



LAVACA NEIGHBORHOOD ASSOCIATION

Proudly Serving San Antonio's Oldest Residential Neighborhood

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March 10, 2021

Stephanie Phillips

Office of Historic Preservation

Historic Design and Review Commission

PO Box 839966

San Antonio, TX 78283

Case No.: 2020-507

722 S ST MARYS ST

519 S PRESA ST

732 S ST MARYS ST

Dear Ms. Phillips,

The Lavaca Neighborhood Association does not support the current proposal presented by Lisa Wong and Douglas Architects. The LNA committee finds that:

1. The massing will dominate the block and the adjacent historic buildings, standing in sharp contrast to Principle #1 of [OHP's guidelines for new construction](#):
- Principle #1: **Ensure that Historic Buildings Remain the Central Focus of the District.** Carefully consider the historic context of the block and surrounding district when designing a new structure. New construction should be distinguishable from historic structures in the district without detracting from them.
2. The fins on the second level are a gesture to control western sun, but they will not work as designed. The facade will look relatively normal without them, and the roof deck would still bake in the sun.
3. The proposed finish for the north wall is a fluid-applied waterproofing membrane over a CMU block wall. These are materials that are always covered with actual finish materials like brick or siding, but when left bare, it is unsightly and difficult to maintain, especially in only 6" of clearance between buildings. This is not an appropriate wall finish in a historic district.

The Lavaca Neighborhood Association recommends that the new Rosario's building:

- (a) not detract from, nor place undue burden on the surrounding historic building in massing or proximity (specifically, reduce overall height and increase separation distance from adjacent historic structures)
- (b) utilize either conventional or more intuitive shading techniques for the rooftop bar (the proposed metal fins neither enhance the character of the historic district, nor are they functional)
- (c) treat the north side of their building as if it was the south side in terms of materials/finishes as it will be seen from the street and from the neighboring building.
- (d) Accommodate a minimum 5-ft setback along the northern lot line to continue the adjacent building's access to daylight and natural ventilation. This dimension also allows for periodic maintenance as needed, and the area should be gated for security. Alternatively, a greater setback allowing for the planting of small trees or shrubs along the northern edge would create a more palatable barrier.

Sincerely,

A handwritten signature in black ink, appearing to read "Cherise J Rohr-Allegrini". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Cherise J Rohr-Allegrini
President