

# Fiddymment Homestead Visioning

ROSEVILLE, CA  
[23315]

PREPARED FOR:  
CITY OF ROSEVILLE

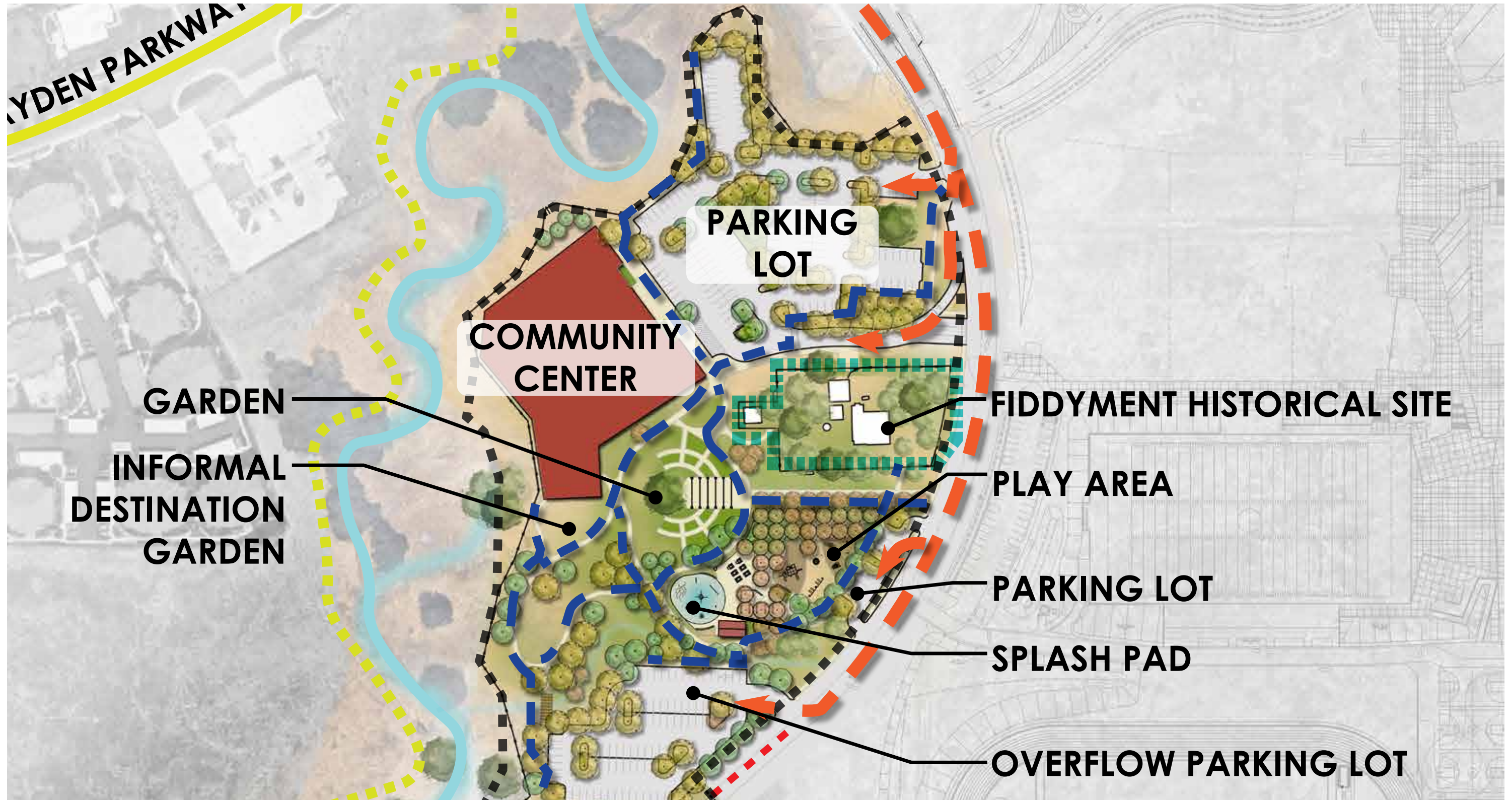
## AGENDA:

- INTRODUCTIONS
- PURPOSE OF THE PROJECT
- PURPOSE OF THIS SESSION
- PRESENTATION: CONSULTANT SITE ANALYSIS
- PRESENTATION: INITIAL OPPORTUNITIES & CONSTRAINTS
- DISCUSSION

# Site Location








# Pistachio Park Master Plan & Project Site



# Outdoor Opportunities and Constraints



-  VIEWS
-  GATHERING OPPORTUNITY AREA
-  PEDESTRIAN ACCESS/ CONNECTION
-  EXISTING FENCE
-  EXISTING RELIC



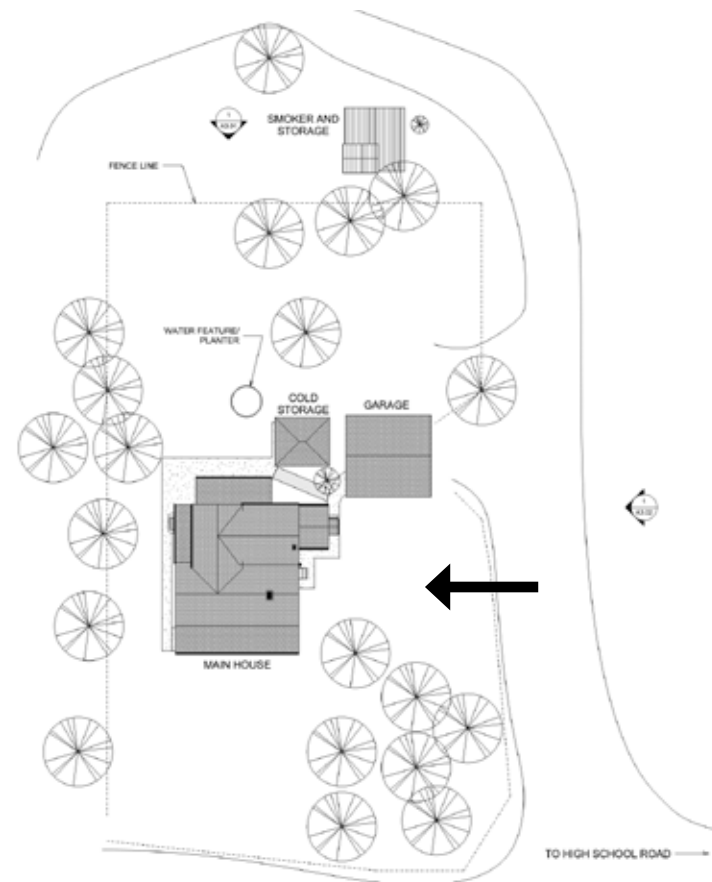
# Opportunity Area 1: Kitchen Garden (Side Yard)

## Potential New Use & Function:

- Welcome visitors to site
  - Orient visitors (maps, signs, etc.)
  - Interpretive history displays
- Break/Waiting Area
  - Place to wait for tours/events in house (i.e. school tours)
  - Picnics



Existing Conditions



# Opportunity Aea 1: The Kitchen Garden (Side Yard)

## Potential Program Elements:

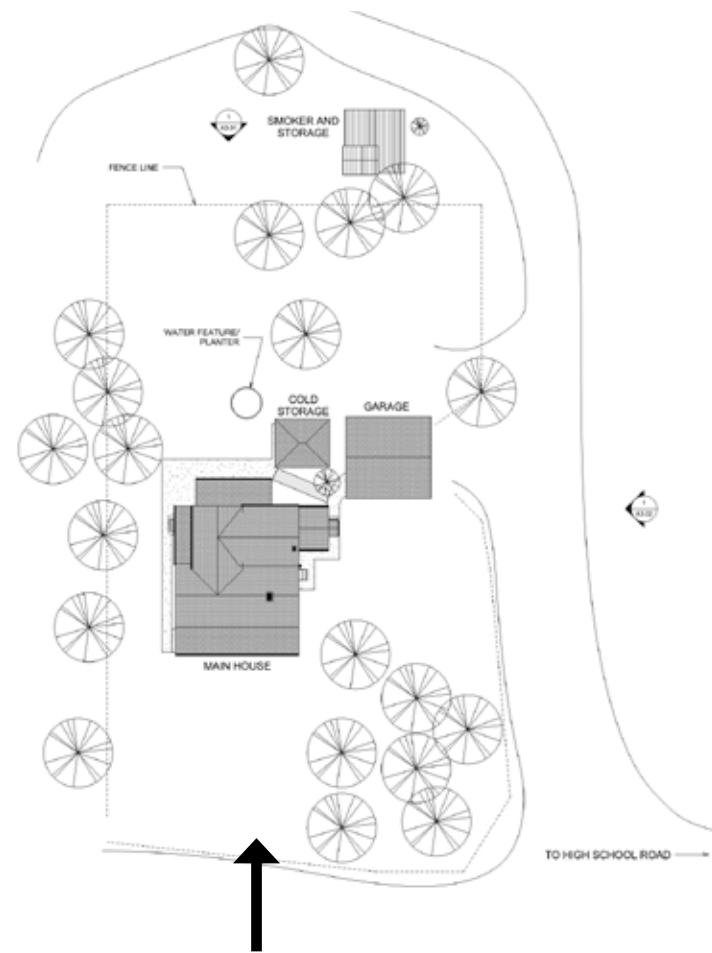
- Historic garden
- Seating area
- Welcome area
- Learning opportunity



## Opportunity Area 2: The Lawn (Front Yard)

### Potential New Use & Function:

- Eye-catching view from street
  - Attract visitors to site
- Photograph opportunities
  - Weddings
  - Other events



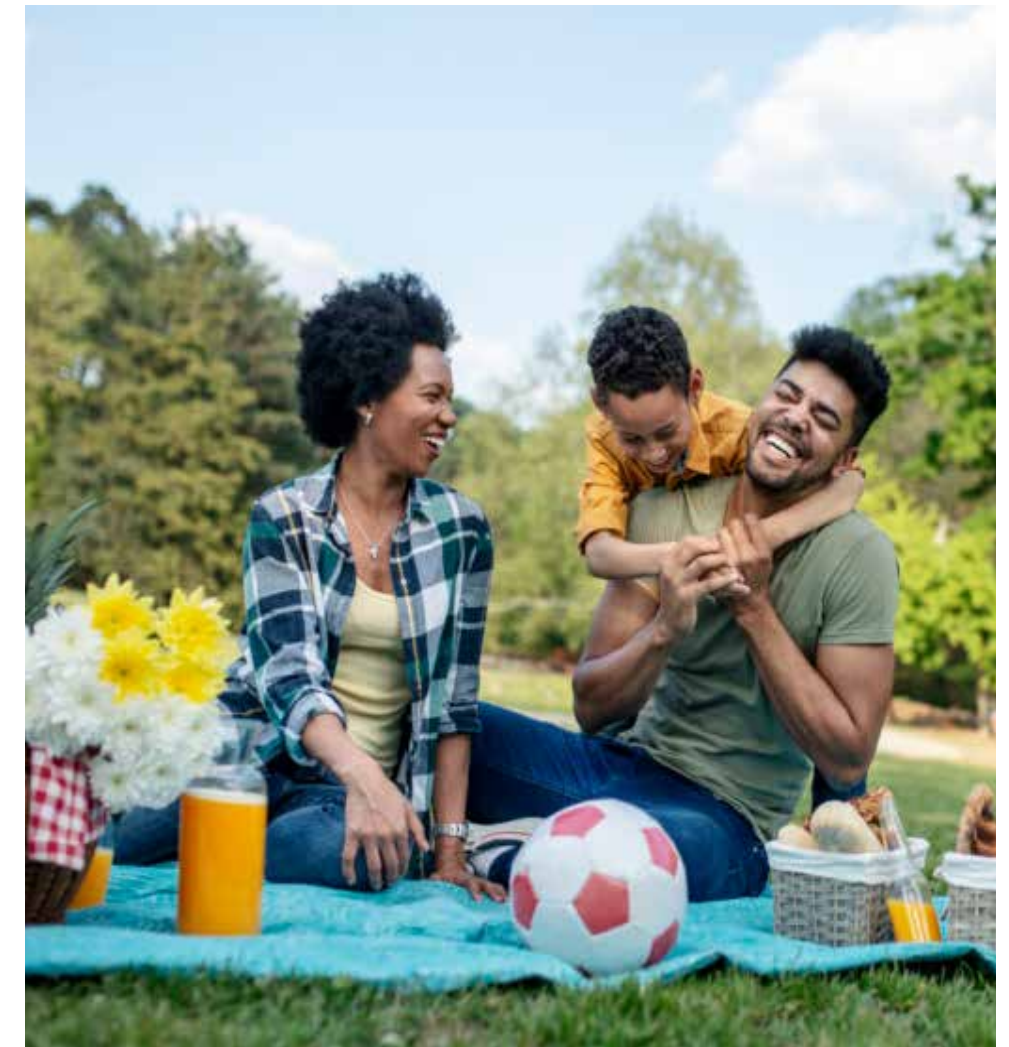
Existing Conditions



## Opportunity Area 2: The Lawn (Front Yard)

### Potential Program Elements:

- Formal lawn
- Event space
- Photo area
- Picnic area



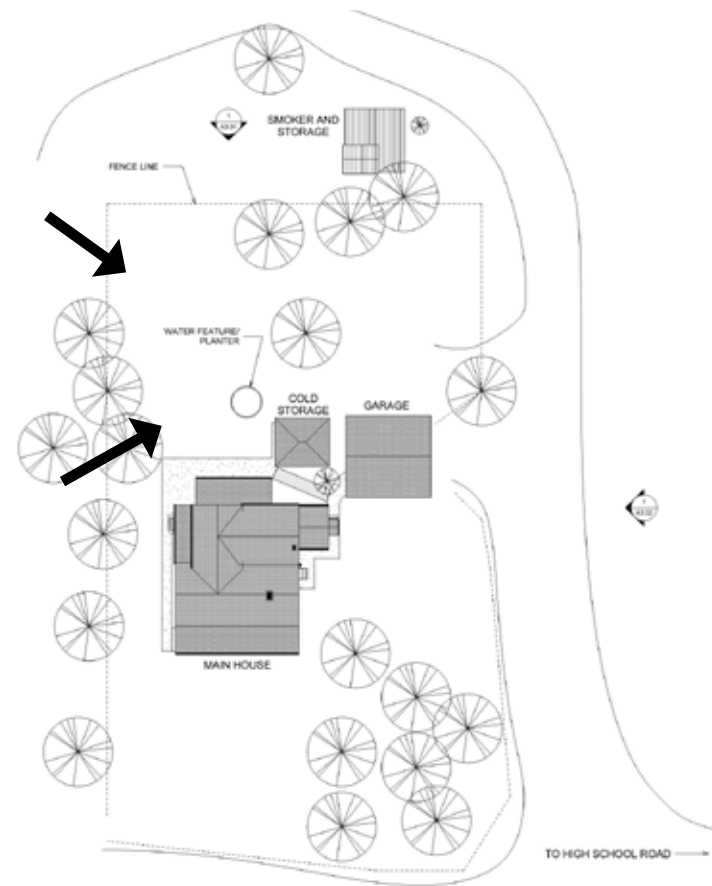
# Opportunity Area 3: The Patio (Rear Yard)

## Potential New Use & Function:

- Outdoor event/gathering space
- Interpretive history displays
- Garden
- Circulation to surrounding Pistachio Park amenities



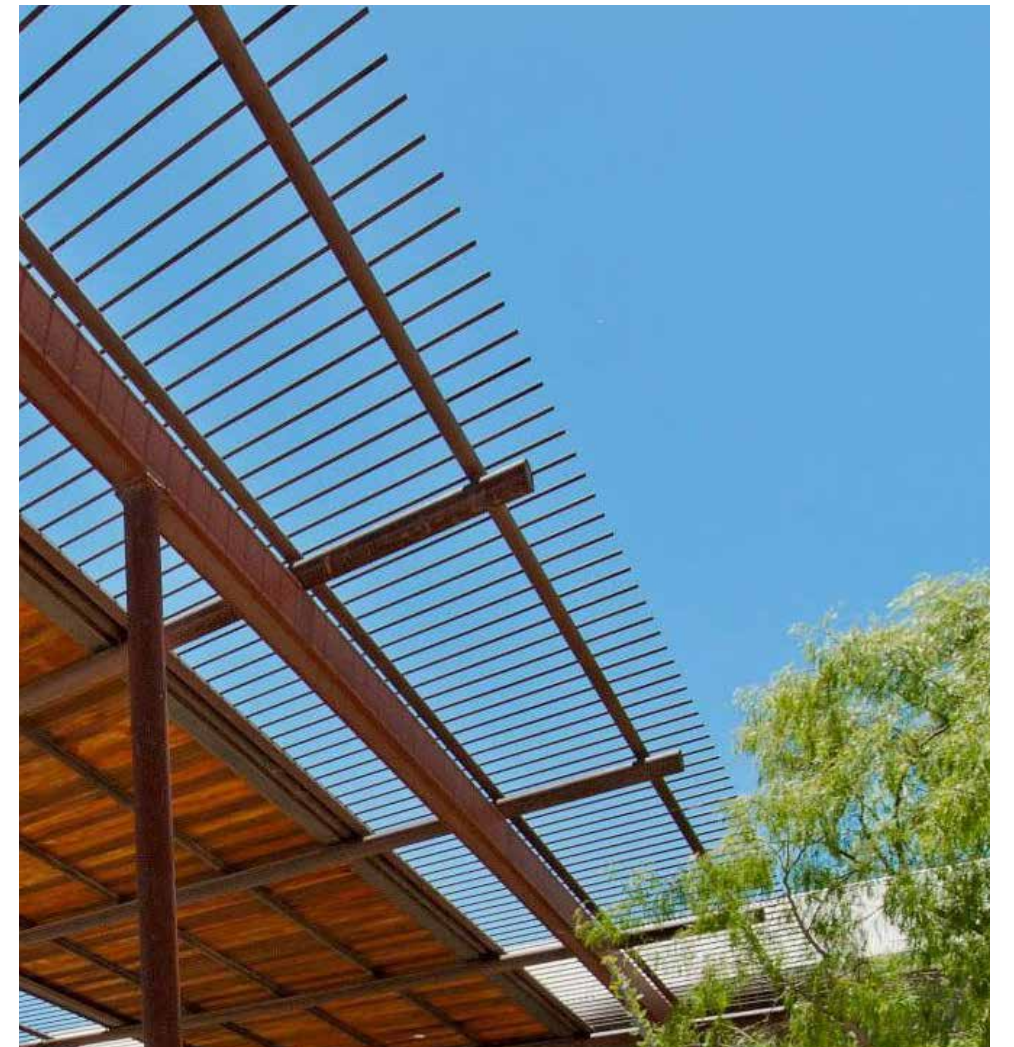
Existing Conditions



## Opportunity Area 3: The Patio (Rear Yard)

### Potential Program Elements:

- Event space
- Seating area
- Shade opportunity



# Opportunities: Farmhouse

- First Floor
  - Small events/gatherings
  - Full-service kitchen
  - Accessible restrooms
- Second Floor
  - Offices
  - Wedding party prep and hospitality



Existing Conditions



## Opportunities: Garage

- Refreshment stand/snack bar/market
  - Daily Pistachio Park visitors
  - Fiddymment Homestead visitors
  - Future Community Center users
  - Special event guests
- Accessible restrooms



Existing Conditions



## Constraints: Farmhouse Accessibility

- Ramp to 1st Floor
- Access to 2nd Floor (if desired)
  - Elevator/lift to 2nd Floor may compromise historic integrity
  - Expensive
- Accessible public restrooms



Existing Conditions



# Constraints: Building Conditions & System Upgrades

- Mechanical, electrical, plumbing code upgrades
  - Power supply
  - Air conditioning
  - Solar
- Structural Upgrades
  - Public use triggers seismic upgrade
  - Smokehouse and cooler unsafe - require stabilization
- Extensive Improvement and Maintenance Needs
- Ongoing Funding Source



Existing Conditions



# Constraints: Noise & Setting

- Compromised views/historic setting
  - High school at front
  - Proximity of proposed 2-story community center at rear
  - Large proposed parking lot to east
- Noise from surrounding developments
  - High school/sports events
  - Street
  - Community center
- Vegetation
  - Dense plantings at front block views
  - Loss of trees:
    - Lack of shade
    - Loss of rural setting
  - Invasive species dominate



Existing Conditions



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# Questions

## Site Access:

1. Would you like for the entire perimeter of the site to be fenced?
2. If the entire perimeter of the site is fenced, would a single or multiple points of access be preferred?
3. Should the point of access be open to the public? Or gated/locked for limited use? When should it be open to the public?
4. Are you interested in a perimeter walking path around the site?
5. Should there be a front sidewalk along Panther Place?
6. Are you interested in adding a shade element such as a shade structure or shade trees to the site?
7. Should circulation at the Homestead be designed to connect to surrounding planned park amenities?
8. Are there concerns about the relationship to high school:
  - a. Traffic (morning traffic to high school)
  - b. Noise
  - c. Events

## Site & Building Use:

1. Is there a desire for public amenities at the site? If so, what uses are currently needed?
  - a. Event rentals (birthday parties, small wedding/reception, fundraising dinners)?
  - b. Leasable (small) office space?
  - c. Storage of or repository for historic archives?
  - d. Passive recreation (picnic, paths, etc.)
  - e. Education (history teaching opportunities)
2. Could the site and buildings host events or curriculum for the high school and elementary school?
3. Should the Homestead provide volunteer opportunities, in partnership with the high school / other organizations?
4. Should the Homestead property provide public restrooms open to the public outside of the Homestead?

# Fiddymment Homestead Visioning

Opportunities & Constraints

AUGUST 2024

FOR ANY FUTURE INQUIRIES,  
THOUGHTS, AND QUESTIONS,  
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