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Downtown Connection

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The Downtown Association of Santa Cruz

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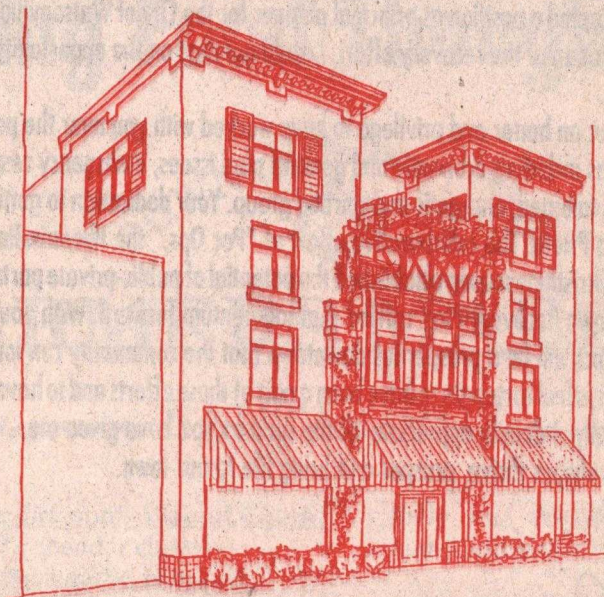
Downtown Building Plans Revealed

European Urban Style Planned for Gularte Building

With its wooden shutters, trellised roof garden, and decorative cornices, the four story retail and residential Gularte Building will provide a hint of Paris on Pacific Avenue.

Architect Mark Primack has designed a building which, while in keeping with the scale and significance of its neighboring Del Mar Theater and planned El Centro buildings, makes a unique statement of its own. Residents of its second, third, and fourth floor apartments will enjoy a view of Downtown from the trellised roof garden. The projecting trellis will shade the second floor common room, again overlooking Pacific Avenue.

The building site is the former home of the Alcapulco Restaurant and Colonial hotel. The new building will provide 5700 square feet of ground floor retail, which may be divided between two tenants. Wide storefront windows will be capped with large canvases



Third floor trellised roof garden gives the Gularte Building a distinctive look.

have rear entrances leading from the City parking lot on Front Street. Front and rear stairs and an elevator will provide upper floor access. The project does not include a basement.

The residential component con-

which will be affordable units. Owner John Gularte secured some CALDAP and Red Cross financing. There is no tenant parking on the site.

Working drawings are in production, and construction may

Leonard Building Ready for New Tenants

The recently renovated Leonard Building at Front and Cooper Streets is now available for prime retail and professional office tenants.

Although the Leonard Building is not a State registered landmark, it is one of the most recognizable, historic buildings remaining in Downtown Santa Cruz. Its corner cupola offers a unique view of busy Front Street, the Octagon, and soon to be constructed Abbott Square and Cooper House.

The building offers storefronts and stairway entrances from both Cooper and Front Streets. The 4300 square foot second floor office space is appropriate for a single tenant and has restrooms and an employee break area. The 2200 ground floor may be divided to accommodate more than one tenant. The building's interior finishes will be based on tenant lease negotiations. Tenant parking is



The restored Leonard Building stands proudly at the corner of Front and Cooper.

available in the Galleria parking structure. The Leonard building is already home to Thrifty Cuts.

Current lease rates are \$1.35

NNN retail and \$1.10 NNN office. For additional leasing information contact Tom Kisling or Sherman Unell at Santa Cruz Title, 426-0909.

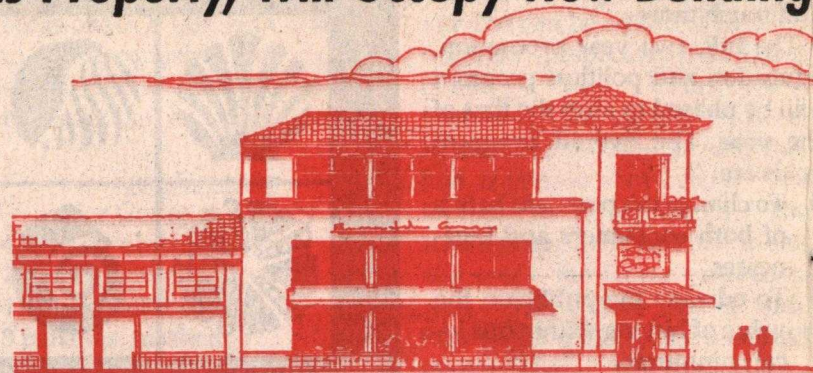
Beloved Trust Building to be Restored, Elks Building

Penniman Title Sells Property, Will Occupy New Building

Penniman Title Company has sold its 1537 Pacific Avenue parcel to builder Eric Stoltzberg, and will occupy a major portion of the building to be constructed there.

Penniman Title was located at the site from 1952 until the earthquake of 1989, when it temporarily located to 1541 Pacific, behind Benten Restaurant. In moving back to its previous site, Penniman Title will take advantage of an attractive Plaza Lane entrance and close proximity to the new Locust Street Parking Garage. Penniman Title has been doing business in Santa Cruz since 1914.

The new building consists of approximately 8200 square feet, 3000 square feet of which is ground floor retail space. The building will be divided by an entrance located mid-way along Plaza Lane. Penniman Title will occupy the back half of the building's ground floor, mezzanine and third level, while a group of four opticians will occupy the Pacific Avenue retail space. Approximately 1400 square feet of second floor office space is still available.



The Plaza Lane Building will be home to Penniman Title, and will sport a graceful archway across Plaza Lane (not shown on drawing).

The Pacific Avenue entrance is angled onto Plaza Lane to signal "welcome" to customers walking from the Parking Garage. The Plaza Lane entrance will lead visitors to a three story atrium displaying works of art. An elevator will serve the building from this lobby. Plaza lane will be widened from 11 feet to 14 feet and sport a Pacific Avenue archway.

The building's height matches the parking structure in the rear, and its third level balcony terrace

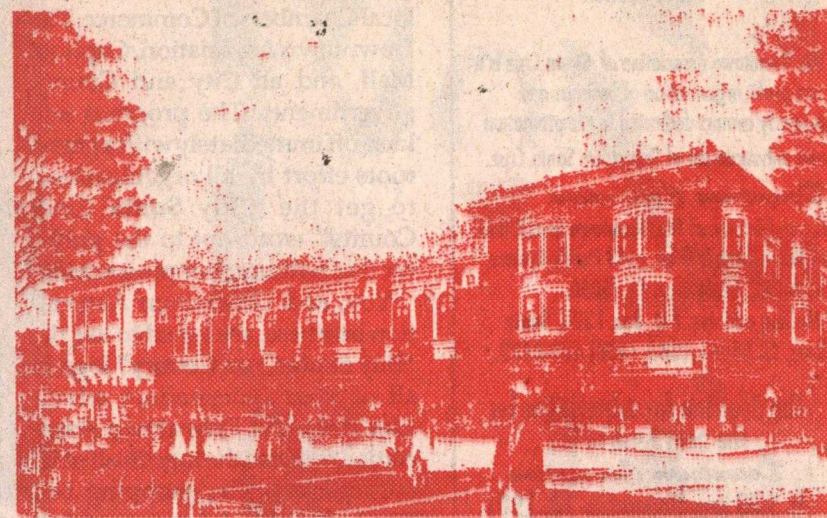
compliments the neighboring Joslin building, new home of Pacific Pack and Pants and Upholstery by St. John. Decorative cornices, retractable awnings, and tile below the storefront windows will provide interesting architectural details. The proposed color scheme is sand with deep green accents.

Helm/Boyd Architects designed the building. David Wilson and Todd Prindle of Wilson Brothers handled the sale and lease with Vanguard Realtors.

To be Replaced, Ferrari Florist to be Repaired

Suspense over the Trust Building's fate hung over the Downtown like its "lucky brick," until its owner, Values, Inc., recently announced restoration plans. The historic, landmark structure will be seismically retrofitted in a similar manner to its neighbor, the Neary Building. Interior steel reinforcement and a gunite wall will shear-up the building from the inside out.

Since its recent purchase of the Twohig Building, Values, Inc. holdings now consist of the Trust Building at Soquel and Pacific, and adjoining Twohig and Elks Buildings. The Elks building shares a common wall with the Ferrari Florist building, and is hampering its repair. The redevelopment construction sequence calls for the removal of the Elks and Twohig buildings, the construction of a new exterior wall for the Ferrari building, the renovation of the Trust building, and finally the construction of a replacement building on the Elks/Twohig site. Work is not scheduled to begin until after the first of the year. It is hoped that the project



The Trust Building passed the Historical Preservation Commission review with flying colors.

will be complete by late Fall, 1992.

The Elks replacement building recently received approval from the City Historic Preservation Commission. It will feature a columns, arched windows, cornices, and a brick veneer in an historic style in keeping with the Trust Building. The replacement building will have rear access off the City's Front Street parking lot. An

elevator located there will lead tenants and customers to 12, 185 class "A" office space. Its ground floor retail space will accommodate one to four Pacific Avenue tenants. The building architect is William Bagnall Architects, Inc.

Leasing rates are not yet established. Interested parties can contact Ruben Fuentes, Values Inc., at 688-0244.

Utility Replacement Project Delayed for Pacific Bell Installation

by Donna R. Maurillo

There certainly is a different mood in downtown Santa Cruz lately. Right after the earthquake, the sound of heavy equipment brought sadness and depression as buildings tumbled one by one. Now the same kind of equipment

Stage 2 will be completed by November 8, in time for Palomar Block grand opening.

brings the sound of reconstruction. Lately, many business owners have been expressing optimism for a new future now that more visible progress is being made.

Here's the latest word on the underground utilities replacement:

- New water lines have been installed in Stage 2 between Soquel Avenue and Church Street. Unlike the century-old cast iron system, these are made of half-

inch thick PVC. That means they won't suffer from the deterioration that weakened the old pipes and caused the rupture you read about in the *Sentinel* recently. The PVC pipes also are more flexible than cast iron and other rigid materials, so they will adjust somewhat to the ground movement of earthquakes.

The new pipes allow the City to service more businesses as Pacific Avenue continues to grow. The inside is smoother than cast iron,

so water will flow more easily. According to construction manager Michael Egge, PVC is extremely durable and should last at least another century before needing replacement.

- Engineers completed their evaluation of the Neary Building's

newly-reinforced front wall, which was judged to meet post-earthquake standards. Therefore, the sidewalk barricades came down recently on the east side of Pacific Avenue to allow continual pedestrian access between Palace Office Supply and Cooper Street

for the first time since the earthquake.

- While mapping out the new streetscape, designers realized that new trees would be placed directly above existing Pacific Bell

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