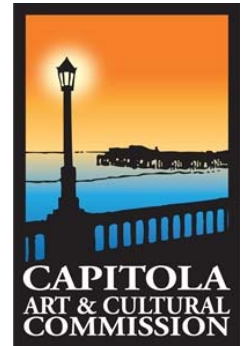


City of Capitola

Art & Cultural Commission

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, 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 November 18, 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. **2026 Art & Cultural Meeting Calendar:** *Approve the 2026 regular meeting calendar and select a meeting date for the Art & Cultural Annual Goal Setting meeting.*
 - b. **Depot Hill Wharf Arch:** *Discuss the Holmberg Arch for public art concept at the top of the Depot Hill Stairs.*
 - c. **Rispin Reflecting Pool Public Art:** *Review and approve the Rispin Reflecting Pool Public Art Call to Artist.*
 9. **Adjournment:** *to the next regular Art & Cultural Commission meeting on January 13, 2026*

Agenda and agenda Packet Materials: The Art and Cultural Commission Agenda is available on the City's website: 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.

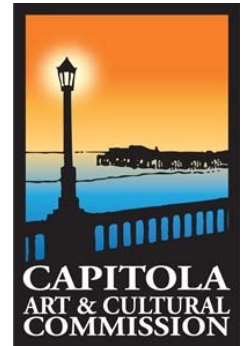
City of Capitola

Art & Cultural Commission: Draft Minutes

Tuesday, November 18, 2025 – 6:30 PM

Council Chambers

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

1. **Call to Order:**

The meeting was called to order at 6:31 PM. In attendance: Anderson, Christinsen, Cahalen, Clarke, Dolmo (6:34pm), Holmberg, Johnson, Lengre, Sylvan.

2. **Additional Materials**

None

3. **Public Oral Communication**

Goren Klovich

4. **Commissioner Comments**

Commissioner Sylvan commented on the Quick Paint portion of Plein Air and appreciated Palace activity.

Commissioner Lengre commented on Plein Air. Very appreciative of Staff and volunteers.

Commissioner Anderson commented on Plein Air and appreciated Shadowbrook.

Chair Cahalen commented on the December 6, 2025, BIA Holiday event.

5. **Staff Comments**

The Weathervane Call to Artist has been published on the website.

Council reviewed goals of the 41st Ave study, gave feedback on goals, The 2nd round of community engagement will include public art.

6. **Approval of Minutes- October 14, 2025**

Motion to approve the Minutes with the follow correction for item 8a [and the artist to notify staff of planned process and materials before working on sculpture]: Vice Chair Johnson

Second: Commissioner Holmberg

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

7. **Program/Committee Reports**

Plein Air 80 paintings, 700 visitors, \$29,000 in sales

8. **General Business**

a. **Monterey Ave Railing Project Feedback**

Report given by Staff. The artist Bruce Harman provided a presentation and specific questions for feedback. Does the commission have preferences on the order of animals and space between each shape? The Commission prefers a flowing presentation of

animals on the railing and no order preference. Chair Cahalen commented on a preference for bright color. Mayor Clarke requested adding educational interpretation for the type of fish. Commissioner Anderson commented on the shapes. Vice Chair Johnson prefers images that can be seen while driving with bright colors.

Public Comment: None

Motion to approve the artist to continue the project until completion. Once complete return for a final feedback round: Mayor Clarke

Second: Commissioner Dolmo

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

b. City Special Event Feedback

Report given by Chief of Police. Relayed feedback given by residents and BIA about the desire to have events spread out into the wing seasons. Chair Cahalen commented on the school break and cars driving on the esplanade and parking near the bandstand. Mayor Clarke commented on races and closure impacts. Commissioner Anderson gave feedback on posting notices on palm trees.

Public Comment: None

Motion to approve: No action

c. Rispin Reflecting Pool Public Art Project

Report given by Staff. Chair Cahalen asked about past stipend budget. Vice Chair Johnson suggested a \$500 stipend and add the diameter of pool, remove the depth measurement. Staff to ask the Director of Public Works about lighting on the pool and incorporating the adjacent water basin into the Call to Artist.

Public Comment: Karin Hanna

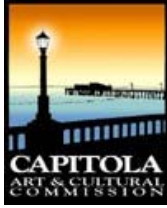
Motion to approve: No Action

9. Adjournment

The meeting was adjourned at 8:00 PM to the next regular Art & Cultural Commission meeting on December 9, 2025.

ATTEST:

Nikki Bryant



Item #: 8.a

ART & CULTURAL COMMISSION AGENDA REPORT

MEETING OF December 9, 2025

FROM: Staff
DATE: November 18, 2025
SUBJECT: 2026 Art & Cultural Meeting Calendar

RECCOMENDED ACTION

Approve the 2026 regular meeting calendar and select a meeting date for the Art & Cultural Commission Annual Goal Setting Meeting.

BACKGROUND

The Art & Cultural Commission is a City Advisory Body subject to the Brown Act. The Bylaws, Article VI.2, state regular meetings shall be held monthly. Additionally, the Art & Cultural Commission meets before the end of February, to prepare goals and objectives for the upcoming fiscal year and make recommendations that will be included in the budget presentation for City Council.

DISCUSSION

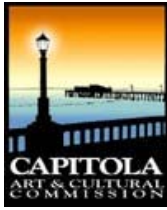
The 2026 Art & Cultural Commission Calendar should publish a calendar of scheduled meetings in advance to allow for proper community participation and decide on a date for the Goal Setting meeting. Recommended dates for the Goal Setting meeting are February 10, 2026, during the regular meeting or the week of February 2nd.

FISCAL IMPACT No fiscal impact

ATTACHMENT

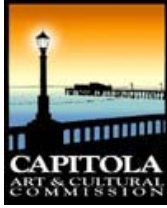
1. Proposed 2026 Art & Cultural Meeting Calendar

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



ART & CULTURAL COMMISSION

2026 Proposed Art & Cultural Meeting	
Regular Meeting	January 13, 2026
Goal Setting Meeting	TBD
Regular Meeting	February 10, 2026
Regular Meeting	March 10, 2026
Regular Meeting	April 14, 2026
Regular Meeting	May 12, 2026
Regular Meeting	June 9, 2026
Regular Meeting	July 14, 2026
Regular Meeting	August 11, 2026
Regular Meeting	September 8, 2026
Regular Meeting	October 13, 2026
Regular Meeting	November 10, 2026
Regular Meeting	December 8, 2026



ART & CULTURAL COMMISSION AGENDA REPORT

MEETING OF December 9, 2025

FROM: Staff
DATE: December 3, 2025
SUBJECT: Depot Hill Wharf Arch Feasibility

RECOMMENDED ACTION:

Discuss the Holmberg Arch for public art concept at the top of the Depot Hill Stairs.

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. Staff has evaluated the site and determined that it would be feasible to pursue a public art project at the top of the stairs; however, the bottom of the stairs is not a viable location due to space constraints. Any installation at the top would require ADA-compliant viewing access, including a curb cut and the creation of a flat, stable area adjacent to the artwork. The improvements necessary to meet ADA standards would elevate the effort to a full capital project requiring City Council consideration.

The Art & Cultural Commission has previously explored public art opportunities at the Depot Hill Stairs. On April 8, 2021, the City Council approved a whale-themed mural intended to be viewed from the base of the stairs and directed the Commission to work with the artist to refine the color palette. At the April 13, 2021 Art & Cultural Commission meeting, five members of the public spoke in opposition to the mural. During the April 22, 2021 City Council meeting, eight members of the public expressed opposition. Due to significant public concern, the City Council rescinded its prior approval on May 27, 2021.

Given the required ADA improvements and the history of public feedback associated with Depot Hill Stairs art proposals, if the Commission wishes to continue exploring this concept, staff recommends preparing an item for City Council to consider initiating community engagement before any additional work proceeds. 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

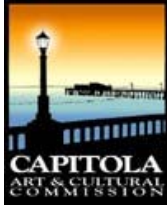
1. Image of the top of Depot Hill Stairs

Report Prepared By: Nikki Bryant
Community Services and Recreation Director



Google Maps

Image capture: Jun 2024 © 2025 Google



ART & CULTURAL COMMISSION AGENDA REPORT

MEETING OF December 9, 2025

FROM: Staff
DATE: November 20, 2025
SUBJECT: Rispin Reflecting Pool Public Art

RECOMMENDED ACTION Review and approve the Rispin Reflecting Pool Public Art Call to Artist.

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 November 18, 2025, regular meeting of the Art & Cultural Commission, staff received feedback on the initial draft Call to Artist and noted questions related to site preparation for future discussion. The Director of Public Works has provided additional details regarding anticipated site preparation needs and associated costs. Based on existing site conditions and required improvements, Public Works anticipates that the combined cost of lighting, pumping, drainage, and restoration—excluding the artwork itself—may approach \$100,000. The estimates provided represent low-end cost projections.

For drainage, 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. An alternative approach involves placing a domed surface on small supports

that allow water to flow beneath it to the existing drain. This option would still require basin and drain repairs and is estimated at approximately \$25,000, plus roughly \$1,000 in design work. A higher-level option includes constructing the dome on a low plinth with a narrow-concealed slot drain around its perimeter. This option is estimated at approximately \$30,000 and would require additional design coordination.

Should the Commission want to have flowing water at the fountain emitter or project lighting, there would be additional costs. Water service improvements for trenching, piping, fittings, and valves are estimated at about \$15,000. A basic recirculating pump system for the fountain emitter would add approximately \$10,000. Electrical needs, including trenching, conduit, wiring, boxes, and surface restoration, are estimated at \$10,000.

Staff has incorporated the Commission's feedback into the attached draft Call to Artist. The Commission is asked to review the updated draft and provide comments on the draft and site options.

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

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 upon Council approval*

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 two (2) proposals that can be scaled appropriately depending on the final project budget. The proposal should include the reflecting pool however artist can also consider including the fountain basin emitter and/or a central raised element in the center of the reflecting pool.

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

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.

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.
-

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 slight domed (negative depth) surface. This modification will prevent water from collecting, protect the long-term integrity of the artwork, and ensure compliance with safety requirements. Site lighting will also be added to enhance visibility and support nighttime viewing.

As part of the expanded-budget design option, artists may propose a centrally raised sculptural or mosaic-integrated element, provided it does not exceed four (4) feet in height or four hundred (400) pounds. Artists may also consider design concepts that incorporate the historic fountain basin emitter located across the path from the pool. A small circulating fountain feature will be added to the historic basin prior to installation; however, this water feature will not interact with the reflecting pool or replicate its original operation. Additional details and dimensional information are provided in Appendix 3.

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.

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.

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.

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.

PROJECT TIMELINE

Milestone	Estimated Date
Call to Artist Released	Month 1, 2025
Qualifications Due	Month 1, 2026
Finalists Selected	Month 10, 2026
Final Proposals Presented	Month 10, 2026
Artist Selected / Contract Executed	Month 23, 2026
Fabrication & Installation	Summer 2026
Dedication Event	Fall 2026

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.
-

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.

Appendices included:

- **Appendix 1 – Photos of Reflecting Pool (site)**
- **Appendix 2 – Historic Location Map**
- **Appendix 3 – Fountain Basin Emitter Measurements**

CONTACT INFORMATION

For questions or additional information, contact:

Nikki Bryant

Director of Community Services & Recreation

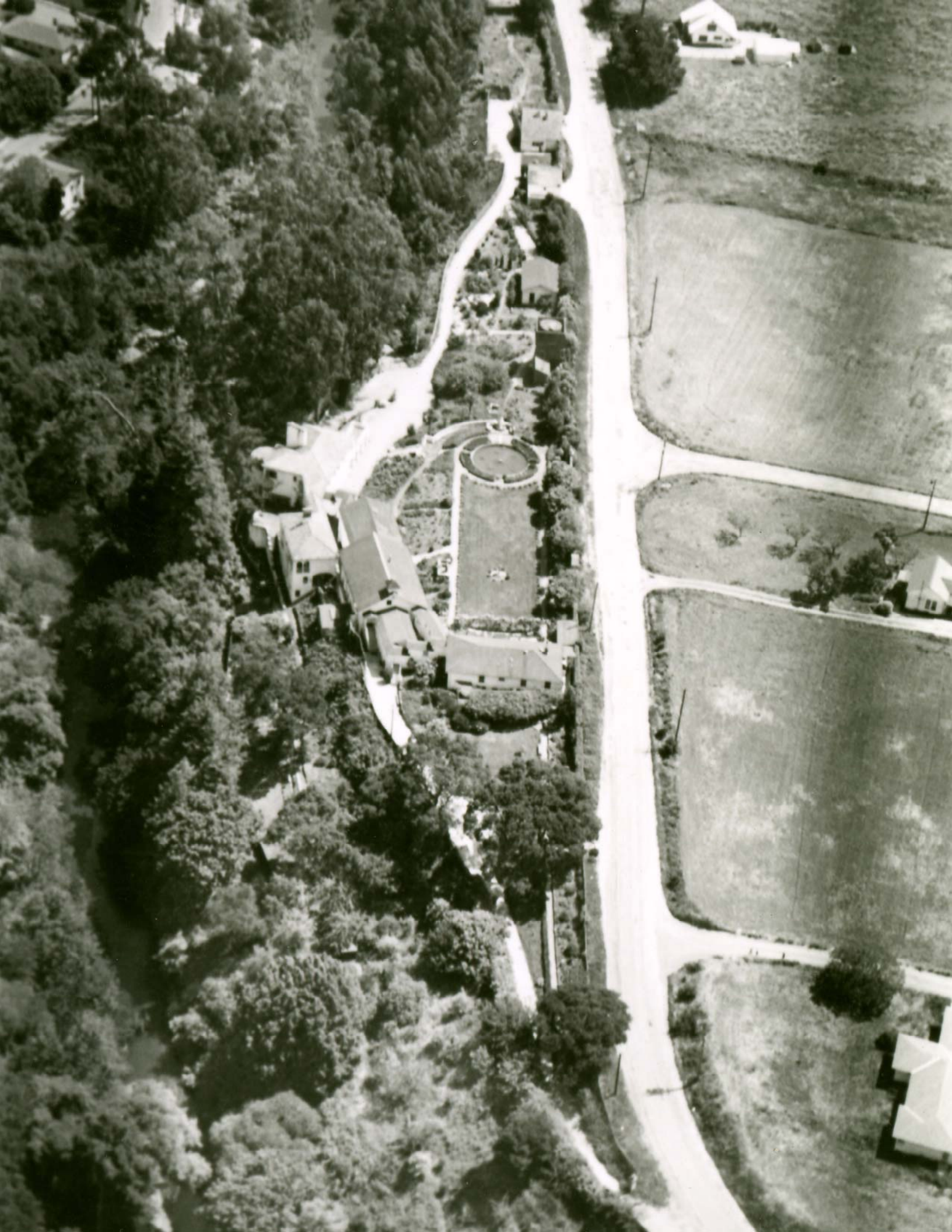
City of Capitola

nbryant@ci.capitola.ca.us | (831) 475-7300









THE PARK AT RISPIN MANSION

Wharf Road and Clares Street

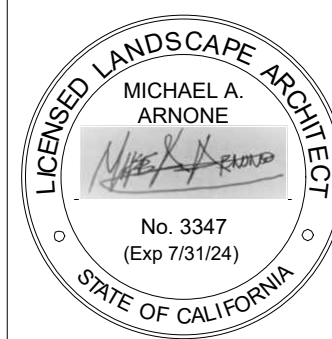
Capitola, California

© Michael Arnone Landscape Architect - 2023

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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 ARCHITECTURE 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

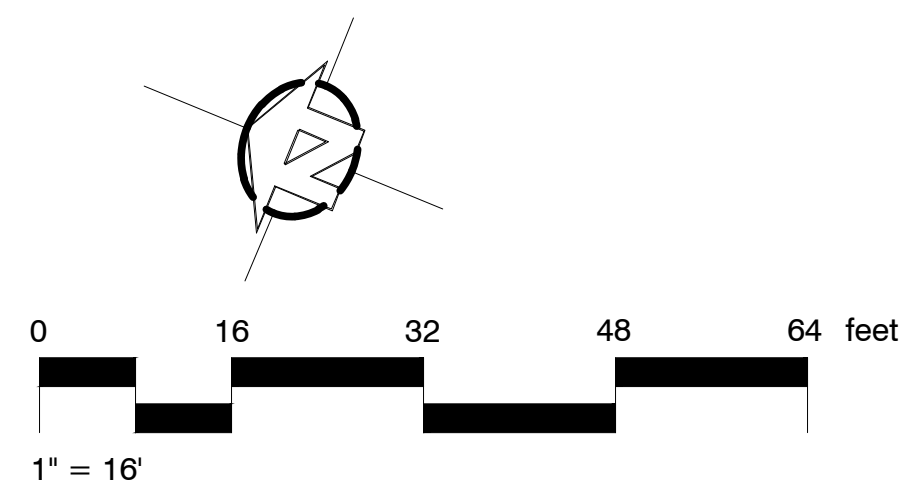
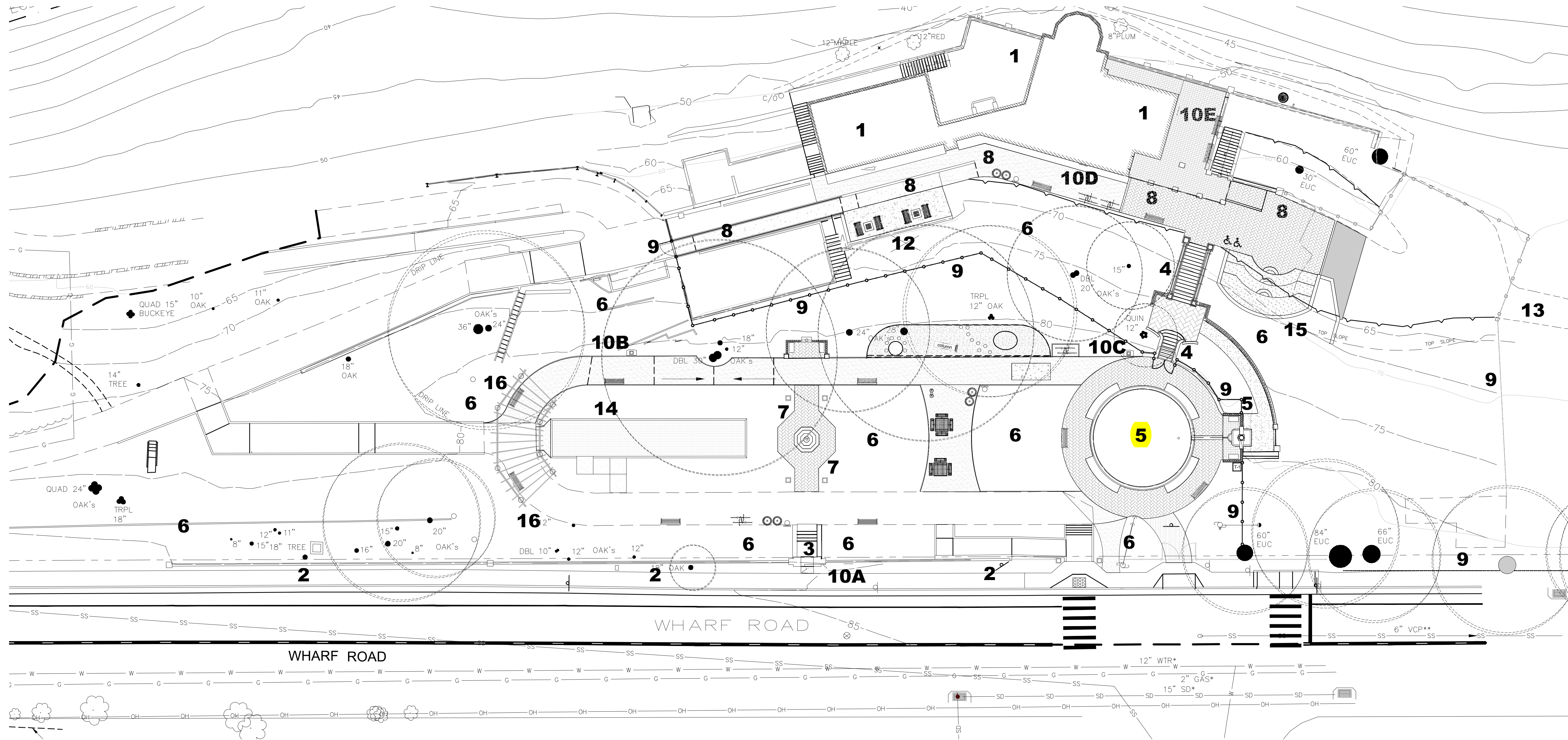
CHECK JC/MA

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. BOCCIE 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

Fountain Basin Emitter

