

# City of Capitola

## Art & Cultural Commission

### Tuesday, January 13, 2026 – 6:30 PM

Council Chambers  
 420 Capitola Avenue, Capitola CA 95010  
~~Mary Beth Cahalen~~  
~~8021 Indian Creek Blvd~~ previously noted location will not be available  
~~Kissimmee FL 34747~~

**Chair:** Mary Beth Cahalen

**Vice Chair:** Roy Johnson

**Commissioners:** Karin Anderson, Courtney Christiansen, Joe Clarke, Enrique Dolmo Jr., Roy Holmberg, Jill Lengre, Esther Sylvan.

**Staff Representatives:** Nikki Bryant

1. **Call to Order**
2. **Additional Materials**
3. **Public Oral Communication:** *Public Oral Communication allows members of the public to address the Commission on any Program Report or topics within the purview of the Commission not on the General Business agenda.*
4. **Commissioner Comments**
5. **Staff Comments**
6. **Approval of Minutes- Regular Meeting December 9, 2025.**
7. **Program/Committee Reports:** *All items in program and committee reports are staff or committee updates. Public Communication for these items is to be addressed during Public Oral Communication.*
8. **General Business:** *All items listed in General Business are intended to provide an opportunity for public discussion. The following procedure pertains to each General Business item 1) Staff explanation; 2) Commission Questions; 3) Public Comment; 4) Commission deliberation; 5) Decision.*
  - a. **Selection of Officers:** *Select a Chairperson and Vice Chairperson to serve a one-year term for 2026.*
  - b. **Ad Hoc Committees:** *Establish Public Art ad hoc committees for 2026 ongoing Public Art projects and consider ad hoc committees for cultural programs.*
  - c. **Arts Council Santa Cruz County Liaison:** *Select a liaison to the Arts Council Santa Cruz County for 2026 to serve a one-year term.*
  - d. **Depot Hill Wharf Arch:** *Discuss the Holmberg Arch for public and advise on location for feasibility study.*
  - e. **Rispin Reflecting Pool Public Art:** *Review and approve the Rispin Reflecting Pool Public Art Call to Artist and provide feedback on sign.*
9. **Adjournment:** *to the next regular Art & Cultural Commission meeting on February 10, 2026*

*Agenda and agenda Packet Materials: The Art and Cultural Commission Agenda is available on the City's website: [www.cityofcapitola.org](http://www.cityofcapitola.org) on Friday prior to the Tuesday meeting. If you need additional information, please contact the City Hall Department at (831) 475-7300*

*American with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individual with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodation to participate in the meeting due to a disability, please contact the City Clerk's office at least 24-hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.*

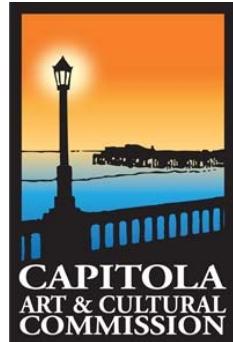
*Appeals: Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing and delivered to the City Clerk's Office within ten (10) working days from the time of the board's decision. The notice of appeal shall set forth appellant's name, phone number, address to which notices may be sent to the appellant, and the grounds upon which the appeal is made.*

# **City of Capitola**

## **Art & Cultural Commission: Draft Minutes**

### **Tuesday, December 9, 2025 – 6:30 PM**

Community Room  
420 Capitola Avenue, Capitola CA 95010



**Chair:** Mary Beth Cahalen

**Vice Chair:** Roy Johnson

**Commissioners:** Karin Anderson, Courtney Christiansen, Mayor Joe Clarke, Enrique Dolmo Jr., Roy Holmberg, Jill Lengre, Esther Sylvan

**Staff Representatives:** Nikki Bryant

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#### **1. Call to Order:**

The meeting was called to order at 6:32 PM. In attendance: Anderson, Christiansen (6:39), Cahalen, Clarke, Dolmo, Holmberg, Johnson, Lengre, Sylvan

#### **2. Additional Materials**

None

#### **3. Public Oral Communication**

None

#### **4. Commissioner Comments**

Vice Chair Johnson commented on the Monterey Railing Project.

Commissioner Lengre commented on the new seagull of the Monterey Railing Project

Chair Cahalen commented on the BIA Holiday event and upcoming CWEB Event on Feb 22<sup>nd</sup>

Mayor Clarke commented on the Rispin Park

Commissioner Holmberg commented on the Begonia light and the Arts Councils Lunch

Commissioner Dolmo commented on Santa Con

#### **5. Staff Comments**

Form 700 Filing

#### **6. Approval of Minutes- November 18, 2025**

Motion to approve the Minutes: Mayor Clarke

Second: Commissioner Anderson

Voting Yea: Commissioner Anderson, Commissioner Christiansen, Chair Cahalen, Mayor Clarke, Commissioner Dolmo, Commissioner Holmberg, Vice Chair Johnson, Commissioner Lengre, Commissioner Sylvan

#### **7. Program/Committee Reports**

Commissioner Lengre and Commissioner Anderson reported on the Plein Air Debrief

#### **8. General Business**

##### **a. 2026 Art & Cultural Meeting Calendar**

Report given by Staff.

Public Comment: None

Motion to approve the 2026 Art & Cultural Commission Calendar and Goal Setting meeting to take place on Feb 10, 2026: Chair Cahalen

Second: Commissioner Lengre

Voting Yea: Commissioner Anderson, Commissioner Christensen, Chair Cahalen, Mayor Clarke, Commissioner Dolmo, Commissioner Holmberg, Vice Chair Johnson, Commissioner Lengre, Commissioner Sylvan.

**b. Depot Hill Wharf Arch**

Report given by Staff. Chair Cahalen commented on the history of the Whale Project.

Vice Chair Johnson commented on returning to the arch to the artist. Commission agreed to not proceed with Depot Hill Stairs. Commission agreed to explore other sites such as esplanade park and other possible options for next discussion. Commissioner Anderson requested measurements. Commissioner Holmberg offered to provide a cost estimate of footing and rehab of arch.

Public Comment: None

Motion to approve further discussion of item, at a later meeting, once the commission has researched feasible locations and cost estimate: Commissioner Anderson

Second: Chair Cahalen

Voting Yea: Commissioner Anderson, Commissioner Christensen, Chair Cahalen, Mayor Clarke, Commissioner Dolmo, Commissioner Holmberg, Vice Chair Johnson, Commissioner Lengre, Commissioner Sylvan.

**c. Rispin Reflecting Pool Public Art**

Report given by Staff. Commissioner Sylvan clarified grant restrictions. Commissioner Holmberg suggested the pool configuration with a center drain and graduated slope of  $\frac{1}{4}$  in per foot toward the drain and preference for a water feature. Mayor Clarke commented the Call should focus on just the pool and commission consider other projects in the Park once complete. Commissioner Christensen commented on a fountain option. The Commission agreed to use existing park lighting and modify Call to Artist to reflected suggested changes. Staff to check on status of grant and add a “Future Site of Public Art” sign to the pool.

Public Comment: None

Motion to approve: No Action

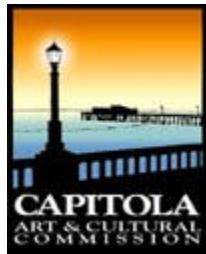
**9. Adjournment**

The meeting was adjourned at 8:07 PM to the next regular Art & Cultural Commission meeting on January 13, 2026.

ATTEST:

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Nikki Bryant



Item #: 8.a

## ART & CULTURAL COMMISSION AGENDA REPORT MEETING OF January 13, 2026

FROM: STAFF

DATE: January 13, 2026

SUBJECT: Selection of Officers

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**RECOMMENDED ACTION:** Select a Chairperson and Vice Chairperson to serve a one-year term for 2026.

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### **BACKGROUND**

Chapter 2.56.040 Officers, meeting and procedures outlines as soon as practicable, following the first day of January of each year, the art and cultural commission shall select one of its members as chairperson and one of its members as vice-chairperson. The chairperson and vice chairperson shall serve a term of one year, or until a successor is elected.

The positions shall be elected by a majority vote of the membership. The Chairperson presides at all meetings and is the representative of the Commission before the Council.

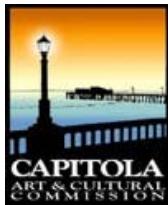
The Vice Chairperson assumes the duties of the Chairperson in their absence.

### **FISCAL IMPACT**

No fiscal impact.

### **ATTACHMENT**

**Report Prepared By:** Nikki Bryant  
Community Services & Recreation Director



Item #: 8.b

# ART & CULTURAL COMMISSION

## Agenda Reports

### Meeting of January 13, 2026

FROM: Staff  
DATE: January 13, 2026  
SUBJECT: Ad Hoc Committees

#### **Recommended Action**

Establish public art ad hoc committees for 2026 ongoing public art projects and consider ad hoc committees for cultural programs.

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#### **BACKGROUND**

The Capitola Art & Cultural Commission is an advisory body whose responsibility is to advise the City Council as to the allocation of public art funds and encouragement of existing and new programs in the arts for the enjoyment of the residents. The Bylaws require established committees to report to the Commission no less than a quarterly basis, but the City Clerk will be revising city commission and board bylaws as part of budget goals. Staff will provide updates regarding revisions as they become available. Committee Reports are intended to only report on the progress of a budgeted event and committee activity. Any action requiring the entire commission to make a decision outside of committee activity will be added to the agenda under General Business.

#### **DISCUSSION**

California's open meeting law – the Brown Act – governs meeting access for a local public agency and its legislative bodies. (Gov. Code, § 54951.) A legislative body, in turn, includes (1) the "governing body"; (2) "a commission, committee, board, or other body of a local agency, whether permanent or temporary, decision making or advisory, created by charter, ordinances, resolution, or formal action of a legislative body"; and (3) a "standing committee" of a legislative body that has continuing jurisdiction over a subject matter or whose meeting schedule is fixed by formal action of the body. (Gov. Code, § 54952.)

An ad hoc committee, by contrast, is not subject to the Brown Act. An ad hoc committee is a temporary, advisory committee created for a one-time purpose or to focus on examining a specific subject. (Gov. Code, § 54952, subd. (b).) The limited nature of this committee is captured by its name: "ad hoc" means "for this purpose only." In short, the committee serves a limited or single purpose, is not perpetual, and is to be dissolved once the specific task is completed.

Standing committees and ad hoc committees share some similarities and may be confused for one another. In determining the true nature of a committee and how it should be characterized, function over form prevails. In other words, if an ad hoc committee behaves like a standing committee, it may be deemed a standing committee and be subject to the Brown Act.

Therefore, it is important to consider the differences, which generally include:

<b>Standing Committee</b>	<b>Ad Hoc Committee</b>
Ongoing or indefinite term	Temporary term, dissolved when done
Continuing subject matter	Single, limited purpose
Subject to Brown Act even if less than quorum	Less than quorum, not subject to Brown Act requirements

According to the Bylaws, Art & Cultural committees shall consist of no fewer than two (2) and no more than three (3) commissioners. It is not necessary to establish a Chair of a committee. According to the Brown Act, ad hoc committees shall consist of less than a quorum (4) of the advisory body and exist for a specific task and dissolve once the task is complete. The Ad Hoc Committee can consist of members of the public and staff.

The Commission has three currently active Public Art projects. Staff recommends establishing the following public art ad hoc committees:

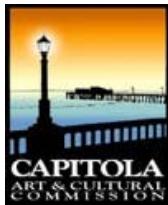
- 1) Bandstand Weathervane Public Art Project
- 2) Rispin Reflecting Pool Public Art Project
- 3) Monterey Avenue Railing Public Art Project

The Commission can establish ad hoc committees for the purpose to advise staff on planning goals. As discussed above, because ad hoc committees are limited in what they may discuss and how long they may exist, once planning for the specific project is complete, the ad hoc committee will be dissolve, typically within 3 months from the Commission's Goal setting meeting.

With that said, Commissioners may still offer, and are encouraged to offer, volunteers hours in support of the cultural program long after the planning component has come to a close. Indeed, the volunteer efforts of commissioners are an invaluable resource that makes the cultural programs possible.

However, Commissioners offering volunteer hours serve as volunteers, not as members of an ad hoc committee. As a reminder, the Commission can establish program committees at any time. Staff recommends establishing ad hoc committee for cultural programs at the goal setting meeting scheduled for February 10, 2026.

**Report Prepared By:** Nikki Bryant; Community Services & Recreation Director and Marc Tran; City Attorney



Item #: 8.c

## ART & CULTURAL COMMISSION AGENDA REPORT

### MEETING OF January 13, 2026

FROM: Staff  
DATE: January 13, 2026  
SUBJECT: Arts Council Santa Cruz County Liaison

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#### **Recommended Action:**

Select a liaison to the Arts Council Santa Cruz County for 2026 to serve a one-year term.

#### **BACKGROUND**

Since its founding, each of the five jurisdictions in Santa Cruz County has appointed a representative to serve as a liaison to the Arts Council, usually an elected representative of their governing body. Liaisons are invited to be as engaged in the Arts Council's work as they would like. Most often, the Arts Council Executive Director and a board member meet once a year with the liaison to discuss needs and opportunities in their jurisdiction, and to provide an update on the Arts Council's plans for the upcoming year. When unexpected opportunities arise, the Executive Director may reach out to the liaison to provide an update or seek advice on work in their community. Occasionally, liaisons have expressed an interest in taking a more active role with the Council and will regularly join board meetings and participate in discussions as a non-voting member.

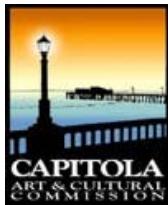
#### **DISCUSSION**

Commissioner Holmberg has been the 2025 Art Council Santa Cruz County liaison. Staff recommends that the Art and Cultural Commission review the City's representative to the Santa Cruz County Arts Council; if a change is desired, staff recommends the Commission make a recommendation for the City Council to appoint a representative from the Art and Cultural Commission to the Santa Cruz County Arts Council.

**FISCAL IMPACT** No fiscal impact

#### **ATTACHMENT**

**Report Prepared By:** Nikki Bryant  
Director of Community Services & Recreation



Item #: 8.d

## ART & CULTURAL COMMISSION AGENDA REPORT

### MEETING OF January 13, 2026

FROM: Staff

DATE: January 6, 2026

SUBJECT: Depot Hill Wharf Arch Feasibility

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#### **RECOMMENDED ACTION:**

Discuss the Holmberg Arch for public art concept and advise on location for feasibility study.

#### **BACKGROUND**

The City's Public Art Program, governed by Chapter 2.58 of the Capitola Municipal Code, supports investment in art to enhance the visual environment and cultural vibrancy of Capitola. The Art & Cultural Commission, as established in Chapter 2.56, advises the City Council on the use of public art funds and recommends annual priorities for new projects.

At the Art & Cultural Commission meeting on February 19, 2025, the Commission expressed interest in exploring a public art project for the City's using the former Wharf Arch. The Wharf Resiliency Project began in late summer 2023. To prepare for the project Department of Public Works removed the two pillars that held the former entry arch created Roy Holmberg. A new entry arch was developed for the wharf, leaving the Holmberg Arch stored in the City's Corp yard.

#### **DISCUSSION**

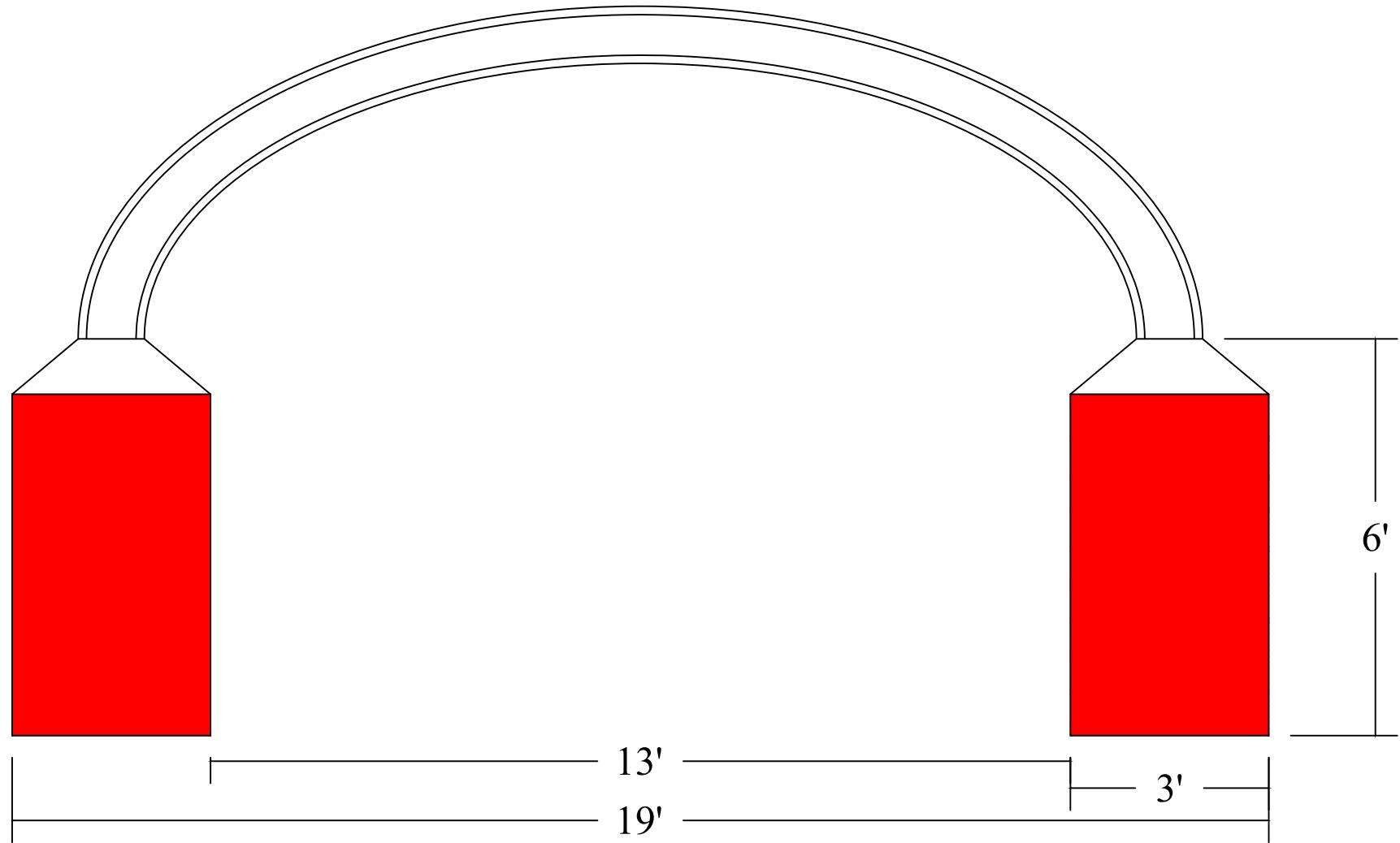
At the September 9, 2025, meeting, the Commission reviewed potential locations for the Holmberg Arch and expressed interest in exploring installation at the top of the Depot Hill Stairs. The Commission deliberated on the Depot Hill Stairs location at the December 9, 2025, meeting and given the required ADA improvements and the history of public feedback associated with Depot Hill Stairs art proposals, the Commission decided to look for an alternate location. If the Commission does not establish a project concept, staff recommends that the arch be returned to the artist.

**FISCAL IMPACT** There is no fiscal impact associated with receiving this report. The Public Art Fund currently has a balance of approximately \$125,200, with \$85,000 in commitments to other in-progress projects.

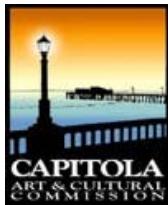
#### **ATTACHMENT**

1. Wharf Gate Image

**Report Prepared By:** Nikki Bryant  
Community Services and Recreation Director



Capitola Wharf



Item #: 8.e

## ART & CULTURAL COMMISSION AGENDA REPORT

### MEETING OF January 13, 2026

FROM: Staff  
DATE: January 6, 2026  
SUBJECT: Rispin Reflecting Pool Public Art

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**RECOMMENDED ACTION** Review and approve the Rispin Reflecting Pool Public Art Call to Artist and provide feedback on sign.

#### **BACKGROUND**

The City of Capitola initiated plans for a park at the historic Rispin Mansion site in 2014. Extensive community outreach and collaboration helped shape the project vision. A public bid opening held on February 22, 2023, resulted in no bids, as contractors indicated that the project's budget was insufficient for the proposed scope. In response, and in accordance with public contract code, staff worked with local contractor Betz Works to revise the scope to fit the available budget.

One element of the original design that remained unfunded was the Mosaic Reflecting Pool, on the site's historic fountain. To support this component, the Public Works Director applied to the National Endowment for the Arts (NEA) FY26 Grants for Arts Projects (GAP) program. The NEA grant requires a 1:1 match, and the Art & Cultural Commission initially recommended allocating \$25,000 from the Public Art Fund toward this match.

On November 13, 2025, the City Council approved an additional \$25,000 allocation from the Public Art Fund, bringing the total City commitment to \$50,000 for the project. The project budget could increase to \$125,000 if the City is awarded the NEA grant. Staff anticipate receiving the grant results in December 2025. In the meantime, the reflecting pool remains temporarily filled for public safety.

#### **DISCUSSION**

With City Council approval of the project budget, the next step is to advance the Call to Artist for the Rispin Reflecting Pool Project. The Call to Artist outlines two potential funding levels—\$50,000 and \$125,000—depending on the outcome of the NEA grant application. Artists are encouraged to submit proposals that address both budget scenarios, allowing flexibility in design development, materials, and fabrication.

At December 9, 2025, regular meeting of the Art & Cultural Commission, staff received feedback on the preferred drainage option for the Call to Artist. The current plan set shows a modified shallow reflecting pool with a sloped basin directing water toward a center drain. Restoring the basin concrete, reducing it to a depth of 18 inches or less to avoid triggering public pool safety requirement, and re-establishing this center drain would allow the pool to function again in its original configuration at an estimated cost of approximately \$20,000.

Staff has incorporated the Commission's feedback into the attached draft Call to Artist. The Commission has been asked to review the updated draft and provide comments. The Commission also requested a sign to communicate to the public that the City is working on the public art project. Draft signs are attached for commission comments.

**FISCAL IMPACT** The Public Art Fund has a current balance of \$125,200 with an estimated \$85,000 committed to current projects, which includes \$50,000 reserved for this project.

**ATTACHMENT**

1. Draft Call to Artist
2. Public Art Sign

**Report Prepared By:** Nikki Bryant  
Director of Community Services & Recreation

# CITY OF CAPITOLA – CALL TO ARTIST

## Rispin Mansion Reflecting Pool Mosaic Project

**Issued by:** City of Capitola, Community Services & Recreation Department

**Deadline:** *To be determined*

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## PROJECT OVERVIEW

On behalf of the City of Capitola, the Art & Cultural Commission invites professional artists or artist teams to submit qualifications for the design, fabrication, and installation of mosaic artwork within the historic reflecting pool at Rispin Mansion Park.

This public art project will transform the existing 800-square-foot fountain basin into a permanent, artist-designed mosaic that reflects Capitola's cultural heritage, natural beauty, and sense of community. The project seeks to honor the site's historic significance while creating an engaging visual centerpiece for visitors.

The City has applied for grant funding and if awarded, additional funding will expand the scope of the project, including community workshops, interpretive signage, and accessibility improvements. The Call to Artist reflects this potential range in funding, and artists are encouraged to submit proposals that can be scaled appropriately depending on the final project budget.

The City will award one contract for design, fabrication, and installation services.

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## BACKGROUND

The Rispin Mansion is one of Capitola's most significant historical landmarks. Constructed in 1922 by San Francisco businessman Henry Allen Rispin, the Mediterranean-style estate originally served as a private residence overlooking Soquel Creek and the Village below. Over the decades, the property transitioned through multiple owners and fell into disrepair before the City of Capitola purchased it in 1986. The surrounding site has since been restored through a multi-year effort to create The Park at Rispin Mansion, envisioned as a public gathering space that celebrates Capitola's history, environment, and community spirit.

In 2022, the City Council approved plans and specifications for park improvements, including pathways, native landscaping, and event areas. A key feature of the original design, a Public Art Mosaic Reflecting Pool within the mansion's historic fountain. The proposed project will transform the existing 800-square-foot fountain into a vibrant mosaic centerpiece that reflects the natural beauty and cultural heritage of Capitola.

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## PROJECT GOALS

The selected artist or artist team will design, fabricate, and oversee the installation of a durable, site-specific mosaic within the historic Rispin Mansion reflecting pool. The artwork should honor the site's history, its natural setting along Soquel Creek, and Capitola's cultural identity as a coastal community. The City seeks a mosaic artwork that:

- Enhances the historic fountain and complements its architectural features.
- Reflects Capitola's cultural and environmental identity.
- Incorporates high-quality, durable materials suitable for long-term outdoor installation in a coastal environment.
- Invites community pride and participation in the creative process.
- Meets all structural, maintenance, and safety standards established by the City.

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## SITE DESCRIPTION

The Rispin Mansion property is located at 2200 Wharf Road, Capitola, CA, on historic grounds overlooking Soquel Creek. The reflecting pool is positioned on the upper terrace of the park and is visible from several public viewpoints throughout the site. The existing circular concrete basin measures approximately 30 feet in diameter and encompasses roughly 800 square feet.

The reflecting pool is intended to remain a dry landscape feature within the park. Prior to installation of the public art mosaic, the reflecting pool will be re-graded to create a sloped basin draining to the center, that is 18 inches or less in depth. This modification will prevent water from collecting, protect the long-term integrity of the artwork, and ensure compliance with safety requirements.

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## BUDGET

The total available budget for the project will either be \$50,000 or \$125,000, depending on the outcome of the NEA grant application.

- Base Budget: \$50,000 (funded through the Public Art Fund)
- Expanded Budget (if NEA grant awarded): \$125,000 total

The total budget must cover all costs associated with the project, including but not limited to: artist design fees, materials, fabrication, transportation, insurance, installation, documentation, and travel. The City will provide project management support and coordinate installation logistics with Public Works staff.

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## ELIGIBILITY

This opportunity is open to professional artists and artist teams residing in the United States. Artists must demonstrate experience designing, fabricating, and installing exterior public art works of comparable scale and budget. Artists based in California or the greater Central Coast region are strongly encouraged to apply.

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## ARTIST SELECTION PROCESS

A Selection Panel composed of representatives from the Art & Cultural Commission, City staff, and community stakeholders will review submissions. The process will include:

1. Review of artist qualifications and past work.
2. Selection of up to three finalists to prepare detailed design proposals.
3. Final interviews and selection of one artist or team.

Finalists will receive a modest stipend of \$500 for design proposal development if requested to present before the Art & Cultural Commission.

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## PROPOSAL REQUIREMENTS

Interested artists shall submit the following materials:

- **Letter of Interest** (1–2 pages) describing concept, artistic approach, relevant experience, and connection to the project goals.
- **Professional Resume or CV** (for each team member, if applicable).
- **Portfolio of Work** (minimum of 5, maximum of 10 images of completed projects).
- **References** (minimum of two, maximum of three).

All materials must be submitted electronically in PDF format.

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## PROJECT TIMELINE

Milestone	Estimated Date
Call to Artist Released	Month 1, 2026
Qualifications Due	Month 1, 2026
Finalists Selected	Month 10, 2026
Final Proposals Presented	Month 10, 2026

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<b>Milestone</b>	<b>Estimated Date</b>
Artist Selected / Contract Executed	Month 23, 2026
Fabrication & Installation	Summer 2026
Dedication Event	Fall 2026

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## **SELECTION CRITERIA**

Submissions will be evaluated on the following criteria:

- Artistic excellence and originality.
- Demonstrated experience with mosaic or large-scale public art.
- Ability to complete projects on time and within budget.
- Understanding of Capitola's character, history, and environment.
- Strength of community engagement experience.

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## **SUBMISSION INSTRUCTIONS**

All materials must be submitted electronically via website to:  
**City of Capitola – Community Services & Recreation Department**

Incomplete or late submissions will not be considered.

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*Appendices included:*

- **Appendix 1 – Photos of Reflecting Pool (site)**
- **Appendix 2 – Historic Location Map**

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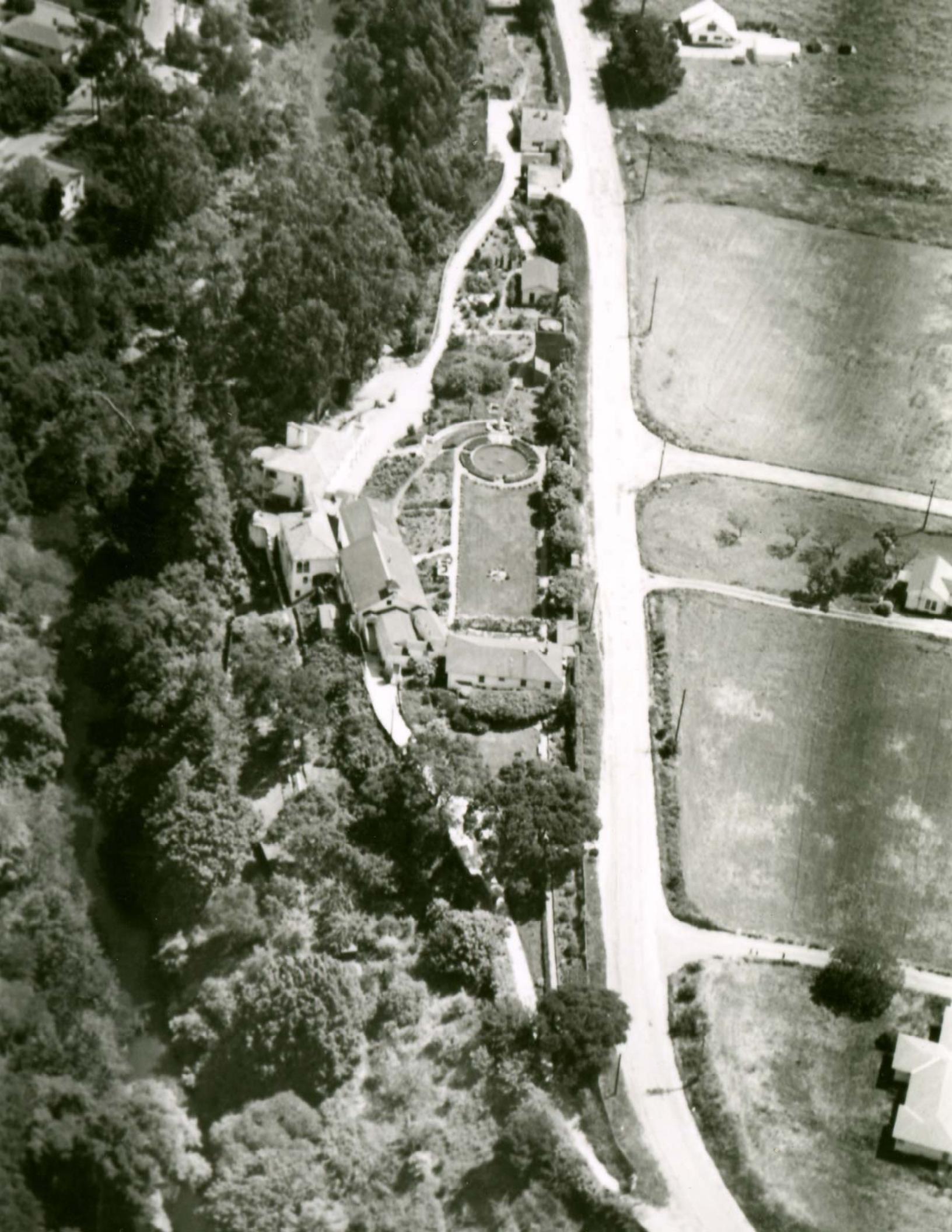
## **CONTACT INFORMATION**

For questions or additional information, contact:  
**Nikki Bryant**  
Director of Community Services & Recreation  
City of Capitola  
[nbryant@ci.capitola.ca.us](mailto:nbryant@ci.capitola.ca.us) | (831) 475-7300

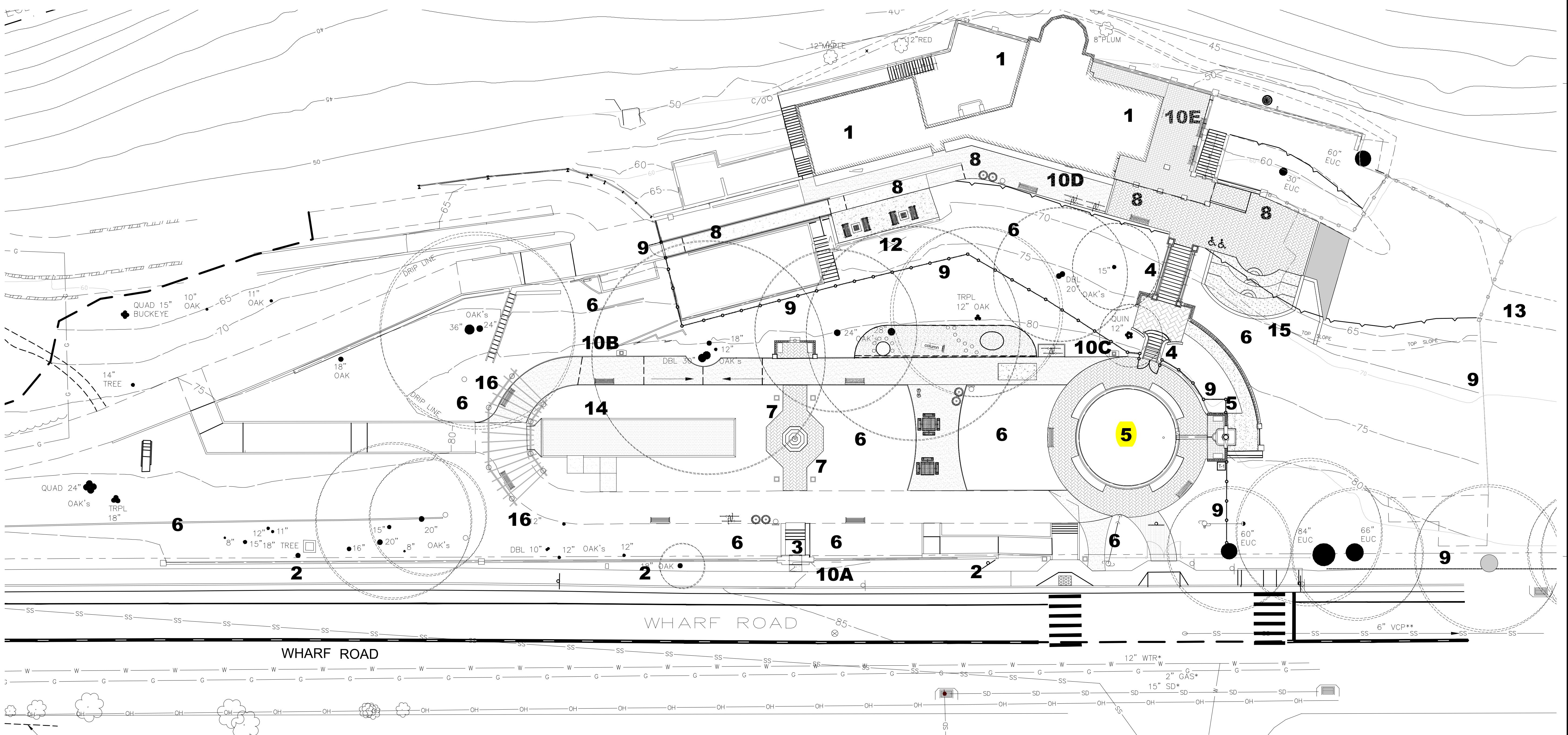








THE PARK AT RISPIN MANSION  
Wharf Road and Clares Street  
Capitola, California



© Michael Arnone Landscape Architect - 2023  
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE ISSUED FOR A ONE-TIME SINGLE USE BY THE OWNER. THE ENTIRE CONTENTS OF THESE DRAWINGS IS COPYRIGHT © MICHAEL ARNONE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RETAINS ALL RIGHTS AND TITLE. NO PART MAY BE REPRODUCED IN ANY FASHION OR MEDIUM WITHOUT THE FOREGOING WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE LANDSCAPE ARCHITECT.

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

REVISIONS



SITE PLAN & PHASING PLAN

JOB NO. 201503

SCALE 1/16" = 1' - 0"

DRAWN MA

CHECK JC/MA

DATE 2.22.2023

SHEET

L- 1.0

SHEET 2 OF 20

EXISTING FEATURES AND PROPOSED AMENITIES  
(N) denotes new element  
(H) denotes existing element found on site

1. RISPIN MANSION BUILDING (H)
2. WHARF ROAD WALL (H)
3. WHARF ROAD ENTRY STEPS (H)
4. GRAND STAIRCASE AND BALUSTRADE (H)
5. FOUNTAIN AND REFLECTION POOL (H)
6. PLANTS AND LANDSCAPE (N)
7. SUNDIAL (H) AND SCULPTURE GARDEN (N)
8. UNIVERSAL ACCESS PATH OF TRAVEL (N)
9. FENCING AND GATES (N)
10. SIGNAGE (N)
11. IMPROVE STRIPING AND CROSSWALKS AT CLARES/WHARF ROAD INTERSECTION (N)
12. MURAL ON CONCRETE WALL OF SAINT CLARES BUILDING (N)
13. INFORMAL SERVICE DRIVE/PEDESTRIAN PATH FROM MANSION TERRACE TO SOUTH ENTRANCE AT WHARF ROAD (H)
14. BOCCE BALL COURT (N)
15. AMPHITHEATER (N)
16. ARBOR (H)



Summary of Historic Elements found on Rispin Site and Proposed Renovations

Discussion of Intent.

The project goals for Rispin Park are to create a community park that provides passive recreation and focuses on the cultural, historical, and open space resources that are unique to the Rispin Mansion Site. The intent of the restoration is to provide examples of the architectural style of the mansion and to create a public awareness of the significance of the Mansion building and grounds as part of the history of the City of Capitola. It should be stated that the park is not intended to be an exact replication of the mansion grounds during the time it was the residence of Henry Rispin. A summary of the existing historic elements and the proposed modifications are explained below and noted on the Site Plan.

Wharf Road Wall, Entry Arch and Entry Staircase:

- Portions of the Existing wall along Wharf Road will remain unchanged, while some sections of the existing wall height will be reduced to 30" with a 30" decorative metal fence on top. One portion of the wall at the southern end of the road frontage will be removed to allow a new universally accessible entrance to the park. The section to be removed will incorporate a new column to match the existing last column at the southern terminus of the wall. Bollards and metal fencing will be added to the new park entrance.
- Steps and side walls of the staircase at the entry will be rebuilt and repaired. The Arch and side walls will be painted to match the Mansion.
- Existing wood gate to be removed and stored for display with other artifacts.

Arbor:

- New columns will match historic columns found on site in height and architectural detail.
- Spacing of columns and location will be changed to accommodate new universally accessible path, and mature oaks on site.
- New vine species compatible with native oaks will be selected.

Sundial:

- Existing sundial base will remain in its present location. Pedestal will be rebuilt according to archive photographs. New, contemporary sundial/compass will be chosen, no archive photos are available that show the sundial piece.

Overlook:

- Existing overlook columns and base wall to remain. All caps and balustrades to be rebuilt according to archive photographs and existing artifacts on-site.
- New benches in same location as historical shown in archive photographs, architectural details not discernable in photos. New benches will be simple without ornamentation.

Reflecting Pool:

- Existing location and size of pool will remain unchanged. Depth of pool will be reduced to maximum of 6 inches. Repairs will be made to coping, pool sides and bottom. Plumbing and bottom of pool will be retrofitted to incorporate rainwater harvesting system.
- Brick path around pool will be installed, consistent with archive photos.
- New sculpture in center of pool will replace water feature(s) shown in archive photos. New sculpture will be distinctly different in style than those of the Rispin period.
- A tile mosaic is proposed for the bottom of the fountain. Mosaic will be commissioned by Capitola Arts Commission.

Wall Fountain and Lower Sitting Area behind Wall Fountain:

- Existing fountain will be repaired to working condition. Missing parts will be reconstructed using archive photographs and site artifacts.
- Urn will be selected to match historic using archive photographs.
- New fountain spout will be selected, historical fountain spout style not discernable in photos. New fountain spout will be simple without ornamentation.
- Lower seating area behind fountain and balustrade wall from grand staircase will be repaired according to archive photographs and existing artifacts on-site. Pathway from brick landing to seating area will be rebuilt.

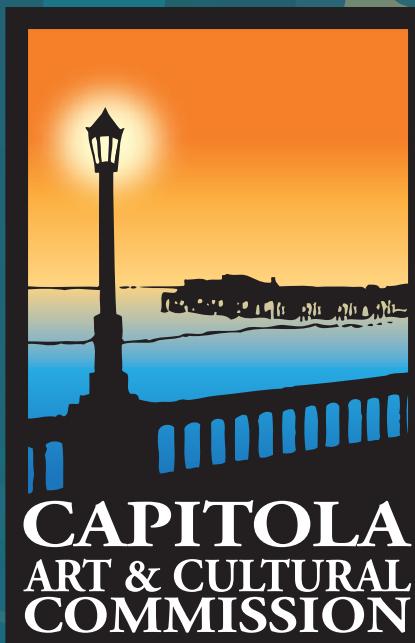
Grand Staircase:

- All walls, columns, column caps, brick landings, to be repaired according to archive photographs and existing artifacts on-site. Steps to be rebuilt.
- A new metal handrail as per code will be added on each side, mounted in ground outside of cheek wall.

Miscellaneous Garden Features:

- 12" high concrete wall along old walkway at northwest corner of park to remain.
- Rock fossil walls by staircase to remain.
- Stone wall at north end of park by new ramp to remain.
- Existing 18" wide red concrete steps north of arbor to remain; add handrail as per code
- Existing 4' wide concrete steps by Game Table area to remain; add chain barricade and sign to close off

# FUTURE SITE OF Rispin Reflecting Pool



# PUBLIC ART

FUTURE SITE OF  
*Rispin Reflecting Pool*  
PUBLIC ART

