

Final Fiddymment Homestead Report

Video Transcript

- Introductions:
 - Tara Gee, Park Planning & Development Manager
 - Jill Geller, Parks, Recreation & Libraries Director
 - Clare Flynn, Cultural Resources Planner with Page & Turnbull
 - Melisa Ruth, Callander Associates

- Info:
 - This video presents the final draft of the Fiddymment Homestead Visioning Plan. This was a result of a series of public workshops and meetings with stakeholders.

- Vision Documents, shown:

The video is a quick walkthrough of the final draft report. We encourage you to review the report in detail and to send in your feedback. At a high-level summary, the report contains:

 - Cover photo of what the property currently looks like.
 - Table of Contents - This is a road map of how the documents are organized and a summary of what it contains.
 - Introduction & Overview - The basics of the project, introduction of the project team, which includes staff from Page & Turnbull, landscape architects at Callander Associates, and City of Roseville staff.

This project was initiated by the City of Roseville in 2023 with the goal of developing a plan for renovating the historic Fiddymment Homestead site for public use. The report is funded by the West Roseville Citywide Park Development Fund. It's an 0.85-acre site just across the street from West Park High School.
 - Project background - A basic timeline of the project and how it got started. Goals and objectives came out of the series of public outreach meetings. These are the overarching vision/ guideposts for the project. At a high level, the goals and objectives are:
 1. Renovate the homestead 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.
 3. Preserve the ranch's historic building and structure 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.
 - Map from the 2025 Pistachio Regional Master Plan Update – Shows where the Fiddymment Homestead is within the larger park that is currently planned. It is highlighted in yellow in the upper left corner.
 - Executive Summary - A summary of the process and our overall vision for the site.
 - Background Information - This starts out with a summary of the homestead's history starting in the 1850s and includes some historic photographs, a timeline of the chronology, and development of the homestead site, focusing on important events in the physical development of the homestead. The 1850s is when the Fiddymment family

acquired the property. The oldest buildings were built in the 1870s, and that includes the farmhouse and two brick structures, a cooler and a smokehouse. Much of which you see today, including the current appearance of the farmhouse, dates to 1950, when there was a major remodeling effort including the addition of the garage.

- Historic and Cultural Resources - A brief description of what historic resources are present at the site and their historic significance, most notably, the property was listed on the National Register of Historic Places in 2010.
 - California Environmental Quality Act (CEQA) - As a historic resource, the Fiddymont Homestead is subject to California Environmental Quality Act (CEQA) and projects that meet the Secretary of the Interior standards for the treatment of historic properties are typically exempt from CEQA review. Because of that, a primary goal of this vision is to develop a rehabilitation plan for the homestead that meets the Secretary of the Interior standards, specifically in this case, the standards for rehabilitation, which allow historic properties to be changed in order to accommodate new uses. The next page lists all of the standards for rehabilitation for easy reference.
 - Methodology and public outreach – This section outlines the process that went into developing the vision document and our recommendations. To formulate this vision plan, the team held two community meetings and an additional brainstorming work session with City staff and key stakeholders including members of the Fiddymont family, Roseville Historical Society, Roseville City School District, Roseville Joint Union High School District, Fiddymont Farm Neighborhood Association, the City of Roseville Cultural Arts Division, and members of the public and surrounding neighborhoods. This resulted in a series of priorities. Prominent among those are preserving and repairing historic buildings and include historic exhibits inside the farmhouse that connect the homestead to the broader history of Roseville. We also heard a desire for outdoor spaces for community gatherings and events, as well as outdoor features for learning about local history and nature, picnics and walking, walking paths and opportunities for other forms of recreation. Also identified were some general site needs that allow for the public to use the site, such as accessibility upgrades, public restrooms and site security. A summary of some of the slides that were presented at the public meetings, are shown. An online survey tool called Mentimeter was used to gather feedback from Council.
 - Preferred Alternative Plan recommendations – Based off of all of the feedback we heard from the public, we worked together to develop a series of preferred alternative concepts and all of these alternatives. These share the same narrative (located in blue box) which is to preserve 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 Vision

The goals and objectives for the landscape treatment of the Fiddymont Homestead was shared.

 - The main goal identified through the process has been to support uses of this historic building for education, recreation and community engagement opportunities. The intent is to reflect the original homestead's historic character as a working farm. You'll see some of those themes throughout. The plan is meant to integrate a multitude of opportunities for flexible multi-use spaces.
 - Kitchen Garden - The idea is that this is the welcome to the home. The vision would be to have interpretive information, seating, shade, planting and plants in the agricultural history of the site.
 - Front lawn - This area also reinforces the goals of the project. Having a multi-use lawn space that could serve as a gathering space and also preserve the iconic front view of the house. As you can see from the examples, both casual special events could accommodate a space like this.
 - Rear Lawn - The back lawn would also have a multi-functional space for gatherings and private events. It can also serve as overflow for things that are happening in the building in the homestead.

- Patio - The patio area would be the back of that homestead, so preserving what's existing and expanding on that to allow for a wide range of community events. Some of the events that were identified included craft fairs, farmer's markets, live music and even potential weddings or other ceremonies.
 - Perimeter Trail & Fencing - To encircle the property, there would be a perimeter trail, which offers an opportunity for visitors to reflect on the history and experience the site's history through interpretation, places to sit, the plant material would have some of that historic connection as well. The site would be fenced completely around for security and have entrances strategically located for visitors as well as points of access for maintenance vehicles and vendors.
 - Parking & Access - A crucial support feature is parking. The new parking area would provide much needed access that currently doesn't exist. There would be a dedicated drop off bus turn-around to accommodate group tours. It would meet all City codes for ADA parking stalls, as well as, accessibility and paths to get you from the parking lot into the facility.
 - Preferred Landscape Concept - To give an orientation for the plan shown, the main house in the middle is noted. That, as well as, all the accessory buildings would remain. The idea is to build on those spaces and create connections within the core homestead. The parking lot is on the right side, and the main entrance that would get you into the historic and kitchen garden. As mentioned, the front lawn would be a formal space. There's two different types of paths throughout, one is ADA access to the front and the back patio, and the smaller (light tan) path that circles the project and gets you to the back. This provides opportunity to have the connections for interpretation, seating and reflection. Again, all these spaces have been designed to have ultimate flexibility for various activities. There's also a lot of great opportunity to have plants for pollinator gardens and native plants to help reflect on the history of the site.
 - Event Layout/ Farmers Market Layout - Different layout scenarios for special events are shown. These aren't huge events, but there's opportunities, on the left, to have seating for up to 75 people in the front lawn, arrangements for round tables in the back patio, as well as other spaces next to the gazebo for either seating or reception area space. On the right is the opportunity for a farmers' market or a craft fair. The back lawn functions as a space for setting up vendor tents. Near the gazebo is double gates, which allows for maintenance and vendor access.
- Building & Structures Treatment
The interior and exterior.
 - Goals and Objectives - What we heard from you all in the community is that you expressed a shared vision that the buildings would be reused to focus on historic interpretation and educational opportunities, but also providing flexibility to accommodate occasional small events and activities.
 - Cooler and Smokehouse - These are the two small brick buildings that date to the 1870s and both are in fair to poor condition. The priority for them right now is to stabilize and repair them, to ensure their preservation and eliminate any conditions that could be hazardous to the public. Because of their small size, there's not a whole lot of room to put new uses in them, so the intent for them is to use the buildings to feature interpretive displays and/or signage that would describe their original use and their importance to the function of the homestead's historically. We've also explored the possibility of using the cooler as additional storage for event materials and equipment.
 - Main House/ Farmhouse - This is the main feature of this site. The first order of business would be to make sure it's repaired, maintained and ready to accommodate the public. Along with that would be a series of ADA accessibility upgrades as the main changes to the exterior of the building. Diagrams show that among those things would be to build a low ramp on the West side of the building that would lead up to a deck at the same level as the interior floor. This would eliminate the need for the public to use stairs to get into the house. We also suggest adding railing along the front and a new staircase to improve safety and security around the front of the property. We also recommend reopening a

window, which is outlined in the dashed red line here, to bring more light inside the building.

- ADA accessibility upgrades, exterior - Schematic diagrams show what those ADA accessibility upgrades might look like. With the existing building on the left and the proposed changes on the right and the low ADA ramp on the West side, we also added some lightweight canopy shading over that ramp because we know that it gets very hot in Roseville. We don't want kids or anyone sitting out there in the rain. It also shows the railing and the stair on the front. Side views are also shown. On the east side, we've only really recommend updating the stairs that lead up to the secondary entrances.
- Interior – There's 2 different pages, one with an interior layout for the first floor and one with the interior layout for the 2nd floor. Imagery and detail of how we think these rooms and the flow would work.

For the main house, the overarching vision is to be primarily used on a regular basis for museum exhibits, education, etc. Those functions would be located on the first floor where they would be publicly accessible using the ramps. We envision the path of travel will be entering through the sunroom, which we see serving as the reception area to greet visitors and give them orientation and direction into the rest of the house and exhibits.

The living room & dining room would serve as the primary exhibition space, since they are the largest rooms in the house. We recommend that the exhibitions in these rooms be designed in a flexible manner, so that there can also be other uses in these rooms on certain occasions. The way we envision that happening is having artifacts and historic displays primarily concentrated around the perimeter walls, as you can see in these two images on the right with some movable additional displays, which would possibly have wheels in the middle of the room. Temporary displays could be rolled out of the room and stored when other activities and events occur in these two larger spaces.

The kitchen and the restroom area would also receive upgrades. The kitchen would be updated to a catering and warming kitchen to support the overall function of the Fiddymont Homestead site and events held there. The restroom would also be updated, so that staff could have a restroom inside the building. The screened in porch at the back of the building is identified as a space to update in the future.

If the elevator lift to the second floor becomes something that the City can afford to do, we feel like that's the best place because it's out of sight from the front and would have the least impact on the overall visual impression of the house.

Now moving onto the 2nd floor – in order to have public access to the 2nd floor, you need to have something like an elevator (accessible paths of travel). In the first initial vision, we're thinking that the 2nd floor will be only for staff/back of house use. For example, creative workspace and storage, a place that the staff can put together museum exhibits and activities for school groups, a place to do work that would support the rest of the site. However, there is the opportunity and the flexibility in the future if an elevator is constructed to expand the public programming from the first floor to the second floor, and possibly to add more exhibition spaces or gallery spaces.

In order to support the multifaceted and flexible vision for the homestead, the garage would be renovated as a multi-purpose space for a wide range of uses. This could include youth activities and classes, community meetings, birthday parties, etc. For the exterior of the building, we recommend some standard repairs and maintenance work and converting the two existing windows at the West and South side of the building into doors to allow for easier entry. On the inside of the building, we recommend installing skylights on the roof to bring some natural light inside the building in a way that would not impact the exterior appearance of it. We also recommend adding a new concrete patio with a wood trellis over it that that would go over the existing garage doors to create a shaded patio with tables and seating. Those garage doors would remain, but they would

be refurbished. They could be opened and closed as needed to connect the indoor spaces with the outdoor spaces and create that flexible use.

The interior would be upgraded to a finished climate controlled space including three public restroom cabins that are ADA accessible. Those restrooms would use two existing doors and one new door, which will be created by converting an existing window. That way there's minimal change to the outside of the building, besides condition and repairs. See the schematic diagram of what the garage exterior recommendations look like, with the existing on the left and the proposed on the right with the new trellis.

- Interpretation - This section lays out a broad vision for the interpretive elements at the homestead. Interpretive elements we envision would be placed throughout the site, but particularly at main points of entry along paths and in front of the historic buildings to explain the history, the use and function. These features could explore the area's agricultural history, natural wildlife, plus flora and fauna of the area. All of these features would be designed to be ADA compatible and aesthetically compatible with the rustic feel of the homestead. To realize this vision and ensure coordination with the whole site, we recommend that a specialist is hired to develop a comprehensive interpretive plan. At that phase, these sort of specific locations, narrative content and design of those interpretive elements would be completed.
- We have also provided a preliminary vision for interpretive programming within the main house. As part of this, we envision visitors would start their journey in the sunroom and then wind through a series of thematic exhibits inside the living room and dining room. Using perhaps the Fiddyment family as the primary example, these exhibits could potentially trace the typical journey of Roseville's pioneer families from their arrival in the Roseville area, their early efforts to set down roots and their roles in creating the Roseville that we all see today.
- Anticipated Phasing & Implementation - Last but not least, and very importantly, we have a section on anticipated project phasing and implementation. This project is envisioned as a long-term project whose schedule is dependent upon the City identifying and securing required funding. Recognizing that this entire vision likely won't be completed all at once, we recommend a phased approach to ensure that the site is preserved and maintained, and that progress is made while funding is acquired over time. We formulated these phases around a series of priorities, and those priorities are:
 - First, preserving the homestead's historic buildings and structures
 - Second, providing public access to portions of the site as soon as possible and
 - Third, constructability to ensure that the work is completed in a logical, orderly and efficient way and to avoid any waste.
- This next page goes into more detail about the phasing that we recommend and also shown as a color diagram to help follow along.
 - Briefly, phase one is in red and that includes stabilizing all the buildings and halting any deterioration and also removing any hazardous conditions so that staff and construction workers can safely access the site during the rest of the work.
 - Phase two is in the outlined with the Black Dash line. This really represents kind of an early base level of site preparation, landscape preparation regrading adding security fencing, things like that, getting it ready for construction crews and then the public to eventually access the site.
 - Phase three is in blue, and that's the front part of the property and this is exciting because this is where we envision the first time that the that public can access the site. Phase three would include completing the landscape recommendations for the front half of the property so that the front lawn and the historic garden and entry areas and would allow for public to recreate picnic, have small events, and/or enjoy the outside of the property in the front half, while work occurs inside the main house and at the back of the property as well. This also allows for construction to continue at the rear of the property, and inside the buildings for

construction equipment and vehicles to be at the back and not impact the completed work at the front. We don't want to have to redo things that have already been completed.

- Phase four is purple and that represents the completion of the rehabilitation inside the main house, so that it can become this educational, historical, interpretive, multipurpose space that we all envision.
- Phase five would include completing the landscape work at the back of the property, so the additional lawn garden spaces and patio to the gazebo and all of that would be completed.
- Last but not least, phase six would include renovating the garage into a multipurpose space.
- A high-level cost estimate summary - It's worth noting that this was prepared in 2025 dollars. Of course, that's expected to increase somewhat over the following years. We have provided consideration for escalations for that in the report, but these estimates are helpful so that City staff can use this to go forward in their efforts to acquire funding.

- Next Steps

Thank you to Page & Turnbull and Callander Associates for their great job explaining this..

- This video, written meeting minutes and the final draft will be posted on our website at www.roseville.ca.us/parksintheworks
- This will open a two week write-in period which allows those interested and following the process to provide final comments at the e-mail address shown here, yourlandscape@roseville.ca.us
- We want to hear from you! We want to hear of your support. We want to hear of your additional comments, so please e-mail us at this address to let us know how you feel about the plan.
- Thank you all for your participation and we look forward to hearing from you.