

San Juan Bautista Third Street Historic District Streetscape Guidelines

Third Street between 406 Third Street and Franklin Street (see map)

Introduction

The California State Office of Historic Preservation defines **Streetscape** as *“The visual character of a street as determined by elements such as structures, access, greenery, open space, view, and the like. The scene as may be observed along a public street or public alley composed of natural and man-made components including buildings, paving, planting, street hardware and miscellaneous structures.”*

Streets are the most highly used and visible public open spaces in the city. They both welcome visitors and assist residents with daily activities. Streets define and broadcast the character and ambiance of historic San Juan Bautista, City of History, to the public, thereby becoming a main and vitally important identifying element of the city itself.

Our streetscape should be durable, safe, and attractive to celebrate our unique history, to reinforce a sense of place and economic vitality, and to promote visual continuity throughout San Juan Bautista in order to enhance our historic downtown as a destination for visiting, working, playing and living.

The San Juan Bautista Design Guidelines state, *“A consistent and coherent rhythm of structures and open spaces should be promoted along the street edge.”* 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 a historically sensitive and aesthetically pleasing streetscape package.

Guidelines

ADA Ramps & Curbs

Color of ADA warning pads/tactile domes/tactile paving shall be muted to blend with sidewalk color (i.e. gray or black). Curbs should be painted a more muted blue color.

Art in Public Places & Public Art

Pending. Refer to Design Guidelines.

Benches

Benches should be made of wood or other natural materials and should be located where they do not interfere with pedestrian movement.

Bicycle Racks

Bicycle racks encourage visitors to arrive by bicycle and stop in the historic downtown, rather than traveling on through. They should be firmly attached to the sidewalk and placed so as to prevent any attached bicycles from blocking pedestrian passage. Style, color and placement must be appropriate for the Third Street Historic District.

Colors

The color palette should be consistent with a two-century-old Mission town (preferably in at least a three-tone palette) and compatible with the neighboring buildings. Use of a historically recognized palette (i.e. Kelly Moore) is recommended.

Light Fixtures

The intent is to ensure that future lighting within the Third Street Historic District area is consistent and appropriate for the area's historic resources, design character, and safety needs. The design, color, and placement of poles and fixtures (in the public realm as well as lighting on private property that is visible from the public way), lighting levels, and lighting quality must be appropriate for the downtown district. See Light Ordinance.

Planters

Planters should enhance the historic Third Street Historic District, preferably using natural materials. Half barrels continue a long San Juan Bautista tradition for planters, preferably natural gray color with natural iron bands.

Rooflines

Television antennae, satellite dishes (or similar items), and mechanical equipment such as air-conditioning units shall be painted to match background (to minimize visual impact) and placed in an inconspicuous location where they will not detract from the historic character of the Third Street Historic District area.

Sidewalks

Lamp Black or other colorant should be used uniformly in new sidewalk replacements to keep the sidewalk color consistent throughout the District. Scoring and texture should match existing patterns.

Curb painting should be implemented only where needed for safety reasons and in muted colors.

Signage

To the extent possible public street signage should be minimized or customized using natural materials. See Sign Ordinance.

Trash/Recycling Receptacles

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.

Barrels are used by the State Park and have been used in San Juan Bautista for many years. The barrel should be SJB's official trash receptacle. To the extent possible appropriate secure lids should be added.

Historic Resources Board Approval of Public Improvement

The Historic Resources Board must review and approve alterations or additions to the publicly owned components of the Historic District, including curb color and road striping, crosswalks, sidewalks, signage, lighting fixtures, and street furniture such as benches, bike racks, and trash

receptacles in order to be sure they are consistent with the above guidelines. Staff may replace existing approved components in kind.

The Board must approve the choice of sidewalk material, including concrete, pavers and curbstones, the design of lighting fixtures, and the material, design and location of benches and trash receptacles should reinforce the historic character of the District. Where possible, methods and materials of public improvements should be guided by historical documentation. The Board retains authority over the *appearance* of other improvements (such as ADA ramps) required by other government agencies. In addition, the Board must approve traffic calming measures such as speed bumps and changes to directional traffic and parking standards within the Third Street Historic District. These guidelines are in addition to other previously-approved City Ordinances and must be in accordance with State law:

http://www.dot.ca.gov/construction/docs/Permanent_Pedestrian_Facilities_ADA_Compliance_Handbook.pdf.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

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SKETCH MAP

