eligible for the National Register. 670 Jackson Street was included in the 1997 National Register Survey, where it received a California Historical Resource status code of "2D2" (Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR). The subject property was also included in the 1994 Chinatown Survey and was identified as a contributory property. Similarly, in the 1978 Foundation For San Francisco Architectural Heritage Historic Survey, the property was evaluated as of contextual importance to Chinatown.

6. *Is the business mentioned in a local historic context statement?*

No, not as of the date of this Executive Summary.

7. *Has the business been cited in published literature, newspapers, journals, etc.?*

Yes. Over the years, New Lun Ting Cafe has been mentioned in local publications and travel guides including: *San Francisco Weekly*, *Spotlight Chinatown*, *Bay Area Eats*, *Trip Advisor*, *Restaurant Guru*, *Menu Pix* and more. Most recently, New Lun Ting Cafe was featured on Chef Martin Yan's Youtube Channel *Yan Can Cook*.

Physical Features or Traditions that Define the Business

Location(s) associated with the business:

Current Locations:

- 670 Jackson Street (1930 – Present)

Recommended by Applicant

- Restaurant featuring Chinese cuisine

Additional Recommended by Staff

- Red awning and red framed entryway and windows
- Green and black tiled bulkhead along Beckett Street and Jackson Street
- Wall mounted sign along Beckett Street and Jackson Street

Basis for Recommendation

The Department recommends the Historic Preservation Commission adopt a resolution recommending the business listed above be adopted by the Small Business Commission to the Legacy Business Registry.

ATTACHMENTS

Draft Resolution

Legacy Business Registry Application:

- Application Review Sheet
- Section 1 – Business / Applicant Information
- Section 2 – Business Location(s)
- Section 3 – Disclosure Statement
- Section 4 – Written Historical Narrative
 - Criterion 1 – History and Description of Business
 - Criterion 2 – Contribution to Local History
 - Criterion 3 – Business Characteristics
- Contextual Photographs and Background Documentation



HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. 1277

HEARING DATE: OCTOBER 19, 2022

Case No.: 2022-009230LBR
Business Name: New Lun Ting Cafe
Business Address: 670 Jackson Street
Zoning: CVR (Chinatown - Visitor Retail) Zoning District
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Block/Lot: 0177/011
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Nominated By: Supervisor Aaron Peskin
Located In: District 3
Staff Contact: Emily Lane - (628) 652-7582
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ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR NEW LUN TING CAFE CURRENTLY LOCATED AT 670 JACKSON STREET, 0177/011.

WHEREAS, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

WHEREAS, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; and

WHEREAS, the subject business has contributed to the City's history and identity; and

WHEREAS, the subject business is committed to maintaining the traditions that define the business; and

WHEREAS, at a duly noticed public hearing held on October 19, 2022, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Legacy Business Registry nomination.

THEREFORE, BE IT RESOLVED that the Historic Preservation Commission hereby recommends that New Lun Ting Cafe qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) as it has operated for 30 or more years and has continued to contribute to the community.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby recommends safeguarding of the below listed physical features and traditions for New Lun Ting Cafe.

Location(s):

Current Locations:

- 670 Jackson Street (1930 – Present)

Physical Features or Traditions that Define the Business:

- Restaurant featuring Chinese cuisine
- Red awning and red framed entryway and windows
- Green and black tiled bulkhead along Beckett Street and Jackson Street
- Wall mounted sign along Beckett Street and Jackson Street

BE IT FURTHER RESOLVED that the Historic Preservation Commission's findings and recommendations are made solely for the purpose of evaluating the subject business's eligibility for the Legacy Business Registry, and the Historic Preservation Commission makes no finding that the subject property or any of its features constitutes a historical resource pursuant to CEQA Guidelines Section 15064.5(a).

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit this Resolution and other pertinent materials in the case file 2022-009230LBR to the Office of Small Business on October 19, 2022.



Jonas P. Ionin
Commission Secretary

AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
NOES: None
ABSENT: None
ADOPTED: October 19, 2022