



MONTE VISTA
HISTORICAL ASSOCIATION

GUIDELINES FOR STREETSCAPES

**PREPARED BY:
THE UTSA COLLEGE OF ARCHITECTURE**

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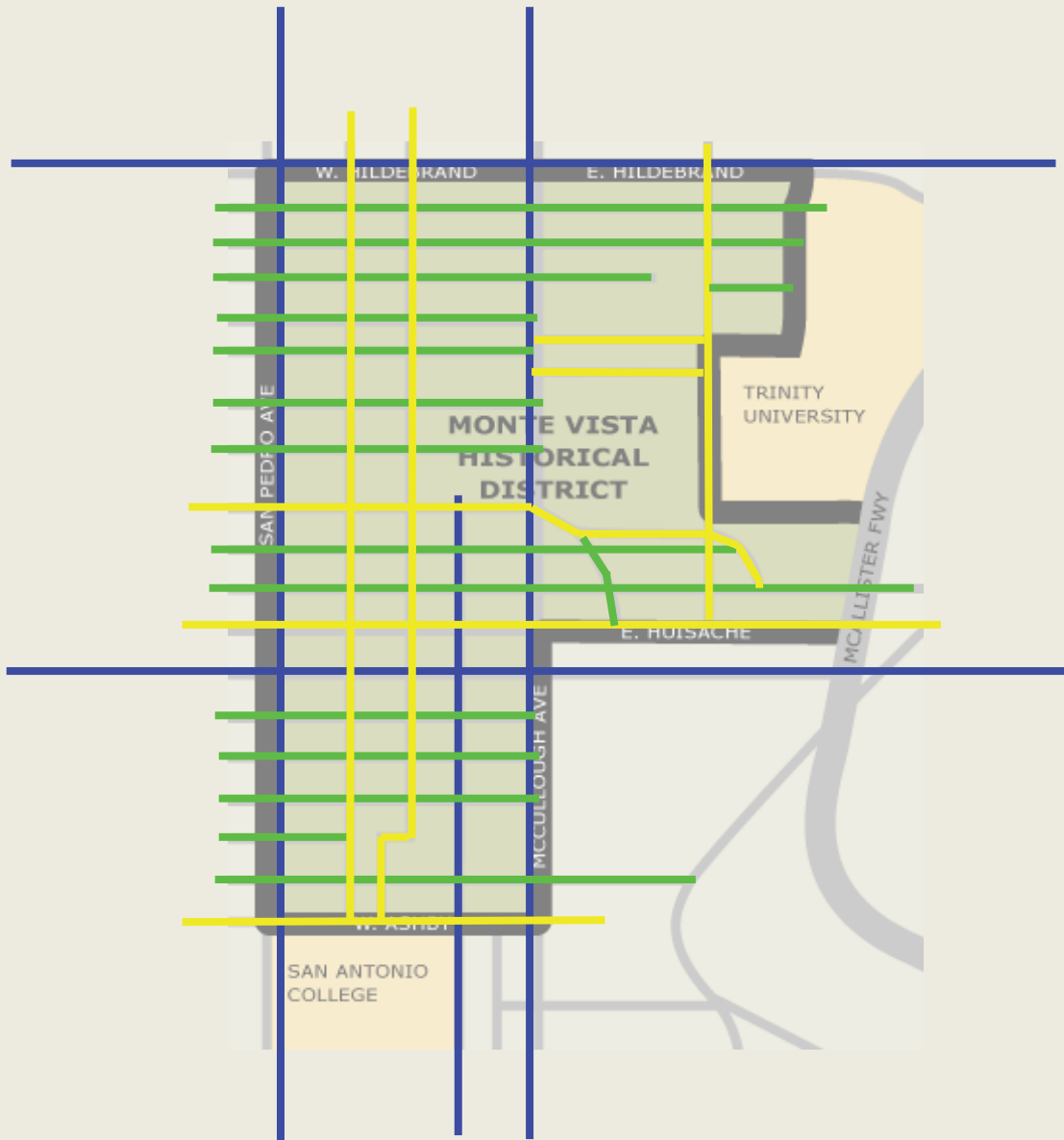
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INTRODUCTION

Today, a broad array of **streetscape** furnishing elements and varied styles detract from the aesthetic **connectivity** of the downtown streetscape and district of Monte Vista. To create a cohesive and contextual streetscape setting, it is important to establish **uniform elements** and implement **patterns** that reoccur to create an overall aesthetic identity. It is the goal of these recommendations to suggest an historically sensitive and aesthetically pleasing streetscape package for Monte Vista.

The map on the next page depicts the three Historic District Streetscape Types or Zones to be covered in these guidelines. These guidelines seek to provide recommendations for streetscape furnishings and elements that will seek to unify the Monte Vista district as a whole. Each of the three streetscape area types recommendations for furnishings and implementation are varied based upon the areas' intensity and type of use.

MONTE VISTA HISTORIC DISTRICT STREET MAP



— Signature Street — Connector Street — Residential Street

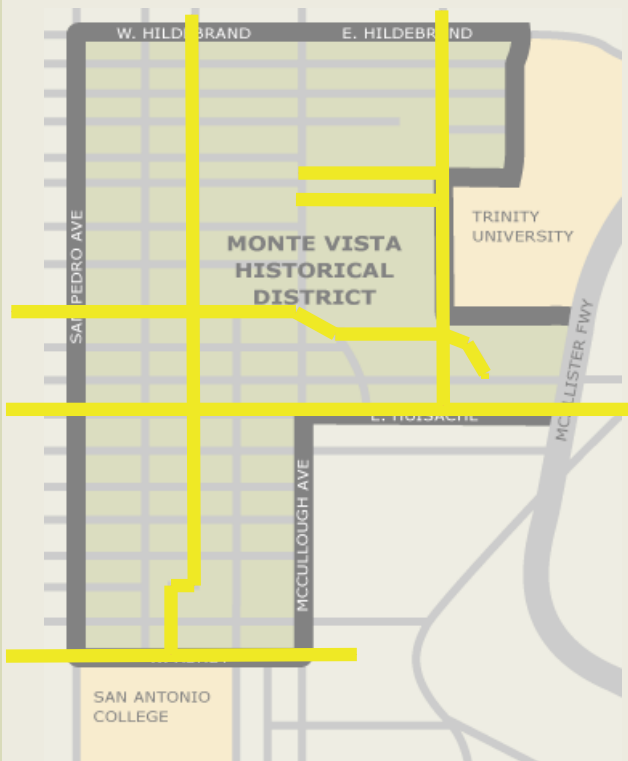
MONTE VISTA HISTORIC DISTRICT SIGNATURE STREETS



ELEMENTS TO BE INCLUDED:

- Benches and Street lights
- Way-finding and signage
- Bike racks
- Tree grates
- Street trees
- On-street parking
- Trash receptacles
- Planter pots and Banners on light poles
- Concrete unit pavers
- Awnings
- Colored crosswalks
- Pedestrian engaging facades
- Bollards (if needed)
- ADA accessible ramps
- Safe/enhanced alleys
- Tables and chairs
- Infill

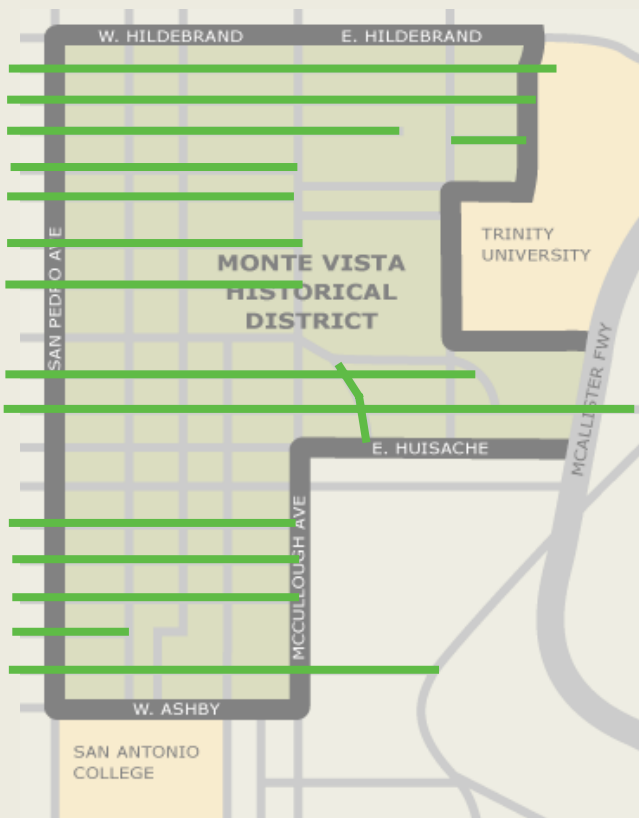
MONTE VISTA HISTORIC DISTRICT CONNECTOR STREETS



ELEMENTS TO BE INCLUDED:

- Street lights
- Benches
- Street trees
- On-street parking
- Trash receptacles
- Concrete unit pavers
- Awnings
- Engaging facades
- Crosswalks
- Bike racks
- ADA accessible ramps
- Pedestrian engaging facades
- Way-finding/signage
- Safe and enhanced alleys
- Screened parking where applicable

MONTE VISTA HISTORIC DISTRICT RESIDENTIAL STREETS



ELEMENTS TO BE INCLUDED:

- Street trees and Street lights
- On-street parking
- ADA accessible ramps
- Residential building improvements program.
- Crosswalks

STREETSCAPE FURNISHING RECOMMENDATIONS



Benches

Wood and iron benches have the potential to add both a unique historic aesthetic and a contemporary flare to Monte Vista's Streetscape. Existing benches if chosen to be suitable can be resealed and painted.



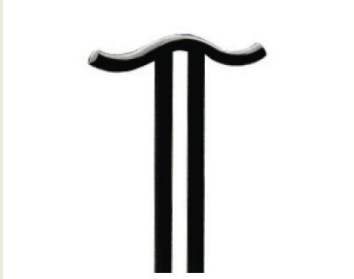
Tables and Chairs

Unique placement of tables and chairs in a streetside environment encourages pedestrians to spend more time in the downtown area by providing a place to relax, chat, observe, and to dine.

Although theft is a constant issue, tables and chairs should also be allowed to moved with ease to suit the desires of the user. Similarly, tables and chairs should be carefully located so as to not inhibit pedestrian flow or accessibility for the handicapped. It is recommended that at least five feet of clearance room along the sidewalk be maintained at all times.



STREETSCAPE FURNISHING RECOMMENDATIONS



Bike Racks

Bike Racks can serve several purposes for travelers and citizens. Not only do they help to prevent theft by providing a secure place to leave one's bike, they also prevent bikes from blocking sidewalks. Additionally, they encourage bikers to come into the District, thus potentially limiting the amount of vehicular traffic in the district. They also provide a small barrier to the street and help enclose the sidewalk.



Bollards

Bollards are unique in that they can be used to designate pathways, and direct pedestrian traffic to potential areas of interest. Additionally, they can provide lighting, create security, and help to separate vehicular traffic from pedestrian traffic. The bollard shown is intended for civic spaces, but can also potentially be used for any type of space where pedestrians may be near vehicular traffic.

STREETSCAPE FURNISHING RECOMMENDATIONS



Paving Patterns

Currently, Monte Vista is adorned by several unique types of streetscape paving patterns. However, using these existing paving patterns and creating specific uses for them can reinforce and distinguish specific streetscape areas in terms of use and type. When considering concrete unit pavers, Monte Vista should use the same style and detailing that exist today. It is recommended that pavers be cleaned or power washed every 24-36 months. Pavers can also create a visually calming effect that can potentially increase pedestrian traffic in areas that are seeking to encourage it.



Street and Way-finding Signage

Stimulating and effective signage is integral to way-finding in a downtown, especially for an area such as Monte Vista. Existing vehicular signage in Monte Vista is sufficient, while pedestrian way-finding signage does not appear to exist. Signage should be artistic, scaled to the pedestrian, and clearly legible.



STREETSCAPE FURNISHING RECOMMENDATIONS



Planters

Planters can create vibrancy, intensity, and visual stimulation to a streetscape. They can also help to visually distinguish, unify, or define unique spaces. It is recommended that planter pots be located in corners and other areas of interest in groupings of two to five. Similarly, planters should vary in size and width and height for visual contrast and stimulation. Shapes, styles and colors of planters chosen should reflect the historical character of Monte Vista.



Tree Grates

Tree grates can serve several important purposes. Not only can they help to protect a tree's root system from potential damage by allowing water and oxygen to circulate to the roots, a tree grate with an artistic design can also become an ornate element within the streetscape that distinguishes the district and its unique character.



STREETSCAPE FURNISHING RECOMMENDATIONS



Trash / Recycling Receptacles and Ash Urns

Trash/recycling receptacles and ash urns potentially occupy one of the most important roles on a streetscape. They provide people with a place to discard their trash and help to keep the streetscape clean and fresh. Trash receptacles should be emptied and cleaned frequently to help maintain their character and charm. The type and style of trash receptacles chosen should be reflective of the districts existing character, and visually communicate with other furnishings such as tables, chairs, benches, and even bus stops.



STREETSCAPE FURNISHING RECOMMENDATIONS



Awnings

Awnings assist in providing shelter to pedestrians from the elements such as rain and snow in addition to providing shade from the sun and heat in the summer months. Awnings can also create an architectural identity or vocabulary which can help to define the area. Today, awnings are observed intermittently along Main Street. Adorning buildings with awnings in the Commercial District area will not only help to reestablish Monte Vista's architectural past but also add a sensitive and highly functional design component to the streetscape.

Guidelines for awnings:

- Awnings should be constructed of canvas with a matte finish and free hanging valances.
- The bottom of the awning should be a minimum of 8'-10' above the sidewalk grade.
- Awnings should extend 5' - 8' over the sidewalk.
- Awnings should be a solid color which is compatible with the building facade.
- Property owners should be encouraged to review historic photos of their property and use historic awning designs.
- Awnings should be washed as necessary.



RECOMMENDATIONS FOR SIGNAGE



Vehicular Signage

- Provide vehicular directional signs for major destinations in Monte Vista.
- Provide gateway entry signs on Main Street.
- Provide signage for parking both on and off of Main Street.



Pedestrian Signage

- Specify routes to major destinations of interest.
- Create kiosks, directories, and “you are here” types of maps of downtown for visitors.
- Create way-finding and directional signage.
- Create signage guidelines which provides local businesses with recommendations on how to generate a consistent appearance yet encourages creativity.
- Create or replace plaques on historic buildings which can garner excitement and create a stronger sense of place within the district.



STREETSCAPE LIGHTING RECOMMENDATIONS



Street Lights

In order to reflect the historical significance of this area, acorn lights are suggested to replace existing lighting. Existing light poles can be utilized simply by replacing the fixture. The following globes have an acorn shape similar to the historic lamps once used in Monte Vista. These companies also provide reflectors for their globe replacements that will comply with lighting standards in Monte Vista. Globe reflectors can potentially decrease upward light pollution generated while increasing the amount of light directed downward to the street level. It is recommended that globes be cleaned three to four times per year to ensure lasting quality and character as well as occasional painting once every three to four years.



SIDEWALK RECOMMENDATIONS



The existing sidewalks in the Monte Vista Historic District present a pallet of unique textural features to carry on in future improvement efforts. Currently, the existing sidewalks at many intersections feature the brandings of significant individuals in the history of the development of Monte Vista or feature the corresponding street to which a pedestrian is approaching while traveling along the sidewalk. These built expressions give both a sense of historical identity and enhance the resident or the visitors sense of place. For example, at the intersection of Belknap and Summit, on the sidewalk parrallel to Summit, reads “Queensborough Court.” Revealing the little known fact that this was the former name of this area, and at one time was one of the northern most reaches of the city of San Antonio. Additionally around intersection, one will notice the pink tinting of the concrete on the sidewalks which was done around in 1906.

BUS STOP RECOMMENDATIONS



Existing bus stop and signage



Proposed changes to bus stop color and signage

Bus stops are conveniences that contribute to the streetscape of Monte Vista. Existing bus stops provide the functionality and service that are required by its users, but do not help create a unified character for the historic district.

Changing the color of the bus stops to one that better fits the context and qualities of Monte Vista can help set the neighborhood apart. VIA's standardized bus stops could be painted, distinguishing the neighborhood as having historic significance.

An alternative to this is adopting a new design for the bus stops in the Monte Vista neighborhood to one might recall the street car stations that previously existed in the area.

Changing VIA's bus stop signage color and graphic design to one that is more sensitive to qualities of the historic neighborhood can also be used to distinguish the area.

ENTRY GATE RECOMMENDATIONS

Building up the traffic island at the intersection of French St. and Main Ave. and placing an entry gate/marker on it can provide the Monte Vista neighborhood an iconic entrance that helps distinguish the historic neighborhood from surrounding areas and also serves as an indicator of the commercial district to the north.

The entry marker should be sensitive to the context of the neighborhood and utilize some of the areas design characteristics in its form and features.



ALLEYWAY ENHANCEMENT RECOMMENDATIONS

Alleys in Monte Vista are often overlooked but critical parts of the neighborhood's streetscape. For residential alleys, continued upkeep of them will help provide safety and convenience to the residents. Proper upkeep will allow trash collection to take place in the alley, keep the main avenues free of garbage bins and trash bags, and allow for police to properly patrol the neighborhood.

Alleys in commercial districts should also not be overlooked. There are often opportunities to utilize the alleys. By providing sitting areas, shade, and beautifying these spaces; alleys can become vibrant assets to the neighborhood.



PEDESTRIAN ROUND-ABOUT RECOMMENDATIONS

Pedestrian round-abouts provide an opportunity to beautify the neighborhood. By maintaining flowering bushes and plants, the round-abouts gain visual appeal while also serving to distinguish the Monte Vista neighborhood and its unique streetscape features.

The round-abouts can also serve as bases for street lighting or wayfinding maps.



GLOSSARY

Authenticity: true to a regions own spirit, character.

Character: one or more of the individual features or attributes that make up and distinguish an individual or thing.

Historic Structure: has architectural significance, over 50 years old generally.

Historic Facade: exterior component of a historic structure

Human Scale: proportions of built structures

Pedestrian Focus: designed and articulated for those on foot

Variety: non-homogenized, stimulating to the senses, yet unique and tasteful

Walkability: promoting the ease of pedestrian traffic and the close proximity of sites and services

STREETSCAPE RESOURCES

City Department of Community Development. "The Guidelines: Pike Place Market Historical District" City of Seattle

Everett, Donald E. "Monte Vista: The Gilded Age of an Historic District, 1890-1930" (Supplement, North San Antonio Times, January 29, 1988).

Cox, Rachel S. "Design Review in Historical Districts." National Trust for Historic Preservation, 1994.

Makers. "Tacoma Downtown Streetscape Study and Design Concepts." City of Tacoma, 2003

City of Glennwood California. "Historic District Streetscape Recommendations"

Historic Preservation Review Board. "Historic Preservation Manual: Town of Friday Harbor, State of Washington"