

Fiddymment Homestead Visioning

ROSEVILLE, CA

PREPARED FOR:
CITY OF ROSEVILLE

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TABLE OF CONTENTS

INTRODUCTION & OVERVIEW	5	ANTICIPATED PHASING & IMPLEMENTATION	43
Project Team.....	5	Recommended Project Phasing	43
Goals & Objectives	6	Cost Estimate Summary	45
Project Background	6	APPENDIX A: COST ESTIMATES	47
BACKGROUND INFORMATION.....	8	APPENDIX B: PUBLIC MEETING #1 MATERIALS	55
History of the Fiddymt Homestead	8	APPENDIX C: PUBLIC MEETING #2 MATERIALS	65
Development Chronology	10		
Historic & Cultural Resources	11		
California Environmental Quality Act (CEQA) Compliance.....	12		
Secretary of the Interior’s Standards	12		
Standards for Rehabilitation.....	13		
METHODOLOGY & PUBLIC OUTREACH	15		
What We Heard At Public Meeting #1	15		
PREFERRED ALTERNATIVE PLAN RECOMMENDATIONS	19		
Design Narrative	19		
Landscape Treatment.....	20		
Preferred Landscape Concept.....	24		
Buildings & Structures Treatment.....	26		
INTERPRETATION	39		

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INTRODUCTION & OVERVIEW

The City of Roseville initiated the Fiddymt Homestead Visioning Project in 2023 to develop a plan for renovating the historic Main House of the Fiddymt Homestead and its immediate surroundings for public use. The project was funded through the West Roseville City-wide Park Development Fund.

The Fiddymt Homestead site is located on the north side of Panther Place, south of Pleasant Grove Creek, and northeast of Roseville's city center in Placer County, California. The site encompasses 0.85 acres and represents the last remaining elements of the Fiddymt family's vast agricultural holdings, which were first established in the Roseville area around 1879. Historic elements of the site include the Fiddymt family's ranch house, built in 1879 and remodeled by the family through the 1950s; a brick cooler and smokehouse, built ca. 1879-1880; a 1950 garage; and associated landscaping around the house. The property was listed on the National Register of Historic Places (National Register) in 2010.

PROJECT TEAM

City of Roseville

Tara Gee, Park Planning & Development Manager
Jill Geller, Director of Parks, Recreation, and Libraries
Annie Stanco, Library and Cultural Arts Supervisor
Narinderpal Sufi, City Librarian

Page & Turnbull - Architecture

Lada Kocherovsky, Principal-in-Charge
Greg Yanito, Project Manager
Clare Flynn, Cultural Resources Planner
Kyungmin Hwang, Designer

Callander Associates - Landscape Architect

Melissa Ruth, Principal
Iqra Anwar, Project Manager
Olivia Patitucci, Designer

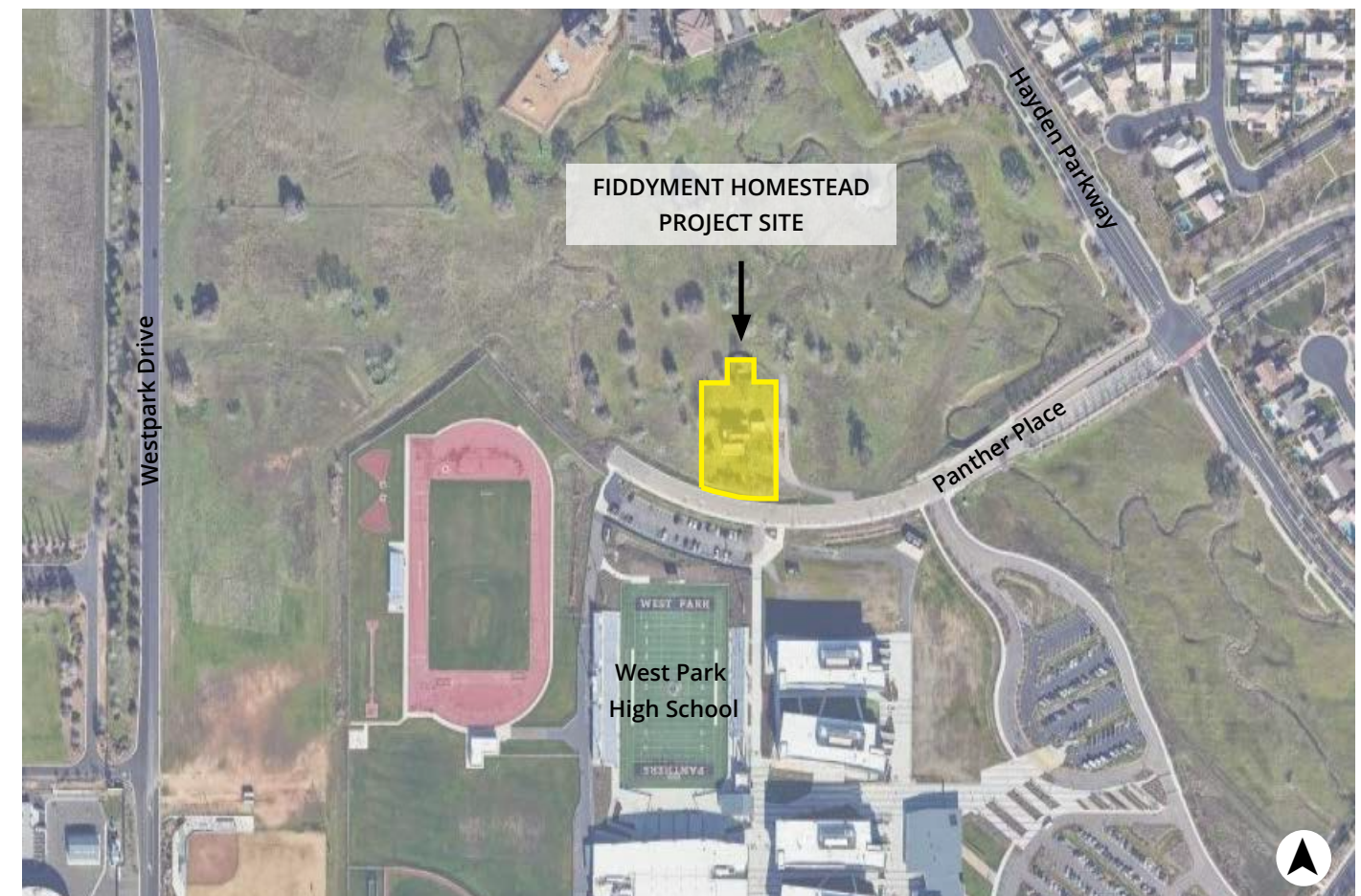


Figure 1: Fiddymt Homestead project location. Source: Google Maps, 2025. Edited by Page & Turnbull.

PROJECT BACKGROUND

The Fiddymment Homestead site was deeded to the City of Roseville (City) in February 2017. The same year, the City began the process of planning for the protection and rehabilitation of the historic homestead as part of a broader longterm effort to develop a new 44-acre public park, Pistachio Regional Park, in West Roseville. Public outreach to develop a master plan for the park proceeded throughout 2017, and a draft was sent to City Council to approve, pending environmental review clearance, in October 2017.¹ The master plan was originally approved by City Council in 2017 and updated and re-approved in June 2025 as the park vision has continue to evolve.

Simultaneously with the park master planning effort, the City initiated a separate effort to stabilize the historic buildings and structures at the Fiddymment Homestead. In 2017, architecture, planning, and design firm Page & Turnbull and a team of consultants were contracted to complete a comprehensive conditions assessment of the property and provide recommendations to stabilize the Fiddymment Ranch Main House and surrounding historic buildings, with the aim to protect the site's historic integrity and enable possible future reuse and historic interpretation of the property. The four buildings and structures assessed during this project included the Main House, Cooler, Smokehouse, and Reservoir.²

Based on the findings and recommendations of the 2017 Conditions Assessment, the City completed the highest priority work to stabilize the Main House in 2018. This included installing a new roof, repairing dry rot, installing new downspouts, repainting the exterior of the building, and boarding the house up to secure it and prevent damage. The value of these improvements was in excess of \$350,000.

The first phase of construction for Pistachio Regional Park - which included a baseball field, two softball fields, a restroom, and parking lot - began in 2019. Proposals to add a new community center and library, the relocation of items originally envisioned for Pistachio Regional Park to other sites, as well as other changes to the vision scoped in the original master plan presented an opportunity to review the master plan. Callander Associates completed an update to the Pistachio Regional Park Master Plan in 2021, resulting in City Council approval in 2025.³

In 2023, the City issued a Request for Proposals to solicit professional design services to develop a visioning plan to rehabilitate the Fiddymment Homestead site for future public use. Page & Turnbull was selected to lead the Fiddymment Homestead Visioning Project with landscape architecture firm Callander Associates (the Project Team).



GOALS & OBJECTIVES

The project establishes the overarching vision for the Fiddymment Homestead and serves as the foundation for future projects and planning efforts at the property. Specifically, the plan provides recommendations to achieve the City of Roseville's goal of transforming the Fiddymment Homestead into a public asset that protects, preserves, and interprets the property's history and character. Furthermore, the plan reflects feedback received from the public with the intention of delivering a new public benefit that addresses the needs and desires of the surrounding community.

The objectives of rehabilitating the Fiddymment Homestead site are to:

1. Renovate the Fiddymment Homestead site as a new public amenity and community gathering space that is accessible and welcoming to all.
2. Design facilities and programming to complement the broader future vision for Pistachio Regional Park.
3. Preserve the ranch's historic buildings and structures as important visual remnants of Roseville's past.
4. Provide interpretive opportunities that highlight Roseville's early American settler and agricultural history.
5. Maintain the rural character of the site as open green space and habitat for local wildlife

¹City of Roseville, "Pistachio Regional Park (F-56) Master Plan Approval," Council Communication #9383, July 11, 2018.

²Page & Turnbull, "Fiddymment Ranch Conditions Assessment and Stabilization Recommendations," July 2017.

³Callander Associates, "Pistachio Regional Park Master Plan Update," November 21, 2021.



KEY LEGEND

- Limit of Work
- Primary Pedestrian Circulation
- Existing Bike Circulation
- Future Bike Circulation
- Vehicular Circulation
- Maintenance Access

TREE LEGEND

- Street Tree
- Large Shade Tree
- Screening Tree
- Accent Tree
- Existing Tree

PARKING INFORMATION

- Fiddymont House/Community Center Area: 10 Acre
- Skate/BMX Area: 11 Acre
- Sports Court Area: 6.5 Acre
- Existing Sports Field Area: 16.8 Acre



Figure 2: Pistachio Regional Park Master Plan Update, approved June 2025, prepared by Callander Associates, edited by Page & Turnbull. The Fiddymont Homestead site is highlighted yellow.

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EXECUTIVE SUMMARY

The Preferred Alternative Plan for the Fiddymment Homestead reflects the project's goals and objectives as well as extensive feedback from the Roseville community and City staff. The plan envisions the Homestead as a vibrant, multi-use public amenity capable of accommodating a wide variety of community activities. Central to this vision is the preservation of the historic Fiddymment family farmhouse, its associated structures, and the site's open greenspace character.

These rare, irreplaceable historic elements form the foundation for connecting current and future generations to Roseville's history and agricultural past. The first floor of the farmhouse will be regularly used as a museum and educational space, complemented by thoughtfully arranged interpretive displays, artifacts, and landscape features throughout the site. Flexibility will be provided to further expand educational exhibits and public programming to the second floor of the farmhouse in the future as funding becomes available.

Broadening the potential for public benefit, museum exhibitions inside the first floor of the Main House and a variety of lawns, patios, and garden spaces throughout the broader site will be designed in such a way that they can also host an assortment of year-round community gatherings and activities. The Garage will be adapted as a flexible multi-purpose space to support a broad range of community uses.

Recommended project phasing begins with stabilizing and repairing the existing historic buildings, cleaning and preparing the site, and providing an initial phase of parking. Rehabilitation of the front lawn and perimeter tree planting will follow to allow for outdoor public access to the front of the property while the interior of the farmhouse and rear landscaped areas are renovated. Adaptive reuse of the Garage will complete the envisioned project scope.

By preserving and celebrating the site's historic character while offering amenities that appeal to diverse, evolving, and multi-generational audiences, the plan ensures that the Fiddymment Homestead will remain a cherished asset for Roseville residents for generations to come.



BACKGROUND INFORMATION

HISTORY OF THE FIDDYMENT HOMESTEAD

The Fiddymt Ranch was founded in the 1850s by George and Elizabeth Jane Hill. Elizabeth and her son, Walter Fiddymt Jr., had moved to California from Illinois in 1853, a few years following the death of her first husband, Walter Fiddymt. Elizabeth and Walter Jr. first lived with family in the Elk Grove area, but later moved to the Pleasant Grove District, located west of Roseville, after her Brother-in-law gave her a parcel of land to repay a debt. This parcel was the initial holding that would eventually grow to be the Fiddymt Ranch, and by the turn of the century the family owned over 13,000 acres throughout Placer County.

In the late 1870s, Walter Fiddymt Jr. had acquired 80 acres of his mother's ranch holdings, which he later expanded to approximately 2,000 acres. A simple single-story residence was located on the property and served as Walter's initial farm house. In 1879, Walter married Ella Bond, who moved to his ranch properties. With the help of Augustus E. Bond, Walter's father-in-law and a master mason, they constructed the main ranch house, as well as several outbuildings, including the cooler, smokehouse, and reservoir. Grain production and cattle ranching would continue on the ranch, although irrigation and soil quality ultimately led to refocusing of Walter's agricultural efforts on cattle and eventually sheep. Walter and Ella had seven children, and sometime around 1910 expanded the house with a second-story addition above the kitchen.

In 1927, Walter and Ella moved to Roseville and left their son, Russell, and his wife, Cora, in charge of the ranch operations. In the years following, Russell began to focus the efforts of the ranch on raising turkeys. While



Figure 3: Walter Fiddymt, standing in the front yard of the Fiddymt Homestead with two dogs and, presumably, two of his children (ca. 1890).
Source: Roseville Historical Society.

the family had been raising turkeys on the property since the 19th century, Russell was the first one to raise and market turkeys on a commercial scale. This proved to be a successful venture, making turkeys and other poultry a hallmark of the Fiddymment Ranch from the 1930s well into the post-war years. Their success inspired nearby farmers to embrace the practice of raising turkeys, which led to the proliferation of Placer County as a center for the turkey industry.

In 1956, Russell Fiddymment passed away. The Fiddymment family continued to live and work on the farm over the following decades. Under the direction of David Fiddymment, Russell's son, the family farm began to experiment with pistachio trees, starting in the 1960s. Although difficult to adapt to California, David Fiddymment continued his experimentations with pistachio production, which became an incredibly successful venture. The ranching of turkey and sheep at the original property continued, but decreased steadily until the early 1990s. David continued to grow and harvest pistachios, until shifting the pistachio operation to Southern California in the 2000s. Around the same time, the Fiddymment family sold the property.¹



Figure 4: The core area of the Fiddymment Homestead, undated. Source: Roseville Historical Society.

¹ Christina Richter and David Fiddymment, *Walk with Me, I Want to Tell you Something: The Story of the Roseville Fiddymment Family* (Roseville: Christina Richter and 3L Publishers, 2013); PAR Environmental Services, "National Register of Historic Places Registration Form – Fiddymment Ranch Main Complex," June 2009.

DEVELOPMENT CHRONOLOGY

The following is a construction chronology of the Fiddymt Ranch Main Complex area. While the Fiddymt Ranch itself included thousands of acres, an examination of the evolution of the entire historic property is beyond the scope of this report. This chronology will focus on the area included within the boundaries of the National Register listed property. The period of significance for the Fiddymt Homestead property identified in the National Register listing is 1879 to 1956, spanning the initial construction of the existing ranch buildings through the passing of Russell Fiddymt, Sr.

- 1856**
 - The initial property was given to Elizabeth Jane from her Brother-in-law as payment for a debt. The ranch holdings were expanded to include thousands of acres over the following years.
- ca.1860**
 - A simple single-story cabin was constructed at/near the location of the existing main ranch house.
- 1879**
 - Walter Fiddymt Jr. began construction of the main Ranch House. The original cabin structure and raised and utilized as the second floor with a new first floor was constructed underneath. A two-story cross-gable section was constructed at the north end of the house, which included the dining room at the first floor. A single-story section was constructed at the northeast corner as the kitchen. The new layout was set on a brick masonry foundation. At least three brick masonry chimneys were constructed by A.E Bond: two flanking the primary two-story volume, and one located at the kitchen.
- ca.1880**
 - Cooler and Smokehouse constructed.²
 - Barn was constructed west of the main ranch house.
- ca.1910**
 - Second story was added above the kitchen.
 - The small single-story east kitchen was likely constructed at this time, along with the raised porch.
- ca.1920**
 - A windmill was constructed adjacent to the Cooler.
 - A granary was constructed.
- 1929**
 - A single-story bunkhouse was constructed north of the main ranch house, near the smokehouse.
- 1930**
 - Barn was renovated.
- 1948**
 - The granary was converted to a turkey hatchery.
- 1950**
 - The wrap around porch was removed. The east portion was enclosed at both the first and second floors, whereas the south portion was converted to a double-height portico.
 - Steel casement windows were installed at the primary (south) façade, the west façade, and the newly constructed enclosure at the east façade.
 - The northwest balcony of the main house was enclosed. A new stairwell was built in this space, connecting the first and second floors.
 - The living room of the main house was expanded to its current large configuration.
- ca.1950**
 - The garage was constructed east-adjacent to the main house.
 - The rear screened laundry enclosure was likely constructed at this time; however, the exact date of construction is unknown.
 - The Cooler was reduced in height from two-stories to a single story. The wood framed upper portions were removed, leaving the brick masonry base that exists today. The hipped-roof appears to have been removed.³
- ca. 1965**
 - Barn was renovated.
- 2002**
 - David Fiddymt plants first pistachio trees on the property.
 - David Fiddymt shifts pistachio operation to Kern County in Southern California.
- ca. 2004**
 - Property was sold.
 - Several outbuildings were demolished, including the barn, bunkhouse, and turkey hatchery.

² It is unclear if the cooler was initially constructed as a one- or two-stories, but photographs from ca.1900 do show it at two-story structure. If originally constructed only as the brick masonry first-floor, the cooler was heightened over decades that immediately followed.

³ The National Register nomination states that the cooler was reduced in height in 1910 with the removal of the original water tank. However, video documentation of the property in 1948 clearly shows the cooler at two-stories. Fiddymt Ranch Footage (1948) courtesy of the Roseville Historical Society

HISTORIC & CULTURAL RESOURCES

The Fiddymment Ranch is one of the oldest agricultural properties in Placer County, California. Originally settled around 1860, the property was in continuous use by the Fiddymment family through the 20th century and has evolved accordingly, currently exhibiting buildings, structures, and other features that were added between 1879 through the 1950s.

In 2010, the “Fiddymment Ranch Main Complex” was listed on the National Register of Historic Places (National Register), which is the nation’s most comprehensive inventory of historic resources and is administered by the National Parks Service (NPS). Properties that are listed on the National Register are also automatically listed on the California Register of Historical Resources (California Register). The National Register nomination determined that the property is significant at the local level as an example of an early agricultural settlement in the Roseville area and because of its overall role in the development of agriculture in the region (Criterion A/1). It was also determined significant for its architecture (Criterion C/3) as the best representative example of a ranch and agricultural property in the Roseville area, as well as for the presence of archaeological materials that have the potential to yield additional information associated with developmental contexts during the periods of inhabitation and operation of the Ranch (Criterion D/4).¹ The identified period of significance for the Fiddymment Ranch Main Complex spans from 1879 to 1956, extending from the initial construction of the existing ranch buildings through to the passing of Russell Fiddymment, Sr.

Contributing features of the historic property that are within the Fiddymment Homestead Visioning project boundaries include the Ranch House, Cooler, Smokehouse, Garage, and associated landscape features.²



Figure 5: The Cooler (right foreground) and Smokehouse (left background), looking northeast, in 2024.

¹ Archaeological deposits identified in the National Register nomination are located outside the Fiddymment Homestead Visioning project boundaries.

² A contributing reservoir, piping system, and areas of archaeological desposits are outside the boundaries of the Fiddymment Homestead Visioning project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

According to the California Environmental Quality Act (CEQA), a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”³ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”⁴ The significance of a historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register or a local register of historical resources.⁵

However, projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (the SOI Standards) have been determined not to have a significant effect on the environment. As such, they are categorically exempt from the provisions of CEQA.⁶

SECRETARY OF THE INTERIOR’S STANDARDS

The *SOI Standards* provide guidance for reviewing proposed work on historic properties and are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources.

The Secretary of the Interior offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction.

Preservation: The Standards for Preservation “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

Rehabilitation: The Standards for Rehabilitation “acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.”

Restoration: The Standards for Restoration “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

Reconstruction: The Standards for Reconstruction “establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope is seeking to alter historic property for a new use. Therefore, the Standards for Rehabilitation will be the appropriate Standards for the proposed project at the Fiddymment Farmstead site.

3 CEQA Guidelines subsection 15064.5(b).

4 CEQA Guidelines subsection 15064.5(b)(1).

5 CEQA Guidelines subsection 15064.5(b)(2).

6 CEQA Guidelines subsection 15300 and 15331 (Categorical Exemption 31).



Figure 6: The Secretary of the Interior’s Standards for the Treatment of Historic Properties is available online through [NPS.gov](https://www.nps.gov).

STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Figure 7: The Main House, view northeast (2024).

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METHODOLOGY & PUBLIC OUTREACH

The Project Team reviewed and summarized relevant background materials provided by City staff, including the Conditions Assessment and Stabilization Recommendations report, prepared by Page & Turnbull in 2017; the Pistachio Regional Park Master Plan Update, prepared by Callander Associates and approved in June 2025; as well as a and 2022 FuturePRL Strategic Master Plan.

In August 2024, the Project Team held a brainstorming work session with City staff and 17 key stakeholders, including representatives from the Roseville Historical Society, Roseville City School District, Roseville Joint Union High School District, Fiddymment Farm Neighborhood Association, and City of Roseville Libraries and Culture Division. Participants reviewed the opportunities and constraints identified by the Project Team and discussed potential approaches to achieve a side-wide vision for the Fiddymment Homestead.

A virtual public meeting was held in January 2025 to introduce the Project Team to the community and present relevant background information, goals and objectives, and relevant case studies for similar projects that could serve as examples for the Fiddymment Homestead vision. These case studies may contain small pieces of interpretation, larger adaptive reuse components, or full immersive experiences that could serve as test cases for what the community would like to see at the Fiddymment Homestead as part of the evolving Pistachio Park master plan. The community's vision and desires for the Fiddymment Homestead site were gathered through a series of interactive virtual activities and survey questions (Refer to Appendix B).

Based on the feedback from the first public meeting, the Project Team developed two draft alternative concepts for the reuse of the homestead site and interpretive opportunities. Preliminary conceptual estimates were prepared for both of these alternatives in order to illustrate the level of investment required for each alternative.

WHAT WE HEARD AT PUBLIC MEETING #1

Community Priorities

- Repair, preservation, and long-term maintenance of the homestead's historic buildings and structures
- History exhibits inside the Main House that tie the Fiddymment Homestead to broader Roseville history
- Outdoor spaces for community gatherings and events, such as farmers markets, weddings, small live performances, etc.
- Outdoor features for learning about local history and nature, including an outdoor classroom space
- Outdoor areas for picnics, walking, and other passive recreation

General Site Needs for Public Access

- ADA compliance (accessibility upgrades)
- Restrooms
- Security

OUTDOOR ACTIVITIES: Which image best represents what you'd like to see at the Fiddymt Homestead? (Choose one.)

Mentimeter

Click and reorder the options below to rank what you'd like to see at the Fiddymt Homestead site in order of priority (1st being highest priority).

1st	Historic interpretation (signs, displays, artifacts) outside the house
2nd	Interactive programming outside the house (community gatherings/events)
3rd	Agricultural education/programming (gardening, honeybees, etc.)
4th	Living history museum (costumed docents) inside the house
5th	Space to picnic, eat, and relax
6th	Local foods market/cafe
7th	Weddings, birthdays, and other private events
8th	Gift shop

Mentimeter

FARMHOUSE USES: Which image best represents what you'd like to see at the Fiddymt Homestead? (Choose one.)

Mentimeter

What types of activities or amenities would get you to visit the Fiddymt Homestead on a regular or semi-regular basis?
38 responses

Word cloud terms include: farmers market, history, food and drink vendors, community events, outdoor gathering space, historic artifacts, community event, farmers mkt- food flower, share hang out areas, decent opportunity, docents, demonstrations, community garden, meeting place, regularly scheduled event, food wine and beer events, educational activities, gathering spaces, outdoor wd, live music events, open space, food cafe, picnic and relax, museum, no food trucks, teaching, and program.

Mentimeter

Figure 8: Sample of community responses to interactive virtual questions during the first public meeting.

A second public meeting was held on July 31, 2025 at the offices of the City of Roseville’s Parks, Recreation and Libraries department in central Roseville. During the meeting, the two draft alternative concepts for the site, farmhouse, and garage were presented to the community through illustrative plans, drawings, and renderings along with a preliminary phasing plan to show how the project could be implemented over time. Community members shared their thoughts through an open question and answer period and a series of interactive exercises (Refer to Appendix C).

The Project Team used the community feedback from the second public meeting and input from City staff to develop a “Preferred Alternative,” that best accommodates the needs and wants expressed during the public meetings, while preserving the historic integrity of the homestead. The Preferred Alternative materials—including illustrative plans, drawings, renderings, cost estimates, and a phasing plan to show how the project would be implemented over time—were shared with the community through the City of Roseville’s website and email newsletters for a final round of public review and comment.

The project team shared the recommended concept with Dolly Fiddymont and gathered additional knowledge and insights from her in a phone call in October 2025. These final comments were consistent with the feedback gathered from the community and were incorporated into the Preferred Alternative concept presented in this document.

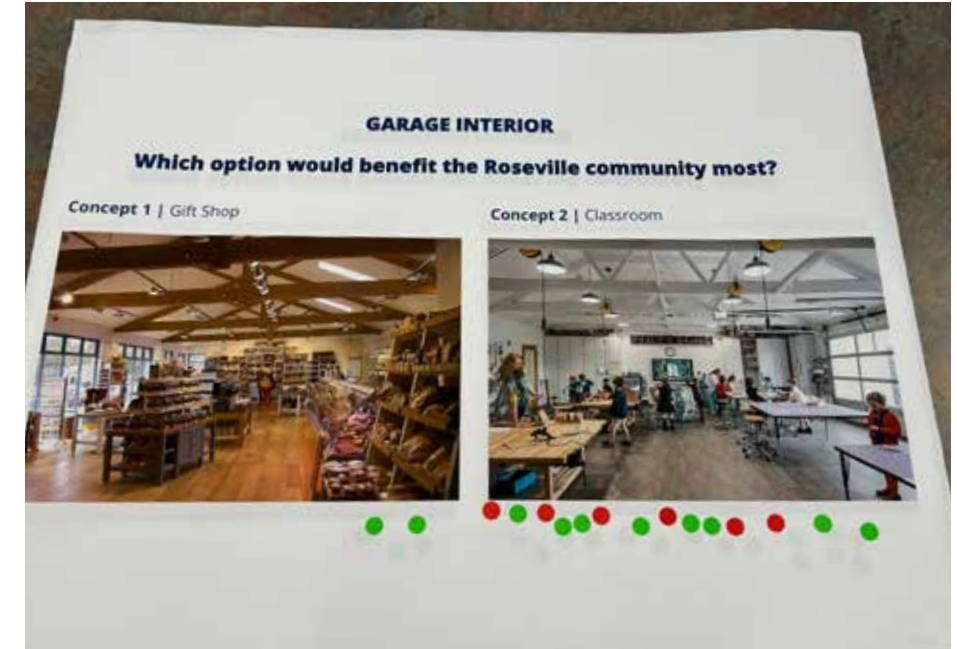
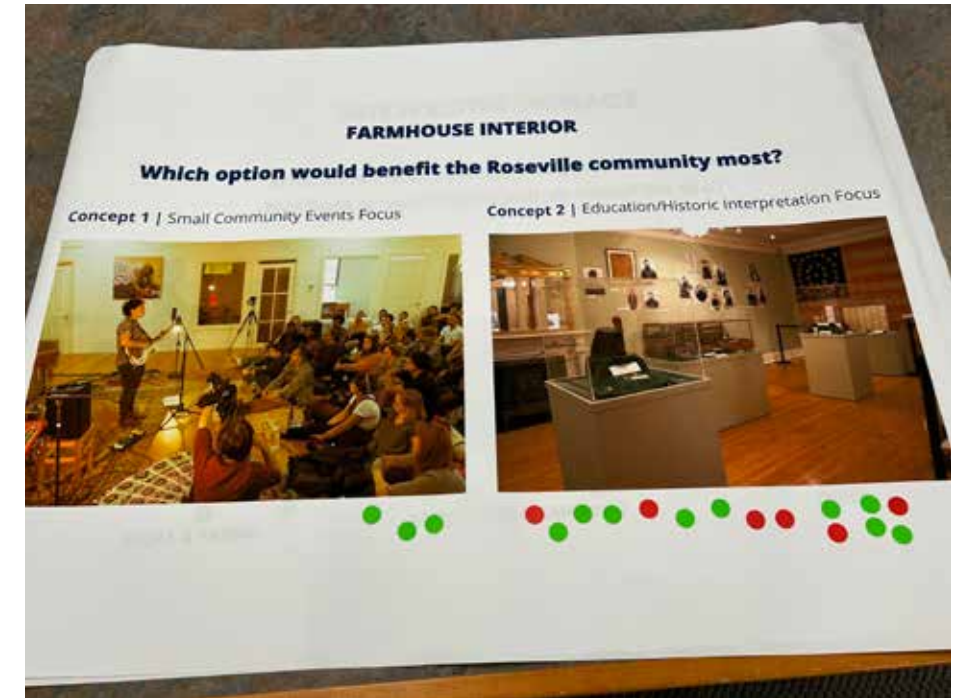


Figure 9: Roseville community members participated in discussion and interactive activities to share their feedback during a second public meeting, which informed development of the Preferred Alternative concept for the Fiddymont Homestead.

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PREFERRED ALTERNATIVE PLAN RECOMMENDATIONS

The Preferred Alternative Plan for the Fiddymment Homestead responds to and reflects the community's vision for the property, as shared during two public meetings in January and July 2025, respectively, as well as input from City of Roseville staff.

DESIGN NARRATIVE

Based on feedback from community members and City of Roseville staff, the overarching objective for future programming and design of the Fiddymment Homestead emphasizes the following approach:

Preserving the historic character of the property while rehabilitating the landscape, buildings, and structures as flexible, multi-use community spaces that can accommodate a wide variety of uses.



LANDSCAPE TREATMENT

Goals & Objectives

The proposed landscape enhancements to the homestead site are designed to support the uses of the historic buildings while offering educational, recreational, and community engagement opportunities.

The overall design intent emphasizes an organic, flowing layout with informal edges that guide users naturally through the site. The plan allows for the integration of various materials and the creation of flexible, multi-use spaces that accommodate a range of activities.

These improvements will help create a welcoming and inspiring environment for visitors of all ages.

Kitchen Garden

The Kitchen Garden will serve as an inviting welcome area with seating and a shaded shelter. This space has the potential to include a historic garden along with interpretive signage of the site's agricultural and planting history. The garden will include a mixture of native plants, herbs, vegetables, and flowers which will compliment interior improvements within the home, including the kitchen. The Kitchen Garden will also serve as a hands-on educational space, teaching visitors about plants, pollinators, and gardening.



Existing



Future Vision

Front Lawn

Located at the front of the house, the Lawn is a formal green space that preserves the iconic view of the homestead while offering an open area for various uses. Whether it's a family picnic, lawn games, or a wedding reception, this space provides a picturesque setting for both casual recreation and special events.



Rear Lawn

Located at the back of the house, the Rear Lawn is an informal green space designed to support both active and passive uses. It complements the adjacent patio area and can accommodate similar events as the front lawn, offering additional flexibility for community gatherings and private events.



Existing

Future Vision

The Patio

The Patio at the back of the homestead is reimagined as a multifunctional area that supports a wide range of community programs and private events. In addition to a large lawn, this space includes areas for small craft fairs, farmers markets, live music performances, and wedding ceremonies. The patio will also be enhanced by various landscape spaces with native plants, herbs, and flowers and include as ample space for seating and shade shelters.



Perimeter Trail & Fencing

Encircling the property, the Perimeter Trail will offer a quieter, more reflective experience for visitors. The trail will include passive seating areas with views of the homestead, along with interpretive signage and interactive historical displays. This trail will also help link the various spaces of the site, encouraging exploration and learning.

The site will be enclosed with fencing to ensure security. The design will include multiple gates, providing both pedestrian and vehicular entry points. These gates will support maintenance needs as well as event setup and breakdown, with clearly defined ingress and egress routes to facilitate efficient circulation throughout the site.



Existing

Future Vision

Parking and Access

A newly planned parking area will improve access to the site, with a dedicated drop-off zone and bus turnaround to accommodate guests and group tours. The design will include space for bus loading, supporting visits by school groups. As the improvements adjacent to the homestead site continue to grow, this parking area is designed to phase in additional parking that will serve the future community building.



Existing

Future Vision

PREFERRED LANDSCAPE CONCEPT

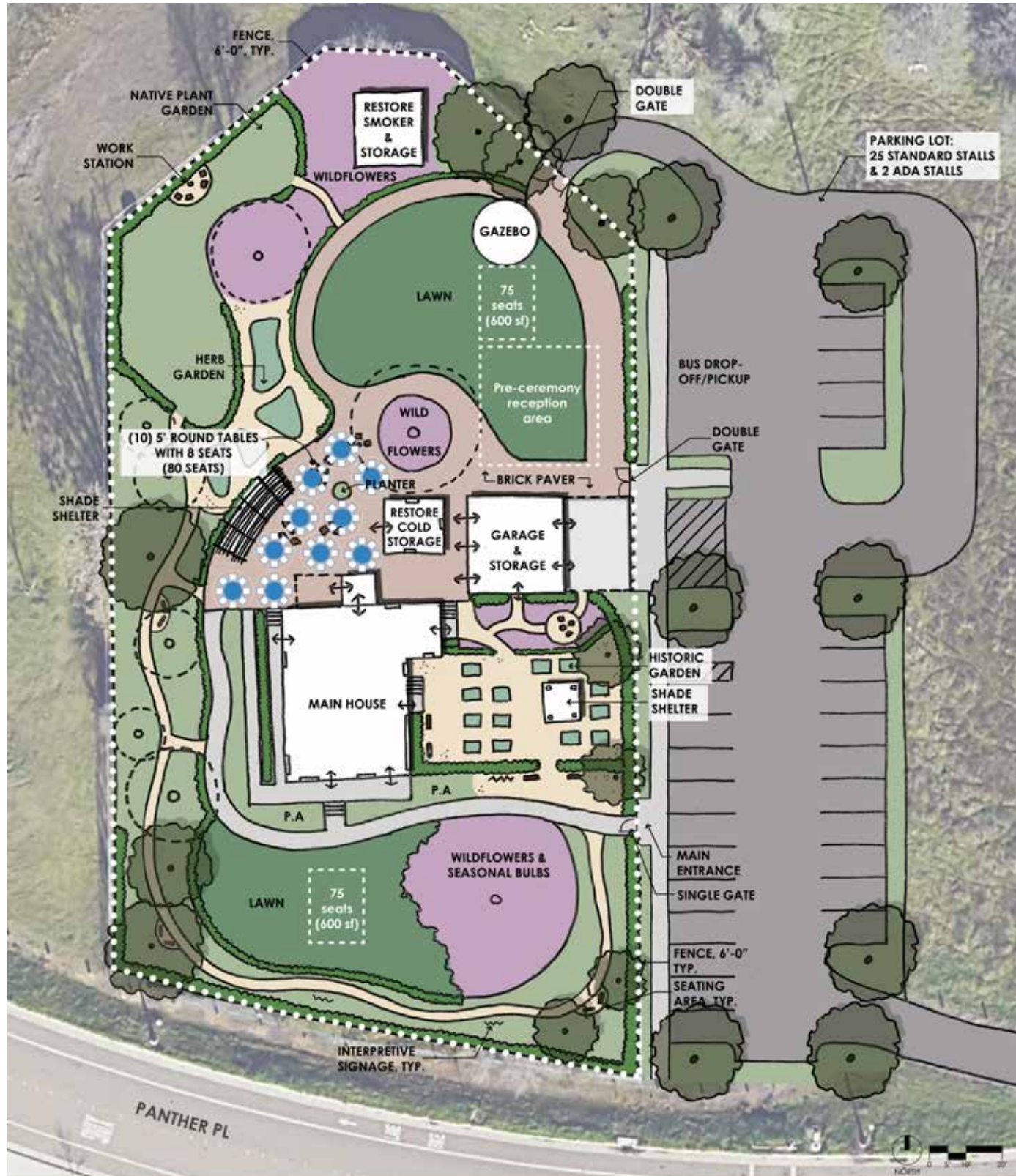


The recommended landscape concept for the Fiddymet Homestead organizes outdoor areas into distinct use zones, connected by a network of pathways that include both an internal route and a perimeter trail, allowing visitors to navigate the site with ease. These distinct use zones include: The Kitchen Garden, Front & Rear Lawns, The Patio, and Perimeter Trail.

Primary access to the homestead will be maintained from the east side, while the formal Front Lawn will reinforce the front face of the home, creating a grand view visible from Panther Place. Upon arrival, visitors will be greeted by a welcome and waiting area before proceeding to the house and/or supporting areas. Strategically placed shade structures will enhance comfort and usability, while providing areas for rest and relaxation.

The perimeter trail offers an educational experience, featuring interpretive signage that highlights the site's historic structures, including the historic Smokehouse and Cooler buildings. This trail not only connects visitors to the landscape but also will also deepen their understanding of the homestead's historical significance.

EVENT LAYOUT



FARMERS MARKET LAYOUT



BUILDINGS & STRUCTURES TREATMENT

Goals & Objectives

In public meetings, the community expressed a strong preference for rehabilitating the buildings and structures at the Fiddymment Homestead with a primary focus on providing historic interpretation and educational opportunities, while offering the flexibility to accommodate occasional small community events.

As previously described, the Fiddymment Homestead site is a designated historical resource and is considered part of the environment under CEQA. To comply with CEQA and avoid adverse effects on the property's historic significance, projects at the Fiddymment Homestead should comply with the SOI Standards.

Therefore, the recommended future vision for the buildings and structures is designed to meet the needs identified by the community and City staff, while complying with the SOI Standards. The Preferred Concept for the site involves stabilizing and providing historic interpretation for the Cooler and Smokehouse, rehabilitating the Main House as a space primarily for regular historic exhibits and occasional small events, and rehabilitating the Garage as a classroom with public restrooms.

Structures for Stabilization & Historic Interpretation

COOLER & SMOKEHOUSE

Based on the 2017 Conditions Assessment and further review in 2024, the Cooler is in fair condition with some specific items that are in poor condition. The Smokehouse is in very poor condition with extensive deterioration and structural deficiencies that have made the building unstable. Both are recommended to be stabilized to repair the buildings, prevent further deterioration, and eliminate hazardous conditions that make them unsafe for public use. Due to their small footprints and limited capacity for viable new uses, the interior spaces would be closed to the public. The stabilized buildings would be augmented with exterior historic interpretive displays or signage, describing their original function and significance, and remain primary visual elements of the landscape and interpretive programming.

If desired, the Cooler could be alternatively rehabilitated to provide on-site storage for event materials and equipment, such as tables and chairs. It is estimated that the 165-square-foot building could fit three (3) Limerick chair carts, which hold up to a total of 108 chairs (36 per cart), plus two (2) Lifetime or Global Industrial table dolly/carts, which could hold up to 20 round 72" diameter tables (10 per cart). The final selection of carts would need to be able to fit through the existing door opening. In this instance, the building may need to be repaired to provide a secure, weathertight space, which would add additional cost to the overall project.



Figure 10: The Smokehouse (2024).



Figure 11: The Cooler (2024).

Structures for Reuse

MAIN HOUSE

Exterior

The Main House is in fair to good condition. Recommended priority exterior alterations consist of completing priority stabilization work, including retrofitting or replacing the brick masonry foundation; repairing damaged, deteriorated, or missing materials as needed to weatherproof and rodent-proof the house and prevent further deterioration; rehabilitating windows and doors; and repainting the exterior cladding.

Additionally, in order to allow for public access to the interior of the building, the requirements of the Americans with Disabilities Act (ADA) must be met. Accessibility upgrades include adding a low ramp at the west side of the house and a raised deck, level with the finished floor at the south and west elevation. Although not required, recommendations also include installation of a railing and steps aligned with the front door that are compatible with the historic character of the building.

Further recommended alterations include installing fabric shade canopies over the new accessible ramp at the west side of the house and reopening a previously infilled window at the west elevation to provide more natural light to the living room space, as well as interpretive opportunities to reveal layers of physical alterations to the building over time.



Figure 12: The front (south) facade of the Main House, view north (2024). Approximate location of new raised deck indicated by light blue dashed line.



Figure 13: The east elevation of the Main House, view northwest (2024).



Figure 14: Photograph of the west elevation taken in the 1920s, showing the location of a window recommended to be reopened (outlined with dotted red line). Source: Roseville Historical Society.

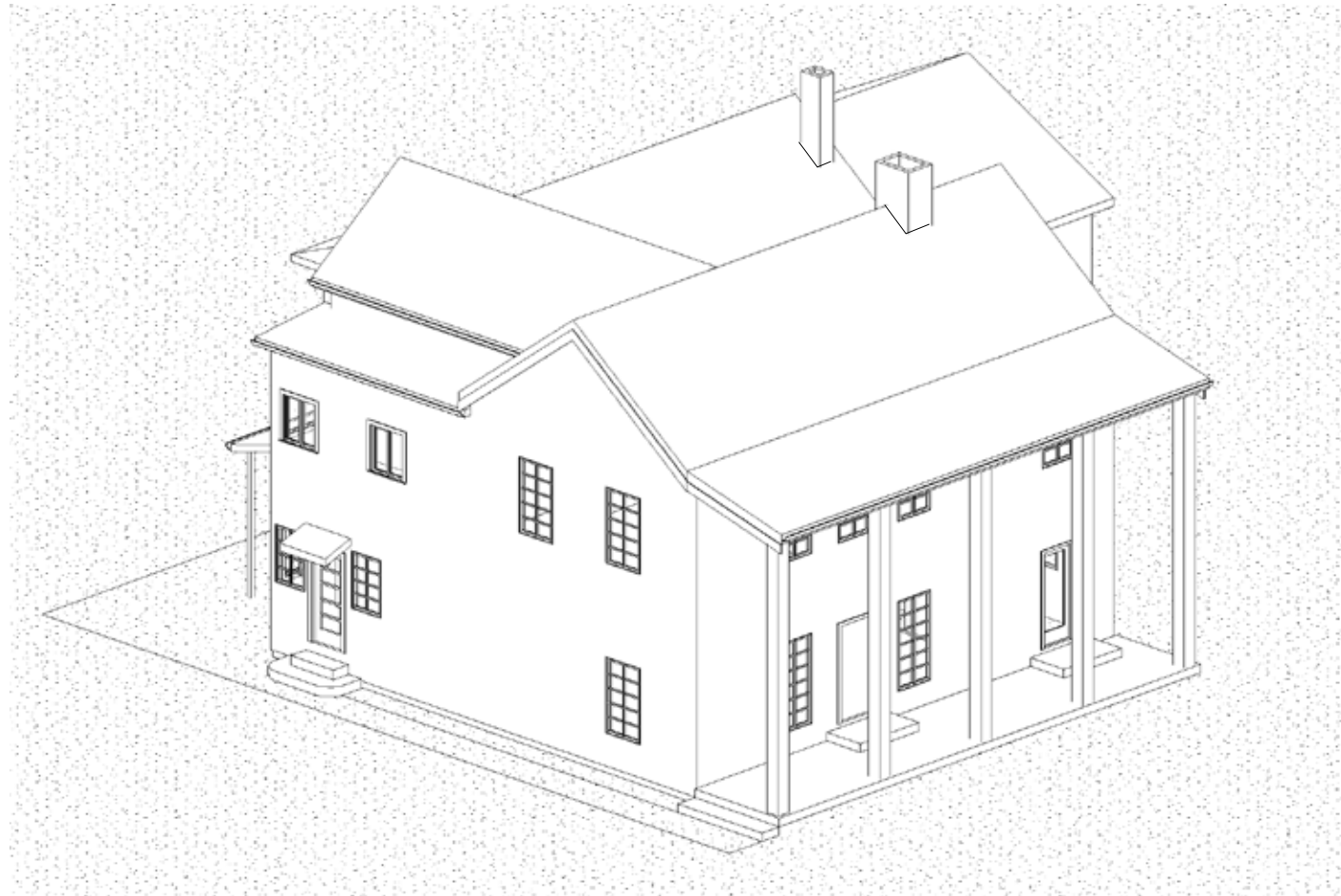


Figure 15: The west elevation of the Main House, view east (2024). The location of a window recommended to be reopened is outlined with a dotted red line. The approximate location of a new raised deck is indicated by light blue dashed line.



Figure 16: The rear (north) elevation of the Main House, view south (2017).

MAIN HOUSE EXTERIOR RECOMMENDATIONS



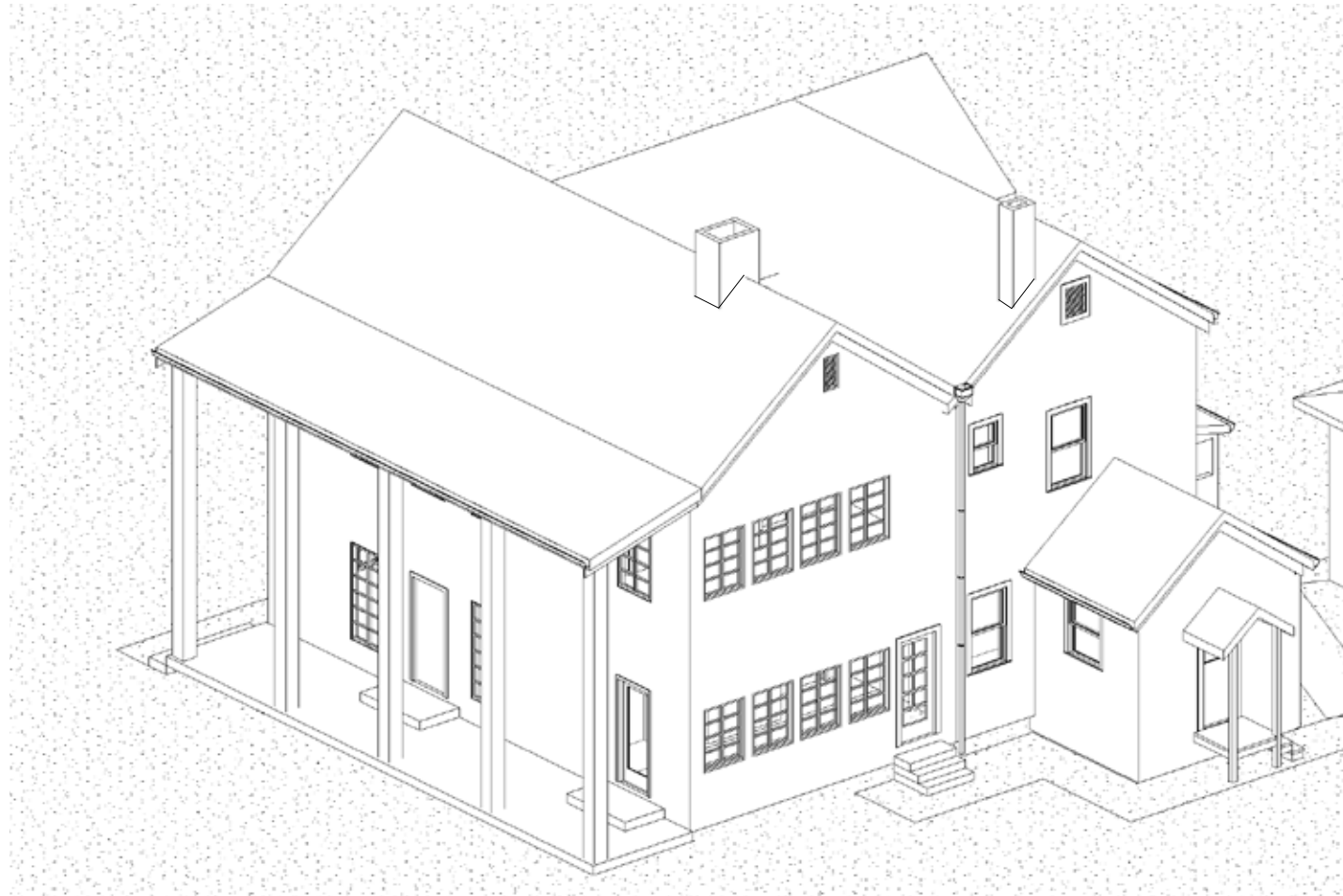
EXISTING



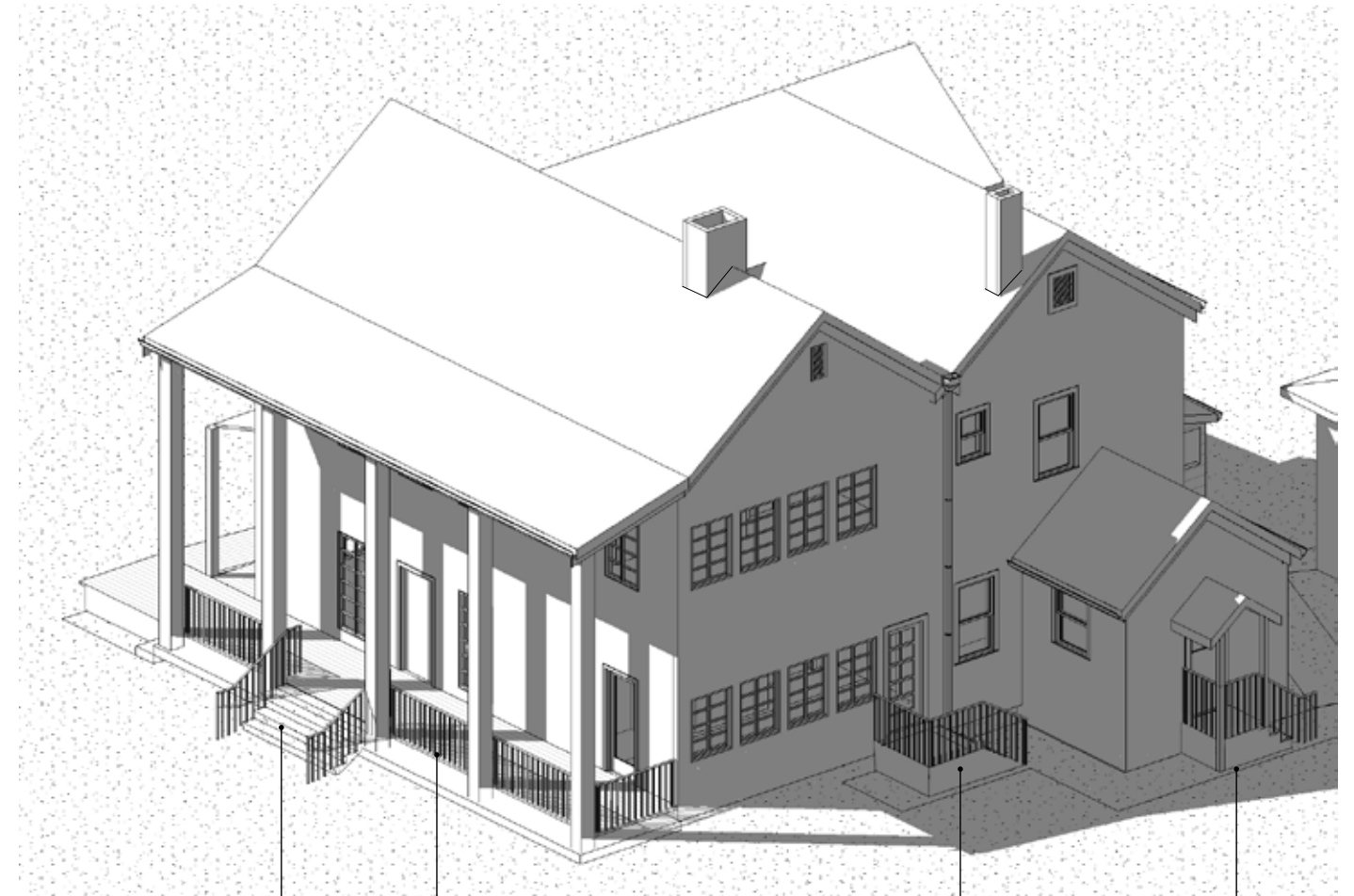
- AWNING
- ADA RAMP
- REOPENED WINDOW
- RAILING
- STAIR

PROPOSED

MAIN HOUSE EXTERIOR RECOMMENDATIONS



EXISTING



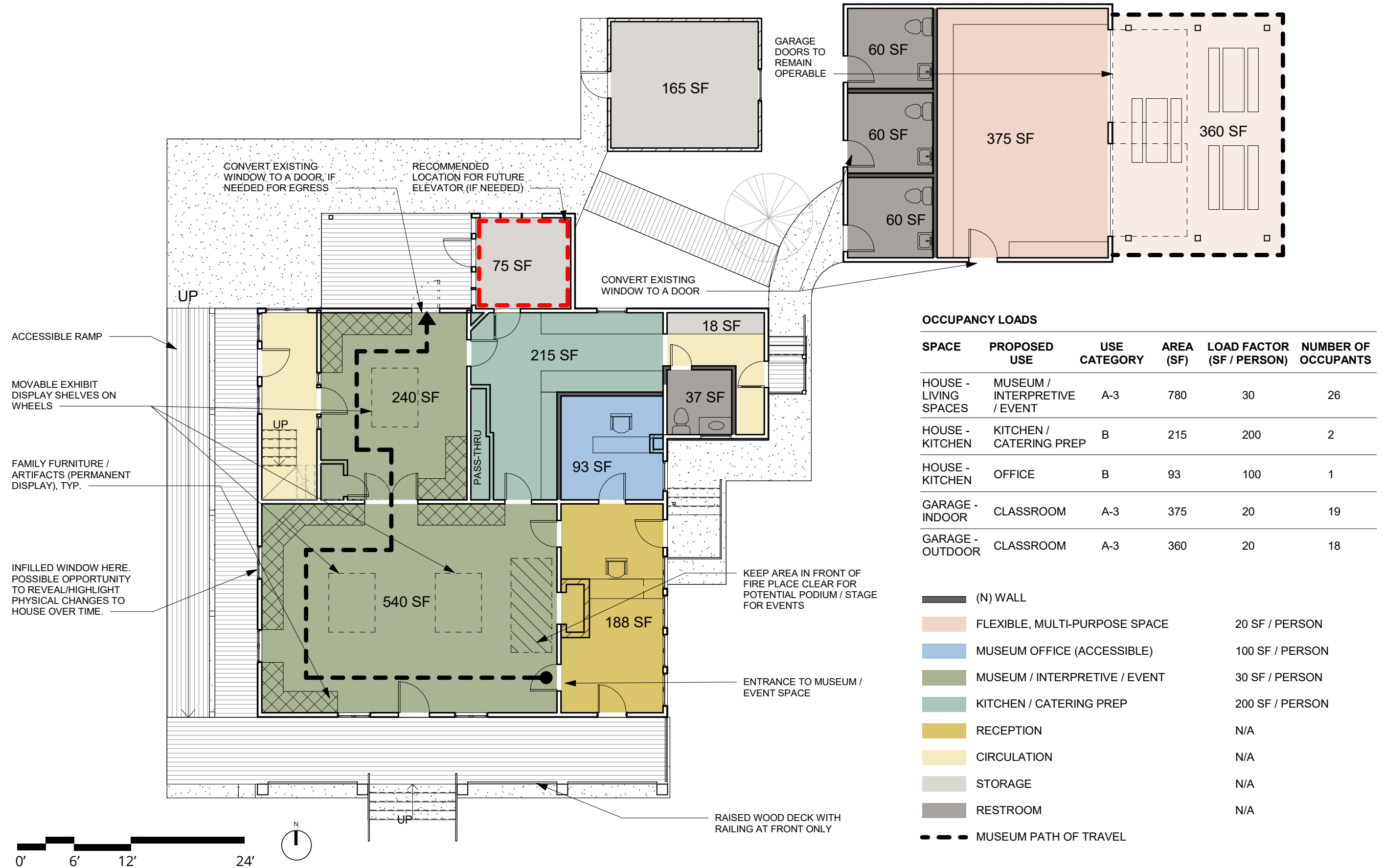
STAIR

RAILING

STAIR

STAIR

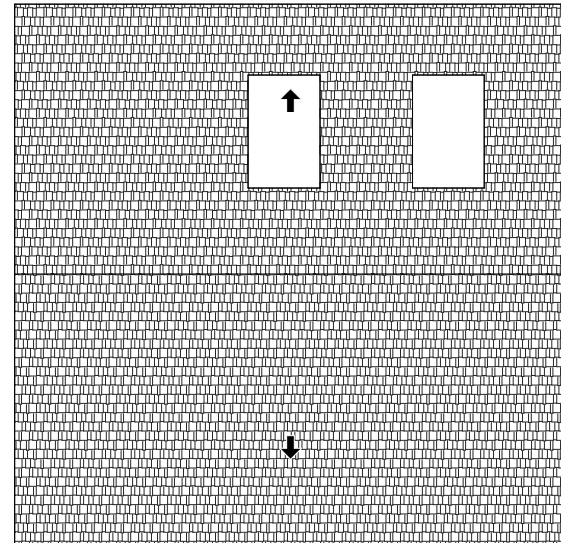
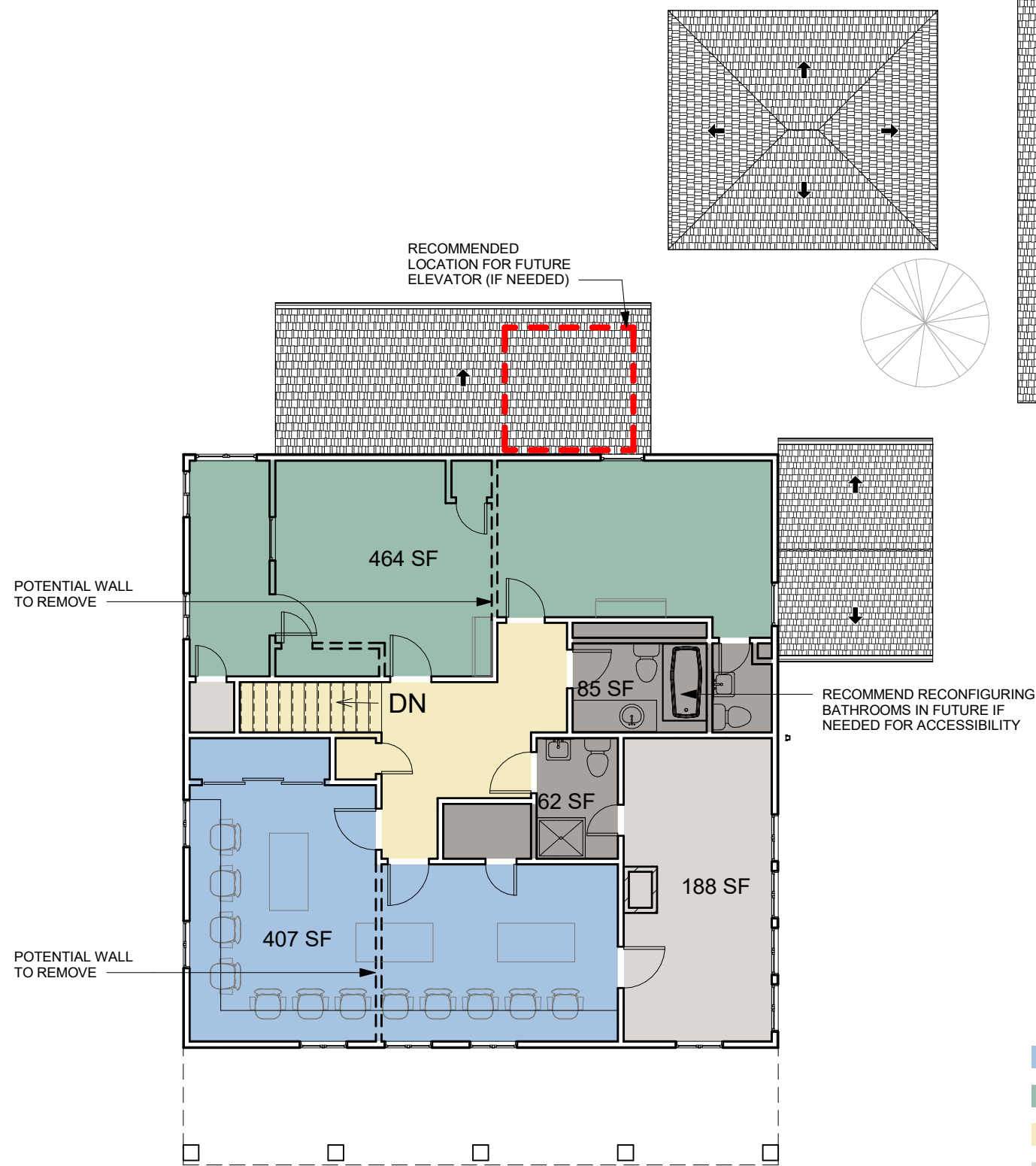
PROPOSED



OCCUPANCY LOADS

SPACE	PROPOSED USE	USE CATEGORY	AREA (SF)	LOAD FACTOR (SF / PERSON)	NUMBER OF OCCUPANTS
HOUSE - LIVING SPACES	MUSEUM / INTERPRETIVE / EVENT	A-3	780	30	26
HOUSE - KITCHEN	KITCHEN / CATERING PREP	B	215	200	2
HOUSE - KITCHEN	OFFICE	B	93	100	1
GARAGE - INDOOR	CLASSROOM	A-3	375	20	19
GARAGE - OUTDOOR	CLASSROOM	A-3	360	20	18

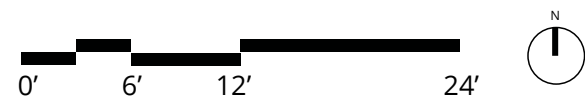
- (N) WALL
- FLEXIBLE, MULTI-PURPOSE SPACE 20 SF / PERSON
- MUSEUM OFFICE (ACCESSIBLE) 100 SF / PERSON
- MUSEUM / INTERPRETIVE / EVENT 30 SF / PERSON
- KITCHEN / CATERING PREP 200 SF / PERSON
- RECEPTION N/A
- CIRCULATION N/A
- STORAGE N/A
- RESTROOM N/A
- MUSEUM PATH OF TRAVEL



OCCUPANCY LOADS

SPACE	PROPOSED USE	USE CATEGORY	AREA (SF)	LOAD FACTOR (SF / PERSON)	NUMBER OF OCCUPANTS
HOUSE - LIVING SPACES	UPPER FLOOR OFFICE	B	407	100	5
HOUSE - LIVING SPACES	FUTURE MUSEUM /GALLERY/EVENT SPACE	B	464	30	16

- OPEN WORK SPACE 100 SF / PERSON
- FUTURE MUSEUM/GALLERY/EVENT SPACE 30 SF / PERSON
- CIRCULATION N/A
- STORAGE N/A
- RESTROOM N/A



Sunroom

The recommended vision for the first floor is to rehabilitate it to accommodate a variety of community uses with a primary focus on providing opportunities for the public to learn about the history of the Fiddymment Homestead and Roseville's 19th-century settlers through regular museum exhibits and educational displays.

The sunroom at the southeast corner of the first floor will serve as the main point of entry and reception area for visitors and school groups to the Main House. Visitors will have the opportunity to receive basic information about the Fiddymment Homestead, directions, and purchase tickets for tours or events as needed in this room before continuing on to the main exhibition spaces.



Existing



Future Vision

Living Room and Dining Room

The main exhibition spaces will be located directly to the west in the living room and dining room. This plan envisions that these exhibition spaces will be flexibly designed, with artifacts and interpretive signage displayed along the perimeter walls. Additional moveable wheeled displays with additional artifacts and interpretive information, placed in the center of the rooms, could be temporarily stored in the dining room to accommodate small community events in the living room, as needed. These small events could consist of speaking engagements, live performances, small weddings, meetings, or other community activities.

In coordination with the broader future plans for Pistachio Regional Park, the living room and dining room could potentially be used to temporarily house a branch of the public library, while a new planned community center and library are constructed in the park. In this scenario, the library would move from the Fiddymont ranch house into the new community center upon its completion.

There does not seem to be an immediate conflict that would impact historic integrity with this interim use; however to fully evaluate occupancy of the house as an interim library use, P&T recommends the City undertake a study that evaluates accessible access, egress requirements, fire and life safety related to a library use, as well as structural considerations that may impact the existing foundation in order to support an interim library function at this location.



Existing

Future Vision

Kitchen & Restroom

The large existing kitchen will be updated to serve as a warming/ catering prep kitchen for events at the Fiddymont Homestead that contains modern, code compliant appliances and usable counter space. A commercial exhaust fan may be required if food preparation beyond re-warming and plating is desired.

The existing restroom to the east of the kitchen will be enlarged to provide facilities for staff. The restroom would be accessible from the kitchen and exterior stairs at the east side of the house. A portion of the existing kitchen adjacent to the sunroom could be converted to a small administrative office.



Screened-in Porch

The screened-in porch at the rear of the house offers opportunities to support the overall functionality of the Main House and homestead site to meet evolving programming needs. The porch could be used as a future option to add an additional public restroom cabin to serve larger capacity events. This would require converting the space to a fully finished and enclosed space and installation of plumbing, electrical, and HVAC systems in the space. Alternatively, if public access to the second story is desired to expand public programming offerings inside the Main House, the screened-in porch would be the recommended location to construct an elevator to the second floor. Constructing an elevator at this location would have minimal impact on primary views of the house from surrounding existing and planned streets and minimize physical impacts on the historic exterior features of the house. However, adding an elevator would alter the upper floor's exterior appearance and should be completed in a manner consistent with the Secretary of the Interior's Standards.



Existing

Future Vision

Second Floor

The second floor will be prepared so that it can accommodate a mixture of staff back-of-house uses and potential future public uses. Rooms at the south side of the floor are recommended to be reused as a creative workspace for staff to prepare museum exhibit displays, school tour activities, and other materials for public events. Space would also be provided for the storage of portable historical artifacts and archival items, as well as other materials, which could be used in rotating exhibits.

If public access to the second floor is desired and feasible, rooms at the north side of the floor are recommended for adaptation as public gallery spaces that could be used to expand programming offerings at the homestead to include other types of exhibits and rotating events, such as community art exhibitions or exhibits that highlight elements of Roseville's more recent history. Note that public access to the second floor would require ADA upgrades, such as the installation of an elevator, as described in the previous screened-in porch section. The elevator would be located at the north (rear) side of the building and open directly into these public gallery spaces.



Existing

Future Vision

GARAGE

Although built during a later period of the homestead's development in the mid-20th century, the Garage is considered historic and provides an opportunity for additional indoor/ outdoor community spaces, while addressing the need for accessible public restrooms at the site. Expanding upon the overarching vision of flexibility, adaptability, and wide-ranging public benefit at the Fiddymont Homestead, the Garage would be repurposed into a multi-purpose building for a variety of uses and activities. Potential public uses could include youth activities, educational or art classes, community meetings, birthday parties, a gift shop or refreshment stand, small practice space, and more.

Exterior

The Garage is in fair to good condition. Recommended exterior work includes completing regular maintenance and repairs as well as a seismic retrofit to prepare the building for public access. Minor exterior alterations to enhance public use of the building include replacing the roof and repainting the exterior cladding. Two existing window openings at the building's west and south elevations will be converted into doors to provide access to the interior and into one of the new restroom cabins. New skylights will be added to the roof to bring natural lighting inside the building and minimize visual changes to its exterior.

To create a flexible public-use space, a new concrete slab will be poured at the exterior east side of the Garage. A new wood trellis will be added over the existing garage door openings to provide shade over an outdoor patio area, and new tables and seating will be installed. The existing garage doors will be refurbished to be safely opened and closed as needed in order to connect the indoor multi-use space with the new outdoor covered patio.

Interior

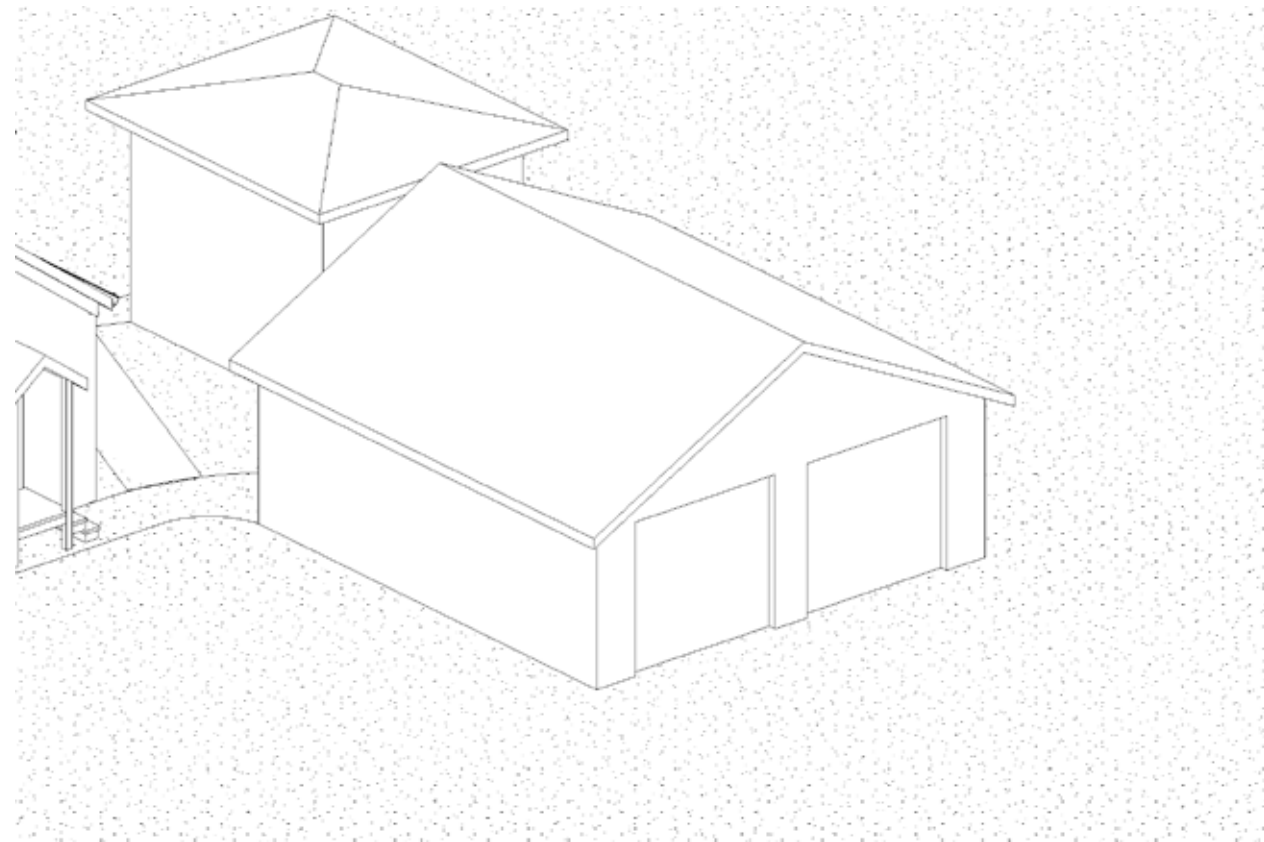
The interior of the Garage will be upgraded to create a comfortable climate-controlled space suitable for regular public use. This includes installing a new concrete floor, insulated and finished perimeter walls, lighting, ceiling fans, and HVAC system. Three accessible individual, gender-neutral restroom cabins, including an accessible restroom will be added within the west side of the building and reuse two existing exterior doors and the new door opening created by converting the existing window opening.



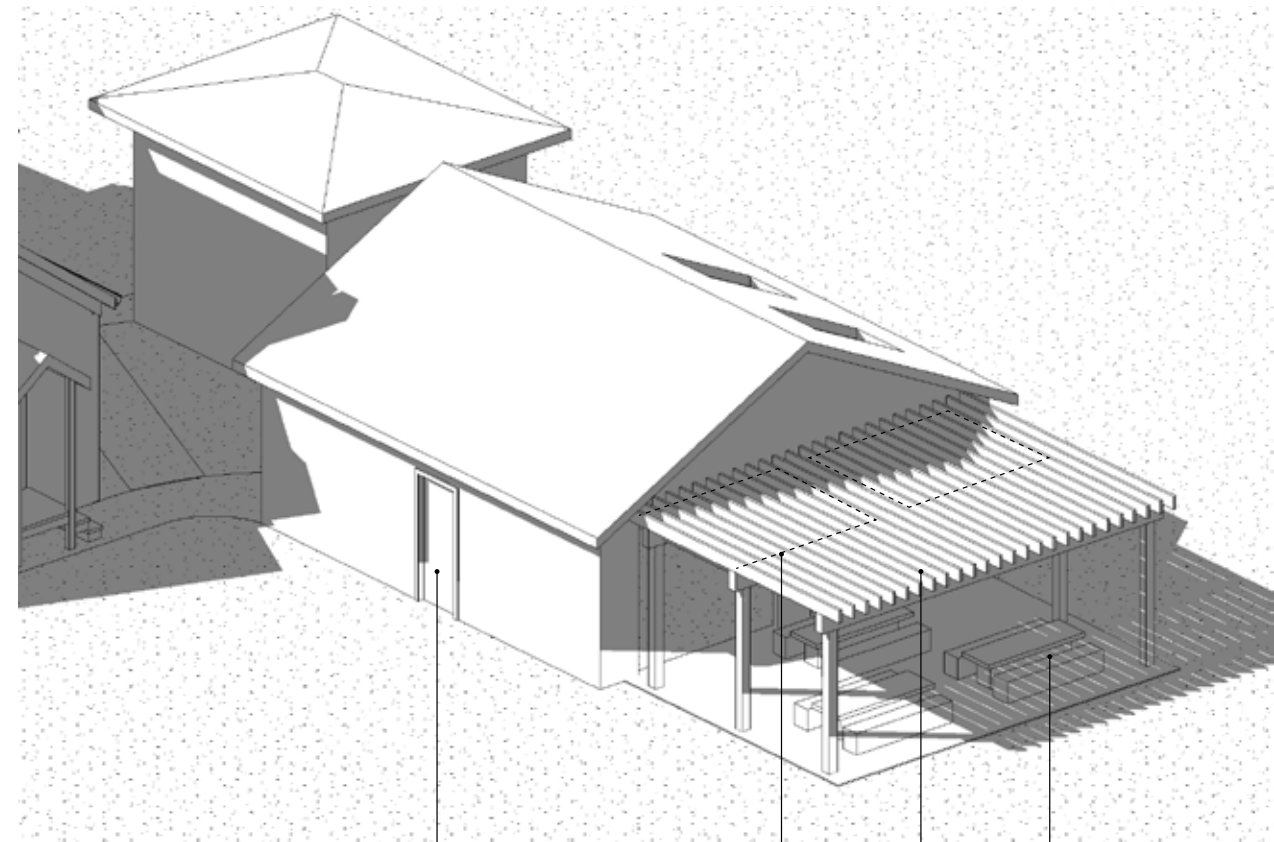
Existing

Future Vision

GARAGE EXTERIOR RECOMMENDATIONS



EXISTING



PROPOSED

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INTERPRETATION

The historic and scenic setting of the Fiddymment Homestead offers plentiful opportunities for public education and enrichment through a bespoke program of historic interpretation. Historic interpretation at the site will primarily consist of a series of signs and displays thoughtfully arranged around the site to encourage the public to explore and gain a deeper understanding of the history and operation of the Fiddymment Homestead and its broader connections to the history of Roseville. Interpretation may also provide educational information on the natural history and ecology of the area.

Interpretive signage and programming may also present opportunities to connect the Fiddymment Homestead to other sites within the larger future planned development of Pistachio Regional Park. Located on farmland previously owned by the Fiddymment family, Pistachio Park contains the sites of other former historic buildings and structures (since removed) that were once part of the Fiddymment family's agricultural holdings. As such, the preserved historic buildings and landscape at the Fiddymment Homestead project site could serve as the jumping off point to learn about the broader operation and layout of the Fiddymment family's farmland and its connections to Roseville's development over time.



Landscape Interpretation

Signs will be located at points of entry, along the perimeter path running through the site, and in front of individual buildings, structures, or important landscape features to explain their history, use, and function. Displays may also be developed that explore the agricultural history and natural ecology of the Fiddymont Homestead area, including information about native wildlife and ways in which 19th-century settlers utilized and altered the natural landscape.

The interpretive display signs will be designed so that they are compatible with the rustic feel of the homestead and are durable, long-lasting, require minimal maintenance, and can be easily cleaned.

It is recommended that a specialist be hired to develop an interpretive plan, which includes the specific content and comprehensive design for the interpretive displays and signage throughout the site. This will help ensure that the interpretive programming and infrastructure is well-coordinated across the site and meets accessibility requirements.



Main House Interpretation

The Main House presents an unparalleled opportunity to evoke the early American history of Roseville, through the example of the Fiddymet family and establishment of the Fiddymet Homestead. Interpretive signs and graphics will be placed at the exterior of the house and throughout the first floor, exploring the history of the house and Fiddymet family and connecting them to the broader history of Roseville and the experiences of early American settlers. These will be accompanied by curated displays of artifacts, memorabilia, family photos, artwork, and other ephemera.

A recommended path of travel for visitors would begin at the reception area in the sunroom and wind through thematic displays arranged in the living room and dining room, which trace the typical journey of Roseville's pioneer settler families from their arrival in the area and early efforts to set down roots to their role in creating the Roseville of today. Potential themes interpretive exhibits could explore include, but are not limited to the following:

1. Arrival of Pioneer Families: Experience what the journey to and arrival in the Roseville area would have been like in the 19th century, using the Fiddymet family as a primary example.
2. Putting Down Roots: Learn about how early American settlers established the foundations of Roseville (i.e. building houses and starting businesses).
3. Home Life: Delve into details about how Roseville's farming families lived in the 19th and early 20th centuries.
4. Food/Agriculture: Explore how families like the Fiddymets impacted the natural landscape and agricultural development of the Roseville area.

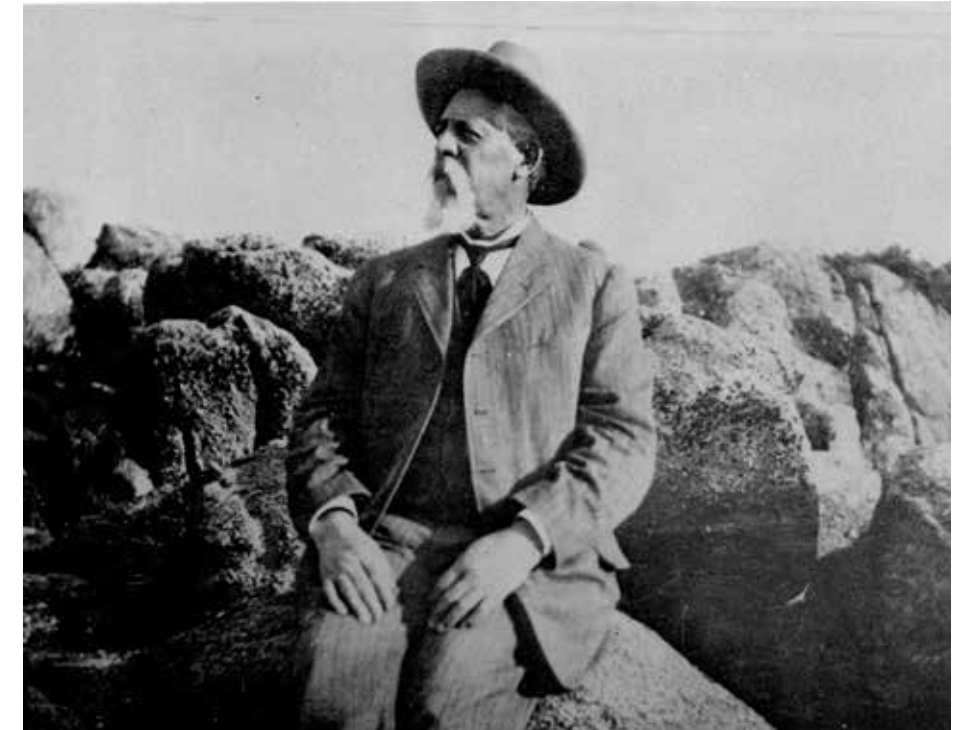


Figure 19: Sampling of assorted historic photographs, showing life on the Fiddymet Homestead. Source: Roseville Historical Society.

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ANTICIPATED PHASING & IMPLEMENTATION

The City of Roseville envisions the rehabilitation of the Fiddymment Homestead as a long-term project, whose overall scope and timeline are dependent upon identifying and securing the required funding resources. To progress the project and ensure that the main priorities for the future of the Fiddymment site are met while all necessary funding is acquired, the project will be completed in phases.

Recommended phasing for completion of the project prioritizes the following goals:

- Preservation of the Fiddymment Homestead's historic buildings and structures
- Providing public access to portions of the site as soon as possible
- Constructability, ensuring that work is completed in a logical, orderly, and efficient manner

RECOMMENDED PROJECT PHASING

The recommended project phasing for rehabilitation of the Fiddymment Homestead first prioritizes stabilizing the historic buildings to mitigate existing safety and condition issues, which will allow City staff and workers to safely access the site and halt further deterioration of the buildings while the rest of the site is rehabilitated.

Following this initial stabilization effort, Phase 2 would consist of basic site landscaping and preparation to remove tree stumps and debris, complete basic site regrading, install temporary fencing and site security measures, and provide parking and ADA accommodations. This phase may also include completion of a paved parking lot adjacent to the Fiddymment Homestead site, which could be expanded in future phases of work to integrate into broader future plans for Pistachio Regional Park.



Initial public access to the site would begin with the completion of Phase 3, during which the recommended scope for the Front Lawn and Kitchen Garden, including landscaping, planting perimeter shade trees, an entry seating area, and accessible pathways would be added at the front of the property. This would allow the public to recreate and enjoy the front portion of the Fiddymont property for a variety of outdoor community events, picnics, and passive recreation, while improving the visibility and appearance of the property from Panther Place. The recommended landscaping treatment for the rear portion of the site would not be completed during this phase to allow the rear of the property to be used as a staging area for construction materials, equipment, and trucks necessary for renovating the Main House and rest of the property. Temporary, but aesthetically compatible, fencing would be installed between the front and rear portions of the site to screen the rear staging area from public view during this phase.

In Phase 4, recommended interior upgrades and renovations to the Main House and Rear Patio would be completed, transforming it into an accessible, multi-use public building with regular public use as a place to learn about the history of the Fiddymont Homestead and Roseville's broader agricultural and pioneer roots. If desired, the Main House could temporarily house a branch of the public library while a planned new community center and library is constructed in Pistachio Regional Park.

The recommended landscaping treatment for the rear portion of the site—including the Rear Lawn, Perimeter Trail, and rear gardens — would occur during Phase 5, offering expanded opportunities for outdoor programming and maximizing public access to the site.

The project would conclude with rehabilitation of the Garage as a multi-purpose space for a range of public uses, further enhancing the range and variety of public use spaces at the Fiddymont Homestead.

- **Phase 1**
 - Stabilize Buildings (Address hazardous conditions, prevent further deterioration)
- - **Phase 2**
 - Base Landscape scope (Cleanup site, remove stumps, basic regrading, install fencing/site security, basic parking and ADA) to prepare for exterior site public access
 - Parking Lot Phase 1
- **Phase 3 (Public access begins)**
 - Front Lawn, Kitchen Garden, and Front Entry Paths
 - Plant Perimeter Shade Trees
- **Phase 4**
 - House Base Adaptive Reuse Scope
 - Additional House Adaptive Reuse Scope
 - Rear Patio
- **Phase 5**
 - Rear Paths, Lawn, and Community Gardens
- **Phase 6**
 - Garage Base Adaptive Reuse Scope
 - Additional Garage Adaptive Reuse Scope



Figure 20: Recommended project phasing approach.

COST ESTIMATE SUMMARY

J.R. Conkey and Callander Associates, with input from Page & Turnbull, prepared cost estimates for the Preferred Alternative Plan for the Fiddymnt Homestead. To assist City staff planning efforts and set fundraising goals for phases of the project, the estimated costs have been broken down into two categories: 1) work that is required to make the site and interior of the Main House and Garage safe for public access by halting ongoing deterioration and resolving existing hazardous conditions, and 2) work that is necessary to achieve the desired future programming goals outlined in the Preferred Alternative Plan vision. This estimate was prepared in 2025 dollars. Costs shown should add a 3-5% escalator for each year after 2025.

BUILDINGS	
Required Work	
1. Required for any public access to site	
BUILDINGS PRIORITY STABILIZATION	
Total Cost: \$600K - \$800K (including markups)	
2. Required for public access to building interiors	
MAIN HOUSE	
Total Cost: \$1.5M - \$2.25M (including markups)	
GARAGE	
Total Cost: \$250 - \$350 (including markups)	
Additional Items Based on Selected New Use (Can Mix & Match)	
PREFERRED CONCEPT: EDUCATION/HISTORIC INTERPRETATION FOCUS	
MAIN HOUSE (MUSEUM, KITCHEN, & OFFICES)	
Total Cost: \$300K - \$400K (includes markups)	
GARAGE (CLASSROOM)	
Total Cost \$250K - \$300K (including markups)	
Total Building Rehabilitation Cost Estimates	
\$2.9M-\$4.1M	

LANDSCAPE	
Required Work	
SITE PREPARATION	
Total Cost: \$325K - \$375K	
PARKING LOT (PHASE 1)	
Total Cost: \$450K - 500K	
LANDSCAPE MAINTENANCE	
Total Cost: \$15K - \$30K	
CONTINGENCY	
Total Cost: \$500K - \$600K	
TOTAL FOR \$1.3M - \$1.5M	
Additional Items Based on Selected New Use (Can Mix & Match)	
PREFERRED CONCEPT: ORGANIC LANDSCAPE	
Total Cost \$750K - \$850K	
Total Landscape Cost Estimates	
\$2M-\$2.4M	

ESTIMATED PROJECT TOTAL
\$4.9M-\$6.5M

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APPENDIX A: COST ESTIMATES

CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T

PRINT DATE: 11/24/2025
 PRINT TIME: 11:45 AM
 PAGE 1 OF 13

PROJECT: **FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE**
 BUILDING: **SUMMARY MARKUP**
 PHASE: **PRELIMINARY CONCEPT DESIGN**
 PREPARED BY: JR CONKEY & ASSOCIATES
 PREPARED FOR: PAGE & TURNBULL

25-07-18 P&T - Fiddymnt Farms Stabilization Conceptual Estimate - R9_noHighlight

ESTIMATE DATE: JULY 16, 2025

S U M M A R Y (WITH MARKUP)

BUILDING	NO. OF UNITS	TOTAL SF	C U R R E N T (PRELIMINARY)		
			COST PER UNIT	TOTAL COST OF PRIORITY ITEMS	TOTAL COST OF ADD'L RECOMMENDED ITEMS
*NOTE (PLEASE SEE 'SUMMARY NO MARKUP' FOR RAW PRICE) COST FOR EACH ITEM INCLUDES THE FOLLOWING MARKUPS: SPECIAL INSPECTIONS & TESTING 3% DESIGN PHASES AND FEES 15% ESTIMATING CONTINGENCY 25 % PHASING 15 % TARIFF 15 % ESCALATION TO BID 10% ESCALATION FROM BID 3.33% SITE, UTILITIES, LANDSCAPING OPTION 1 (ESTIMATE FROM CALLENDAR ASSOCIATES)					
		37,089	\$60.38	\$2,239,393	\$0
MAIN HOUSE PRIORITY STABILIZATION SCOPE	3,460		\$148.18	\$512,690	\$0
ADDITIONAL SCOPE COMMON FOR BOTH CONCEPTS 1 & 2	3,460		\$626.00	\$2,165,943	\$0
MAIN HOUSE CONCEPT 1 (SMALL COMMUNITY EVENT FOCUS)	316		\$809.07	\$0	\$255,666
MAIN HOUSE CONCEPT 2 (EDUCATION/HISTORIC INTERPRETATION FOCUS)	316		\$985.23	\$0	\$311,331
GARAGE SCOPE COMMON FOR BOTH CONCEPTS 1 & 2	613		\$494	\$302,530	\$0
GARAGE CONCEPT 1 (GIFT SHOP)	613		\$211	\$0	\$129,263
GARAGE CONCEPT 2 (CLASSROOM)	613		\$406	\$0	\$248,900
COOLER	180		\$409	\$73,649	\$0
SMOKEHOUSE	395		\$293	\$115,910	\$0
TOTAL CONCEPT 1		3,460	\$1,027.64		\$3,555,651
TOTAL CONCEPT 2		3,460	\$1,078.31		\$3,730,954
QUALIFICATIONS:					
1.) ESTIMATE ASSUMES DESIGN/BID/BUILD DELIVERY METHOD					
2.) PRICING WITHIN THE ESTIMATE EXPECTS A MINIMUM OF 5 RESPONSIVE GENERAL CONTRACTOR BIDS ASSUMES FULL AND OPEN COMPETITION. IN OTHER WORDS, NO REQUIREMENTS FOR SMALL BUSINESS, ETC.					
3.) THE VARIANCE OF BIDS RECEIVED CAN AFFECT THE BID RESULTS, EXPECTATIONS ARE AS FOLLOWS:					
1 bid +15% to +40%					
2-3 bids +8% to +12%					
4-5 bids -4% to +4%					
6-7 bids -7% to -5%					
8 or more bids -12% to -8%					
4.) ESTIMATE EXCLUDES:					
NON-CONSTRUCTION COSTS					
FF&E - EXCEPT AS NOTED					
MODULAR FURNITURE OR FURNITURE OF ANY TYPE					
CONSTRUCTION CONTINGENCY (CHANGE ORDER COST)					
5.) THIS IS AN ESTIMATE OF PROBABLE COST, NOT A GUARANTEE.					
6.) PRICES ON MATERIALS AND LABOR HAVE FLUCTUATED AND INCREASED TREMENDOUSLY SINCE COVID. WE HAVE INCLUDED A HIGHER THAN NORMAL ESCALATION PERCENTAGE BASED ON THE CURRENT ECONOMIC CONDITIONS. WE HAVE ALSO ADDED A MARK-UP FOR MARKET CONDITIONS, SUPPLY CHAIN, ETC.					
7.) ESTIMATE PERFORMED ON CONCEPTUAL DEVELOPMENT DRAWINGS BY PAGE & TURNBULL DATED 5/9/2025 (100 SHEETS).					
8.) NOTE THAT DUE TO THE RECENT FIRES IN SOUTHERN CALIFORNIA IN JANUARY 2025.					
9.) ESTIMATE EXCLUDES OFF-SITE WORK OUTSIDE PROPERTY LINES (EXCEPT SITE UTILITIES, PATCHING).					
10.) NOTE THIS COST DOES NOT INCLUDE ANY CONTINGENCY IN THE EVENT THE BUILDINGS ARE DAMAGED OR REDUCED DUE TO WEATHERIZATION, FIRE DAMAGE, & DEFERRALS TO PROJECTS.					
11.) ESTIMATE FOR THE PRIORITIZATION SCOPE IS BASED ON PREVIOUS ESTIMATE DONE IN JULY 2017 FOR "FIDDYMENT RANCH CONDITONS ASSESSMENT AND STABILIZATION RECOMMENDATIONS.					

CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T

PRINT DATE: 11/24/2025
 PRINT TIME: 11:45 AM
 PAGE 2 OF 13

PROJECT: **FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE**
 BUILDING: **SUMMARY NO MARKUP**
 PHASE: **PRELIMINARY CONCEPT DESIGN**
 PREPARED BY: JR CONKEY & ASSOCIATES
 PREPARED FOR: PAGE & TURNBULL

25-07-18 P&T - Fiddymnt Farms Stabilization Conceptual Estimate - R9_noHighlight

ESTIMATE DATE: JULY 16, 2025

S U M M A R Y (NO MARKUP)

BUILDING	NO. OF UNITS	TOTAL SF	C U R R E N T (PRELIMINARY)		
			COST PER UNIT	TOTAL COST OF PRIORITY ITEMS	TOTAL COST OF ADD'L RECOMMENDED ITEMS
SITE, UTILITIES, LANDSCAPING OPTION 1 (ESTIMATE FROM CALLENDAR ASSOCIATES)					
		37,089	\$32.40	\$1,201,823	\$0
MAIN HOUSE PRIORITY STABILIZATION SCOPE	3,460		\$79.52	\$275,147	\$0
ADDITIONAL SCOPE COMMON FOR BOTH CONCEPTS 1 & 2	3,460		\$335.96	\$1,162,405	\$0
MAIN HOUSE CONCEPT 1 (SMALL COMMUNITY EVENT FOCUS)	316		\$434.21	\$0	\$137,209
MAIN HOUSE CONCEPT 2 (EDUCATION/HISTORIC INTERPRETATION FOCUS)	316		\$528.74	\$0	\$167,083
GARAGE SCOPE COMMON FOR BOTH CONCEPTS 1 & 2	688		\$236	\$162,360	\$0
GARAGE CONCEPT 1 (GIFT SHOP)	688		\$101	\$0	\$69,372
GARAGE CONCEPT 2 (CLASSROOM)	688		\$194	\$0	\$133,578
COOLER	262		\$151	\$39,525	\$0
SMOKEHOUSE	321		\$194	\$62,206	\$0
TOTAL CONCEPT 1		1,988	\$959.87		\$1,908,224
TOTAL CONCEPT 2		1,988	\$1,007.20		\$2,002,304

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE			3 of 13 11/24/2025 11:45 AM			
PHASE: PRELIMINARY CONCEPT DESIGN			25-07-18 P&T - Fiddymnt Farms Stabilization Conceptual Estimate - R9_noHighlight			
ESTIMATE DATE: JULY 16, 2025		PRIORITY STABILIZATION SCOPE MAIN HOUSE				
BID DATE: JUNE 2027						
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
1	MAIN HOUSE - EXTERIOR					
A	FOUNDATION: STRUCTURAL BRICK					
	1 CEMENT PLASTER - PATCH/REPAIR MISSING PLASTER	3	SF	\$55.00	\$165	\$0
	2 MORTAR - REPOINT FOUNDATION BRICK	110	LF	\$7.00	\$770	\$0
B	WALLS: SHINGLES					
	1 PAINT - REPAINT AREAS OF DETERIORATION OR LOSS	40	SF	\$7.00	\$280	\$0
C	WALLS: WOOD SIDING					
	1 WOOD SIDING - REPAIR	3	SF	\$43.00	\$129	\$0
	2 V-EDGE BOARDS - MISSING TRIM	1	LF	\$85.00	\$85	\$0
	3 PAINT - (PREVIOUSLY COMPLETED)	0	SF	\$7.00	\$0	\$0
D	OPENINGS - STEEL WINDOWS					
	1 METAL FRAMES & SASHES - TREAT AREAS OF CORROSION	10	SF	\$33.00	\$330	\$0
	2 GLAZING - REPLACE CRACKED WINDOW PANE	1	PANE	\$85.00	\$85	\$0
	3 PAINT - REPAINT ALL WINDOWS	21	WINDOWS	\$125.00	\$2,625	\$0
E	OPENINGS - WOOD WINDOWS					
	1 FRAMES SASHES & TRIM - REPAIR DAMAGED WINDOWS	1	SASH	\$250.00	\$250	\$0
	TRIM	4	LF	\$40.00	\$160	\$0
	2 GLAZING - REPLACE WINDOW PANE	1	PANE	\$85.00	\$85	\$0
	3 SCREENS - REPLACE TORN SCREENS	24	SF	\$85.00	\$2,040	\$0
	4 PAINT - REPAINT (SEE ABOVE)	12	WINDOWS	\$125.00	\$1,500	\$0
F	OPENINGS - VINYL WINDOWS					
	1 PAINT - REPAINT AREAS OF DETERIORATION OR LOSS	2	WINDOWS	\$225.00	\$450	\$0
G	OPENINGS - WOOD DOORS					
	1 DOOR & FRAME - JAMB	3	LF	\$120.00	\$360	\$0
	JOINT REPAIR	1	EA	\$85.00	\$85	\$0
	2 HARDWARE LOCK	1	EA	\$1,200.00	\$1,200	\$0
	HINGE	1	EA	\$325.00	\$325	\$0
	3 PAINT - REPAINT AREAS OF DETERIORATION OR LOSS	7	DOORS	\$800.00	\$5,600	\$0
H	OPENINGS: ROOF GABLE VENTS					
	1 PAINT - REPAINT AREAS OF DETERIORATION OR LOSS	NONE			\$0	\$0
I	ROOF: WOOD SHINGLES (PREVIOUSLY COMPLETED)					
J	ROOF: ASPHALT SHINGLES (PREVIOUSLY COMPLETED)					
K	ROOF: WOOD CORNICE, FASCIA & TRIM (PREVIOUSLY COMPLETED)					
L	ROOF: BRICK CHIMNEYS (PREVIOUSLY COMPLETED)					
M	SOUTH PORCH:WOOD CEILING					
	1 WOOD BOARD	10	SF	\$120.00	\$1,200	\$0
	2 PAINT - REPAINT AREAS OF DETERIORATION OR LOSS	40	SF	\$7.00	\$280	\$0
N	SOUTH PORCH:WOOD COLUMNS					
	1 WOOD COMPONENTS - COLUMN BASE:5 BASES	40	SF	\$140.00	\$5,600	\$0
	2 PAINT - SEE ABOVE FOR SIDING ETC.	400	SF	\$7.00	\$2,800	\$0

ESTIMATE WORKSHEET							
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T							
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE			4 of 13 11/24/2025 11:45 AM				
PHASE: PRELIMINARY CONCEPT DESIGN			25-07-18 P&T - Fiddymnt Farms Stabilization Conceptual Estimate - R9_noHighlight				
ESTIMATE DATE: JULY 16, 2025		PRIORITY STABILIZATION SCOPE MAIN HOUSE					
BID DATE: JUNE 2027							
PREPARED BY: JR CONKEY & ASSOCIATES							
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED	
	ITEMS O, P, Q INCLUDED IN PAINT ABOVE						
R	NORTH PORCH: CEILING						
	1 WOOD BOARD	15	SF	\$60.00	\$900	\$0	
S	WEST PORCH						
	1 CONCRETE STEPS - MITIGATE ANIMAL BURROW	8	HR	\$104.00	\$832	\$0	
T	EXTERIOR PATIO FLOOR: CAST-IN-PLACE CONCRETE						
	1 JOINT SEALANT	40	LF	\$6.00	\$240	\$0	
U	RAINWATER GOODS: GUTTERS (PREVIOUSLY COMPLETED)						
V	RAINWATER GOODS: DOWNSPOUTS (PREVIOUSLY COMPLETED)						
W	MECHANICAL: VENT						
	1 VENT FITTING	1	EA	\$600.00	\$600	\$0	
X	MECHANICAL: SYSTEM MAINTENANCE						
	1 MAINTENANCE	1	LS	\$11,450.00	\$11,450	\$0	
Y	ELECTRICAL: LIGHTING						
	1 NEW EXTERIOR FIXTURES WITH MOTION DETECTORS	3	EA	\$2,800.00	\$8,400	\$0	
Z	FIRE PROTECTION						
	1 FIRE ALARM SYSTEM	3,127	SF	\$44.00	\$137,588	\$0	
2	MAIN HOUSE - INTERIOR - NONE						
SUBTOTAL HARD COSTS					\$186,414	\$0	
CONSTRUCTION OVERHEAD							
GENERAL CONDITIONS					20.00%	\$37,283	\$0
OVERHEAD & PROFIT					20.00%	\$44,739	\$0
INSURANCE & BONDS					2.50%	\$6,711	\$0
SUBTOTAL					\$88,733	\$0	
TOTAL ESTIMATE:					\$275,147	\$0	

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE						
PHASE: PRELIMINARY CONCEPT DESIGN						
ESTIMATE DATE: JULY 16, 2025						
BID DATE: JUNE 2027						
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
1	MAIN HOUSE - EXTERIOR ADDITIONAL ITEMS					
	1 RE-SECURE COLUMN BASES	5	EA	\$250.00	\$1,250	\$0
	2 ADD LOW-SLOPE WOOD ADA RAMP (W/O RAILING)	350	SF	\$45.00	\$15,750	\$0
	3 LIGHTWEIGHT CANVAS CANOPY OVER ADA RAMP	350	SF	\$15.00	\$5,250	\$0
	4 ADD RAISED WOOD DECK, RAILING, STEPS @ FRONT PORCH	355	SF	\$35.00	\$12,425	\$0
	5 REBUILD (E) LANDING & STAIRS @ EAST ELEVATION	150	SF	\$20.00	\$3,000	\$0
	6 CONCRETE FOUNDATION	1,900	LF	\$33.00	\$62,700	\$0
						\$0
2	MAIN HOUSE - INTERIOR					\$0
	1 SEISMIC UPGRADE	1,900	SF	\$42.00	\$79,800	\$0
	2 NEW HVAC SYSTEM	1,900	SF	\$75.00	\$142,500	\$0
	3 NEW ELECTRICAL WIRING - RECEPTACLES	1,900	SF	\$55.00	\$104,500	\$0
	4 NEW TELECOM WIRING	1,900	SF	\$14.00	\$26,600	\$0
	5 NEW PLUMBING					\$0
	WATER CLOSET	1	EA	\$3,500.00	\$3,500	\$0
	SINK	1	EA	\$3,500.00	\$3,500	\$0
	KITCHEN	4	FIXT	\$4,200.00	\$16,800	\$0
	6 EMERGENCY EGRESS LIGHTING / SIGNAGE	8	EA	\$1,400.00	\$11,200	\$0
	7 FIRE ALARM SYSTEM	1,900	SF	\$44.00	\$83,600	\$0
	8 FLOOR FINISHES					\$0
	DEMO CARPET (SUN, LIVING, DINING, STAIR LANDING)	1,900	SF	\$2.00	\$3,800	\$0
	REFINISH WOOD FLRG - 1SF FLOOR (EXCL KIT/BATH)	1,547	SF	\$33.00	\$51,051	\$0
	KITCHEN / BATH FLOOR FINISHES	353	SF	\$42.00	\$14,826	\$0
	9 REPAINT WALLS - FIRST FLOOR	1,900	SF	\$7.00	\$13,300	\$0
	10 NEW INTERPRETATIVE & DISPLAYS (LIVING/DINING)	1	LS	\$15,000.00	\$15,000	\$0
	11 STAFF-ONLY RESTROOM	37	SF	\$330.00	\$12,210	\$0
	12 PANTRY WITH CABINETS AT (E) LAUNDRY	1	LS	\$11,000.00	\$11,000	\$0
	13 NEW WINDOW COVERINGS AT FIRST FLOOR	15	EA	\$565.00	\$8,475	\$0
	14 OTHER FF&E	1,900	SF	\$24.00	\$45,600	\$0
	15 INSULATION BOTH INT/EXT	1,900	SF	\$21.00	\$39,900	\$0
	SUBTOTAL HARD COSTS				\$787,537	\$0
	SUBTOTAL CONSTRUCTION COSTS				\$787,537	\$0
	CONSTRUCTION OVERHEAD					
	GENERAL CONDITIONS	20.00%			\$157,507	\$0
	OVERHEAD & PROFIT	20.00%			\$189,009	\$0
	INSURANCE & BONDS	2.50%			\$28,351	\$0
	SUBTOTAL				\$374,868	\$0

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE						
PHASE: PRELIMINARY CONCEPT DESIGN						
ESTIMATE DATE: JULY 16, 2025						
BID DATE: JUNE 2027						
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
TOTAL ESTIMATE:					\$1,162,405	\$0

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE						
PHASE: PRELIMINARY CONCEPT DESIGN						
ESTIMATE DATE: JULY 16, 2025						
BID DATE: JUNE 2027						
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
1	MAIN HOUSE - CONCEPT 1 SMALL COMMUNITY EVENT FOCUS					
	1 MEETING SPACE (LIVING AND DINING ROOMS)	1,900	SF	\$15.00	\$0	\$28,500
	CONTEMPORARY LIGHTING	1	EA	\$1,600.00	\$0	\$1,600
	CONFERENCE TABLES AND CHAIRS	1	EA	\$3,200.00	\$0	\$3,200
	2 RENOVATE (E) KITCHEN 'DEMONSTRATION KITCHEN'	316	SF	\$110.00	\$0	\$34,760
	COMMERCIAL RANGE & HOOD	1	EA	\$5,000.00	\$0	\$5,000
	DISHWASHER	1	EA	\$3,500.00	\$0	\$3,500
	LARGE COUNTER / ISLAND	10	LF	\$1,000.00	\$0	\$10,000
	CABINETS / SHELVING	1	EA	\$5,000.00	\$0	\$5,000
	STOOLS	7	EA	\$200.00	\$0	\$1,400
SUBTOTAL HARD COSTS					\$0	\$92,960
CONSTRUCTION OVERHEAD						
	GENERAL CONDITIONS	20.00%			\$0	\$18,592
	OVERHEAD & PROFIT	20.00%			\$0	\$22,310
	INSURANCE & BONDS	2.50%			\$0	\$3,347
SUBTOTAL					\$0	\$44,249
SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$0	\$137,209
TOTAL ESTIMATE:					\$0	\$137,209

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE						
PHASE: PRELIMINARY CONCEPT DESIGN						
ESTIMATE DATE: JULY 16, 2025						
BID DATE: JUNE 2027						
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
1	MAIN HOUSE - CONCEPT 2 EDUCATION / HISTORIC INTERPRETATION FOCUS					
	1 NEW MUSEUM/EXHIBIT SPACE IN LIVING ROOM/DINING ROOM	1,900	SF	\$13.00	\$0	\$24,700
	TRACK LIGHTING	1	LS	\$2,700.00	\$0	\$2,700
	EXHIBIT DISPLAYS	1	LS	\$3,000.00	\$0	\$3,000
	WHEELED INTERPRETIVE DISPLAYS	1	LS	\$2,800.00	\$0	\$2,800
	RECEPTION DESK	1	LS	\$2,500.00	\$0	\$2,500
	REFINISHED INTERIOR FLOORS	1	LS	\$3,000.00	\$0	\$3,000
	REFINISHED INTERIOR WALLS	1	LS	\$2,500.00	\$0	\$2,500
	INTERIOR FURNITURE (ALLOWANCE)	1	LS	\$1,500.00	\$0	\$1,500
	2 RENOVATE (E) KITCHEN 'CATERING/PREP KITCHEN'	215	SF	\$100.00	\$0	\$21,500
	SINK	1	LS	\$3,500.00	\$0	\$3,500
	WARMING RACKS	1	LS	\$7,500.00	\$0	\$7,500
	3 CONVERSION/RENOVATE 'UPSTAIRS' TO OFFICES	316	SF	\$100.00	\$0	\$31,600
	REFINISHED INTERIOR FLOORS	1	LS	\$3,000.00	\$0	\$3,000
	REFINISHED INTERIOR WALLS	1	LS	\$2,200.00	\$0	\$2,200
	INTERIOR FURNITURE (ALLOWANCE)	1	LS	\$1,200.00	\$0	\$1,200
SUBTOTAL HARD COSTS					\$0	\$113,200
CONSTRUCTION OVERHEAD						
	GENERAL CONDITIONS	20.00%			\$0	\$22,640
	OVERHEAD & PROFIT	20.00%			\$0	\$27,168
	INSURANCE & BONDS	2.50%			\$0	\$4,075
SUBTOTAL					\$0	\$53,883
TOTAL ESTIMATE:					\$0	\$167,083

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE						
PHASE: PRELIMINARY CONCEPT DESIGN						
ESTIMATE DATE: JULY 16, 2025 GARAGE SCOPE COMMON FOR BOTH CONCEPTS 1 & 2						
BID DATE: JUNE 2027						
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
1	GARAGE - EXTERIOR					
	1 PREP & PAINT EXTERIOR	1,000	SF	\$3.00	\$3,000	\$0
	2 RE-USE (E) DOOR OPENING	1	EA	\$3,500.00	\$3,500	\$0
	3 CONVERT (E) WINDOW OPENINGS TO DOOR OPENINGS	3	EA	\$3,500.00	\$10,500	\$0
	4 NEW SKYLIGHTS	2	EA	\$3,000.00	\$6,000	\$0
2	GARAGE - INTERIOR					
	1 COMPLETE SEISMIC UPGRADE	1,000	SF	\$25.00	\$25,000	\$0
	2 NEW CONCRETE TOPPING	1,000	SF	\$4.00	\$4,000	\$0
	3 GYPSUM BOARD ON WALLS (PAINT)	1,000	SF	\$10.00	\$10,000	\$0
	4 INSULATION	1,000	SF	\$5.00	\$5,000	\$0
	5 ADD RESTROOM STALLS	3	EA	\$5,000.00	\$15,000	\$0
	6 INSTALL NEW CEILING LIGHTING	1,000	SF	\$8.00	\$8,000	\$0
	7 INSTALL NEW CEILING FAN	1	LS	\$5,000.00	\$5,000	\$0
	8 INSTALL NEW HVAC SYSTEM	1	LS	\$15,000.00	\$15,000	\$0
SUBTOTAL HARD COSTS					\$110,000	\$0
CONSTRUCTION OVERHEAD						
	GENERAL CONDITIONS	20.00%		\$22,000	\$0	
	OVERHEAD & PROFIT	20.00%		\$26,400	\$0	
	INSURANCE & BONDS	2.50%		\$3,960	\$0	
SUBTOTAL					\$52,360	\$0
TOTAL ESTIMATE:					\$162,360	\$0

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE						
PHASE: PRELIMINARY CONCEPT DESIGN						
ESTIMATE DATE: JULY 16, 2025 GARAGE - CONCEPT 1 (GIFT SHOP)						
BID DATE: JUNE 2027						
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
1	GARAGE - EXTERIOR (CONCEPT 1)					
	1 PERMANENTLY PROP OPEN GARAGE DOORS	2	EA	\$500.00	\$0.00	\$1,000
	2 INFILL GLAZING STOREFRONT SINGLE DOOR	1	EA	\$8,500.00	\$0.00	\$8,500
2	GARAGE - INTERIOR (OPTION 1)					
	1 INSTALL ASSORTED SHELVING, DISPLAY CASES & TABLES	70	LF	\$500.00	\$0	\$35,000
	2 INSTALL DESK & WIFI	1	LS	\$2,500.00	\$0	\$2,500
SUBTOTAL HARD COSTS					\$0	\$47,000
CONSTRUCTION OVERHEAD						
	GENERAL CONDITIONS	20.00%		\$0	\$0	\$9,400
	OVERHEAD & PROFIT	20.00%		\$0	\$0	\$11,280
	INSURANCE & BONDS	2.50%		\$0	\$0	\$1,692
SUBTOTAL					\$0	\$22,372
TOTAL ESTIMATE:					\$0	\$69,372

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE				11 of 13		
PHASE: PRELIMINARY CONCEPT DESIGN				11/24/2025 11:45 AM		
ESTIMATE DATE: JULY 16, 2025		GARAGE - CONCEPT 2 (CLASSROOM)				
BID DATE: JUNE 2027		25-07-18 P&T - Fiddymnt Farms Stabilization Conceptual Estimate - R9_noHighlight				
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
1	GARAGE - EXTERIOR (CONCEPT 2)					
	1 NEW CONCRETE SLAB (EAST SIDE OF BLDG)	1	LS	\$4,000.00	\$0	\$4,000
	2 NEW WOOD TRELLIS (EAST SIDE OF BLDG)	1	LS	\$50,000.00	\$0	\$50,000
	3 REFURBISH GARAGE DOORS	2	EA	\$3,500.00	\$0	\$7,000
	4 TABLES AND CHAIRS	1	EA	\$4,500.00	\$0	\$4,500
2	GARAGE - INTERIOR (OPTION 2)					
	1 ADD TABLES & CHAIRS FOR 20 STUDENTS	1	LS	\$5,000.00	\$0	\$5,000
	2 INSTALL CLASSROOM SHELVING & DISPLAY CASES	50	LF	\$400.00	\$0	\$20,000
SUBTOTAL HARD COSTS					\$0	\$90,500
CONSTRUCTION OVERHEAD						
	GENERAL CONDITIONS	20.00%		\$0	\$0	\$18,100
	OVERHEAD & PROFIT	20.00%		\$0	\$0	\$21,720
	INSURANCE & BONDS	2.50%		\$0	\$0	\$3,258
SUBTOTAL					\$0	\$43,078
TOTAL ESTIMATE:					\$0	\$133,578

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE				12 of 13		
PHASE: PRELIMINARY CONCEPT DESIGN				11/24/2025 11:45 AM		
ESTIMATE DATE: JULY 16, 2025		PRIORITY STABILIZATION SCOPE				
BID DATE: JUNE 2027		25-07-18 P&T - Fiddymnt Farms Stabilization Conceptual Estimate - R9_noHighlight				
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
1	COOLER - EXTERIOR					
	A WALLS: BRICK					
	1 MORTAR - REPOINT FOUNDATION BRICK	152	LF	\$5.00	\$760	\$0
	B OPENINGS - WOOD DOORS					
	1 HARDWARE	1	SET	\$1,200.00	\$1,200	\$0
	2 NEW LOCKABLE WOOD DOOR IN (E) DOOR OPENING	1	EA	\$3,500.00	\$3,500	\$0
	C OPENINGS - WOOD SHUTTERS					
	1 SHUTTER & FRAME	3	SHUTTERS	\$750.00	\$2,250	\$0
	2 HARDWARE	6	HINGES	\$60.00	\$360	\$0
	D OPENINGS: VENTS					
	1 NEW SCREEN	1	LS	\$80.00	\$80	\$0
	E ROOF: WOOD SHINGLES					
	1 SHINGLES (REMOVE/REUSE) (NEW 1/2" PLY & WP MEMBRA	300	SF	\$9.00	\$2,700	\$0
	2 UNDERLAYMENT	260	SF	\$1.00	\$260	\$0
	F ROOF: GUTTERS					
	1 REPAIR GUTTER	15	LF	\$10.00	\$150	\$0
	G ELECTRICAL: SERVICE					
	1 REMOVE OVERHEAD FEED	1	EA	\$1,200.00	\$1,200	\$0
	H SITE DRAINAGE					
	1 CLEAR LANDSCAPING, ADD DECOMPOSED GRANITE	180	SF	\$10.00	\$1,800	\$0
2	COOLER - INTERIOR					
	A REPLASTER WALLS (75%)	320	SF	\$35.00	\$11,200	\$0
	B NEW CEILING LIGHT / SWITCH	1	EA	\$1,000.00	\$1,000	\$0
	C REPAIR CRACKS AT CONCRETE SLAB	64	SF	\$5.00	\$319	\$0
SUBTOTAL HARD COSTS					\$26,779	\$0
CONSTRUCTION OVERHEAD						
	GENERAL CONDITIONS	20.00%		\$5,356	\$0	\$0
	OVERHEAD & PROFIT	20.00%		\$6,427	\$0	\$0
	INSURANCE & BONDS	2.50%		\$964	\$0	\$0
SUBTOTAL					\$12,747	\$0
TOTAL ESTIMATE:					\$39,525	\$0

ESTIMATE WORKSHEET						
CITY OF ROSEVILLE, CALIFORNIA - PARKS RECREATION & LIBRARIES DEP'T						
PROJECT: FIDDYMENT FARM - HISTORIC / ARCHITECTURAL REHABILITATION & REUSE						
PHASE: PRELIMINARY CONCEPT DESIGN						
ESTIMATE DATE: JULY 16, 2025						
PRIORITY STABILIZATION SCOPE: SMOKEHOUSE						
BID DATE: JUNE 2027						
PREPARED BY: JR CONKEY & ASSOCIATES						
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST FIRST PRIORITY	TOTAL COST ADDITIONAL RECOMMENDED
1	SMOKEHOUSE - EXTERIOR					
A	EXTERIOR TOWER WALLS: BRICK					
	1 BRICK	320	SF	\$40.00	\$12,800	\$0
	2 MORTAR - REPOINT	2,100	LF	\$4.00	\$8,400	\$0
B	EXTERIOR TOWER WALLS: FRAMING AT WOOD SIDING					
	1 WOOD FRAMING AT SIDING	25	LF	\$25.00	\$625	\$0
	2 NEW 4X6 POST	1	LS	\$350.00	\$350	\$0
C	EXTERIOR TOWER WALLS: WOOD SIDING					
	1 WOOD SIDING	10	SF	\$25.00	\$250	\$0
D	EXTERIOR SHED WALLS: WOOD SIDING					
	1 WOOD SIDING	20	LF	\$250.00	\$5,000	\$0
E	TOWER OPENINGS: WOOD DOOR					
	1 HARDWARE LOCK	1	EA	\$1,200.00	\$1,200	\$0
	HINGE	2	EA	\$320.00	\$640	\$0
F	TOWER OPENINGS: VENT					
	1 VENT COVER	2	WINDOWS	\$100.00	\$200	\$0
	2 HARDWARE	8	HINGES	\$350.00	\$2,800	\$0
G	SHED OPENINGS: BARN DOOR					
	1 HARDWARE LOCK	1	EA	\$1,200.00	\$1,200	\$0
	HINGE	4	EA	\$320.00	\$1,280	\$0
H	ROOF: CORRUGATED METAL					
	1 CORRUGATED METAL	200	SF		\$0	\$0
I	ROOF: WOOD RAFTER TAILS					
	1 SPLICE NEW RAFTER TAILS	10	EA	\$120.00	\$1,200	\$0
J	ROOF: WOOD SHEATHING					
	1 1/2" PLY SHEATHING	200	SF	\$8.00	\$1,600	\$0
K	ROOF: WOOD FASCIA/TRIM					
	1 WOOD FASCIA/TRIM	30	LF	\$16.00	\$480	\$0
L	SITE DRAINAGE					
	1 CLEAR LANDSCAPING, ADD DECOMPOSED GRANITE	180	SF	\$9.00	\$1,620	\$0
2	SMOKEHOUSE - INTERIOR - NONE					
A	TOWER ROOF: BRICK CHIMNEY					
	1 BRICK CHIMNEY	100	SF	\$25.00	\$2,500	\$0
SUBTOTAL HARD COSTS					\$42,145	\$0
CONSTRUCTION OVERHEAD						
	GENERAL CONDITIONS	20.00%			\$8,429	\$0
	OVERHEAD & PROFIT	20.00%			\$10,115	\$0
	INSURANCE & BONDS	2.50%			\$1,517	\$0
SUBTOTAL					\$20,061	\$0
TOTAL ESTIMATE:					\$62,206	\$0

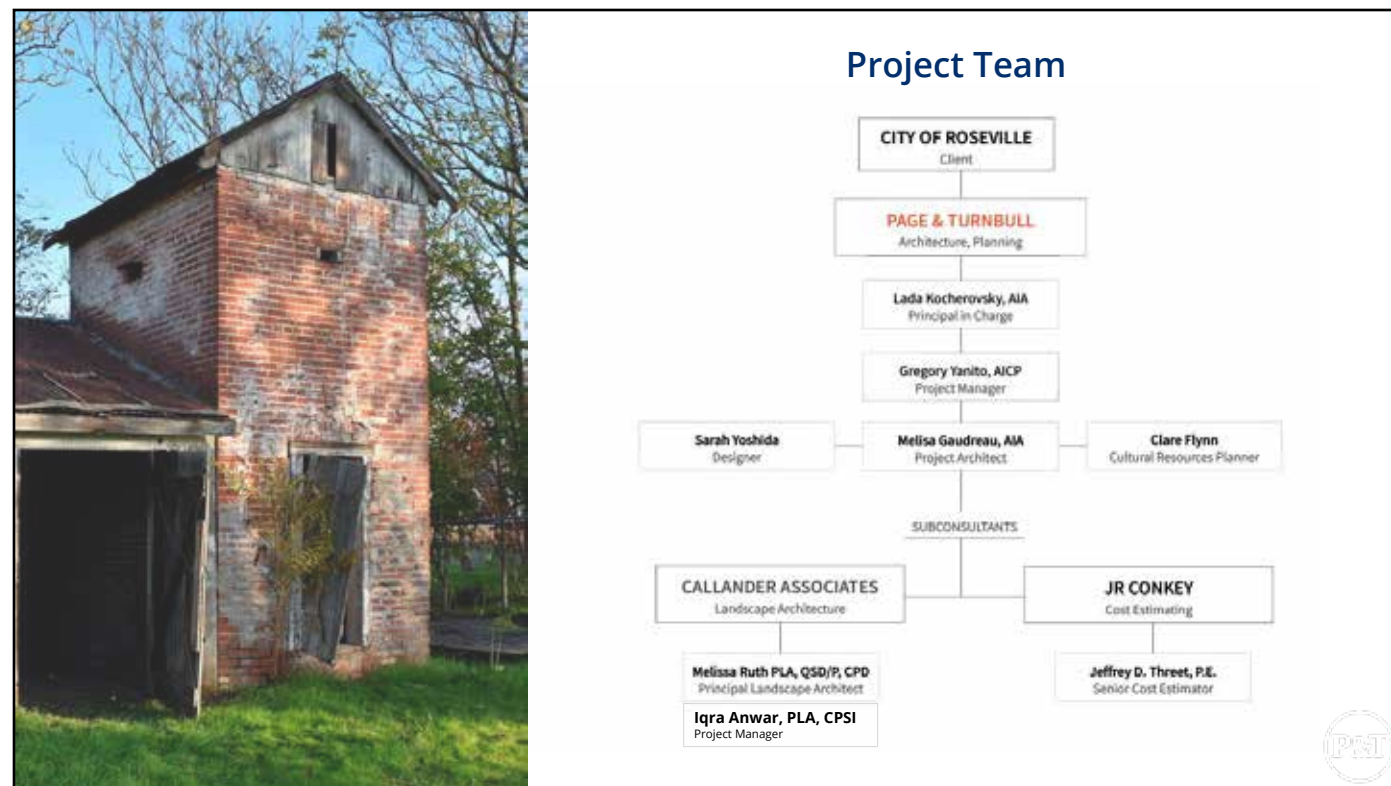
APPENDIX B: PUBLIC MEETING #1 MATERIALS



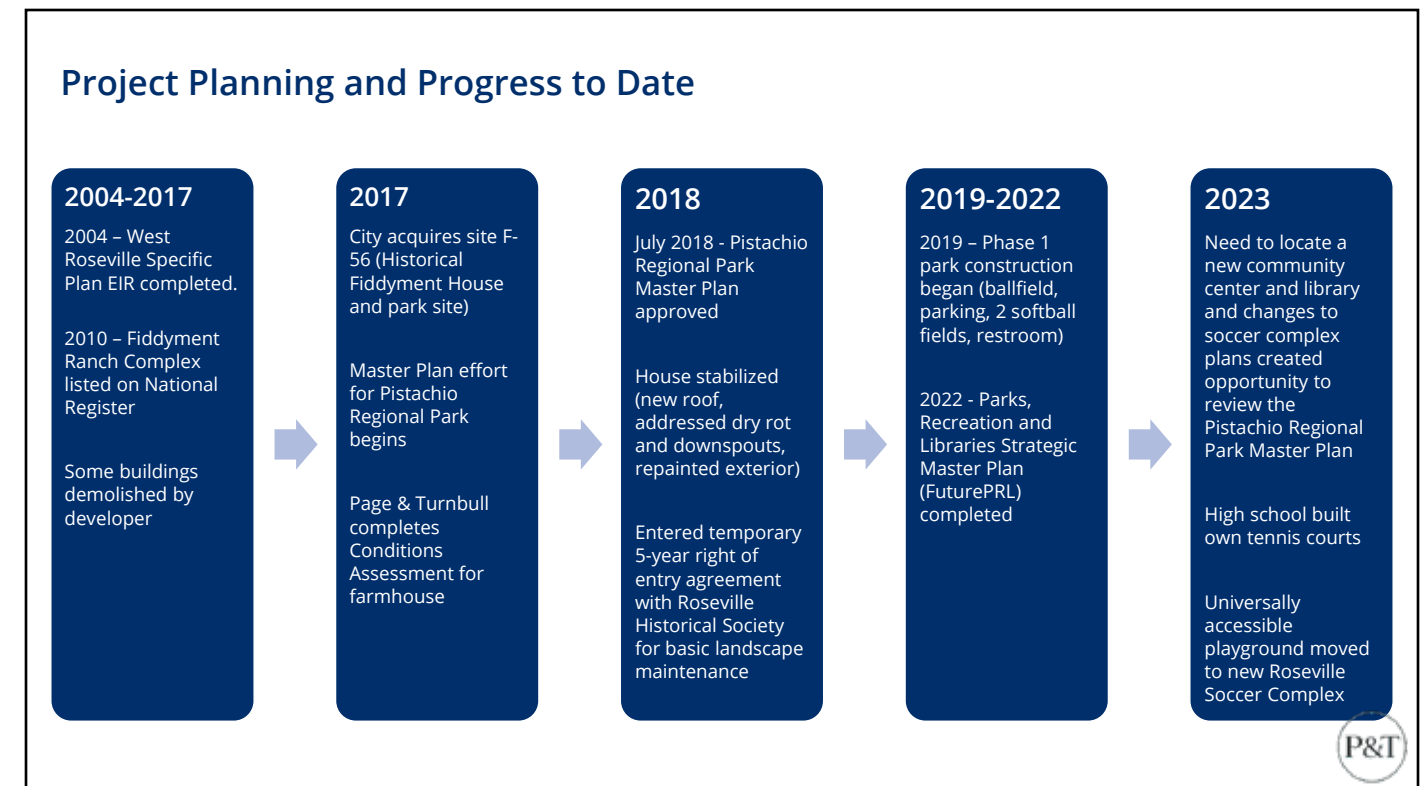
Slide 1



Slide 2



Slide 3



Slide 4

Project Background

Vision, Goals, & Objectives

- Revised vision for Pistachio Park from public feedback (Dec. 2023):
 - Multi-story community center and library
 - Amphitheater/garden
 - Spray pad/play area
 - Destination skate track and BMX course
 - Tennis, futsal, & pickleball courts
 - Additional parking
- Goals & Objectives for Fiddymont Homestead:
 - Preserve Ranch House & surroundings for public use
 - Provide accessible interpretive opportunities
 - Connect site to broader history of Roseville
- Held brainstorming session with key stakeholders
 - Reviewed site opportunities & constraints
 - Discussed approach to achieve a site-wide vision for homestead site



2021 Pistachio Regional Park Master Plan Update



Project Boundary



KEY LEGEND	TREE LEGEND	PARKING INFORMATION
..... Util of Work	Street tree	Fiddymont House/Community Center Area: 10 Acre
--- Primary Pedestrian Circulation	Large Shade Tree	Skate/BMX Area: 11 Acre
--- Existing Bike Circulation	Screening Tree	Sports Court Area: 4.5 Acre
--- Future Bike Circulation	Accent Tree	Existing Sports Field Area: 14.8 Acre
--- Vehicular Circulation	Existing tree	
--- Maintenance Access		



Slide 5

Slide 6

Outdoor Opportunities and Constraints



Opportunity Area 1: Kitchen Garden (Side Yard)

Potential New Uses & Functions:

- Welcome Area
 - Orient visitors (maps, signs, etc.)
 - Interpretive history displays
- Break/Waiting Area
 - Seating to wait for tours/events (i.e. school tours)
 - Picnic area



Existing Conditions



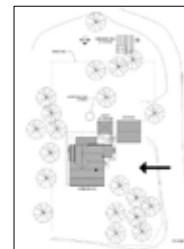
Slide 7

Slide 8

Opportunity Area 1: Kitchen Garden (Side Yard)

Potential Program Elements:

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



Slide 9

Opportunity Area 2: The Lawn (Front Yard)

Potential New Uses & Functions:

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



Existing Conditions

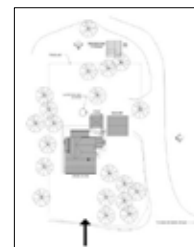


Slide 10

Opportunity Area 2: The Lawn (Front Yard)

Potential Program Elements:

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



Slide 11

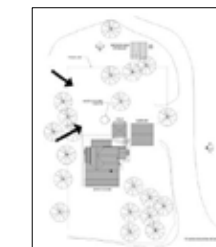
Opportunity Area 3: The Patio (Rear Yard)

Potential New Uses & Functions:

- Outdoor event/gathering space
- Interpretation of smokehouse and cooler
- Educational programming
- Garden
- Connections to surrounding Pistachio Park amenities
 - Visual and physical connections
 - Security



Existing Conditions

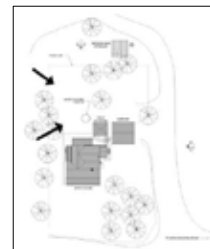


Slide 12

Opportunity Area 3: The Patio (Rear Yard)

Potential Program Elements:

- Formal lawn
- Event space
- Photo area
- (Shaded) Picnic area



Slide 13

Opportunity Area 4: Farmhouse

Potential New Uses & Functions:

- Museum element
- Small events/gatherings
- Full-service kitchen
- Accessible restrooms
- Office space for staff for museum tours/administration
- Wedding party prep and hospitality
- Storage for house



Existing Conditions



Slide 14

Opportunity Area 5: Garage

Potential New Uses & Functions:

- Gift shop/limited refreshments
 - Fiddymont Homestead visitors
 - Future community center users
 - Special event guests
- Accessible restrooms
- Museum storage
- Indoor classroom



Existing Conditions



Slide 15

Constraints

- Farmhouse Accessibility
 - Ramp to 1st Floor
 - Access to 2nd Floor (if desired)
 - Accessible restrooms
- Building Conditions & Systems Upgrades
 - Structural issues
 - Mechanical, electrical, plumbing code upgrades
 - Power
 - Air conditioning
- Traffic & Parking From Adjacent Development
 - High school
 - Future community center
- Landscaping Conditions
 - Transition from rural setting to surrounding park
 - Loss of trees
 - Invasive species dominate
 - Lack of shade
 - Views blocked
- Ongoing Funding Sources



Slide 16

Case Studies

- Bernhard Museum, Auburn
- C.F. Lott Home, Oroville
- Oxnard Historic Farm Park, Oxnard
- Ardenwood Historic Farm, Fremont



Case Study: Bernhard Museum

- 291 Auburn-Folsom Road Auburn, CA 95603
- Built in 1851 as the Traveler's Rest Hotel, the Bernhard House has been welcoming visitors for over 150 years. Filled with artifacts and furnishings from a bygone era, the Bernhard House transports visitors to a simpler time (VisitPlacer.com)
- Amenities include: furnished Victorian-era farmhouse, historic wagons and barns, restored winery and wine processing building
- Events by category include:
School: 3rd grade living history program
Community: docent-led interior house tours, self-guided grounds tours, picnicking
- Visitation: approx. 8,000/year



Slide 18

Case Study: C.F. Lott Home

- 1067 Montgomery Street, Oroville, CA 95965
- Much of the original furnishings are on display to help tell the story of how the well-to-do lived out west. The collection includes antique furnishings, paintings, rugs, textiles, clothes, silver, and glassware from the period 1849-1910. A tour of the house reveals stories of the Lott family and their importance to early California (the Judge was also a State Senator). It also retells his daughter, Cornelia's, love story with Jesse Sank and their eventual happiness. The house contains some unusual features, including the surprise built into the fireplace and an art-deco bathroom. (ExploreButteCounty.com)
- Amenities include: garden areas with walking path, gazebo, covered patio, commercial rental kitchen
- Events by category include:
School: field trip tours
Community: group tours, weddings
Social: community parties



Case Study: Oxnard Historic Farm Park

- 1251 Gottfried Pl, Oxnard, CA
- The Oxnard Historic Farm Park (OHFP) was founded in 2003 with the goal of preserving and sharing the history of early settlers in Ventura County. In 1997 Jeffrey Maulhardt traveled to Germany to research the early German families that had migrated to Oxnard and, inspired by his discoveries, worked with local farmers and historians to preserve Oxnard's 19th-century farmhouse and winery. In 2004, the nonprofit Oxnard Historic Farm Park Foundation was established, and after years of fundraising and community support, the park officially opened in 2007.
- Amenities include: historic photo displays; historic tractors, wagons, vineyards, and orchards; two of the oldest buildings on the Oxnard Plains, located next to public park and school.
- Events by category include:
School: field trip tours
Community: weddings, baby showers, birthdays, anniversaries, family reunions, group tours
Social: volunteering
- Visitation: approx. 6,600/year



Slide 20

Slide 19

Case Study: Ardenwood Historic Farm

- 34600 Ardenwood Blvd. Fremont, CA 94555
- Ardenwood Historic Farm offers a window into life on a family farm between 1890 and 1930, showcasing the legacy of George and Clara Patterson, who farmed the land for over 100 years. Operated by the East Bay Regional Park District since 1985, the farm features restored machinery, crops like corn and wheat, and hands-on experiences for visitors. With a working farmyard, blacksmith shop, Victorian farmhouse, and formal gardens, it provides a rich connection to local farming history and the role of agriculture in community life.
- Amenities include: Victorian garden, the Patterson house, animal farms, historic trains, granary, cafe, gazebo, seasonal pumpkin patch
- Events include:
 School: school tours, naturalist programs
 Community: weddings, train rides, birdwatching
 Social: public festivals, concerts
- Visitation: approx. 100,000/year

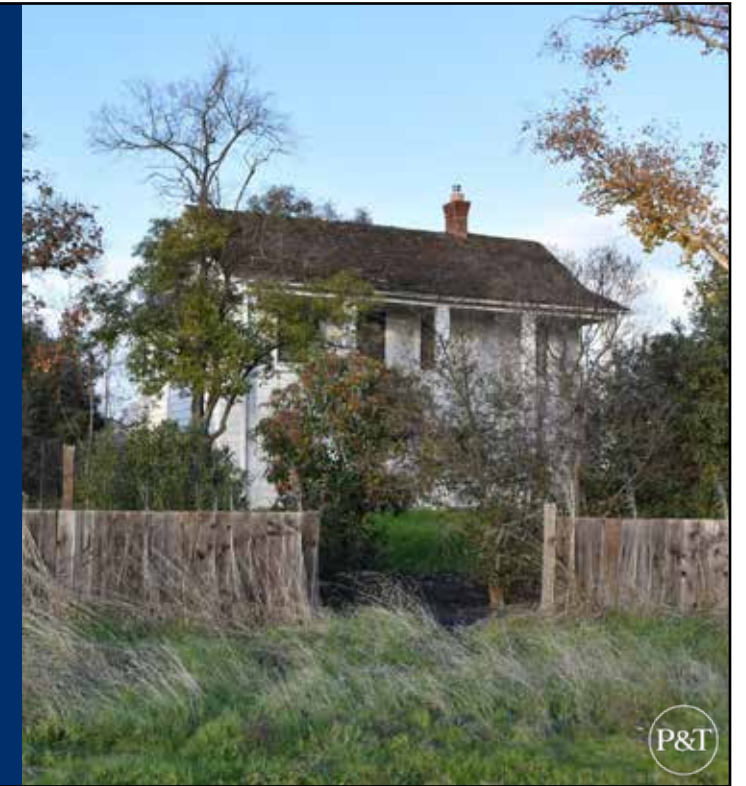


Slide 21

Interactive Activity

Visit: <https://www.menti.com/alvo83c2c59i>

or use the QR Code below:



Slide 22

Q & A



Slide 23

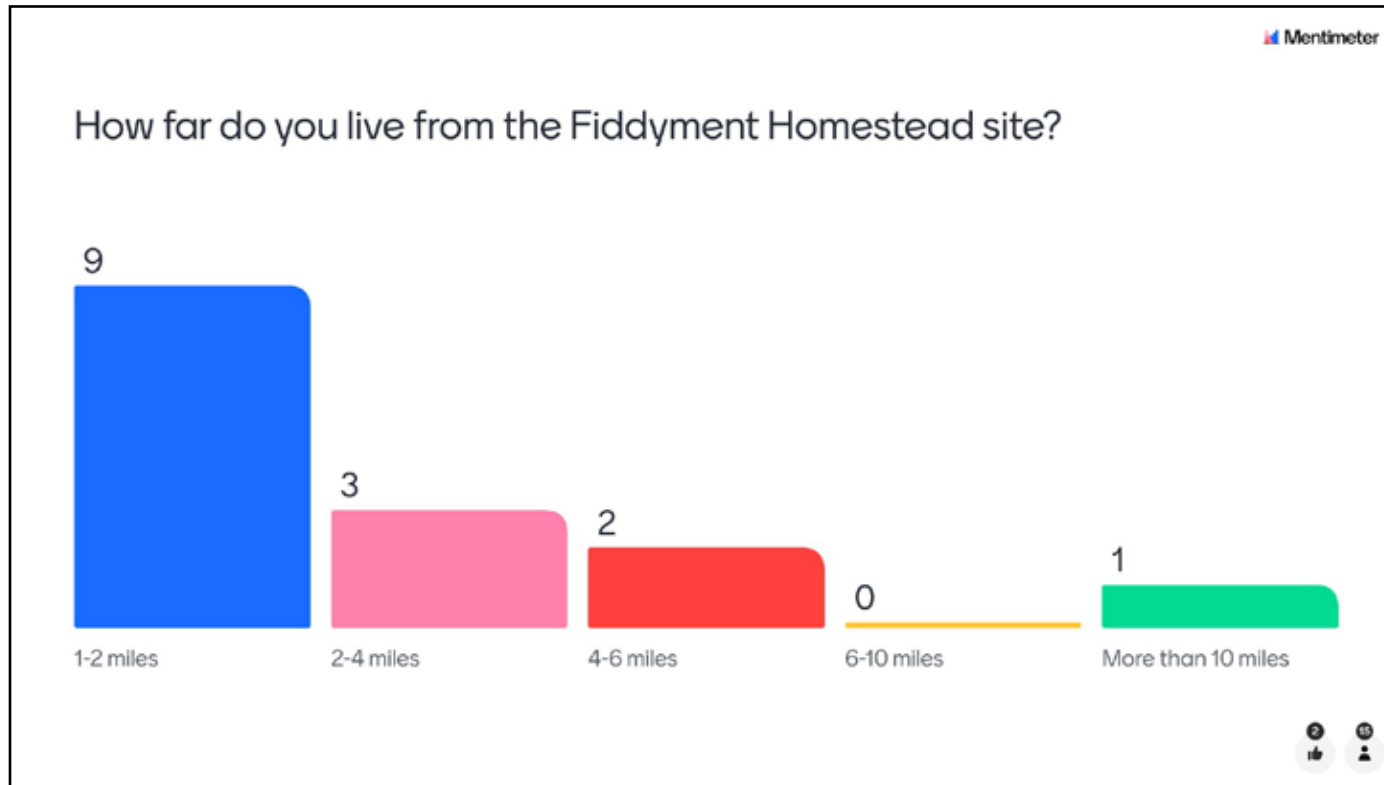
Thank you!

Additional comments or feedback?

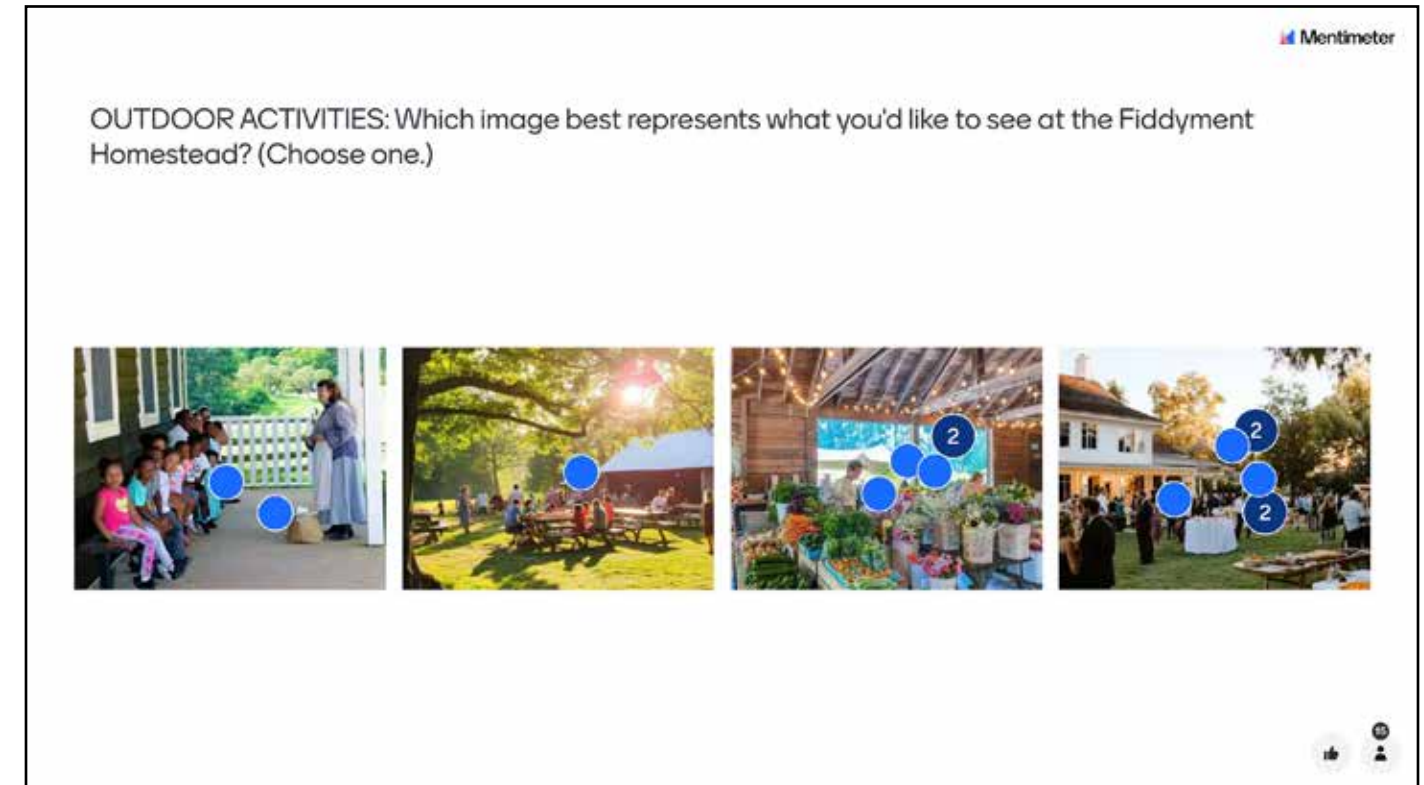
Contact
yourlandscape@roseville.ca.us

Slide 24

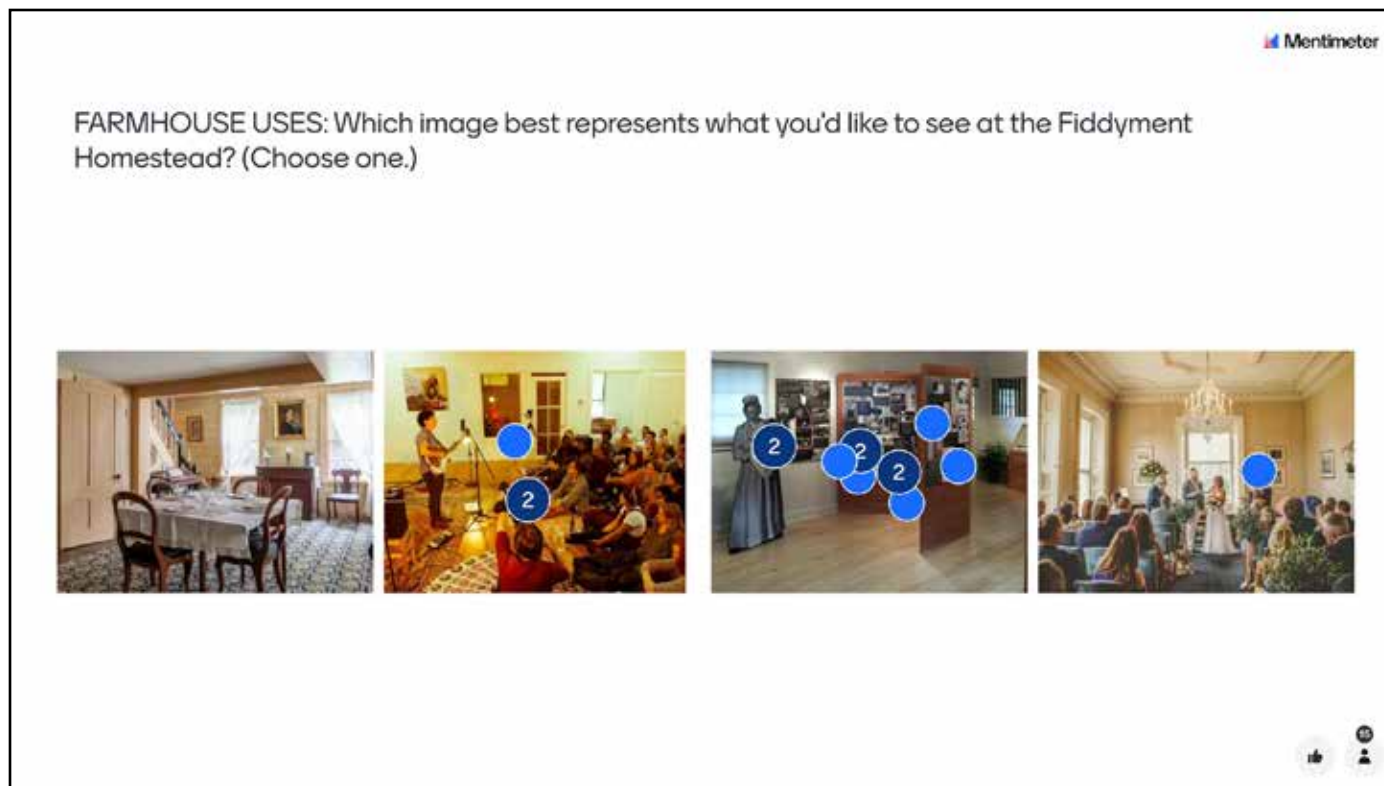




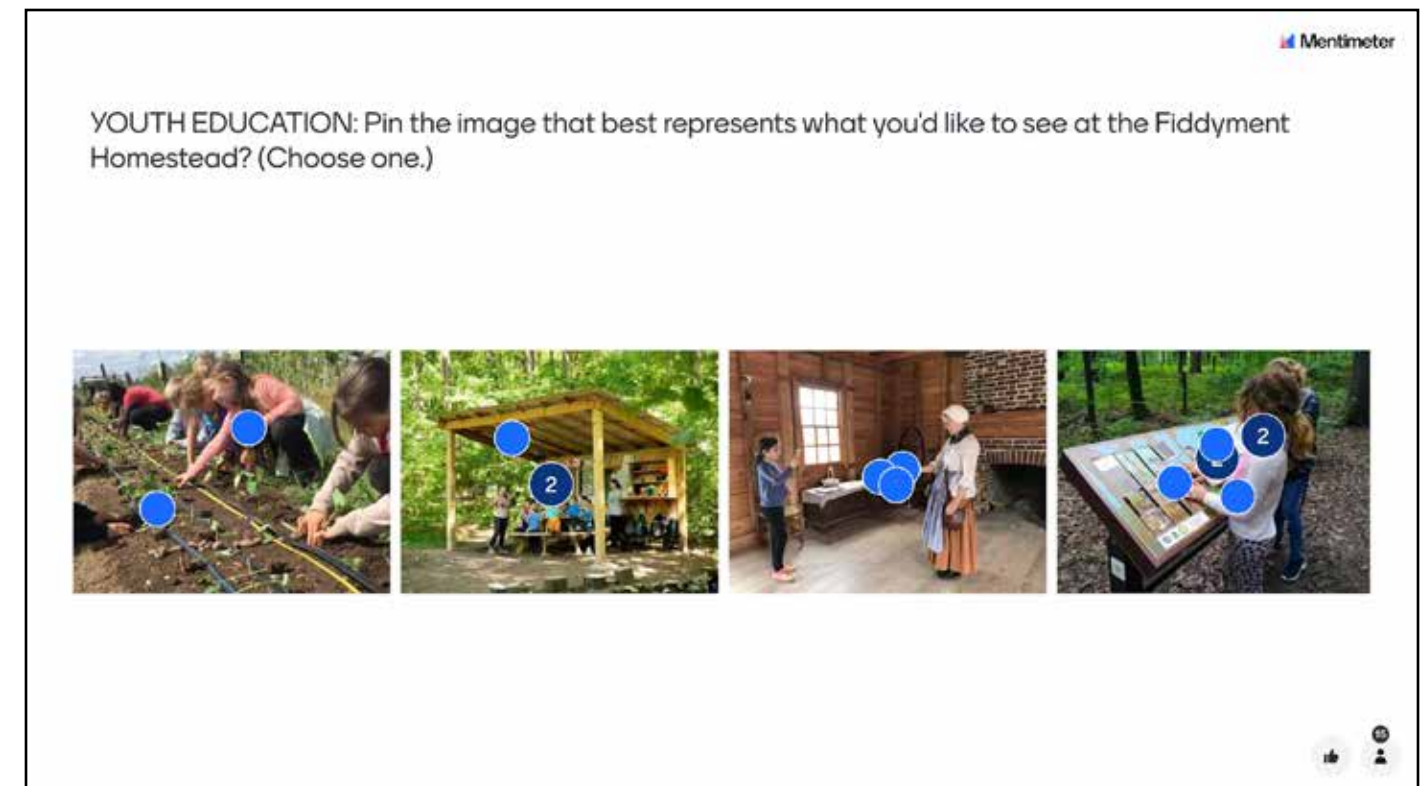
Slide 25



Slide 26



Slide 27



Slide 28

Mentimeter

OUTDOOR SETTING & AMENITIES: Which image best represents what you'd like to see at the Fiddymt Homestead? (Choose one.)

2

Like Comment

Slide 29

Mentimeter

Click and reorder the options below to rank what you'd like to see at the Fiddymt Homestead site in order of priority (1st being highest priority).

1st	Historic interpretation (signs, displays, artifacts) outside the house
2nd	Interactive programming outside the house (community gatherings/events)
3rd	Agricultural education/programming (gardening, honeybees, etc.)
4th	Living history museum (costumed docents) inside the house
5th	Space to picnic, eat, and relax
6th	Local foods market/cafe
7th	Weddings, birthdays, and other private events
8th	Gift shop

Like Comment

Slide 30

Mentimeter

What amenities would you like to see at the Fiddymt Homestead site that West Roseville currently lacks or needs more of?

Open to the community	Farmers market	Community garden	Outdoor interpretation and education
Neighborhood meeting place	Activities for teens	Farmers market	Outdoor eating spaces

Like Comment

Slide 31

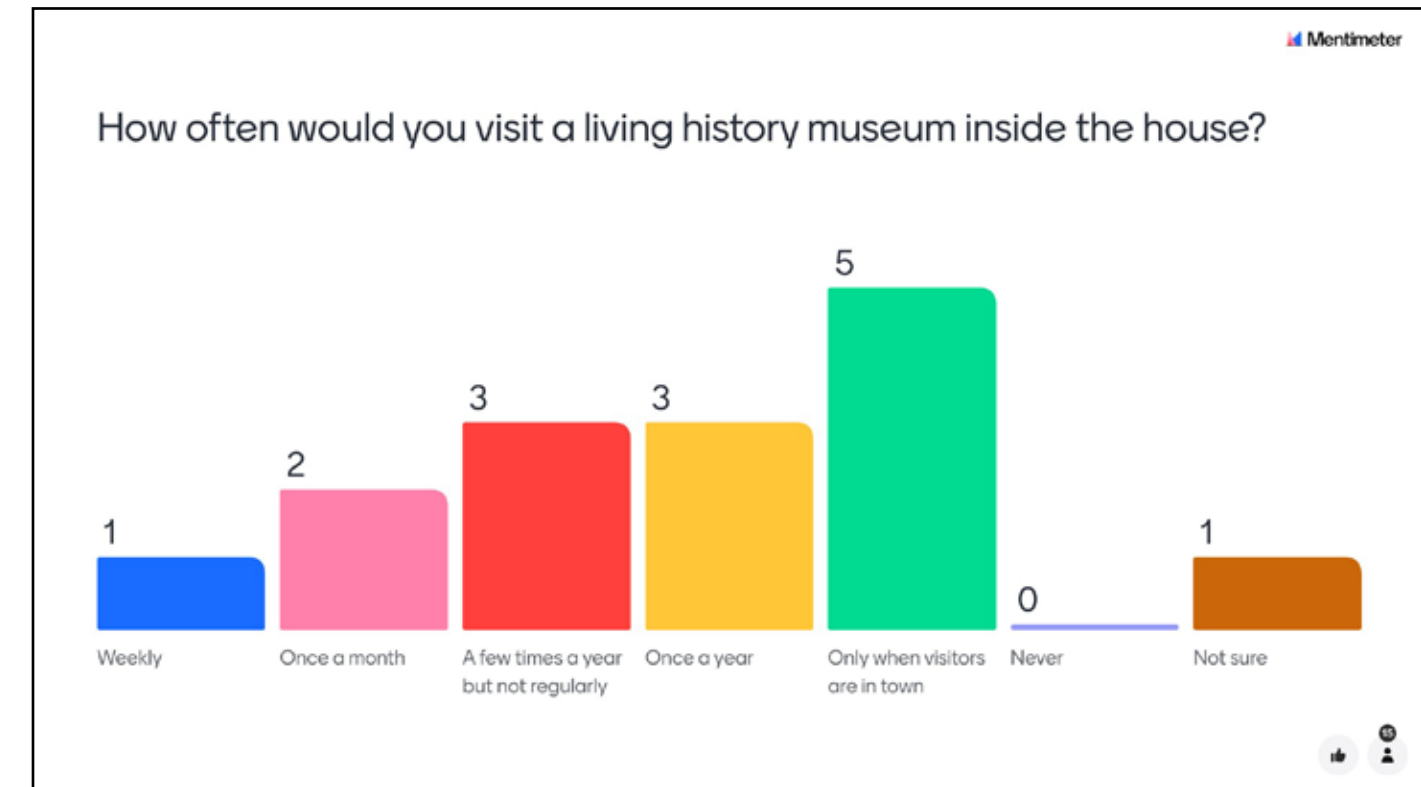
Mentimeter

What amenities would you like to see at the Fiddymt Homestead site that West Roseville currently lacks or needs more of?

Historic site	Maintain open space for naturally beauty and preservation of wildlife habitats.	It would be a great place for an entertainment venue. A place for weddings and possibly a small concert venue.	Community gathering spaces / public spaces
Farmers market, peaceful gathering space to hang with neighbors	ADA compliant in all areas: historic site preservation, education programs, living history	Outdoor interactive event space along with education space	

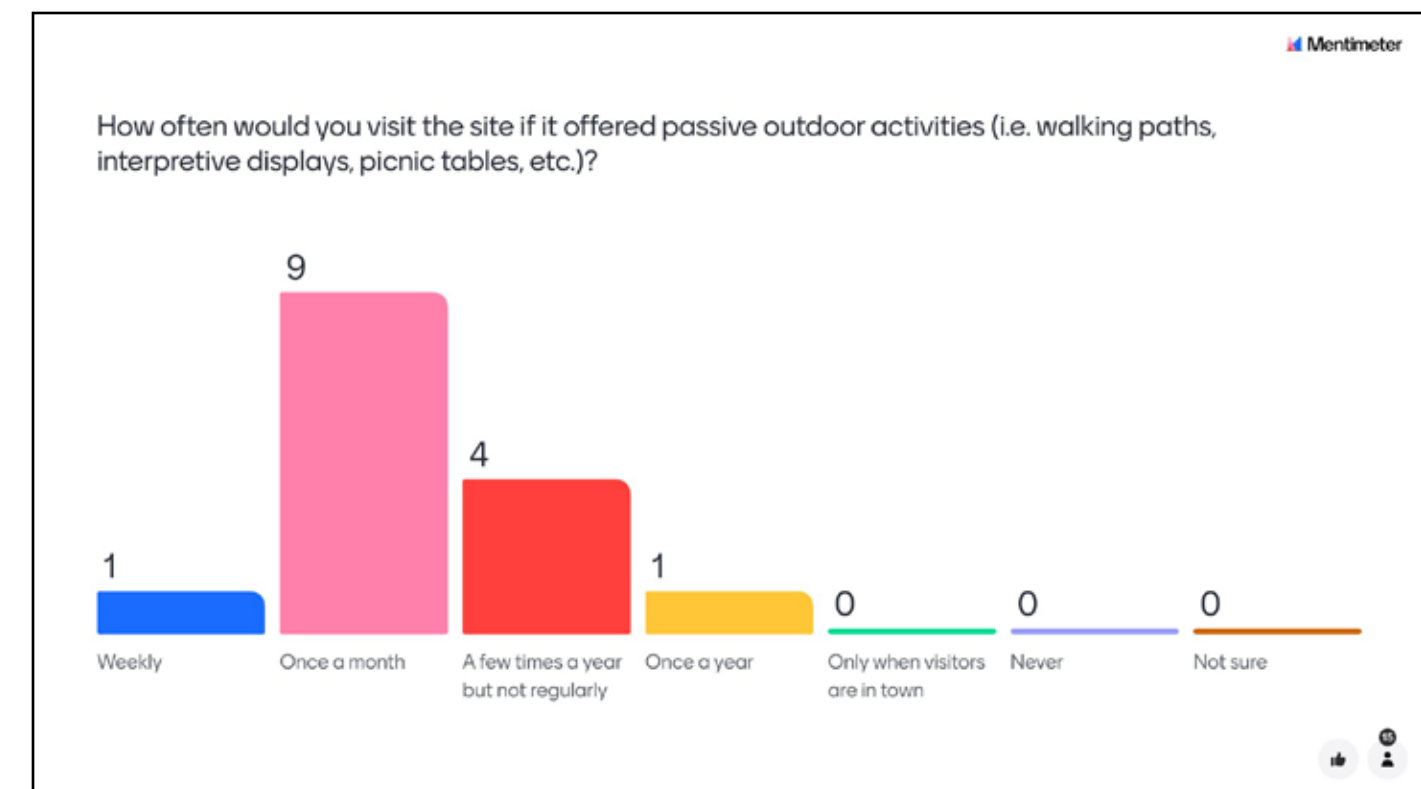
Like Comment

Slide 32



Slide 33

Slide 34



Slide 35

Slide 36

APPENDIX C: PUBLIC MEETING #2 MATERIALS



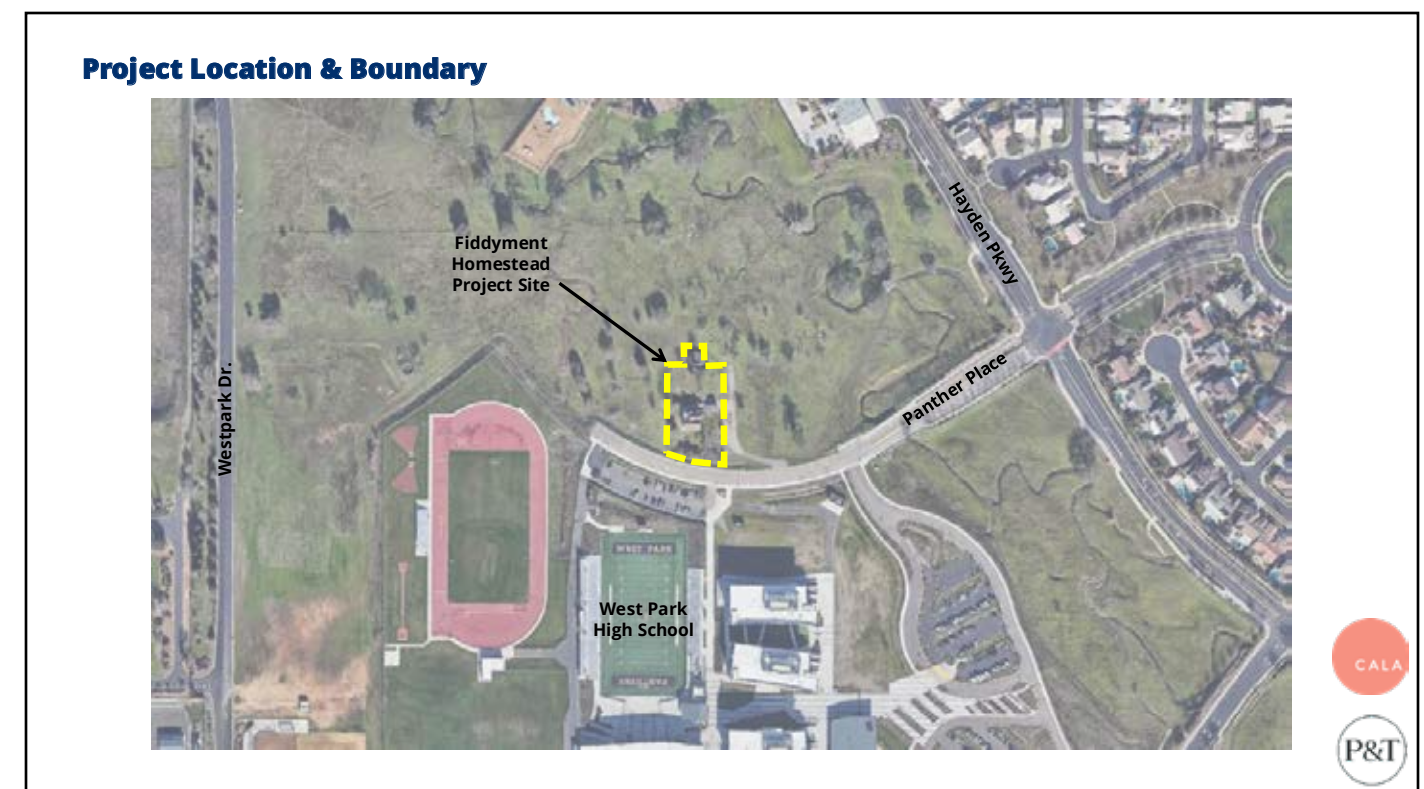
Slide 1



Slide 2



Slide 3



Slide 4

Community Feedback – What We’ve Heard From You

Wants

- Preservation of historic buildings
- Space for community gatherings and events
 - i.e. Farmers markets, weddings, small concerts, etc.
- Educational spaces and programming
 - History (artifacts, interpretive signs, displays, exhibits)
 - Agriculture (demonstrations, gardening, honeybees, etc.)
- Highlight local foods, crafts, and products
- Areas to picnic, eat, and relax
- Preservation of open space, wildlife habitats, and natural beauty
- Walking paths

Needs

- ADA compliance
- Restrooms
- Security
- Funding
- Phased work



Site Plan Concept Alternatives

Uses & Functions:

Kitchen Garden

- Welcome/ waiting area
 - Seating & shade shelter
- Historic garden
- Interpretive signage
- Interactive Exhibits

The Lawn

- Formal lawn
- Flexible event space
 - Picnic, games
 - Wedding ceremony or reception

Perimeter Trail

- Interpretive history displays
- Seating

The Patio

- Formal lawn
- Flexible event space
 - Small crafts fair or farmers' market
 - Small live music program
 - Wedding ceremony & reception
- Herb and flower gardens
- Seating & shade shelters

Pathway to Other Site Amenities

- Gift shop & Restrooms



Slide 5

Slide 6

Inspirational Images | Garden

Kitchen, herb, and flower gardens



Inspirational Images | Lawn

Flexible event space



Slide 8

Slide 7

Inspirational Images | Patio

Flexible event space



Slide 9

Inspirational Images | Perimeter path

Interpretive signage



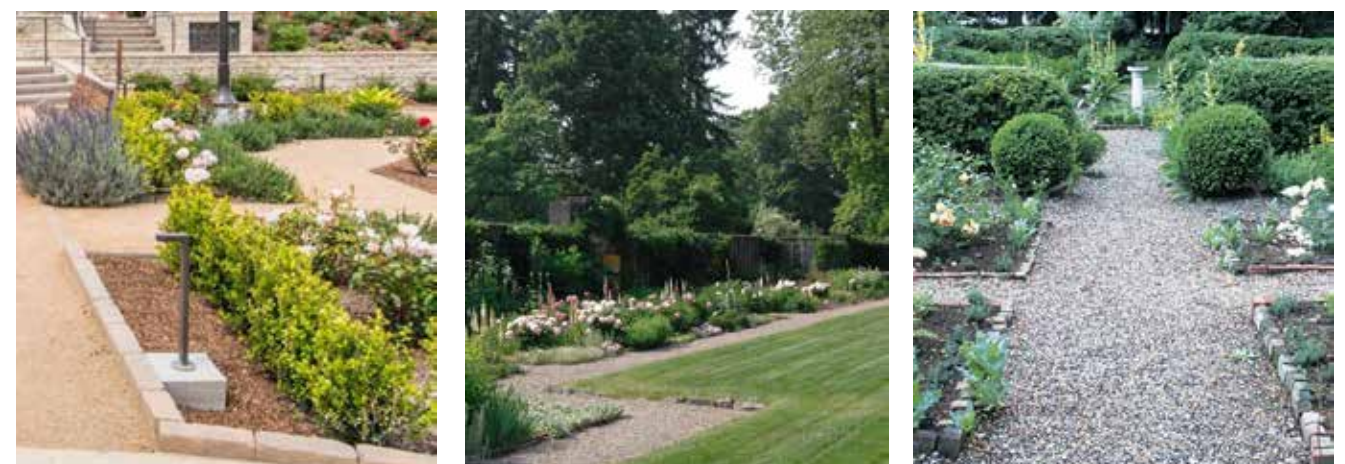
Slide 10

Site Alternative Concept 1: Geometric Plan



Slide 11

Inspirational Images Site Alternative Concept 1: Geometric Plan



Slide 12

Site Alternative Concept 2: Organic Plan



Site Alternative Concept 2: Organic Plan



Slide 13

Slide 14

Event Layout



Farmer's Market Layout



Slide 15

Slide 16

Buildings Alternative Concept 1: Small Community Event Focus

Uses & Functions:

Farmhouse

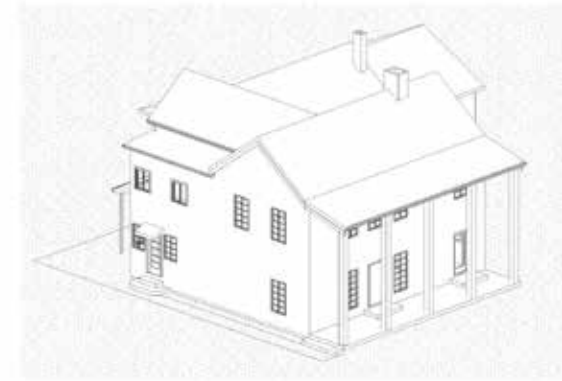
- Accessibility upgrades to first floor
- Flexible spaces for small indoor events, such as:
 - Conferences
 - Speaker series
 - Small live music or arts programs
 - Meetings
- Demonstration kitchen
 - Cooking classes
 - Event support

Garage

- Accessible restrooms
- Gift shop
 - Refreshment
 - Local goods



Farmhouse – Overall Exterior Concept



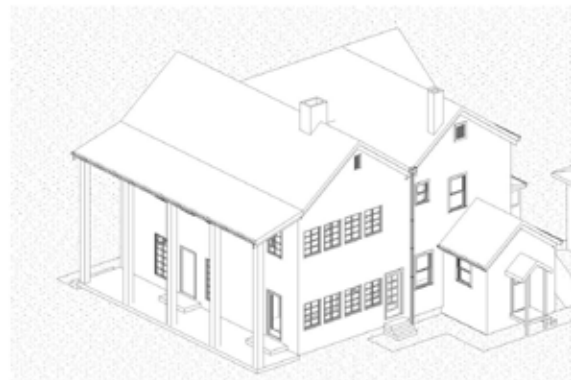
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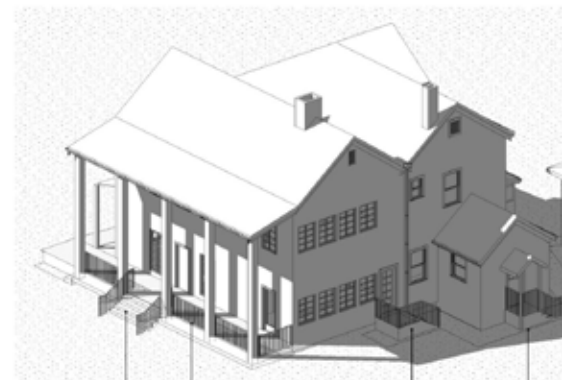
PROPOSED

Slide 18

Farmhouse – Overall Exterior Concept



EXISTING



PROPOSED

Inspirational Images Concept 1 | Farmhouse Interior Small Community Events



Slide 20

Slide 17

Slide 19

Inspirational Images
Concept 1 | Farmhouse Interior
Demonstration Kitchen



Inspirational Images
Concept 1 | Garage
Gift Shop / Local Goods



Slide 21

Slide 22

Buildings Concept 1
Interior Floorplans



Buildings Concept 1A
Interior Floorplans



Slide 23

Slide 24

Buildings Alternative Concept 2: Education/Historic Interpretation Focus

Uses & Functions:

Farmhouse:

- Accessibility upgrades to first floor
- Sunroom:
 - Reception/ticketing
 - Back-of-house staff office
- Living Room and Dining Room:
 - Interpretive displays and artifacts about Fiddymont Family/Roseville's Pioneering and Agricultural History
 - Permanent displays at perimeters of rooms
 - Moveable displays in middle of spaces to allow for flexible use of spaces
- Kitchen
 - Catering prep/event support

Garage

- Accessible restrooms
- Classroom space
- Outdoor covered picnic area



Inspirational Images Concept 2 | Farmhouse Interior History Displays and Artifacts



Slide 25

Slide 26

Inspirational Images Concept 2 | Farmhouse Interior History Displays and Artifacts



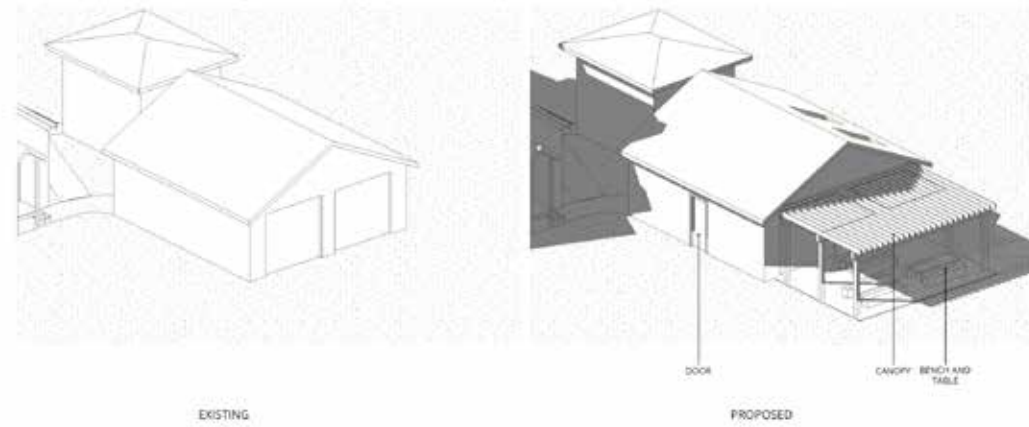
Inspirational Images Concept 2 | Garage Indoor/Outdoor Classroom



Slide 27

Slide 28

Buildings Concept 2 | Garage Indoor/Outdoor Classroom



Slide 29

Buildings Concept 2 Interior Floorplans



Slide 30

Buildings Concept 2A Interior Floorplans

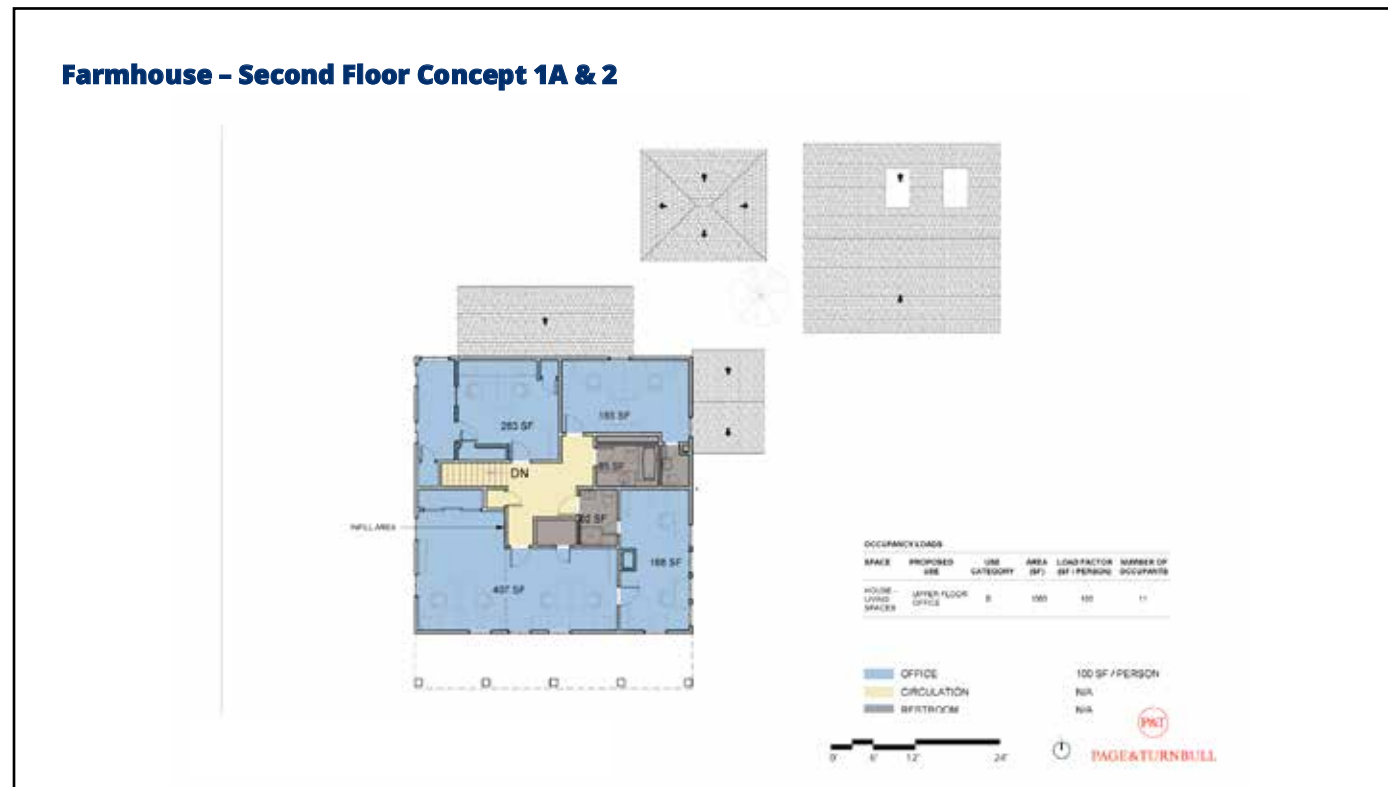


Slide 31

Farmhouse - Second Floor Concept 1A & 2



Slide 32



Slide 33

Potential Phasing & Cost

Phase 1 – Stabilize Buildings (Address hazardous conditions, prevent further deterioration)

Phase 2

- A. Base Landscape scope (Cleanup site, remove stumps, basic regrading, install fencing/site security, basic parking and ADA) to prepare for exterior site public access
- B. Parking Lot Phase 1

Phase 3 (Public access begins)

- A. Front Lawn and Front Entry Paths
- B. Plant Perimeter Shade Trees

Phase 4

- A. House Base Adaptive Reuse Scope
- B. Additional House Adaptive Reuse Scope
- C. Rear Patio

Phase 5

- A. Rear Paths, Lawn, and Community Gardens

Phase 6

- A. Garage Base Adaptive Reuse Scope
- B. Additional Garage Adaptive Reuse Scope

Slide 34



Slide 35

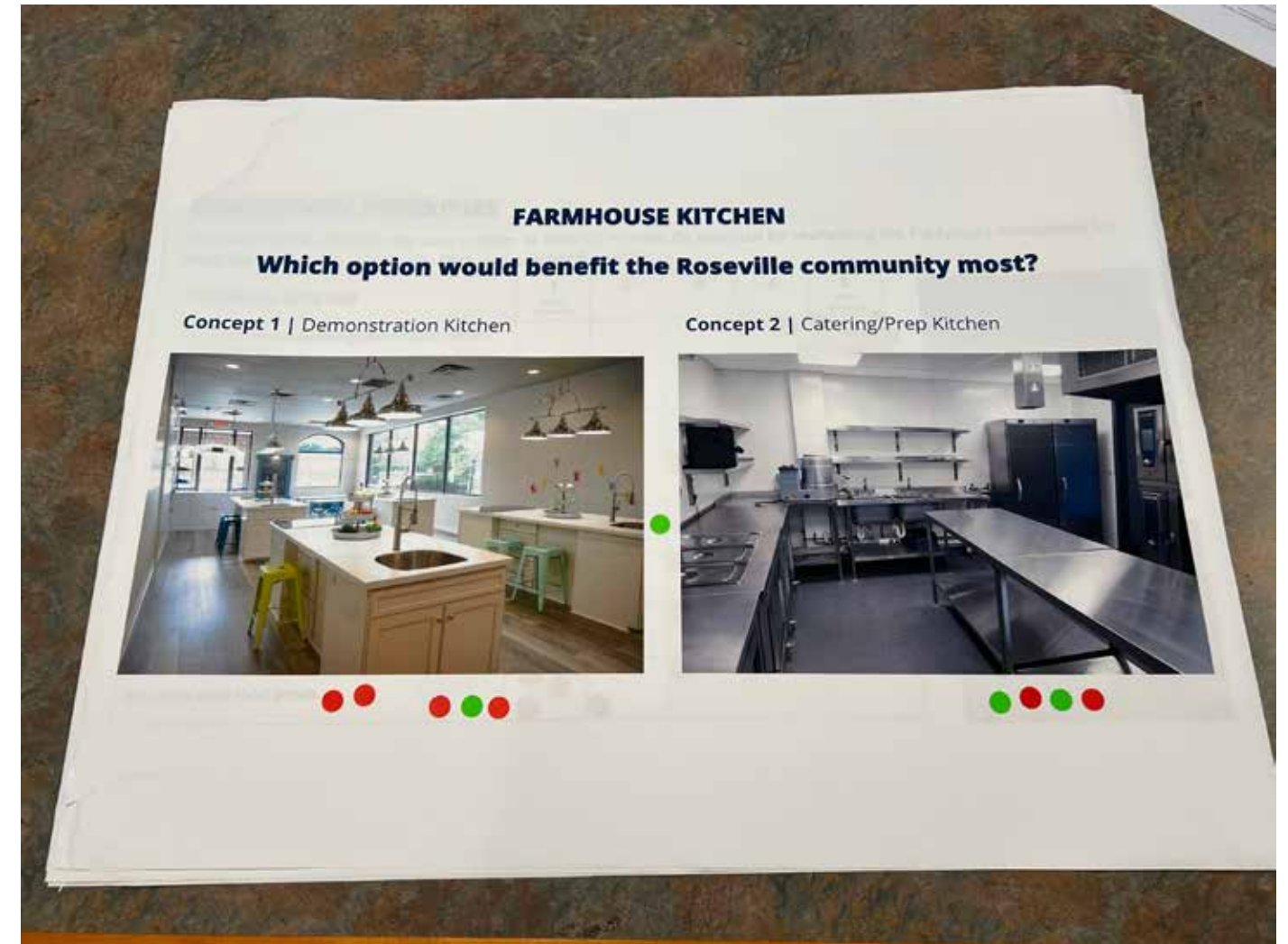
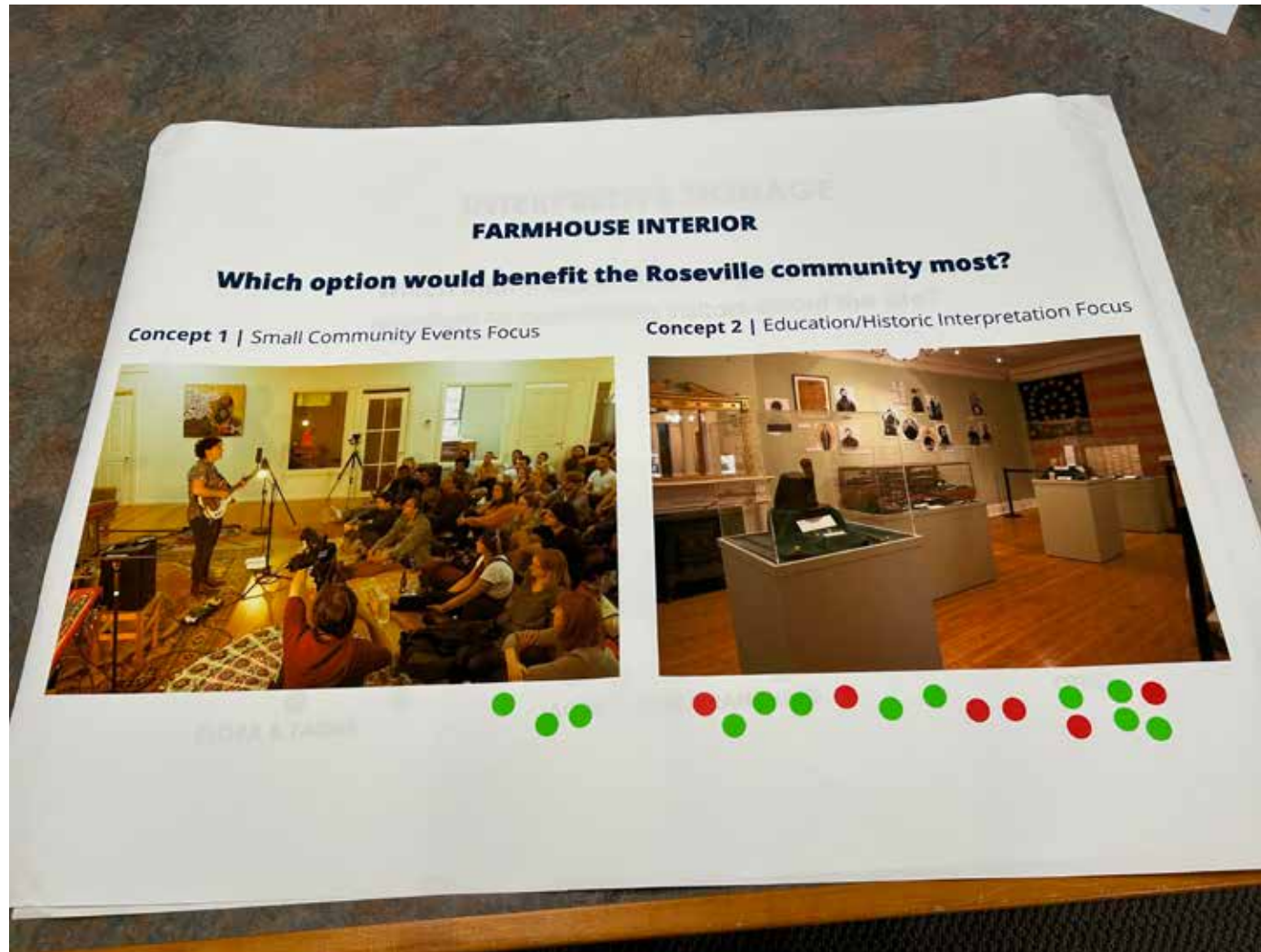
Next Steps

- Release Draft Visioning Plan Report
- 2-week comment period
- Release Final Visioning Plan




Additional comments or feedback?
Contact: yourlandscape@roseville.ca.us

P&T

Slide 36





CONCEPT 2 | Education/Historic Interpretation Focus

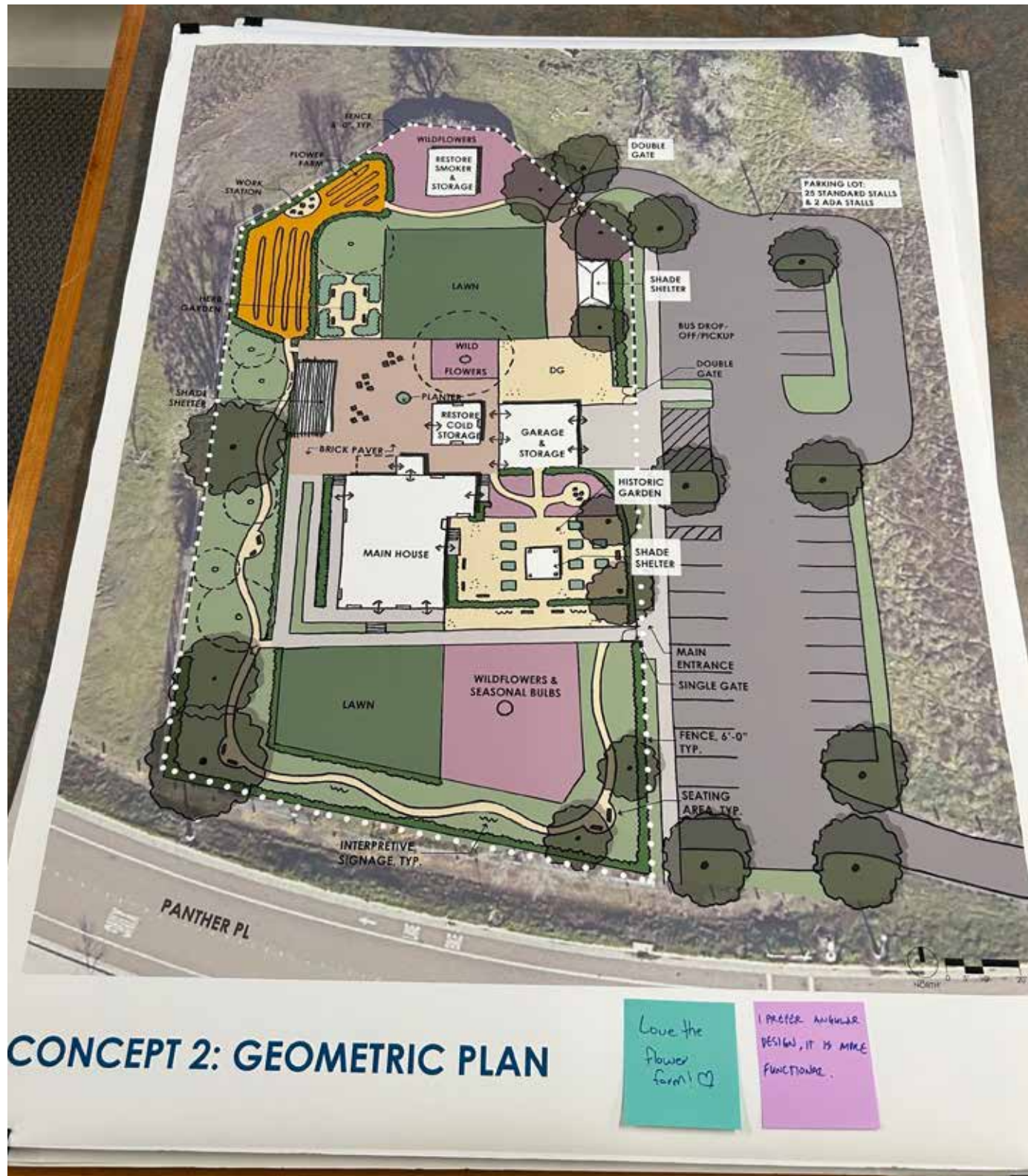
PROS / BENEFITS	CONS / CHALLENGES
<p>PROS: STRONG ENVIRONMENT APPROXIMATE</p> <p>Maintain historic appearance</p> <p>Learning opportunities for kids</p> <p>Educational space for the subjects in residence</p> <p>Provide a family history on display</p> <p>Historical site functioning as the site</p>	  

COMMUNITY PRIORITIES

Put a dot on the potential site uses in order of least (1) to most (5) essential for revitalizing the Fiddymet Homestead for the greater Roseville community (Pick one number for each):

POTENTIAL SITE USE	1 least essential	2	3	4	5 most essential
Restoring historic buildings (farmhouse, cooler, smokehouse).				●●●●●	●●●●●
Outdoor areas for walking, picnics, and other passive recreation.		●		●●●●●	●●●●●
Outdoor areas for community events.				●●●●●	●●●●●
Outdoor features for learning about history/nature.			●	●●●●●	●●●●●
History exhibits inside the farmhouse.				●●●●●	●●●●●
Small community events inside the farmhouse.	●●●●●		●	●●●●●	●●●●●
Outdoor classroom space.			●●●●●	●●●●●	●●●●●
Gift shop with local goods.	●●●●●	●	●	●●●●●	●●●●●



Post-it SUPERSTICKY EASELPAD
TABLEAU À FEUILLES MOBILES SUPERCOLLANTES
SUPERADHESIVAS BLOC DE HOJAS REPOSICIONABLES 30

→ Sewer tap-in?
→ Elec utility tie-in?
→ TIE into high school?
→ existing septic is east of house.

- community garden, grow & sell produce + flowers