

Working copy

HISTORIC PRESERVATION GRANT PROGRAM
CALIFORNIA PARK AND RECREATIONAL FACILITIES ACT OF 1984

APPLICATION

1. Property name (as listed on the National Register of Historic Places, if so listed; otherwise common name, followed by historic name, if any):

Nit Wif Ridge

Address: Bedford St

City: West Cambria Pines

County: San Luis Obispo

2. Legislative districts of property: Congressional 16th

State Senate 14th Assembly 29th

3. Designations of historic significance: (Complete all that have been made)

California Historical Landmark Number 939

Point of Historical Interest Number N/A

Date placed on the National Register of Historical Places May 1981

Designation on official list by local review body (include a copy of the designation): _____

4. Property owner: ART Beal Foundation Inc

Address PO Box 571 San Luis Obispo California 93406

Category (city, county, special district, non-profit group): non-profit

5. Applicant: Steven Rebuck

Address: 1120 Peach St San Luis Obispo Calif 93401

6. Contact person: Same

Address: _____

Phone: 805-543-2248

7. PROPERTY DESCRIPTION:

Condition--excellent _____ good X fair _____ deteriorated _____
ruins _____ unexposed _____

Appearance--unaltered X altered X

Location--original site X moved _____ date _____

Describe the present and original (if known) physical appearance, providing dates for changes made to original appearance. Include photographs showing overall property, main resource(s) from several angles, and details where preservation work is required. Include copies of historic photographs that are available, to show property's appearance at earlier periods of history.

Structural
Copy 1st P page 6 "Earthquake \$20,000.

The structure is in a 99% ^{state} original and unaltered

Landscaping Needs

~~This is basically in an unaltered state. However~~
Much of the ^{unique} terracing is now covered by brush or masses of weeds. Most of the pathways are intact but disguised by uncontrolled plant growth. Several pine trees need removal while several others which have already fallen and caused damage remain to be dealt with.

Pathways and stairs are ⁱⁿ generally good conditions. Erosion from underneath in some segments need support.

Erosion on the southern most lot caused by runoff from an above county maintained road is the biggest drainage problem. Both trees and earth have been harmed by this particular source, a culvert pipe emptying onto the property. (see enclosed slide),

PROPERTY SIGNIFICANCE:

Period: prehistoric _____ 1700-1799 _____ 1800-1899 _____ 1900- X

Area of significance--check and justify below: community planning _____
conservation _____ economics _____ education X engineering X
exploration/settlement _____ industry _____ invention X
landscape architecture X law _____ literature _____ military _____
music _____ philosophy X politics/government _____ religion _____
science _____ sculpture X social/humanitarian X theater _____
transportation _____ other (specify) Subterranean Architecture

Specific dates: 1928 to Present terranean

Builder/architect: Arthur Harold Beal

Statement of significance--in one summary paragraph, with elaboration as necessary (to fit on this page):

P site description pg 3

P Introduction pg 2

Brief description of scope of work to be done, and time frame, to bring property to a completed state of preservation:

Our goal at this time is stabilization of the site. Weed removal and landscaping, drainage repairs would best be conducted in summer months May, June, July.

Structurally the leaking roof is the priority. Analysis of the fifth story rafters will tell us more about the possibility of repairing the damage or designing and building a protective shell over the entire upper story.

10. Kind of project proposed for grant funding:

Development--restoration _____ rehabilitation _____ stabilization X
 Acquisition _____

11. Major work elements and detailed cost breakdown, in priority order, with dates costs were/will be incurred for any preconstruction work (architectural, archeological, structural engineering, acquisition options) incurred between July 1, 1984, and project approval date (after July 1, 1985):

WORK ITEM	COST	DATE INCURRED
subcontracting costs:		
landscaping drainage control	\$ 8,000	May - July 1985
Additional design and plantings	\$ 900	Same
Design of roofing and repair	\$ 20,000	Feb - July 1985
Administrative costs:		
Travel	\$ 600	Feb - July 1984
Communications	\$ 250	
secretarial	1200	
Salaries @ 15 - hr.	4500	
Total cost: \$	35,450	

35,450

12. Amount of grant funds requested with this application: \$ _____
 (must be no less than \$10,000 and no more than \$300,000)

13. Non-state matching share available (must be from 10% to 55% of development project costs, and/or from 45% to 55% of acquisition project costs) as of December 31, 1984 by solid commitment. (For combination projects, specify match applicable to acquisition and development components.)

DONOR SOURCE DATE AVAILABLE AMOUNT

Since we are seeking funds for stabilization we are requesting 100% grant funds.

ITEMS 14 THROUGH 18 ARE FOR ACQUISITION PROJECTS ONLY. For development grant proposals, proceed to item 19.

14. Property is _____ is not available for purchase. (Explain.)

The property is to remain home to Mr Beal as long as he is living.

15. State lot dimensions Approx 1 full acre or acreage _____ of the property. Include a parcel map, with the area to be acquired clearly detailed.

16. Proposed acquisition schedule: (Contact OHP for copy of legal requirements.)

N/A as of this writing

17. Project will _____ will not result in acquisition of less-than-fee-simple interest in the resource. Describe:

18. If appraisals have already been done, list the following:

NAME AND ADDRESS OF APPRAISOR	DATE PERFORMED	APPRAISED VALUE
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N/A

19. Is the property now endangered? Encroachment _____ vandalism impending demolition _____ by whose actions and why? house is unsecured.

Documents and artifacts have been vandalized over the years.

deterioration code violations (specify) State Historic

Building Code would necessarily apply. Roof leaks are other (specify) deteriorating the infrastructure. Water is also damaging artifacts, photographs, books and paper. Since Mr Beal is a poet, artist and former show business performer many of these papers and artifacts are interesting and potentially valuable.

10. How will this project significantly reduce the endangerment?

Stabilization of water leaks and erosion would virtually solve 90% of deterioration problems. Land scaping; drainage control and tree removal would eliminate another 8%. The remaining would be typical maintenance for a 50 year old structure.

21. What are the long-term plans for the property?

The home is currently occupied by its builder Mr Beal. He is 88 years old. He will remain as long as his health holds out. A botanical endowment garden spiritual, retreat; museum; artist class room; etc have been proposed. All would be self sustaining. Along with tours access to the public would be unlimited.

22. How often will the public be able to see the completed grant-funded work? The site has high visibility and is already established as a tourist attraction. It appeared for years in the Hearst Castle tourist brochures

23. Brief description of project impact on its community:

It is estimated that 1 million people a year pass by Cambria to visit Hearst Castle in San Simeon. There is currently a request for an official landmark plaque for Nitwit Ridge. Such notoriety would attract even more people to take time and visit Mr Beal's home. Since the residence is centrally located with easy access and parking available many more people could be expected to stop in Cambria Pines. Nitwit Ridge is within 2 blocks of the shopping center of CP.

24. Architectural plans, historic structure report research, and/or archeologist's report have X have not been prepared. (If so, include copies.)

25. Names and addresses of any architect, principal researcher, and archeologist that have already been selected (include resumes):

NAME AND ADDRESS

TITLE

See attached list of consultants

24. Project will will not X involve displacement of current tenants.

5. Date original SF-424 was sent to State Clearinghouse: 7-15-83
Area clearinghouse, if applicable: _____ . Enclose any forms already returned by the clearinghouse(s), along with a copy of each SF-424 sent to the clearinghouses.

26. Materials that must be included with this application:

- _____ Resolution of applicant's governing body (may be forwarded by February 20, 1985, if application is signed by authorized representative of the applicant)
- _____ Copy of local official designation of historic significance, if applicable
- Photographs (8x10 or 5x7, black and white) showing overall property and details of project work site
- Copies of available historic photographs of property
- _____ One color slide of an overall view of the property's main resource
- Parcel map detailing proposed acquisition property, if applicable
- CEQA documents--copies of SF-424s sent to State and Area Clearinghouses (and copies of any responses received, if already reviewed)
- Operating agreements, leases, etc., between applicant and non-profit organization where applicant does not both own and operate the property
- Non-profit organization membership policy, if organization owns or operates the property
- Copies of any architectural plans and specifications, archeologist's reports, and historic structure reports already prepared
- Resumes of any architects, archeologists, or principal researchers already selected.

These materials, and the application, must be received by December 31, 1984, at the Office of Historic Preservation, Department of Parks and Recreation.

CERTIFICATION: In submitting this application, I certify that the applicant is willing to meet the requirements of the historic preservation grant program of the California Park and Recreational Facilities Act of 1984, as administered by the Department of Parks and Recreation. I certify that the local match in item 13 is available and committed to this project, that the information provided is accurate to the best of the applicant's knowledge, and that the applicant will comply with all applicable state laws.

Authorized Representative's Signature

Date

Title