

*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

MEMORANDUM

To: Heather Lamendola / Office of Zoning Administration
From: Kate Auwaerter / Staff to SLPB
Date: August 16, 2019
Re: Protected Site Designation: 429 North State Street (former Angeloro Building)

Enclosed please find the following materials regarding the designation of 429 North State Street (former Angeloro Building) as a Protected Site.

- Protected Site application
- Syracuse Landmark Preservation Board resolution dated July 18, 2019.

Note that a public hearing was held in consideration of the designation of the property on July 18, 2019.

Please forward this to the members of the City Planning Commission for review pursuant to Part C, Section VII, Article 5 of the City of Syracuse's Zoning Rules and Regulations.

Please notify me when these items are placed on the City Planning Commission's agenda so I can inform the SLPB.

Thank you.

PROTECTED SITE APPLICATION
PART C, SECTION VII
ZONING RULES AND REGULATIONS

Syracuse Landmark Preservation Board
201 E. Washington Street
City Hall Commons, Room 512
Syracuse, NY 13202
315-448-8108

APPLICANT

1. Applicant Name: Syracuse Landmark Preservation Board
2. Address: 201 E. Washington St, Rm 512
Syracuse, NY 13202
3. Phone: 315-448-8108 Contact Person: Don Radke, Chairman

STRUCTURE / SITE IDENTIFICATION

4. Structure/Site Name: 429 N. State Street (aka Angeloro Building)
5. Address: 429 N. State Street Ward No. : 1
6. Assessor's Atlas Section No.: 017 Block No.: 13 Lot No.: 02.1
7. Current Deed for property at Book: 4741 of Deeds Page: 892
8. Ownership: Public Private Other _____
9. Present Owner: Tino Marcoccia

Address:
2900 James Street
Syracuse, NY 13206

Phone: unknown

10. Is this application for designation of the exterior only? Yes No
 Interior only Interior and Exterior
 If the designation request is for an interior space, please attach a separate sheet identifying that space in detail.

11. Photographs _____ Maps (Please see the attached)

STRUCTURE/SITE IDENTIFICATION (CONT'D)

12. Exterior Building Material:

clapboard stone brick cobblestone
 shingles stucco concrete curtain wall
 masonry block other _____

13. Structural System:

wood frame with light members cast iron frame
 wood frame with heavy timber steel frame
 masonry load bearing walls other _____

14. Condition:

excellent good fair deteriorated

15. Integrity:

original site moved if so, when? _____

16. Alterations:

exterior only interior only both

List all known alterations and give dates: Two story addition to west side of building, c. 1925.

17. Related outbuildings:

carriage house none barn shed
 greenhouse privy shop gardens
 other _____

18. Interrelationship of structure/site and surroundings: The building is located on the southwest corner of the intersection of N. State Street and E. Belden Avenue. N. State Street runs parallel to the bluff known as Prospect Hill. The property slopes steeply to the west to Pearl Street. To the east is the St. Joseph's Hospital complex, which dominates the east side of N. State Street. The main façade of the property faces east with a secondary façade on E. Belden Avenue facing north. To the south are four vacant parcels. To the north, across E. Belden Avenue, N. State Street features a mix of commercial and residential properties on the west side of the street.

STRUCTURE / SITE HISTORY

19. Date(s) of initial construction: 1904
20. Architect(s): unknown
21. Builder(s): unknown
22. Original Owner(s): Angel Angeloro
23. Original Use: Ground floor tavern with residential apartments above.
24. Present Use: Ground floor restaurant and bar with apartments above.

STRUCTURE / SITE SIGNIFICANCE

25. Exterior building features: The Angeloro Building is a 3-story, yellow-brick, commercial and residential property with a flat roof behind a projecting, metal cornice. A two-story addition is located on the west side of the main block of the building. The main block sits on a raised rusticated stone foundation. The primary (east) façade faces N. State Street and is 4-bays wide. The first-story storefront features a recessed, commercial entrance at the top of three concrete steps. The entrance is flanked by large storefront windows on wood paneled bulkheads. A tenant door is located south of the storefront at the top of three concrete steps. Above the storefront, running the width of the building is a metal cornice with decorative dentils. The second and third story fenestration pattern is symmetrically arranged with four windows per floor. The window openings have rusticated stone sills and brick, segmental arch headers. The windows are wood, 1-over-1, double-hung sash. Decorative brick bands run the width of the façade on the second and third floors intersecting each window opening just below the arched window openings. A stone panel is located at the center of the façade just below the third floor window sills. The panel is inscribed with the words: "A. Angeloro" and "June 1904" with a depiction of a beer barrel.

On the north side of the property, the foundation and basement level of the main block of the building is fully exposed as the property slopes steeply toward Pearl Street. Four window openings penetrate the basement floor. The ground-floor storefront and storefront cornice wrap around the corner of the building to the first bay of the façade. The symmetrical fenestration pattern features segmental arch window openings with rusticated stone sills. The windows are wood, 1-over-1, double-hung sash. At the roof line, the decorative cornice wraps around the corner from the front facade and travels the length of the north side of the building.

Attached to the west wall of the main block is a c. 1925, two-story, 3-bay wide, yellow-painted brick addition with a flat roof and a rusticated stone foundation. The addition features double, wood-paneled doors that are now fixed. Flanking the doors are a 1-over-1, double-hung sash window to the west and a modern metal door to the east. The second floor features three window openings with rusticated stone sills and brick segmental arch window headers. The windows are wood, 1-over-1, double-hung sash.

The south façade is utilitarian with no decorative features. A concrete wheelchair ramp travels the length of the building to a side door. A metal fire escape leads to a second-story doorway.

26. Interior building features:

The ground floor commercial space has been used as a tavern and restaurant since the building's construction. The main floor features a curving wooden bar and there is extensive wood wainscoting, wood paneled doors and other decorative wood features. The upper floors are divided into four apartments.

27. Historic and architectural significance:

The Angeloro Building was constructed c. 1904 by Angel Angeloro, who immigrated to the United States from Italy in the 1890s. Angeloro was among the first in the wave of new Italian immigrants who came to Syracuse at the turn of the last century. Starting in the 1890s and peaking in the first decades of the 20th century, the new immigrants were attracted to Syracuse by the work offered by the city's factories and construction businesses. Many settled on the city's north side, establishing new church congregations and opening businesses, in particular along N. State Street and Pearl Street.

Soon after his arrival in Syracuse, Angeloro purchased the property at the corner of N. State Street (called Lock Street at the time) and E. Belden Avenue. His name first appears in the 1898 Polk City Directory as a saloon owner at 421 N. State Street. A couple years later, he is listed as operating a steamship agency in addition to the saloon on N. State Street. In 1904, he razed a smaller building located on the parcel at the corner of N. State Street and E. Belden Avenue and built the substantial brick structure that stands today. From its construction, the building featured a saloon on the ground floor and apartments on the upper two stories. City directories of the time indicate that Angeloro provided lodging in his building to other new immigrants from Italy whose professions were listed as laborer, barber, cook, broom maker, and tailor, among others. According to family history, Angeloro helped new immigrants to get established in the community by providing lodging, helping to find them work, and even by operating a small bank from the bar in his building. Angeloro was successful enough that he constructed another building in 1911 directly behind 429 N. State Street at the southeast corner of E. Belden Avenue and Pearl Street. This building, which also bears his name, had as many as 12 apartments above a grocer's shop. The Angeloro family retained ownership of 429 N. State Street until the 1980s. The descendants of Angel Angeloro remain prominent property owners and businessmen on the city's north side to this day.

In addition to its association with the early Italian immigrant community in Syracuse, 429 N. State Street has important associations with the city's brewing history. It is possibly the only remaining "tied house" or "sample house" for the Bartels Brewing Company. Bartels was one of a handful of important local breweries that brought Syracuse to prominence in the beer brewing industry from the mid-19th century until Prohibition. Bartels was established in 1892 when Herman Bartels purchased the former Germania Brewing Company, which was located next to the Erie Canal to the

west of the Niagara Mohawk Building. Bartels's operation in Syracuse was highly successful, producing up to 100,000 barrels of beer per year. It was also one of the few breweries that managed to survive Prohibition by turning to the production of soft drinks and "near beer", known as "Barco". (The 1914-15 Polk City Directory no longer listed Angeloro as a saloon owner; rather he was listed as selling "beverages".) In order to market their beer to local populations, breweries operated sample houses or "tied houses" (i.e. the establishment was "tied" to a specific brewery) that would serve the company products exclusively. It is possible that Bartels helped Angel Angeloro construct the building at 429 N. State Street – at a minimum funding the bar, bar equipment and other amenities for the saloon -- and in return, the saloon would serve only Bartels beer. The close tie to the local brewery may explain the image of the beer barrel in the stone date plaque at the center of the facade. An historic image of the bar shows the large "Crown Beer" Bartels Brewing Company sign that hung over the bar. A second image shows the exterior of the building with a projecting "Crown Café" sign hanging from the corner of the building.

Architecturally, this building is an excellent example of early 20th century, commercial architecture with a high degree of architectural integrity. Italianate style features of this building include the prominent metal cornices above the storefront and at the roof line, the rusticated stone foundation, the arched window openings with stone sills, and the decorative brick banding on the second and third floors. The building is built of an unusual yellow brick, which makes the building striking among other commercial properties along N. State Street and N. Salina Street business corridors.

28. List all sources of data used in preparing this application, include the repository of any building plans, documents, or photographs, books, periodicals, articles, etc.

Angeloro, George. *Interview*, April 3, 2019.

Connors, Dennis. *The History of Beer Brewing in Syracuse, NY*, Onondaga Historical Association, August 2015.

Group 1 Design, *Letter Report*, June 11, 2019

Onondaga Historical Association, block files.

Polk's Syracuse City Directory, R. L. Polk & Co., 1896-98, 1898-1900, 1904-05, 1906-07, 1908-09, 1910-11, 1912-13, 1920-2.

Sanborn Fire Insurance maps, City of Syracuse.



429 N. State Street, Crown Bar, c. 1915, *Image Courtesy of George Angeloro*



429 N. State Street, c. 1915, *Image Courtesy of George Angeloro*

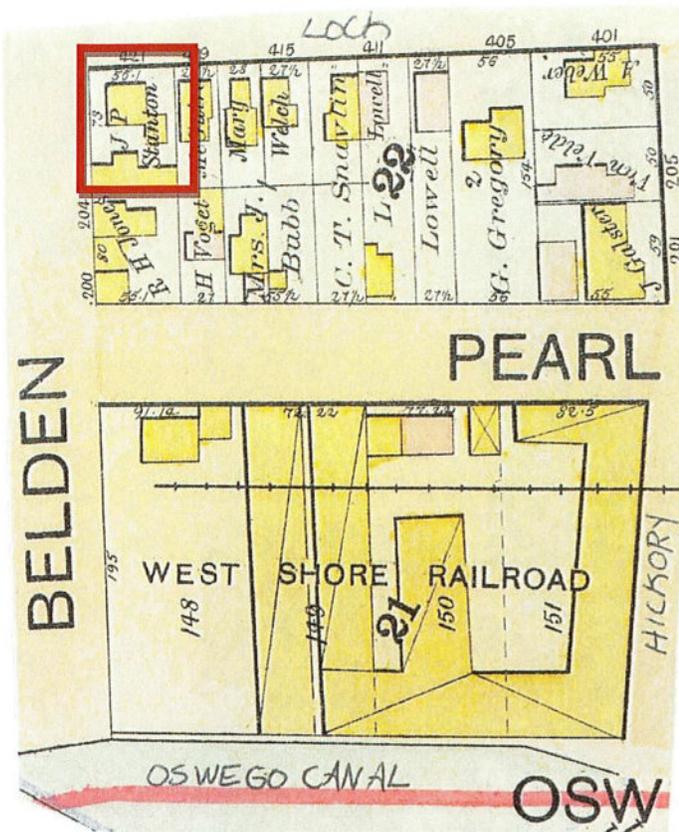


Figure3- Sanborn Insurance Map 1892 (Onondaga Historical Association)

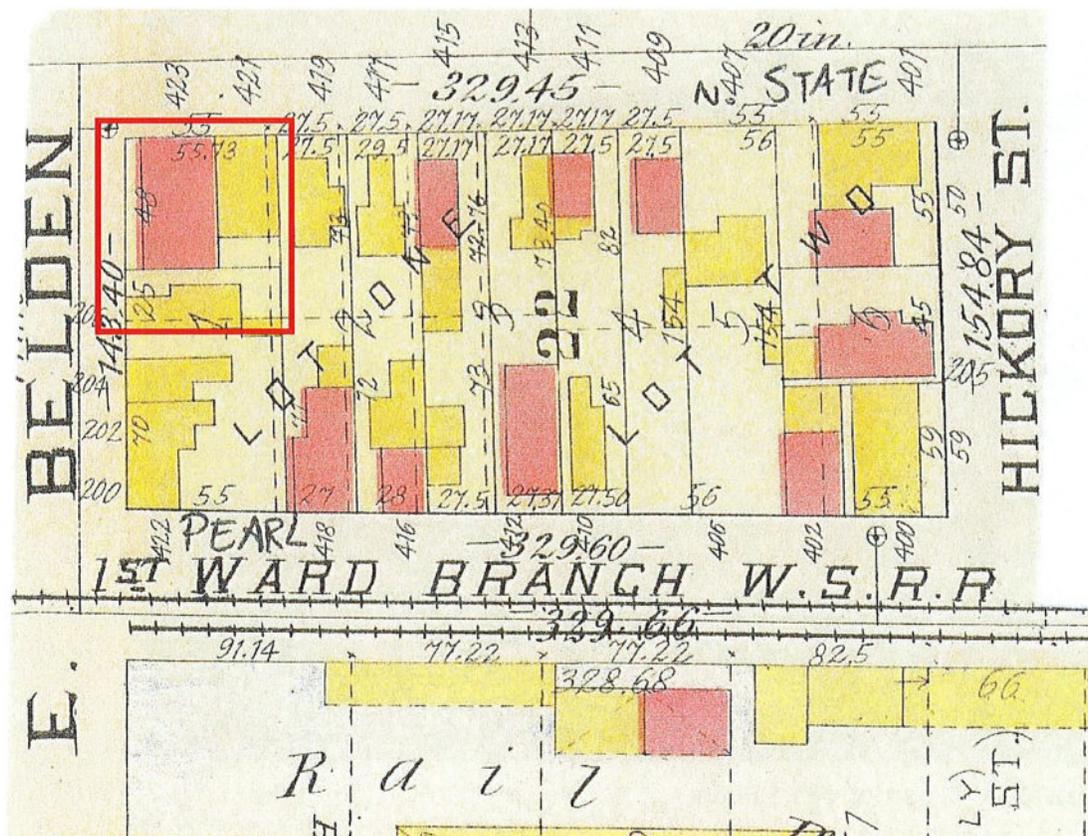


Figure4- Sanborn Insurance Map 1906 (Onondaga Historical Association)



Front/ East Elevation- 429 North State Street



Side/ North Elevation- 429 North State Street



Side/ South Elevation- 429 North State Street



Cast name plaque on East Elevation



Brick damage occurring at several locations

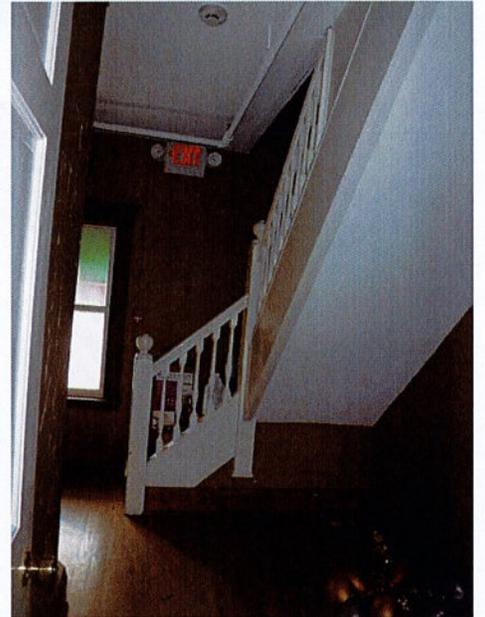
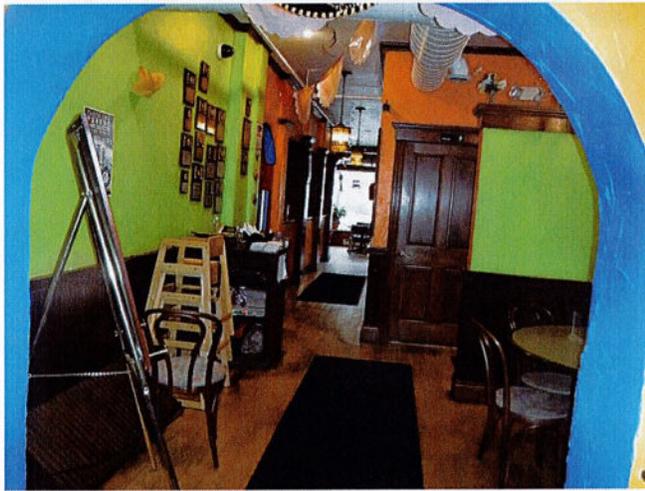


Rear addition, North elevation



South Elevation- painted brick and parking

Interior Photos





**A RESOLUTION IN RESPONSE TO A
PETITION REGARDING
429 NORTH STATE STREET
(FORMER ANGELORO BUILDING)
SYRACUSE, NEW YORK 13203**

We, the duly appointed members of the Landmark Preservation Board of the City of Syracuse, do this 18th day of July, 2019, adopt the following resolution:

WHEREAS, Tino Marcoccia, owner of the property at 429 N. State Street, proposes to demolish said property; and

WHEREAS, the property at 429 N. State Street is identified as eligible for designation as a Protected Site on the City's Historic Properties list; and

WHEREAS, prior to filing a demolition application with the City of Syracuse, Tino Marcoccia petitioned a review by the Landmark Preservation Board to determine whether said property should be designated a Protected Site pursuant to Part C, Section VII, Article 8 of the Zoning Rules and Regulations of the City of Syracuse; and

WHEREAS, on July 18, 2019, at 8:30AM in Common Council Chambers, City Hall, Syracuse, New York, the Landmark Preservation Board held a Public Hearing for consideration as to whether said building should be recommended for designation as a Protected Site; and

WHEREAS, at the July 18, 2019 Landmark Preservation Board meeting following the Public Hearing, the Board studied all submittals regarding the history and current condition of 429 N. State Street, as well as the testimony (oral and written) submitted prior to and at the time of the Public Hearing; and

WHEREAS, the Landmark Preservation Board finds that 429 N. State Street meets the following criteria for designation as defined by the Zoning Ordinance of the City of Syracuse, Part C, Section VII, Article 5:

- Criterion 1. Association with persons or events of historic significance to the city, region, state or nation;
- Criterion 2. Illustrative of historic growth and development of the city, region, state or nation;
- Criterion 3. In the case of structures, embodying distinctive characteristics of a type, period or method of construction or representing the work of a master, or possessing unique architectural and artistic qualities, or representing a significant and distinguishable entity whose component may lack individual distinction.

WHEREAS, the 429 N. State Street was constructed in 1904 by Angel Angeloro, who immigrated to the United States in the 1890s, and was among the first in the wave of Italian immigrants who arrived in Syracuse at the turn of the last century and made an indelible mark on the development of the city's north side; and

WHEREAS, Angeloro was a successful businessman and property owner on the city's north side, who provided assistance and lodging to other new Italian immigrants arriving in the community; and

WHEREAS, 429 N. State Street is one of the last known "tied house" for the Bartel Brewing Company, a significant company in the brewing history of Syracuse; and

WHEREAS, the property is an excellent example of early 20th century commercial/residential architecture that retains integrity of location, design, setting, materials, workmanship, feeling and association.

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Landmark Preservation Board of the City of Syracuse, do this 18th day of July, 2019, respond to petition of Tino Marcoccia, owner of 429 N. State Street, pursuant to Part C, Section VII, Articles 5 and 8 of the Zoning Rules and Regulations of the City of Syracuse in the following manner:

- 1) The Landmark Preservation Board recommends that the property located at 429 N. State Street, Syracuse, New York, 13203, be designated a Protected Site pursuant to its eligibility under Criteria 1, 2, and 3 for the designation of Protected Sites under Article 5, and that the designation shall apply to the exterior of the property as described in the Protected Site application.

BE IT FURTHER RESOLVED, the Landmark Preservation Board shall submit its findings and recommendations to the City Planning Commission in accordance with Part C, Section VII, Articles 5 and 8 of the Zoning Rules and Regulations of the City of Syracuse.



Donald S. Radke, Chairman
Syracuse Landmark Preservation Board
Date of Issuance: 7/18/19