

**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

**Certificate of Appropriateness Application**

Case Number: CA-18-05

Submit by mail or by hand to:

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

Electronic submissions to: [SLPB@syr.gov](mailto:SLPB@syr.gov)

**APPLICATION**

I. Applicant's Name: Clara Cedeño  
Address: 721 North Clinton Street, Syracuse, NY 13204

Phone: (646) 342-7415 email: clara@lapatriacafe.com

II. Work is proposed for property at (address): 115 Green Street, Syracuse, NY 13203

This property is:

- individual Protected Site
- located within a Preservation District

III. This application is for the following (check as many as appropriate; complete only the parts indicated with each work item):

- Partial or complete demolition (Complete Part 1)
- Alteration to texture or material composition of building exterior (Complete Part 2)
- Alteration to texture or material composition of building interior (only if interior is designated a Protected Site; Complete Part 2)
- Change in color (Complete Part 3)
- Cleaning (Complete Part 3)
- Addition to existing building (Complete Part 4)
- New building construction (Complete Part 4)
- Alteration to site including excavation, change in land contours, installation of pavement for parking lots, driveways, or sidewalks (Complete Part 5)
- Deposit of refuse or waste material (Complete Part 5)
- Change in signage or advertising (Complete Part 6)

Applicant's Signature: *Clara Cedeño* (OWNER) Date: May 7, 2018

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*Submission of this application or approval of a Certificate of Appropriateness does not relieve the applicant of his/her responsibilities in obtaining other permits and/or approvals as prescribed by law. The Syracuse Landmark Preservation Board uses the United States Secretary of the Interior's Standards as guidelines for review of proposals. A copy of these standards is available at the SLPB office or online at <http://www.nps.gov/hps/tps/standguide/>.

**Alteration: Part 2**

**2-1** Please describe the nature of the work for which the Certificate of Appropriateness is being sought: \_\_\_\_\_

Clara Cedeño is the Owner of 115 Green Street. This location previously housed Lacie's Lunchbox (Café). Clara plans to re-open the location as a new restaurant that will be named "La Patria Café". Clara plans on eliminating one existing window (not original) at the Kitchen area, convert one existing (original) window into an egress door. Clara will be updating the interior finishes for the new Café. The exterior of the property will be painted per the attached elevations and color scheme. Clara will be adding a new painted wood railing at the existing front porch of the building, refer to elevations.

**2-2** Is the history of existing materials and building components known?

- Yes
- No

**2-3** Does the alteration attempt to return the building to a known former appearance?

- Yes
- No
- Unknown

**2-4** Does the proposal call for the covering or removal of existing materials or finishes? (i.e. installation of new siding).

- No Exterior paint color scheme to be revised.
- Yes (please explain what will be covered or removed). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2-5** Materials to be removed or covered are: **N/A**

- Part of the original building
- Part of a subsequent addition (please give date if known \_\_\_\_\_).
- Not Known

**2-6** Can materials that are to be covered or removed be exposed or reattached in the future without damage?

- Yes **N/A**
- No

**2-7** Please submit the following: photos of the existing building and site of proposed work; site plan and elevation drawings of proposed alteration; materials list; and manufacturer's cut sheets or other descriptive materials that illustrate the proposed alteration.

**Cleaning/Painting: Part 3**

3-1 This application is for:

- Painting of building exterior
- Cleaning of building exterior
- Painting of building interior (only if interior is designated).
- Cleaning of building interior (only if interior is designated).

3-2 The components to be painted and/or cleaned are made of: Wood clapboard siding, wood window trim, wood fascia and crown trim at roof areas, porch columns.

3-3 The cleaning process that is being proposed is: \_\_\_\_\_  
\_\_\_\_\_

3-4 Do new colors match a previous color scheme?

- Yes
- No

**Please submit color chips of proposed colors if proposed colors are different from existing scheme. Refer to drawings**

**Additional/New Construction: Part 4**

4-1 This application is for: N/A

- Addition to existing structure
- Construction of new building

4-2 Is proposed addition or new construction in public view from neighboring streets?

- Yes N/A
- No

4-3 What is the purpose of the proposed addition or new building? N/A  
\_\_\_\_\_  
\_\_\_\_\_

4-4 Describe how the new construction is compatible in scale, materials, and texture to the design of the existing structure and the character of surrounding buildings: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4-5 **Submit a site plan, elevation drawings and a materials list for the new construction.**

N/A

**Alteration of Site: Part 5**

- 5-1 This application is for:  
 Deposit of refuse  
 Alteration to site
- 5-2 Describe the nature of the work for which the Certificate of Appropriateness is being sought: Removal of exg pressure treated steps, installation of new pressure treated steps at new exit door. Installation of new exterior gate. Installation of new shrubbery to replace existing overgrown shrubbery, new shrub species to be Boxwood.
- 5-3 Does the proposed alteration call for removal of site components such as plantings, trees, fencing, walkways, outbuildings, gates, and/or other elements?  
 No  
 Yes (Please explain)  
Installation of new shrubbery to replace existing overgrown shrubbery, new shrub species to be Boxwood.
- 5-4 How will the proposed alteration to the site change the character of the property? (e.g., parking in public view in front of structure). Please explain:  
Character of existing building will not be affected by proposed changes.
- 5-5 **Include photos, or drawings of the existing and the existing site and the locations of proposed site changes.**

**Signage: Part 6**

- 6-1 The proposed signage is:  
 Wall sign  
 Projecting  
 Sign on awning  
 Window signage  
 Other (Please explain) Proposed sign to be incorporated into the new front Porch Railing
- 6-2 Describe and illustrate the design of the proposed signage: \_\_\_\_\_  
Refer to elevations.
- 6-3 **Include a drawing of the sign and photos of the building façade showing the size of the sign and where the sign will be located.**
- 6-4 **Describe and illustrate how the proposed signage will be attached to the building.**

**PROJECT:**

RENOVATIONS TO:

# LA PATRIA CAFÉ

115 GREEN STREET SYRACUSE, NY 13203

CERTIFICATE OF APPROPRIATENESS SUBMISISON - 05/07/18  
(UPDATED WITH INTERIOR KITCHEN EXHAUST DUCTWORK AND MAKE-UP AIR UNIT - 05/16/18)

**OWNER:**

CLARA CEDEÑO  
721 NORTH CLINTON STREET  
SYRACUSE, NY 13204

**ARCHITECT:**



**DANIEL MANNING-ARCHITECT PLLC**  
The Syracuse Business Center  
225 Wilkinson Street - Suite 106 - Syracuse, NY 13204  
www.danielmanning-architect.com  
315.424.0141

**LOCATION MAP:**



PROJECT LOCATION

DRAWING LIST

Sheet Number	Sheet Name
SK-0	AERIAL SITE PLAN
SK-1	SCHEMATIC FIRST FLOOR PLAN
SK-2	SCHEMATIC SECOND FLOOR PLAN
SK-3	NORTH ELEVATION
SK-4	EAST ELEVATION
SK-5	SOUTH ELEVATION
SK-6	WEST ELEVATION
SK-7	EXG SURVEY
SK-8	EXISTING PHOTOGRAPHS

PROJECT:  
RENOVATIONS TO:  
**LA PATRIA CAFÉ**

115 GREEN STREET SYRACUSE, NY 13203

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IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER TO SEAL OR RESEAL ANY ARCHITECTURAL OR ENGINEERING DRAWINGS OR SPECIFICATIONS AND TO REUSE ANY SEAL AND THE INDENTURE VALIDATED BY THE DIRECTION OF THE ARCHITECT OR ENGINEER IN ANY DESCRIPTION OF THE ALTERNATION, THIS STATEMENT IS PLACED HEREIN AS REQUIRED BY LAW.

PROJECT NORTH

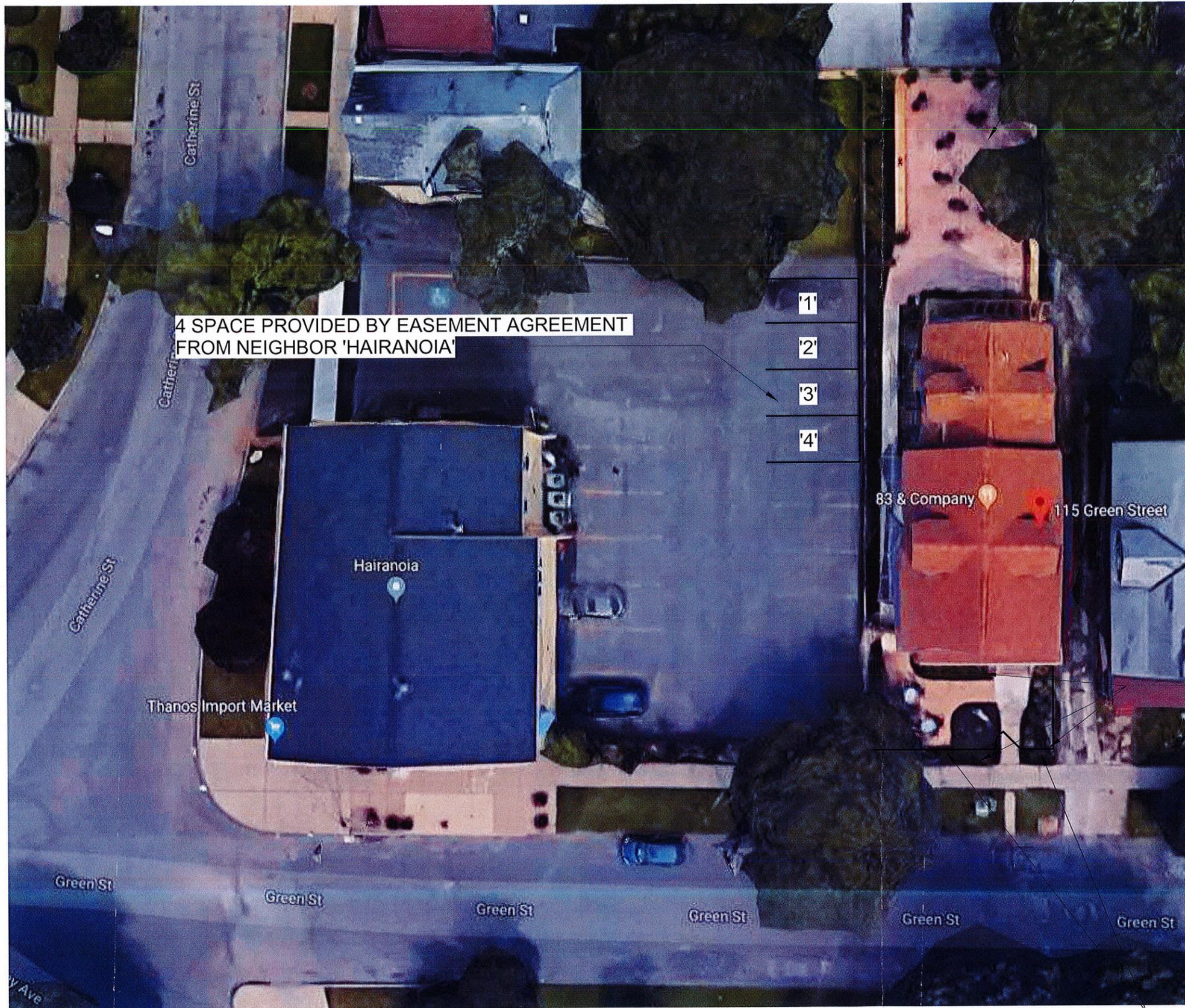
DATE: 05/16/18 SCALE:

DRAWN BY: A.J.K. Project # 18-015

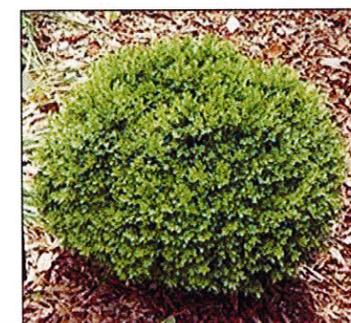
SHEET NAME:  
**COVER SHEET**

SHEET NUMBER  
**G1.1**

EXISTING CONCRETE PATIO TO REMAIN



REPLACE EXG LANDSCAPING  
w/ BOXWOOD SHRUBS



NEW BOXWOOD SHRUBBERY TO  
REPLACE EXISTING



NEW FENCE AND GATE BEHIND  
SHRUBS - STYLE #299

PROJECT:  
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PROJECT NORTH

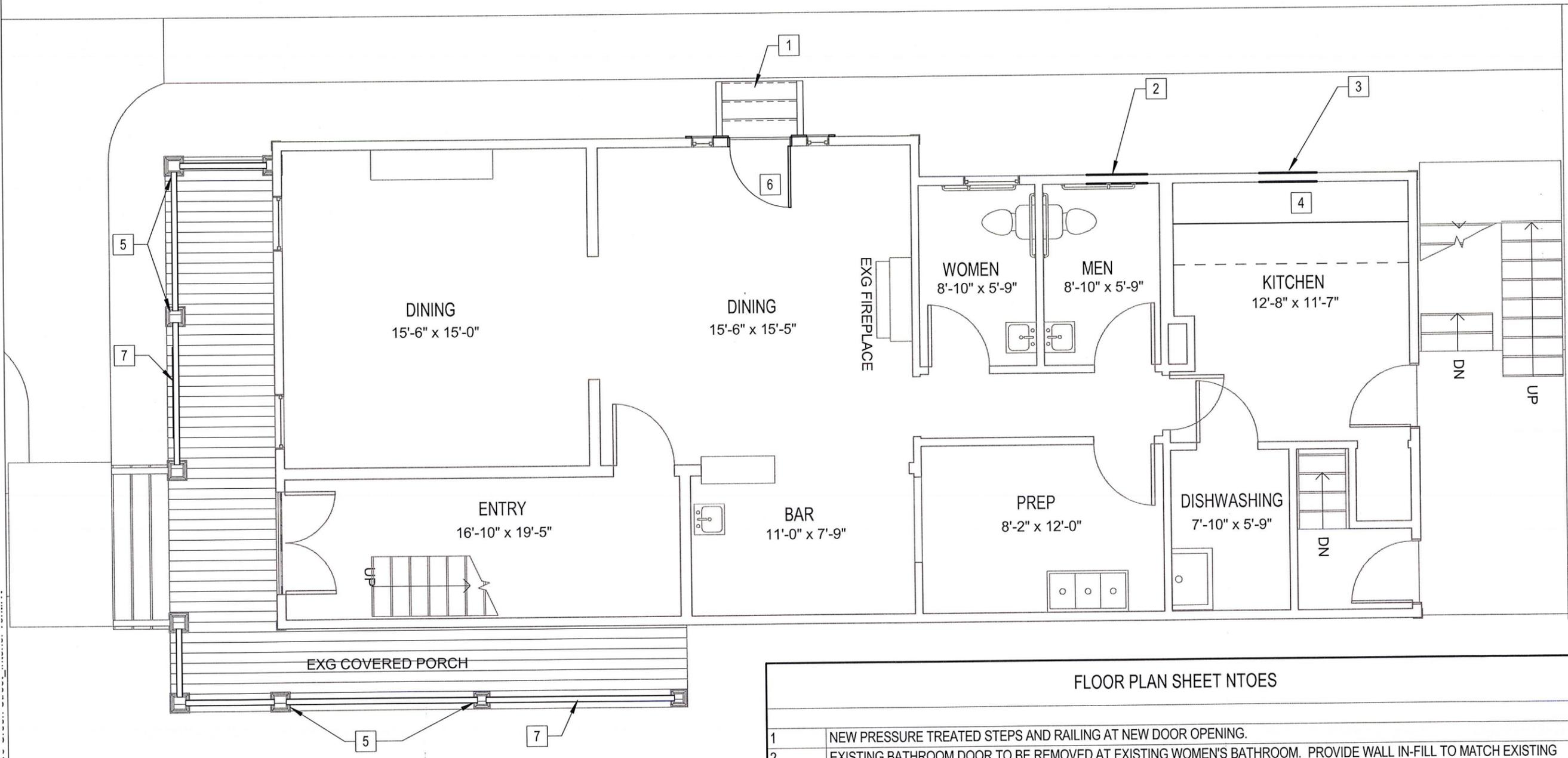


DATE: 05/16/18	SCALE: 1" = 20'-0"
DRAWN BY A.J.K.	Project # 18-015

SHEET NAME:  
**AERIAL SITE  
PLAN**

SHEET NUMBER  
**SK-0**

**1** SITE PLAN - 115 GREEN STREET  
SK-0 SCALE: 1" = 20'-0"



FIRST FLOOR AREA: 1,272 S.F.  
 SECOND FLOOR AREA: 1,216 S.F.  
 TOTAL AREA: 2,488 S.F.

FLOOR PLAN SHEET NTOES	
1	NEW PRESSURE TREATED STEPS AND RAILING AT NEW DOOR OPENING.
2	EXISTING BATHROOM DOOR TO BE REMOVED AT EXISTING WOMEN'S BATHROOM. PROVIDE WALL IN-FILL TO MATCH EXISTING CLAPBOARD SIDING.
3	EXISTING WINDOW (UNORIGINAL) TO BE REMOVED. NEW KITCHEN EXHAUST/HOOD TO BE INSTALLED BY GERHARZ EQUIPMENT w/ MAKE-UP AIR UNIT IN ATTIC SPACE
4	NEW KITCHEN EQUIPMENT BY GERHARZ EQUIPMENT.
5	EXISTING EXTERIOR COLUMNS TO BE PAINTED - REFER TO ELEVATIONS.
6	NEW EXTERIOR DOOR WITH CUSTOM TRANSOM TO MATCH EXISTING ADJACENT WINDOW HEIGHTS w/ NEW TRIM SURROUND.
7	NEW EXTERIOR PORCH RAILING: 36" HIGH CHAMFERED 2x4 TOP AND BOTTOM RAIL WITH SQUARE BALUSTERS

PROJECT:  
 RENOVATIONS TO:  
**LA PATRIA CAFÉ**  
 115 GREEN STREET SYRACUSE, NY 13203

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PROJECT NORTH

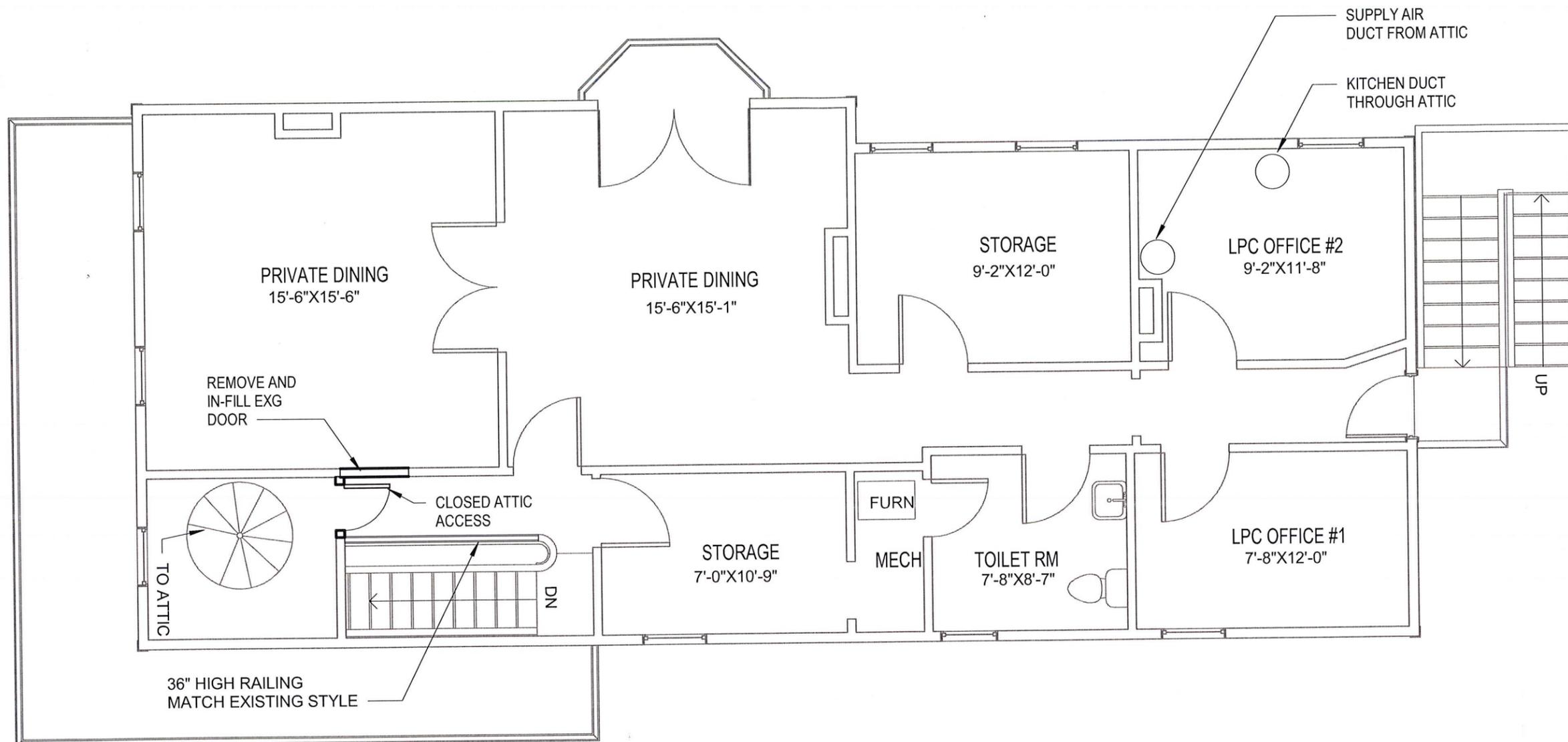


DATE: 05/16/18 SCALE: 3/16" = 1'-0"

DRAWN BY Project # A.J.K. 18-015

SHEET NAME:  
**SCHEMATIC  
 FIRST FLOOR  
 PLAN**

SHEET NUMBER  
**SK-1**



PROJECT:  
RENOVATIONS TO:  
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PROJECT NORTH



DATE: 05/16/18 SCALE: 3/16" = 1'-0"

DRAWN BY Project # A.J.K. 18-015

SHEET NAME:  
**SCHEMATIC  
SECOND  
FLOOR PLAN**

SHEET NUMBER  
**SK-2**

INTAKE LOUVER FOR  
ATTIC MAKE-UP AIR SYSTEM  
FOR KITCHEN HOOD



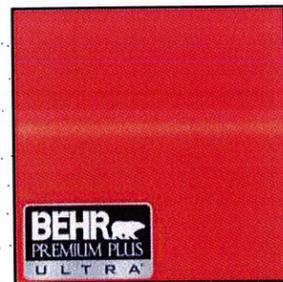
EXISTING DOORS  
TO BE PAINTED

EXISTING P.T. STAIRS TO REMAIN

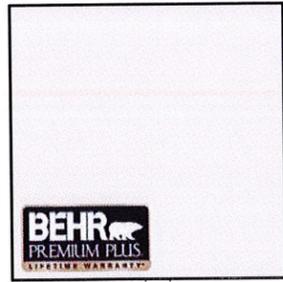
PAINT COLORS:



#MQ9-59  
OVATION



#P140-7  
NO MORE DRAMA



#RD-W10  
NEW HOUSE WHITE



Smooth-Star®  
S6041

**DOOR SUMMARY**

<b>Project</b>	
<b>DOOR TYPE</b> Entry	<b>PROJECT TYPE</b> New Construction
<b>CONFIGURATION</b> Single	<b>DOOR SIZE</b> 3'0" x 6'8"
<b>Project</b>	
<b>GLASS</b> Clear 1 Lite No Grid	<b>FINISH</b> Alpine

**NEW EXTERIOR DOOR AT WEST ELEVATION**

PROJECT:  
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PROJECT NORTH

DATE: 05/16/18  
SCALE: 3/16" = 1'-0"

DRAWN BY: A.J.K.  
Project #: 18-015

SHEET NAME:  
NORTH  
ELEVATION

SHEET NUMBER  
**SK-3**



PROJECT:  
RENOVATIONS TO:  
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PROJECT NORTH

DATE: 05/16/18	SCALE: 3/16" = 1'-0"
DRAWN BY: A.J.K.	Project # 18-015

SHEET NAME:  
**EAST  
ELEVATION**

SHEET NUMBER  
**SK-4**

**PAINT COLORS:**



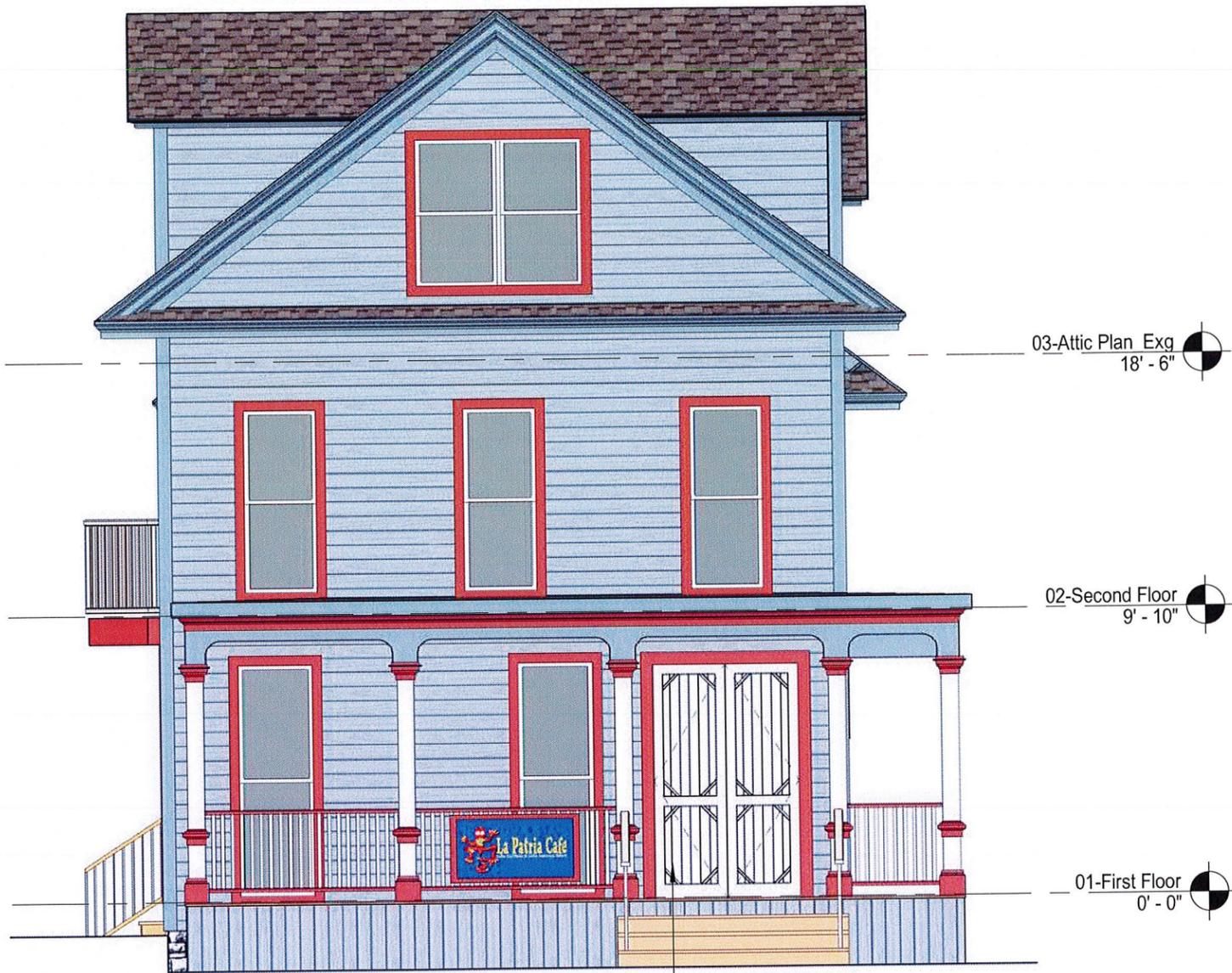
#MQ9-59  
OVATION



#P140-7  
NO MORE DRAMA



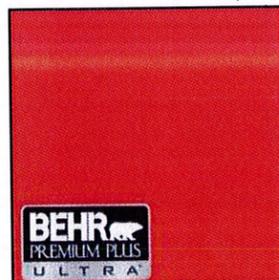
#RD-W10  
NEW HOUSE WHITE



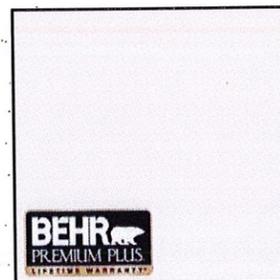
**PAINT COLORS:**



#MQ9-59  
OVATION

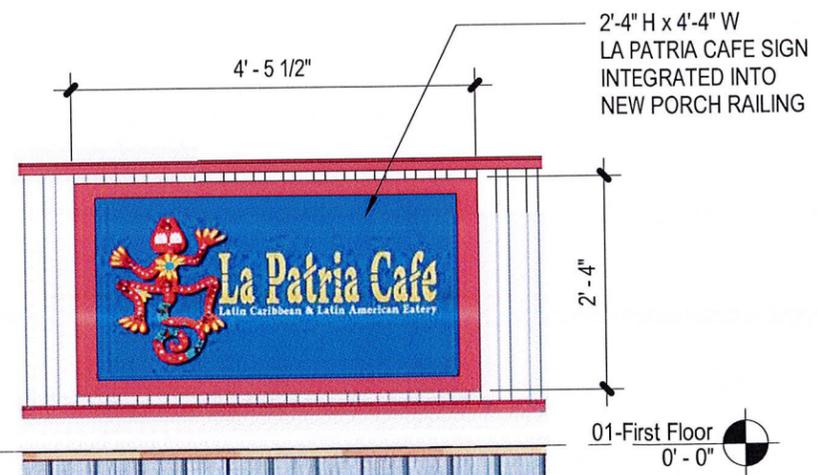


#P140-7  
NO MORE DRAMA



#RD-W10  
NEW HOUSE WHITE

PAINT EXISTING FRONT DOOR



**2** SIGN ELEVATION  
SK-5 SCALE: 1/2" = 1'-0"

PROJECT:  
RENOVATIONS TO:  
**LA PATRIA CAFÉ**

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I, A RELATOR OF THE LAW FOR PERSONS ACTING UNDER THE DIRECTION OF, AND AS AN EMPLOYEE OF, DANIEL MANNING-ARCHITECT PLLC, A PROFESSIONAL CORPORATION, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF NEW YORK AND THAT I AM THE AUTHOR OF THE DESIGN AND CONSTRUCTION OF THE SIGN AND THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY PROFESSIONAL OPINION OR SEAL AND THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF DANIEL MANNING-ARCHITECT PLLC.

PROJECT NORTH

DATE: 05/16/18 SCALE: As indicated

DRAWN BY: Project # A.J.K. 18-015

SHEET NAME:  
SOUTH  
ELEVATION

SHEET NUMBER

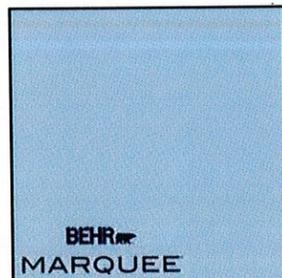
**SK-5**

NEW KITCHEN EXHAUST SYSTEM:  
 APPROXIMATELY  
 39" DIAMETER x 33" HIGH  
 DUCT SUPPLIER NOTED  
 MILLWORK CAN ENCAPSULATE  
 EXTERIOR EXHAUST VENT  
 DUCTING

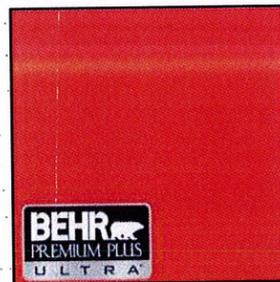


THERMATRU S6041  
 COLOR - ALPINE  
 NEW TRIM SURROUND

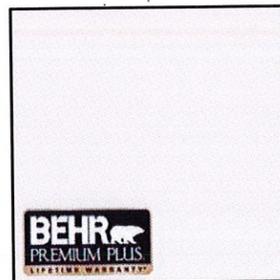
**PAINT COLORS:**



#MQ9-59  
 OVATION



#P140-7  
 NO MORE DRAMA



#RD-W10  
 NEW HOUSE WHITE

03-Attic Plan Exg  
 18' - 6"

02-Second Floor  
 9' - 10"

01-First Floor  
 0' - 0"

PROJECT:  
 RENOVATIONS TO:  
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AS A HOLDER OF THE PLAN FOR PERSONAL USES SET FORTH UNDER THE DIRECTOR'S AUTHORITY, I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT PROVIDING ANY PROFESSIONAL SERVICES OR SEAL AND THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE SEAL AND THE SIGNATURE OF THE ARCHITECT ARE REQUIRED BY LAW.

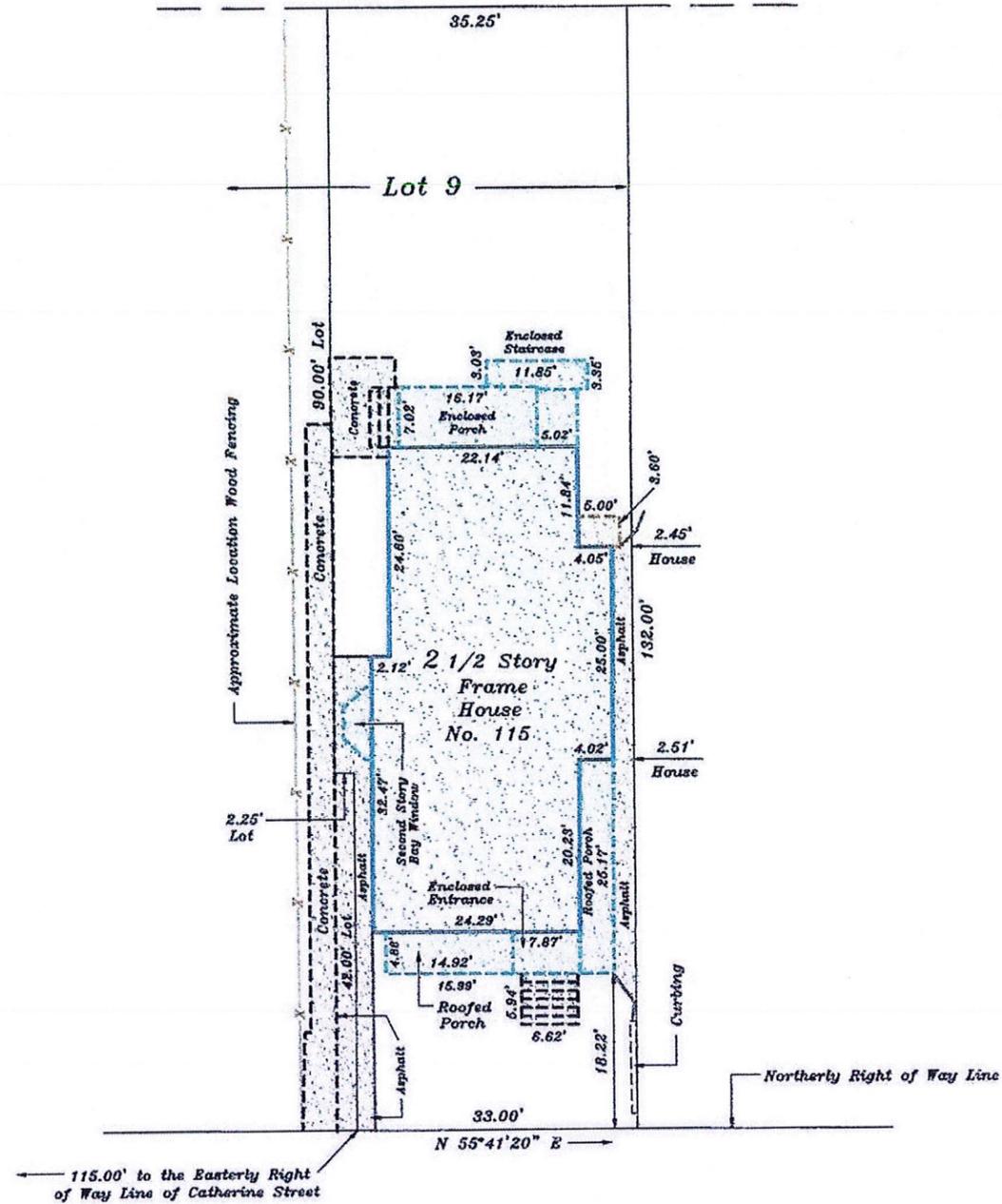
PROJECT NORTH

DATE: 05/16/18 SCALE: 3/16" = 1'-0"

DRAWN BY Project # A.J.K. 18-015

SHEET NAME:  
 WEST  
 ELEVATION

SHEET NUMBER  
**SK-6**



Green Street  
( 66.00' Wide )

<p>Turning Point Land Surveying 205 Longmeadow Drive, Syracuse, New York 13205 Phone : (315) 492-4121</p>	<p>Location survey on Part of Lot #9, Block #162, Syracuse.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p>	<p>Known as No. 115 Green Street, City of Syracuse, County of Onondaga and State of New York.</p>

PROJECT:  
RENOVATIONS TO:  
**LA PATRIA CAFÉ**  
115 GREEN STREET SYRACUSE, NY 13203

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THE STATE OF NEW YORK OFFICE OF THE STATE ARCHITECT HAS REVIEWED THIS ARCHITECTURAL PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE ARCHITECTURE AND ENGINEERING LAW AND THE REGULATIONS THEREUNDER. THE ARCHITECT'S PROFESSIONAL SEAL AND SIGNATURE ARE REQUIRED BY LAW.

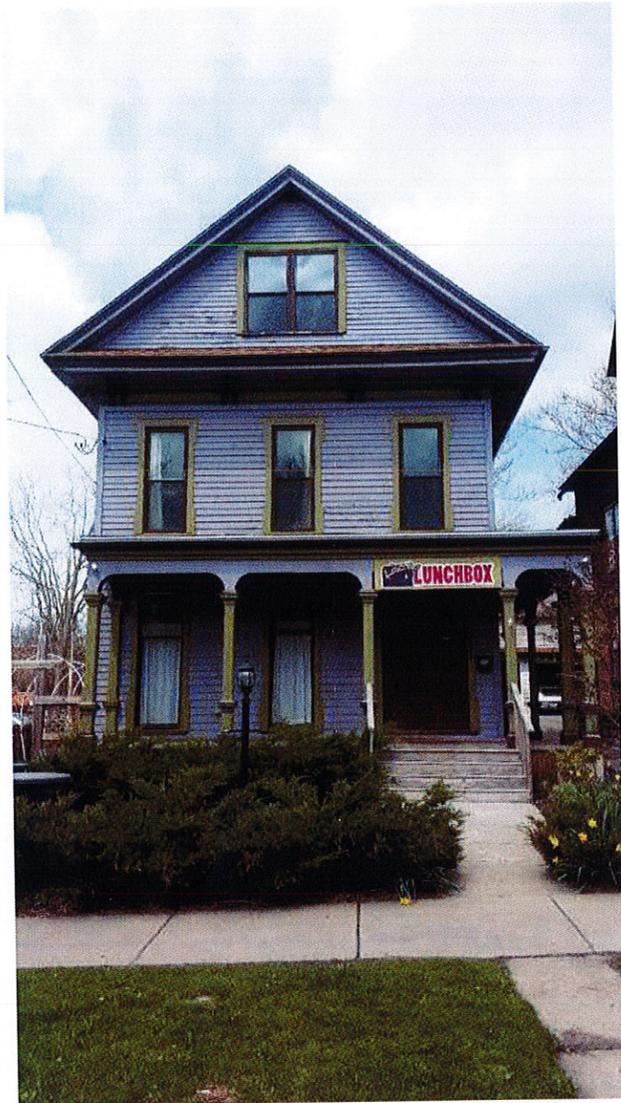
PROJECT NORTH

DATE: 05/16/18 SCALE: 1" = 20'-0"

DRAWN BY Project # A.J.K. 18-015

SHEET NAME:  
EXG SURVEY

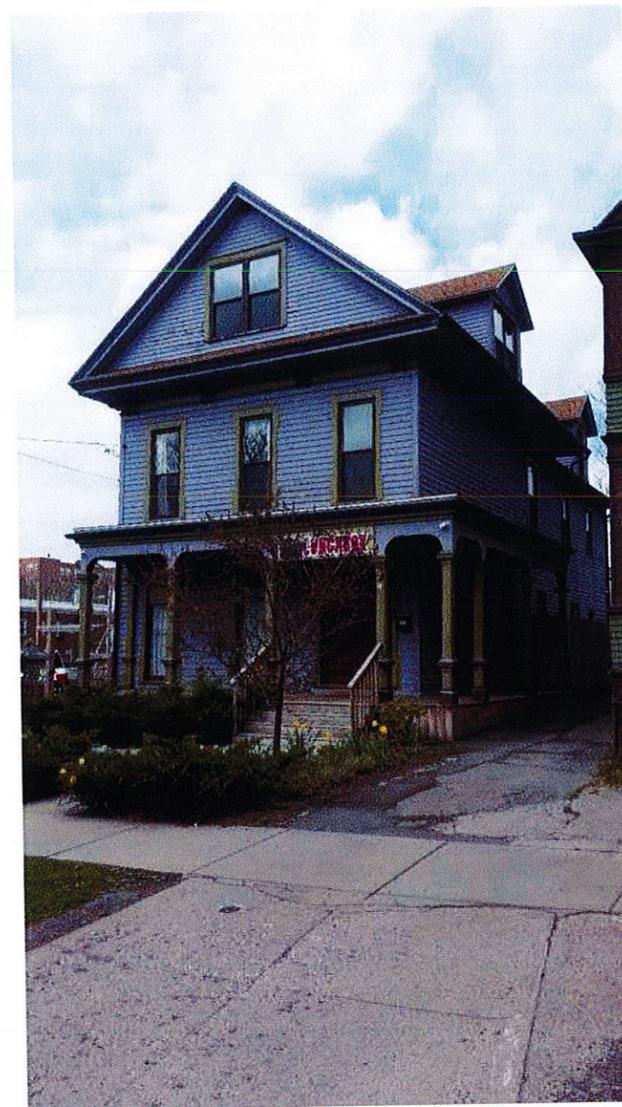
SHEET NUMBER  
**SK-7**



**EXISTING FRONT (SOUTH) ELEVATION**



**EXISTING REAR (NORTH) ELEVATION**



**EXISTING SIDE (EAST) ELEVATION**



**EXISTING SIDE (WEST) ELEVATION**

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RENOVATIONS TO:  
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PROJECT NORTH

DATE: 05/16/18	SCALE:
DRAWN BY A.J.K.	Project # 18-015

SHEET NAME:  
**EXISTING  
PHOTOGRAPHS**

SHEET NUMBER  
**SK-8**