

# New Ro developer eyes Standard Star site for high-rise

Dan Reiner, dreiner@lohud.com 4:38 p.m. ET March 29, 2017



(Photo: Dan Reiner/The Journal News)

NEW ROCHELLE - A developer wants to partially raze a nearly 100-year-old downtown building to make room for a mixed-use high-rise development.

The Cappelli Organization, a White Plains-based firm, is seeking to build a 14-story tower at the site of the historic Standard Star building at 251 North Ave.

Built in 1924, the Neo-Classical style building housed the Standard Star, New Rochelle's daily newspaper. The paper left the property in 1975 and later had an assortment of tenants including a variety store and realty offices, New Rochelle Historian Barbara Davis said.

STORY FROM THE MOTLEY FOOL

## Motley Fool issues third alert for this stock

(<http://www.usatoday.com/story/sponsor-story/motley-fool/2017/04/24/motley-fool-issues-third-buy-alert-millionaire-maker-stock/100645930/>)



"Even though it's been empty and it looks sort of derelict, if it were cleaned up and restored it would still reflect the beauty of that classical era," Davis said.

**LAWSUIT: Iona College sues New Rochelle over property dispute** ([/story/news/local/westchester/new-rochelle/2017/03/21/iona-college-sues-new-rochelle-over-property-dispute/99263110/](http://www.usatoday.com/story/news/local/westchester/new-rochelle/2017/03/21/iona-college-sues-new-rochelle-over-property-dispute/99263110/))

**STUNT SCHOOL: Hollywood flair in New Rochelle** ([/story/news/local/westchester/new-rochelle/2017/03/02/new-stunt-school-brings-hollywood-flair-new-rochelle/98481622/](http://www.usatoday.com/story/news/local/westchester/new-rochelle/2017/03/02/new-stunt-school-brings-hollywood-flair-new-rochelle/98481622/))

**DEVELOPMENT: 5 ways to improve Westchester's downtowns** ([/story/marketplace/real-estate/2017/03/07/westchester-real-estate-development-5-things-know/98699104/](http://www.usatoday.com/story/marketplace/real-estate/2017/03/07/westchester-real-estate-development-5-things-know/98699104/))

The narrow building, which stretches nearly a whole city block, added a nightclub to the rear end called Club Miami which closed several years ago. The space has been vacant since.

Cappelli CEO Bruce Berg said the building is about 150 feet long, spanning from North Avenue to LeCount Place. He said the Club Miami portion — about 60 feet of the structure — would be torn down in order to construct the to-be-named high-rise, which would include apartments, retail and amenities.

Berg said the original façade of the Standard Star building would be preserved and much of the building would be restored. The building would have retail or a restaurant, while a courtyard would separate the two structures.

The Standard Star building joins the former Loew's Theater building at 587 Main St. as the second historic site in downtown to face redevelopment in recent months. The former theater is being [transformed into a 28-story mixed-use high-rise](http://www.usatoday.com/story/news/local/westchester/new-rochelle/2016/12/01/new-rochelles-downtown-redevelopment-taking-shape/94606176/) ([/story/news/local/westchester/new-rochelle/2016/12/01/new-rochelles-downtown-redevelopment-taking-shape/94606176/](http://www.usatoday.com/story/news/local/westchester/new-rochelle/2016/12/01/new-rochelles-downtown-redevelopment-taking-shape/94606176/)).

Davis said the Standard Star, while not officially on any preservation lists, was deemed eligible for the National Register of Historic Places by the New York State Historic Preservation Office.

"From the late 1800s to the Depression, there were a number of buildings constructed in downtown that still reflect that era," Davis said. "They give the downtown a sense of character and a sense of place."



**A photo of the Standard Star building, circa 1940, which housed the newspaper from its opening in 1924 until 1975. (Photo: New Rochelle Public Library Local History Collection)**

Berg said it was a point of emphasis that Cappelli preserve the original structure, which it has owned since 2005, because it's "historically important to the City of New Rochelle."

Cappelli has built several towers across the Lower Hudson Valley, including Trump Plaza and The Lofts in New Rochelle.

A public hearing was scheduled for Tuesday's Planning Board meeting, but the item was adjourned because the site plan needed modifications, Development Commissioner Luiz Aragon said. He said the plan should be ready by the April 25 Planning Board meeting.

Twitter: [@reinerwire](https://twitter.com/reinerwire) (<https://twitter.com/reinerwire>)

Read or Share this story: <http://lohud.us/2ozlWS9>

**THE AVERAGE SOFA WEIGHS 250 LBS.**

MC 885381 | NY State DOT 39229 | DOT 2172273

**TWO MEN AND A TRUCK.**

MT. KISCO