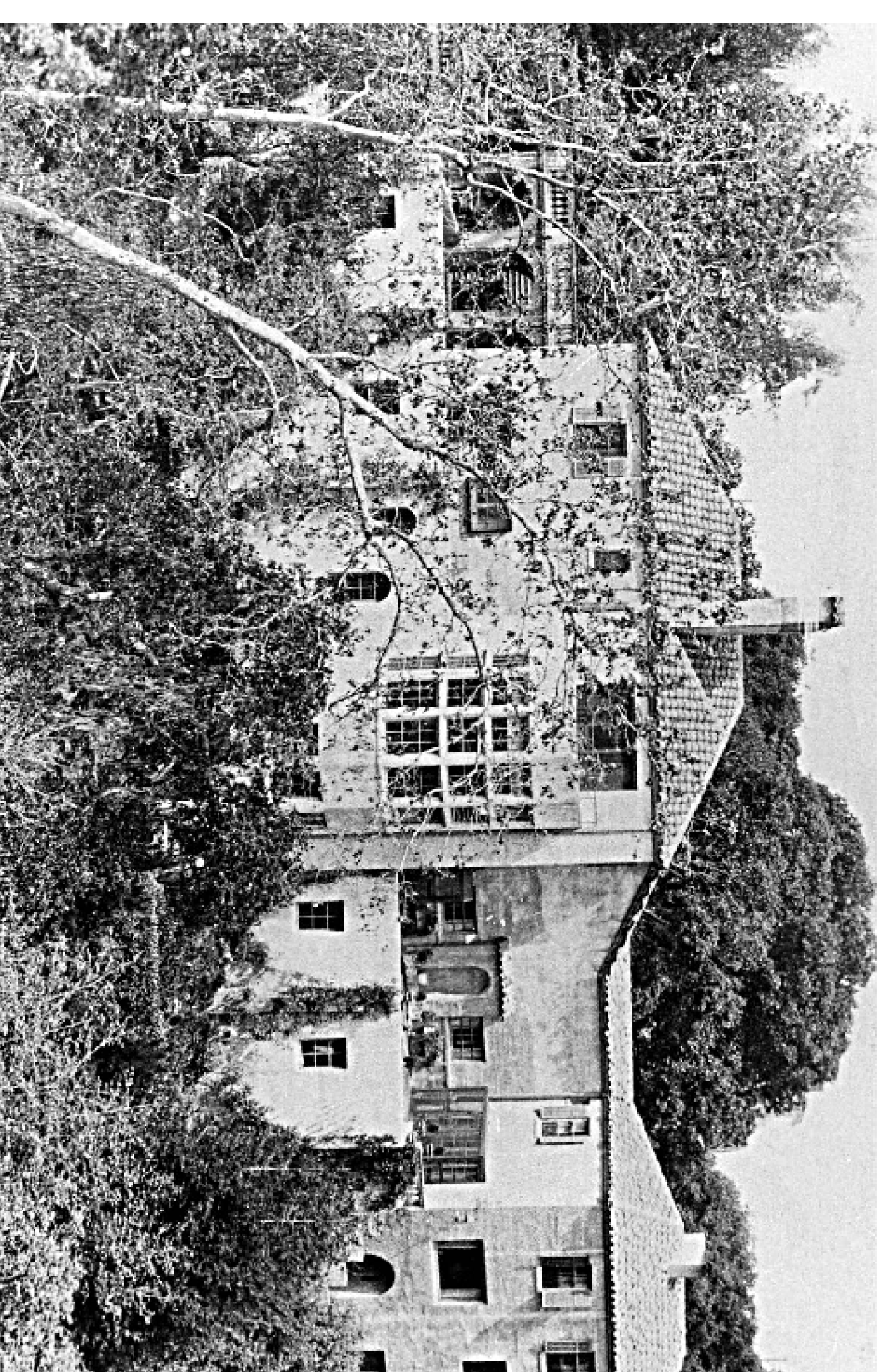


city council review plans for:
RISPIN MANSION PARK

CITY OF CAPITOLA

WHARF ROAD AND CLARES STREET

May 28, 2015



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LANDSCAPE ARCHITECTURE

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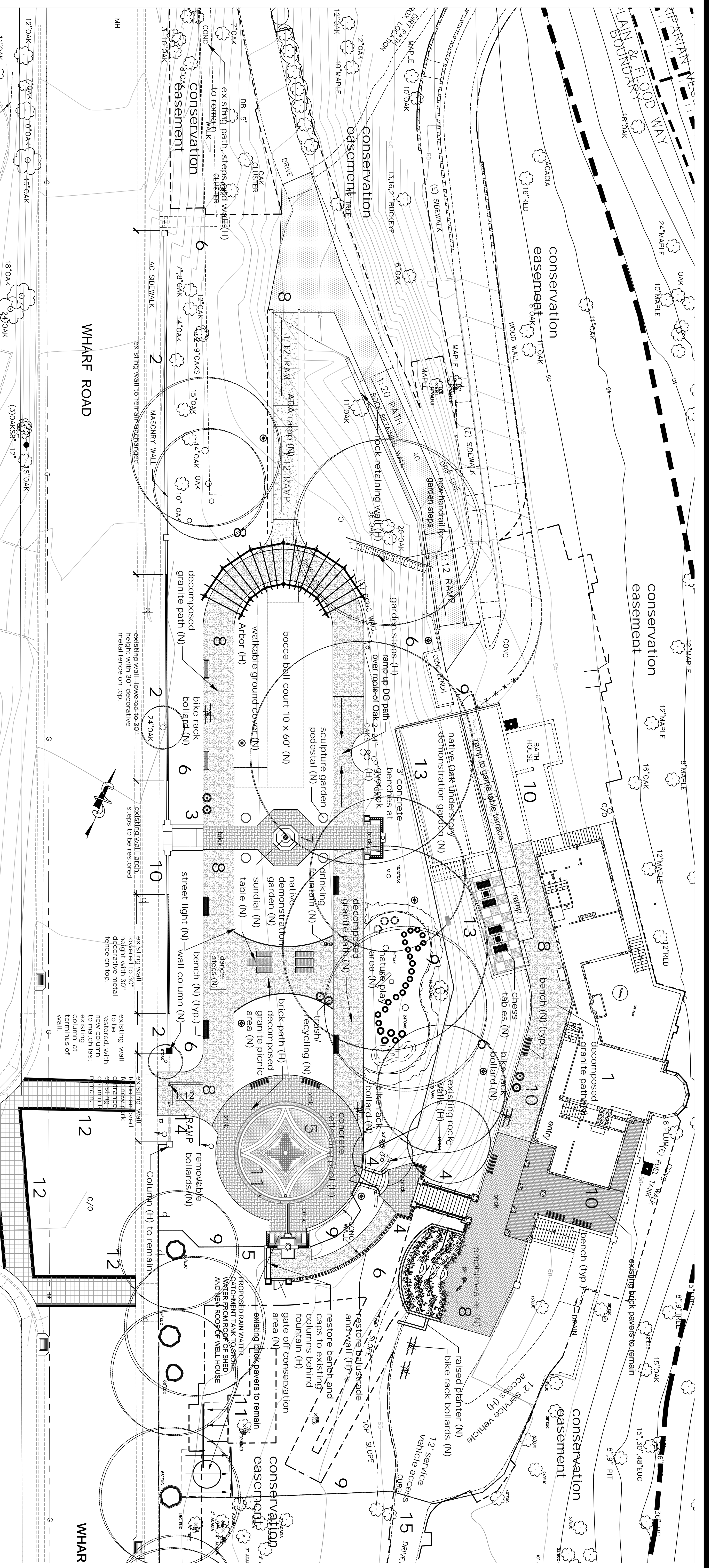
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vicinity map



Clares Street and Wharf Road



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 7. SUNIAL (H) AND SCULPTURE GARDEN(N)
 8. UNIVERSAL ACCESS PATH OF TRAVEL(N)
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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

Arch:

- 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:

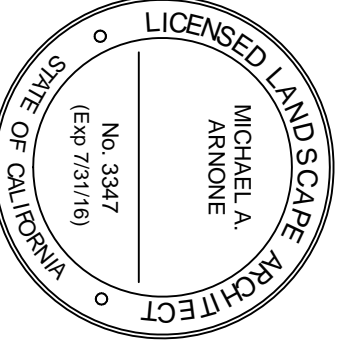
- Existing location and size of pool will remain unchanged. Depth of pool will be reduced to maximum of 6 inches. Repairs will be made to coping, pool sides and bottom. Pumping and bottom of pool will be reinforced to incorporate rainwater harvesting system.
- Brick path around pool will be installed, 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.

Wall Fountain and Lower Sitting Area behind Wall Fountain:

- A tile mosaic is proposed for the bottom of the fountain. Mosaic will be commissioned by Capitola Arts Commission.
- 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 handrings, 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



RISPIN MANSION PARK

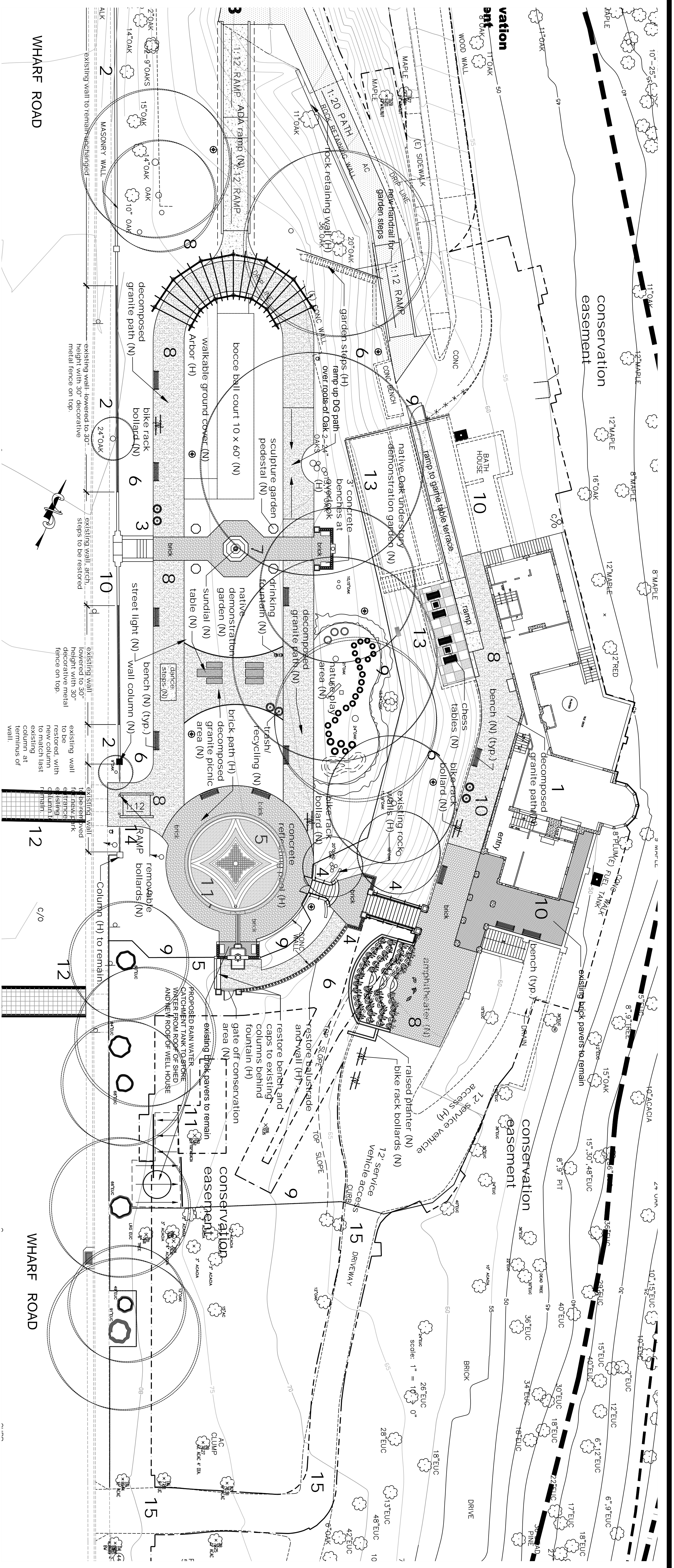
WHARF ROAD AND CLARES STREET

CAPITOLA, CALIFORNIA

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DATE	PURPOSE	BY
4.11.15	first issue review	MAA
4.24.15	second issue review	MAA
5.28.15	City Council review	MAA

scale: 1/16" = 1'-0"
 sheet title: site plan
 sheet number: L-1.0



Site Furnishings Legend

Key	Description	Quantity	Manufacturer	Model #	Color/Finish
□	3 Concrete Bench for fountain and outlook	4	Pottery Plans 831.465.9216 2600 Social Ave, Santa Cruz	to be selected	stone grey
○	Container w/ Color for fountain and outlook	2		hill um style to be selected	Rod
□	Container w/ Color or grass/case columns	4		square style to be selected	Rod
not shown	Azarno Fountain Entry	1	Fountains Unique 949.305.7372 www.fountainunique.com	No. M5922	9 1/2" diameter Disressed Copper, 3 GPM flow
☐	Accessible Chess Table with two Benches	1	Kernath Lynch & Sons 203.284.2831 www.klynchs.com	6732 (Chess table) 6737C (Bench)	Concrete table top with metal legs Wood slats with metal legs
☐	Pelican Sundial	1		No. 2554 Hourglasses and Pelican Sundial	11 1/2" diameter Bronze
☐	Bike Post Bolard	5	Reliance Foundry 888.735.5880 www.reliancefoundry.com	R-7500-B Cuncle Iron Bike Bolard	39" High w/ two loops Black Textured Semi Glass finish
○	Removable Antique Bolard	2	Reliance Foundry 888.735.5880 www.reliancefoundry.com	R-7509-AL Fluted Aluminum Bolard	36" High Aluminum w/ Black Textured Semi Glass finish
○	Historical Series Accessible Pedestal Drinking Fountain	1	Metel Dependable Fountains, Inc. 800.552.6331	2008 SM	"Hi-Low" barrier-free antique historic style Heavy-duty aluminum alloy pedestals Textured Burgundy powder coat finish
☐	6 Metal Bench with armrest	12	DUMC, Inc. Site Furnishings 800.598.4018 www.dumc.com	Bench 58.58 SER-3AR	6' long metal bench w/ armrest
☐	Trash Receptacle	3		Receptacle 107 32 gal.	Deep Rod Polyester powder finish
☐	Recycling Container	3		Receptacle 107 32 gal.	Steel with Deep Rod Powder Coat finish
☐	Table/Benches	1		443-62 table 6' (2) 6 Benches with surface plate mount	Steel with Deep Rod Powder Coat finish
☐	Accessible Table/Benches	1		443-568-1 table 6' (2) 5 benches with surface plate mount	Steel with Deep Rod Powder Coat finish
☐	Street light fixture on light pole	7	Stromberg Lighting 510.638.3800 www.stromberglighting.com	AVENUE Series-B750SLED Barrington 5201-SS Base on 5216 - FP5 - GF1 - O light pole	Onix Iron finish Azarno Style w/ rod mounted downlighting optics and LED light source with white textured polycarbonate room 5' fluted 1 1/2" high Old Iron finish pole with GF1
☐	DOG STATION	2	DOODY CALLS DIRECT doodycallsdirect.com	THE SENTRY STATION	GREEN ANCHOR TO CONCRETE FOOTING

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	FINISH/PATTERN	SQ FT/TLN FT
[Pattern]	HERRINGBONE BRICK ON CONCRETE	USE BRICK STORED ON SITE OR NEW BRICK TO MATCH	RED BRICK TO MATCH	HERRINGBONE	2800 SF
[Pattern]	BRICK PAVER ON CONCRETE	EXISTING TO BE REPAIRED OR REPLACED TO MATCH ORIGINAL	COLOR TO MATCH	MATCH PATTERN AND CUT	EXISTING
[Pattern]	CONCRETE RAMPS	N/A	NATURAL GRAY	MEDIUM BROOM FINISH	1200 SF
[Pattern]	CONCRETE STEPS	N/A	COLOR TO MATCH	TO MATCH ORIGINAL	236 SF
[Pattern]	CAL GOLD DECOMPOSED GRANITE	N/A	CALIFORNIA GOLD	WITH STABILIZER	5528 SF
[Pattern]	STAMPED ASPHALT CROSS WALKS	N/A	TERRE COTTA	16" SQUARE TILE STAMP	1190 SF
[Pattern]	5 DECORATIVE METAL FENCE	N/A	BLACK	SEE DETAIL	14 LF
[Pattern]	6 DECORATIVE METAL GUARDRAIL ON TOP OF EXISTING WALL	N/A	BLACK	SEE DETAIL	105 LF
[Pattern]	6 BLACK CHAIN LINK FENCE	N/A	BLACK	N/A	371 LF

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RISPIN MANSION PARK
WHARF ROAD AND CLARES STREET
CAPITOLA, CALIFORNIA

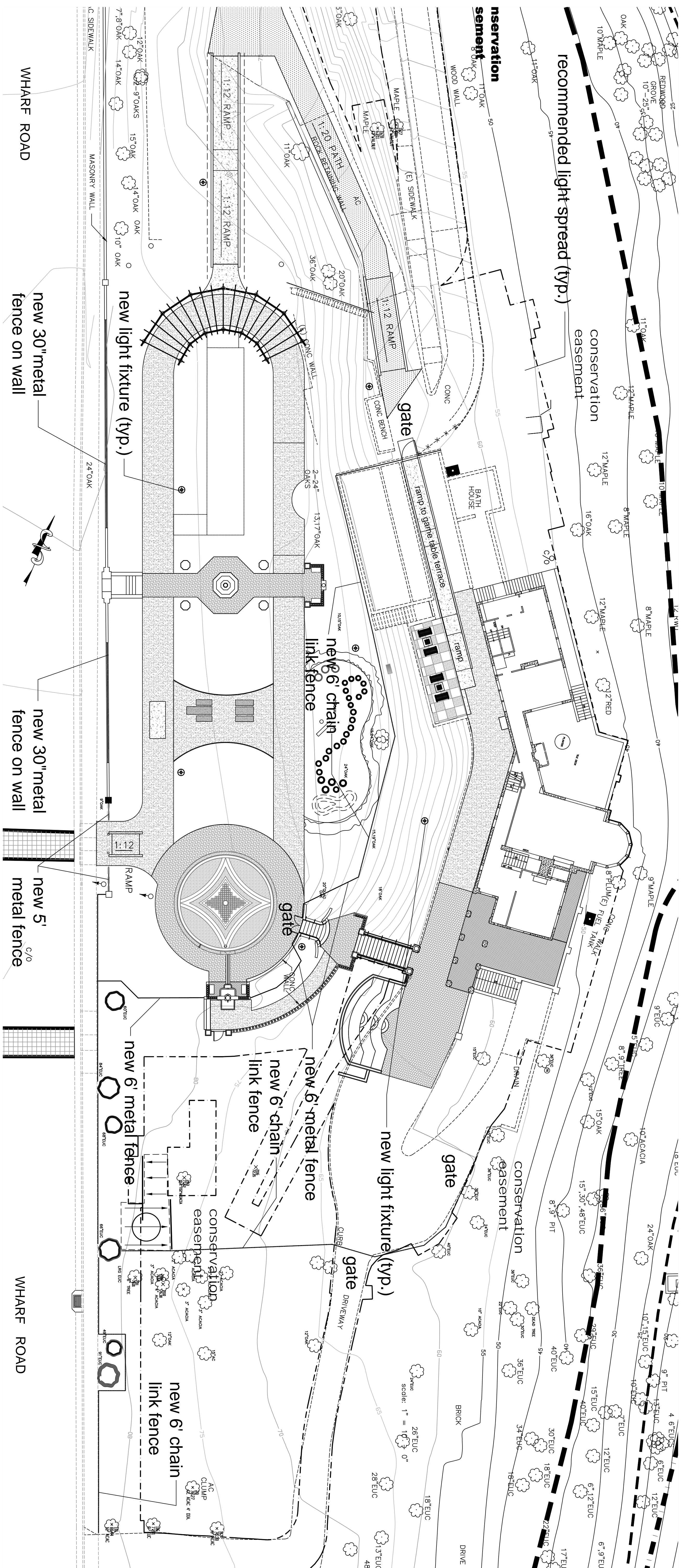
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LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(E&S 7/31/16)
STATE OF CALIFORNIA

DATE	PURPOSE	BY
4.11.15	first issue review	MAA
4.24.15	second issue review	MAA
5.28.15	City Council review	MAA

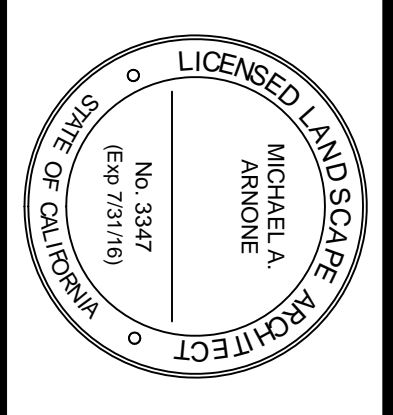
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sheet title: master plan

sheet number: L-1.1



FENCE LEGEND				
ELEVATION VIEW	PLAN VIEW	DESCRIPTION	LOCATION	LENGTH
		5' DECORATIVE METAL FENCE w/ 6" PICKET SPACING	AT ENTRY OFF WHARF ROAD	14' LF
		6' DECORATIVE METAL FENCE w/ 6" PICKET SPACING	AT TOP OF SLOPE BEHIND TO WHARF ROAD	154' LF
		30" DECORATIVE METAL GUARDRAIL w/ 4" PICKET SPACING	ON TOP OF SECTIONS OF WALL ALONG WHARF ROAD	105' LF
		6' BLACK CHAIN LINK FENCE	PERIMETER OF PARK AREA	371' LF

Lighting Legend					
Key	Description	Quantity	Manufacturer	Model #	Color/Finish
	Street Light fixture on Light Pole	7	Sternberg Lighting 510.638.3800 www.sternberglighting.com	AVENUE Series- B750SRLED Barrington 5201-SS Base on 5212 - FP5 - GF1 - OI	Olde Iron finish Acorn Style w/ roof mounted downlighting optics and LED light source with white textured polycarbonate acorn 5" fluted 12' high Old Iron finish pole with GFI



RISPIN MANSION PARK

WHARF ROAD AND CLARES STREET

CAPITOLA, CALIFORNIA

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scale: 1/16" = 1' - 0"

sheet title: fencing & lighting

sheet number: L-1.10

DATE	PURPOSE	BY
4.11.15	Final Issue review	MAA
4.24.15	Second Issue submission	MAA
5.28.15	City Council review	MAA

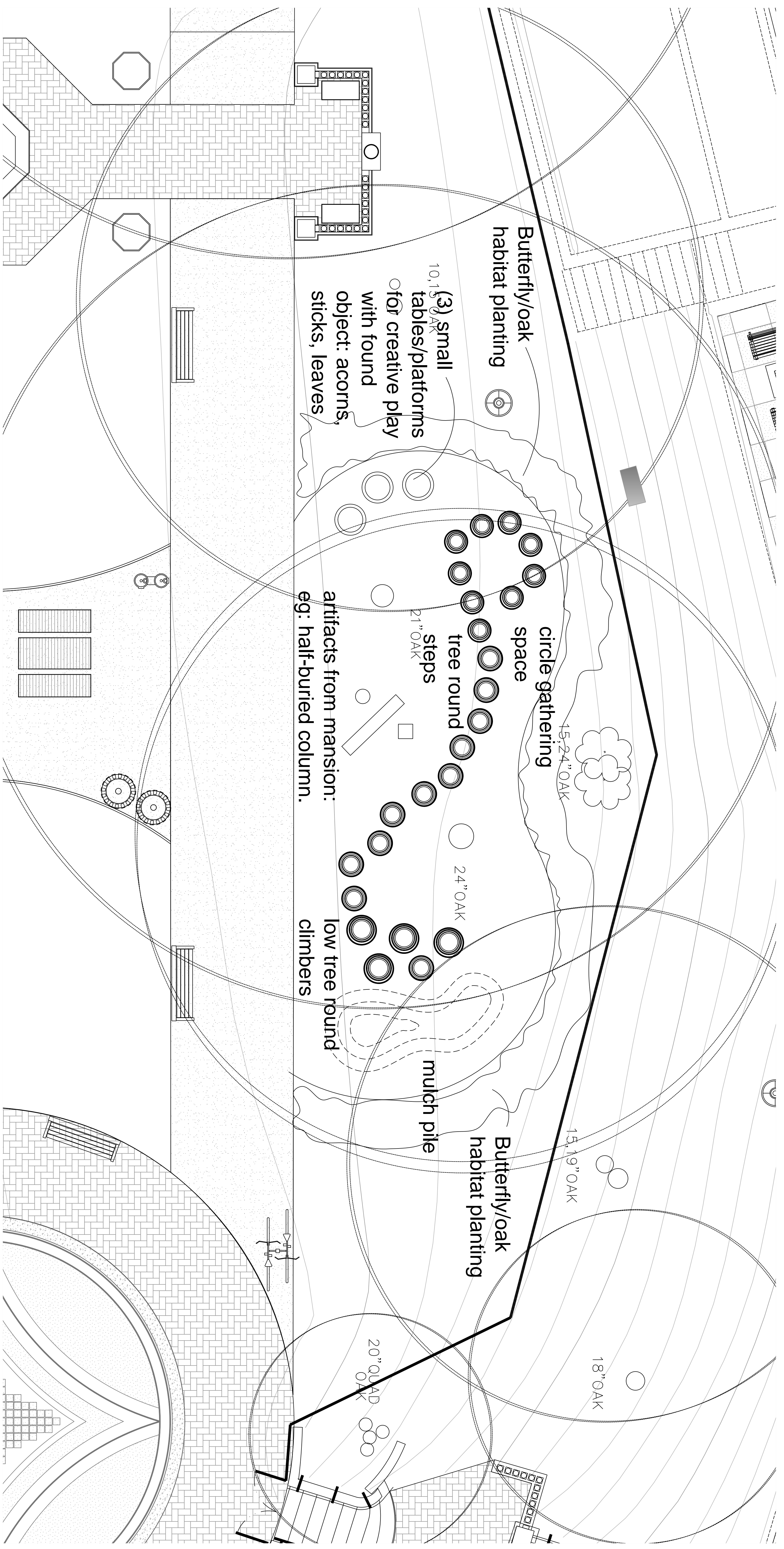
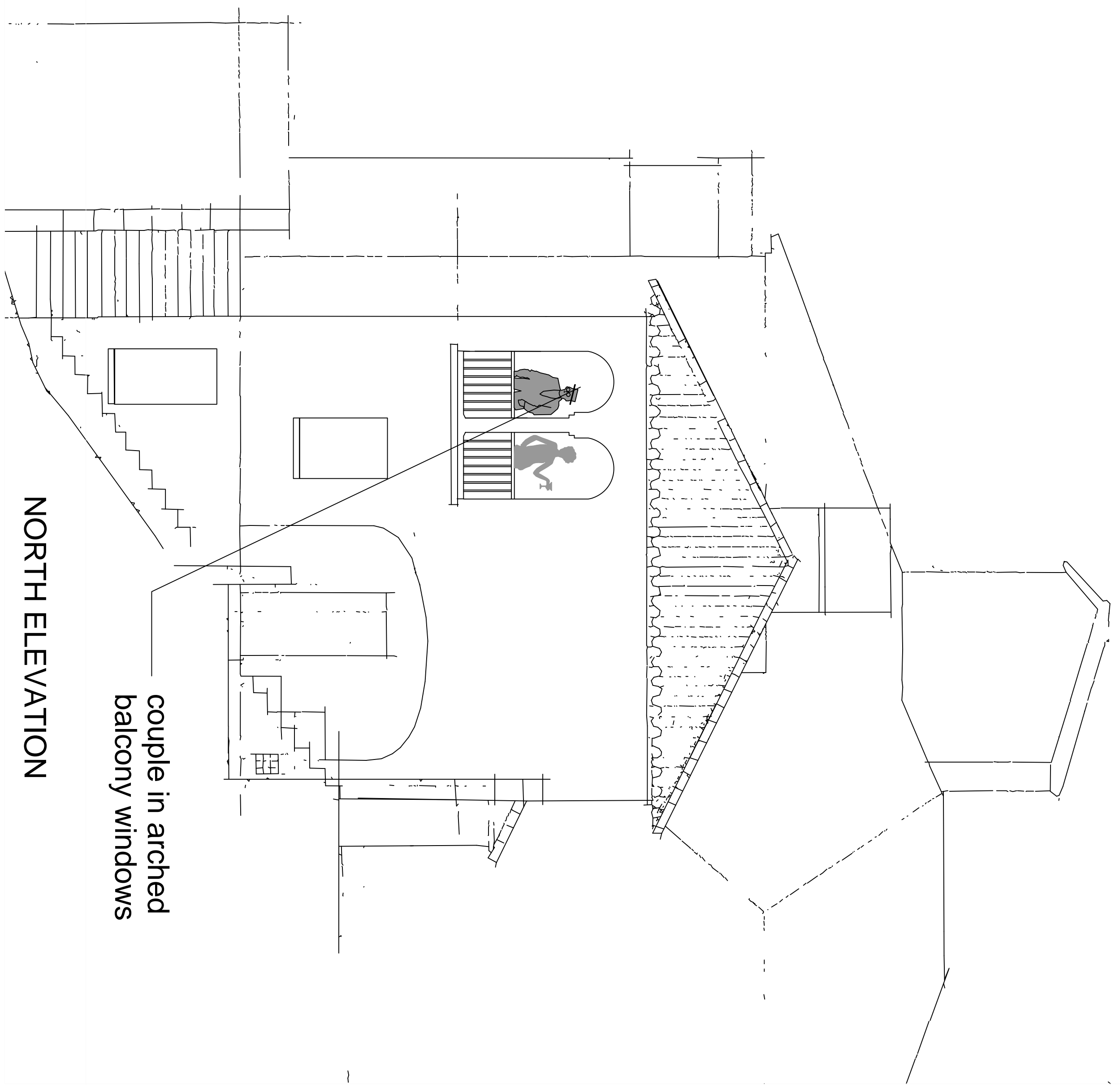
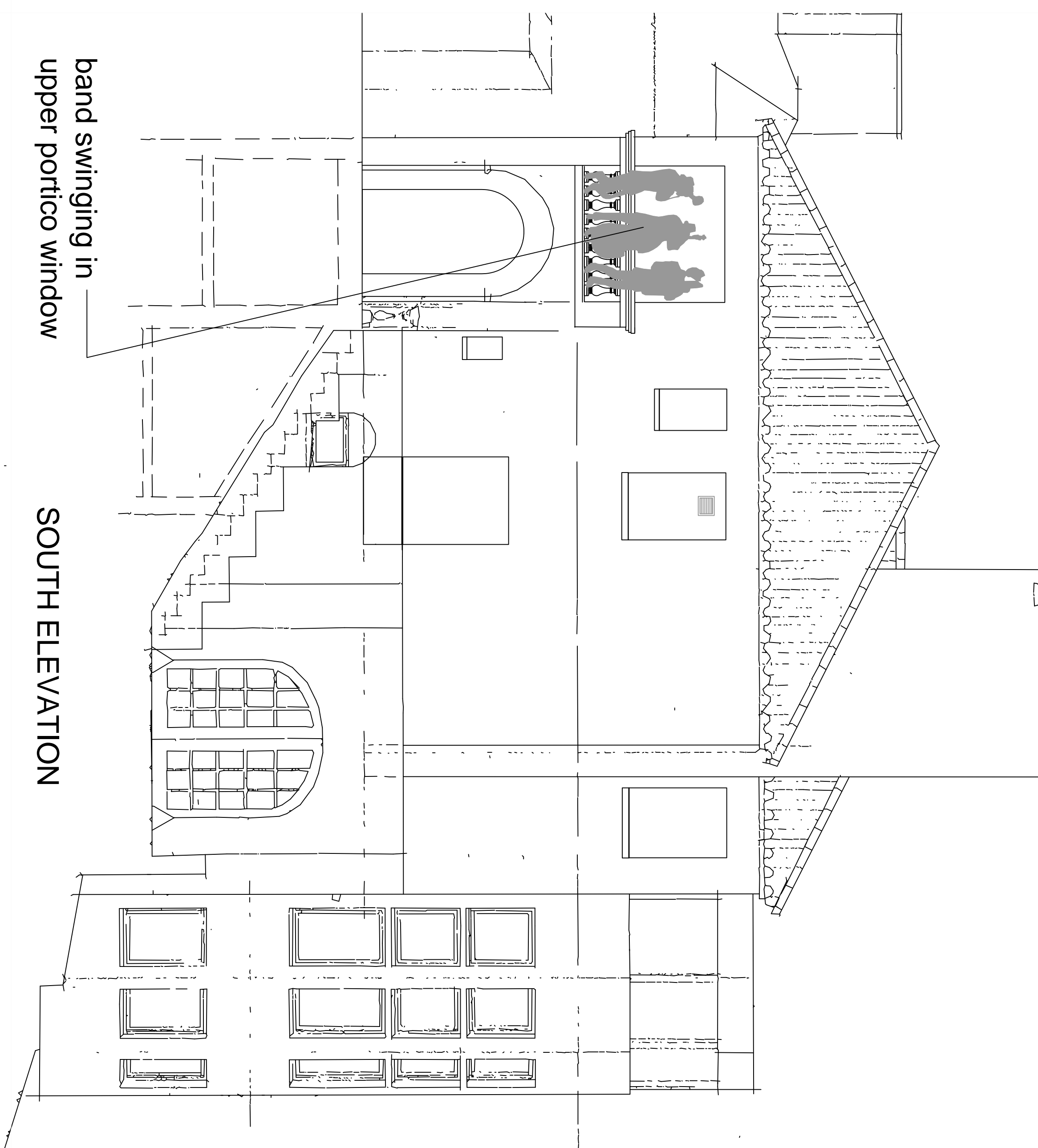


Photo Examples of Nature Play Areas



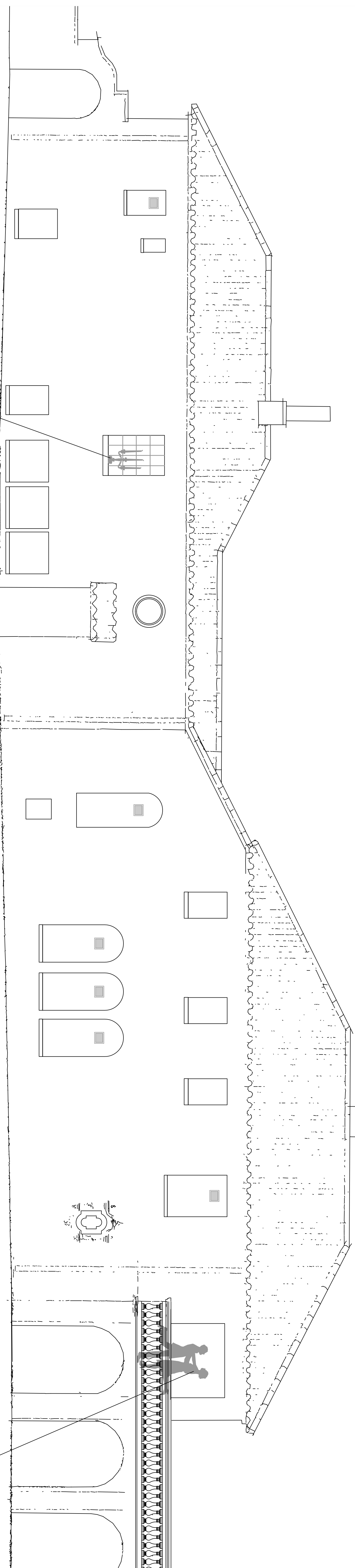
couple in arched balcony windows

NORTH ELEVATION



band swinging in upper portico window

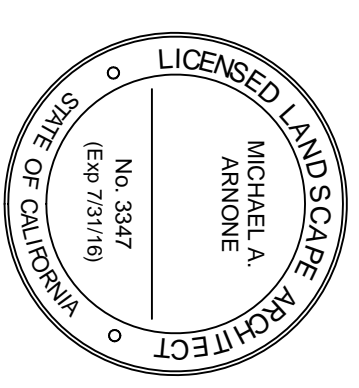
SOUTH ELEVATION



candlestick in divided light window

WEST ELEVATION

couple dancing in upper portico window



DATE	PURPOSE	BY
5.28.15	Site Plan Review	MAA
5.28.15	City Council Review	MAA

Scale:
1/4" = 1' - 0"

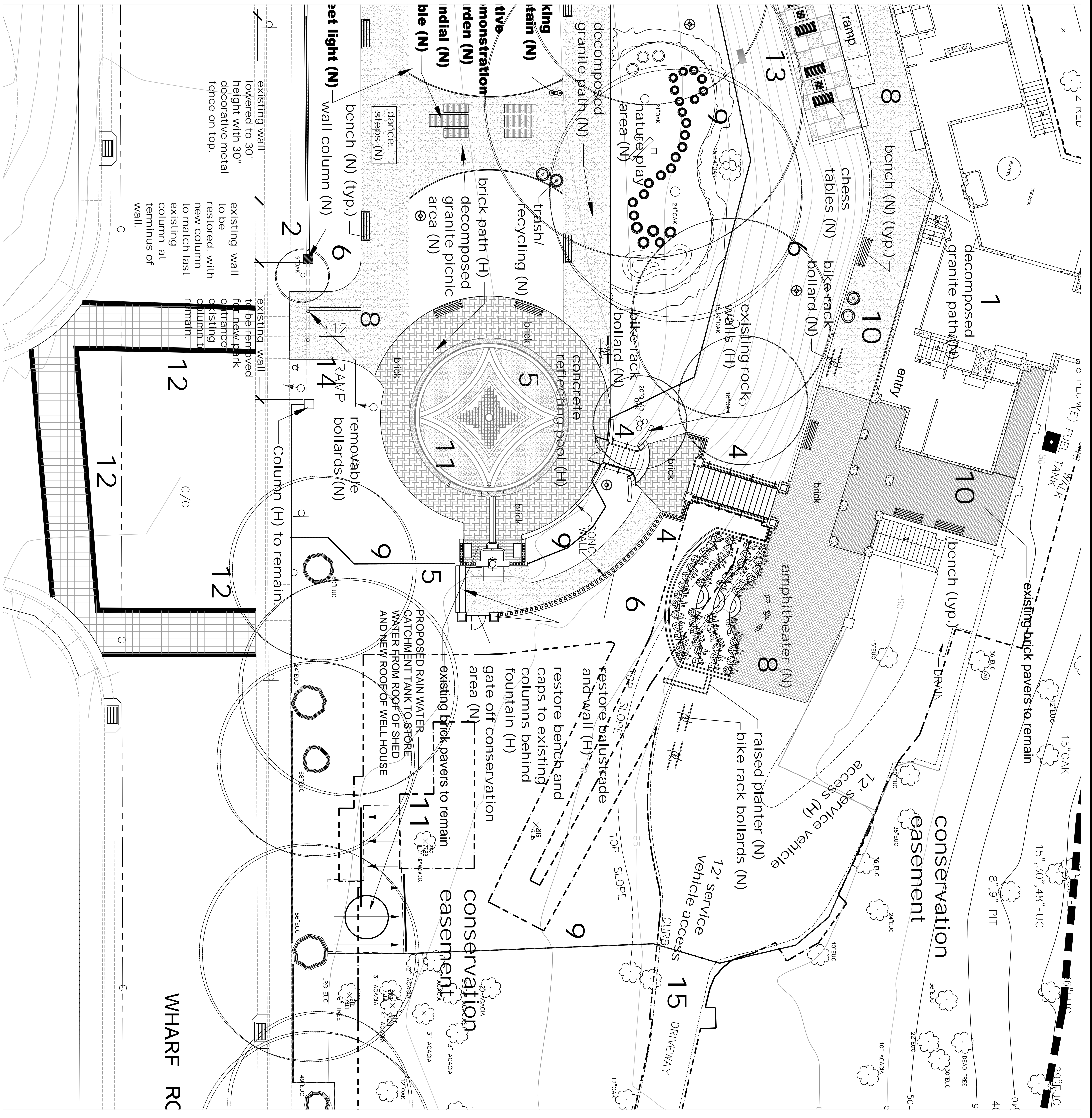
Sheet title:
mansion window murals

Sheet number:
L - 1.12

RISPIN MANSION PARK
WHARF ROAD AND CLARES STREET
CAPITOLA, CALIFORNIA

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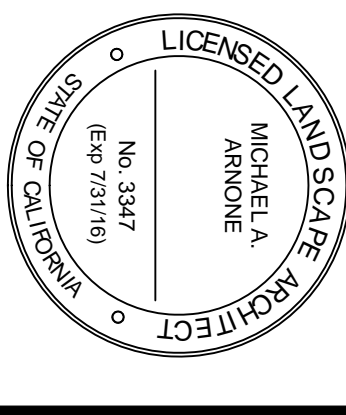
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 WHARF ROAD AND CLARES STREET
 CAPITOLA, CALIFORNIA

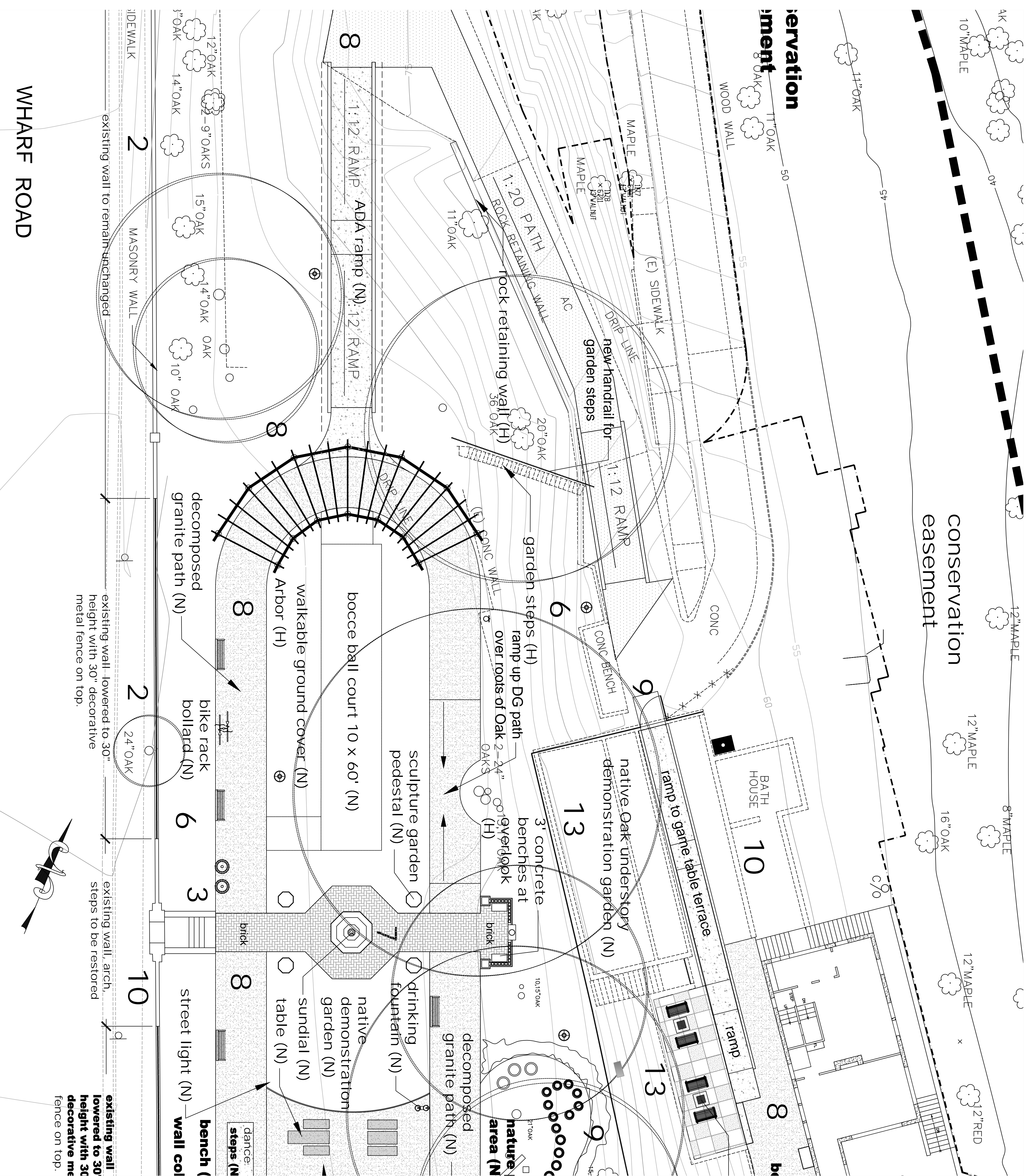


DATE	PURPOSE	BY
4.11.15	first issue review	MAA
4.24.15	second review	MAA
5.28.15	City Council review	MAA

scale:
 1" = 10' - 0"

sheet title:
 hardscape plan
 south end

sheet number:
 L - 1.2

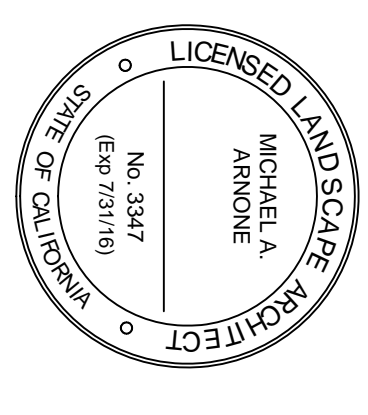


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 WHARF ROAD AND CLARES STREET
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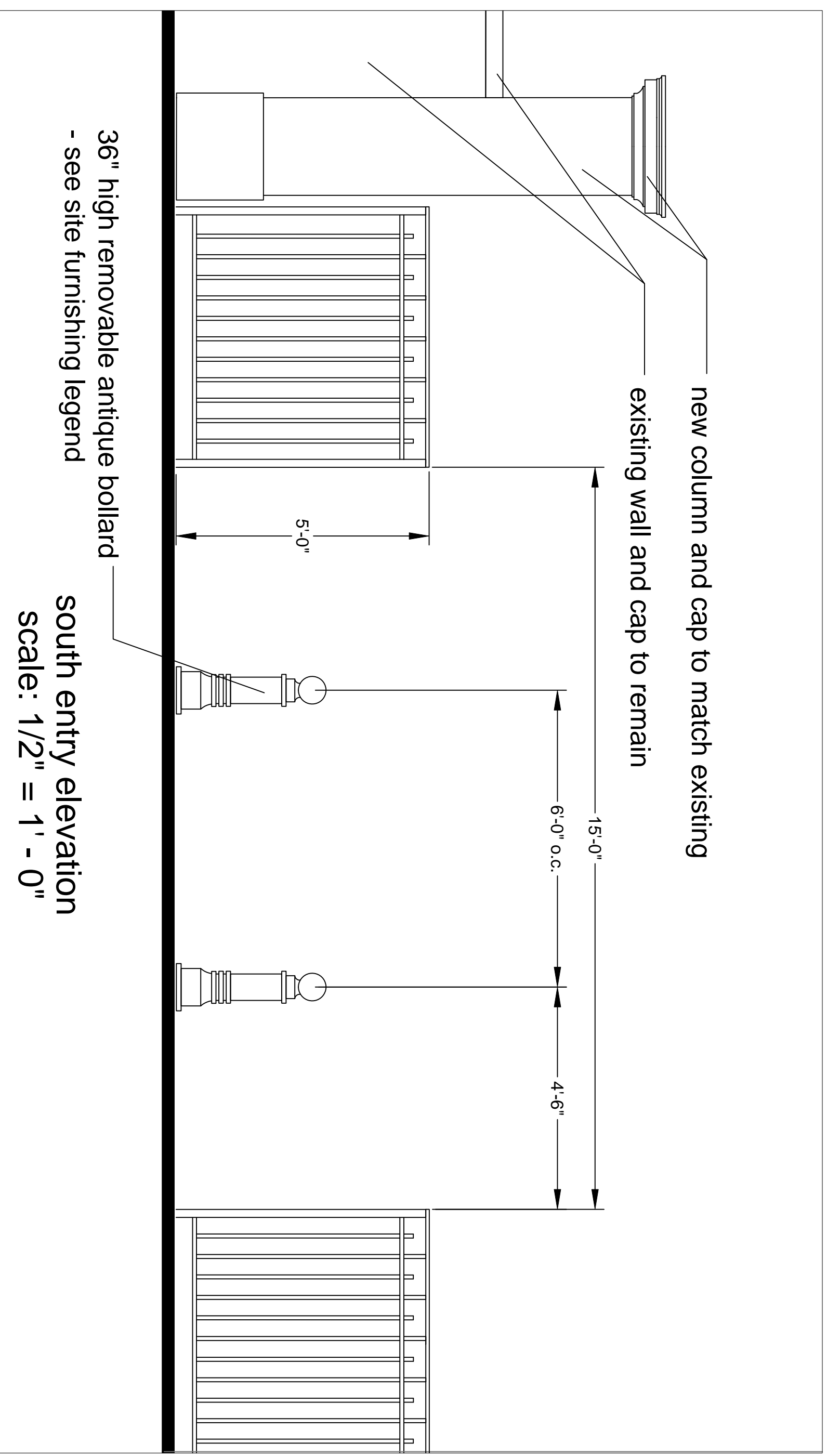
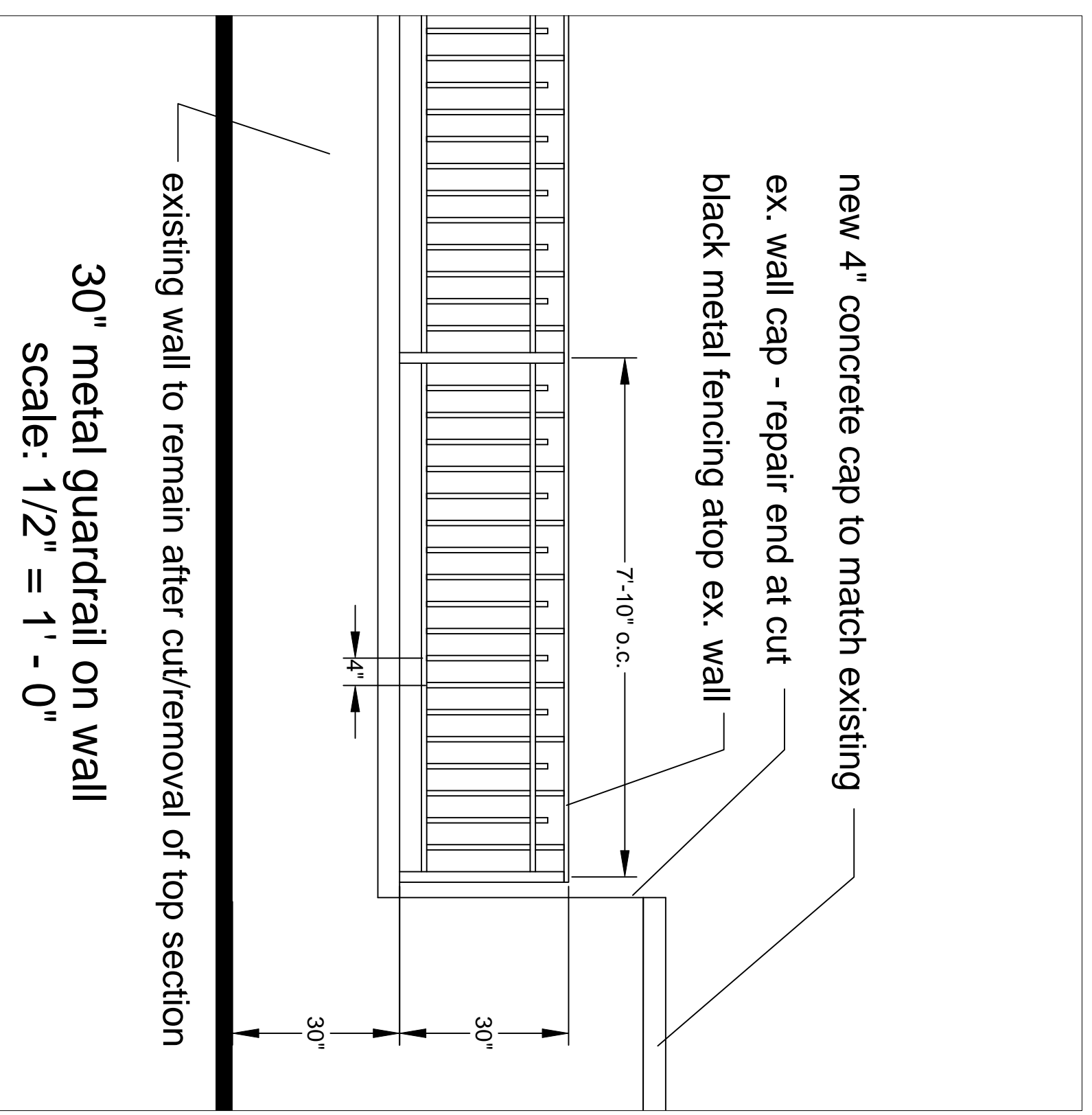
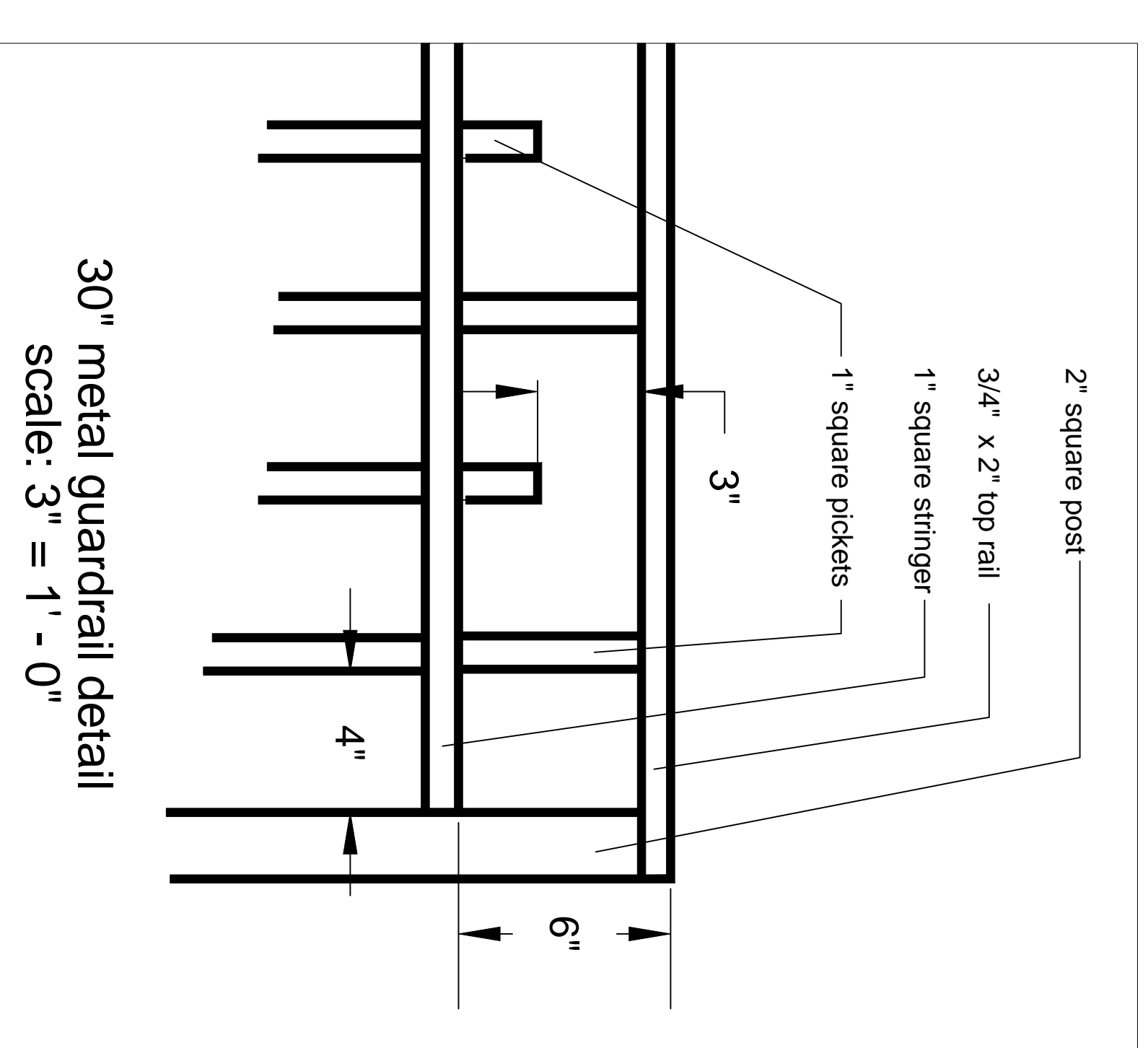
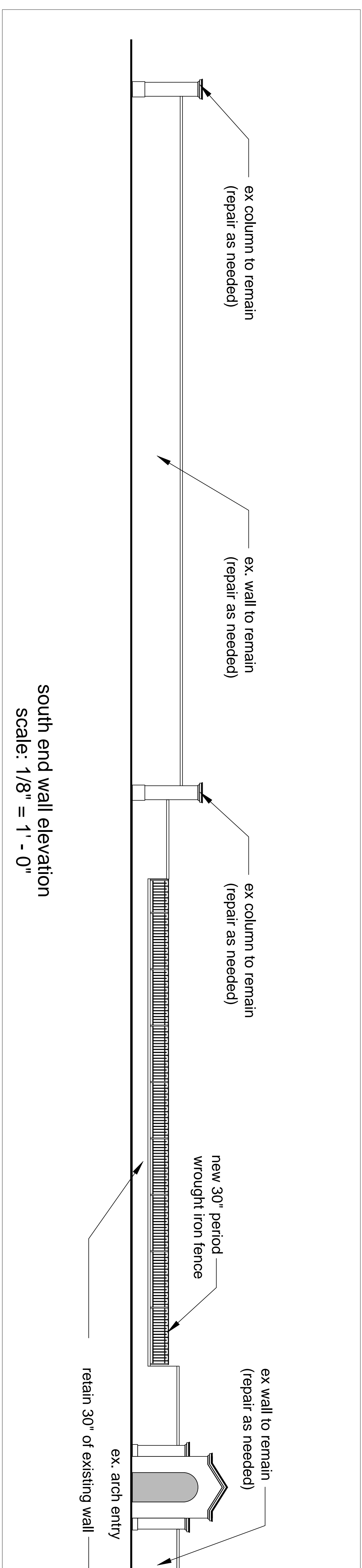
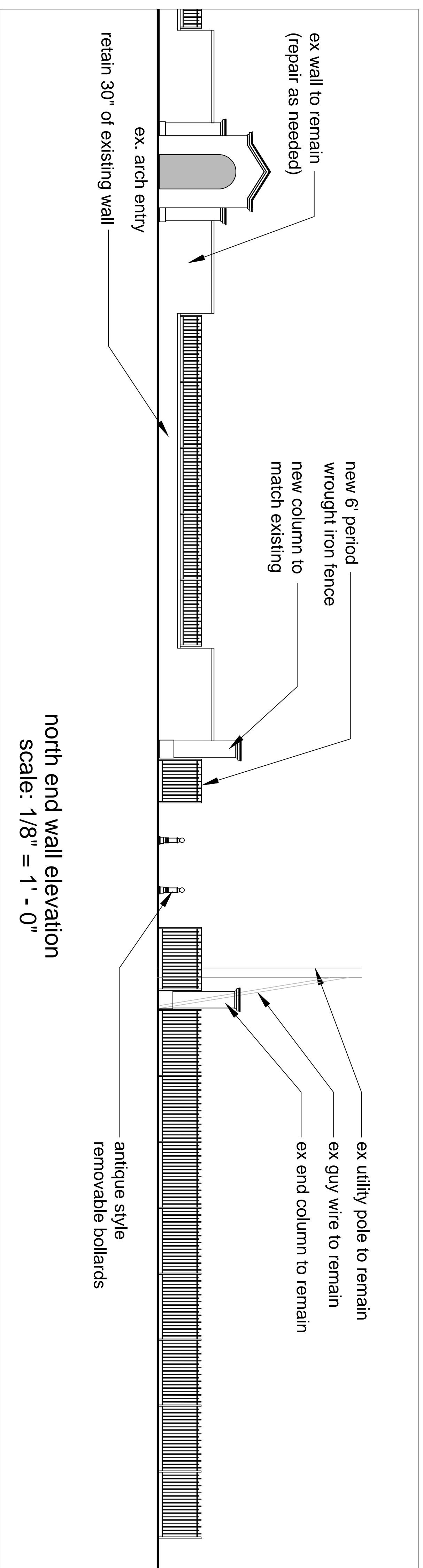


DATE	PURPOSE	BY
4/11/15	first issue review	MAA
4/24/15	second review submission	MAA
5/28/15	City Council review	MAA

Scale: 1" = 10' - 0"

Sheet title:
 hardscape plan
 north end

Sheet number:
 L-1.3

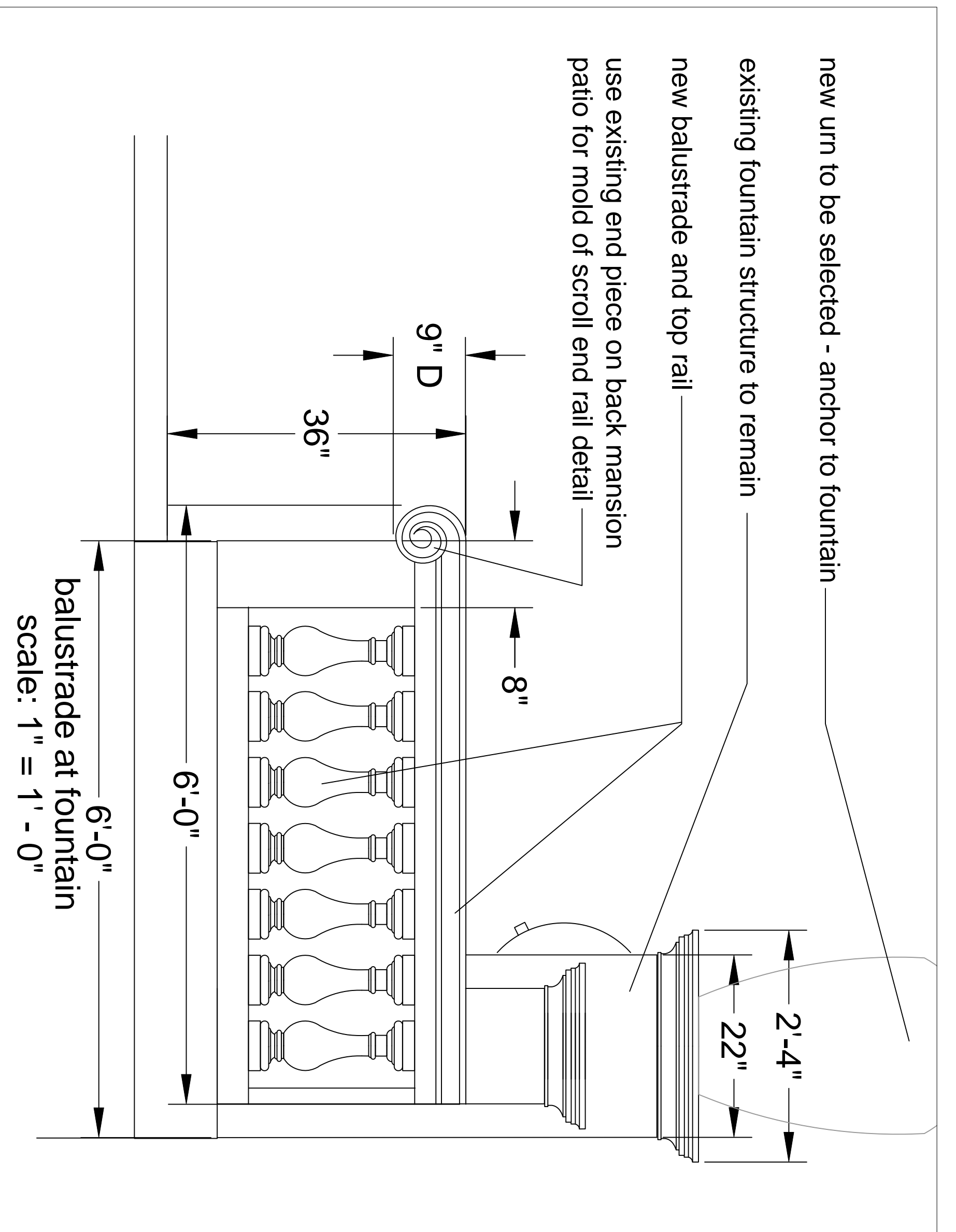
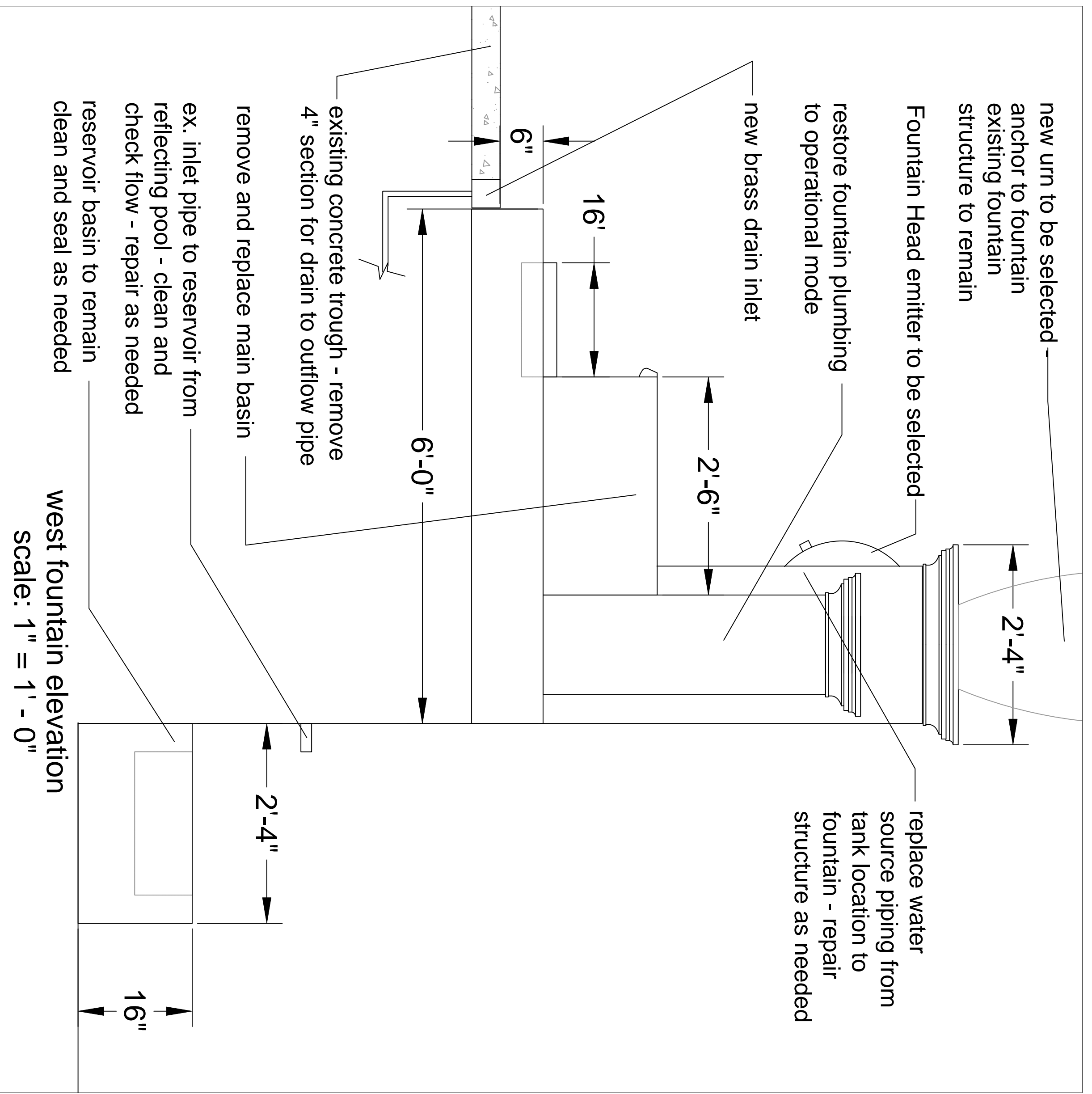
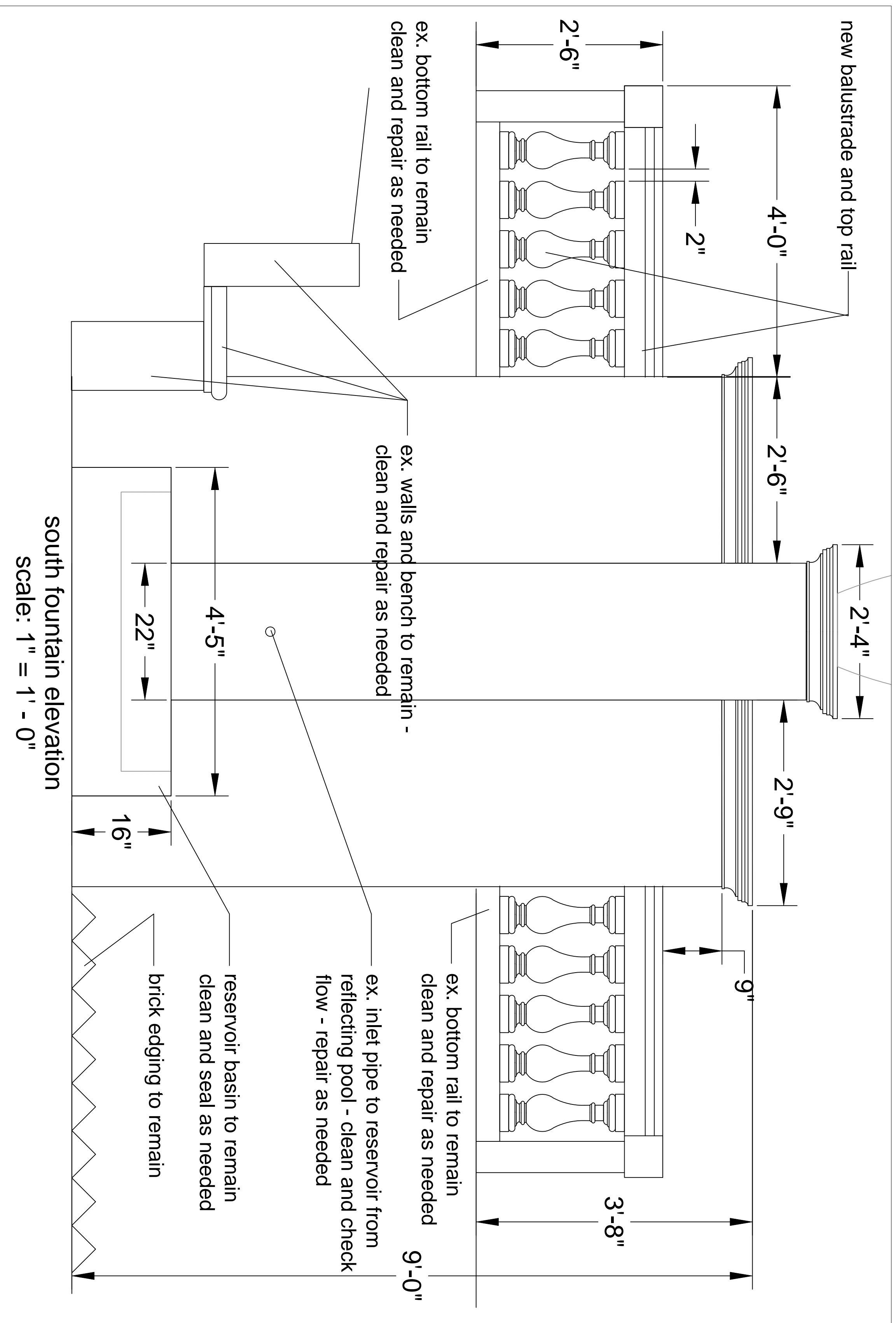
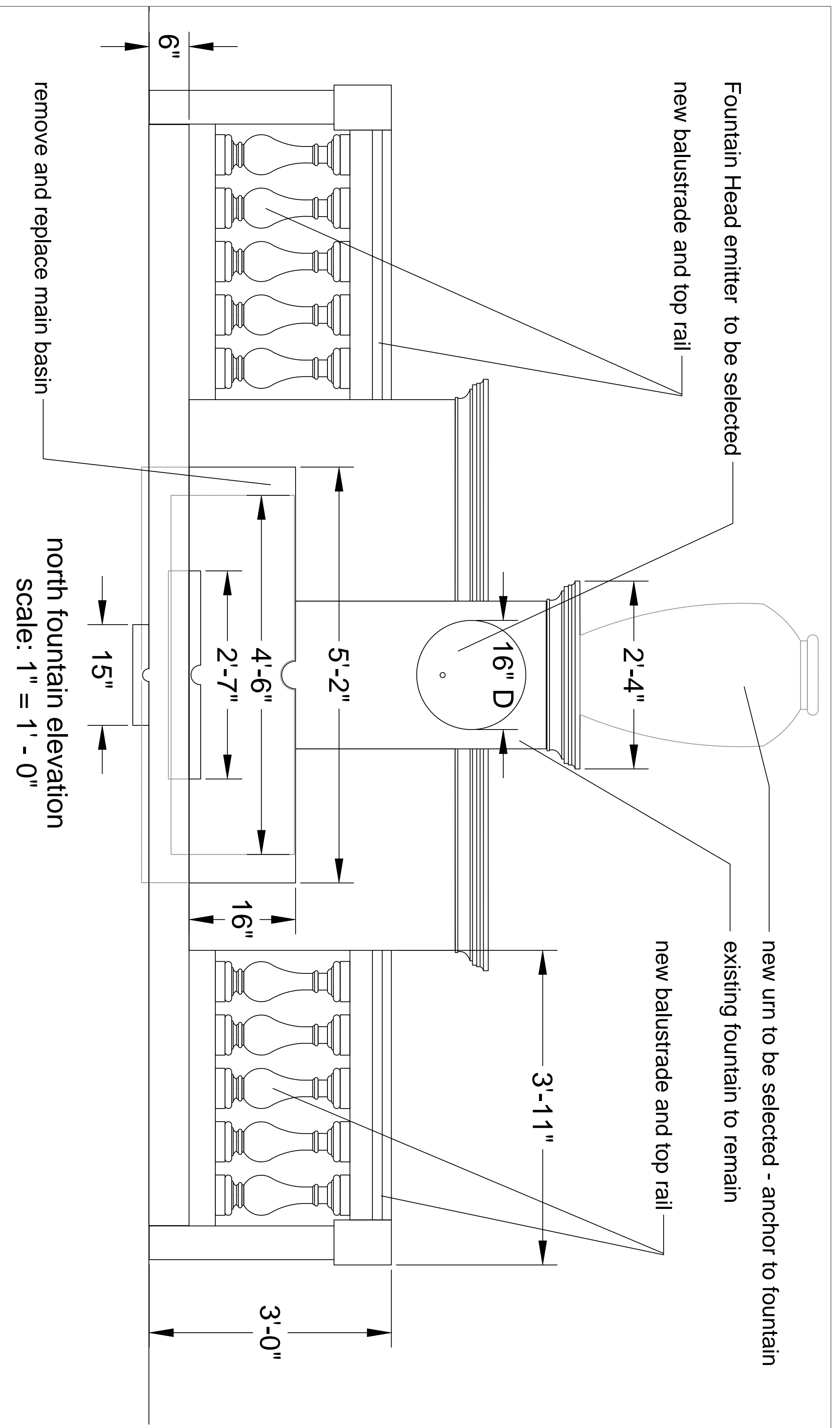


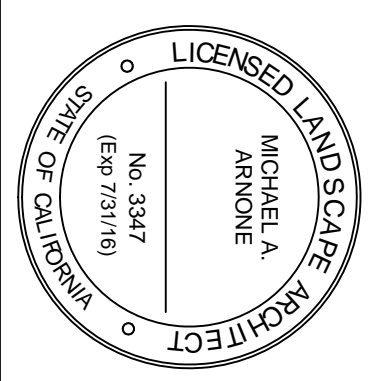
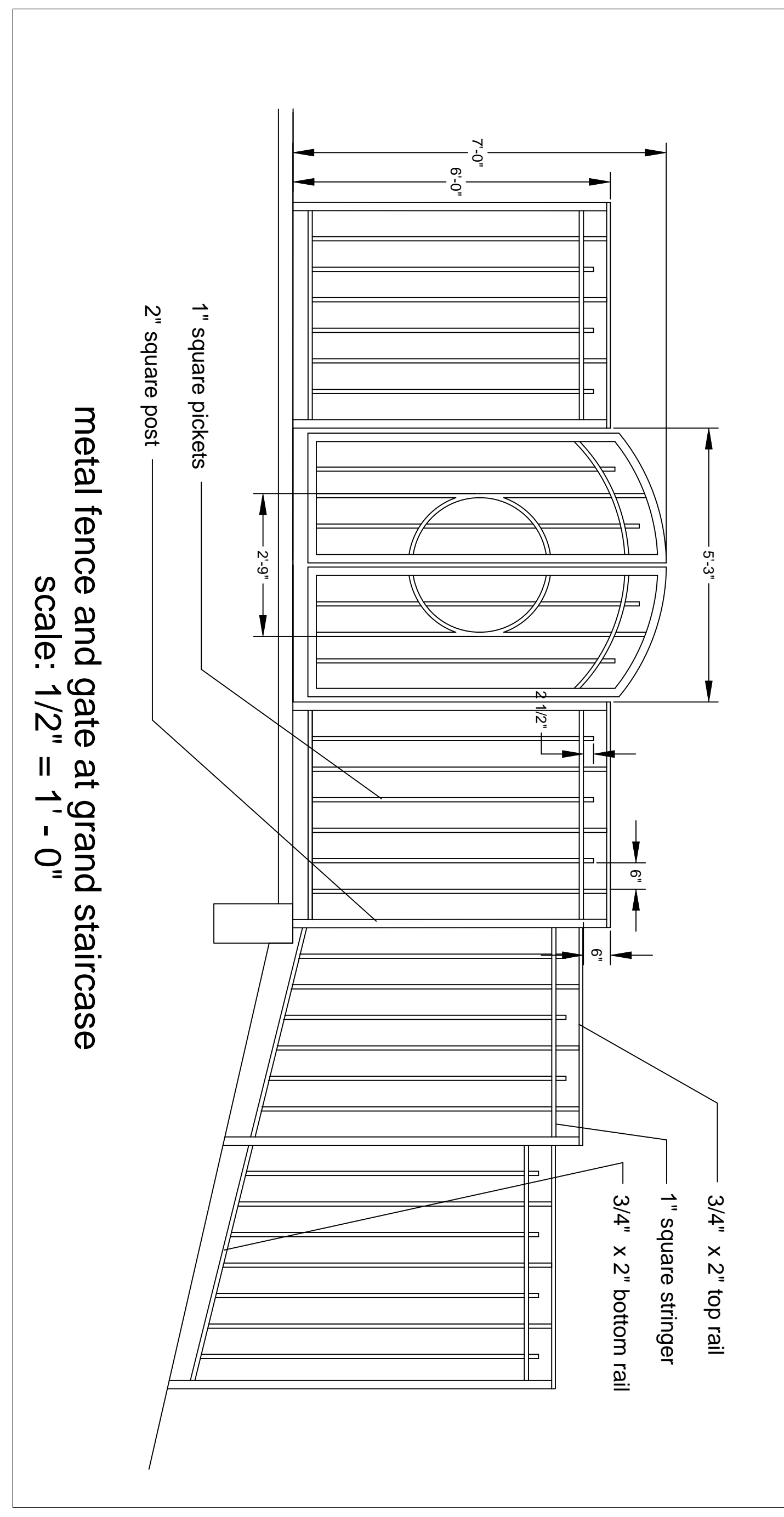
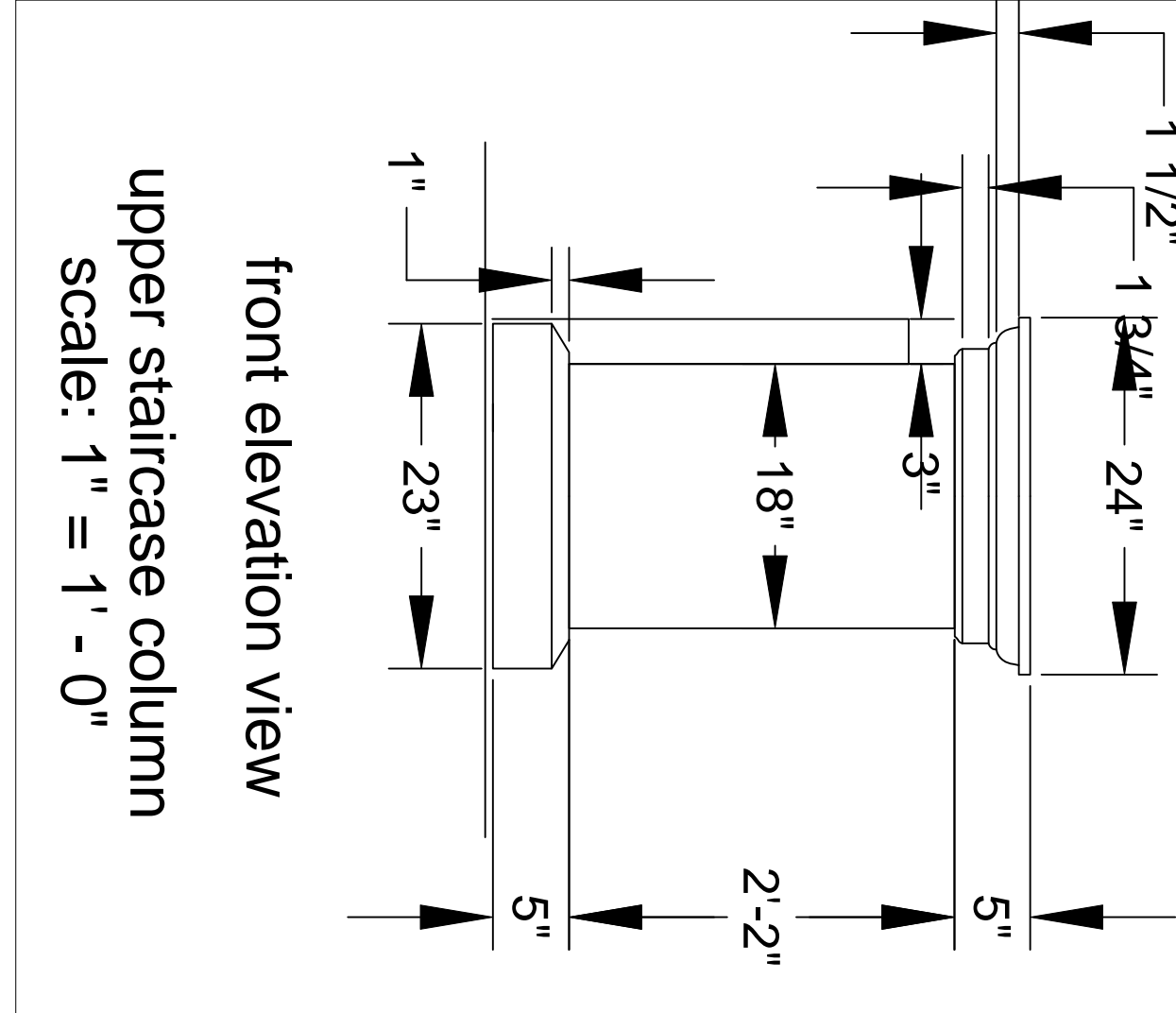
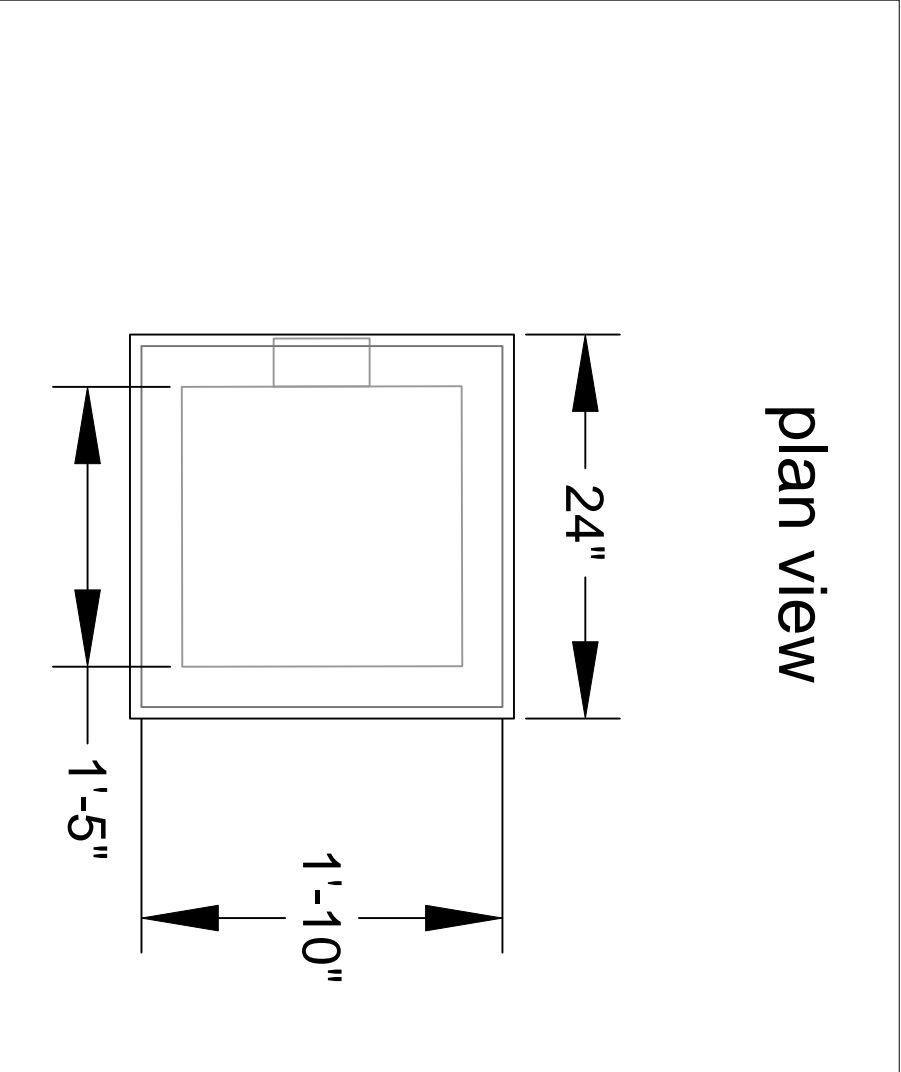
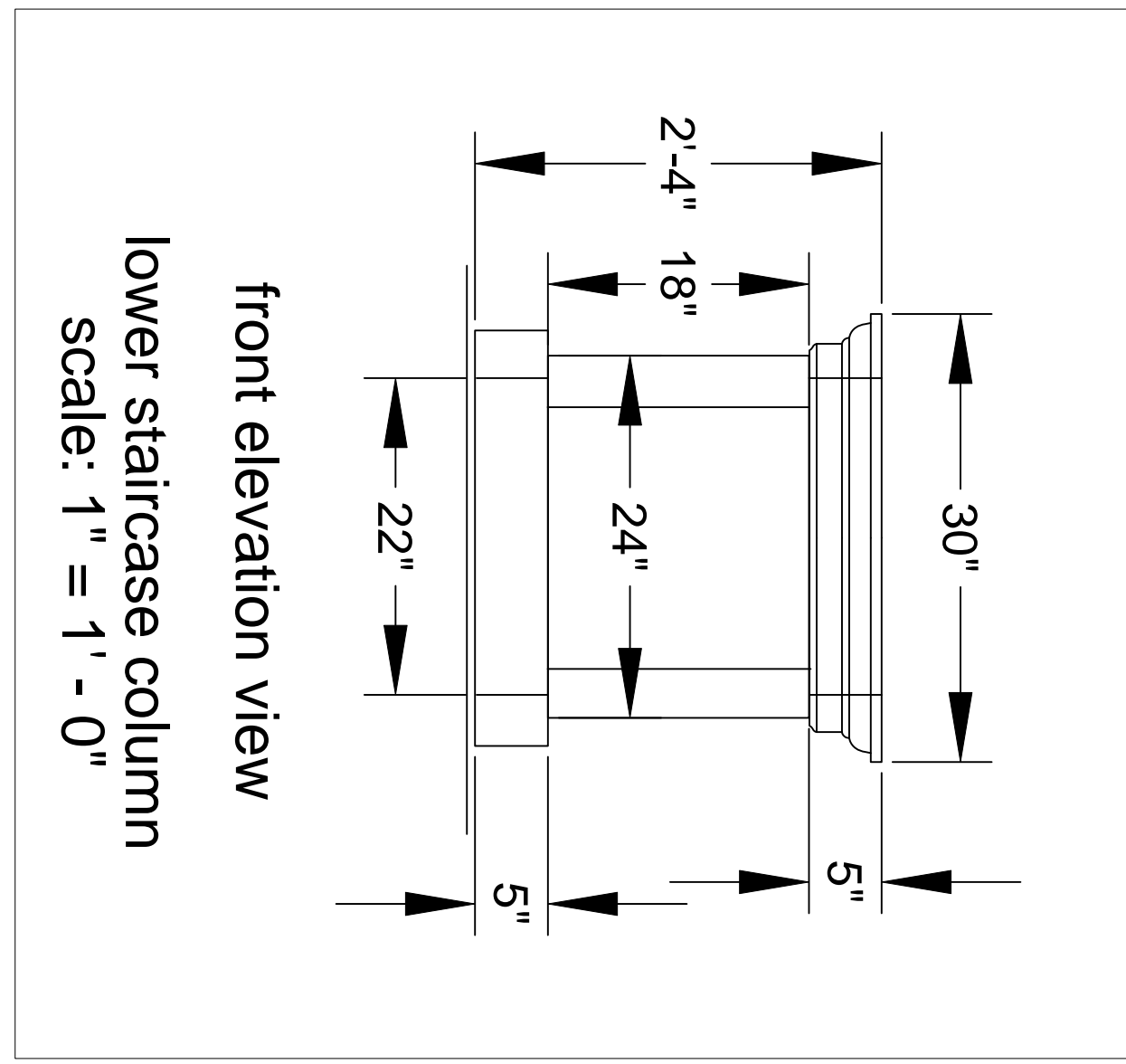
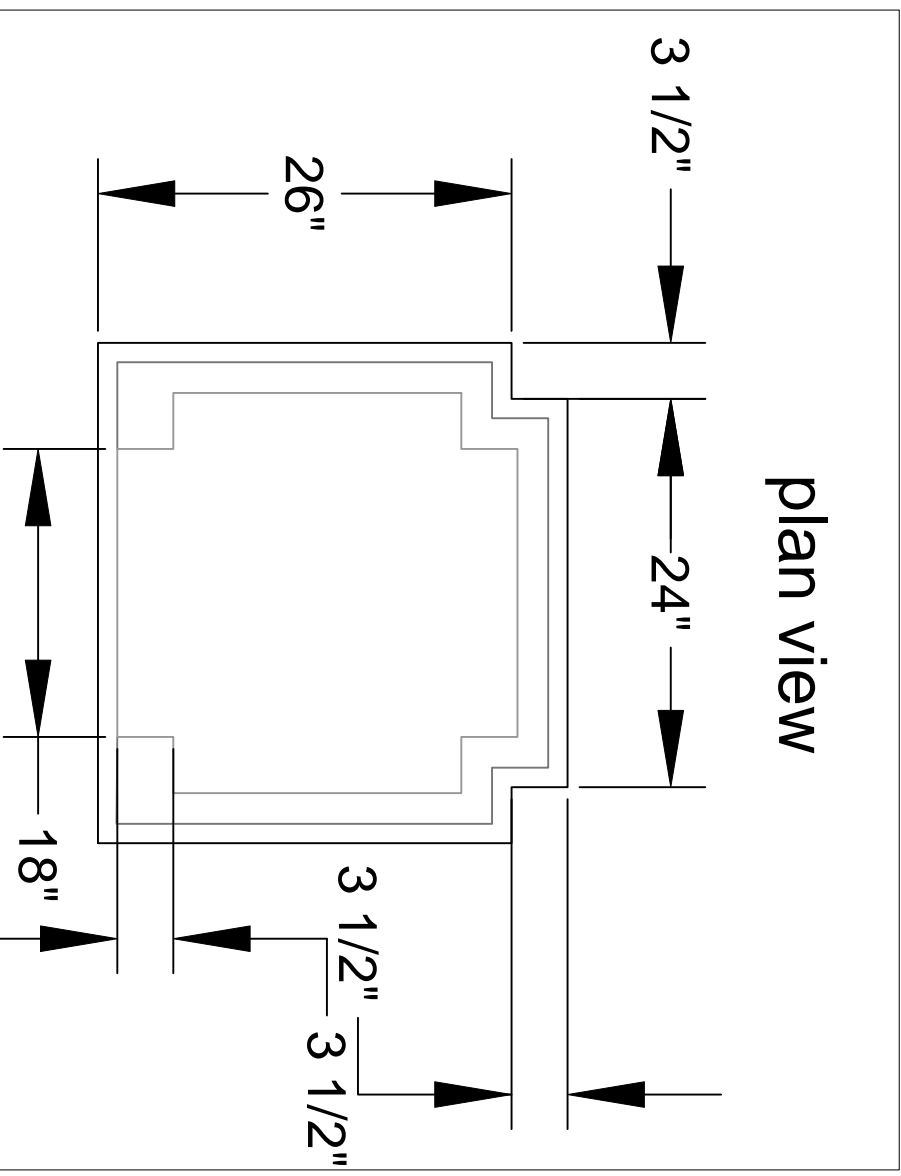
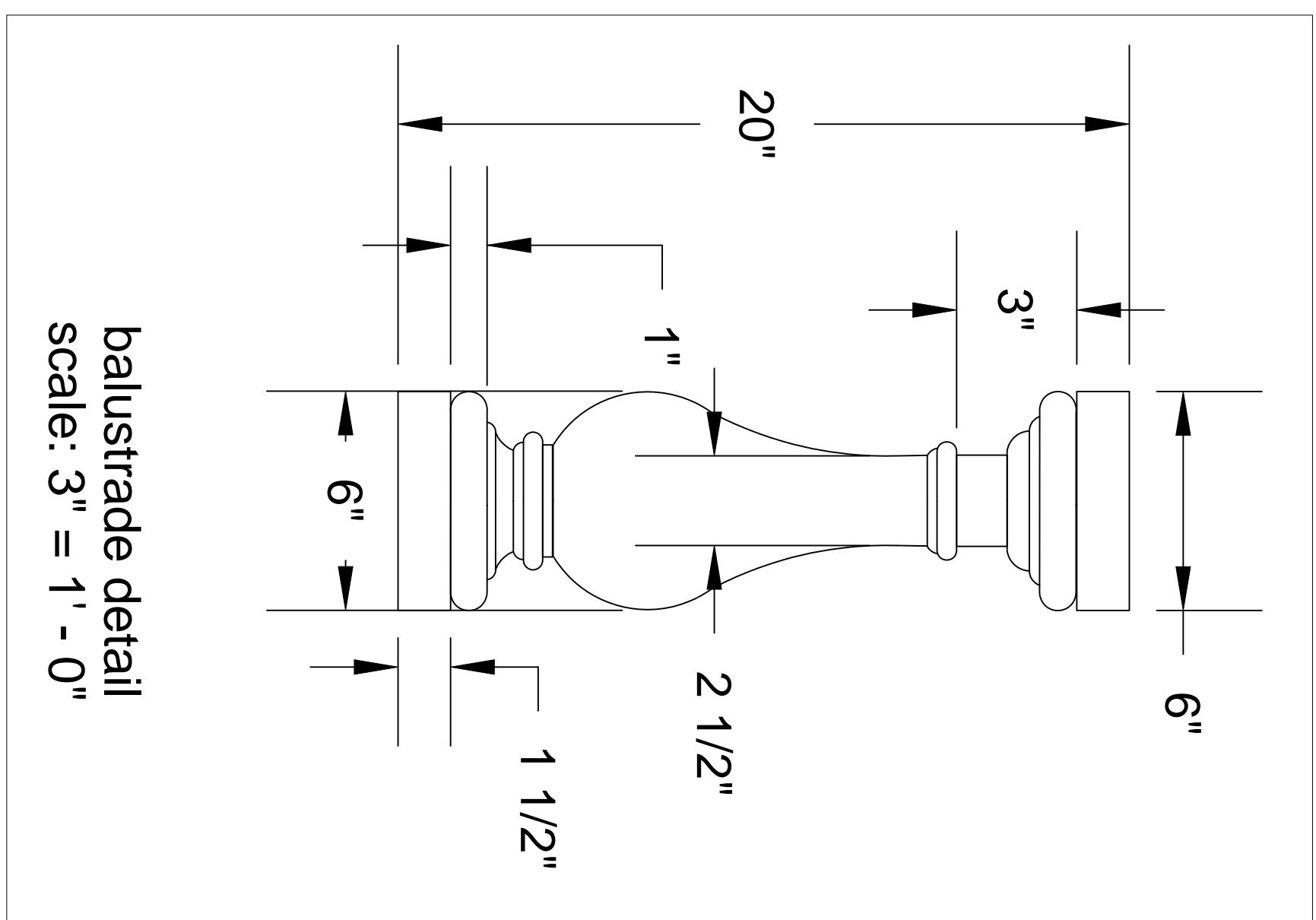
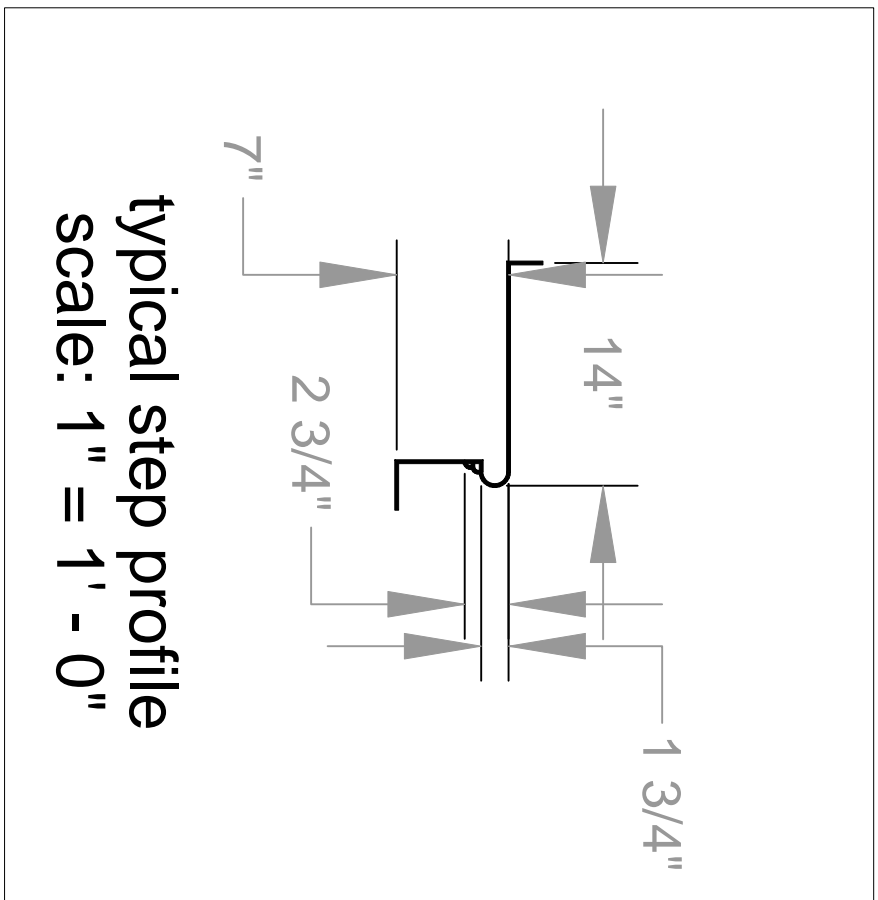
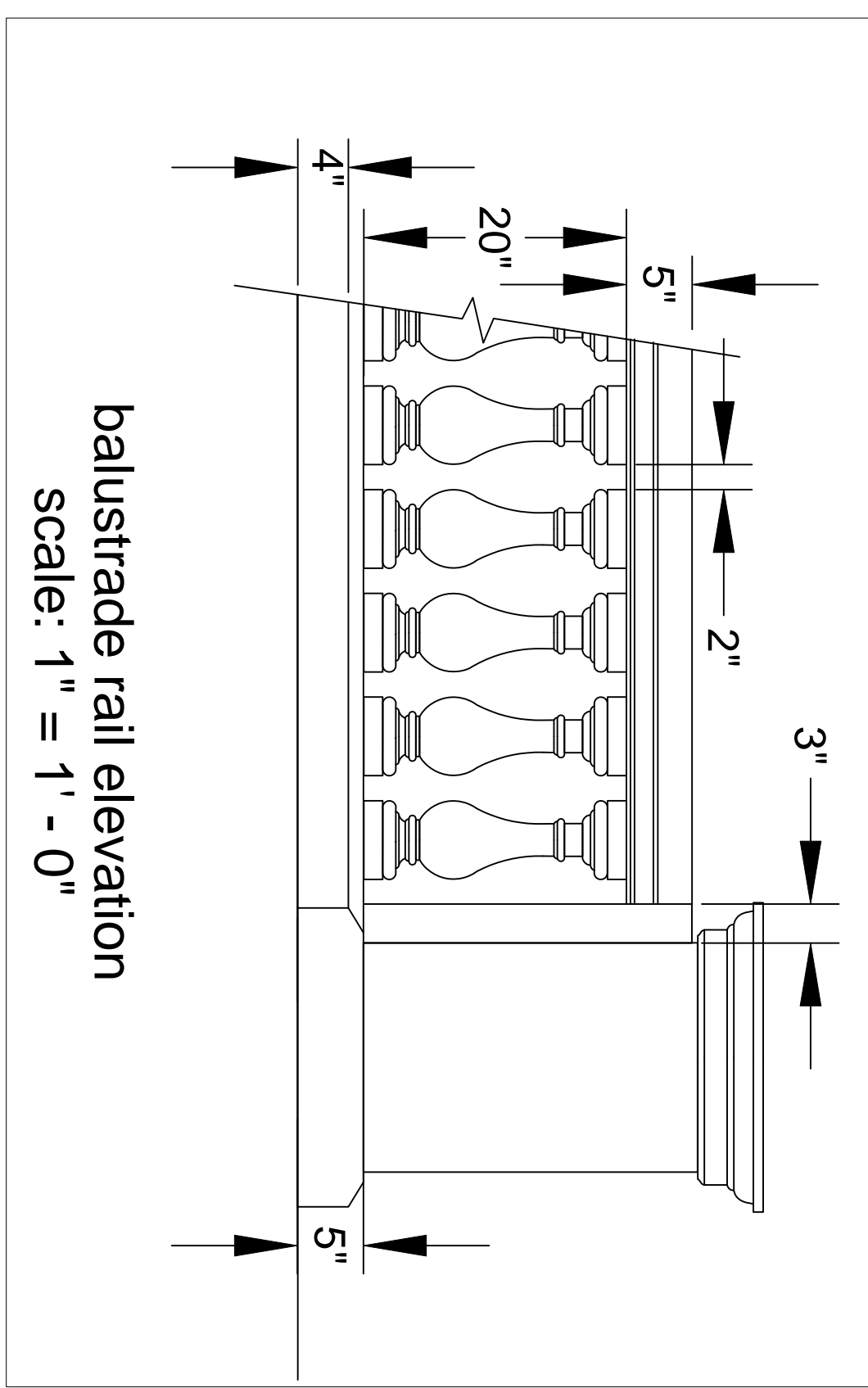
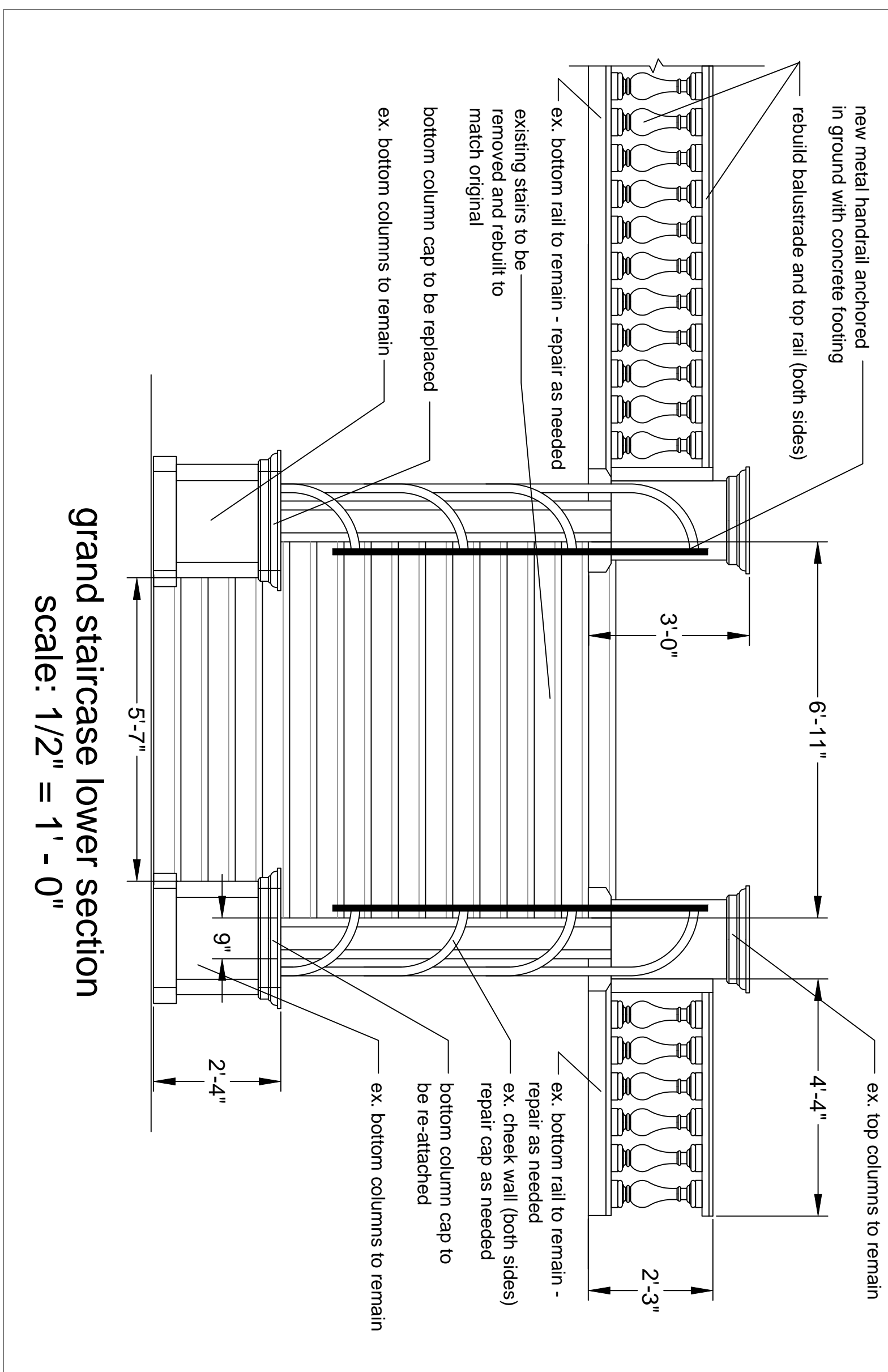
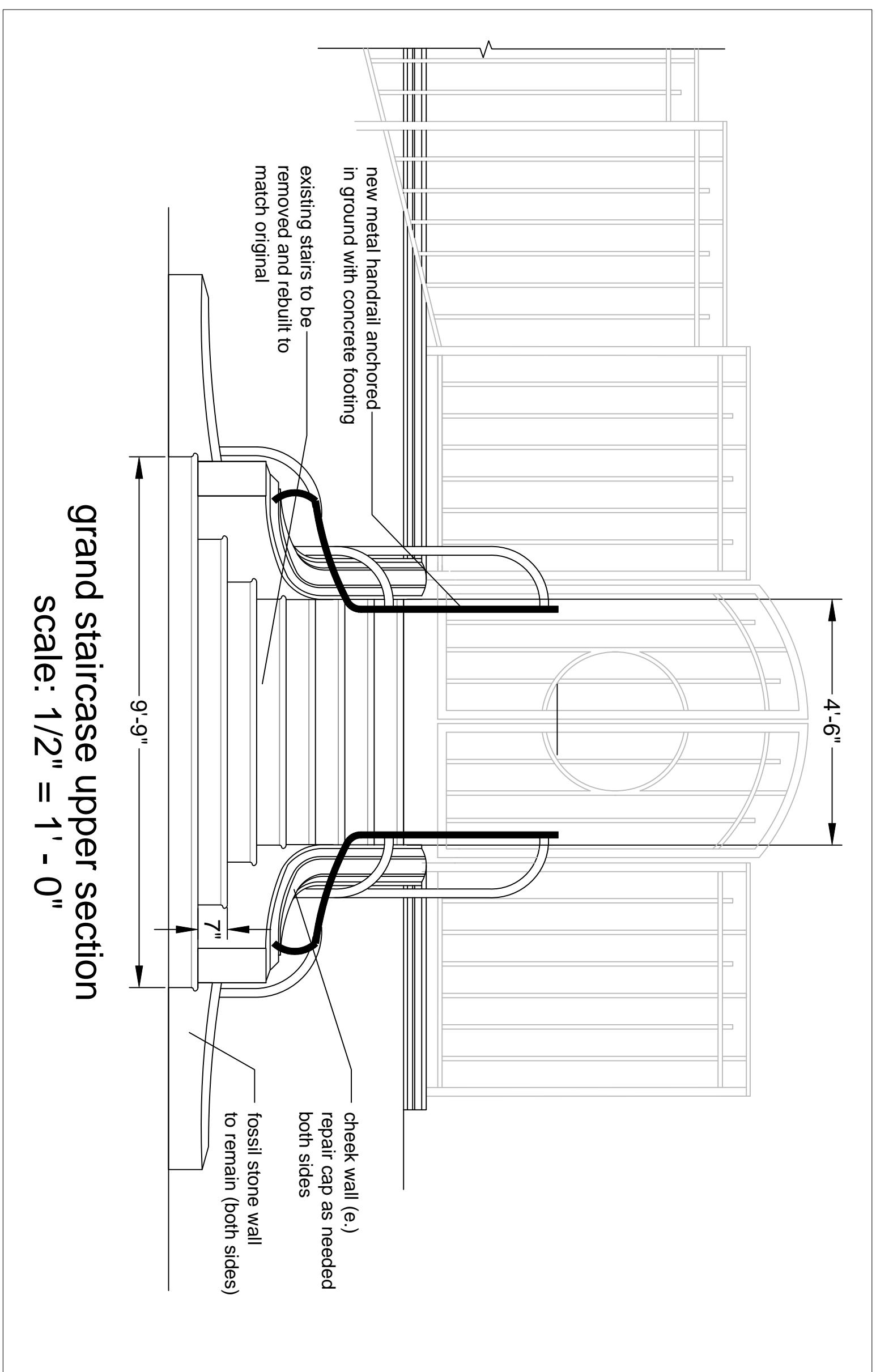
DATE	PURPOSE	BY
4.11.15	first issue review	MAA
4.24.15	second issue review	MAA
5.28.15	City Council review	MAA

scale:
as noted

sheet title:
details & elevations

sheet number:
L - 1.4





RISPIN MANSION PARK
WHARF ROAD AND CLARES STREET
CAPITOLA, CALIFORNIA

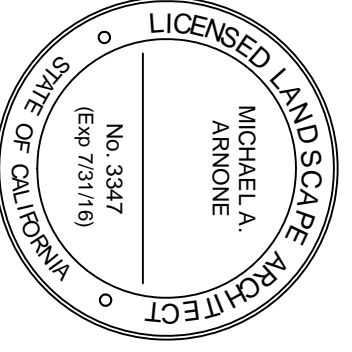
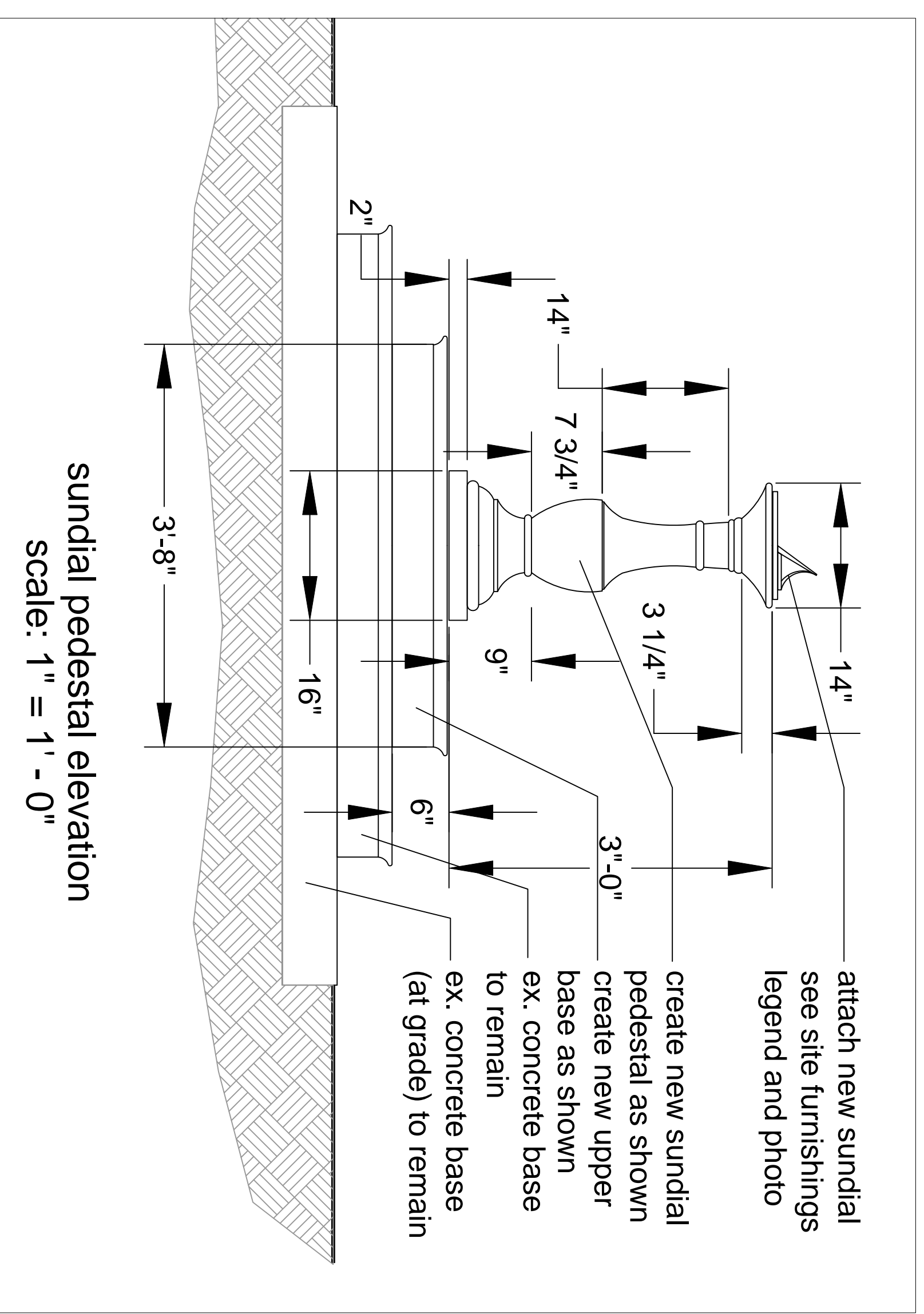
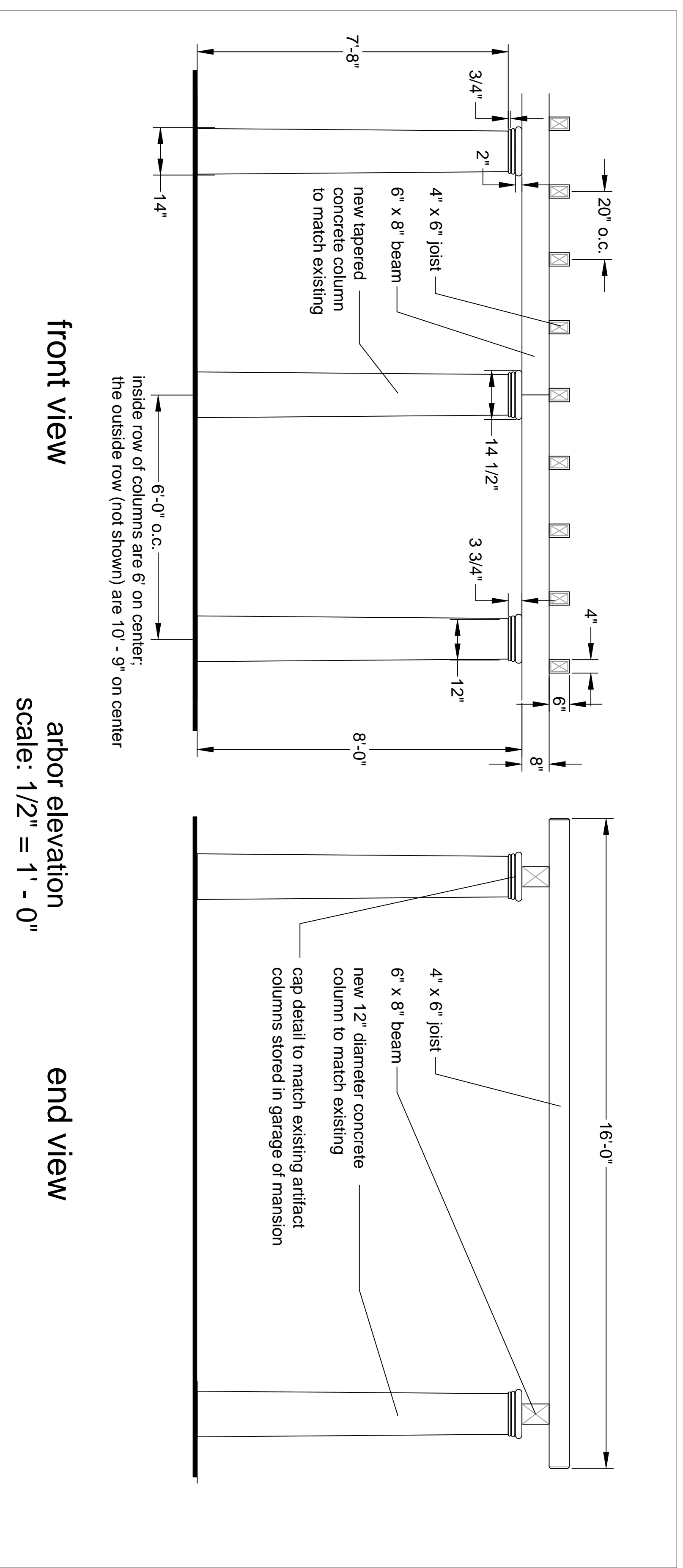
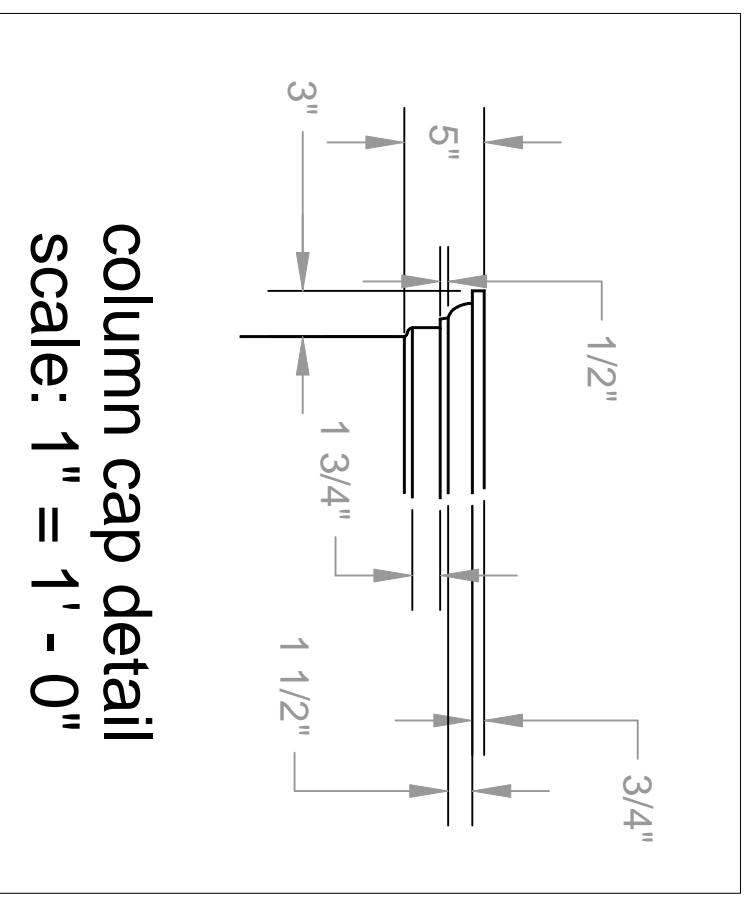
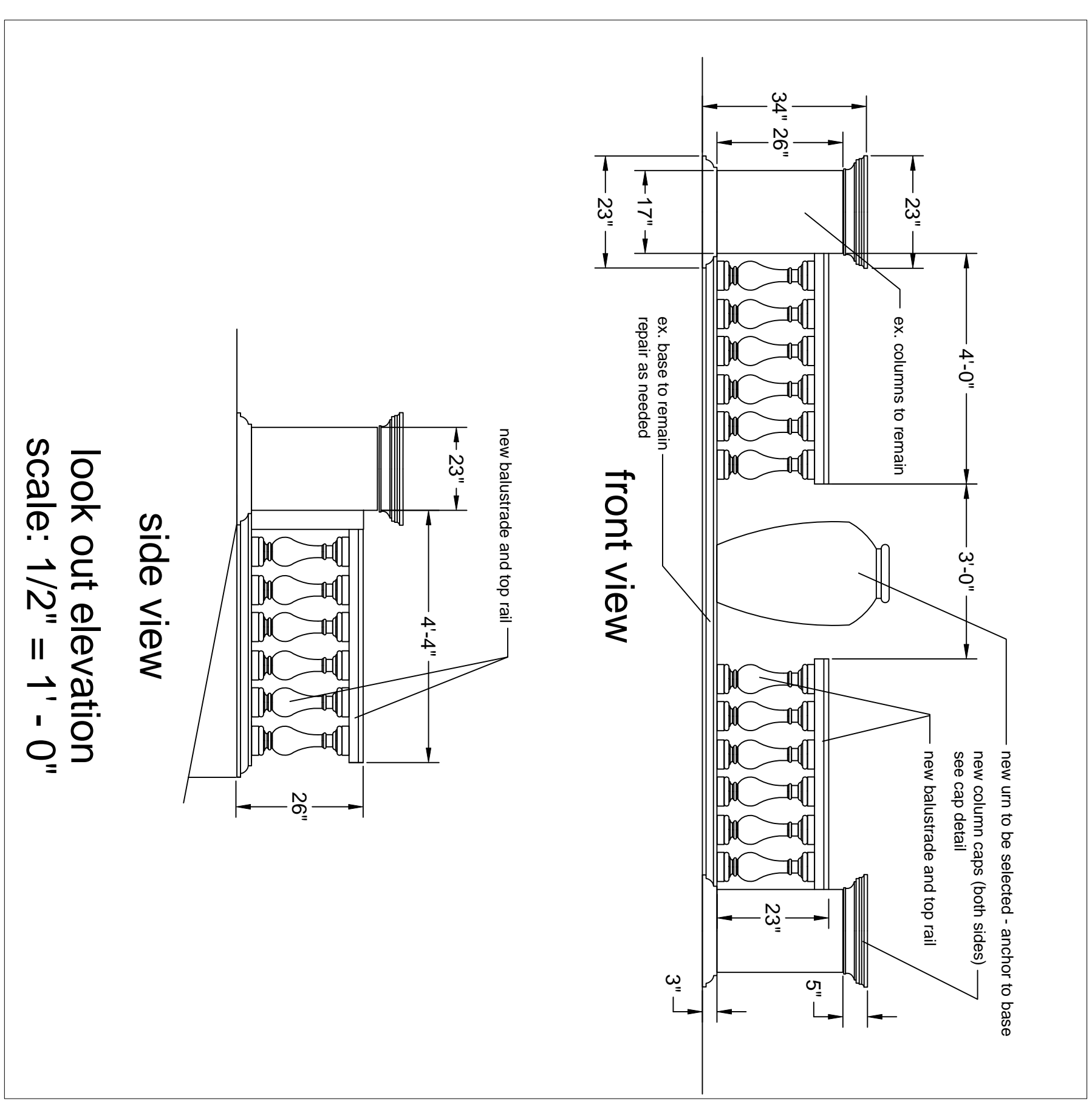
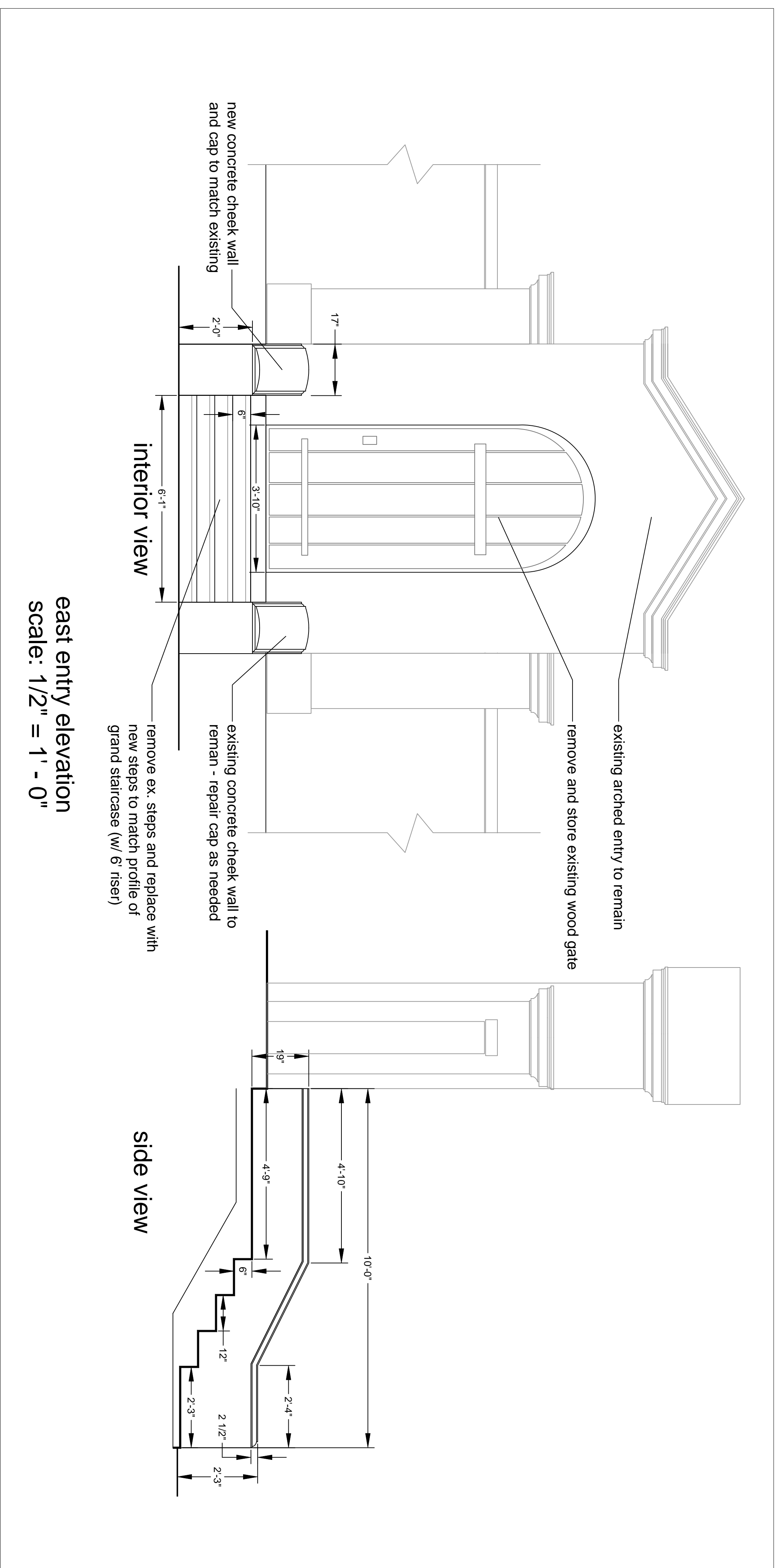
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
3370 Samuel Place Santa Cruz, CA 95062
831.462.4988 mike@arnonelandscape.com www.arnonelandscape.com

DATE	PURPOSE	BY
4.11.15	first issue review	MAA
4.24.15	second issue review	MAA
5.28.15	City Council review	MAA

scale: as noted

sheet title: details & elevations

sheet number: L - 1.6



DATE	PURPOSE	BY
4.11.15	first issue review	MAA
4.24.15	second issue review	MAA
5.28.15	City Council review	MAA

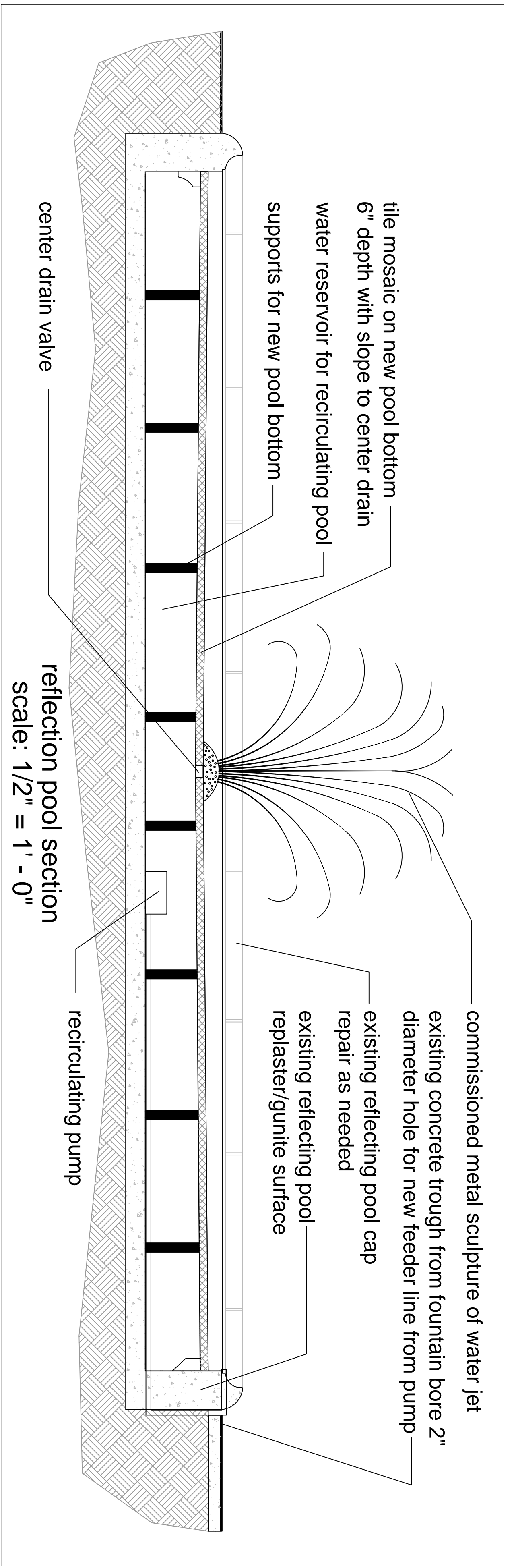
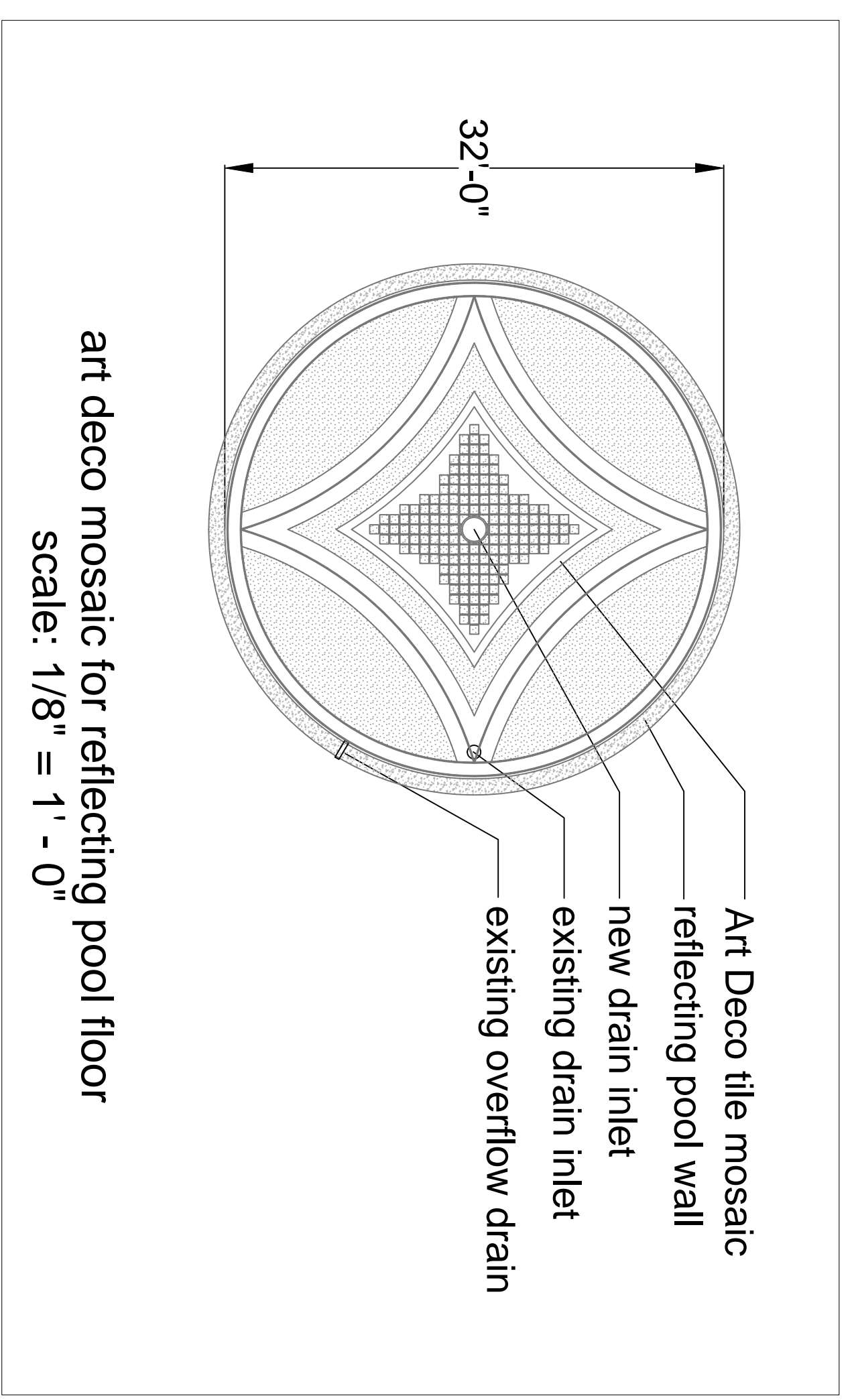
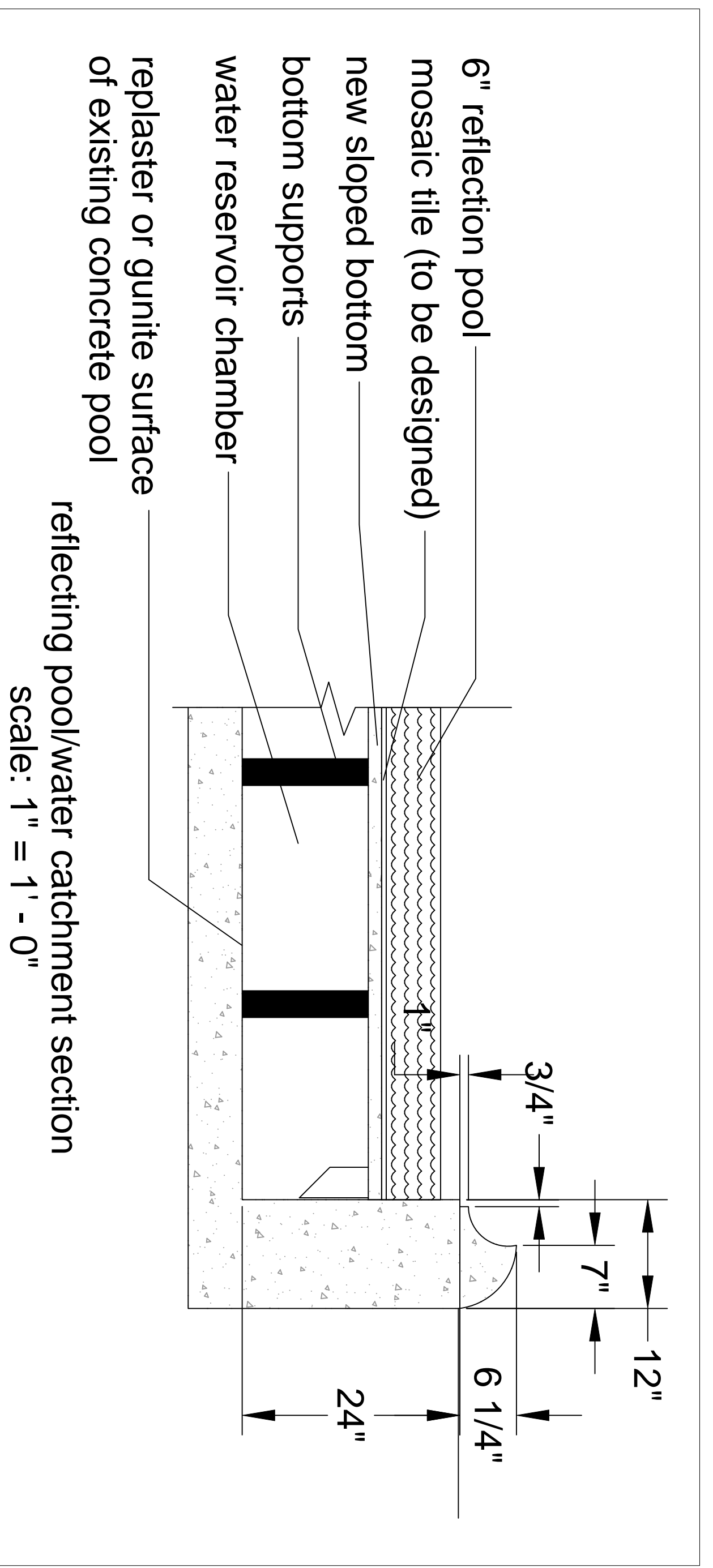
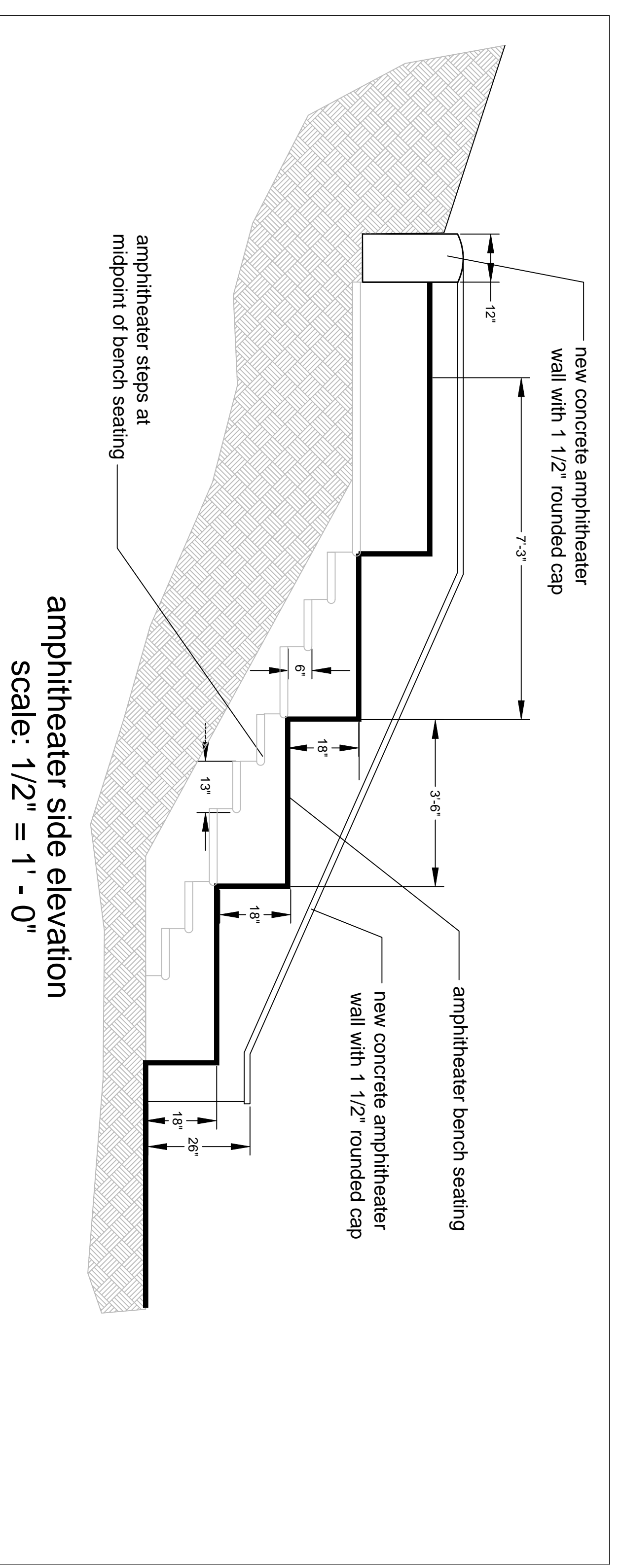
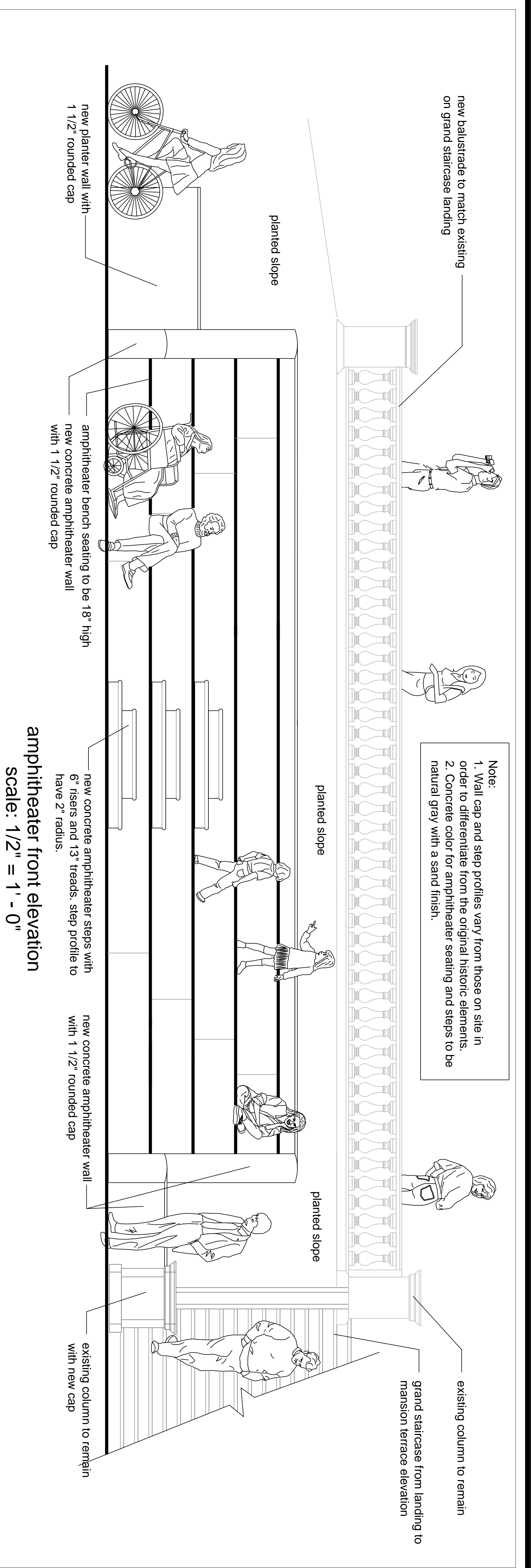
scale: as noted

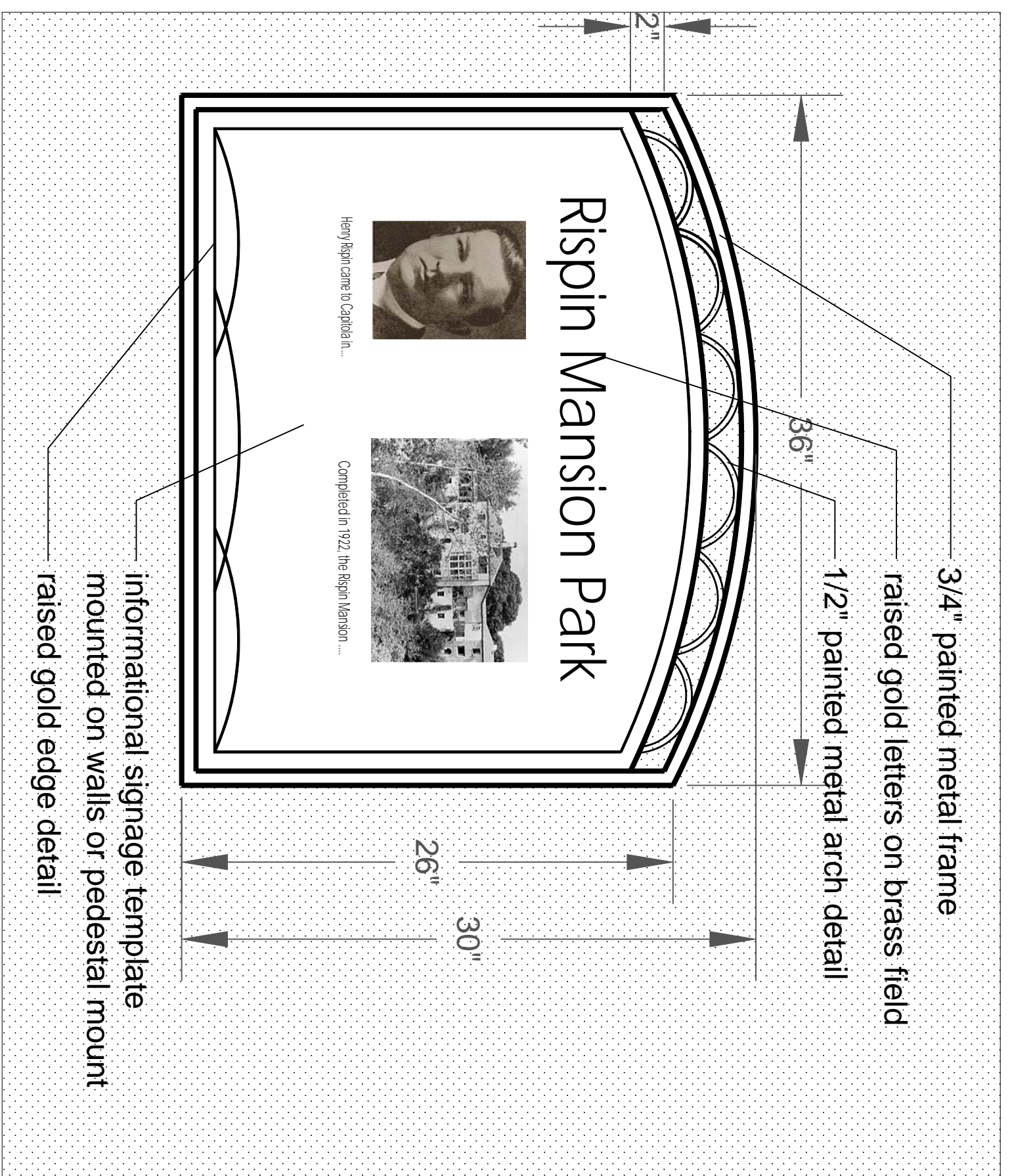
sheet title: details & elevations

sheet number: L-1.7

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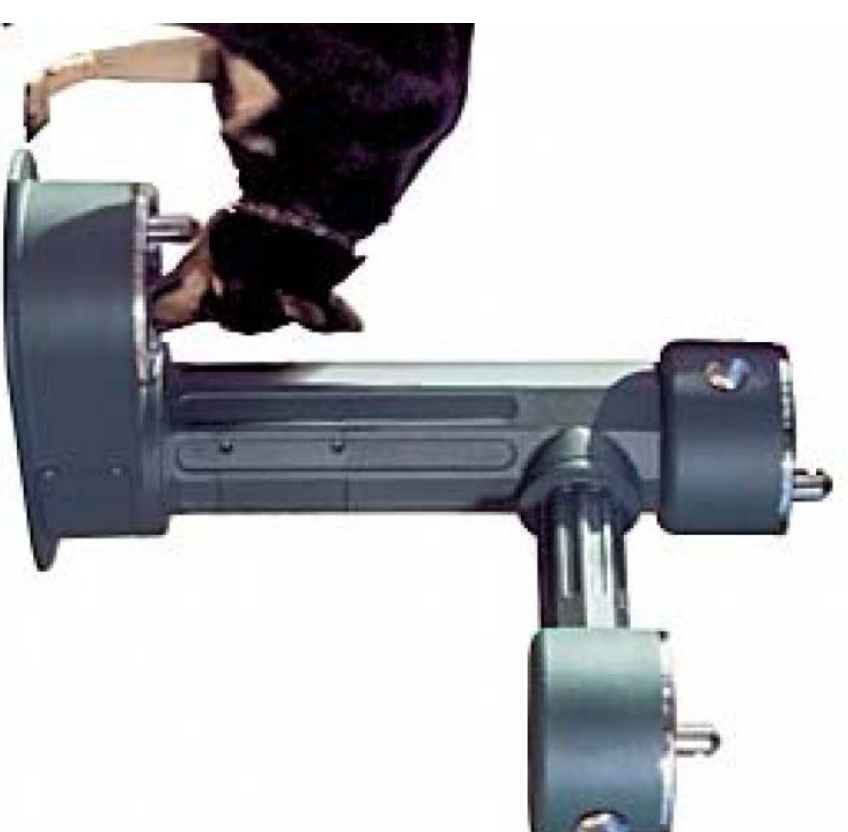




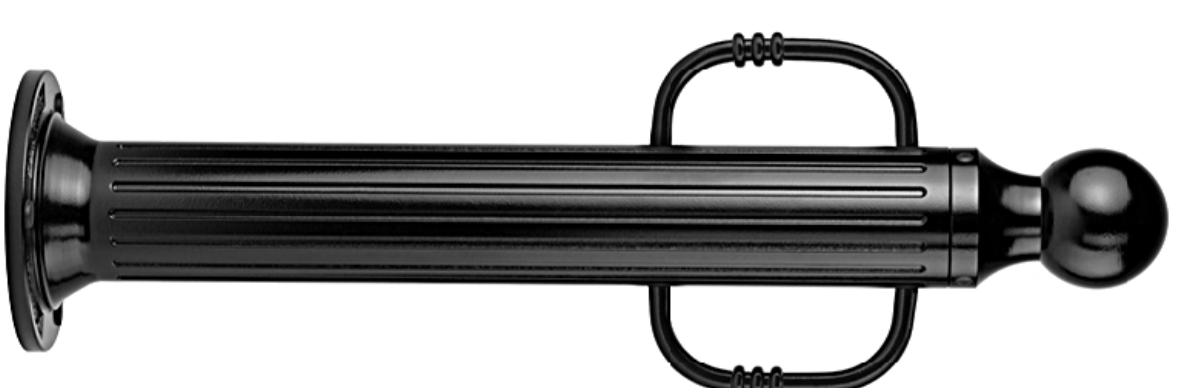
signage template



concrete bench



drinking fountain



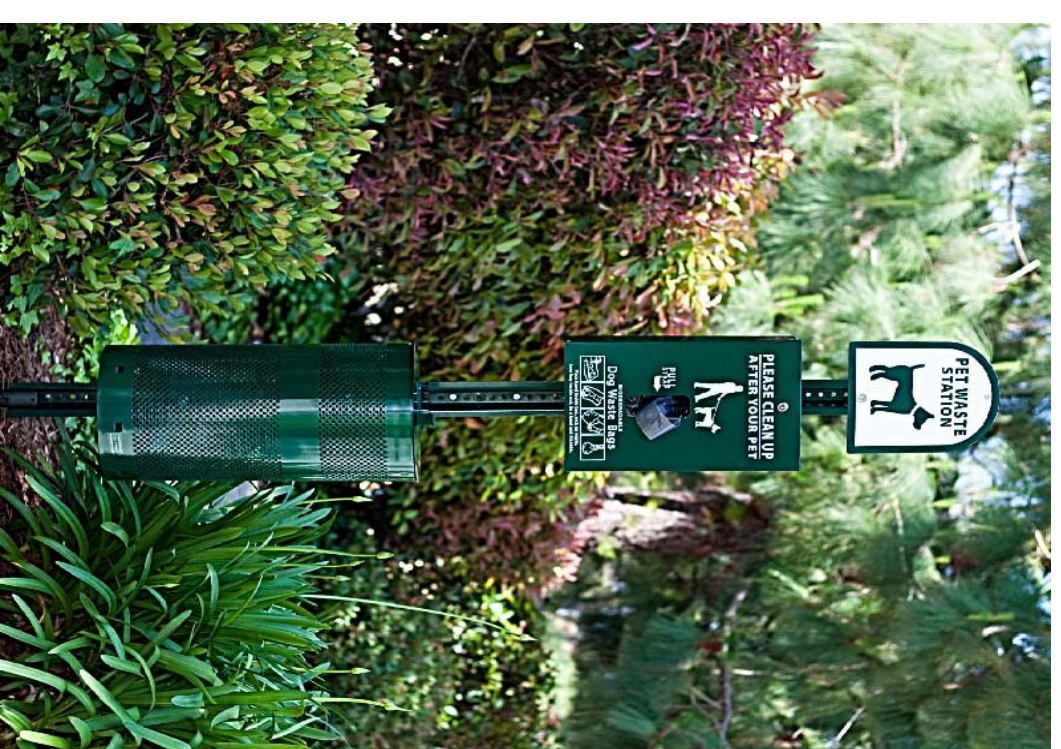
bike bollard



removable bollard



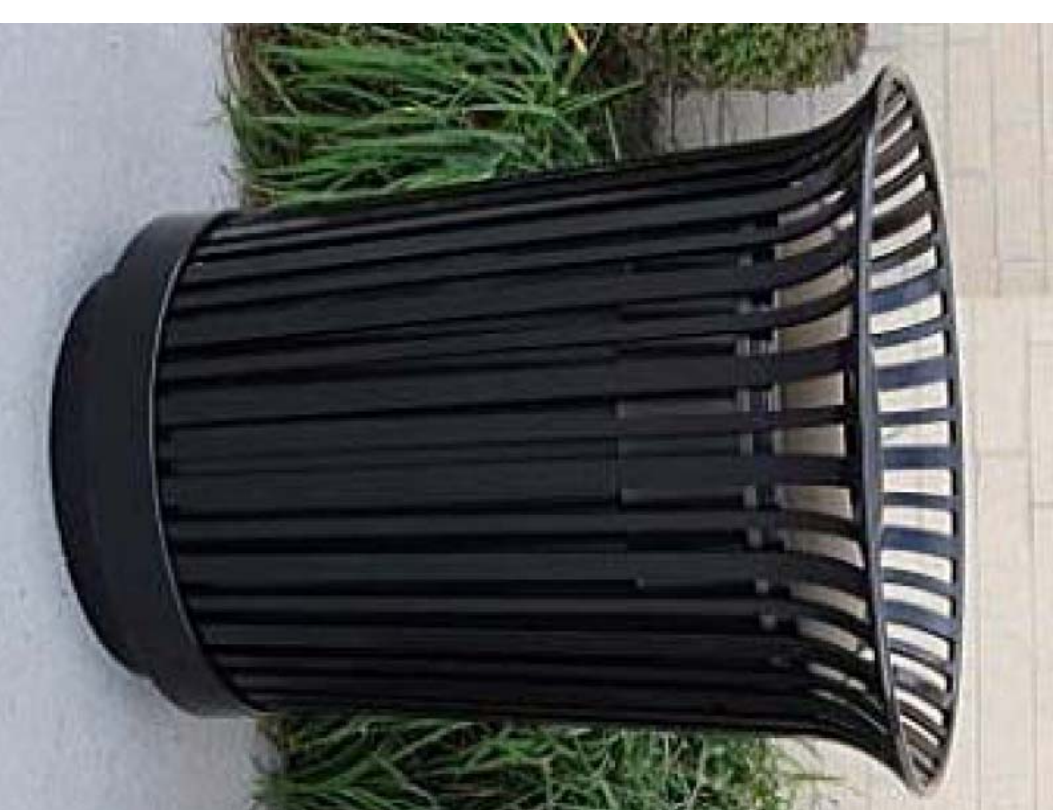
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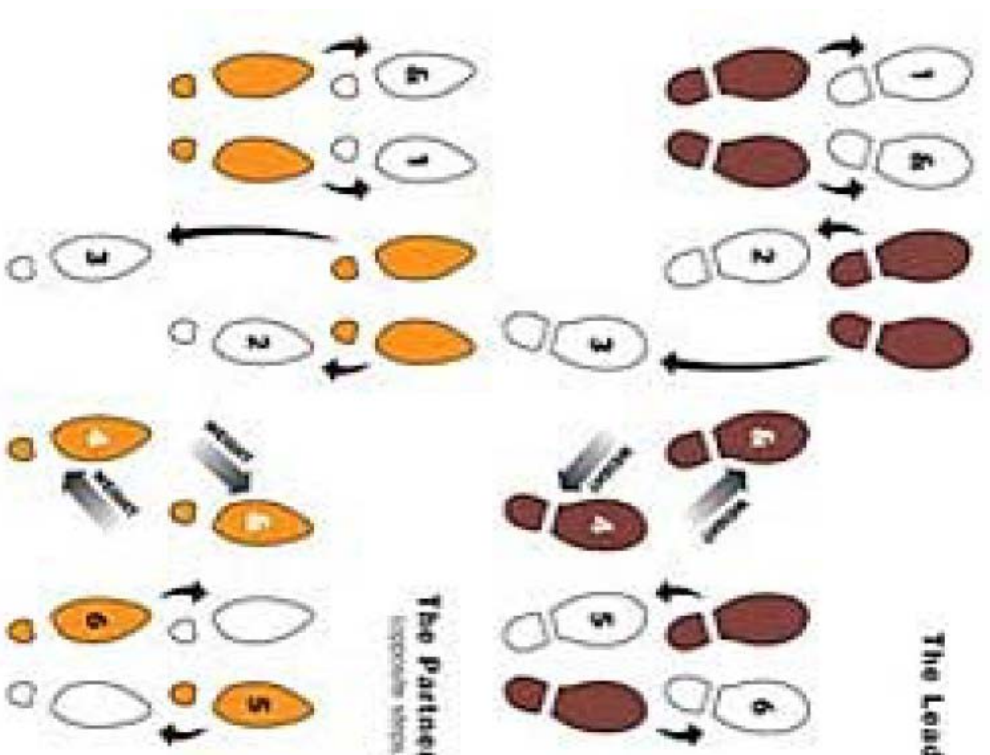
dog clean up station



Acorn style park light



trash/recycling receptacles



Charleston dance steps



fountain head



game table



game table with benches



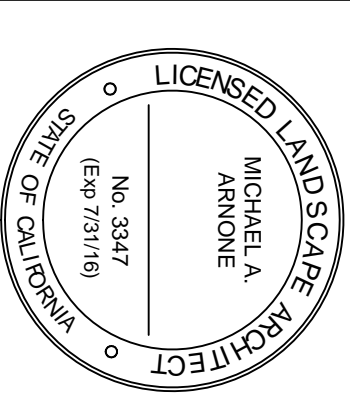
park bench



park table



accessible park table



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 CAPITOLA, CALIFORNIA

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DATE	PURPOSE	BY
4.11.15	first issue review	MAAA
4.24.15	second review submission	MAAA
5.28.15	City Council Review	MAAA

scale:
not to scale

sheet title:
site furnishings

sheet number:
L-1.9