

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-151
COMMON NAME: 400 CLUB DR / MONTICELLO PARK
ZONING: UZROW,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Alma Nunez/City of San Antonio
OWNER: City of San Antonio
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: March 15, 2019
60-DAY REVIEW: May 14, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting approval to perform various park improvements at the site of Monticello Park, to include:

1. Restoration of the existing stone and metal gazebo.
2. Replacement of existing decomposed granite walkways with decorative paving.
3. Installation of an ADA accessible walkway surrounding the gazebo.
4. Installation of benches.
5. Replacement of an existing park identification monument sign.
6. Installation of a commemorative plaque.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-640. - Public Property and Rights-of-Way.

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

Sec. 35-645. - Signs and Billboards on Public Property or Right-of-Way.

(a) General Provisions. All non-regulatory signage on public property, on the public right-of-way, or overhanging the public right-of-way shall conform to all city codes and must be approved by the historic preservation officer prior to installation. Permits must be obtained following approval of the application. The historic preservation officer may submit an application under this section to the historic and design review commission for their recommendation prior to approving, denying, or approving with conditions the application. Memorials, markers, naming rights of public property,

and recognition of charitable donations given to the City of San Antonio shall be additionally governed by existing policies for memorials and markers and/or any formal action passed by city council. Temporary displays approved by the department exercising control of the public property are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.

Unified Development Code Sec. 35-646. - Construction in Public Rights-of-Way.

(a) General Provisions. All construction in the public right-of-way shall conform to all city codes. In considering an application, the historic and design review commission shall be guided by the following:

(1) Sidewalk Zones. Pedestrian movement should be pleasant, allowing for store browsing, comfortable transit waiting and easy accessibility for disabled people. Where possible, sidewalks should at least five (5) feet in width. Existing sidewalks should not be narrowed when replaced.

(2) Sidewalk Paving and Surfaces. Materials should complement stylistic differences of individual buildings, particularly when related to historic buildings.

- A. Materials. Materials should be chosen for beauty, strength, longevity, easy maintenance and traction when dry or wet.
- B. Color and Texture. To ensure the safety of pedestrians, all changes in surfaces should be defined by contrasting color, texture or materials.

(3) Street Features and Arrangements. Historic districts and the downtown, as well as other distinct areas of the city have diverse character and any street furniture selected for these areas should complement these differences. In addition, the clustering of street furniture in one (1) place is recommended. Trash receptacles, seating, telephones and other street furniture should be grouped together.

- A. Circulation. A clear path-of-travel of thirty-six (36) inches wide shall be maintained in and around street features and arrangement.
- B. Seating. Seating should be physically comfortable and inviting, durable and attractive. Plaza and open space seating should also be socially comfortable by offering a variety of choices such as in the sun or shade, near traffic and activity or not, and alone or in groups.
- C. Drinking Fountains. Placing drinking fountains in new development is encouraged. Fountains should be placed within general areas of pedestrian traffic and located on accessible surfaces.
- D. Trash Receptacles. Trash receptacles should blend visually with their surroundings and their design and location should make use as convenient as possible.
- E. Vending Machines. Vending machines will not dispense items other than newspapers and periodicals. Vending machines shall be clustered together and away from intersection corners.
- F. Vending Carts and Kiosks. Vending carts and kiosks are encouraged in locations that do not impede normal pedestrian traffic.
- G. Outdoor Dining. Lease of public right-of-way for outdoor dining is encouraged in appropriate locations. Lease of sidewalk space for outdoor dining shall be managed through the department of parks and recreation and shall comply with all city codes. It is recommended that at least eight (8) feet of sidewalk be retained between the curb and the leased or licensed space to provide an uninterrupted public walkway.
- H. Street Objects. Utility boxes, vending machines and so on should not be located in sidewalk zones. Their design and color should be compatible with character of their surroundings.

(4) Streetscape Landscaping. Landscaping, particularly streets trees, are an important addition to the streetscape because of the hot Texas climate. Appropriate application along sidewalks strengthens the visual quality of public streets. Careful selection of plant materials, using native and low-water use plants, is recommended.

(Ord. No. 98697 § 6)

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing

for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every

effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.

ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING

i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

FINDINGS:

- a. The property located 400 Club Dr, commonly known as Monticello Park, is a public park located within the Monticello Park Historic District. The park is located adjacent to Thomas Jefferson High School and features a gazebo, pedestrian pathways, benches, and water fountains.
- b. GAZEBO – The applicant has proposed to restore several significant features of the existing stone gazebo. The work will include new metal finials, decorative metal screens, and colored flooring. Staff finds the proposal appropriate.

- c. TRAIL IMPROVEMENTS – The applicant has proposed to replace the existing decomposed granite pathways with stamped concrete in a herringbone pattern. The applicant has indicated that this work will be done to eliminate runoff of decomposed granite into the street and stormwater basins. According to the Historic Design Guidelines, walkways should be replaced in-kind when deteriorated beyond repair. Staff finds that the proposed new material will not detract from the significance of the site and is compatible with the park.
- d. ACCESSIBLE SIDEWALK – The applicant has proposed to construct an ADA path surrounding the gazebo. According to UDC Section 35-646, pedestrian movement should be pleasant, allow for a diversity of experiences, be accessible, and should feature durable, aesthetically pleasing materials that feature contrast to ensure pedestrian safety. Staff finds the proposal appropriate and consistent with the UDC.
- e. BENCHES – The applicant has proposed to install three benches near the gazebo for park patron use. The benches will be cast aluminum with a PASTISOL coating and will feature a perforated diamond pattern. According to the UDC and Historic Design Guidelines, seating should be durable and compatible with the scale and style of adjacent outdoor spaces. Staff finds the proposal consistent.
- f. SIGNAGE – The applicant has proposed to replace the existing park signage on the property. The proposed monument sign will be 5 feet in height and be supported by steel pipes 6” in diameter. The sign will read “Monticello Park” and will be constructed of a painted metal panel. Staff finds the proposal consistent with the Guidelines and UDC.
- g. PLAQUE – The applicant has also proposed to install a plaque with text describing the history of the park and the 1997 renovation project. The proposed plaque is in accordance with UDC Section 35-645 and is appropriate.
- h. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends approval based on findings a through h with the following stipulation:

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 28, 2019

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

CITY OF SAN ANTONIO MONTICELLO PARK 400 CLUB DR. SAN ANTONIO, TX 78201 95% CONSTRUCTION DOCUMENTS

FEBRUARY 26, 2019

CITY COUNCIL

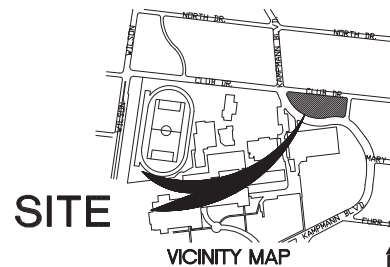
MAYOR
RON NIRENBERG

CITY COUNCIL
ROBERTO TREVINO
ART HALL
REBECCA VIAGRAM
REY SALDANA
SHIRLEY GONZALES
GREG BROCKHOUSE
ANA SANDOVAL
MANNY PELAEZ
JOHN COURAGE
CLAYTON PERRY

ADMINISTRATION

CITY MANAGER
SHERYL SCULLEY

DIRECTOR OF TRANSPORTATION
AND CAPITAL IMPROVEMENTS
MIKE FRISBIE
PROJECT COORDINATOR
ALMA NUNEZ



SITE

VICINITY MAP

CONSULTANTS

LANDSCAPE ARCHITECT
C.F.Z. GROUP, LLC
7410 JOHN SMITH DRIVE, STE 208
SAN ANTONIO, TX 78229
PH: 210-368-1911

CIVIL ENGINEER
6S Engineering, Inc.
12274 BANDERA RD, SUITE 248
HELOTES, TX 78023
ph: 830-670-3220

INDEX

LANDSCAPE	
CS	COVER SHEET
EP	EPIC
L0.0	AERIAL PLAN
L1.0	TREE PRESERVATION PLAN AND SCHEDULE
L2.0	DEMOLITION PLAN
L2.1	LANDSCAPE PLAN
L3.0	TREE PRESERVATION DETAILS
L3.1	KIOSK/HARDSCAPE DETAILS
L3.2	HARDSCAPE DETAILS
L3.3	BENCH DETAILS
CIVIL	
C1	GRADING PLAN



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS



PARKS & RECREATION
SAN ANTONIO

C.F.Z. GROUP, LLC
Landscape Architecture
& Planning
7410 John Smith Drive, Suite 208
San Antonio, TX 78229
210-368-1911 / 210-660-0444 fax

cfz



PARK IMPROVEMENTS
MONTICELLO PARK 95% CDS
Monticello Park
400 CLUB DR. SAN ANTONIO, TX 78201

DRAWN: AC
CHECKED: AF
DATE: 2-26-19
JOB NO.: 17-1091
REVISIONS:

SHEET TITLE

COVER SHEET

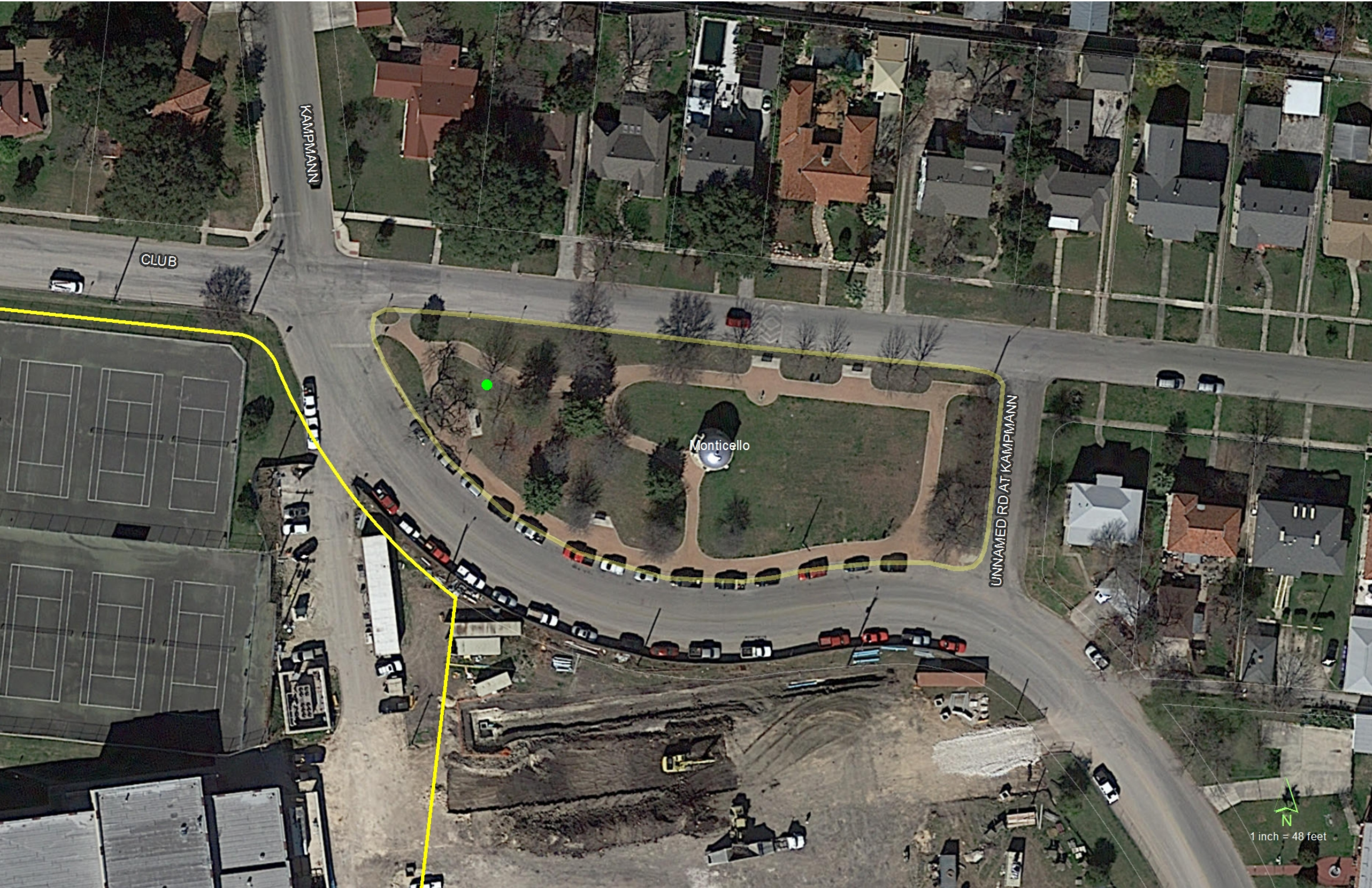
SHEET NO.

CS

SHEET ____ OF ____

FILE:

DATE:



KAMPMANN

CLUB

Monticello

UNNAMED RD AT KAMPMANN

N
1 inch = 48 feet

Project Information

2017 Bond Program

- Bond Funding: \$300,000
- General park improvements which may include gazebo and trail enhancements



Project Information

Project Goals

- **Replace** existing decomposed granite surfacing to stamped concrete with herringbone pattern.
- **Reduce** maintenance and improve trail safety.
- **Eliminate** runoff of decomposed granite into street and stormwater basins.
- Provide an **accessible path** with widths which varies from 8 FT to 5 FT.
- Provide a more **complete look** to the existing gazebo.

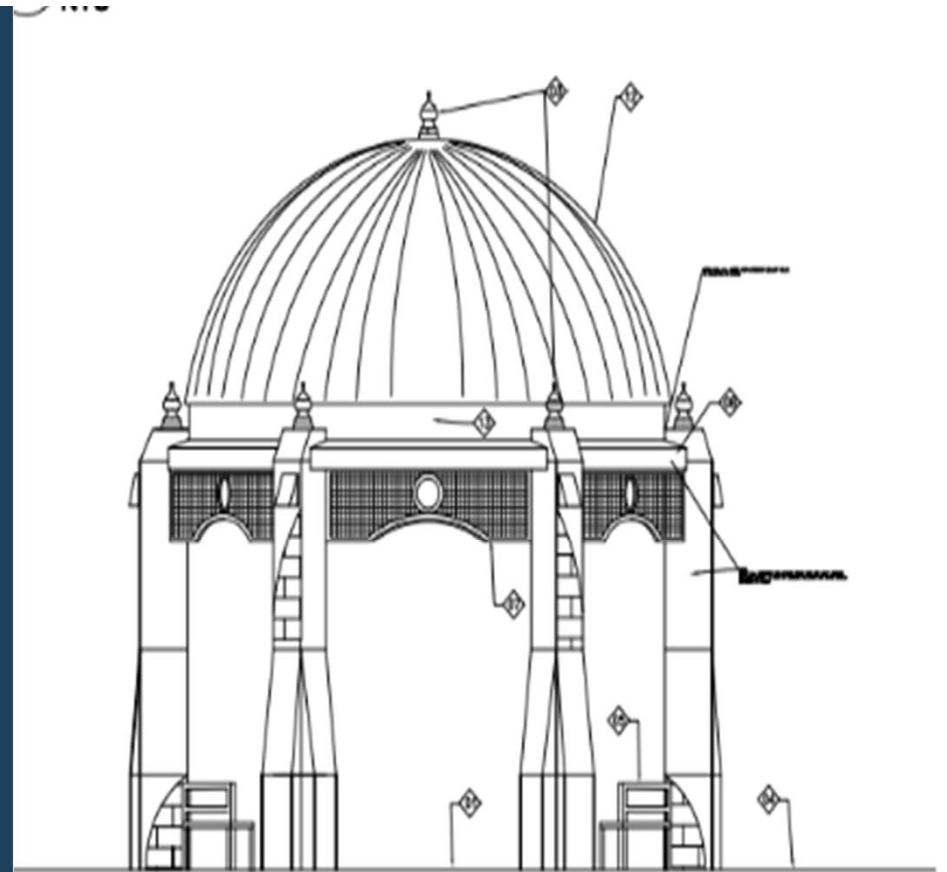


Project Information

Project Scope

Enhancements to the Gazebo

- New metal finials
- Decorative metal screens
- 3 metal benches
- Colored flooring
- 5' Sidewalk around the Gazebo with accessible path

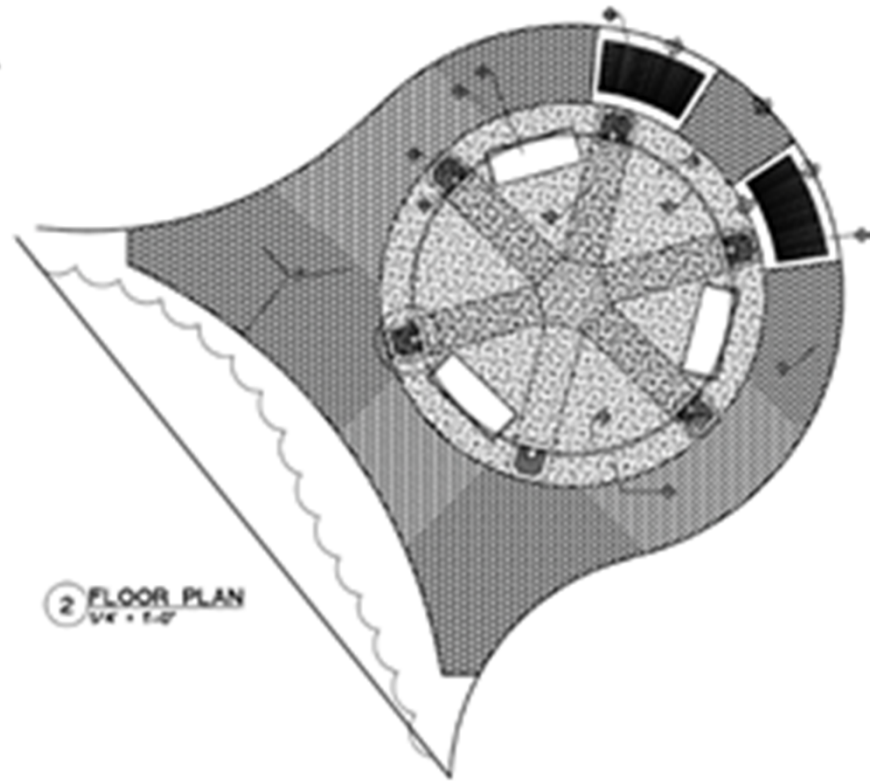


View of Gazebo



Gazebo

Current View vs. Planned Improvements



View of Gazebo



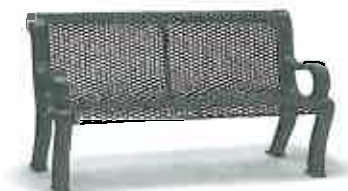


Up to 20% Off
Promo Code:
FALL18

0 Items \$0.00

[View Cart](#)[Sign In](#)[My Account](#)[About Us](#)[Contact Us](#)[BENCHES](#)[PICNIC TABLES](#)[DINING SETS](#)[TRASH RECEPTACLES](#)[MARKET UMBRELLAS](#)[ADDITIONAL PRODUCTS](#)

BENCHES

[Home](#) / [Benches](#) / Estate Series 4' and 6' Bench with Back[Benches](#)[Picnic Tables](#)[Dining Sets](#)[Trash Receptacles](#)[Market Umbrellas](#)[Additional Products](#)[Share](#)[Zoom](#)

ESTATE SERIES 4' AND 6' BENCH WITH BACK

ES520S

Estate Benches with back are where class meets durability. These are portable units, but they can also be surface mounted as well. Optional center armrests can be used on the benches with back (excluding the SLAT pattern). Seats are coated in our durable PLASTISOL coating and the cast aluminum frames are coated in our AAMA 2604-05 compliant powder-coating. Choose either 4' or 6' Lengths (8' length is available under separate model listing). Also select between our DIAMOND, PERFORATED, RIB or SLAT patterns.

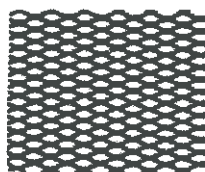
TO FIND MODEL NUMBER & PRICE
SELECT DROP DOWN OPTIONS BELOW

\$1,327.00

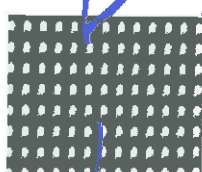
SELECT COLOR

\$1,179
Diamond

6'

[PATTERNS](#)[SPECS & ASSEMBLY](#)[CAD DRAWINGS](#)[COLORS](#)[PHOTOS](#)

Diamond



Perforated



Rib Pattern



Slat

[RELATED PRODUCTS](#)[Please leave us a messag...](#)

model no:

ES500D, ES500P, ES500R, ES500S
ES505D, ES505P, ES505R, ES505S
ES520D, ES520P, ES520R, ES520S
ES525D, ES525P, ES525R, ES525S
SP400P, SP400R



WABASH VALLEY

© Wabash Valley Manufacturing, Inc.

ESTATE SERIES

6' MEMORIAL RIB & PERFORATED BENCHES
4' & 6' BENCHES, LOW PROFILE BENCHES
EXPANDED METAL, RIB, PERFORATED, & SLAT

customer service:

ASSEMBLERS: If you find any parts missing or damaged, or if you're having difficulty assembling your furniture/equipment, call us at: Any correspondence concerning our product should be sent directly to our **Customer Service Manager** at:

* Before calling, have your product model number available.

1-800-253-8619 (Inside U.S.A.)

260-352-2102 (Outside U.S.A.)

Monday thru Friday,
8:00 AM - 4:30 PM Eastern Time
(EXCEPT HOLIDAYS)

Wabash Valley Manufacturing, Inc.
505 E. Main Street
P.O. Box 5
Silver Lake, IN 46982 U.S.A.
FAX: 260-352-2160

maintenance:

Regular inspection and maintenance of all parts, and fasteners is necessary. Tighten all bolts and nuts. Inspect Tops, Seats, Legs, Braces and Fasteners periodically for wear or vandalism. Replace broken or worn parts immediately or take equipment out of service until repairs are made. Use genuine Wabash Valley replacement parts.

To restore plastisol coating to its luster after prolonged use, wash/rinse/dry and use Armor-All ® or similar quality vinyl protectant.

KEEP THIS ASSEMBLY/SPECIFICATION SHEET FOR FUTURE REFERENCE.

specifications:

NOTE: We reserve the right to change specifications without notice.

Heat fused poly-vinyl coating, finished on inner-metal structure, to an approximate 3/16" thickness. Framework assemblies are finished with powder coating; electrostatically applied and oven cured according to powder manufacturer's specifications. Fasteners are stainless steel to resist corrosion.

BENCH FRAME:

Main support legs are 319 cast aluminum. Web width is 1/4" and leg width is 2 1/2". Foot pads are 2 3/4" x 4 3/4".

BENCH SEAT:

Expanded seat uses 3/4" #9 expanded metal. Rib is 10 gage and perforated is 12 gage sheet steel. Both types of fabricated metals and sheet metals are machine rolled, forming the seat's contour shape. The slats are 1/4" x 2 1/4" flat bar. The bench's frame/mounting brackets are 10 gage sheet steel. Support braces, adding support to the bench's contour shape, are 1/4" x 1 1/4" flat bar steel.

GENERAL:

4' Estate bench ground space requirements are 26 3/4" x 53 1/8" for a single unit. The bench seat is 48 1/8" long x 26 3/4" wide and 16 1/2" to the lowest part of the bench's seat.

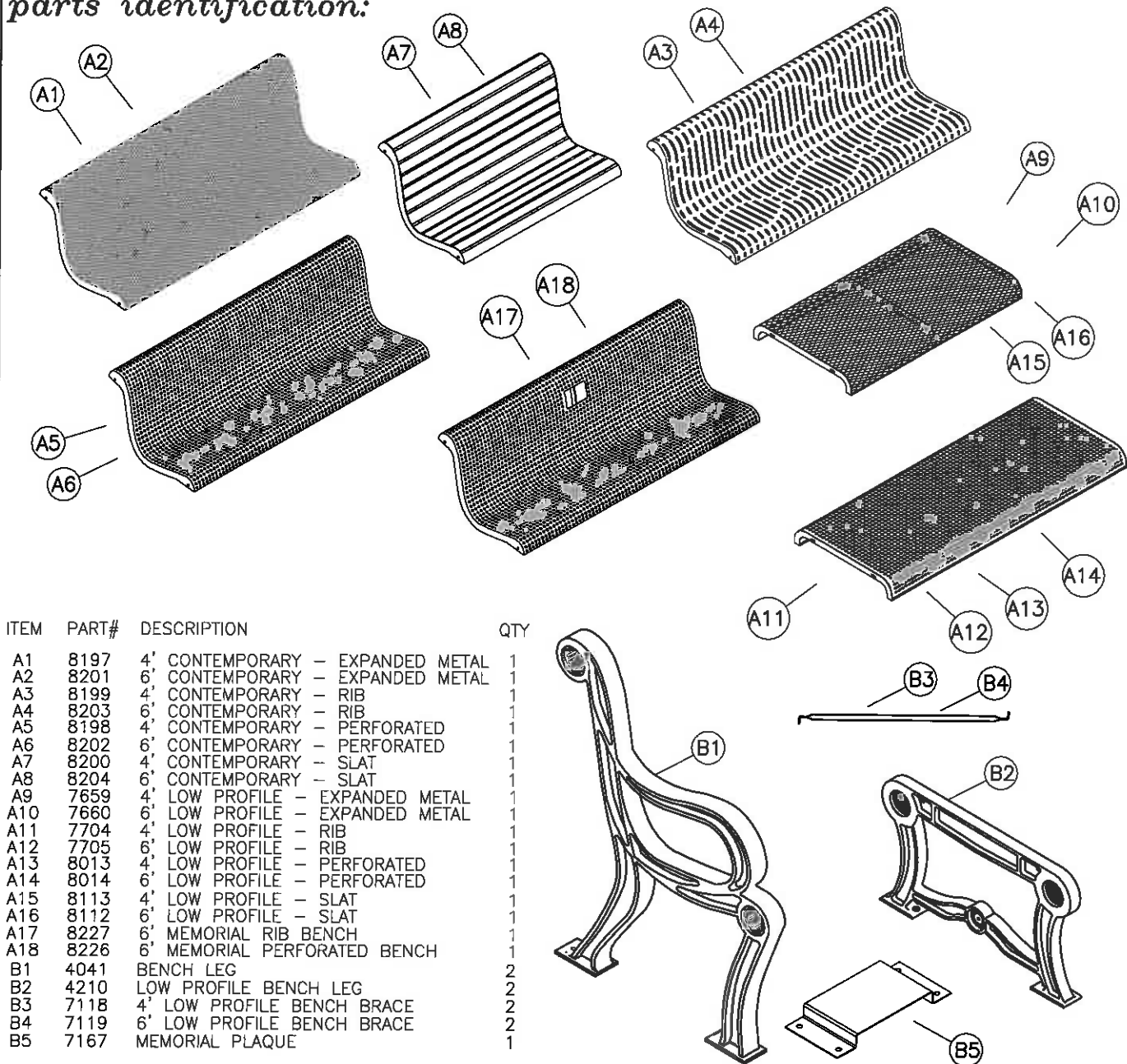
6' Estate bench ground space requirements are 26 3/4" x 77 1/8" for a single unit. The bench seat is 72 1/8" long x 26 3/4" wide and 16 1/2" to the lowest part in the bench's seat.

4' Estate low profile bench ground space requirements are 30 3/8" x 53 1/8" for a single unit. The expanded metal, rib and perforated bench seat is 48 1/8" long x 30 3/8" wide and 16 3/4" to the top of the seat.

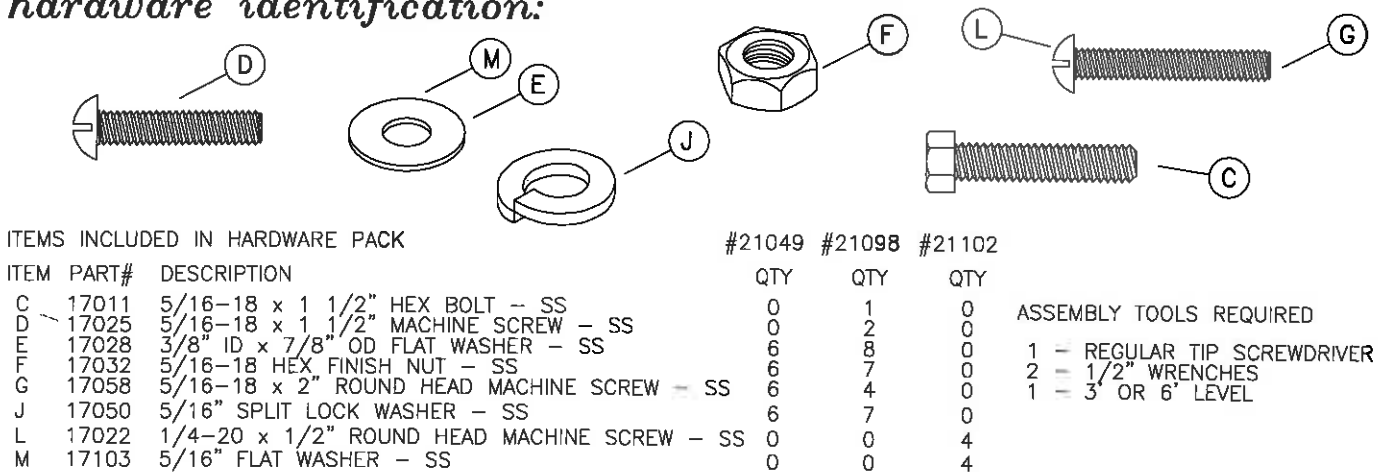
6' Estate low profile bench ground space requirements: 30 3/8" x 77 1/8" for a single unit. The bench seat is 72 1/8" long x 30 3/8" wide and 16 3/4" to the top of the seat.

The Memorial Plaque consists of 304 brushed stainless steel.

parts identification:



hardware identification:



assembly procedures:

IMPORTANT: Assemblers should be reasonably skilled in the assembly of commercial grade/heavy duty fabricated steel equipment.

To ensure proper assembly, it is suggested that you take adequate time to locate and identify each part. To prevent scratching of the finished pieces, we recommend this unit to be assembled on a clean, flat, solid, surface with a drop cloth, allowing plenty of working room. **Also please read the instructions and study the sketches very carefully.** A little extra time spent before assembly will be well worth it in performing a complete, proper assembly. Please note that all parts have been pre-cut and pre-drilled.

During the assembly process leave all bolts and nuts "finger tight", until the entire unit is completely assembled. This allows room for movement to level or adjust all seats, tops, benches, framework and braces if necessary. **After final adjustment and leveling, permanently tighten all nuts, bolts and fasteners.**

BENCH ASSEMBLY

STEP 1

Stand one (B1) leg upright on its feet. Lift upward on the arm and pivot on the rear foot pad until the leg is lying on its' back, see FIG 1. Be sure to prop the leg on both sides to prevent tipping. Place (A-) seat next to the leg and rotate upward to match position of leg.

STEP 2

Align holes of the seat's frame/mounting bracket to the holes in the leg. Use three (G) and (F) using two (E) and one (J) per (G). Flat washers (E) must be used on the seat side.

STEP 3

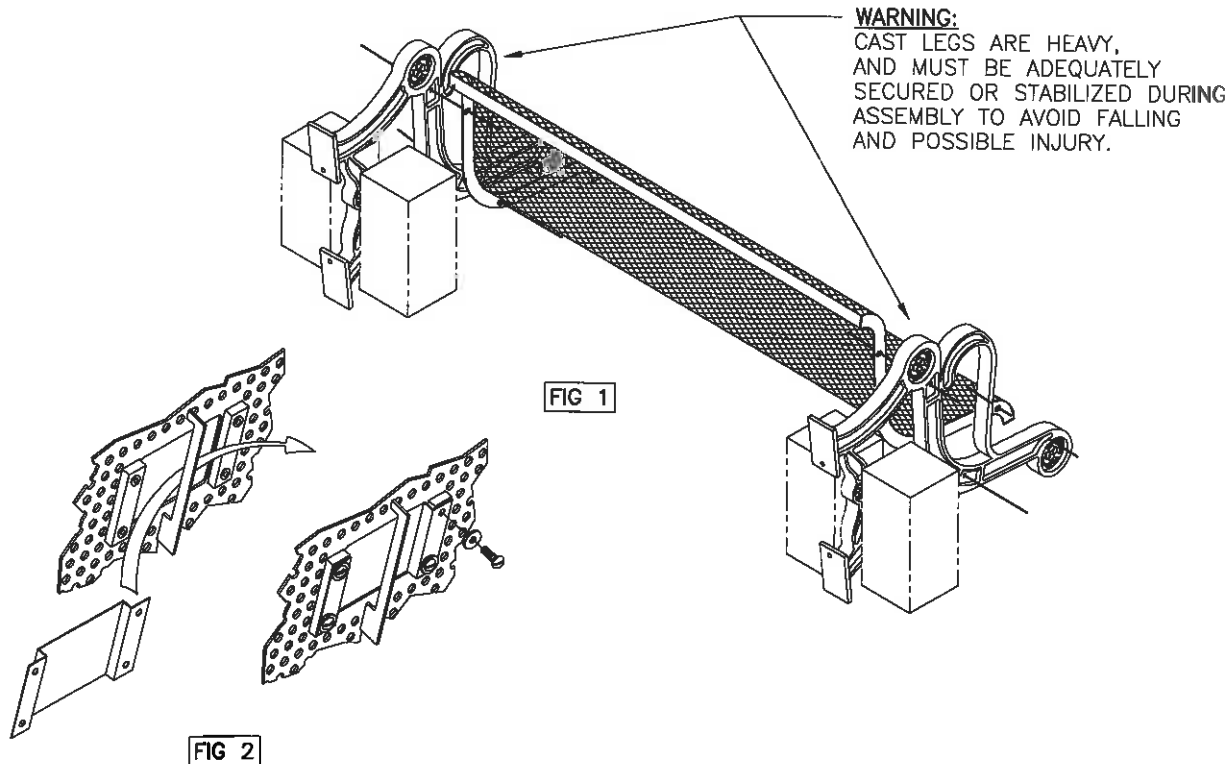
Repeat STEP 1 and STEP 2 to complete installation of the other end of seat.

STEP 4

Finger tighten the bolts and rotate the bench legs to its original position in STEP 1. Level the bench if necessary. Tighten the bolts with proper wrenches.

MEMORIAL BENCH INSTRUCTIONS

After engraving is complete, assemble plaque (B5) to the (A17/A18) bench using four (L) and one (M) per each (L), see Fig. 2. Thread plaque between center bracket and window of bench panel. Align holes, insert screws and tighten.



installation:

WARNING: The proper installation for Wabash Valley products may depend upon many factors unique to the site, location, or use of a particular product. Consult with your contractor or other professional to determine your specific installation requirements.

assembly procedures cont.:

STEP 1:

Place the low profile bench (A-) on a strong sturdy object and attach legs (B2) with one (G), (F), (J) and (E) per hole with the washer on the bench side, see FIG. 3.

STEP 2:

Remove the bench from the object, level the bench, attach brace (B3) or (B4) to legs (B2) with one (D), (J), (F) and (E). Join braces (B3) or (B4) in the middle on the low profile bench (A-) with one (C), two (E) and one (F) and (J), see FIG. 4.

STEP 3:

Tighten all hardware with proper tools.

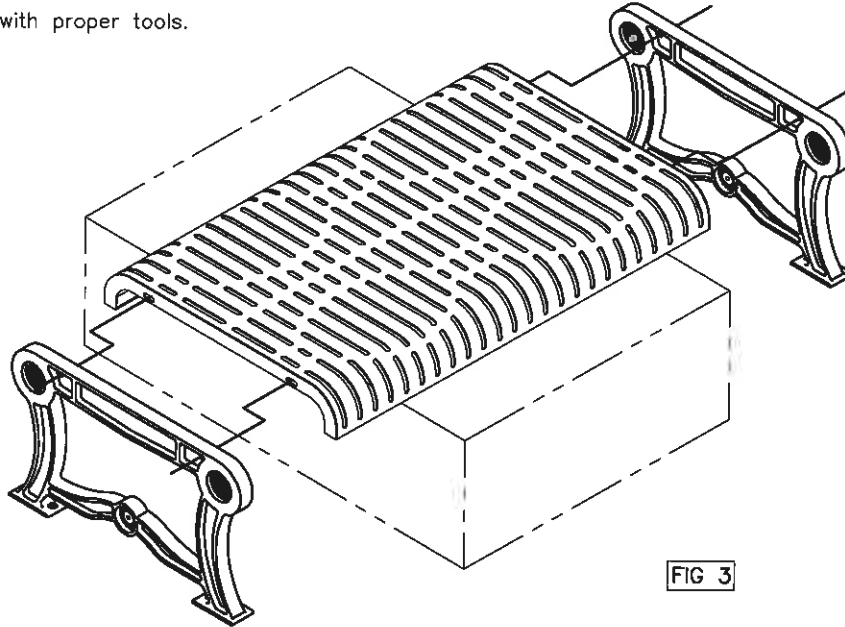


FIG 3

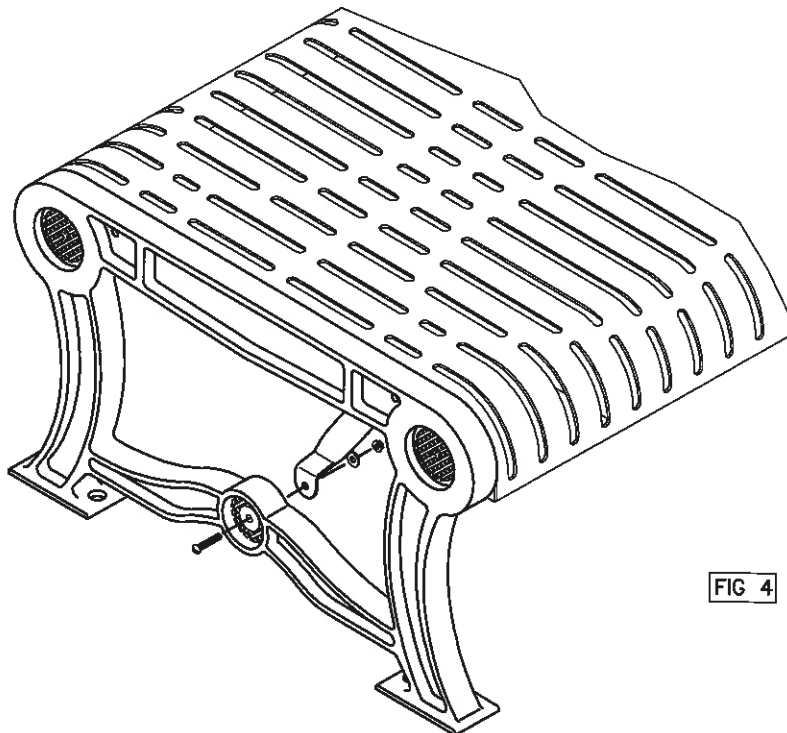
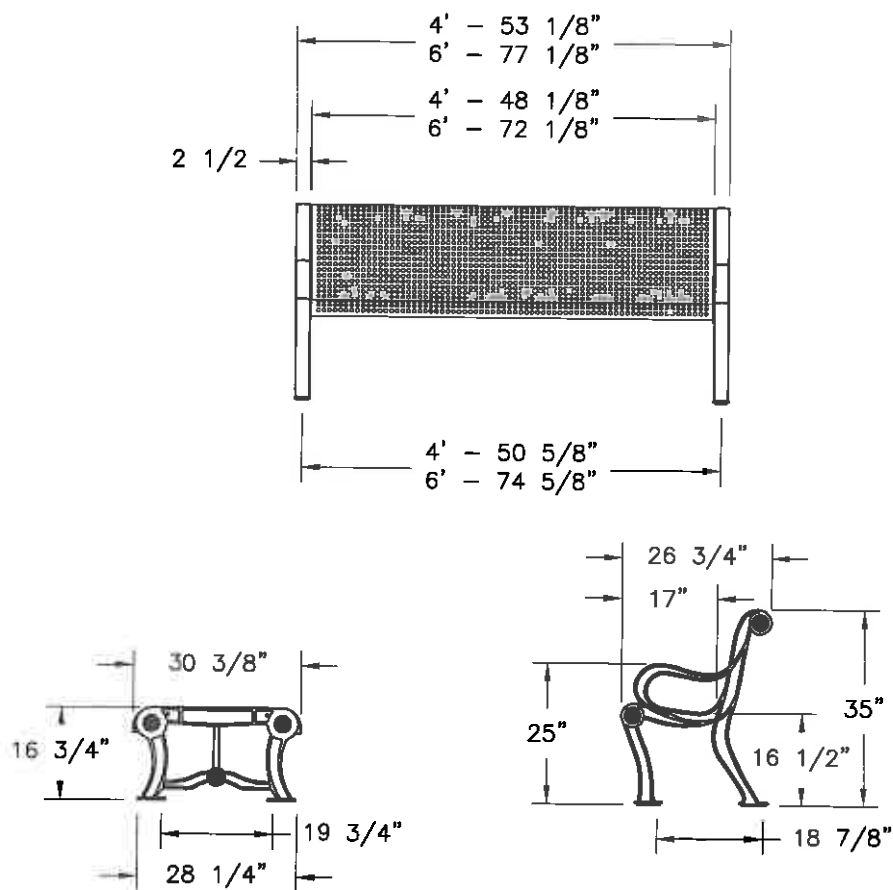


FIG 4

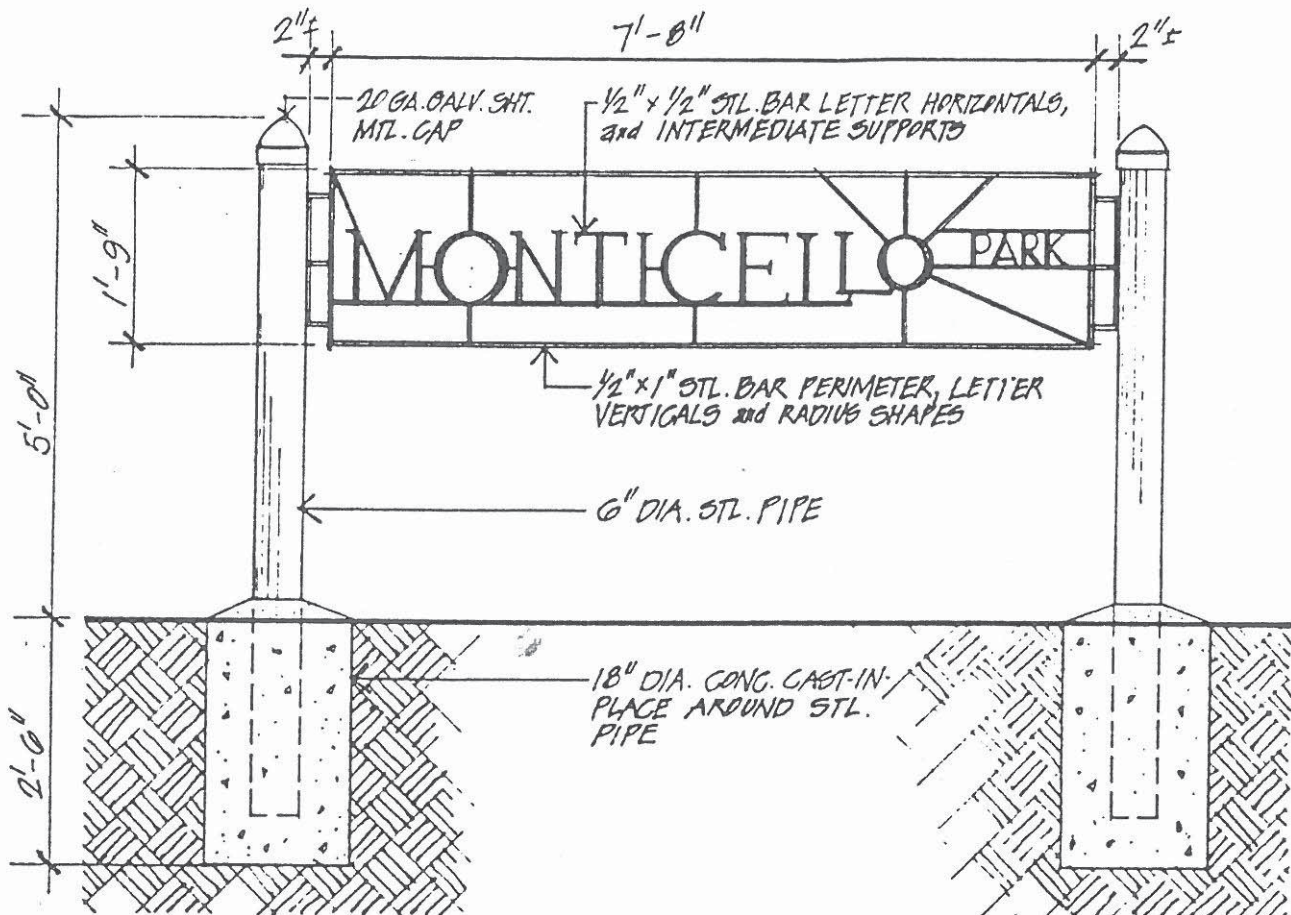
product dimensions:



MONTICELLO PARK NEIGHBORHOOD ASSOCIATION ~ PARK COMMITTEE

NOTES:

1. ALL METAL TO BE PAINTED UNLESS OTHERWISE NOTED - COLOR TO BE SELECTED AS APPROVED BY THE PARK COMMITTEE & THE HISTORIC and DESIGN REVIEW BOARD, City of San Antonio.
2. INSTALLER TO COORDINATE SIGN LOCATION WITH EXISTING & FUTURE LANDSCAPE PLANTINGS PER APPROVED DRAWINGS.
3. ALL STEEL BAR TO BE WELDED AND JOINTS TO BE GROUND SMOOTH, FREE FROM DEFECTS - THE DESIGN OF THE LETTER TYPE SHOULD MATCH AS NEAR AS POSSIBLE THAT SHOWN, HOWEVER THE ARTIST IS ENCOURAGED TO OFFER SUGGESTIONS WHICH MAY IMPROVE THE STRUCTURE AND/OR CONSTRUCTION.



PARK SIGN

SCALE: 1/2" = 1'-0"



PRODUCTS

- Decorative Dormers
- Commercial Dormers
- Cupolas
- Chimney Pots and Caps
- Cornices
- **Spires and Finials**
- Conductor Heads
- Roof Drainage
- Louvers, Soffit and Vents
- Roof Panels
- Coil and Sheet

Spires and Finials

Custom Building Accents

Handcrafted CopperCraft spires add culture and heritage to any building.

Available in a variety of metals, spires can be created from our classic designs or fabricated to your specifications. Hollow bases can be modified to house lightning rod cable; professional electrical installation is required.

[SUBMIT INQUIRY](#)

OR CALL FOR QUOTE

1.800.486.2723



INSPIRATION

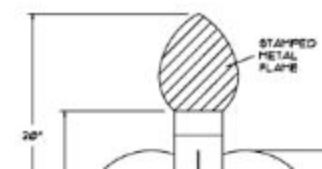
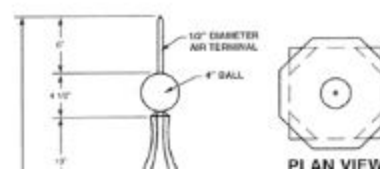


Old World Charm
The Beauvallon, Denver CO.

STYLES

AVAILABLE MATERIALS

Click on images below for product information and CAD files:





MONTICELLO CITY PARK



MONTICELLO CITY PARK 1997 RENOVATION PROJECT NARRATIVE

MONTICELLO PARK NEIGHBORHOOD ASSOCIATION, (MPNA) IS PROUD TO PRESENT A COMMUNITY DRIVEN PROJECT TO RENOVATE, LANDSCAPE, AND MAINTAIN THE SAN ANTONIO CITY PARK COMMONLY KNOWN AS MONTICELLO CITY PARK. THE PARK, LOCATED AT CLUB DRIVE AND KAMPMANN BOULEVARD, IS AT THE CENTER OF OUR HISTORIC NEIGHBORHOOD AND PROVIDES A NATURAL GATHERING SITE FOR OUR COMMUNITY SPONSORED ACTIVITIES. THE FOLLOWING NARRATIVE DETAILS THE UNIFIED EFFORTS OF MPNA MEMBERS TO DEVELOP, PLAN AND EXECUTE THE RENOVATION OF MONTICELLO CITY PARK.

PURPOSE

THE NEIGHBORS OF MONTICELLO PARK WANT THE PARK TO REFLECT THE GROWING VITALITY OF OUR NEIGHBORHOOD. BY IMPROVING OUR PARK AREA, MPNA HOPES TO ENCOURAGE NEIGHBORHOOD PRIDE, COMMUNITY INVOLVEMENT, AND STABLE PROPERTY VALUES. UPON COMPLETION, THE PARK WILL PROVIDE A QUIET PEACEFUL PLACE FOR NEIGHBORS TO ENJOY ON THEIR OWN OR WITH FAMILY AND FRIENDS. MPNA ALSO WELCOMES THE OPPORTUNITY TO BECOME AN EDUCATIONAL RESOURCE FOR COMMUNITIES INTERESTED IN NATIVE TEXAS PLANTS, XERISCAPING AND WILDSCAPE HABITATS.

HISTORY

IN 1930, A NEW SCHOOL, THOMAS JEFFERSON HIGH SCHOOL, WAS BUILT AT SAN ANTONIO'S CITY LIMITS ON THE SITE OF AN OLD DAIRY FARM. AT THAT TIME, A SMALL TRACK OF LAND MEASURING 100 FEET BY 300 FEET BETWEEN KAMPMANN BOULEVARD AND CLUB BECAME CITY PROPERTY AND IT HAS BEEN MAINTAINED AS COMMUNITY PROPERTY EVER SINCE. A SIMPLE IRRIGATION SYSTEM AND ASH TREES WERE ADDED TO THE PROPERTY IN 1959. IN 1983, THE CITY OF SAN ANTONIO NAMED THE AREA A CITY PARK AND ADDED A NEW WATER FOUNTAIN, ELECTRICITY, AND A PARK SIGN. RECENTLY, TEN NEW CEDAR ELMS WERE DONATED AND PLANTED IN THE PARK BY THE SAN ANTONIO TREES ORGANIZATION. DURING THE PAST TWO DECADES, HOWEVER, THE CITY PARK'S APPEARANCE HAS DECLINED. THE ASH TREES HAVE REACHED THE END OF THEIR LIFE CYCLE, AND THE HARDSCAPE ELEMENTS OF CURBS, BENCHES, AND IRRIGATION LINES HAVE CRUMBLLED AND DETERIORATED.

THIS DECLINE OF MONTICELLO CITY PARK DIMINISHES THE APPEAL OF OUR UNIQUE NEIGHBORHOOD. MPNA IS PROUD TO HAVE A TEXAS HISTORIC LANDMARK, THOMAS JEFFERSON HIGH SCHOOL, AS THE ANCHOR OF OUR COMMUNITY. THE UNIQUE PERIOD ARCHITECTURE OF THE HOMES IN MONTICELLO PARK ARE REGISTERED BY THE CITY OF SAN ANTONIO TO A HISTORICAL DISTRICT. STRONG COMMUNITY SPIRIT IN THE JEFFERSON AREA