

Rispin negotiation continues

The city of Capitola's efforts to buy the Rispin Mansion from contractor Howard Dysle are continuing, although neither party will reveal any of the details of negotiations.

Dysle, who has an option on the property, said a deal must be reached within the next two or three weeks or he will go ahead with his plans to turn the mansion into a bed and breakfast inn and build a 14-lot subdivision on the property.

If Capitola becomes the owner of the Rispin Mansion, the use will be decided later after public hearings.

Although City Manager Steve Burrell noted that no use has been ruled out, a library has been often mentioned as a possible use.

Burrell said a study of the four-story building showed it was structurally sound for a library.

Major renovations, however, would have to be made for any use of the building — the 1923 structure, built by San Francisco oil millionaire Henry Rispin, is in major disrepair.

Burrell estimated the cost of renovation would be more than \$1 million.

Dysle's plans for the property, if not sold to Capitola, are to go ahead with a subdivision he proposed more than a year ago. He said the subdivision has already been approved by the Capitola Planning Commission.

The subdivision plan would also need the approval of the City Council.

"Something is going to have to happen soon," Dysle said. "We've been in negotiations for more than a month, and I'm going to have to get moving on something."

Before the subdivision plan, Dysle proposed turning the mansion into a 100-unit senior citizens complex.